

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JUNE 30, 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) **SP2026-013 (BETHANY ROSS)**

Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

(2) **SP2026-019 (HENRY LEE)**

Discuss and consider a request by Jeff Hicks of Group 1 Chrysler Dodge on behalf of Group 1 Automotive for the approval of an Amended Site Plan for an existing New/Used Motor Vehicle Dealership (i.e. Rockwall Dodge) being a 6.874-acre parcel of land identified as Lot 1, Block A, Rockwall Dodge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 970 E. IH-30, and take any action necessary.

(3) **SP2026-021 (ANGELICA GUEVARA)**

Discuss and consider a request by Scott A. Sower and SSARCO of TX, PLLC on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of an Amended Site Plan for the YMCA of Rockwall being situated on a 21.378-acre parcel of land identified Lot 1, Block A, Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street, and take any action necessary.

(4) **SP2026-023 (HENRY LEE)**

Discuss and consider a request by Jimmy McClintock of HWY66 Properties, LLC for the approval of an Amended Site Plan for an Office Building on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-276 OV) District, addressed as 407 W. Washington Street (SH-66), and take any action necessary.

(5) **SP2026-024 (BETHANY ROSS)**

Discuss and consider a request by Herkiran Kaur of SRC Land Building Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of an Amended Site Plan for a Retail Building and Daycare Facility on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and 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 June 24, 2026 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

PROJECT COMMENTS



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

DATE: 5/21/2026

PROJECT NUMBER: SP2026-013
PROJECT NAME: Site Plan for Maca Flex Industrial
SITE ADDRESS/LOCATIONS: 3260 & 3264 Capital Boulevard (@Data Drive)

CASE CAPTION: Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/21/2026	Approved w/ Comments

05/21/2026: SP2026-013; Site Plan for Maca Flex Industrial

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

I.1 This is a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive.

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

M.3 For reference, include the case number (SP2026-013) 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.

M.5 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.6 Site Plan

1) Indicate perimeter dimensions of the building (Subsection 03.04.B, of Article 11, UDC)

2) Indicate any outside storage on site plan. This area should be cross hatched to indicate the limits of the outside storage. (Subsection 01.05(E), Article 05, UDC)

- 3) A five (5)-foot sidewalk will be required along Capital Boulevard. (Subsection 03.04.B, of Article 11, UDC)
- 4) No parking is permitted in front of an overhead door. Please show stripping in these areas to indicate this area is not intended for parking.
- 5) Provide a fence detail for the proposed security fence and gate.
- 6) Parking spaces that are within a gated area cannot be used to meet the required parking. Please revise your plans and update the parking calculation table.
- 7) Retaining walls are required to be finished in stone or brick to match the building.
- 8) Please be aware, the City has seen many of these Light Industrial (LI) District buildings convert over time to General Retail (GR) tenants. General Retail Stores (whether a whole suite or part of the suite) require a Specific Use Permit and higher parking ratios. If these types of tenants apply for Certificates of Occupancy, it will be denied based on [1] it requires an SUP, and [2] insufficient amount of parking.

M.7 Landscape Plan

- 1) Dumpster enclosures require to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(B), Article 05, UDC)
- 2) If there is any pad-mounted utility equipment (e.g. transformers), it will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)
- 3) Cluster landscaping along the western property line in front of the gate to screen the visibility of the outside storage areas.

M.8 Treescap Plan

- 1) The trees proposed to be planted on-site satisfy the mitigation requirements. (Subsection 05.F(1), Article 09, UDC).

M.9 Building Elevations

- 1) Indicate the elevations that are adjacent to Capital Boulevard.
- 2) Building does not meet the Light Industrial Building articulation standards. Specifically, the following articulation is required for the primary articulation of the building:
 1. Wall Length cannot exceed 104 feet.
 2. The Minimum Wall Projection is 6.5 feet.
 3. The Minimum Entryway/Architectural Element is 8.5 feet.
 4. The Minimum Projection height is 6.5 feet.
 5. The Minimum Primary Entryway/Architectural length is 13 feet.

The following articulation is required for the secondary articulation of the building:

1. Wall Length cannot exceed 78 feet.
2. The Minimum Secondary Entryway/Architectural Element Length is 11.7 feet.
3. The Minimum Secondary Entryway/Architectural Element Width is 3.9 feet.
4. The Minimum Projection height is 3.9 feet.

This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)

- 3) The proposed building exceeds the maximum percentage of secondary materials (i.e. 10%). This will require a variance from the Planning and Zoning Commission. (Subsection 06.01.C(1), Article 05, UDC)
- 4) All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides. (Subsection 05.01(A)2, Article 05, UDC) Provide a parapet on all sides of the building ensuring that the RTUs are screened from any adjacent property or right-of-way including but not limited to IH-30, Corporate Crossing, Data, and Capital. If RTUs are seen from anywhere after the building is built, the building will not receive a Certificate of Occupancy until those are remedied.
- 5) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 6) Provide the percentage of stone on each façade. A minimum of 20% stone (i.e. natural or synthetic/cultured) is required on all building façades. (Subsection 05.01.A.1(a)(1), Article 05, UDC)
- 7) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)

M.10 Photometric Plan

- 1) Provide lighting cutsheets for all proposed light fixtures. (Subsection 03.03, Article 07, UDC)
- 2) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC) The light levels along the northern property lines exceed the maximum values. Please correct this.

M.11 Staff has identified the following exception associated with the proposed request: [1] Light Industrial Building Articulation and [2] Secondary Materials. 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 June 2, 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 May 26, 2026.
- (2) Planning & Zoning meeting/public hearing meeting will be held on June 9, 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 Price	05/20/2026	Approved w/ Comments

- 05/20/2026: 1. 10' min. width. Fire hydrants to have 5' clearance around...including parking spaces
2. All public utilities shall be centered in a 20' easement with 10' separation
 3. No grate inlets allowed
 4. Storm must be separated from sanitary sewer and water mains by 5'.
 5. What is this?
 6. No grate inlets allowed
 7. Install the remainder of 45' back to back roadway
 8. Must construction 5' sidewalk along frontage of Capital
 9. All easements are a minimum of 20'
 10. Wall can't be in an easement. All public utilities centered in a 20' easement with 10' separation

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Sidewalk along Capital Blvd required.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

Paving Items:

- Must meet City driveway spacing requirements.
- 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. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Will have to build the remaining 17' of Capital including all sidewalks along Capital.
- Dedicate remainder of ROW for Capital (approx. 30').
- Must meet driveway width maximum and minimum.
- 10' utility easements required along all roadway frontages.

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 12" water main located at the intersection of Capital Blvd and Data Drive available for use.
- There is an existing 12" water main located on the south side of Capital Blvd available for use with 1-8" stub out under Capital to the north that will need to be extended with the widening of Capital.
- There is an existing 12" water main on the opposite side of Data Dr available for use.
- There is an existing 8" sewer main stub located along Capital Blvd available for use.
- Public sewer to be 8" minimum.
- Sanitary sewer main must be extended to the north to serve northern property.
- 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 allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-rata: \$2,773.07/acre
- Infrastructure study maybe required depending on use.

Drainage Items:

- Existing flow patterns must be maintained. A portion of the site drains to existing detention pond 2 and another portion drains to a wye inlet at the intersection of Data Drive and Capital Blvd.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- Any modification requirement to existing detention systems will be reviewed with Engineering.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed 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.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

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.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved w/ Comments

05/18/2026: Building 1 will be 3260 CAPITAL DRIVE, ROCKWALL, TX 75032

Building 2 will be 3264 CAPITAL DRIVE, ROCKWALL, TX 75032

*See attached pdf for suite numbering

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved

No Comments

EASEMENT/SETBACK LEGEND

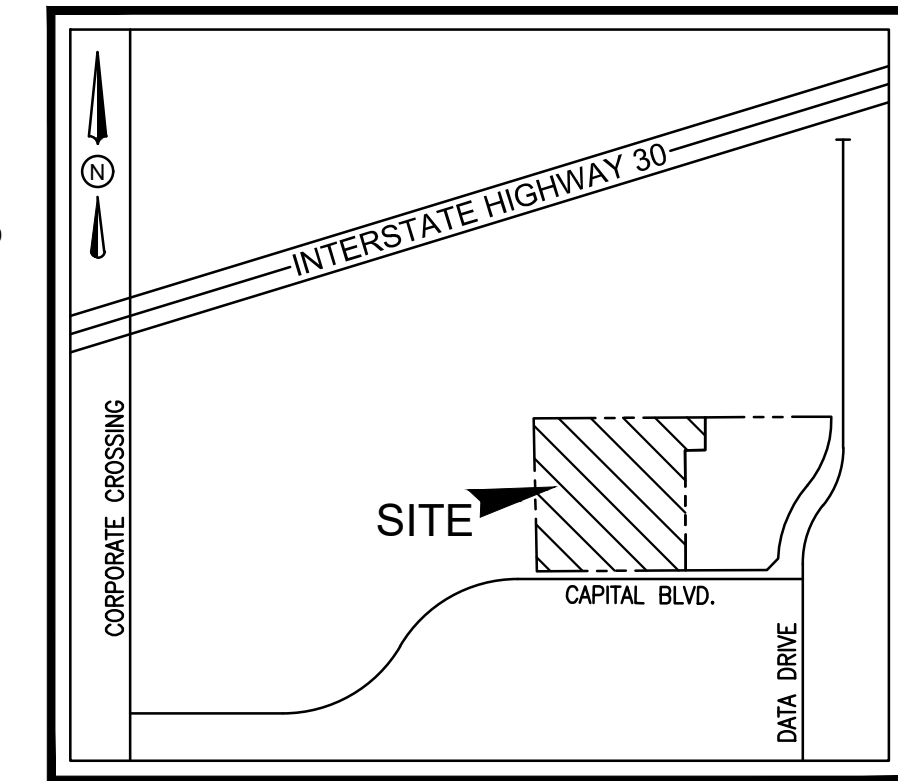
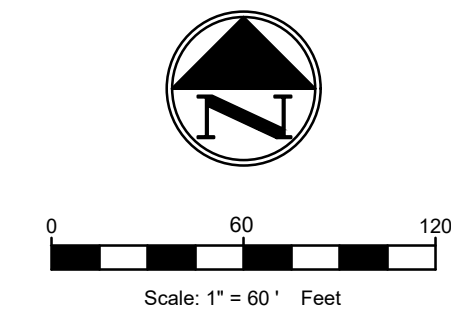
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

DETENTION NOTE:

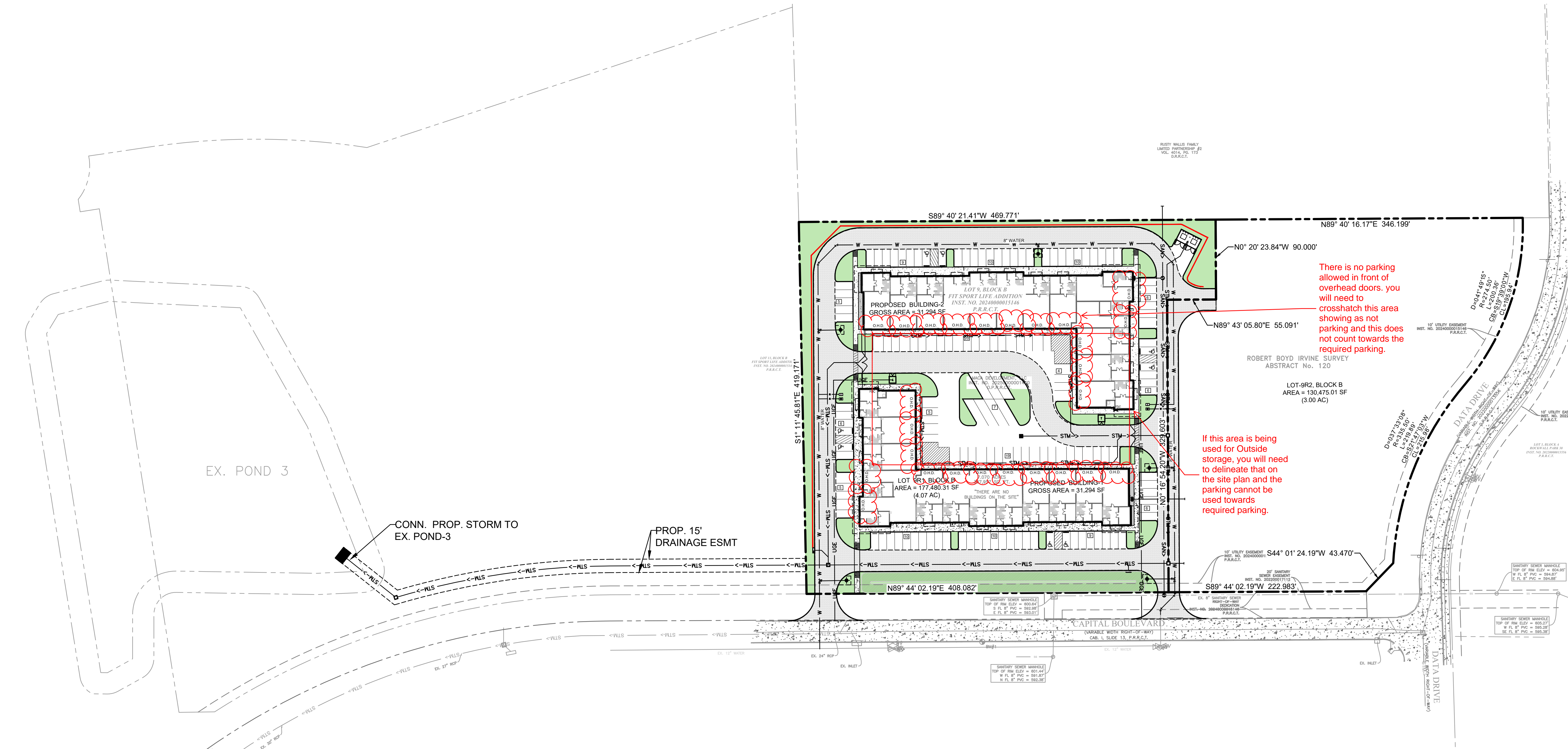
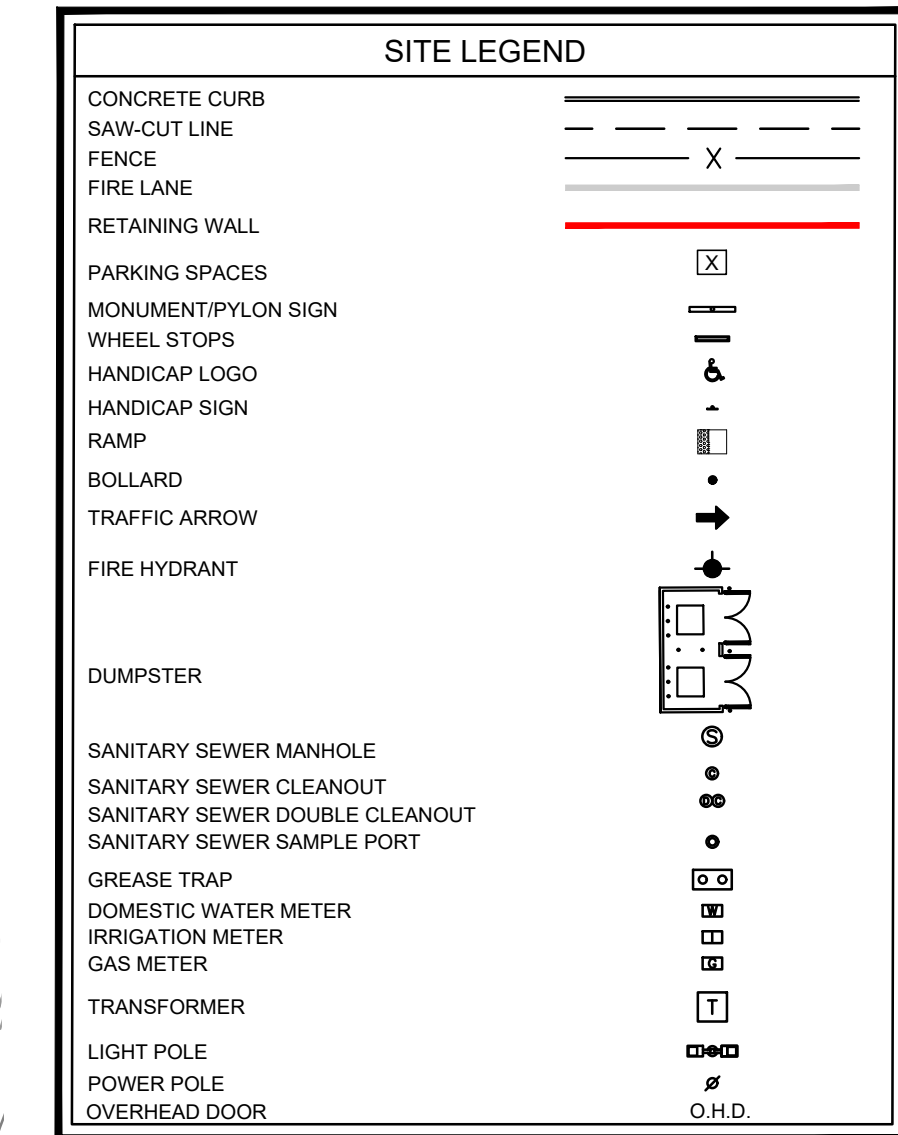
NO ON-SITE DETENTION IS PROVIDED FOR THE PROJECT SITE. POST-DEVELOPMENT RUNOFF FROM THE PROJECT SITE SHALL BE ACCOMMODATED BY UPGRADES TO DETENTION POND-3. THE DETENTION FACILITY SHALL BE MODIFIED AS PART OF THIS DEVELOPMENT TO ACCOUNT FOR THE INCREASED RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT.

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.



VICINITY MAP
N.T.S.



EX. POND 3

CONN. PROP. STORM TO EX. POND-3

PROP. 15' DRAINAGE ESMT

There is no parking allowed in front of overhead doors. you will need to crosshatch this area showing as not parking and this does not count towards the required parking.

If this area is being used for Outside storage, you will need to delineate that on the site plan and the parking cannot be used towards required parking.

BENCHMARK
THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALL TERRA RTK NETWORK.
BM-1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR ELEVATION: 599.80
BM-2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. ELEVATION: 607.46

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

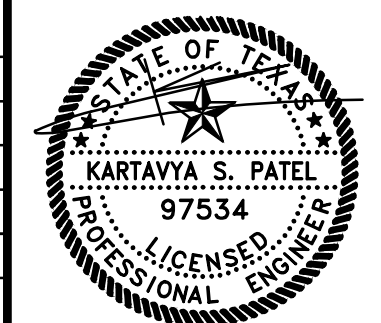
PROJECT CONTACT LIST

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042



APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 ___ OF _____.
PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
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OVERALL SITE PLAN
MACAFLEX AT CAPITAL & DATA
NWC CAPITAL BOULEVARD & DATA DRIVE
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SCALE BAR	129-25	OSP

TX. P.E. FIRM #11525

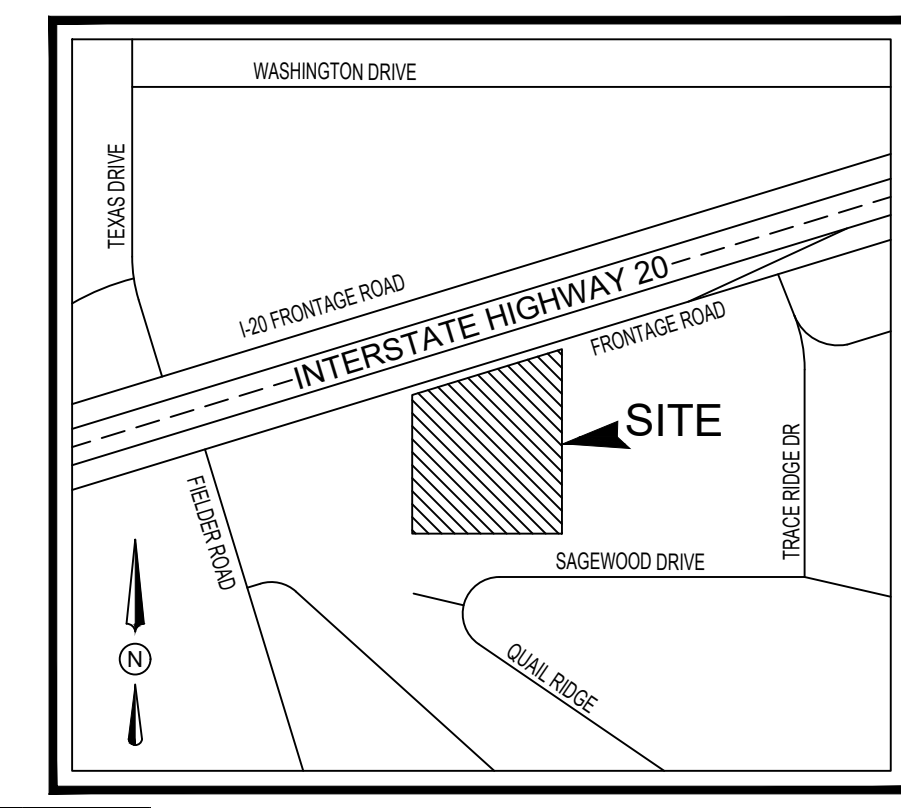
CASE NO:



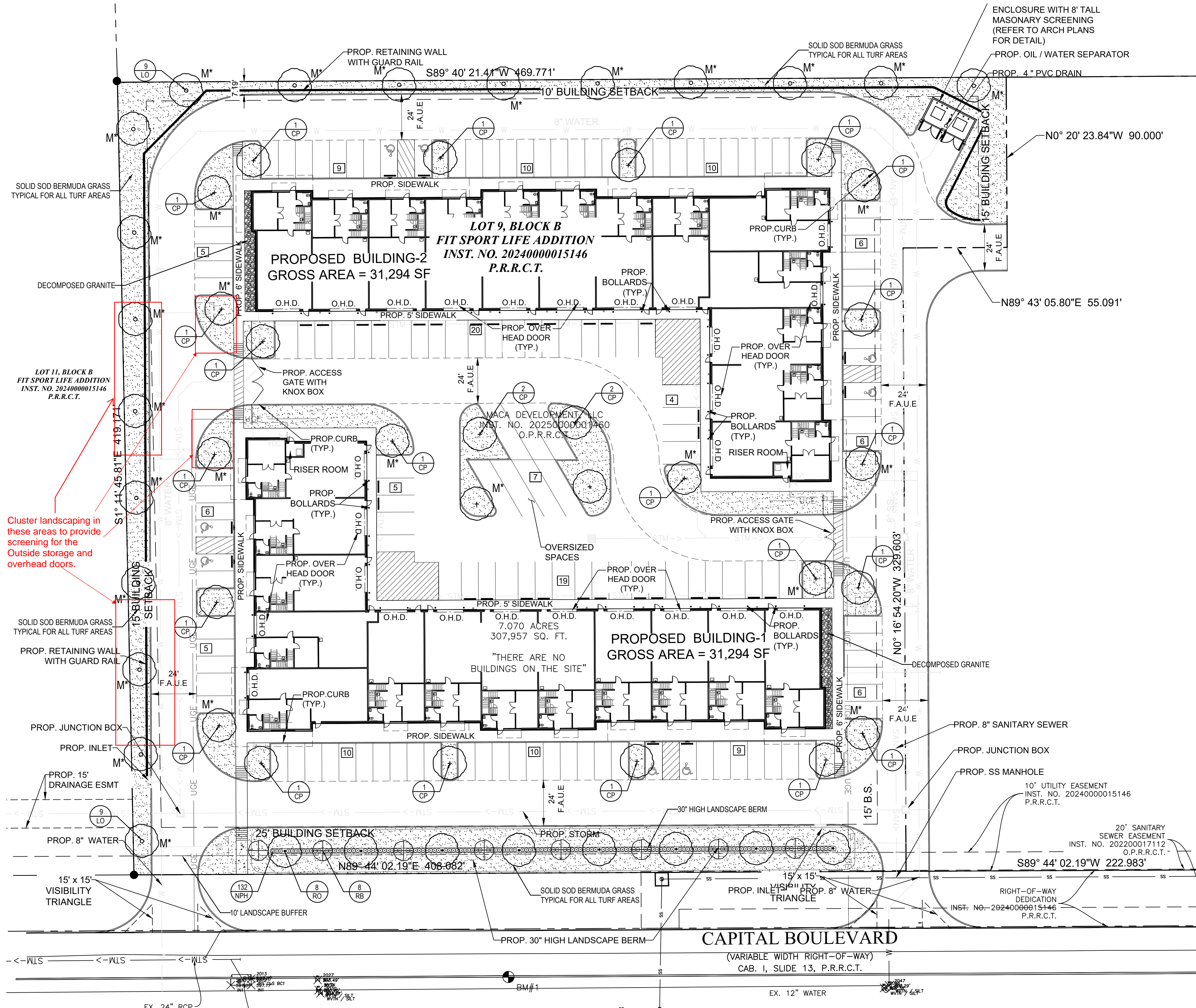
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOWGREENSPOT.COM



05.08.2026



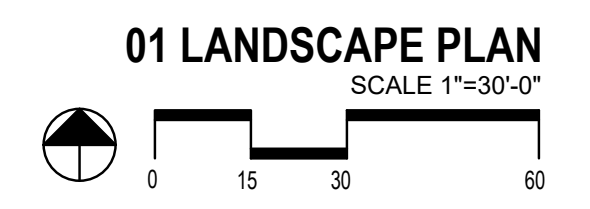
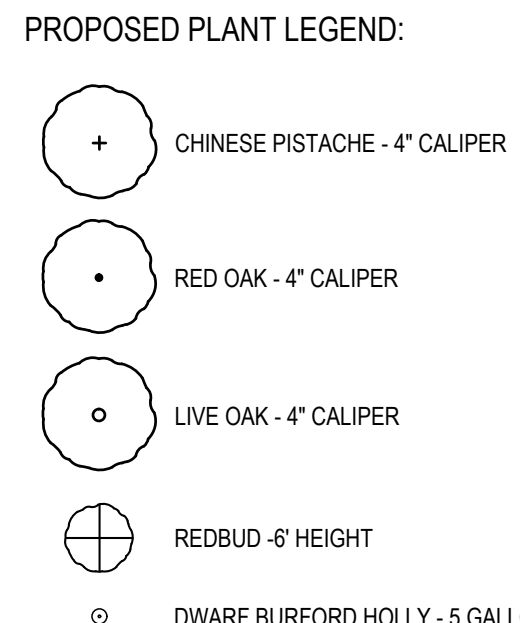
VICINITY MAP
N.T.S.
MAPSCO ~ 59 X



PLANT MATERIAL SCHEDULE

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES	CP	26	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
	RO	8	Red Oak	<i>Quercus shumardii</i>	4" cal.	4" cal., 12" ht., 5' spread, 6' clear straight trunk
	LO	18	Live Oak	<i>Quercus virginiana</i>	4" cal.	4" cal., 12" ht., 5' spread, 6' clear straight trunk
	RB	8	Redbud	<i>Cercis canadensis</i>	6" ht.	6" ht., 4" spread, single straight trunk
SHRUBS	DBH	132	Dwarf Burford Holly	<i>Ilex cornuta</i>	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			'Tif Turf' Bermudagrass	<i>Cynodon dactylon</i> 'Tif Turf'		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



SITE DATA SUMMARY TABLE

ITEM	DESCRIPTION	UNIT
GENERAL SITE DATA		
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)	
PROPOSED ZONING	Light Industrial (LI)	
LAND USE	Warehouse	
LOT AREA	177,485	SF
BUILDING-1		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
BUILDING-2		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
LOT COVERAGE	35.26	%
FLOOR AREA RATIO (RATIO X.XX:1)	0.35	: 1
PARKING		
REQUIRED PARKING RATIO (WAREHOUSE)	1 SPACES PER EVERY 1,000 SF	
REQUIRED PARKING RATIO (OFFICE)	1 SPACES PER EVERY 300 SF	
BUILDING-1		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	74	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
BUILDING-2		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	75	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
LANDSCAPE/PERVIOUS AREA		
LANDSCAPE AREA REQUIRED	N/A	SF
LANDSCAPE AREA PROVIDED	30,821	SF
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	30,821	SF
TOTAL PERVIOUS %	17%	
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588	SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	84,076	SF
TOTAL IMPERVIOUS AREA (SQ.FT)	146,664	SF
TOTAL IMPERVIOUS %	83%	

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (Total Site Area 177,485 S.F.)
Requirements: A minimum 15% of the site area to be landscaped.

Required	26,623 S.F. (15%)	Provided	30,030 S.F. (17%)
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FRONT YARD REQUIREMENTS
Requirements: A minimum 100% of required landscape must be located in front yard and side yards.

Required	26,622 S.F. (100%)	Provided	26,851 S.F. (100%)
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STREET REQUIREMENTS
Requirements: A minimum (1) canopy tree (4" cal) and (1) accent tree (4" ht.) per 50 L.F. of frontage.

Required	(8) Canopy trees	Provided	(8) Proposed Canopy Tree
	(8) Accent trees		(8) Proposed Accent Trees

PARKING LOT REQUIREMENTS (147 Spaces)
Requirements: A minimum (1) canopy tree (4" cal.) per 10 parking spaces. All spaces within 80' of a canopy tree.

Required	(15) Canopy Trees	Provided	(26) Proposed Canopy Trees
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ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL, TEXAS.

- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
 - ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- GENERAL LAWN NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 - ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 - ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
 - CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.
- SOLID SOD NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 - PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PROJECT CONTACT LIST

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

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

MACA FLEX INDUSTRIAL
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:
FOR APPROVAL: 05.08.2026

DATE:
05.08.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. MODERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



05.08.2026

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60 1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature. 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation. General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be considered as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including runs in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armo with anchor plate; 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gapped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

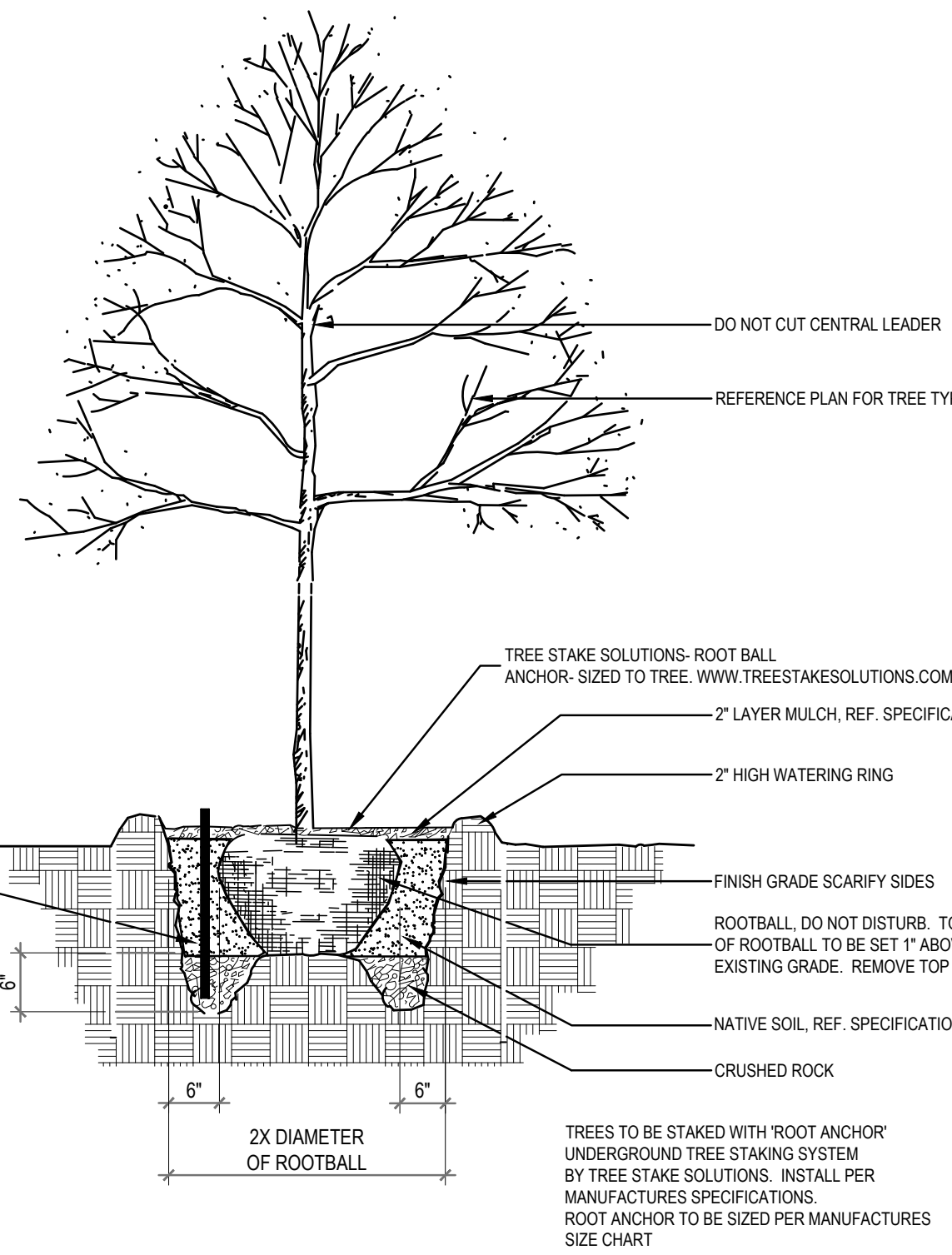
3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

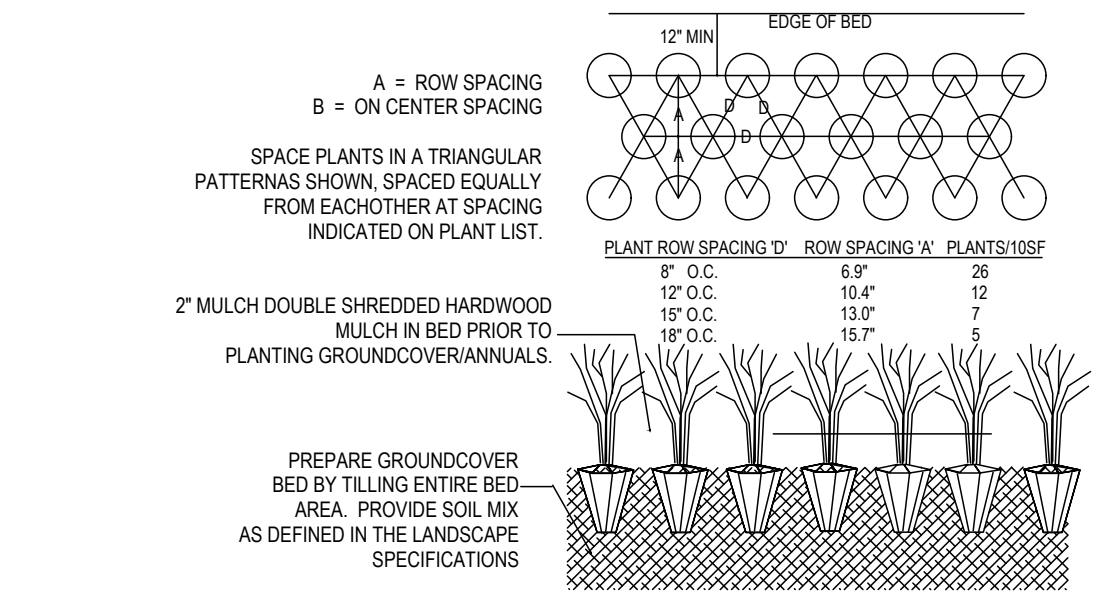
3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

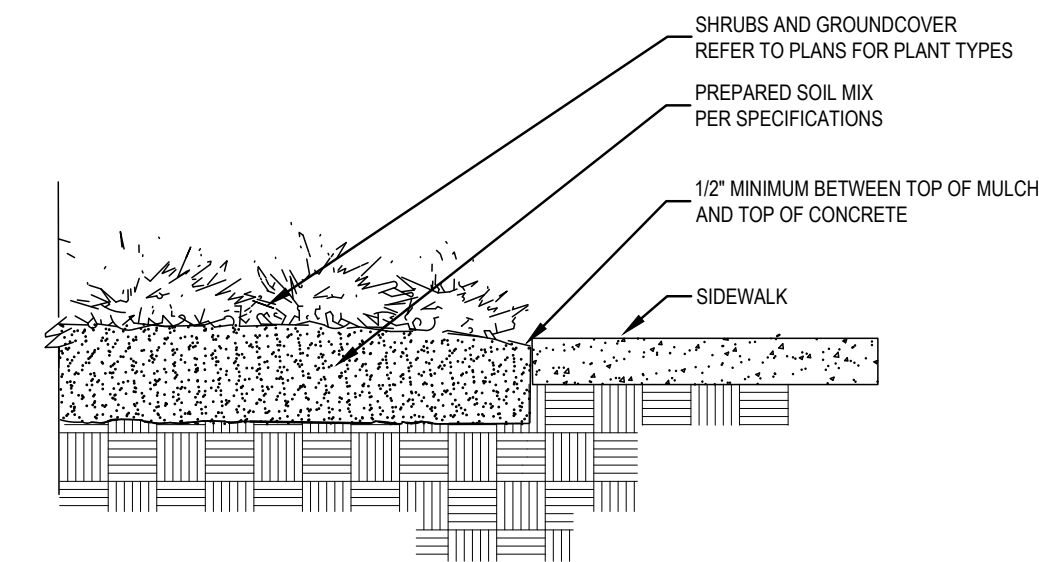
END OF SECTION



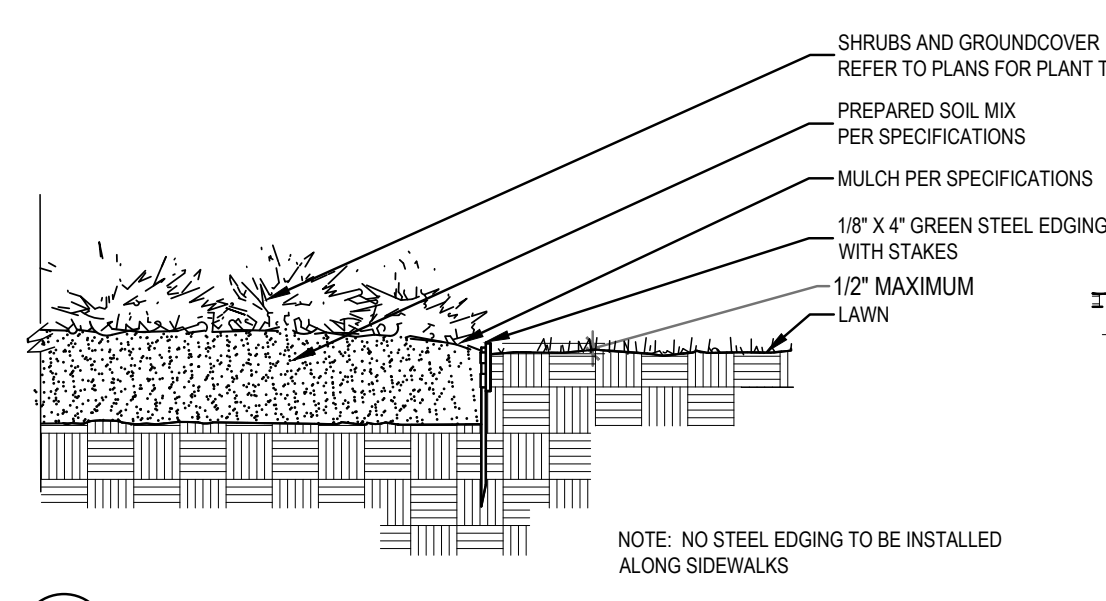
01 TREE PLANTING DETAIL NOT TO SCALE



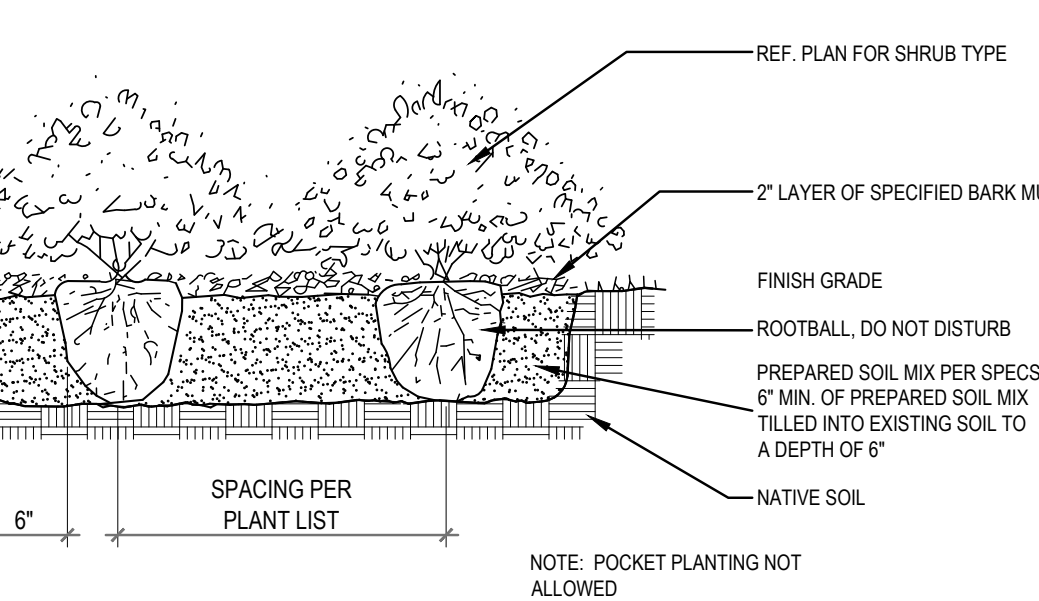
02 GROUND COVER PLANTING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MODERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

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

MACA FLEX INDUSTRIAL
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:
FOR APPROVAL: 05.08.2026

DATE:
05.08.2026

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Sidewalk along Capital Blvd required.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

Paving Items:

- Must meet City driveway spacing requirements.
- 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. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Will have to build the remaining 17' of Capital including all sidewalks along Capital.
- Dedicate remainder of ROW for Capital (approx. 30').
- Must meet driveway width maximum and minimum.
- 10' utility easements required along all roadway frontages.

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 12" water main located at the intersection of Capital Blvd and Data Drive available for use.
- There is an existing 12" water main located on the south side of Capital Blvd available for use with 1-8" stub out under Capital to the north that will need to be extended with the widening of Capital.
- There is an existing 12" water main on the opposite side of Data Dr available for use.
- There is an existing 8" sewer main stub located along Capital Blvd available for use.
- Public sewer to be 8" minimum.
- Sanitary sewer main must be extended to the north to serve northern property.
- 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 allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-rata: \$2,773.07/acre
- Infrastructure study maybe required depending on use.

Drainage Items:

- Existing flow patterns must be maintained. A portion of the site drains to existing detention pond 2 and another portion drains to a wye inlet at the intersection of Data Drive and Capital Blvd.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- Any modification requirement to existing detention systems will be reviewed with Engineering.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed 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.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

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.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

FLOOD PLAIN NOTE

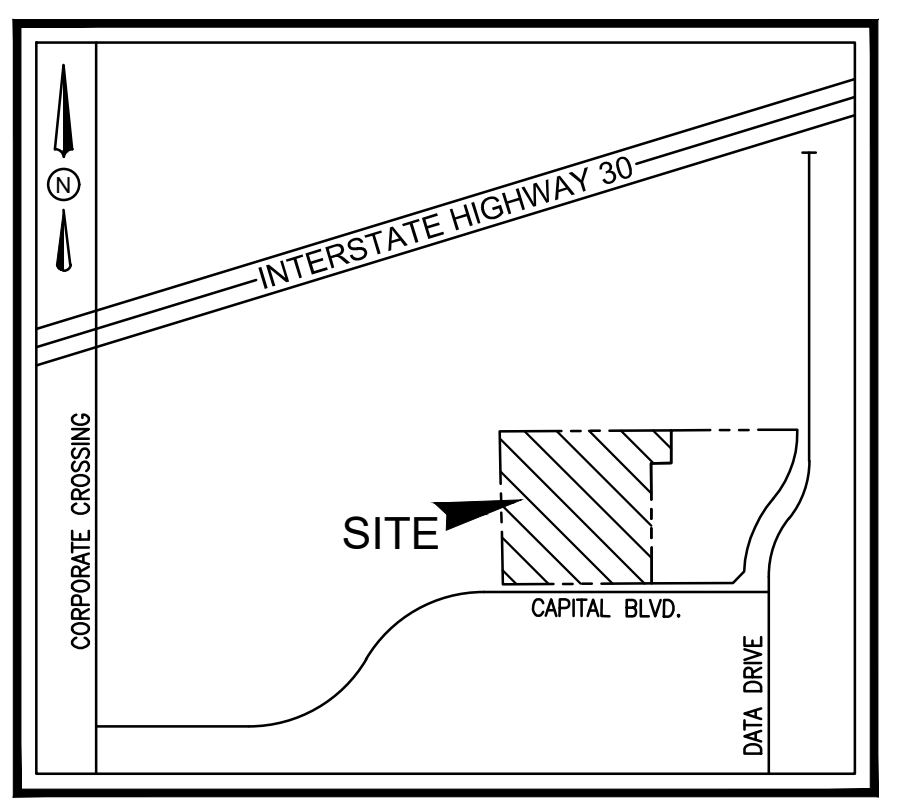
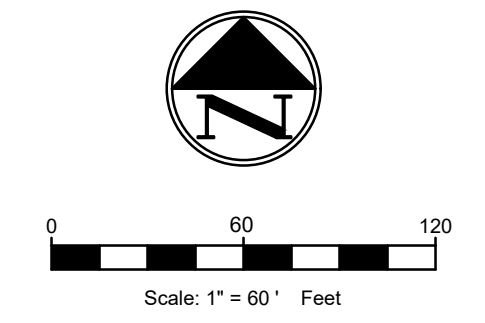
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RETENTION NOTE:

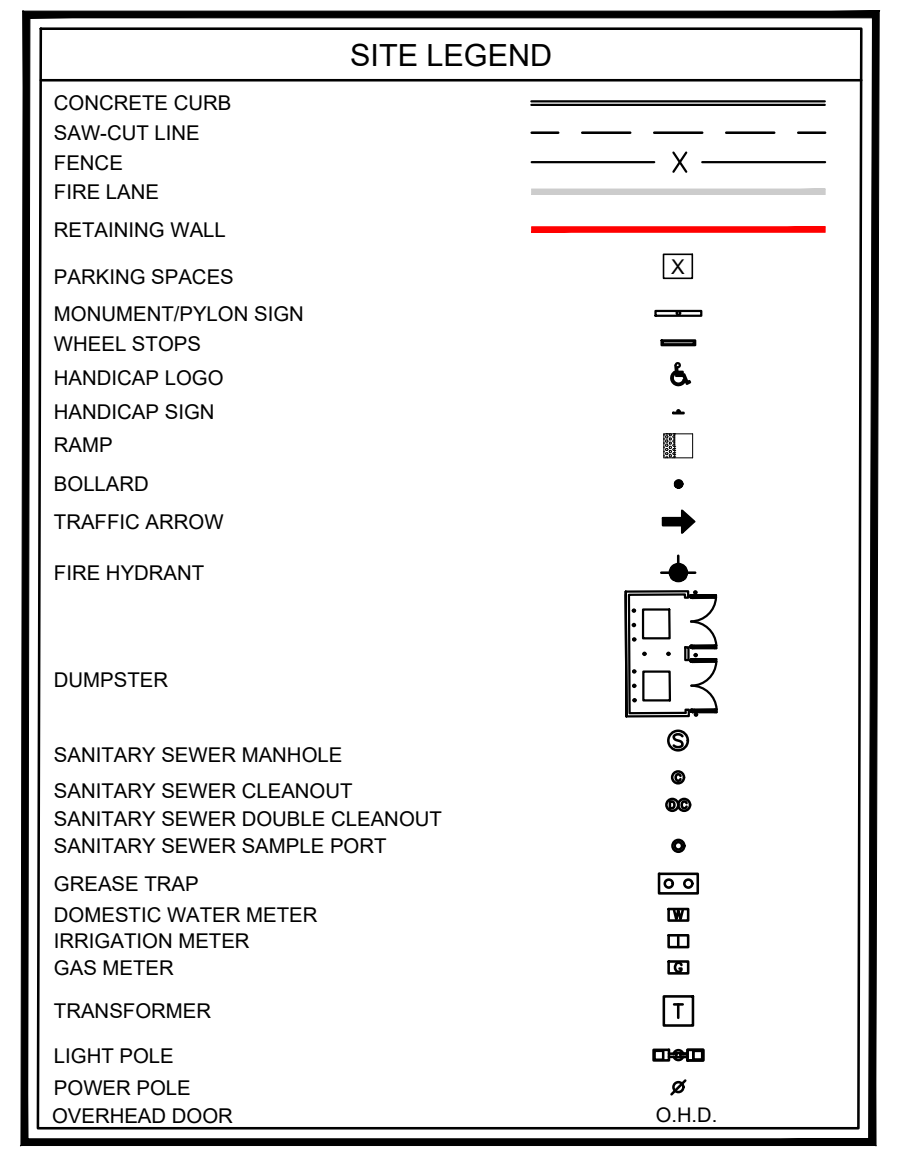
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SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS. UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.



VICINITY MAP
N.T.S.

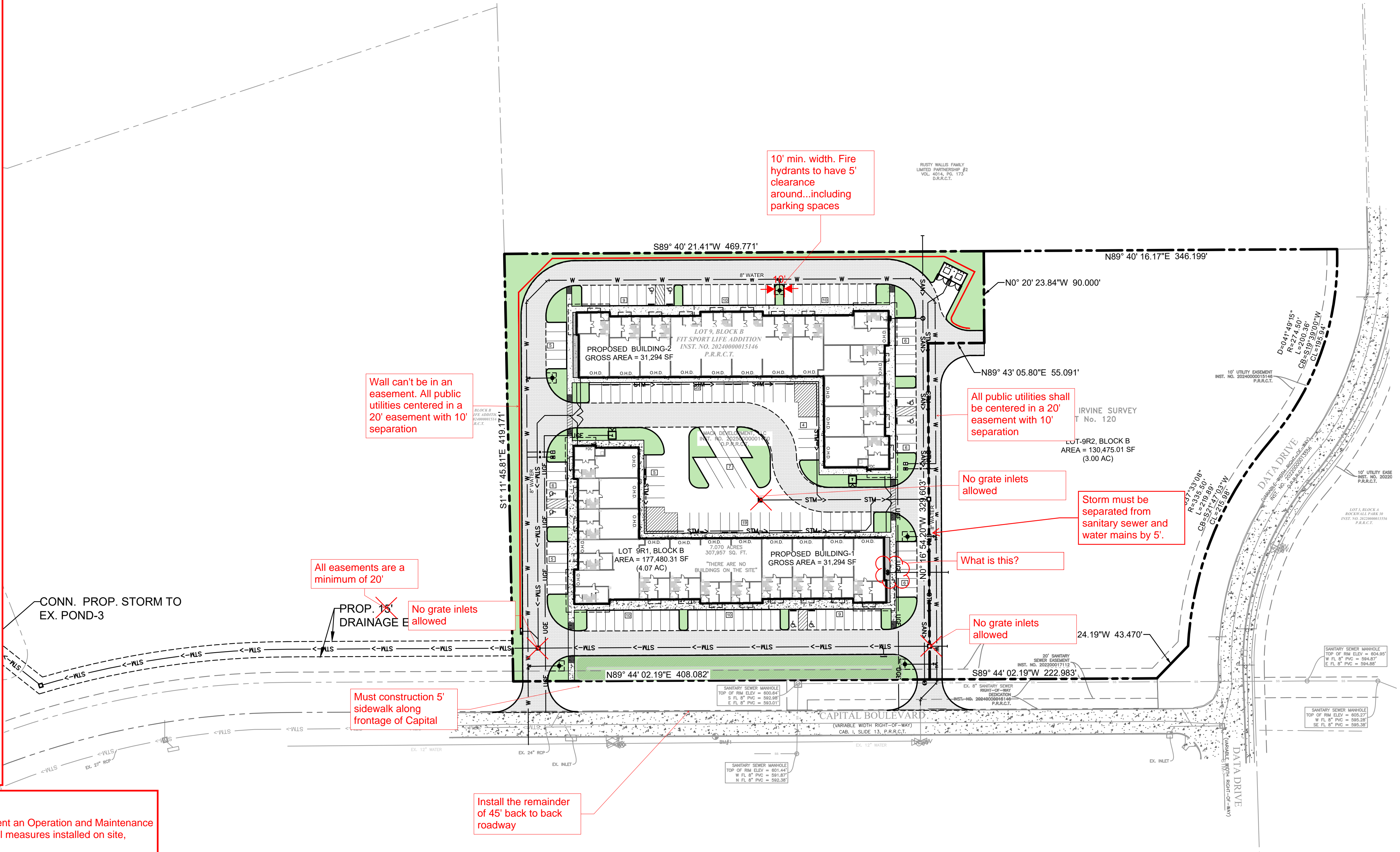


BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM-1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR ELEVATION: 599.80

BM-2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. ELEVATION: 607.46



Wall can't be in an easement. All public utilities centered in a 20' easement with 10' separation

10' min. width. Fire hydrants to have 5' clearance around...including parking spaces

All public utilities shall be centered in a 20' easement with 10' separation

No grate inlets allowed

Storm must be separated from sanitary sewer and water mains by 5'.

What is this?

No grate inlets allowed

All easements are a minimum of 20'

No grate inlets allowed

Must construction 5' sidewalk along frontage of Capital

Install the remainder of 45' back to back roadway

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX, P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042



APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING 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 ___ OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
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05/14/26

OVERALL SITE PLAN
MACAFLEX AT CAPITAL & DATA
NWC CAPITAL BOULEVARD & DATA DRIVE
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SCALE BAR	129-25	OSP

TX, P.E. FIRM #11525

CASE NO:

S89° 40' 21.41"W 469.771'

3264

PROPOSED BUILDING-2
GROSS AREA = 31,294 SF

LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 2024000015146
P.R.R.C.T.

MACI DEVELOPMENT, LLC
INST. NO. 2025000001440
P.P.R.C.T.

LOT 9R1, BLOCK B
AREA = 177,480.31 SF
(4.07 AC)

PROPOSED BUILDING-1
GROSS AREA = 31,294 SF

"THERE ARE NO BUILDINGS ON THE SITE"

3260

N89° 44' 02.19"E 408.082'

S1° 11' 45.81"E 419.171'

N0° 16' 54.20"W 329.603'

LOT 7, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 2024000015134
P.R.R.C.T.

SANITARY SEWER MANHOLE





DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS NWC CAPITAL BOULEVARD & DATA DRIVE

SUBDIVISION

LOT 9 BLOCK B

GENERAL LOCATION NWC CAPITAL BOULEVARD & DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE WAREHOUSE

ACREAGE 4.07

LOTS [CURRENT] 1

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 MACA DEVELOPMENT LLC

APPLICANT TRIANGLE ENGINEERING

CONTACT PERSON MOHIB MASANI

CONTACT PERSON KEVIN PATEL

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 MOHIB MASANI [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

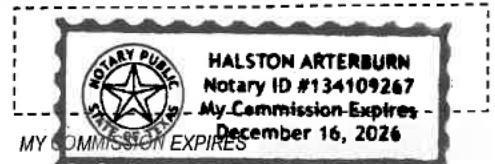
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1081.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF May, 20 26. BY SIGNING THIS APPLICATION, 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 12 DAY OF May, 20 26

OWNER'S SIGNATURE

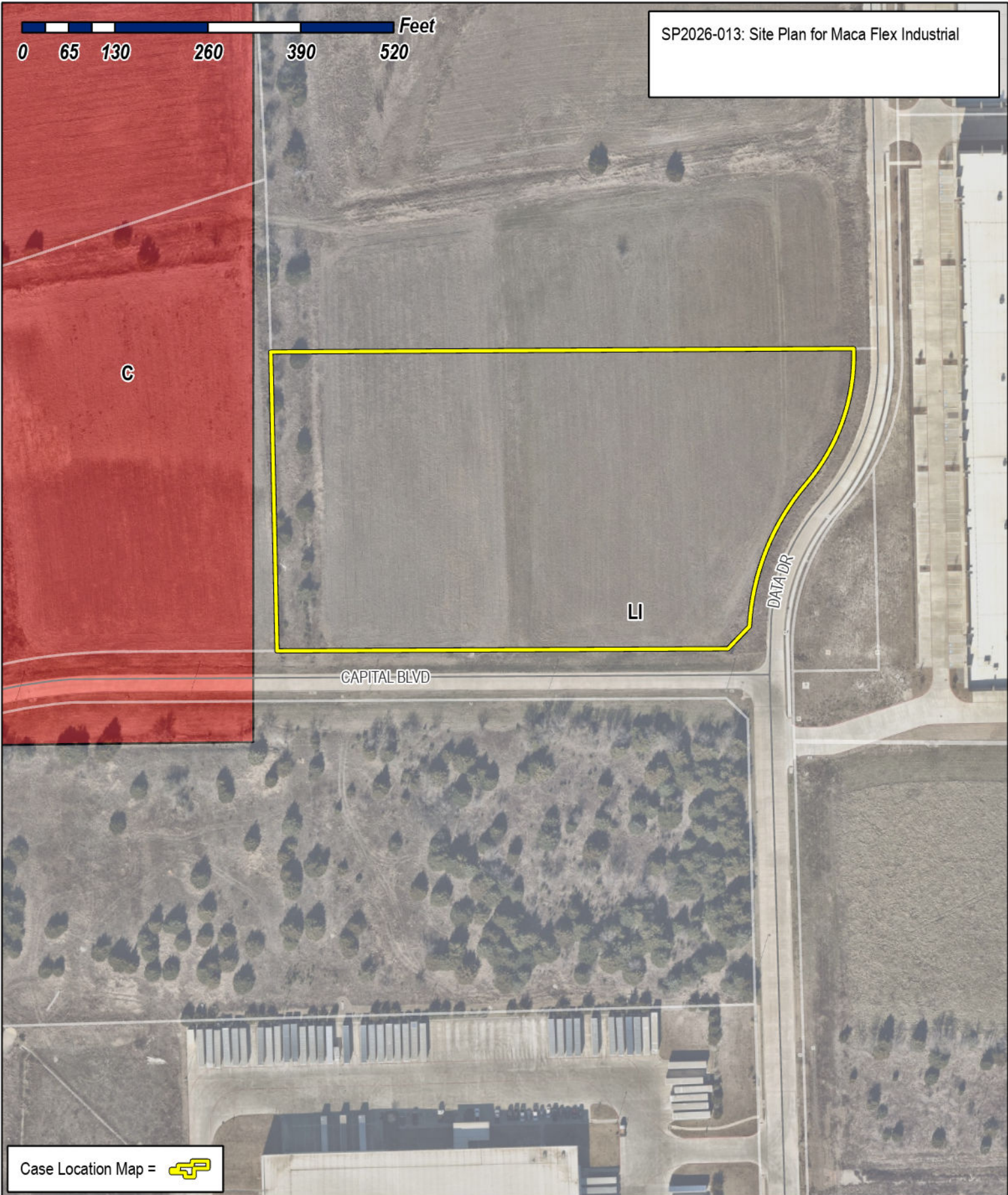
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Halston Arterburn



0 65 130 260 390 520 Feet

SP2026-013: Site Plan for Maca Flex Industrial



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.



EASEMENT/SETBACK LEGEND

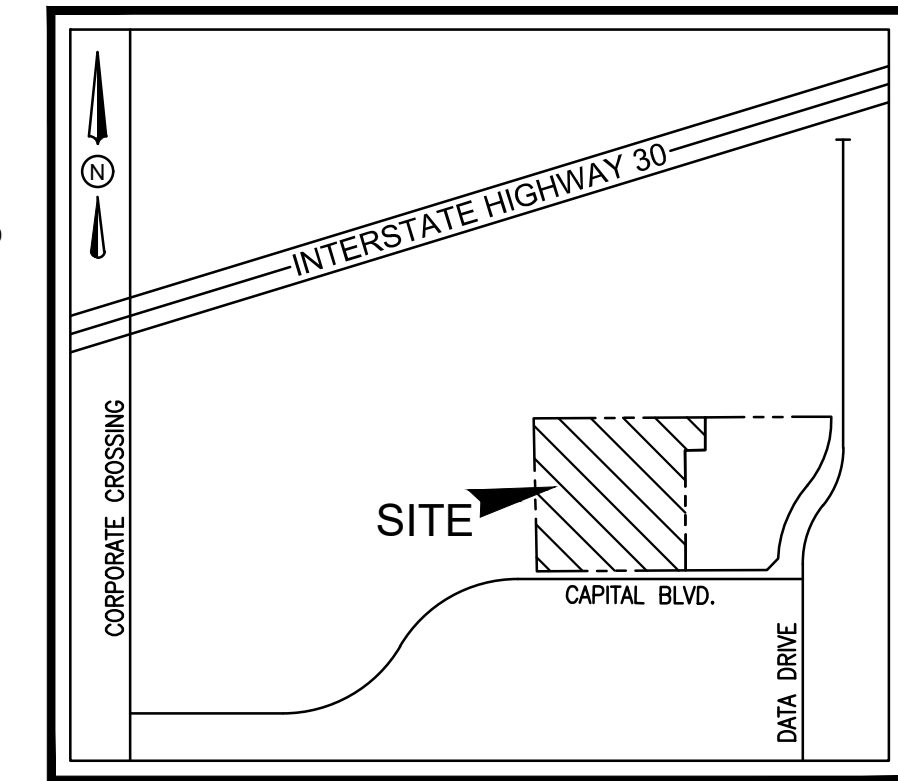
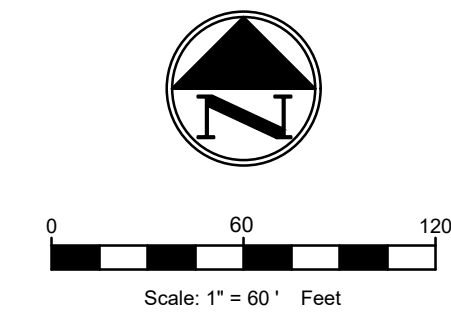
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

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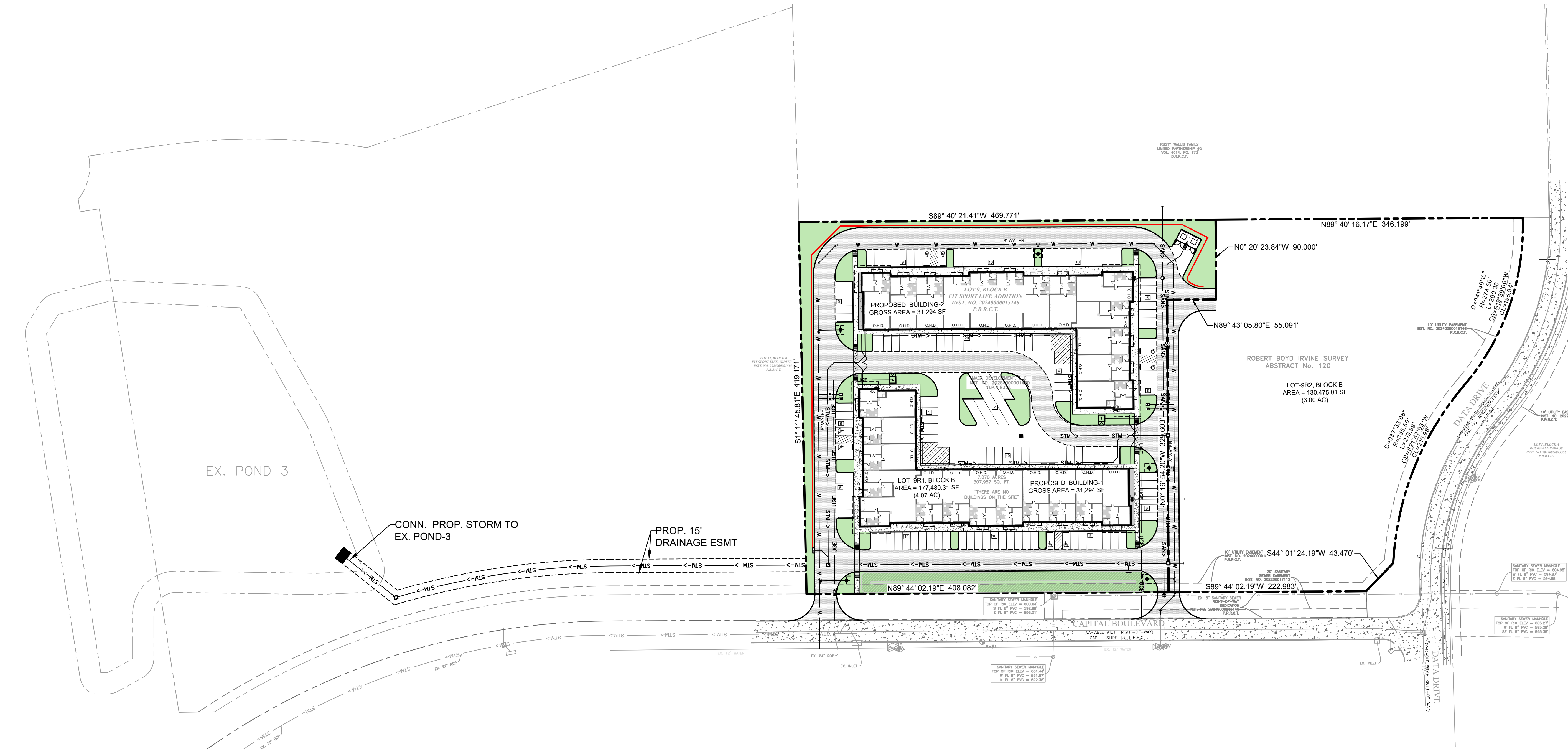
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VICINITY MAP
N.T.S.

SITE LEGEND

CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X
FIRE LANE	---
RETAINING WALL	---
PARKING SPACES	⊠
MONUMENT/PYLON SIGN	⊠
WHEEL STOPS	⊠
HANDICAP LOGO	⊠
HANDICAP SIGN	⊠
RAMP	⊠
BOLLARD	⊠
TRAFFIC ARROW	⊠
FIRE HYDRANT	⊠
DUMPSTER	⊠
SANITARY SEWER MANHOLE	⊠
SANITARY SEWER CLEANOUT	⊠
SANITARY SEWER DOUBLE CLEANOUT	⊠
SANITARY SEWER SAMPLE PORT	⊠
GREASE TRAP	⊠
DOMESTIC WATER METER	⊠
IRRIGATION METER	⊠
GAS METER	⊠
TRANSFORMER	⊠
LIGHT POLE	⊠
POWER POLE	⊠
OVERHEAD DOOR	⊠



BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALL TERRA RTK NETWORK.

BM-1
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ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX, P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

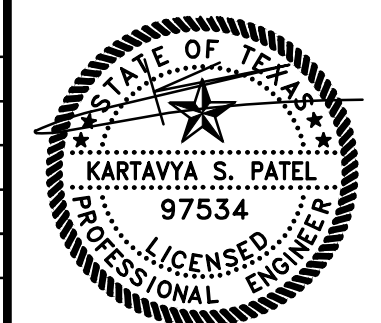


APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ____.

WITNESS OUR HANDS, THIS ___ OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
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OVERALL SITE PLAN
MACAFLEX AT CAPITAL & DATA
NWC CAPITAL BOULEVARD & DATA DRIVE
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SCALE BAR	129-25	OSP

TX, P.E. FIRM #11525

CASE NO:

EASEMENT/SETBACK LEGEND

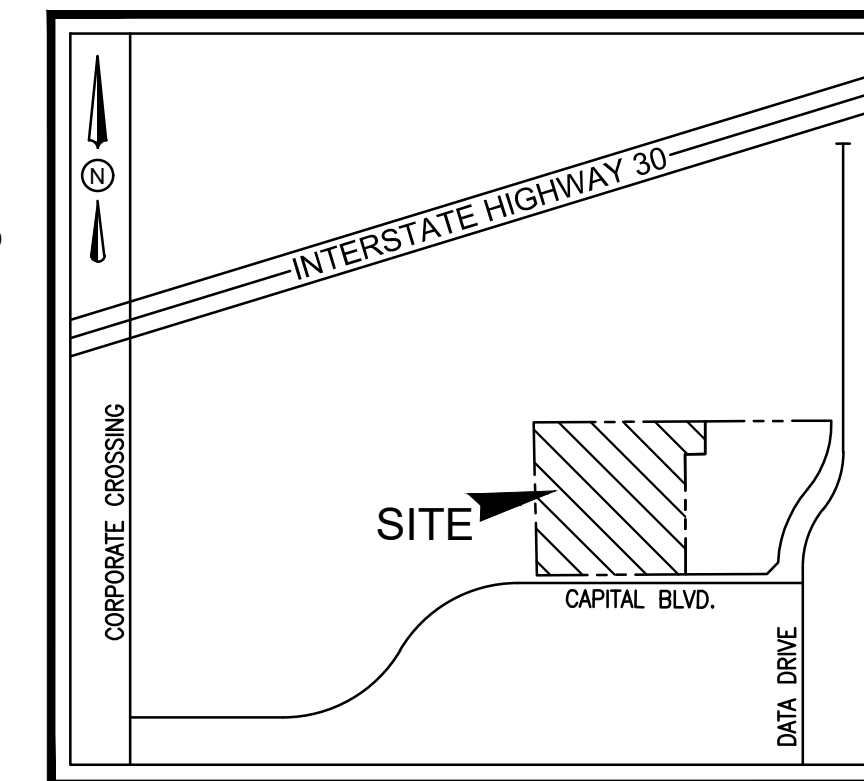
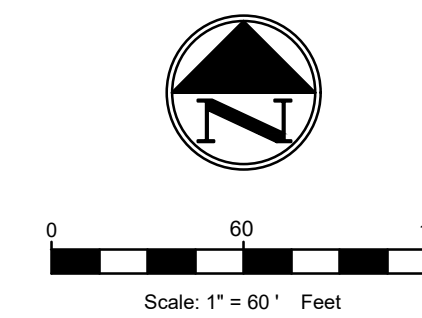
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

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- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.



VICINITY MAP
N.T.S.

SITE LEGEND

CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X
FIRE LANE	---
RETAINING WALL	---
PARKING SPACES	[]
MONUMENT/PYLON SIGN	[]
WHEEL STOPS	[]
HANDICAP LOGO	[]
HANDICAP SIGN	[]
RAMP	[]
BOLLARD	[]
TRAFFIC ARROW	[]
FIRE HYDRANT	[]
DUMPSTER	[]
SANITARY SEWER MANHOLE	[]
SANITARY SEWER CLEANOUT	[]
SANITARY SEWER DOUBLE CLEANOUT	[]
SANITARY SEWER SAMPLE PORT	[]
GREASE TRAP	[]
DOMESTIC WATER METER	[]
IRRIGATION METER	[]
GAS METER	[]
TRANSFORMER	[]
LIGHT POLE	[]
POWER POLE	[]
OVERHEAD DOOR	[]



FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PROJECT CONTACT LIST

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX, P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042



Know what's below.
Call before you dig.

APPROVED:

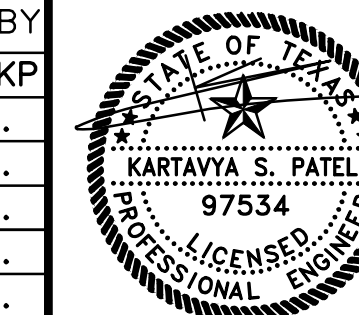
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ____.

WITNESS OUR HANDS, THIS ___ OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
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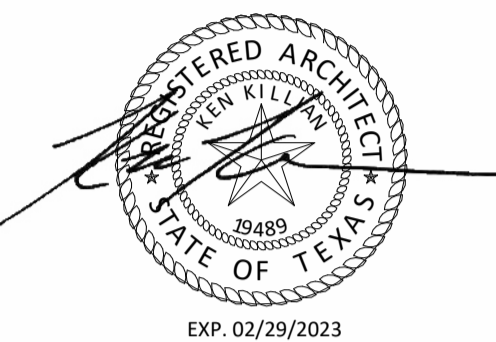
OVERALL SITE PLAN- AERIAL

MACAFLEX AT CAPITAL & DATA
NWC CAPITAL BOULEVARD & DATA DRIVE
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SCALE BAR	129-25	OSP-A

TX, P.E. FIRM #11525

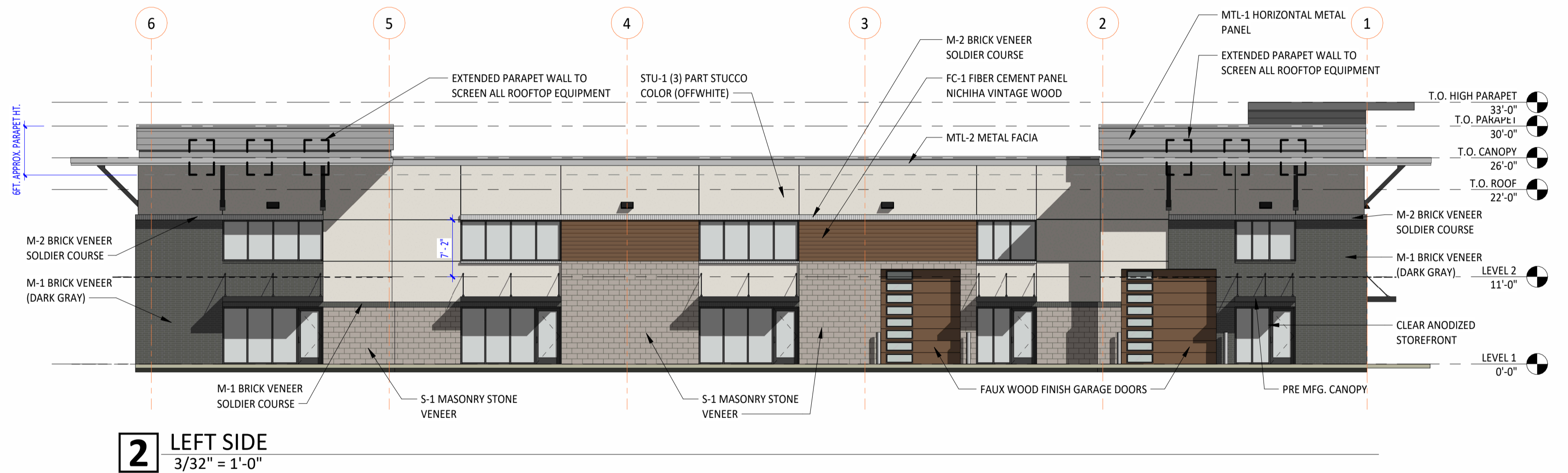


FC-1 FIBER CEMENT PANEL NICHHA VINTAGEWOOD

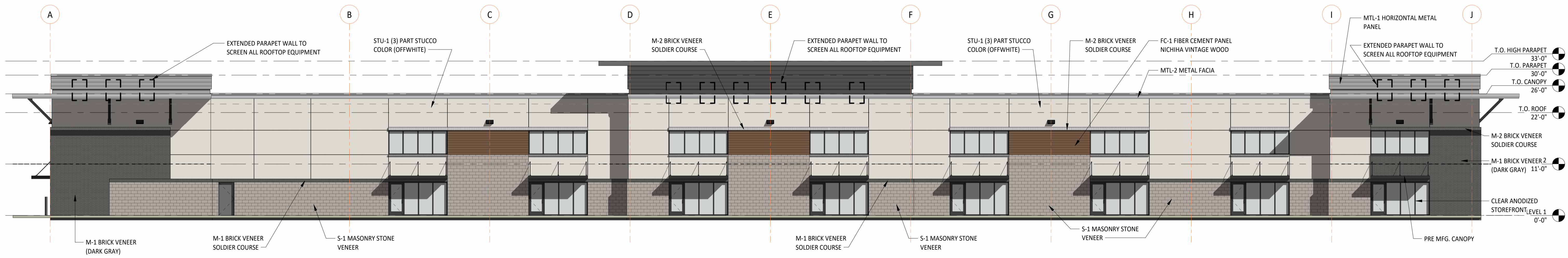
KEYNOTE LEGEND	
05.50	MAPES ARCHITECTURAL CANOPY (DARK BRONZE) - SUPER LUMIDECK CANOPY W/ 1" HANGER PIPE, FLAT SOFFIT DECKING, 8" FACIA, FACIA DRAIN W/ SCUPPERS. - COLOR TO MATCH DARK BRONZE - PROVIDE CUTSHEETS, ENGINEERING AND EMBED ATTACHMENTS AND BACKING AS REQUIRED BY MFG. - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEERING FOR REVIEW AND APPROVAL.
05.75	STEEL BOLLARD W/ STAINLESS STEEL COVER (#316 BRUSHED #4 BY POST GUARD OR SIMILAR) - FILL STEEL BOLLARD WITH CONCRETE - COORDINATE BOLLARDS WITH ARCHITECT / CIVIL ENGINEER PRIOR TO CONSTRUCTION.
05.82	DOWNSPOUT 6X6 W/ SCUPPER BOX 24"W X 8"H - AND ADJACENT OVERFLOW SCUPPER 24"W X 8"H - SURFACE DRAIN
26.30	WALL MOUNTED EXTERIOR LIGHT FIXTURE REFER MEP DRAWINGS

EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
FRONT		
TOTAL	8,714	100%
STUCCO	3,701	42%
CEMENT FIBER	271	3%
METAL	1,074	12%
MASONRY	3,668	42%
LEFT		
TOTAL	4,388	100%
STUCCO	1,345	31%
CEMENT FIBER	208	5%
METAL	502	11%
MASONRY	2,333	53%
BACK		
TOTAL	8,127	100%
STUCCO	4,373	54%
METAL	465	6%
MASONRY	3,289	40%
RIGHT		
TOTAL	4,265	100%
STUCCO	2,215	52%
METAL	380	9%
MASONRY	1,670	39%

MATERIALS	
MTL-1	HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
MTL-2	METAL FACIA - PAC-CLAD - ANODIC CLEAR
FC-1	FIBER CEMENT PANEL - NICHHA VINTAGEWOOD
STU-1	(3) PART STUCCO - WHITE - SW 6098 SHERWIN WILLIAMS PACER WHITE
M-1	MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
M-2	MASONRY BRICK VENEER (WHITE) - BLACKSON BRICK - WHITESTONE
S-1	MASONRY STONE VENEER (TAN) - BLACKSON BRICK - COTTONWOOD HONED
GL-1	GLAZING (GLASS) - LOW-E CLEAR
FR-1	STOREFRONT FRAMES - DARK BRONZE ALUMINUM



2 LEFT SIDE
 3/32" = 1'-0"



1 FRONT
 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 ____, 2026.
 WITNESS OUR HANDS, this ____ day of ____, 2026.
 Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

KEYNOTE LEGEND	
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ARCHITECT

KILLIAN

STUDIO OF ARCHITECTURE

PLANNING | ARCHITECTURE | INTERIORS

WWW.KILLIAN.COM
KILLIAN DESIGN, LLC

MEMBER OF THE AMERICAN SOCIETY OF ARCHITECTS N C A R B TEXAS SOCIETY OF ARCHITECTS

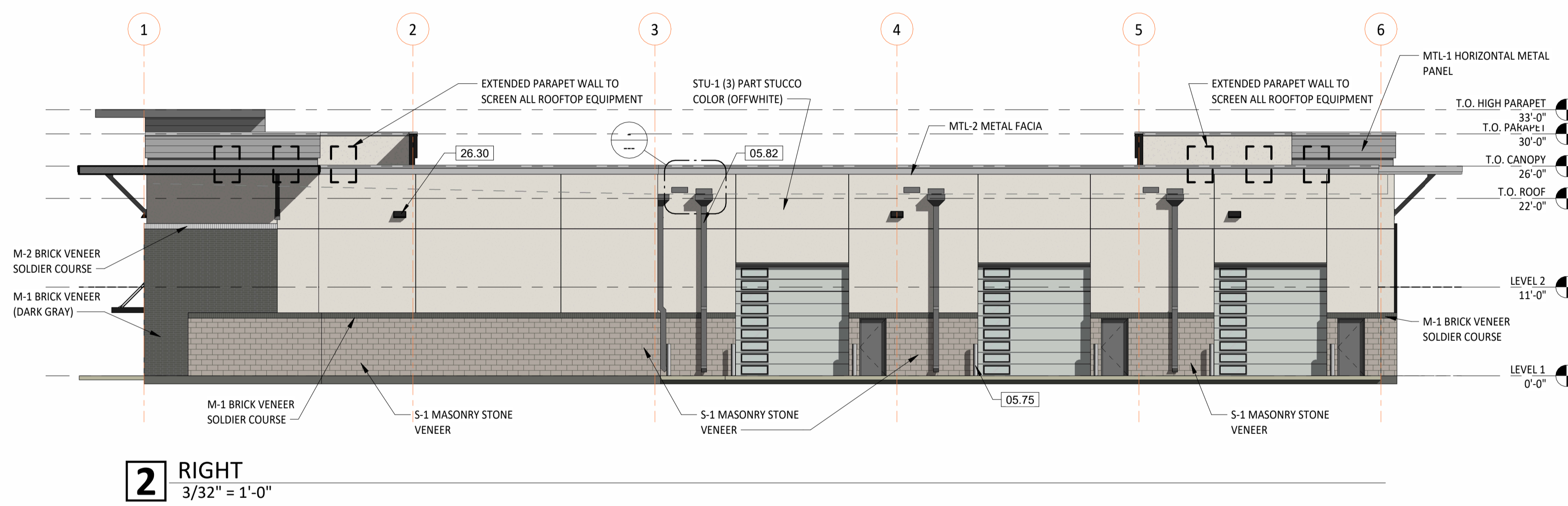
3400 N CENTRAL EXPY | SUITE 110-307
RICHARDSON, TEXAS 75080
214.561.6042

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

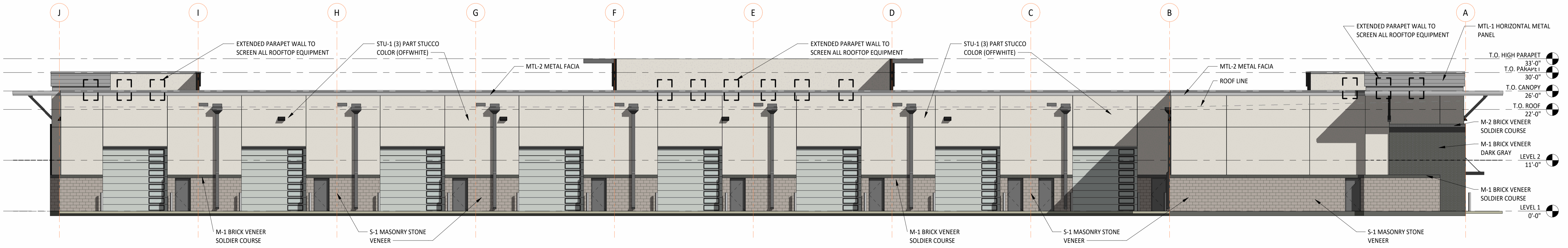
KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL

EXTERIOR MATERIAL CALCULATIONS		
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STUCCO	2,215	52%
METAL	380	9%
MASONRY	1,670	39%



2 RIGHT
3/32" = 1'-0"



1 BACK
3/32" = 1'-0"

DEVELOPER

MACA DEVELOPMENT, LLC
6904 RAINWOOD DRIVE
PLANO, TX 75024
(972) 836-6442

CONTACT: MOHIB MASANI
CONTRACTOR

STRUCTURAL ENGINEER

SEDG, LLC
8850 HUFFMEISTER, SUITE 200
HOUSTON, TX 77095
(281) 583-7088

CONTACT: JARROD HAMILTON

MEP ENGINEER

V3 CONSULTING ENGINEERS
9125 LOMA VISTA DRIVE
DALLAS, TX 75243
(972) 643-8814

CONTACT: STRIDER STEELE

CIVIL ENGINEER

TRIANGLE ENGINEERING, LLC.
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271

CONTACT: KEVIN PATEL, P.E.

LANDSCAPE

TRIANGLE ENGINEERING, LLC.
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271

CONTACT: KEVIN PATEL, P.E.

PROJECT

MACA FLEX WAREHOUSE
ADDRESS
ROCKWALL, TEXAS

REV.	DATE	ISSUE

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 ____, 2026.

WITNESS OUR HANDS, this ____ day of ____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

2025.102
PROJECT NUMBER

EXTERIOR ELEVATION

A212

SHEET NUMBER

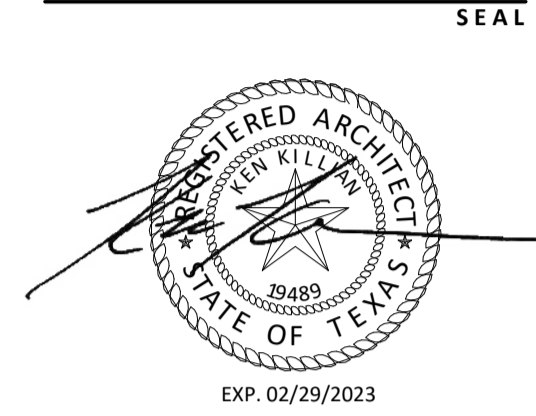


ARCHITECT
KILLIAN
 STUDIO OF ARCHITECTURE
 PLANNING | ARCHITECTURE | INTERIORS
 WWW.KILLIAN.COM
 KILLIAN DESIGN, LLC

3400 N CENTRAL EXPY | SUITE 110-307
 RICHARDSON, TEXAS 75080
 214.561.6042

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KENNETH R. KILLIAN, AIA
 TX REG. NO. 19489



DEVELOPER
 MACA DEVELOPMENT, LLC
 6904 RAINWOOD DRIVE
 PLANO, TX 75024
 (972) 836-6442

CONTACT: MOHIB MASANI
 CONTRACTOR

STRUCTURAL ENGINEER
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 8850 HUFFMEISTER, SUITE 200
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 (281) 583-7088

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 TRIANGLE ENGINEERING, LLC
 1782 MCDERMOTT DR.
 ALLEN, TX 75013
 (214) 609-9271

CONTACT: KEVIN PATEL, P.E.
 LANDSCAPE
 TRIANGLE ENGINEERING, LLC
 1782 MCDERMOTT DR.
 ALLEN, TX 75013
 (214) 609-9271

CONTACT: KEVIN PATEL, P.E.
 PROJECT

MACA FLEX WAREHOUSE
 ADDRESS
 ROCKWALL, TEXAS

REV.	DATE	ISSUE

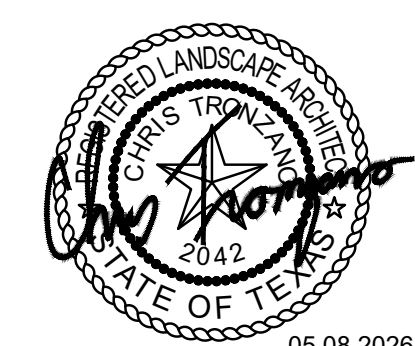
2025.102
 PROJECT NUMBER

PERSPECTIVES

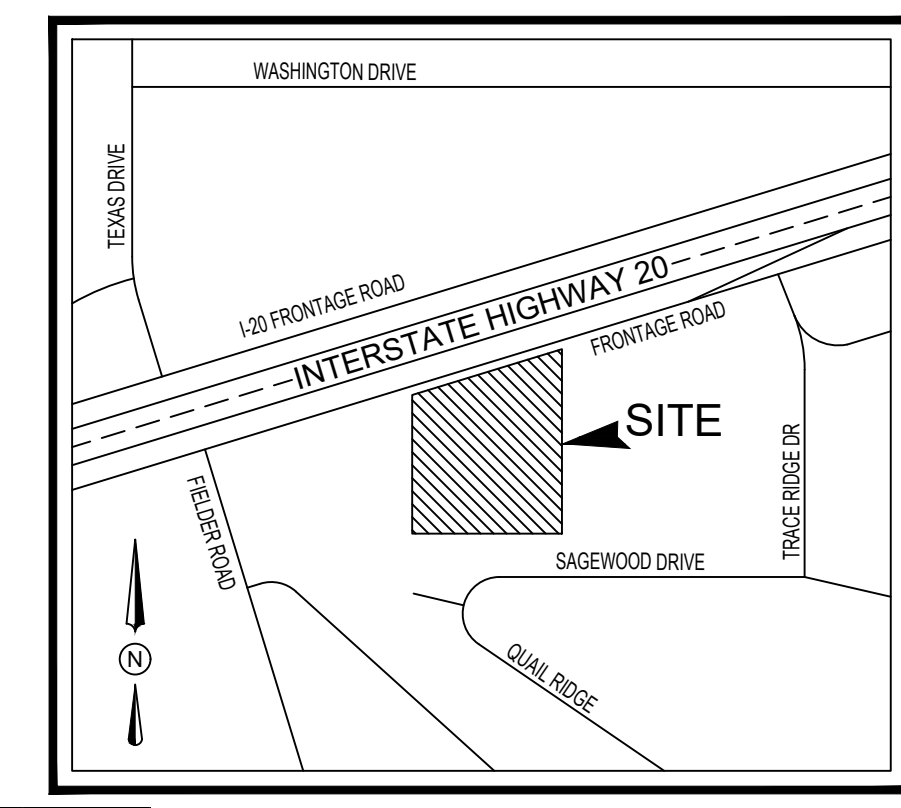
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 SHEET NUMBER



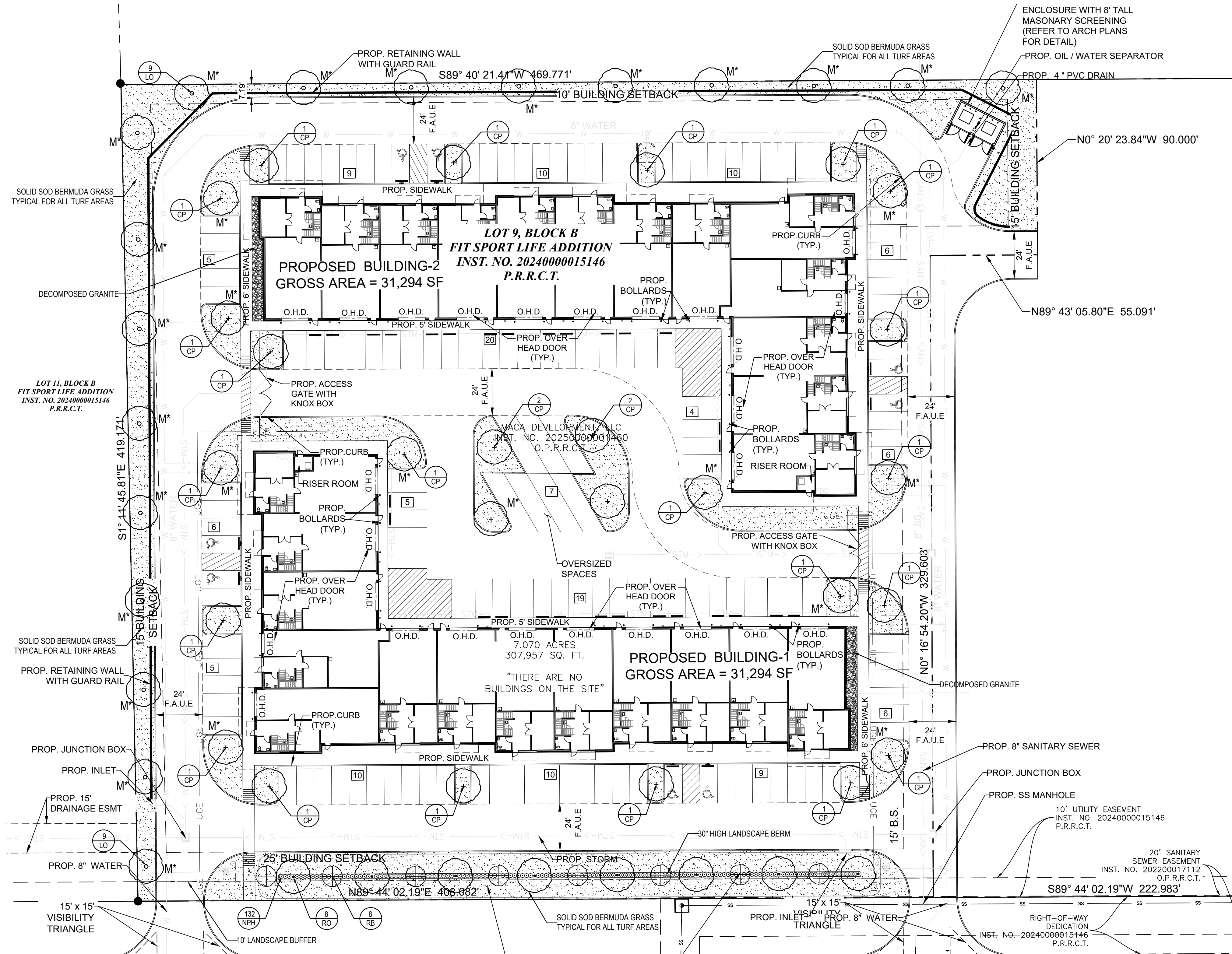
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOWGREENSPOT.COM



05.08.2026



VICINITY MAP
N.T.S.
MAPSCO ~ 59 X



SITE DATA SUMMARY TABLE		SITE PLAN	
GENERAL SITE DATA			
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)		
PROPOSED ZONING	Light Industrial (LI)		
LAND USE	Warehouse		
LOT AREA	177,485	SF	
	4,075	AC	
BUILDING-1			
BUILDING FOOTPRINT AREA	31,294	SF	
BUILDING HEIGHT	2	STORY	
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT	
BUILDING-2			
BUILDING FOOTPRINT AREA	31,294	SF	
BUILDING HEIGHT	2	STORY	
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT	
LOT COVERAGE	35.26	%	
FLOOR AREA RATIO (RATIO X.XX:1)	0.35 : 1		
PARKING			
REQUIRED PARKING RATIO (WAREHOUSE)	1 SPACES PER EVERY 1,000 SF		
REQUIRED PARKING RATIO (OFFICE)	1 SPACES PER EVERY 300 SF		
BUILDING-1			
REQUIRED PARKING (PER CITY)	68	SPACES	
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	74	SPACES	
ACCESSIBLE PARKING REQUIRED	3	SPACES	
ACCESSIBLE PARKING PROVIDED	4	SPACES	
BUILDING-2			
REQUIRED PARKING (PER CITY)	68	SPACES	
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	75	SPACES	
ACCESSIBLE PARKING REQUIRED	3	SPACES	
ACCESSIBLE PARKING PROVIDED	4	SPACES	
LANDSCAPE/PERVIOUS AREA			
LANDSCAPE AREA REQUIRED	N/A	SF	
LANDSCAPE AREA PROVIDED	30,821	SF	
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	30,821	SF	
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	17%		
IMPERVIOUS AREA			
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588	SF	
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	84,076	SF	
TOTAL IMPERVIOUS AREA (SQ.FT)	146,664	SF	
TOTAL IMPERVIOUS %	83%		

- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
 - ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

- GENERAL LAWN NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 - ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 - ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
 - CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

- SOLID SOD NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 - PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (Total Site Area 177,485 S.F.)
Requirements: A minimum 15% of the site area to be landscaped.

Required	26,623 S.F. (15%)	Provided	30,030 S.F. (17%)
----------	-------------------	----------	-------------------

FRONT YARD REQUIREMENTS
Requirements: A minimum 100% of required landscape must be located in front yard and side yards.

Required	26,622 S.F. (100%)	Provided	26,851 S.F. (100%)
----------	--------------------	----------	--------------------

STREET REQUIREMENTS
Requirements: A minimum (1) canopy tree (4" cal) and (1) accent tree (4" ht.) per 50 L.F. of frontage.

CAPITAL PKWY. (408 L.F.)

Required	(8) Canopy trees	Provided	(8) Proposed Canopy Tree
	(8) Accent trees		(8) Proposed Accent Trees

PARKING LOT REQUIREMENTS (147 Spaces)
Requirements: A minimum (1) canopy tree (4" cal.) per 10 parking spaces. All spaces within 80' of a canopy tree.

Required	(15) Canopy Trees	Provided	(26) Proposed Canopy Trees
----------	-------------------	----------	----------------------------

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL, TX.

PLANT MATERIAL SCHEDULE

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES	CP	26	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
	RO	8	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
	LO	18	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
	RB	8	Redbud	<i>Cercis canadensis</i>	6" ht.	container, 6' ht., 4' spread, single straight trunk
SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SHRUBS	DBH	132	Dwarf Burford Holly	<i>Ilex cornuta</i>	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
GROUNDCOVERS			'Tif Turf' Bermudagrass	<i>Cynodon dactylon</i> 'Tif Turf'		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



PROJECT CONTACT LIST

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

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

MACA FLEX INDUSTRIAL
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:
FOR APPROVAL: 05.08.2026

DATE:
05.08.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. MODERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



05.08.2026

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60 1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature. 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation. General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be considered as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including runs in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armo with anchor plate; 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gapped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

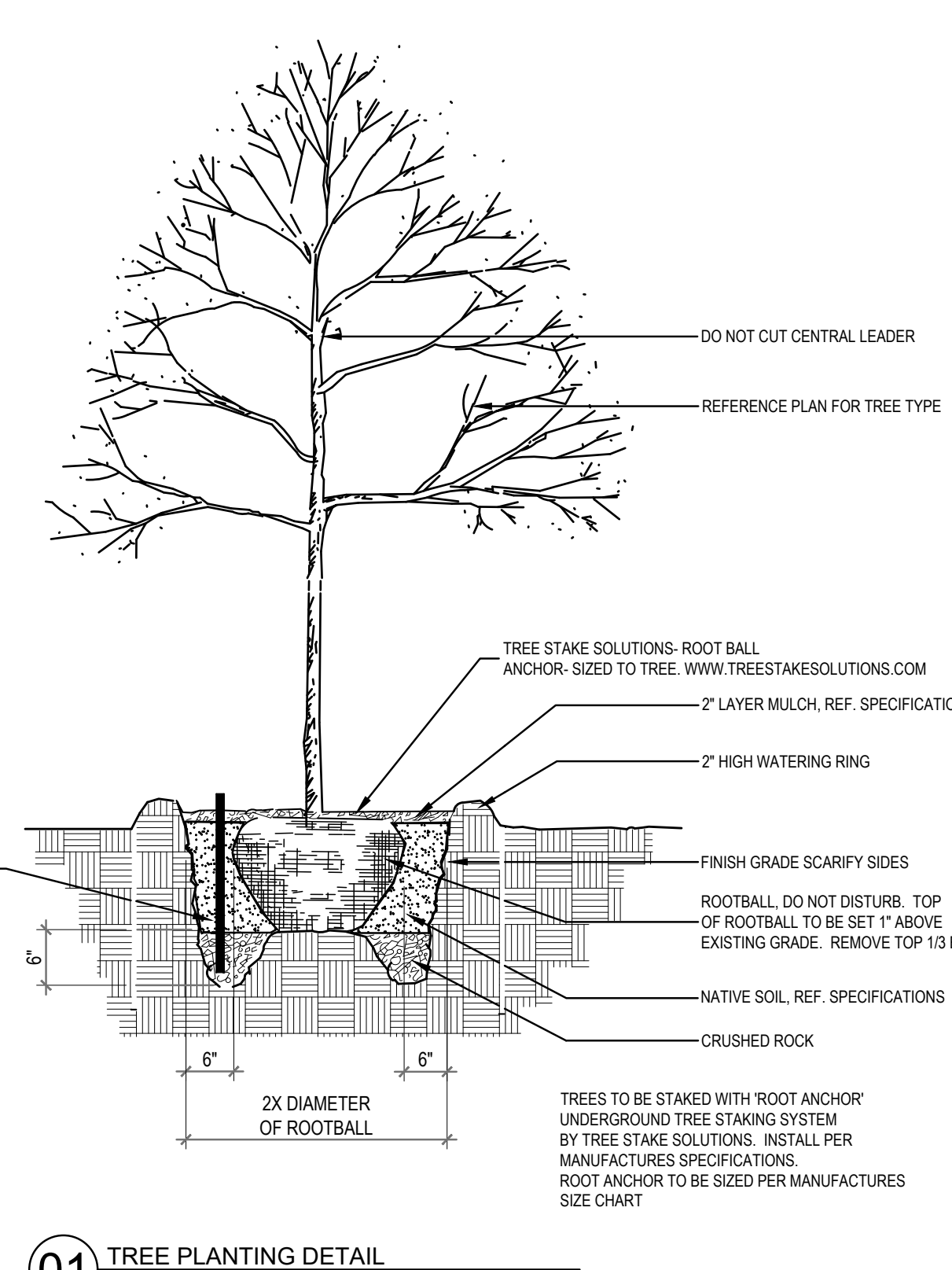
- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it is vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over-prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 - Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
 - Pruning shall be done with clean, sharp tools.
 - Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 - Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 - All steel curbing shall be free of knots and abrupt bends.
 - Top of curbing shall be 3/4" maximum height above grade.
 - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 - Do not install steel edging along sidewalks.
 - Cut steel edging at 45 degree angle where edging meets sidewalk.

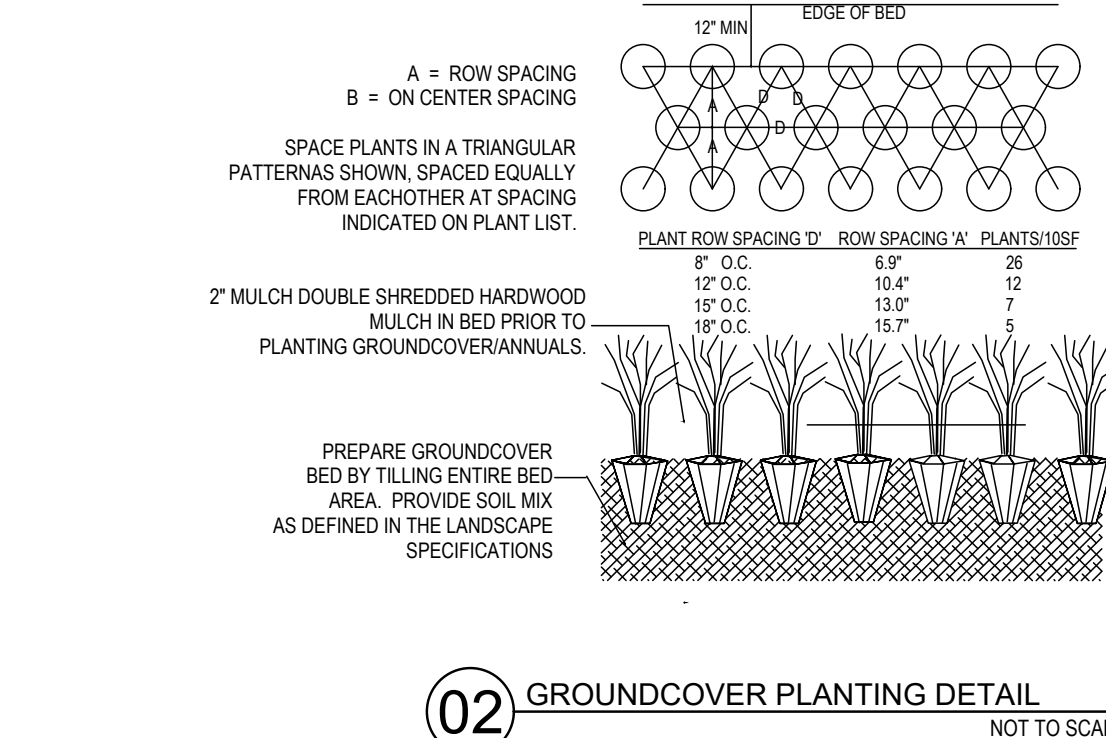
3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

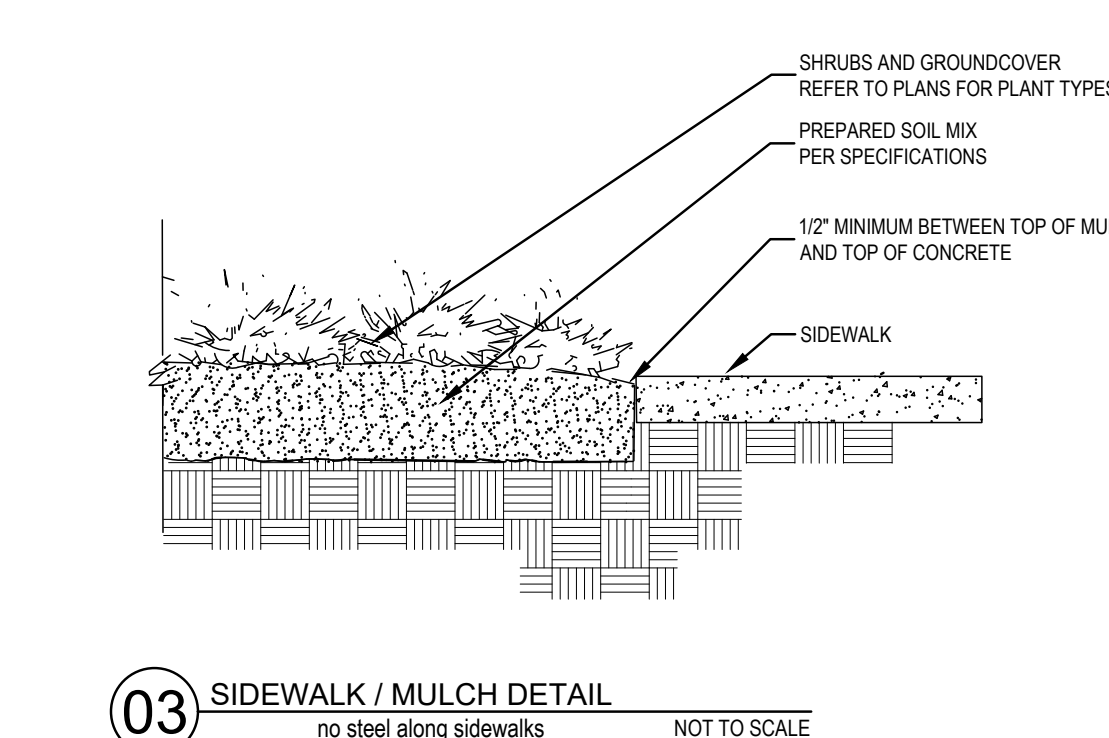
END OF SECTION



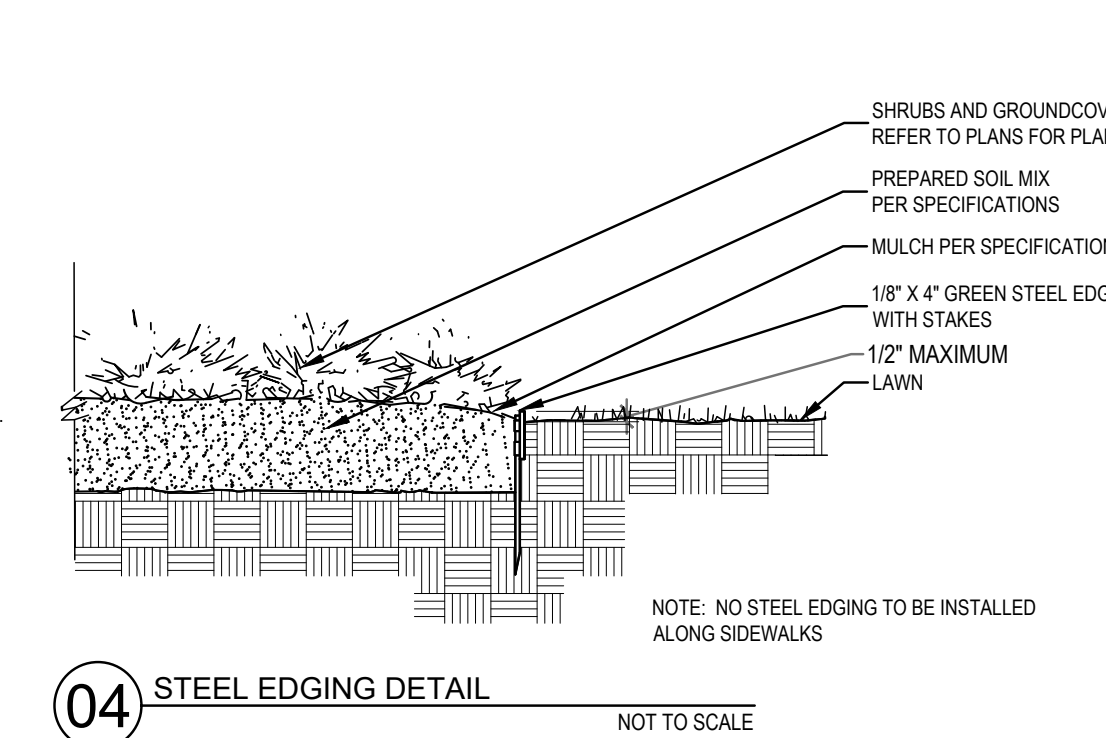
01 TREE PLANTING DETAIL NOT TO SCALE



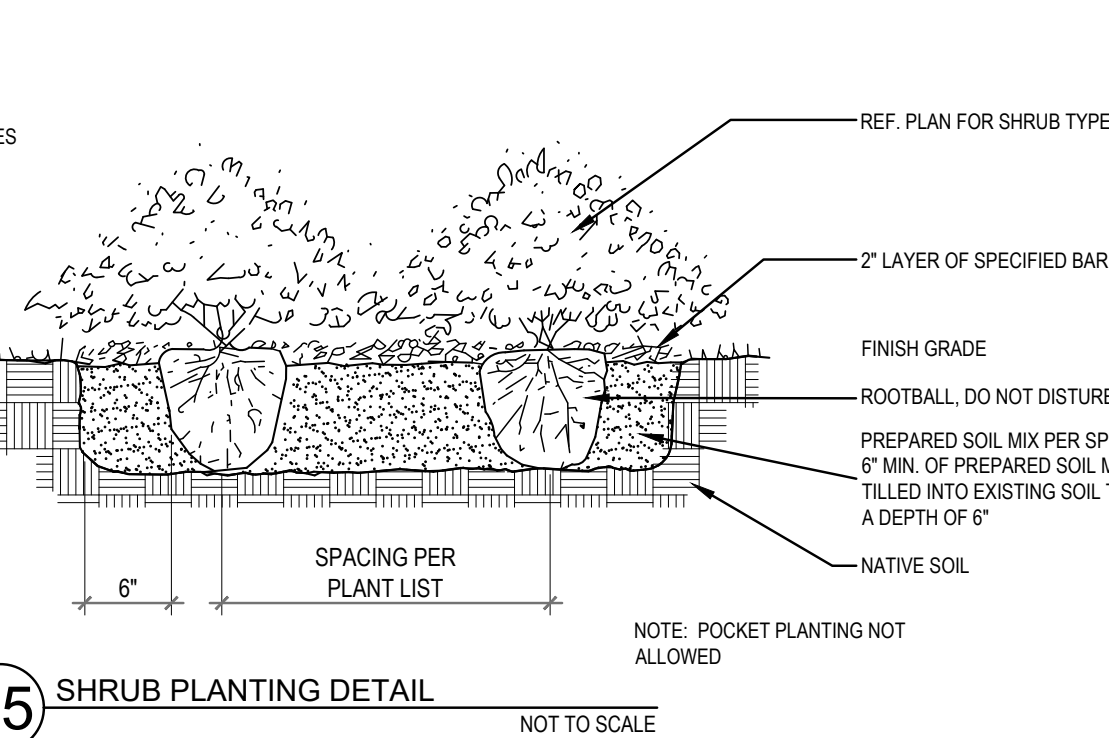
02 GROUNDCOVER PLANTING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MODERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

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

MACA FLEX INDUSTRIAL
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:
FOR APPROVAL: 05.08.2026

DATE:
05.08.2026

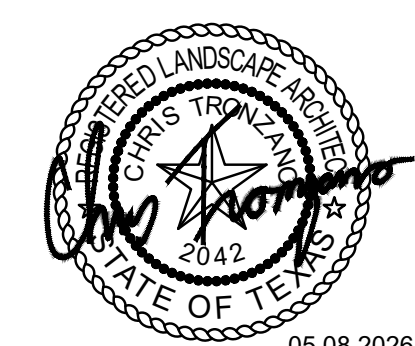
SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

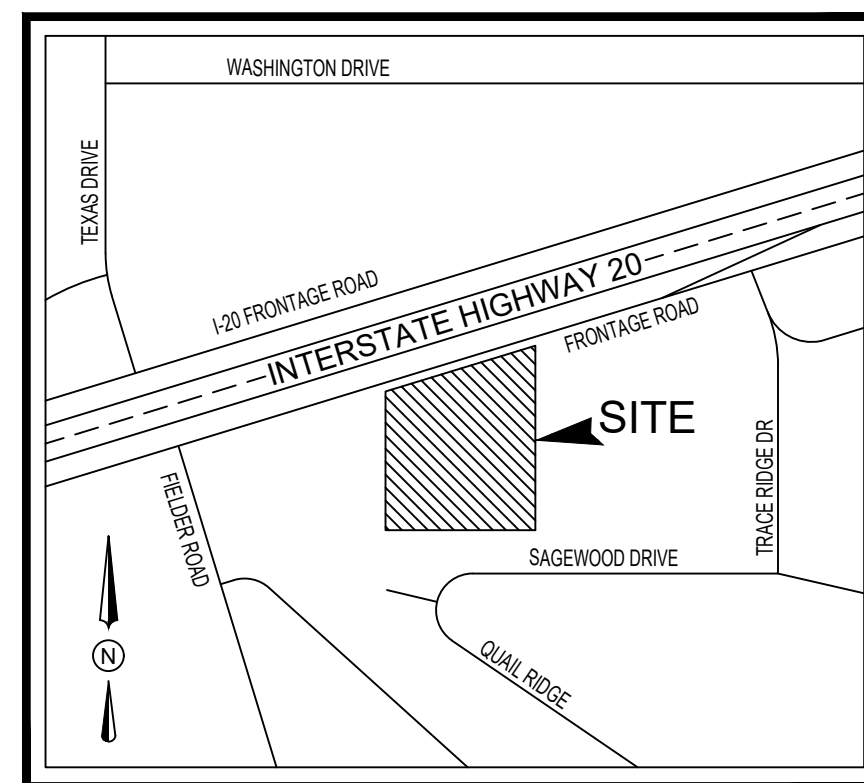
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LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOWGREENSPOT.COM



05.08.2026



VICINITY MAP
N.T.S.
MAPSCO ~ 59 X

SITE DATA SUMMARY TABLE	
ITEM	SITE PLAN
GENERAL SITE DATA	
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)
PROPOSED ZONING	Light Industrial (LI)
LAND USE	Warehouse
LOT AREA	177,485 SF 4.075 AC
BUILDING-1	
BUILDING FOOTPRINT AREA	31,294 SF
BUILDING HEIGHT	2 STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33 FT
BUILDING-2	
BUILDING FOOTPRINT AREA	31,294 SF
BUILDING HEIGHT	2 STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33 FT
LOT COVERAGE	35.26 %
FLOOR AREA RATIO (RATIO X.XX:1)	0.35 : 1
PARKING	
REQUIRED PARKING RATIO (WAREHOUSE)	1 SPACES PER EVERY 1,000 SF
REQUIRED PARKING RATIO (OFFICE)	1 SPACES PER EVERY 300 SF
BUILDING-1	
REQUIRED PARKING (PER CITY)	68 SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	74 SPACES
ACCESSIBLE PARKING REQUIRED	3 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES
BUILDING-2	
REQUIRED PARKING (PER CITY)	68 SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	75 SPACES
ACCESSIBLE PARKING REQUIRED	3 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES
LANDSCAPE/PERVIOUS AREA	
LANDSCAPE AREA REQUIRED	N/A SF
LANDSCAPE AREA PROVIDED	30,821 SF
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	30,821 SF
TOTAL PERVIOUS %	17%
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	84,076 SF
TOTAL IMPERVIOUS AREA (SQ.FT)	146,664 SF
TOTAL IMPERVIOUS %	83%

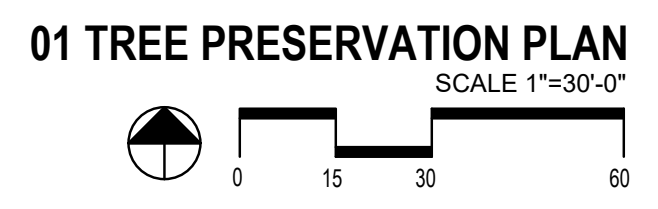
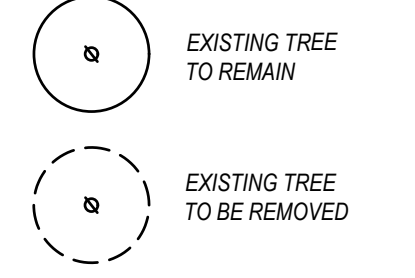
EXISTING TREE NOTES

- TREE TRUNKS MUST BE CUT AT GROUND LEVEL WHERE REMOVAL OF A TREE MAY DAMAGE THE ROOT SYSTEM OF AN ADJACENT TREE.
- ALL ROOTS TWO INCHES OR LARGER IN CALIPER, WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION, SHALL BE CUT OFF SQUARE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIFLINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIFLINE OF ANY TREE.
- EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIFLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIFLINE OF TREES.
- BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48) INCHES.
- TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 72 HOUR NOTICE TO SCHEDULE ON-SITE MEETING.
- PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIFLINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL(S).
- BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
- CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

TREENUMBER	SIZE (DBH)	COMMON NAME	STATUS	REMAIN/REMOVE	MITIGATION REQUIRED
3491	16	Cedar		REMOVE	16
3492	10	Cedar		REMOVE	10
3493	20	Cedar		REMOVE	20
3494	22	Cedar		REMOVE	22
3495	20	Cedar		REMOVE	20
3496	25	Cedar		REMOVE	25
3497	12	Hackberry		REMOVE	
3498	8	Hackberry		REMOVE	
3499	20	Cedar		REMOVE	20
3500	10	Hackberry		REMOVE	10
TOTAL					143

TREE MITIGATION:
TOTAL INCHES TO BE MITIGATED- 143 INCHES
20% OF THE TOTAL INCHES TO BE PAID TO CITY TREE FUND (200\$ PER INCH)- 143 X .20 = 28.6 INCHES
28.6 X \$200 = \$5,720 TO BE PAID TO THE CITY TREE FUND.
114.4 INCHES REMAINING TO BE PLANTED BACK ON SITE.
(29) TREES TO BE PLANTED BACK ON SITE. (LABELED AS M* ON L2)

EXISTING TREE LEGEND



PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-636-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX, P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

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

MACA FLEX INDUSTRIAL
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:
FOR APPROVAL: 05.08.2026

DATE:
05.08.2026

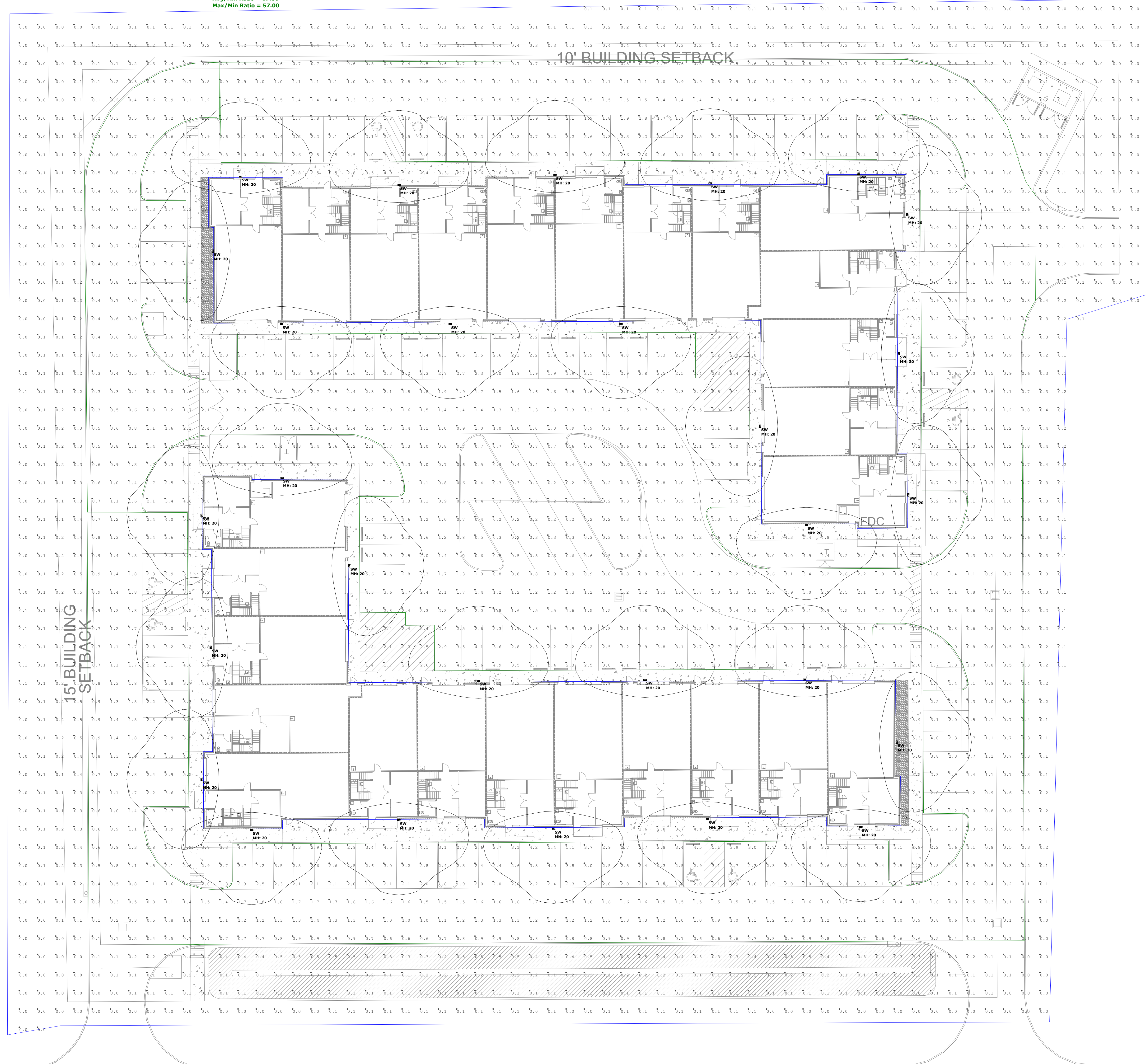
SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:

L.1

PARKING AND DRIVEWAY

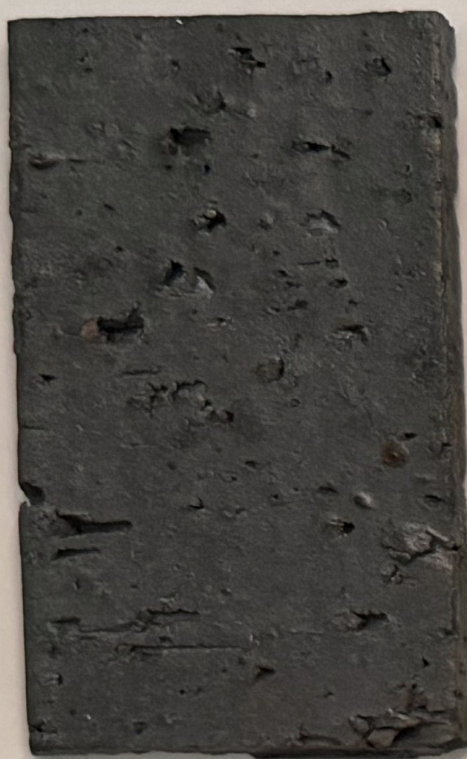
Illuminance (Fc)
 Average = 1.78
 Maximum = 5.7
 Minimum = 0.1
 Avg/Min Ratio = 57.00
 Max/Min Ratio = 57.00



Luminaire Schedule				Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
Symbol	Type	Qty	Manufacturer / Catalog Number				
1	SPF	120	LITHONIA WIDEGE LED PL 30K BICR161 5W/2' SRK (FINISH)	11504	87,891	0.800	1.000

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	Max/Min
GRADE PLANE	0	Fc	1.78	5.7	0.1	57.00	57.00
PARKING AND DRIVEWAY	0	Fc	1.78	5.7	0.1	57.00	57.00

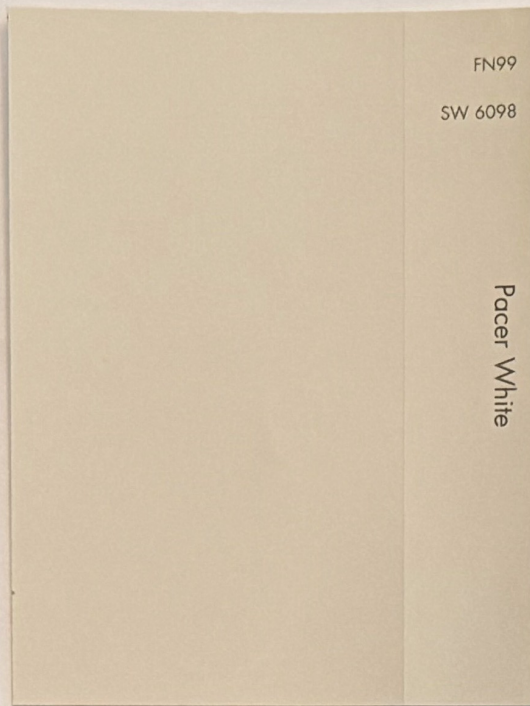
Notes:
 1. Surface reflectance: Vertical/Horizontal - 50/20
 2. Calculation views are at height indicated in summary table.
 3. Mounting heights are designated on drawing with "H".
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 5. Spreadsheets used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.



M-1



M-2



STU-1



GL-1

Data based on NFRC methodology using LBM. Window 7.3 software and represents center of glass values. 1" (25.4mm) insulating glass unit with two pieces of 1/4" (6mm) glass and a 1/2" (12.7mm) airspace (air fill unless noted). See literature or visit www.Vitroglazings.com for additional values or for data on a range of tinted or reflective glasses by Vitro. This sample is for glass aesthetic only, the spacer used is not representative of commercial units.



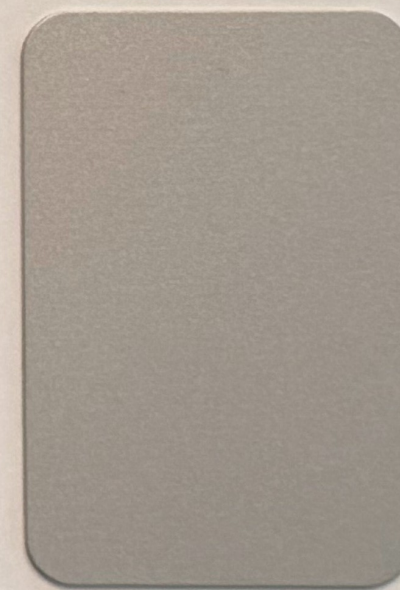
S-1



FC-1



FR-1



MTL-1 & MTL-2

- MTL-1 HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
- MTL-2 METAL FACIA - PAC-CLAD - ANODIC CLEAR
- FC-1 FIBER CEMENT PANEL - NICHIIA VINTAGEWOOD
- STU-1 (3) PART STUCCO - SW PACER WHITE
- M-1 MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
- M-2 MASONRY BRICK VENEER (WHITE) BLACKSON BRICK - WHITESTONE
- S-1 MASONRY STONE VENEER - BLAKCSO BRICK - COTTONWOOD HONED
- GL-1 GLAZING (GLASS) - LOW-E CLEAR
- FR-1 STOREFRONT FRAMES - DARK BRONZE ALUMINUM

APPLICANT
 TRIANGLE ENGINEERING
 KEVIN PATEL
 1782 W McDERMOTT DRIVE
 ALLEN, TEXAS 75013
 p_ (469) 331-8566
 e_ kpatel@triangle-emg.com

OWNER
 MACA DEVELOPMENT LLC
 MOHIB MASANI
 6904 RAINWOOD DRIVE
 PLANO, TEXAS 75024
 p_ (972) 836-6442
 e_ mohib31@gmail.com

MACA FLEX WAREHOUSE
 CASE #:



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Senior Planner*
DATE: June 30, 2026
SUBJECT: SP2026-019; *Amended Site Plan for 970 E. IH-30*

The applicant -- *Jeff Hicks of Group 1 Chrysler Dodge* -- is requesting approval of an *Amended Site Plan* for an existing *New/Used Motor Vehicle Dealership* (i.e. *Rockwall Dodge*). On June 19, 2000, the City Council approved a site plan [Case No. PZ2000-41] to allow the construction of a *New Motor Vehicle Dealership* on the subject property. Two (2) subsequent amended site plans were approved, one (1) on February 28, 2006 [Case No. SP2006-006] for an expansion of the *New Motor Vehicle Dealership*, and the second on October 29, 2013 [Case No. SP2013-025] for the addition of several fabric canopies over the inventory of cars and trucks on the subject property. On November 6, 2025, the Neighborhood Improvement Services (NIS) Division had initiated three (3) code enforcement cases [Case No's CE2025-5682; CE2025-6475; CE2025-6477] for unpermitted buildings on the subject property. This prompts the applicant to submit a new amended site plan request to allow two (2) unpermitted metal buildings to remain on the subject property.

Included with the applicant request was a site plan, landscape plan, and building elevations. The provided site plan delineates the location of the existing buildings at the rear of the subject property, behind the primary building. The proposed layout depicts the proposed buildings do not meet the minimum building separation requirements of 20-feet as stipulated by the International Building Code and International Fire Code. Based on this -- *if the proposed amended site plan is approved by the Planning and Zoning Commission* -- the applicant will be required to seek approval from the Board of Adjustments (BOA) to allow the reduced building separation. In review of the proposed landscape plan, there are trees and shrubs located within TXDOT right-of-way. If approved, the applicant will be required to obtain a TXDOT permit for any landscaping within their right-of-way.

The building elevations provided by the applicant indicate that the proposed buildings are accessory in nature and are not constructed to a commercial standard. The Unified Development Code (UDC) does not permit *Accessory Buildings* on non-residential properties. Given this, the Unified Development Code (UDC) requires all buildings/structures to meet the non-residential standards. In this case, the proposed buildings are required to meet the *General Commercial District Standards* and the *General Overlay District Standards* outlined in Article 05 of the Unified Development Code (UDC). In this case, the proposed buildings do not meet these standards and will require the approval of the following variances: [1] less than a 6:12 roof pitch, [2] roof materials, [3] greater than 10% secondary materials, [4] less than 20% natural/quarried stone, [5] less than four (4) architectural elements, [6] four (4) sided architecture, and [7] articulation. 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 compensatory measures that directly offset the requested variances and exceptions. In this case, the applicant has not proposed any compensatory measures; however, the applicant's landscape plans propose improvements to the landscape buffer along the IH-30 frontage road. With that being said -- *as mentioned previously* -- the landscaping is subject to the approval of a TXDOT permit. This request is a discretionary decision for the Planning and Zoning Commission, and each requested variance requires a supermajority or three-quarter majority vote of approval.

Staff should note that since the submitted plans do *not* meet the requirements of the Unified Development Code (UDC) and staff has several outstanding comments, -- *should this amended site plan be approved* -- the applicant will need provide updated plans showing conformance with staff's comments prior to the issuance of building permits for the existing buildings. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on June 30, 2026.

PROJECT COMMENTS



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

DATE: 6/24/2026

PROJECT NUMBER: SP2026-019
PROJECT NAME: Amended Site Plan for 970 E. I-30
SITE ADDRESS/LOCATIONS: 970 East Interstate 30, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Jeff Hicks of Group 1 Chrysler Dodge on behalf of Group 1 Automotive for the approval of an Amended Site Plan for an existing New/Used Motor Vehicle Dealership (i.e. Rockwall Dodge) being a 6.874-acre parcel of land identified as Lot 1, Block A, Rockwall Dodge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 970 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2026	Needs Review

06/24/2026: 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 an existing New/Used Motor Vehicle Dealership (i.e. Rockwall Dodge) being a 6.874-acre parcel of land identified as Lot 1, Block A, Rockwall Dodge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 970 E. IH-30.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2026-019) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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.5 Site Plan.

(1) Please review the structures shown on the site plan. It appears that one (1) of the metal carports is not shown, and one (1) of the canvas canopies has been removed. (Subsection 03.04. B, of Article 11, UDC)

(2) Please provide the distance between the structures. The minimum building/fire separation is 20-feet. Based on the provided plans, the structures are less than 20-feet apart and will necessitate the Board of Adjustments (BOA) to review the separation. (IBC & IFC)

M.6 Landscape Plan.

- (1) Landscaping cannot be located within TXDOT right-of-way without the approval of a TXDOT permit. (Chapter 4 of the Engineering Standards of Design and Construction)
- (2) Crushed rock/gravel cannot be within the easements or right-of-way. (Chapter 4 of the Engineering Standards of Design and Construction)
- (3) Please clarify the material the display vehicle(s) will be parked on along IH-30. It appears to be rock/gravel; however, all storage/parking must be on an improved concrete surface. (Subsection 03.02, Article 06, UDC)
- (4) Crape Myrtles are not an approved accent tree within the landscape buffer adjacent to IH-30. (Appendix C, UDC)

M.7 Building Elevations.

- (1) The Unified Development Code (UDC) does not permit Accessory Buildings on non-residential properties. Given this, the Unified Development Code (UDC) requires all buildings/structures to meet the non-residential standards. In this case, the proposed carports are required to meet the General Commercial District Standards and the General Overlay District Standards. Based on this, the proposed carports do not meet these standards and will require the approval of a variance/exception for each item, which require a supermajority or three-quarter majority vote of approval from the Planning and Zoning Commission. (Article 05, UDC)
- (2) Roof Design. All structures constructed with a pitched roof shall be a minimum of a 6:12 roof pitch. In addition, metal roofs with lapped seam construction shall be prohibited. In this case, the pitched roofs are less than 6:12 and lapped seam construction. This will be two (2) variances that require approval from the Planning and Zoning Commission. (Subsection 06.02, Article 05, UDC)
- (3) Building Materials. Each wall of a building's façade shall consist of shall consist of a minimum of 90% masonry materials and/or a maximum of 10% secondary materials, and a minimum of 20% natural/quarried stone. In this case, the proposed buildings are 100% secondary materials. This will be two (2) variances that require approval from the Planning and Zoning Commission. (Subsection 06.02, Article 05, UDC)
- (4) Architectural Elements. All buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements. In this case, there are no architectural elements. This will be a variance that requires approval from the Planning and Zoning Commission. (Subsection 06.02, Article 05, UDC)
- (5) Four (4) Sided Architecture All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In this case, the buildings do not have four (4) sided architecture. This will be a variance that requires approval from the Planning and Zoning Commission. (Subsection 06.02, Article 05, UDC)
- (6) Articulation. All buildings within an Overlay District shall utilize the Primary Articulation Standards, outlined within the General Commercial Standards, on each façade of the building. In this case, each side of the building fails to meet the Primary Articulation Standards. This will be a variance that requires approval from the Planning and Zoning Commission. (Subsection 06.02, Article 05, UDC)

M.8 Any requirements corrected by the applicant shall be considered a variance/exception and shall require a three-quarter majority vote from the Planning and Zoning Commission. 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. For every requested exception or variance, two (2) compensatory measures must be provided. (Subsection 09, of Article 11, UDC)

I.9 Please note the scheduled meeting(s) for this case:

- (1) Planning & Zoning meeting/work session meeting will be held on June 30, 2026.

I.10 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.

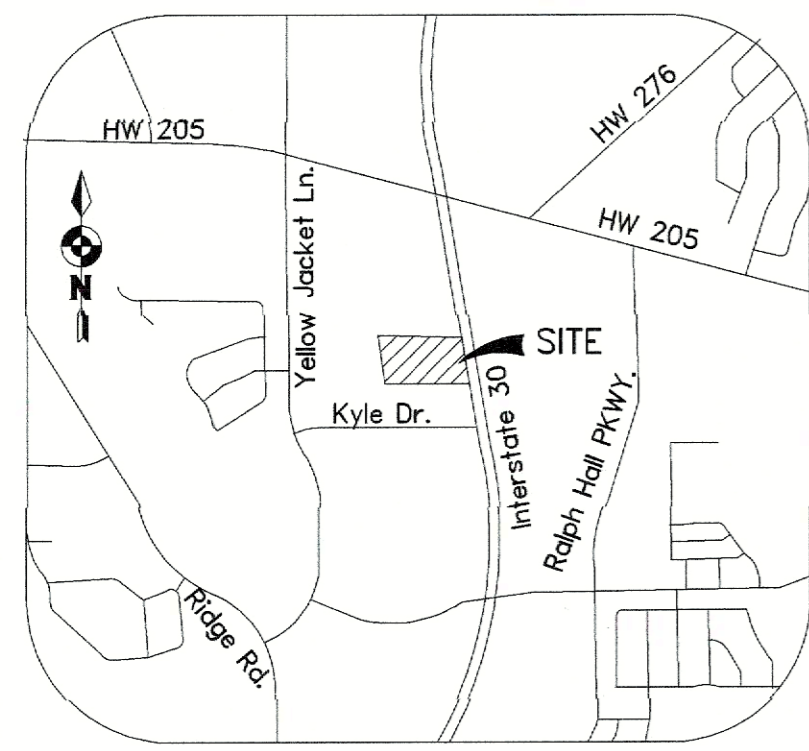
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	06/19/2026	Approved w/ Comments

- 06/19/2026: 1. Canopy are not allowed within any easements.
 2. General Items:
 - Must meet City's 2023 Standards of Design and Construction
 - Proposed canopies cannot be located within any easements.
 - Additional comments may be provided at time of Building Permit.

- 3. If this is in TXDOT ROW...approval and a permit is required from TXDOT
- 4. Show and label TXDOT ROW
- 6. Need to show easements and utilities
- 7. No structures (boulders, vehicles, etc. allowed in easements. There is a 12" and 8 water line here as well as detention
- 8. Is this in the detention/storm easement? No vehicles, boulders, or DCA/gravel/etc.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/11/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/15/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/08/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/15/2026	Approved w/ Comments

06/15/2026: Please provide container sizes of plant materials and required vs proposed legend



LEGEND OF SYMBOLS & ABBREVIATIONS

- C.M. Controlling Monument
- Found Iron Rod (FIR)
- Chain Linked Fence
- Wrought Iron Fence
- Metal Rail Fence
- Utility Pole
- Overhead Power Line
- Handcapped Space
- Light Pole
- Fiber Optic Vault
- Fiber Optics Marker
- Vault
- Telephone Riser
- Electric Transformer
- Mailbox
- Guard Post (Ballard)
- Sign
- Water Meter
- Drain Grate
- Water Valve
- Fire Hydrant
- Automatic Sprinkler
- Sanitary Sewer Manhole
- Cleanout
- Air Conditioner

LAND AREA

±298052.3 SQ. FT.
±6.8423 ACRES

LIST OF POSSIBLE ENCROACHMENTS

- A Curbing Meanders along north property line with a max protrusion of 1.4'
- B Wrought iron fence is 3.5' off property
- C Chain link fence is 3.2' off property

ZONING INFORMATION

Zoning information was provided in a report from BVNA
Dated: 04/26/21
Project Number: 149672.2R000 001.259

Zone: C (Commercial District) within the IH30 Overlay
Observed Use(s): Car Dealership
Existing site conditions: Permitted

No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances; compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly.

- Site Restrictions:
- Minimum building setbacks:
Front: 25' (Provided: 278.0')
Int. Side: 10' (Provided: 121.3')
Rear: 21.85' (Provided: 19.7')
 - Maximum building height: 60' (Provided: ±39.7')
 - Minimum Lot Size: 43,550 (Provided: ±298,052.3 sq. ft.)
 - Maximum building footprint: None Specified (Provided: ±32394.6 sq. ft.)
 - Minimum Lot Width: 200' (Provided: 455.10')

Parking Tabulation: As Determined by the Director

Total Regular Parking Spaces: 150
Total Handicapped Parking Spaces: 4
Total Parking Spaces: 154

LEGAL DESCRIPTION

Lot 1, Block A, of the Replat of Lot 1, Block A, Rockwall Dodge Addition, a subdivision in Rockwall County, Texas, according to the map or plat thereof recorded in Cabinet G, Slide 109, of the Map Records of Rockwall County, Texas.

This survey is based on a title report prepared by Chicago Title Insurance Company, Commitment GF No. 371001376, with an effective date of June 30, 2021, issued July 12, 2021, 8:00 a.m.

TITLE COMMITMENT EXCEPTION NOTES

This survey is based on a title report prepared by Chicago Title Insurance Company, Commitment GF No. 371001376, with an effective date of June 30, 2021, issued July 12, 2021, 8:00 a.m.

The following restrictive covenants of record itemized below:

- 1 Covenants, conditions and restrictions but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as shown on map/plat and document set forth below:
- 10e Drainage easement as recorded in Volume 623, Page 39, Deed Records, Rockwall County, Texas. AFFECTS, BLANK IN NATURE
- 10f 15' Drainage easement as granted to the City of Rockwall by instrument recorded in Volume 1687, Page 198, Deed Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON
- 10g 24' Fire Lane, Access & Utility easements as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON
- 10h 20' Utility easement as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON
- 10i 15' Utility easements as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON
- 10j 15' Electric easement as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON
- 10k 15' Storm Sewer easements as set out on the plat recorded in Cabinet G, Slide 109, Map Records, Rockwall County, Texas. AFFECTS, SHOWN HEREON

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Proposed canopies cannot be located within any easements.
- Additional comments may be provided at time of Building Permit.

GENERAL SURVEY NOTES

- This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
- The basis of bearing for this survey is S 44°39'17"E, as shown hereon.
- The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment GF No. 371001376, with an effective date of June 30, 2021, issued July 12, 2021, 8:00 a.m. and that all easements, covenants and restrictions referred in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is entirely within Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48397C0040L which bears an effective date of September 25, 2008 and is not in a Special Flood Hazard Area. By reviewing the FEMA website (<https://msc.fema.gov>) we have learned this community does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
- The property has direct access to Interstate Hwy 30 service road, which is a dedicated public right-of-way.
- There are 150 regular striped parking spaces, 4 handicap parking spaces, on the property as observed at the time of survey.
- There was no observed evidence of current earth moving work, building construction or building additions.
- There were no observed changes in street right of way lines. There was no observed evidence of recent street or sidewalk construction or repairs.
- There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- The visible utilities shown have been plotted from field survey information and/or provided drawings. The Surveyor makes no guarantee that the visible utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has physically located the visible utilities.
- No evidence of party walls was observed at the time of survey.
- Rectified orthophotography and photogrammetric mapping may have been used to show the approximate location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary.
- The boundary line dimensions as shown on this survey map form a mathematically closed figure within ±.1 foot, with no gaps or gaps.

SURVEYOR'S CERTIFICATION

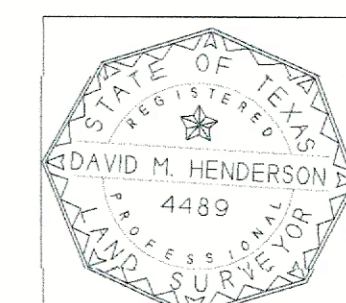
To: Trust Bank, its successors and/or assigns; Chicago Title Insurance Company; Rockwall Automotive-DCD, Ltd., a Texas limited partnership, its successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 11(a), 13, 14, 16, 17 and 19 of Table A thereof.

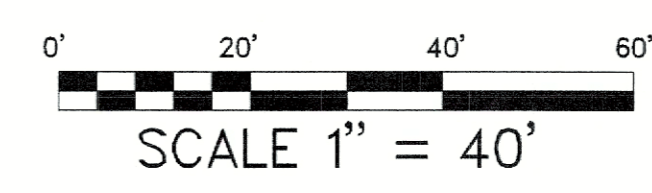
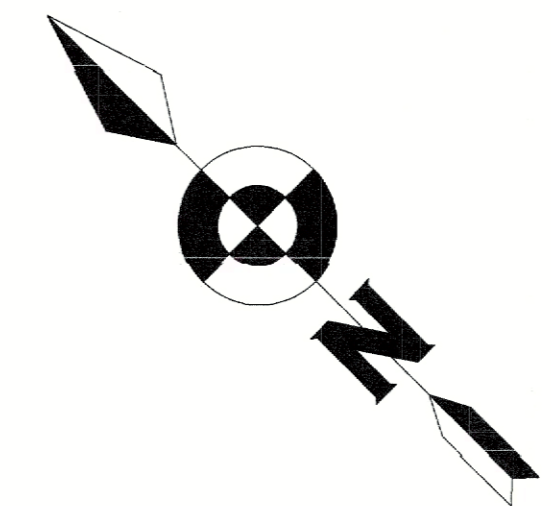
The field work was completed on: April 05, 2021.

The date of this map or plat is: April 07, 2021.

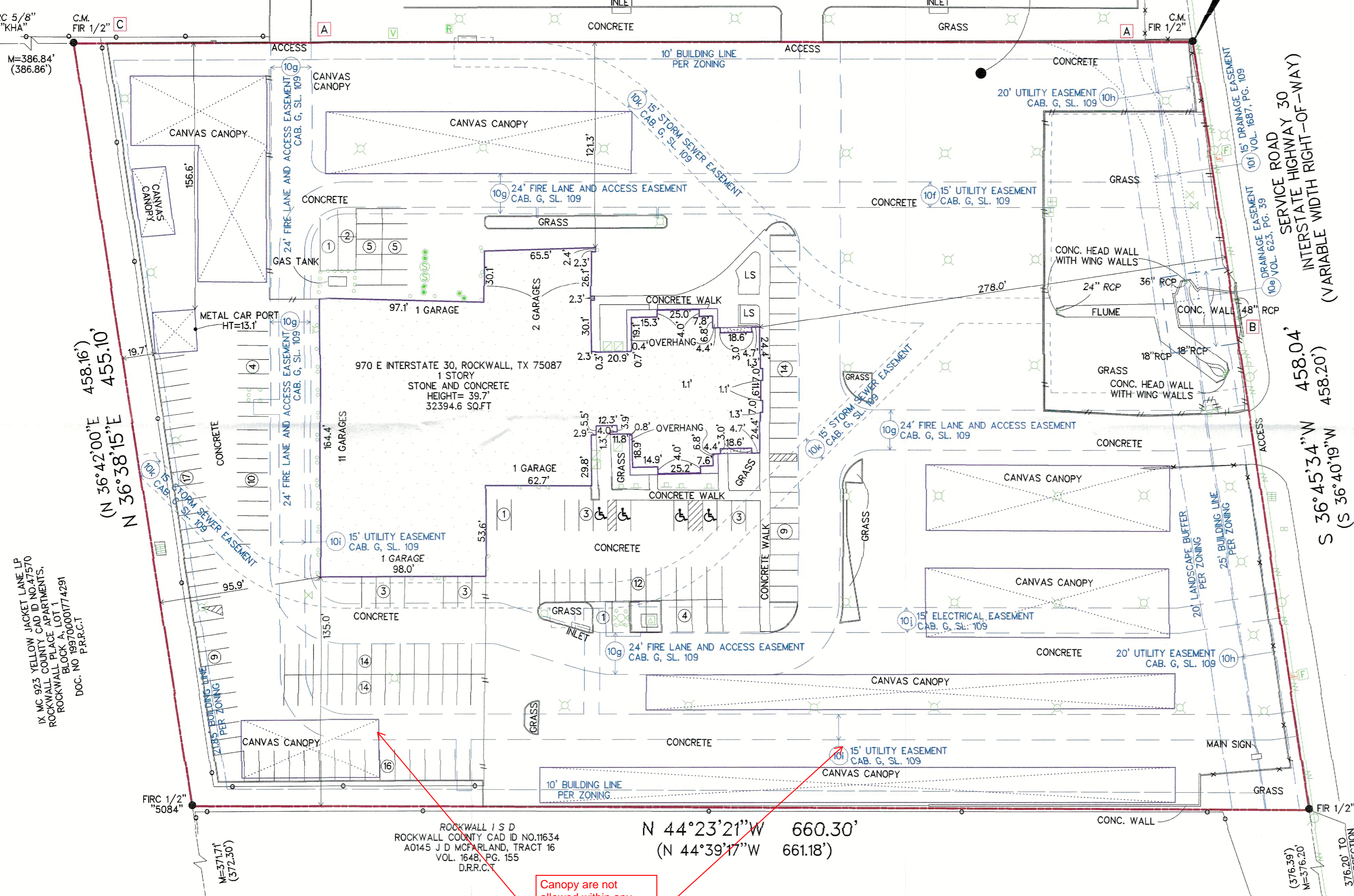
David M. Henderson
David M. Henderson
Registered Professional Land Surveyor No. 4489
in the State of Texas



Dwg. No.: 2130036
Ref. No.: 149672.2R000-001.220
Drawn By: HH
Checked By: MC



TEXAS EXCAVATION SAFETY SERVICES
1-800-344-8377



Canopy are not allowed within any easements.

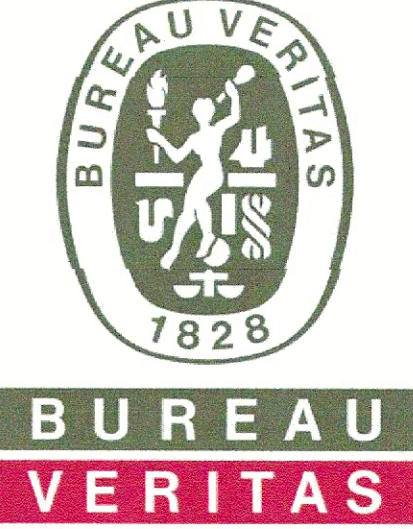
NO.	DESCRIPTION OF REVISIONS	DATE
1	Zoning Report Added	04/27/21
2	Title Commitment Added	04/27/21
3	Updated Title Commitment and Certified Parties	07/13/21
4	Updated Certified Parties	10/22/21

ALTA / NSPS LAND TITLE SURVEY

Rockwall Chrysler Jeep Dodge - Rockwall
970 E Interstate 30,
Rockwall, TX 75087






RESPONSIBLE SURVEYOR CONTACT INFORMATION
Benchmark Group of Texas
899 Presidential Drive, Suite 110
Richardson, Texas 75081
972-680-3037
commibgt@gmail.com
#2130036
SHEET 1 OF 1

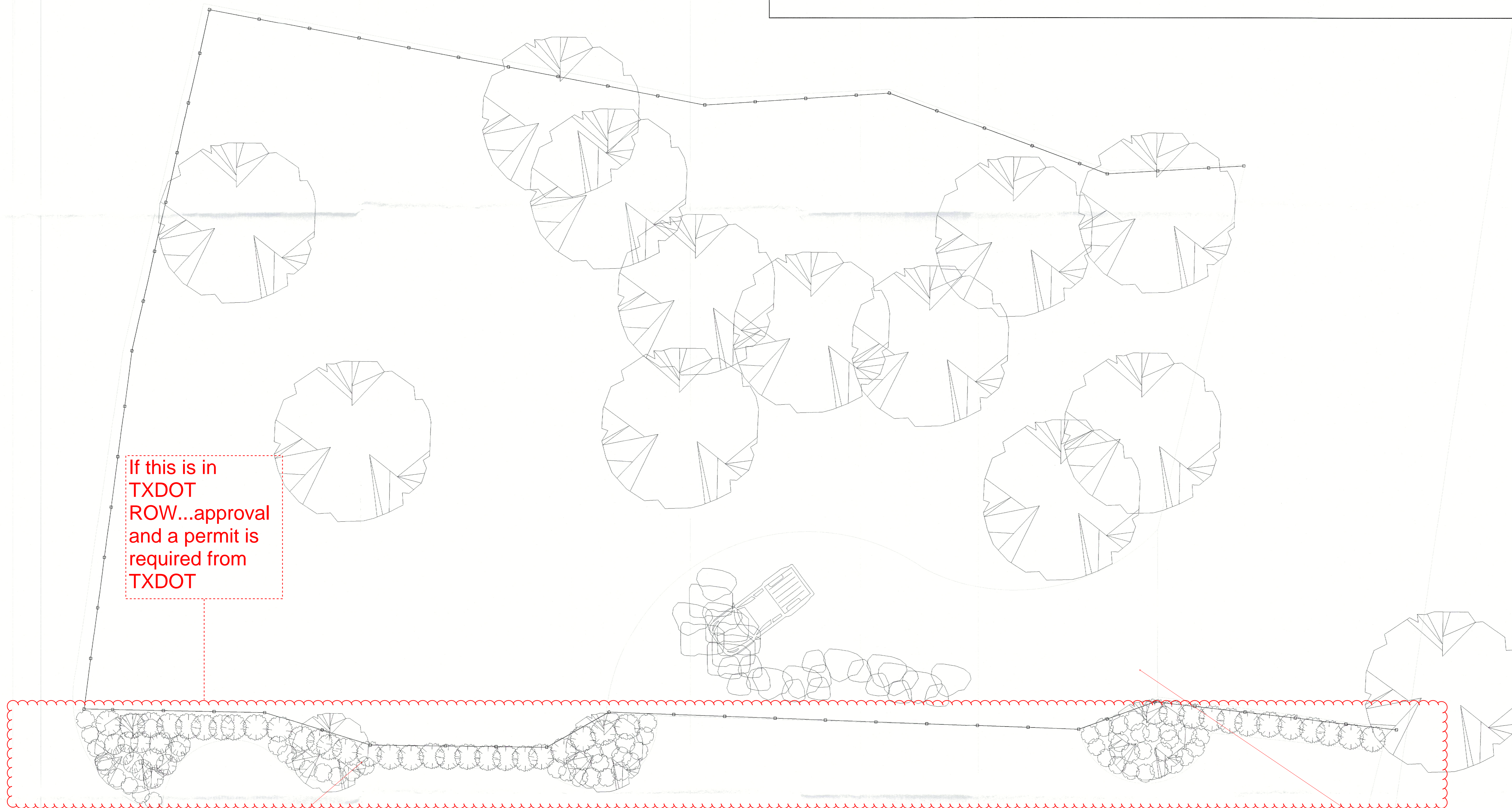
Survey Coordinated by:
Bureau Veritas
510 E. Memorial Road, Suite A-1
Oklahoma City, OK 73114
800-411.2010
ALTA@bvna.com
www.bvna.com



THE ROCK

ROCKWALL DODGE

Plant Legend				
Symbol	Qty	Common Name	Botanical Name	Container
Groundcovers\Ornamental Grass				
	36	Big Blue Lilyturf, Bloomed	Liriope muscari	Full Size
Shrubs\Evergreen				
	115	Carissa Holly	Ilex cornuta 'Carissa'	Full Size
Shrubs\Perennials				
	71	Clara Indian Hawthorn	Rhaphiolepis Indica 'Clara'	Full Size
Trees\Deciduous				
	16	American Linden	Tilia americana	Full Size
	5	Crape Myrtle, Bloomed	Lagerstroemia Indica	Full Size

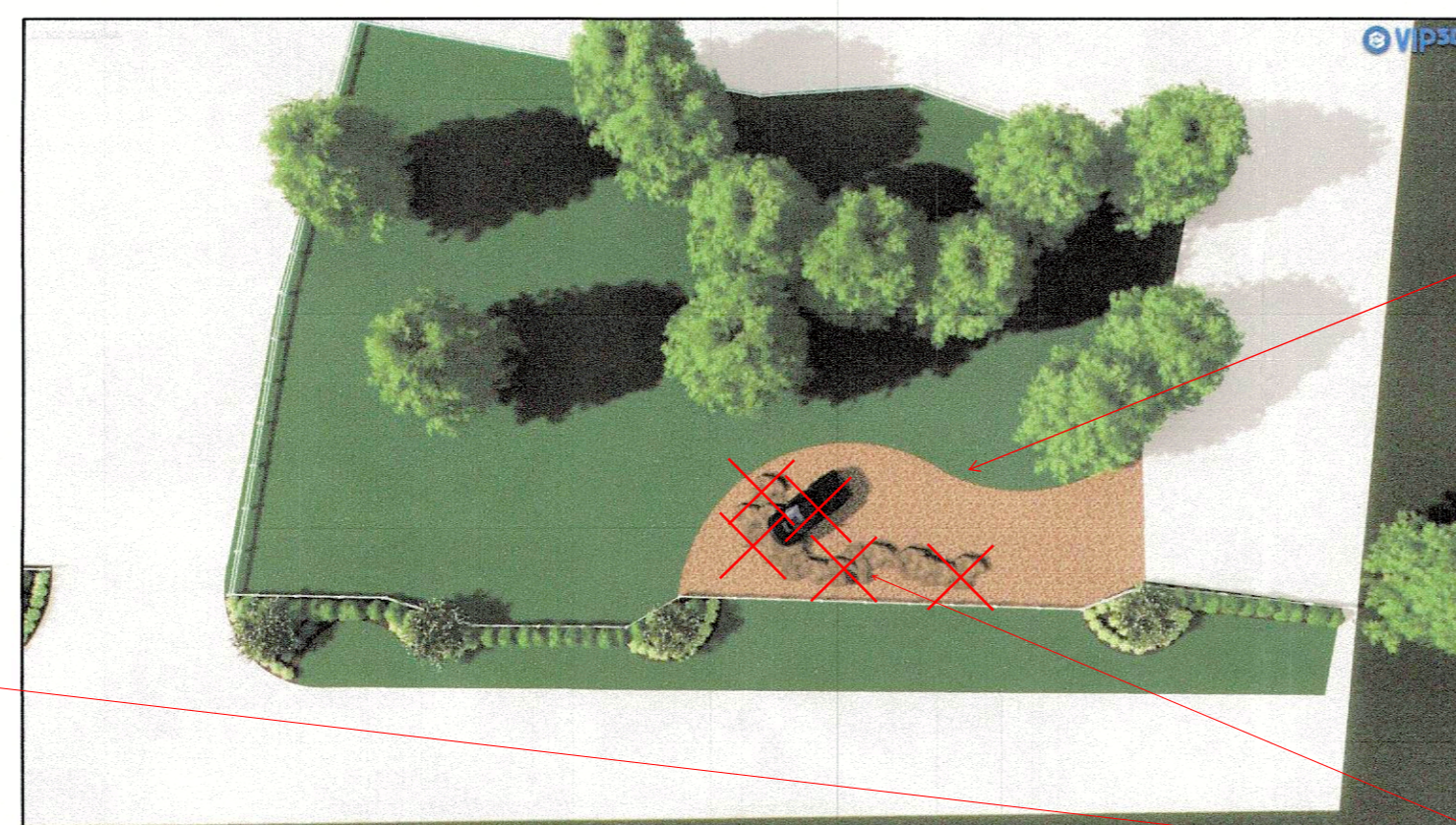
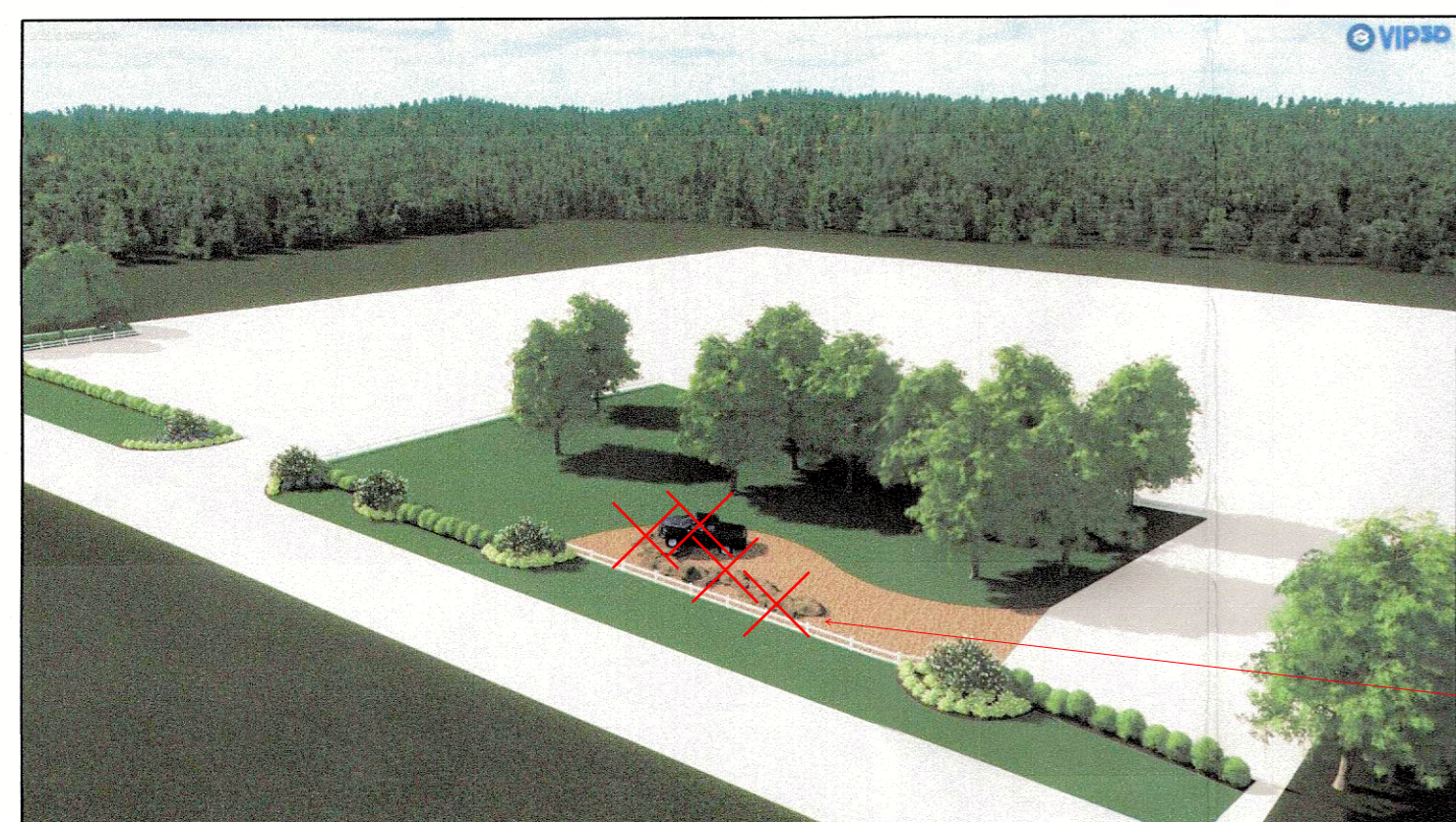


If this is in TXDOT ROW...approval and a permit is required from TXDOT

Show and label TXDOT ROW

970 E Interstate 30, Rockwall, TX 75087

Need to show easements and utilities



Is this in the detention/storm easement? No vehicles, boulders, or DCA/gravel/etc.

No structures (boulders, vehicles, etc. allowed in easements. There is a 12" and 8" water line here as well as detention





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 970 EAST I 30 @ 205

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER

Group 1 Automotive

APPLICANT

Group 1 Chrysler Dodge

CONTACT PERSON

JEFF HICKS

CONTACT PERSON

JEFF HICKS

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 _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

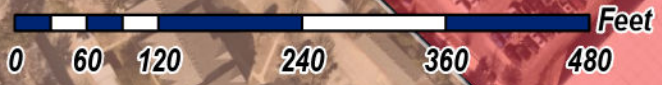
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

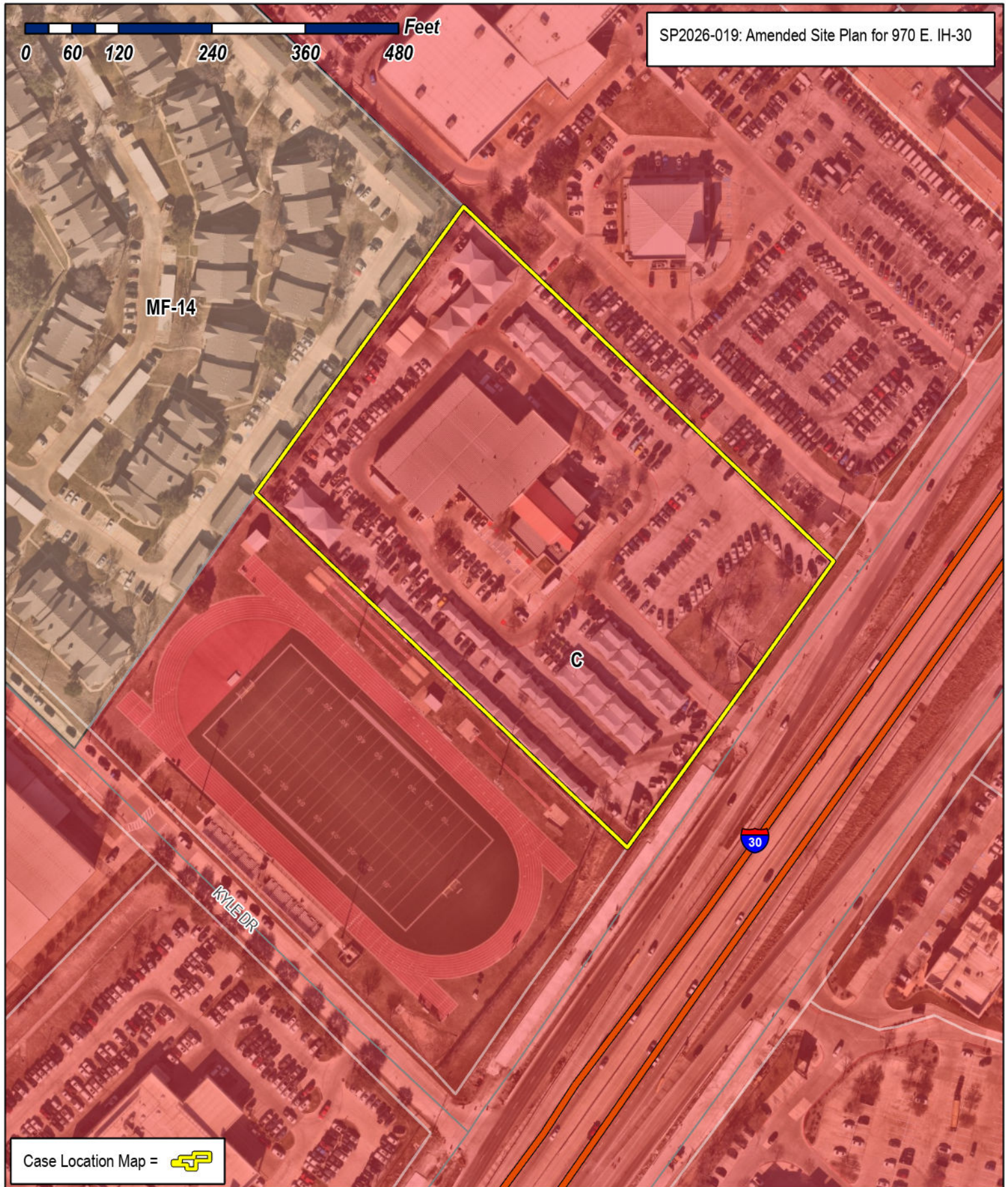
OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



SP2026-019: Amended Site Plan for 970 E. IH-30



Case Location Map = 



City of Rockwall




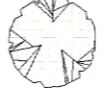
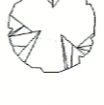
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

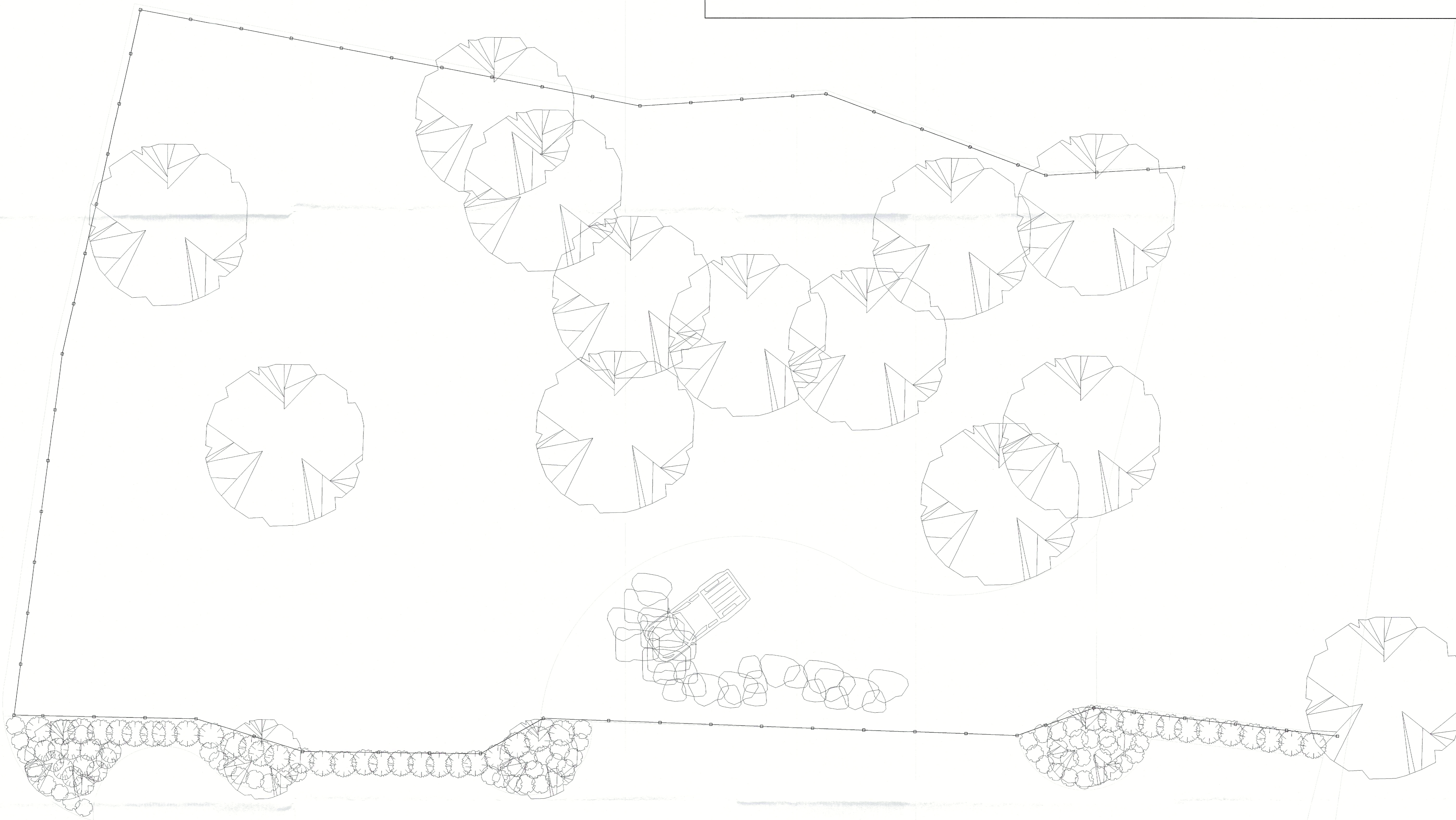
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



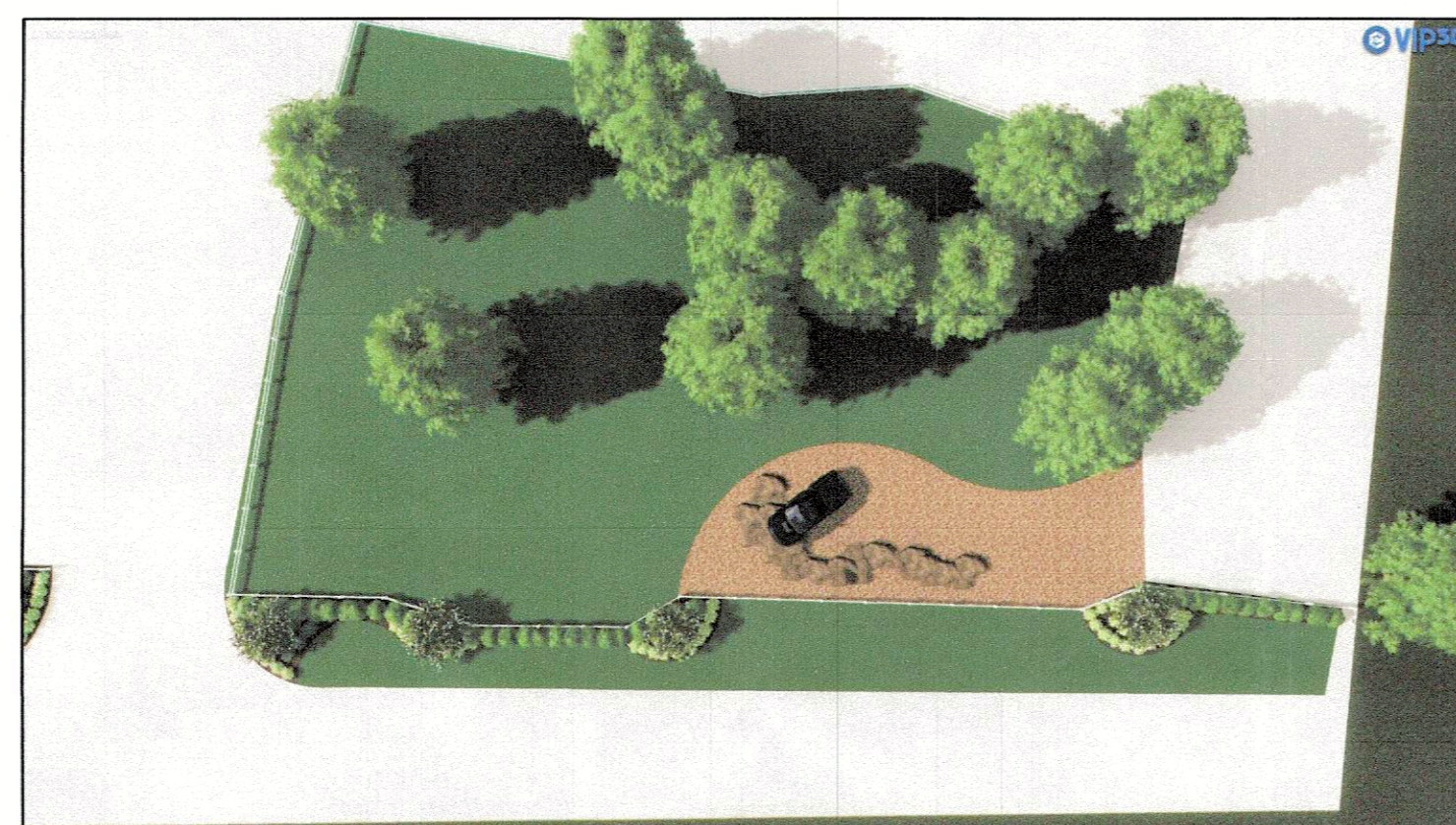
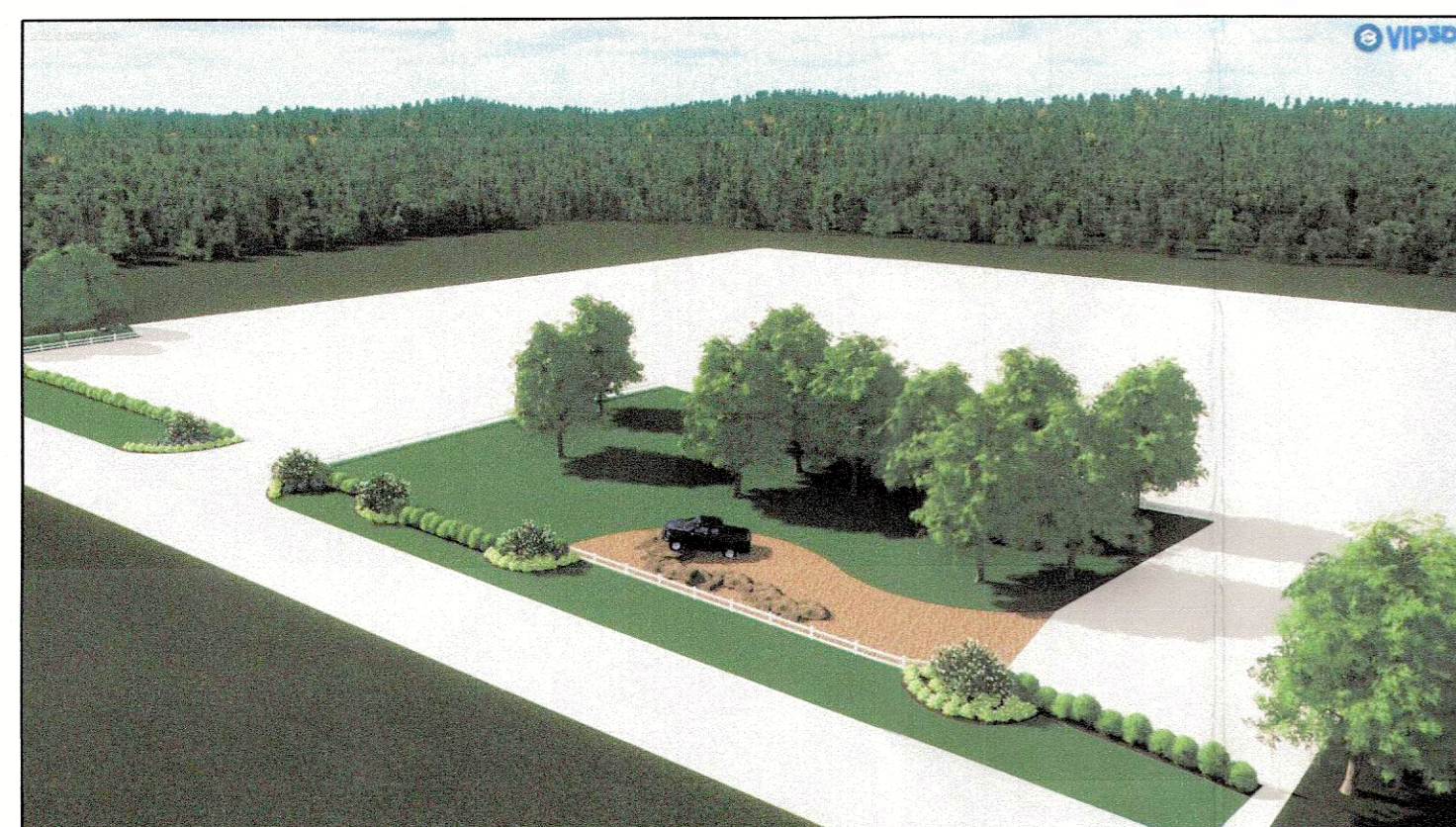
THE ROCK

ROCKWALL DODGE

Plant Legend				
Symbol	Qty	Common Name	Botanical Name	Container
Groundcovers\Ornamental Grass				
	36	Big Blue Lilyturf, Bloomed	Liriope muscari	Full Size
Shrubs\Evergreen				
	115	Carissa Holly	Ilex cornuta 'Carissa'	Full Size
Shrubs\Perennials				
	71	Clara Indian Hawthorn	Rhaphiolepis Indica 'Clara'	Full Size
Trees\Deciduous				
	16	American Linden	Tilia americana	Full Size
	5	Crape Myrtle, Bloomed	Lagerstroemia Indica	Full Size








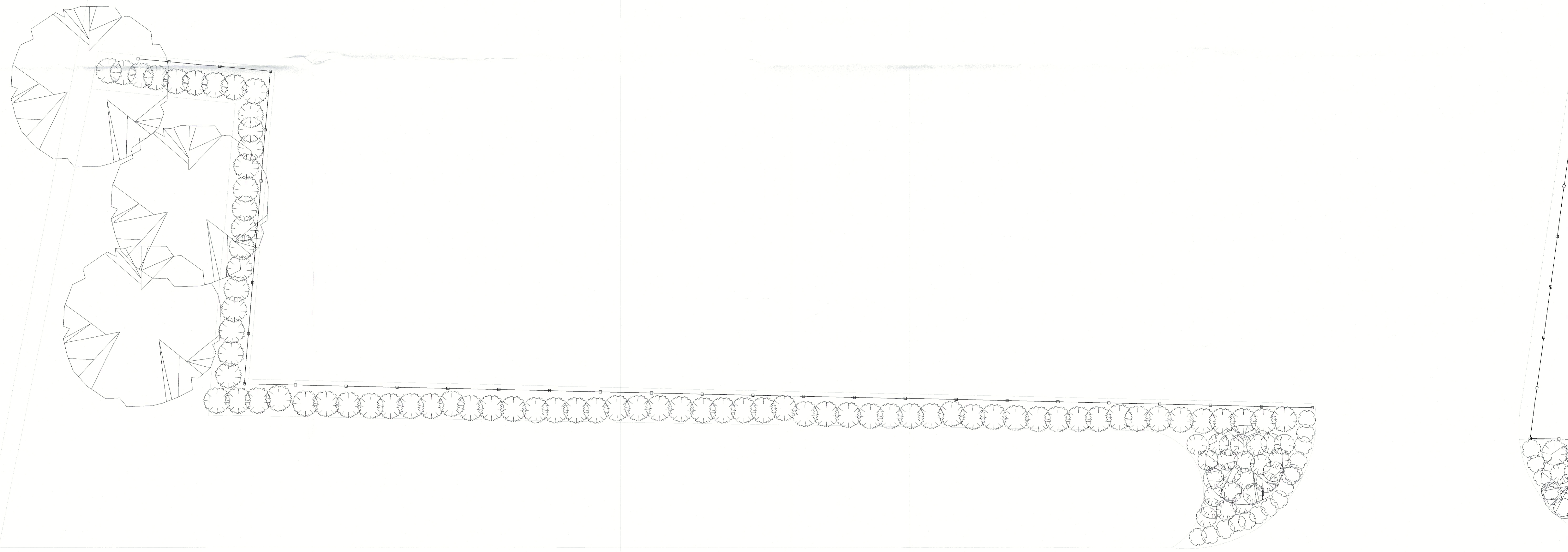
970 E Interstate 30, Rockwall, TX 75087



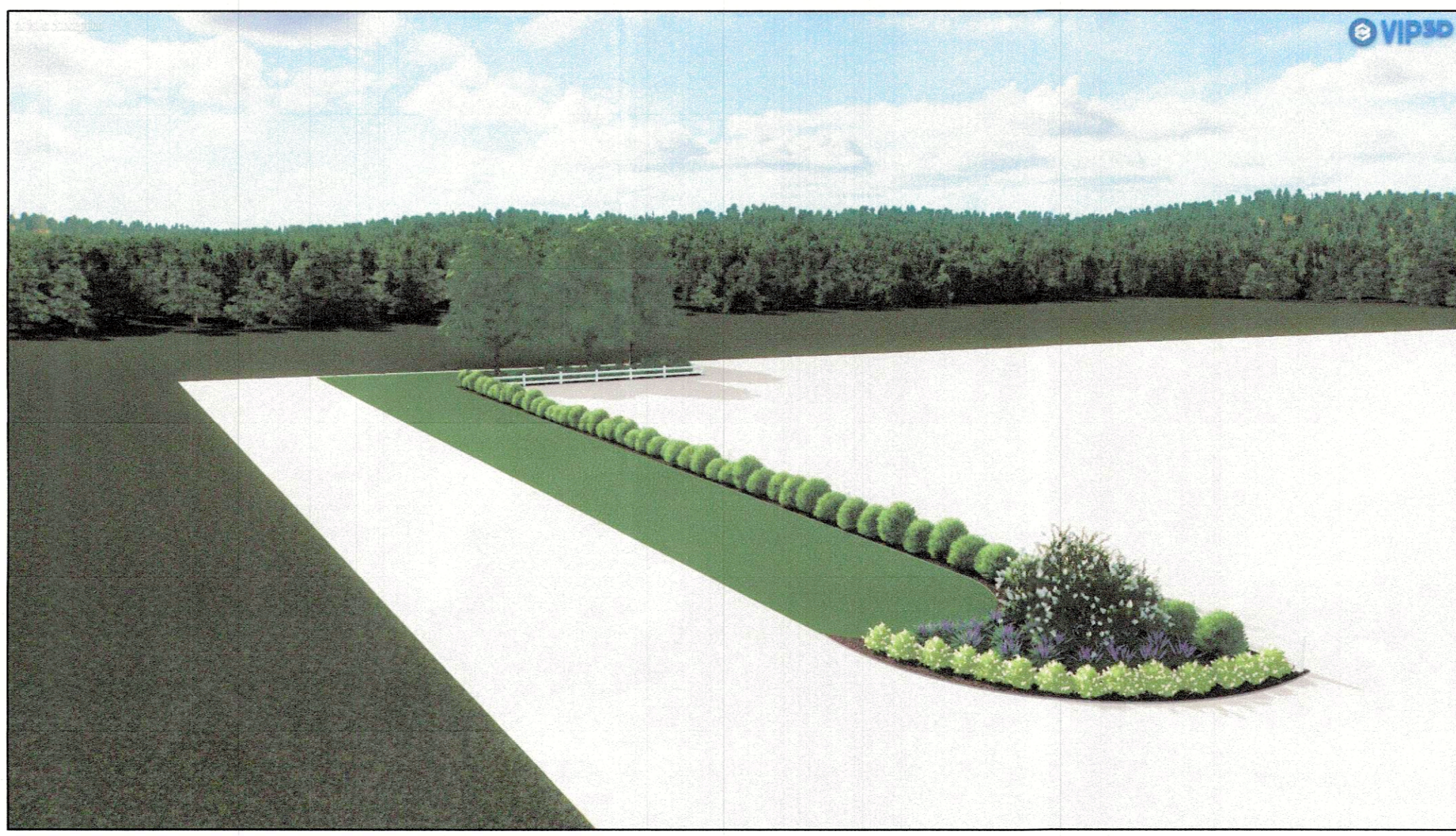
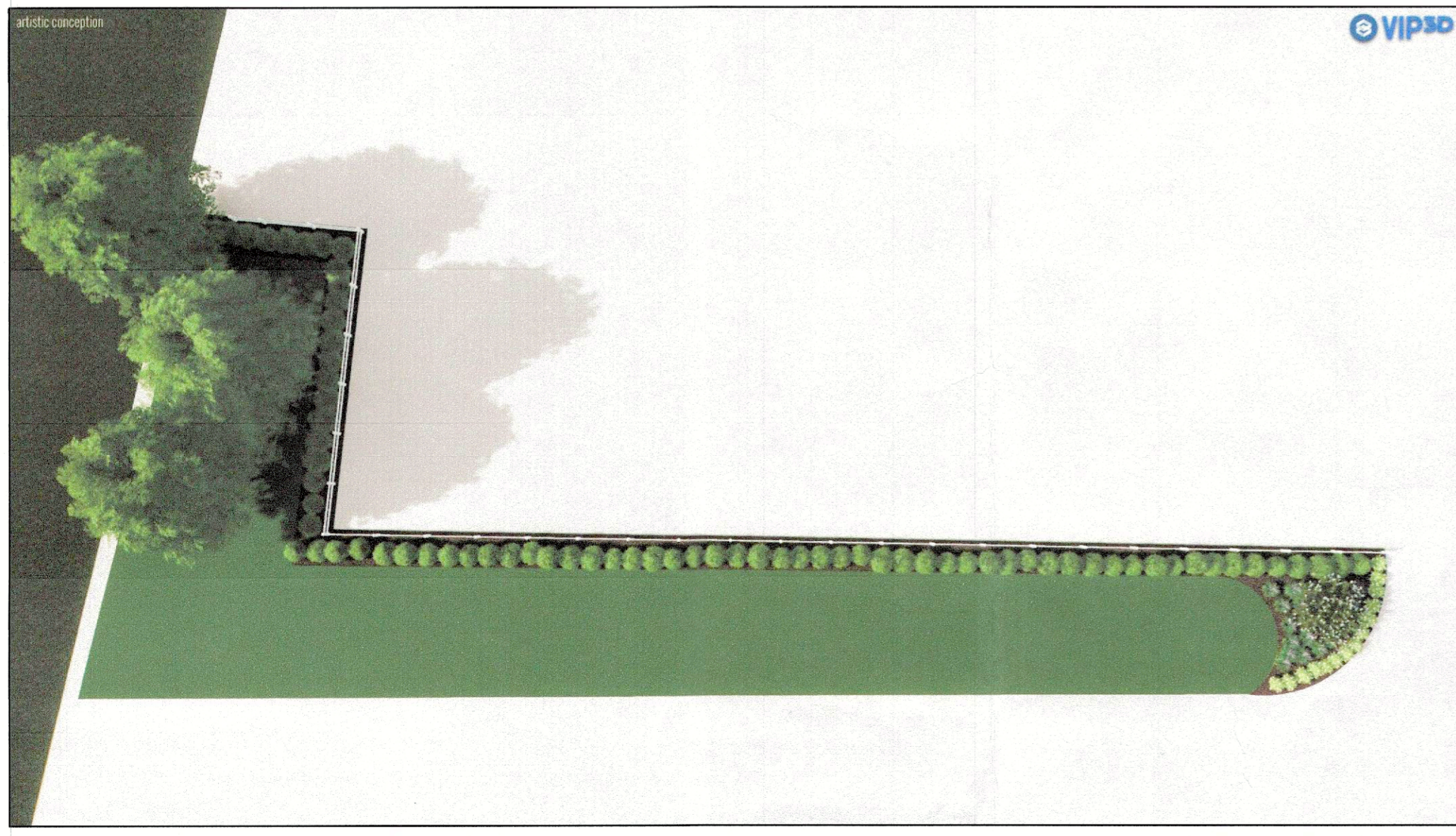
THE ROCK

ROCKWALL DODGE

Symbol	Qty	Common Name	Botanical Name	Container
Groundcovers \ Ornamental Grass				
	36	Big Blue Lilyturf, Bloomed	Liriope muscari	1 Gal
Shrubs \ Evergreen				
	115	Carissa Holly	Ilex cornuta 'Carissa'	3 Gal
Shrubs \ Perennials				
	71	Clara Indian Hawthorn	Rhaphiolepis Indica 'Clara'	3 Gal
Trees \ Deciduous				
	16	American Linden	Tilia americana	Full Size
	5	Crape Myrtle, Bloomed	Lagerstroemia Indica	Full Size



970 E Interstate 30, Rockwall, TX 75087





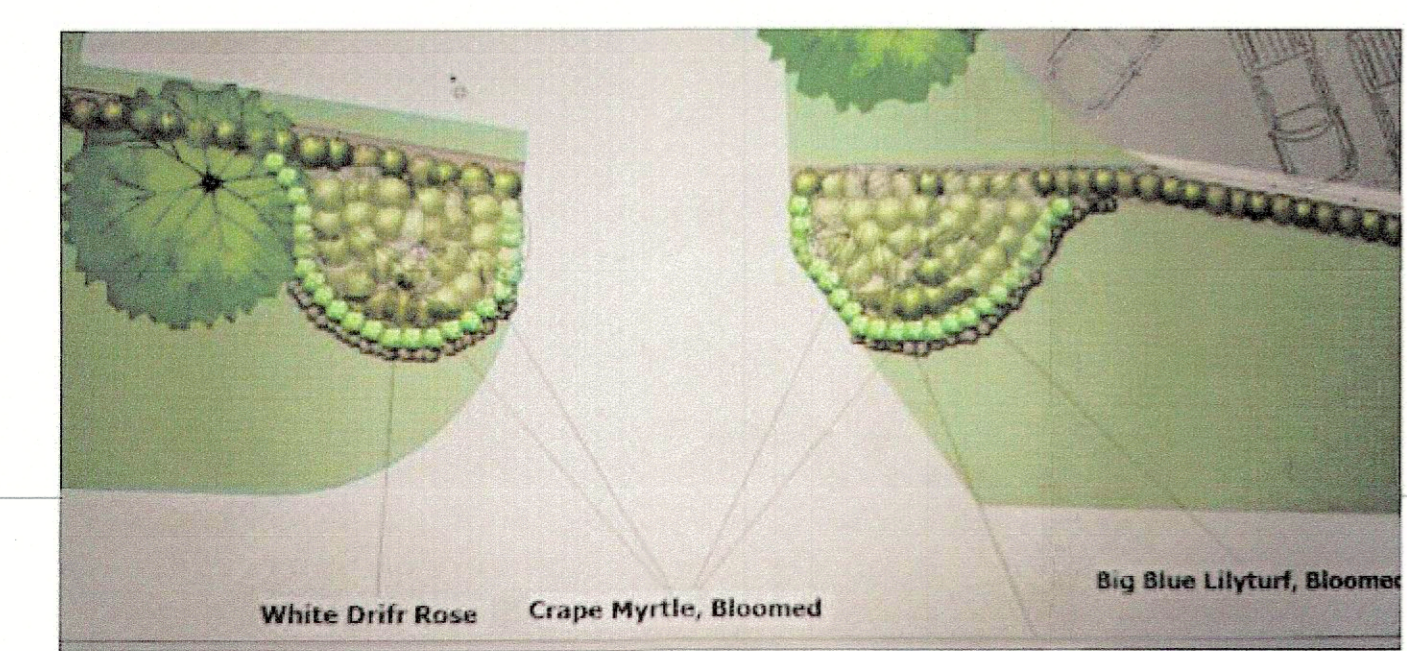
Symbol	Qty	Common Name	Botanical Name	Container
Groundcovers/Ornamental Grass				
	100	Big Blue Lilyturf, Bloomed	Liriodendron	Full Size
Shrubs/Evergreen				
	183	Carissa Holly	Deracynia Carisse	Full Size
Shrubs/Perennials				
	1	White Drift Rose	Rosa rugosa 'White Drift'	Full Size
Trees/Deciduous				
	113	White Drift Rose	Rosa rugosa 'White Drift'	Full Size



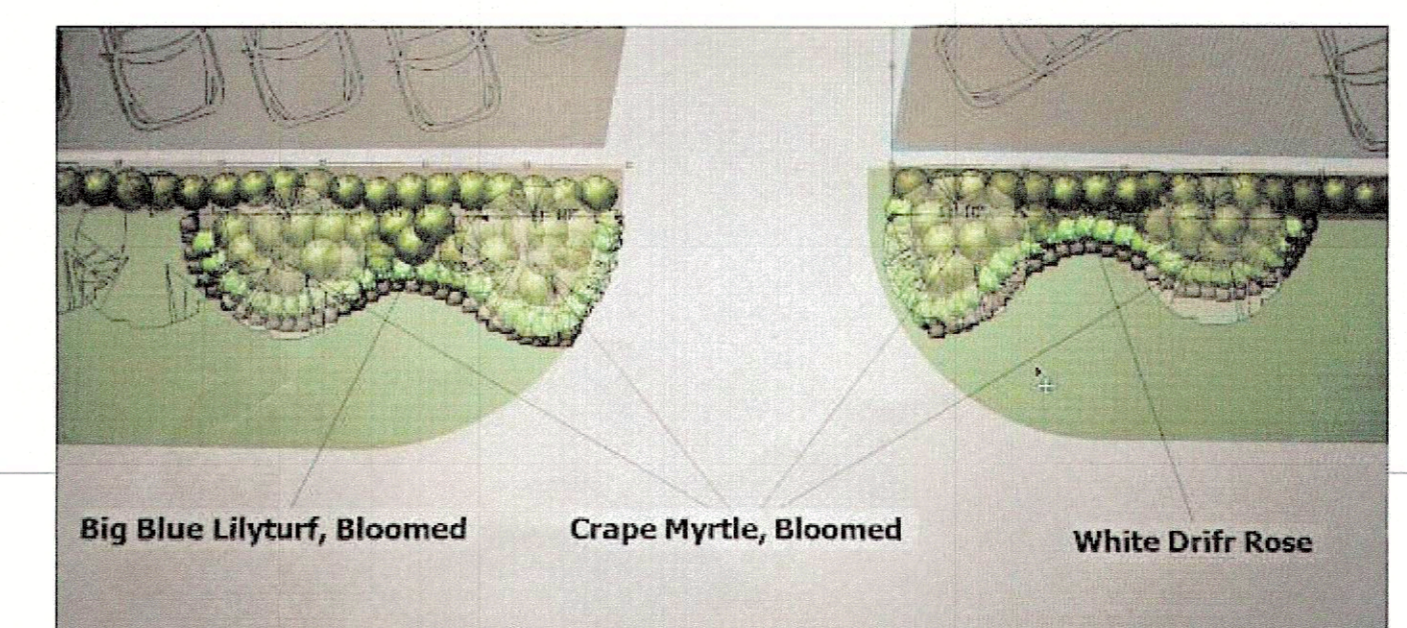
White Drift Rose Crape Myrtle, Bloomed Big Blue Lilyturf, Bloomed Carissa Holly
Moss Boulder Edging

Big Blue Lilyturf, Bloomed Crape Myrtle, Bloomed White Drift Rose Carissa Holly

990 E Interstate 30, Rockwall, TX 75087



White Drift Rose Crape Myrtle, Bloomed Big Blue Lilyturf, Bloomed



Big Blue Lilyturf, Bloomed Crape Myrtle, Bloomed White Drift Rose









TEXAS
WHF-3350
MAY 2011



WARNING
MOVEMENT
STOPS
CALLY



NORTH
STAR
Propane



PROJECT COMMENTS



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

DATE: 6/24/2026

PROJECT NUMBER: SP2026-021
PROJECT NAME: Amended Site Plan for 1210 N. Goliad
SITE ADDRESS/LOCATIONS: 1210 North Goliad Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Scott A. Sower and SSARCO of TX, PLLC on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of an Amended Site Plan for the YMCA of Rockwall being situated on a 21.378-acre parcel of land identified Lot 1, Block A, Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/24/2026	Approved w/ Comments

06/24/2026: SP2026-021; Amended Site Plan for YMCA of Rockwall [1210 N. Goliad Street]
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for the YMCA of Rockwall being situated on a 21.378-acre parcel of land identified Lot 1, Block A, Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2026-021) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 The subject property has been replatted (Case No. P2026-021). Please submit the necessary revisions to finalize the platting process.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages (i.e. Site Plan and Building Elevations) of the plans. (Subsection 03.04. A, of Article 11)

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.6 Please provide the title block (above) in the lower right-hand corner of all sheets that contains the project name, street address, and/or the lot and block designation.

(Subsection 03.04, of Article 11, UDC)

M.7 Building Elevations

- (1) Exterior walls should consist of 90% masonry materials excluding doors and windows. In this case, the building materials will consist of mainly metal paneling and CMU veneer. This will require a variance. (Subsection 06.02, of Article 05, UDC)
- (2) There should be a minimum 20% stone requirement on any facades visible from public right-of-way. In this case, the building materials will consist of mainly metal paneling and CMU veneer. This will require a variance. (Subsection 06.02, of Article 05, UDC)
- (3) Please indicate the following on the building elevations: total height and wall height. (Subsection 07.03, of Article 05, UDC)
- (4) Indicate any roof mounted or ground mechanical equipment if any. (Subsection 01.05C, of Article 05, UDC)
- (5) Indicate other design elements if any. (Section 6.1 of this checklist)
- (6) All buildings less than 50,000 SF shall incorporate a minimum of four (4) architectural elements. The current request is not meeting this requirement.
- (7) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building.
- (8) Provide dumpster enclosure elevations. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. t (Subsection 01.05. B, of Article 05, UDC)

I.8 Staff has identified the following variances associated with the proposed request: [1] primary materials, [2] four (1) sided architecture, [3] primary articulation, and [4] secondary articulation. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case eight (8) compensatory measures must be provided to offset the four (4) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission. Staff suggests that the building elevations and other non-conformities of the submittal be changed to meet the requirements of the UDC.

M.9 Provide staff with a variance request letter outlining the variances requested, the reasons for the request (i.e. the hardship or reason that you cannot meet the code requirements), and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on July 7, 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.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2026 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session meeting will be held on June 30, 2026.
- 2) Planning & Zoning meeting/public hearing meeting will be held on July 14, 2026.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). Please note that a representative(s) is required to be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	06/19/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/16/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/15/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/12/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/15/2026	Approved w/ Comments
06/15/2026: Please provide landscape plan			



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 **1210 N. Goliad St., Rockwall, TX**

SUBDIVISION **ROCKWALL CO BRANCH YMCA**

LOT **2**

BLOCK **A**

GENERAL LOCATION **NEC of SH205 (N. Goliad St.) & Caruth Lane**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD - 5 w/ North - SH205 Overlay**

CURRENT USE **Community or Recreation Club**

PROPOSED ZONING **PD - 5 w/ North - SH205 Overlay (No Change)**

PROPOSED USE **Community or Recreation Club (No Change)**

ACREAGE **21.378**

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 **YMCA of Metropolitan Dallas**

APPLICANT **SSARCO of TX, PLLC**

CONTACT PERSON **Todd Baker**

CONTACT PERSON **Scott A. Sower**

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

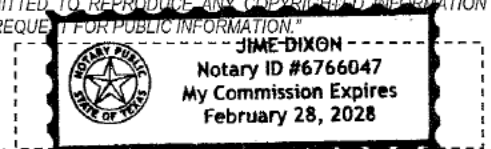
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Todd Baker [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 500. TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF June, 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."

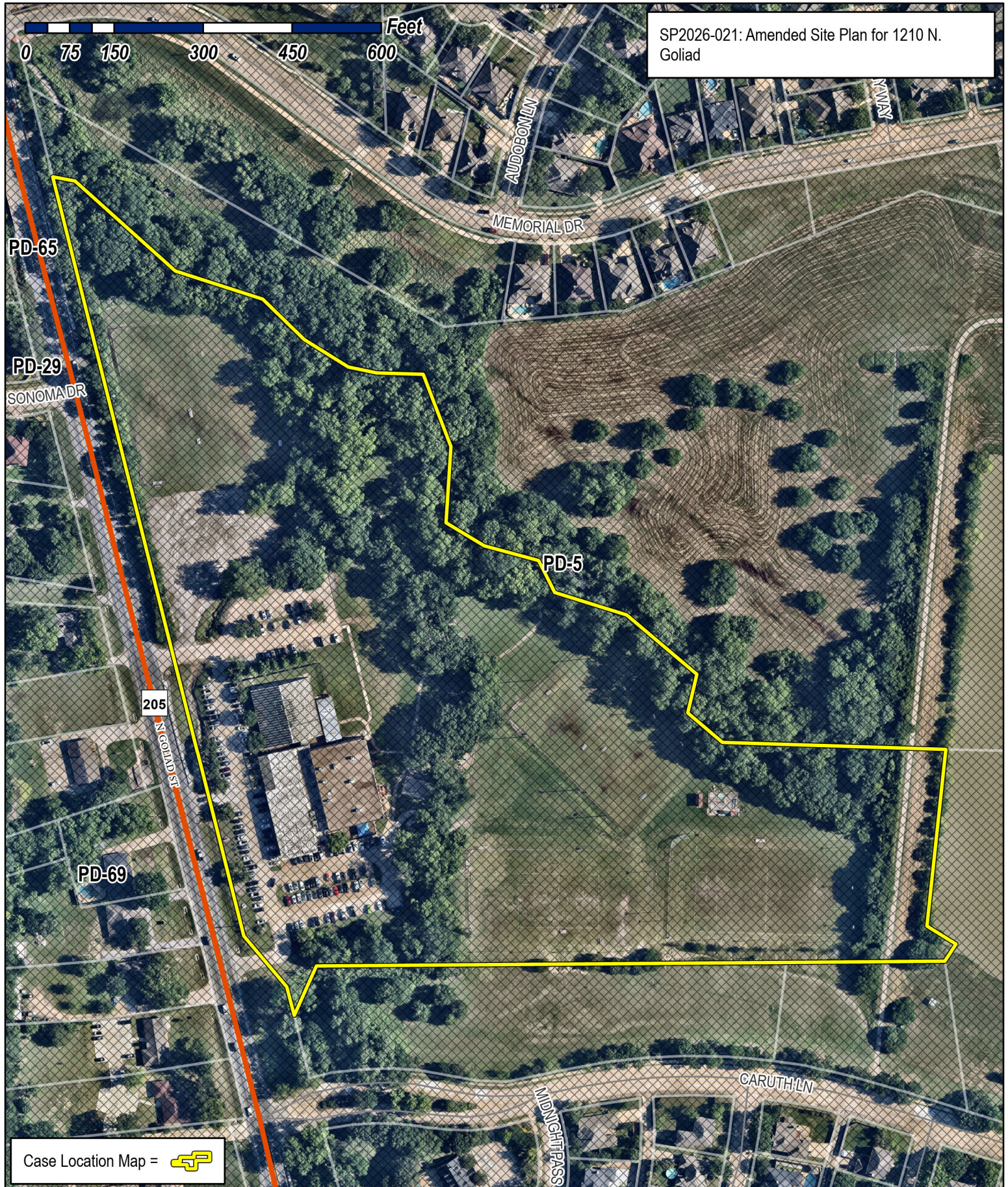
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF June, 2026.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES Feb. 28, 2028



SP2026-021: Amended Site Plan for 1210 N. Goliad

0 75 150 300 450 600 Feet

PD-65
PD-29
SONOMADR

205

N. GOLIAID ST

PD-69


PD-5

AUDOBON LN

MEMORIAL DR

CARUTH LN

NIGHTPASS

Case Location Map = 



City of Rockwall

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

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325 N St Paul Street
Suite 2600
Dallas TX 75201
www.ssarco.com

June 12, 2026

JER Chilton YMCA of Rockwall – Addition

1210 North Goliad Street, Rockwall, TX, 75087

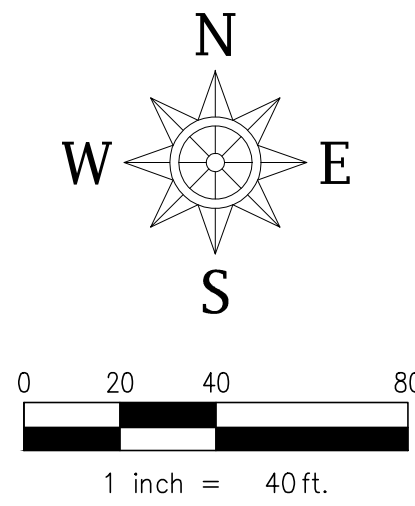
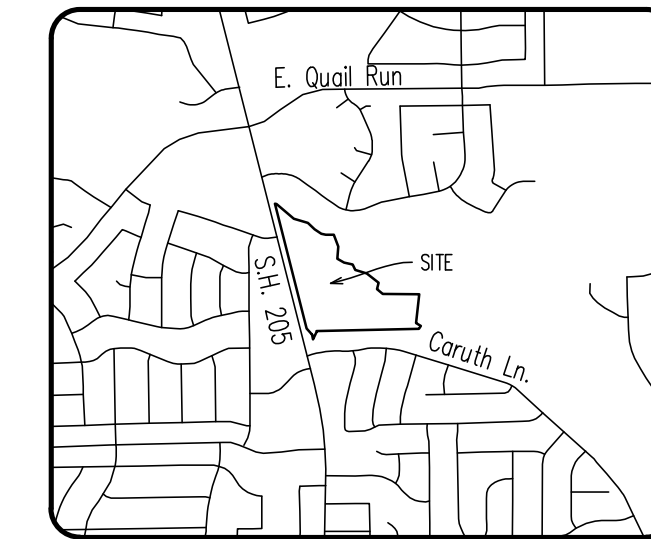
JER Chilton YMCA of Rockwall is being modified in the following ways:

1. Addition of approximately 112 full size site parking spaces and associated drive & fire lanes.
2. Replacement of old, rusted, and deteriorated PEMB structure over the existing pool with new, insulated PEMB structure.
3. Replacement of old and deteriorated toilet rooms and pool equipment room with new rooms and equipment.
4. Addition of:
 - a. Large group exercise room
 - b. 2 individual toilets
 - c. Aquatics director office
 - d. Corridor and access halls to connect the new spaces
5. Replacement of associated MEP infrastructure and equipment in the renovated and expanded area.

SSARCO of TX, PLLC

A handwritten signature in black ink, appearing to read 'Scott Sower', written over a white background.

Scott Sower, AIA / NCARB
Principal



- LEGEND**
- Ex. Firelane
 - Prop. Firelane
 - BFR Barrier Free Ramp
 - Existing Tree to Remain
 - Light Pole
 - 100 Year Floodplain
 - Proposed Parking Spaces
 - Existing Parking Spaces

SITE DATA SUMMARY TABLE - YMCA ROCKWALL	
Item	Lot 2, Block A
General Site Data	
Zoning (from zoning map)	PD-5
Land Use (from Zoning Ordinance)	Community or Recreation Club
Lot Area (Acres)	21.377
Lot Area (Square Feet)	931,194
Building Footprint Area (Square Feet)	48,074
Total Floor Area (Square Feet)	49,952
Game Courts (#)	5
Parking	
Parking Ratio	250 Sq.ft./Space
	3/Game Court
Total Parking Required - Building Area (38,490 sq.ft. / 250 sq.ft.)	200
Total Parking Required - Game Court	15
Total Required Parking (# spaces)	215
Total Existing Parking (HC Included) (#spaces)	198
Total Proposed Parking (HC Included) (# spaces)	112
Total Spaces (# spaces)	310
Accessible Parking Required (# spaces)	7
Accessible Parking Existing (# spaces)	8
Accessible Parking Provided (# spaces)	1
Total Accessible Parking Provided (# spaces)	9

Note:
Typical paving section for site is
6" 3500 psi Conc. Pavement W/ #3 @ 18" O.C.E.W.
Over 6" Compacted Subgrade

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 _____

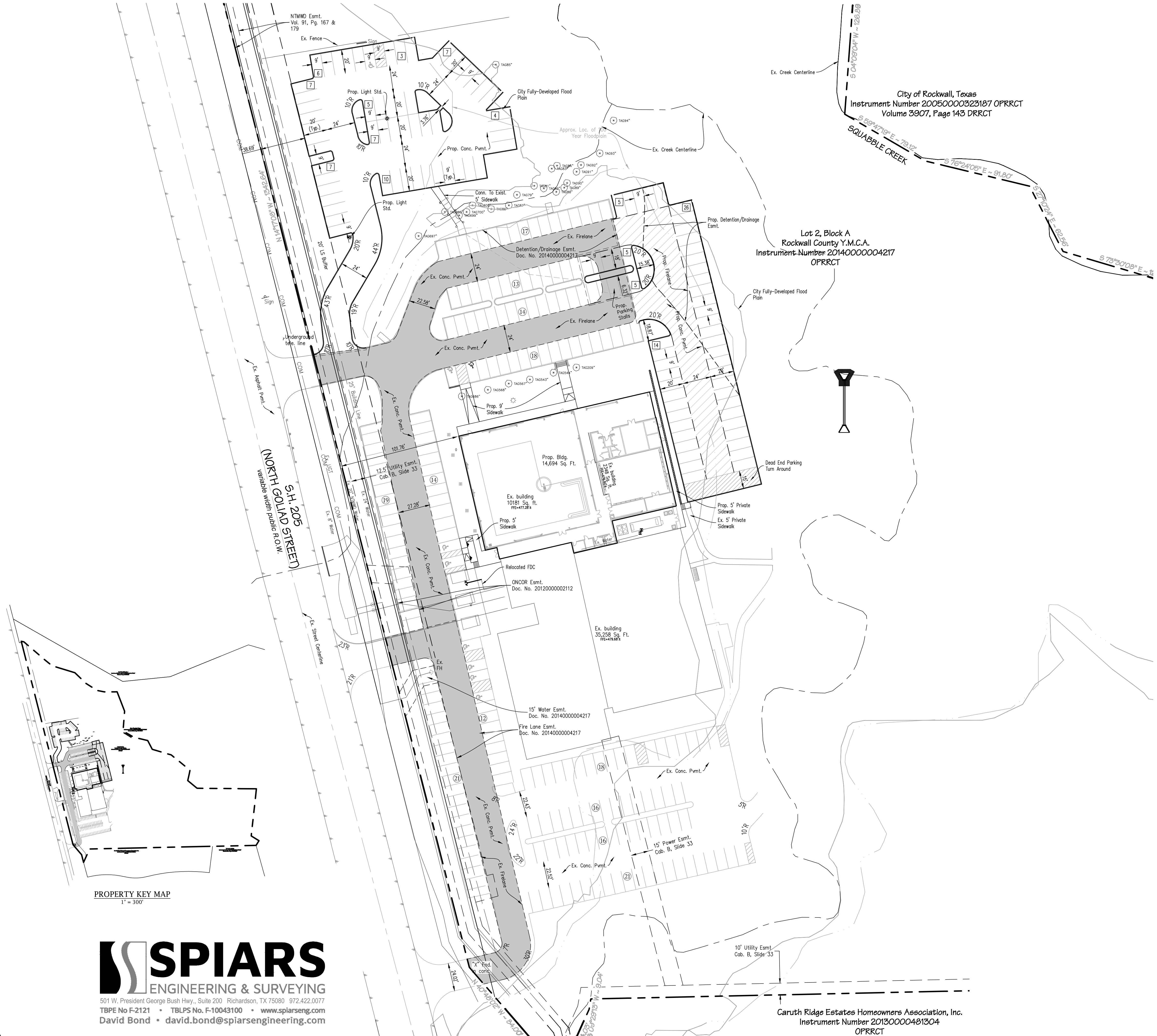
City Case No. SP2025-013

SITE PLAN

YMCA ROCKWALL PARKING LOT EXPANSION

LOT 2, BLOCK A, ROCKWALL COUNTY
Y.M.C.A. ADDITION
OUT OF THE
SAMUEL S. McCURRY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
21.377 Acres/931,194 Square Feet
Current Zoning: PD-5 w/North-SH205 Overlay

<p>ENGINEER / SURVEYOR Spiars Engineering, Inc. 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPESL No. F-2121 And No. F-10043100 Contact: David Bond</p>	<p>OWNER / APPLICANT YMCA of Dallas 1621 W. Walnut Hill Ln. Irving, TX 75038 Todd Baker tbaker@YMCADALLAS.org</p>
---	--



PROPERTY KEY MAP
1" = 300'

SPIARS
ENGINEERING & SURVEYING

501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
 TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
 David Bond • david.bond@spiarsengineering.com

Caruth Ridge Estates Homeowners Association, Inc.
Instrument Number 20130000481304
OPRRCT

Drawing: G:\2024_0003\24-377\WKS of Rockwall\2403\Site Plans\Site Plan.dwg, Saved By: ddbond, Date: 6/12/2025, 8:15:33 AM
 Plotted by: ddbond, Plot Date: 6/12/2025, 8:22 AM



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Senior Planner*
DATE: June 30, 2026
SUBJECT: SP2026-023; *Amended Site Plan for 407 W. Washington Street*

The applicant -- *Jimmy McClintock of HWY66 Properties, LLC* -- is requesting the approval of an *Amended Site Plan* for an *Office Building*. On August 11, 2020, the Planning and Zoning Commission approved a site plan [Case No. SP2020-017] to allow the construction of an *Office Building* on the subject property. After two (2) years this approved site plan expired on August 11, 2022. This prompted the applicant to submit a new site plan request [Case No. SP2025-003] that was approved by the Planning and Zoning Commission on February 25, 2025. In May 2026, the applicant informed staff that due to easements required by ONCOR the building elevations would need to be changed. Staff informed the applicant that an amended site plan would need to be completed in order to capture the changes to the building elevations. In compliance with staff's direction the applicant submitted an amended site plan request on June 12, 2026.

Included with the applicant's request was a site plan, landscape plan, and building elevations. The provided site plan delineates the new ONCOR easement along the front property line, and the landscape plan moves one (1) canopy tree out of the ONCOR easement to the south side of the building. The proposed building elevations remove the covered entryway from the *Office Building*, which was located within the new ONCOR easement. The covered entryway has been replaced with a detachable awning. The applicant has indicated that the awning is detachable given that it overhangs into the ONCOR easement and clear access was required. In addition to the awning, the applicant has removed the cast stone that framed the windows with brick. This change makes the proposed *Office Building* 100% brick, which brings the project closer into conformance with material standards for the Downtown (DT) District and the *General Overlay District Standards* outlined in Article 05, *District Development Standards*, of the Unified Development Code (UDC). This request appears to meet all of the applicant requirements of the Unified Development Code (UDC); however, it does require review and recommendation by the Architectural Review Board (ARB) and therefore is being placed on the agenda as an action item. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on June 30, 2026.

PROJECT COMMENTS



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

DATE: 6/23/2026

PROJECT NUMBER: SP2026-023
PROJECT NAME: Amended Site Plan for 407 W. Washington Street
SITE ADDRESS/LOCATIONS: 407 West Washington Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Jimmy McClintock of HWY66 Properties, LLC for the approval of an Amended Site Plan for an Office Building on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-276 OV) District, addressed as 407 W. Washington Street (SH-66), and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/23/2026	Approved w/ Comments

06/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an Office Building on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-276 OV) District, addressed as 407 W. Washington Street (SH-66).

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2026-023) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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.5 Site Plan.

(1) Please provide a site plan that delineates the ONCOR easement. (Subsection 03.04. B, of Article 11, UDC)

M.6 Landscape Plan.

(1) The provided landscape plan still includes the porch on the front of the building. Please correct this so it is consistent with the site plan. If this is just flat work then the landscape plan does not require any corrections. (Subsection 05.01, of Article 08, UDC)

M.7 Building Elevations.

(1) Please provide a note that the awning on the front façade will be detachable. (Subsection 03.04. B, of Article 11, UDC)

I.8 Please note that all comments and any Conditions of Approval will be required to be complete before the issuance of a Certificate of Occupancy (CO).

I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on June 30, 2026.

I.10 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	06/19/2026	Approved w/ Comments

06/19/2026: 1. Move away from Fire Hydrant

2. Franchise must maintain at least 5' of horizontal separation from other utilities (water, storm, sewer).

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	06/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/15/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/12/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/15/2026	Approved w/ Comments

06/15/2026: Recommendations only

1. Afghan Pines has lots of disease and pest issues

2. There are better varieties of bermudagrass than Tifway 419 that are more drought, wear, cold and shade tolerant such as Tif Tuf and Tahoma 31



REVISIONS	DATE	BY

PLANTING PLAN

OWNER/DEVELOPER:
LMGC, LLC
JIMMY MCCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

JOB: LMGC, LLC OFFICE
407 W WASHINGTON ST
ROCKWALL, TX 75087

20-10-103
DATE: SEPTEMBER 11, 2020

L2.1
SHEET

A. Location of landscaping. No less than 50 percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "MF-14," "RO," "NS," "GR," "C" and "RT." One hundred percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "HC," "LI," "HI."

B. Detention basins. Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 750 square feet of dry land area.

SECTION 6. - LANDSCAPE CREDITS

Credits toward achieving landscape requirements may be achieved as follows.

Sec. 6.1. - Credit for required landscape buffer-strips between residential and nonresidential zoning.

The overall landscaping requirement may be reduced by 2.5 percent when the buffer-strip, whether required or not, has a minimum average width of 15 feet or greater and contains at least one large tree every 40 feet, or large shrubs at least every ten feet the entire length of the perimeter adjacent to property with residential zoning. This perimeter must equal at least 25 percent of the total perimeter of all adjacent private property.

Sec. 6.2. - Credit for surface parking screening.

The overall landscaping requirement may be reduced by 2.5 percent when a surface parking lot located adjacent to a public street is screened as follows:

A. The screen must be voluntary, not required by this Unified Development Code.

B. The screening must be located along the entire length of street frontage of the parking lot, exclusive of driveways, accessways, and visibility triangles. Visibility triangles will be maintained at all driveway intersections.

C. The screening must be at least three feet in height utilizing only evergreen planting materials, berms, and/or masonry walls.

D. The adjacent street must be generally at the same grade level of the parking lot or below for such credit to qualify.

Sec. 6.3. - Credit for right-of-way landscaping. ROCKWALL LANDSCAPE STANDARDS

The overall landscaping requirement may be reduced by 2.5 percent when the public right-of-way adjacent to a proposed development is landscaped meeting the following requirements:

A. All landscaping in the right-of-way shall be provided sufficient irrigation for maintenance.

B. Plants used in landscaping in the right-of-way shall only be varieties included on the approved plant list.

C. The plan for landscaping in right-of-way shall be submitted and approved by the city prior to any work being done in the right-of-way.

D. In certain cases, the city may determine that landscaping in the right-of-way may be infeasible and in such cases this credit shall not apply.

E. Landscaping shall include ground cover, shrubs, trees and/or other plant materials and must cover at least 50 percent of the adjacent right-of-way, exclusive of driveways, to qualify for this credit. Grass alone shall not qualify for this credit.

F. If the city has an adopted landscape plan for the street adjacent to the proposed project, any proposed improvements must be in compliance with said plan.

Sec. 6.4. - Credit for xeriscaping.

The overall landscaping requirement may be reduced by 2.5 percent when the planning director or his/her designee determines that the standards stipulated by section 5.10, xeriscaping standards, of this article have been satisfied.

EXCERPTS FROM ROCKWALL LANDSCAPE STANDARDS:

Sec. 5.7. - Street landscaping.

A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan, exclusive of driveways and access-ways. Large trees, as herein defined, shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.

Sec. 5.8. - Right-of-way landscaping requirements.

All street rights-of-way located adjacent to the proposed development shall be improved with grass or ground cover material and shall be maintained. It shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in the right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system shall base the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system shall be approved by the city prior to installation.

Sec. 5.9. - Parking lot landscaping.

A. Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.

B. If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 2 1/2 feet to the pavement.

- No required parking space may be located more than 80 feet from the trunk of a large canopy tree.
- No tree may be planted closer than 2 1/2 feet to the pavement.
- All trees must be internal to the parking lot.

Sec. 5.11. - Dimensions of landscaping.

All required landscaping shall be no less than five feet wide and a minimum of 25 square feet in area unless it is within ten feet of the building.

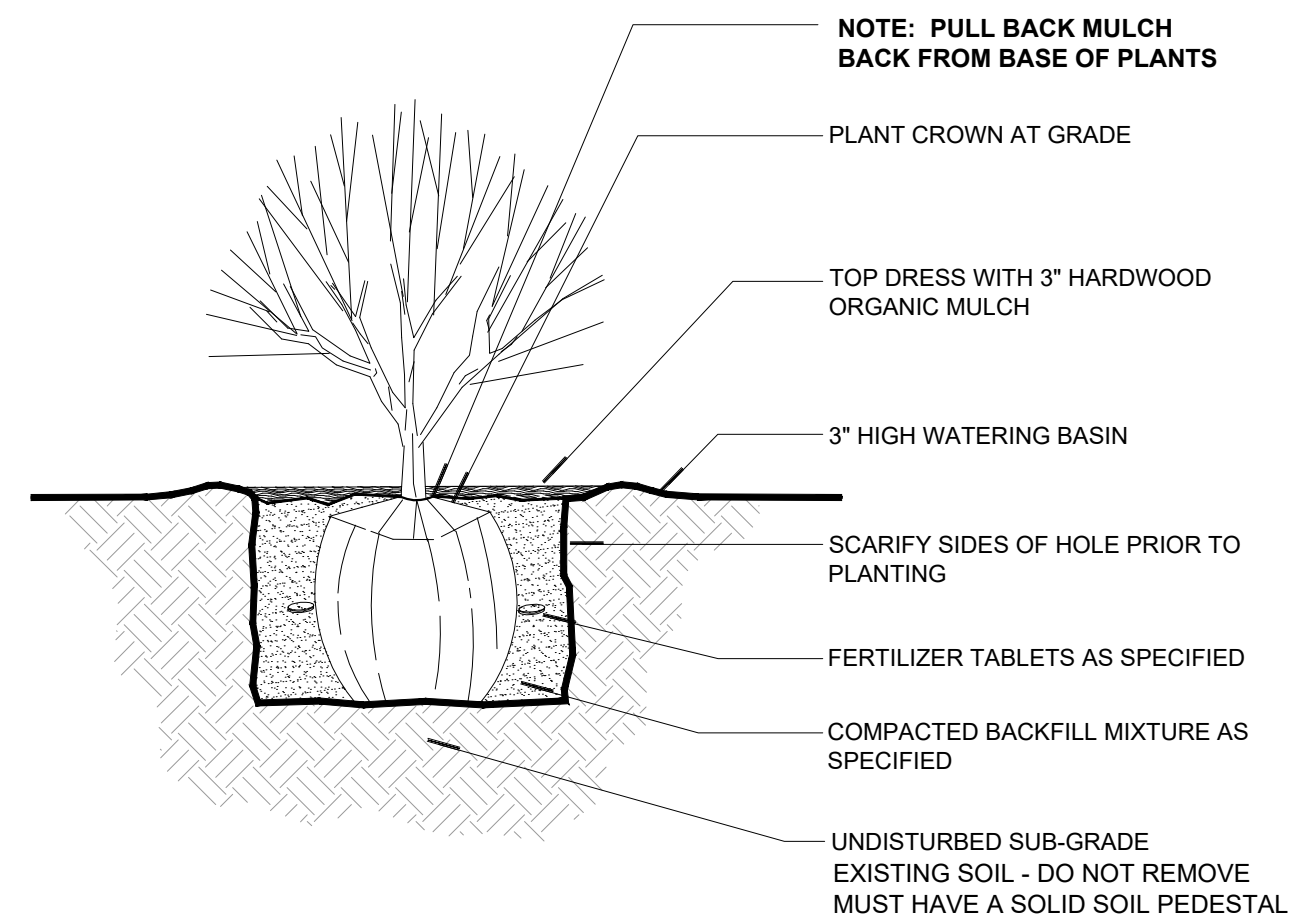
Sec. 5.12. - Required landscaping.

A. Amount of landscaping.

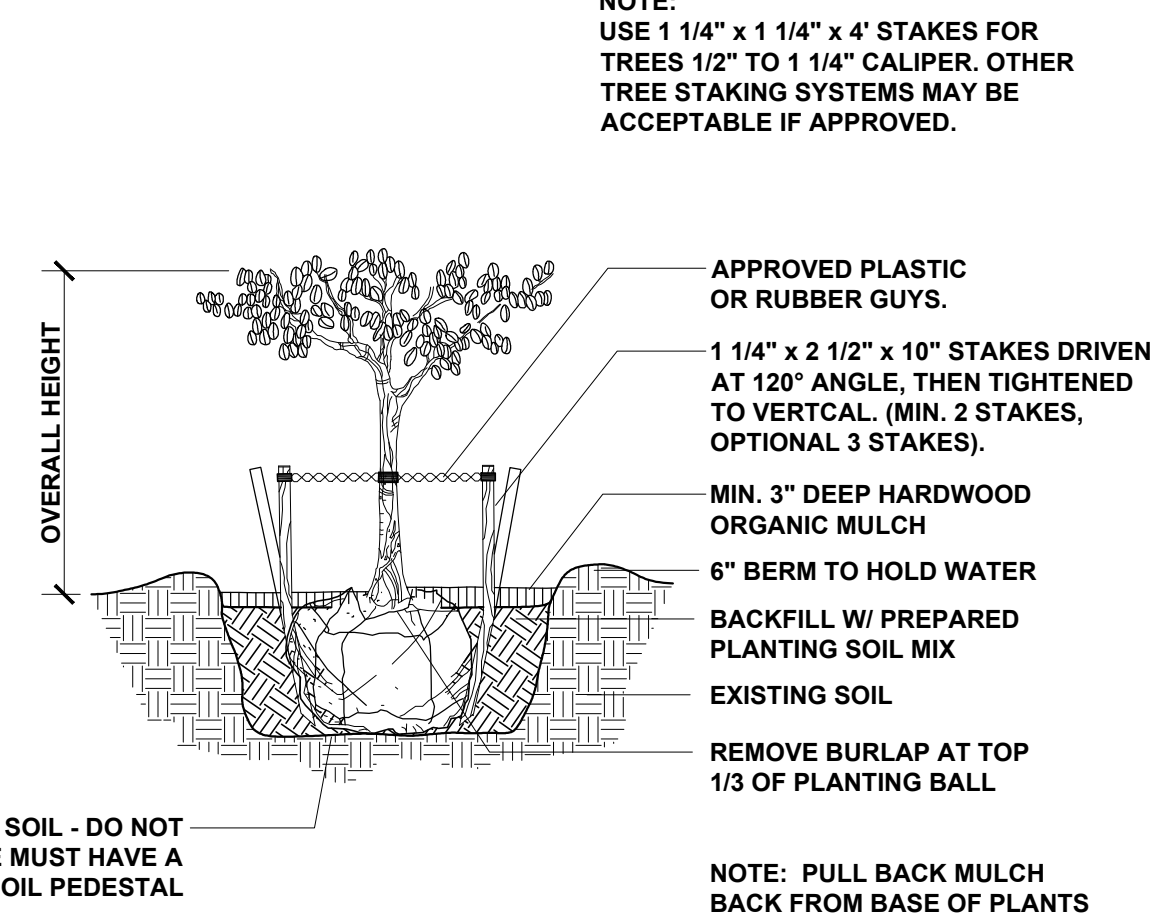
- Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts set forth as follows. The requirements shall be applied to the total site area to be developed.

Commercial	15	10
------------	----	----

The total site area required for landscaping may be reduced by no more than five percent in accordance with the provisions of section 6. For example, the required percentage of 15 percent for commercial zoning could be reduced to a total of ten percent under the terms of section 6.



D SHRUB PLANTING DETAIL



C TREE PLANTING DETAIL

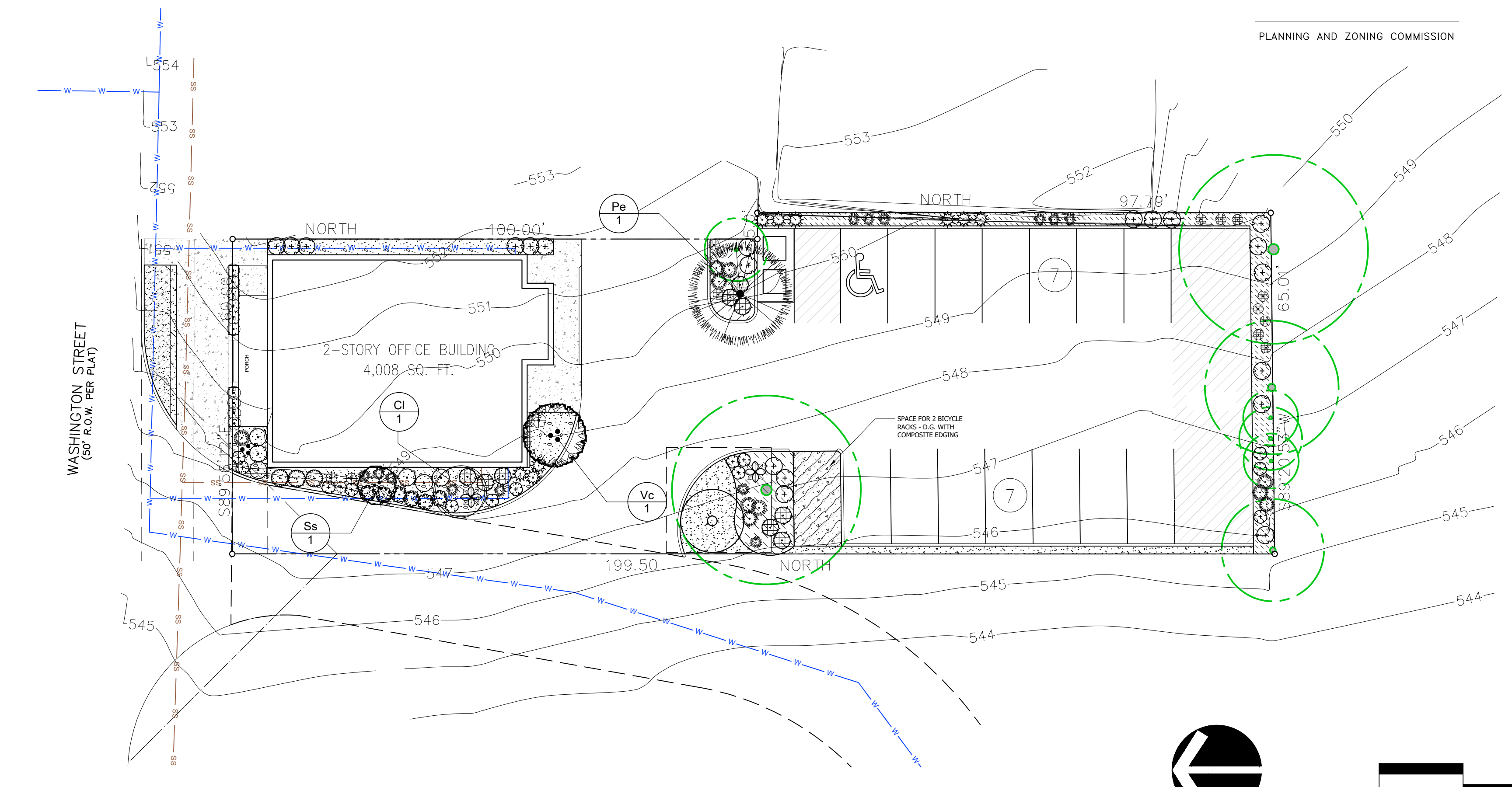
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	MITIGATION
	Cl	Chilopsis l 'Lucretia Hamilton' / Desert Willow 3" cal. * ROCKWALL APPROVED TREE	B & B	1	3"
	Pe	Pinus eiderica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE	B & B	1	6"
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	1	2"
	Vc	Vitex agnus-castus / Chaste Tree 3" cal.	B & B	1	3"
					14"
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	Bmj	Buxus microphylla / Littleleaf Boxwood	3 gal	10	
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	5 gal	10	
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	1 gal	13	
	Lg	Leucophyllum frutescens 'Green Cloud' / Texas Ranger * ROCKWALL APPROVED PLANT	5 gal	9	
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	6	
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower * ROCKWALL APPROVED PLANT	5 gal	3	
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	11	
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	5 gal	1	
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	5 gal	9	
	Ph	Pennisetum a. 'Hamel' / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	5 gal	13	
	Ptv	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	20	
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary * ROCKWALL APPROVED PLANT	1 gal	6	
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	3	
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	2	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	294 sf	
	Dg	Decomposed Granite 1/4" minus screened Orange D.G. over filter fabric	2" deep	163 sf	
	Hm	Hardwood / Mulch	2" deep	834 sf	
	Tb	Tejas Black / 5/8"	2" deep	669 sf	

B PLANT SCHEDULE

TEXAS 811
Know what's below.
Call before you dig.

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION	AREA	LOT PERCENTAGE
LOT	12,383	100 %
IMPERVIOUS	10,323	84%
2 STORY OFFICE/PORCHES	2,247	18%
PAVEMENT AREA	7,783	64%
PERVIOUS	2,060	16%
SIDEWALK / STAIRS	293	2%
MAX. BUILDING HEIGHT PROPOSED	27'-6"	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,008 S.F.	
PARKING PROVIDED	14	
PARKING REQ'D	14	



A PLANTING PLAN

REQUIRED PLANTINGS

A. STREET TREES:
1 TREE FOR EVERY 50 L.F. OF FRONTAGE W Washington Street - 60 / 50 = 1.2 (1) 3" TREE REQUIRED (1) 3" TREE PROVIDED

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

NOTE:
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

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.

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, 20__.

WITNESS OUR HANDS, THIS ___ DAY OF ___, 20__.

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

Customer provided 6" parallel conduit sch 40

Potential required clearance for PME Switchgear door clearance

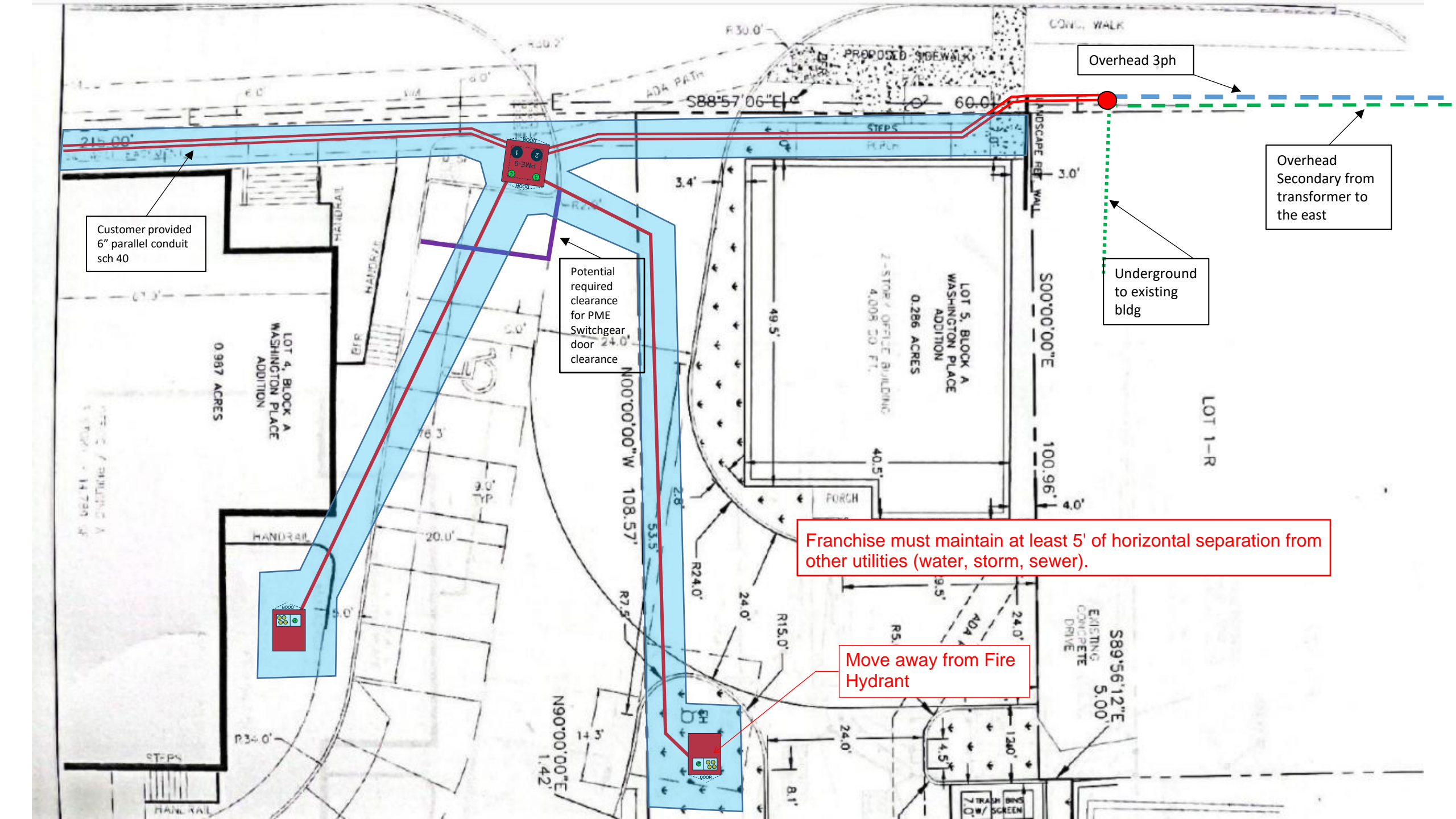
Overhead 3ph

Overhead Secondary from transformer to the east

Underground to existing bldg

Franchise must maintain at least 5' of horizontal separation from other utilities (water, storm, sewer).

Move away from Fire Hydrant





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: **407 WASHINGTON ST**
 SUBDIVISION: **WASHINGTON PLACE ADD.** LOT: **5** BLOCK: **A**
 GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: **Dormitory** CURRENT USE: **VACANT**
 PROPOSED ZONING: **"** PROPOSED USE: **OFFICE**
 ACREAGE: **.028** 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/OIGINAL SIGNATURES ARE REQUIRED]

OWNER **Howy Le Properties** APPLICANT
 CONTACT PERSON: **JIMMY LEE LINDSEY** CONTACT PERSON: _____
 ADDRESS: _____ ADDRESS: _____
 CITY, STATE & ZIP: _____ & ZIP: _____
 PHONE: _____ PHONE: _____
 E-MAIL: _____ E-MAIL: _____

NOTARY VERIFICATION [REQUIRED]

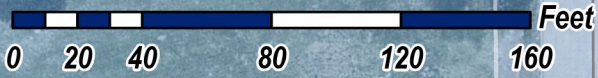
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

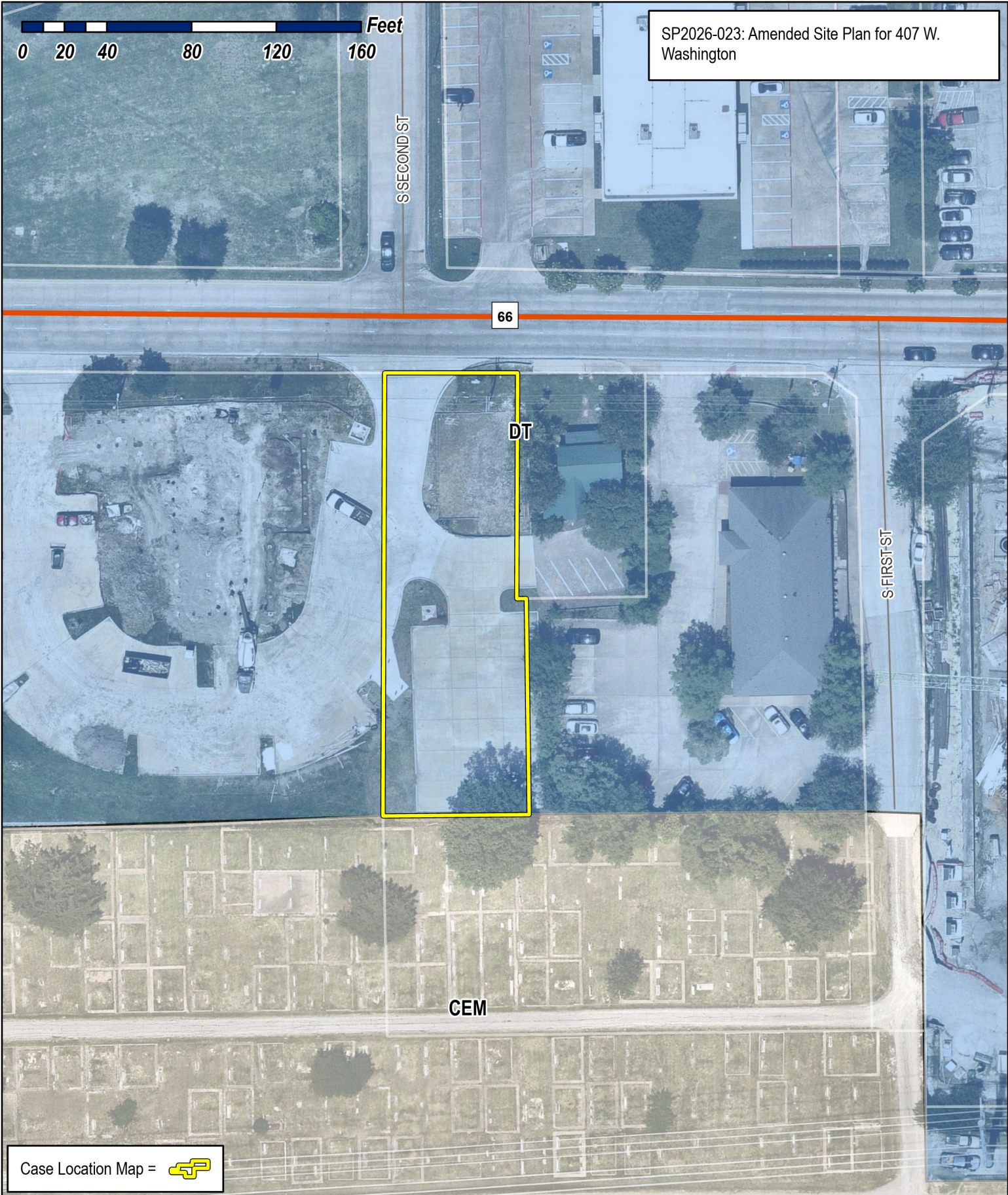
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.


OWNER'S SIGNATURE _____





SP2026-023: Amended Site Plan for 407 W. Washington



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.





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



NO.	DATE	DESCRIPTION/ISSUE
1	06/28/21	RESPONSE TO CITY COMMENTS
2	08/02/21	RESPONSE TO CITY COMMENTS
3	01/14/22	REVISION TO PLAN
3	06/17/22	REVISION TO ELEVATIONS

PROJECT NAME AND ADDRESS:
LMGC, LLC OFFICE
 407 W WASHINGTON
 ROCKWALL, TX 75087

PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	06/28/2021
SCALE	
SHEET NO.	of

DRAWING NAME:
ELEVATIONS

A2.0
 SP2020-017

MATERIAL USAGE (%) - WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,568	
DOORS & WINDOWS (DEDUCTED)		216	
ACCOUNTABLE AREA		1,370	100%
MASONRY - BRICK		1,370	100%

MATERIAL USAGE (%) - EAST

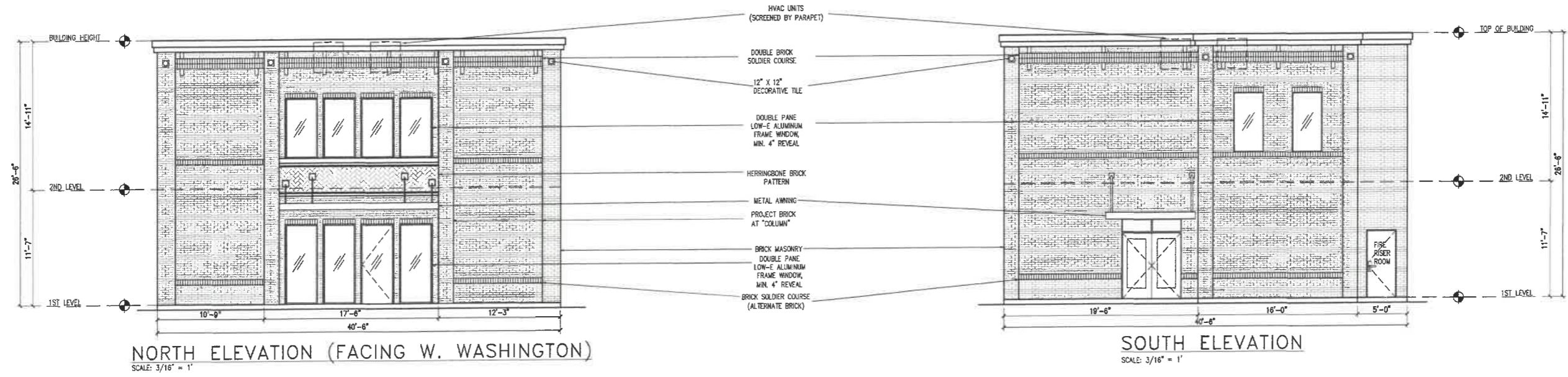
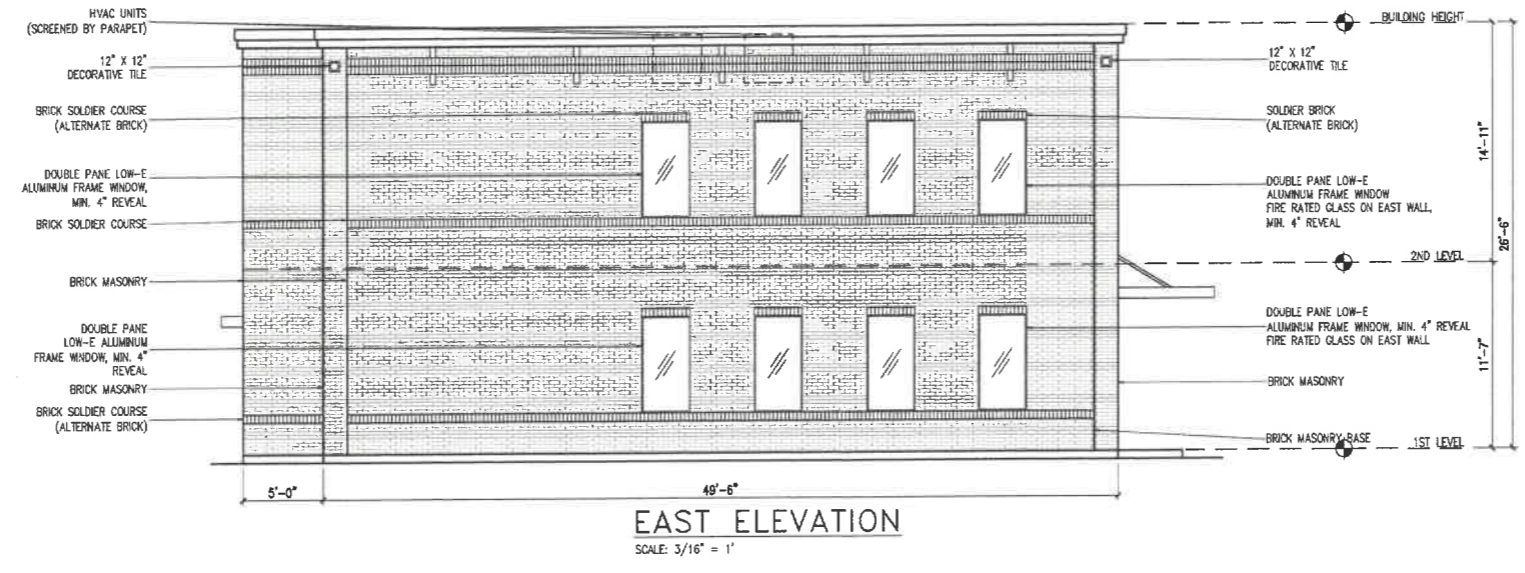
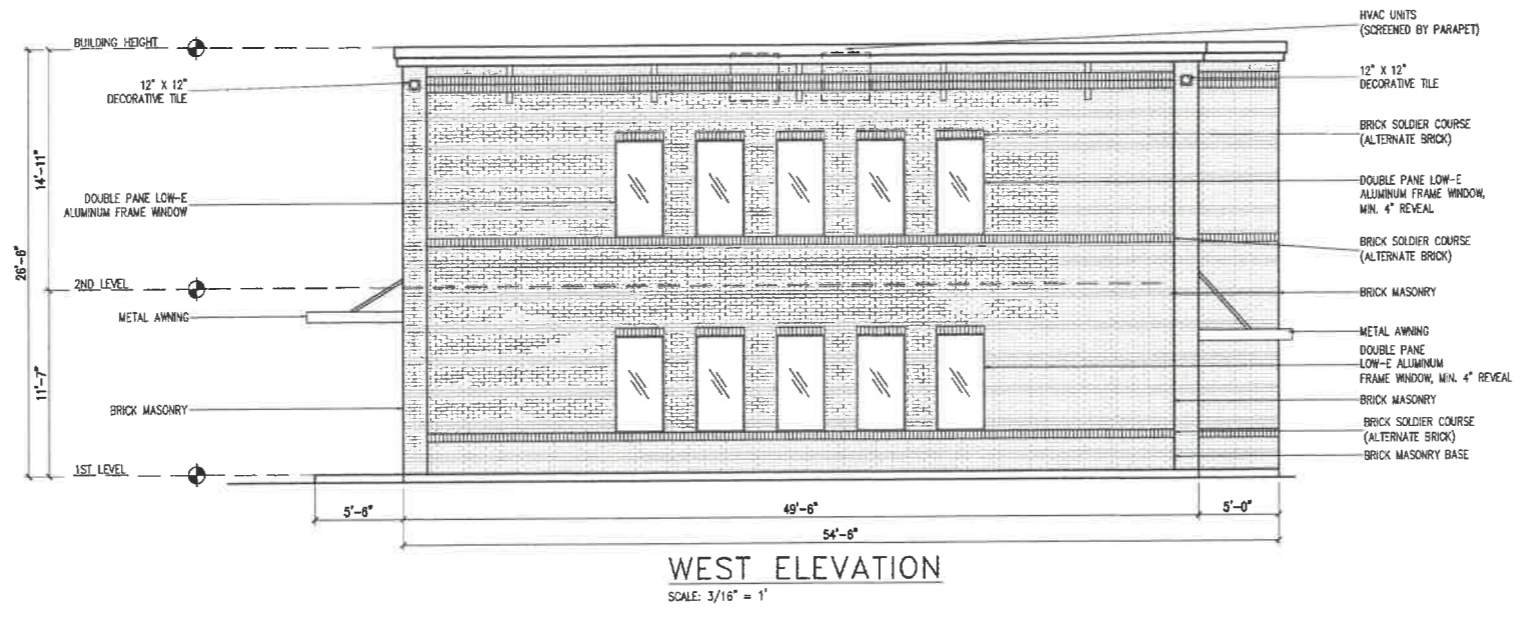
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,566	
DOORS & WINDOWS (DEDUCTED)		144	
ACCOUNTABLE AREA		1,442	100%
MASONRY - BRICK		1,442	100%

MATERIAL USAGE (%) - NORTH (FACING WASHINGTON)

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		284	
ACCOUNTABLE AREA		883	100%
MASONRY - BRICK		883	100%

MATERIAL USAGE (%) - SOUTH

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		219	
ACCOUNTABLE AREA		908	100%
MASONRY - BRICK		908	100%



APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, 20__.

WITNESS OUR HANDS, THIS ___ DAY OF ___, 20__.

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

Landscape Architecture
TX #5629 NV #583

2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com

MAYER
Design Studio



REVISIONS	DATE	BY

PLANTING PLAN

OWNER/DEVELOPER:
LMGC, LLC
JIMMY MCCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

JOB: LMGC, LLC OFFICE
407 W WASHINGTON ST
ROCKWALL, TX 75087

20-10-103
DATE: SEPTEMBER 11, 2020

L2.1
SHEET

A. *Location of landscaping.* No less than 50 percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "MF-14," "RO," "NS," "GR," "C" and "RT." One hundred percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "HC," "LI," "HI."

B. *Detention basins.* Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 750 square feet of dry land area.

SECTION 6. - LANDSCAPE CREDITS

Credits toward achieving landscape requirements may be achieved as follows.

Sec. 6.1. - Credit for required landscape buffer-strips between residential and nonresidential zoning.

The overall landscaping requirement may be reduced by 2.5 percent when the buffer-strip, whether required or not, has a minimum average width of 15 feet or greater and contains at least one large tree every 40 feet, or large shrubs at least every ten feet the entire length of the perimeter adjacent to property with residential zoning. This perimeter must equal at least 25 percent of the total perimeter of all adjacent private property. Sec. 6.2. - Credit for surface parking screening.

The overall landscaping requirement may be reduced by 2.5 percent when a surface parking lot located adjacent to a public street is screened as follows:

A. The screen must be voluntary, not required by this Unified Development Code.

B. The screening must be located along the entire length of street frontage of the parking lot, exclusive of driveways, accessways, and visibility triangles. Visibility triangles will be maintained at all driveway intersections.

C. The screening must be at least three feet in height utilizing only evergreen planting materials, berms, and/or masonry walls.

D. The adjacent street must be generally at the same grade level of the parking lot or below for such credit to qualify. Sec. 6.3. - Credit for right-of-way landscaping. ROCKWALL LANDSCAPE STANDARDS

The overall landscaping requirement may be reduced by 2.5 percent when the public right-of-way adjacent to a proposed development is landscaped meeting the following requirements:

A. All landscaping in the right-of-way shall be provided sufficient irrigation for maintenance.

B. Plants used in landscaping in the right-of-way shall only be varieties included on the approved plant list.

C. The plan for landscaping in right-of-way shall be submitted and approved by the city prior to any work being done in the right-of-way.

D. In certain cases, the city may determine that landscaping in the right-of-way may be infeasible and in such cases this credit shall not apply.

E. Landscaping shall include ground cover, shrubs, trees and/or other plant materials and must cover at least 50 percent of the adjacent right-of-way, exclusive of driveways, to qualify for this credit. Grass alone shall not qualify for this credit.

F. If the city has an adopted landscape plan for the street adjacent to the proposed project, any proposed improvements must be in compliance with said plan. Sec. 6.4. - Credit for xeriscaping.

The overall landscaping requirement may be reduced by 2.5 percent when the planning director or his/her designee determines that the standards stipulated by section 5.10, xeriscaping standards, of this article have been satisfied.

EXCERPTS FROM ROCKWALL LANDSCAPE STANDARDS:

Sec. 5.7. - Street landscaping.

A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan, exclusive of driveways and access-ways. Large trees, as herein defined, shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.

Sec. 5.8. - Right-of-way landscaping requirements.

All street rights-of-way located adjacent to the proposed development shall be improved with grass or ground cover material and shall be maintained. It shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in the right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system shall base the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system shall be approved by the city prior to installation.

Sec. 5.9. - Parking lot landscaping.

A. Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.

B. If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 2 1/2 feet to the pavement.

- No required parking space may be located more than 80 feet from the trunk of a large canopy tree.
- No tree may be planted closer than 2 1/2 feet to the pavement.
- All trees must be internal to the parking lot.

Sec. 5.11. - Dimensions of landscaping.

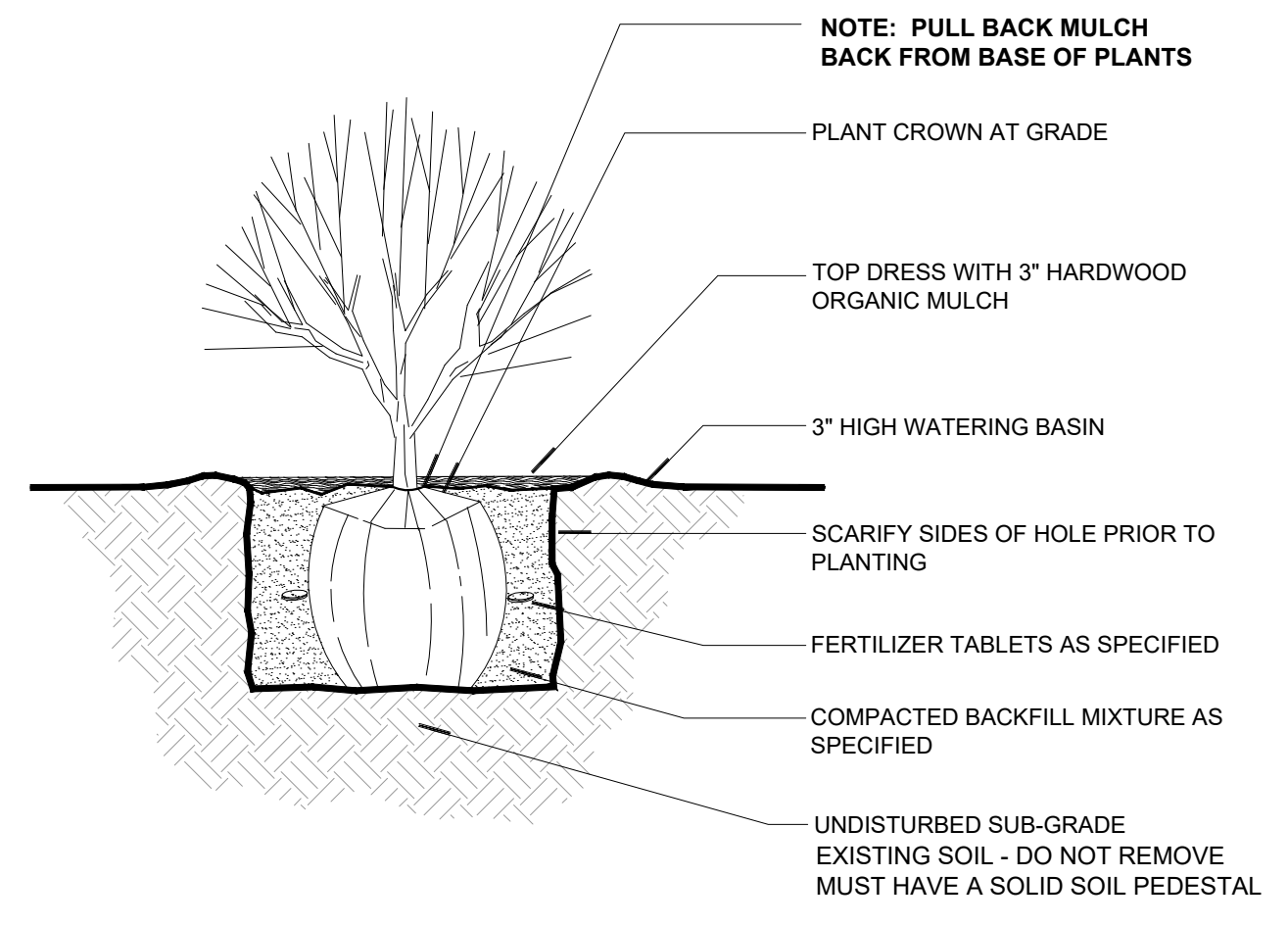
All required landscaping shall be no less than five feet wide and a minimum of 25 square feet in area unless it is within ten feet of the building. Sec. 5.12. - Required landscaping.

A. *Amount of landscaping.*

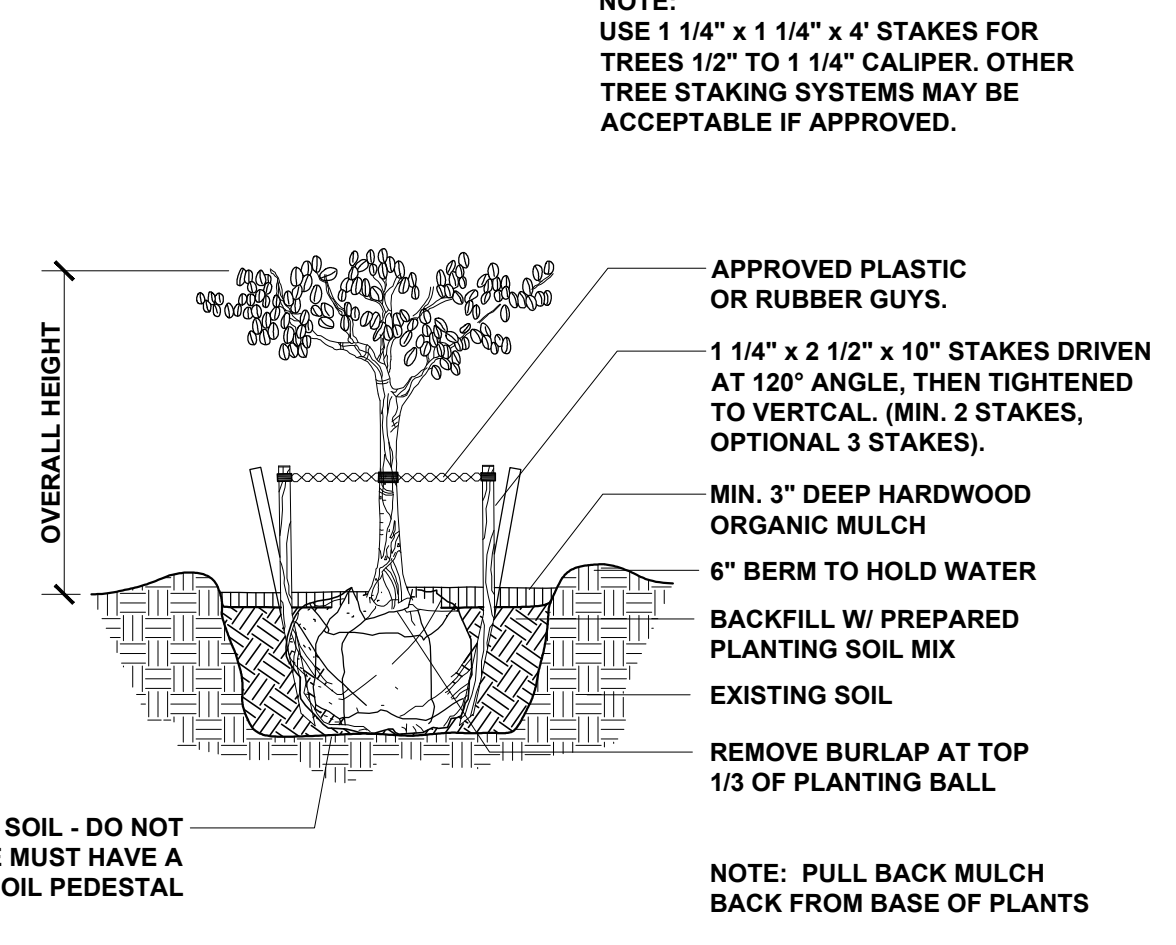
- Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts set forth as follows. The requirements shall be applied to the total site area to be developed.

Commercial 15 10

The total site area required for landscaping may be reduced by no more than five percent in accordance with the provisions of section 6. For example, the required percentage of 15 percent for commercial zoning could be reduced to a total of ten percent under the terms of section 6.



D SHRUB PLANTING DETAIL



C TREE PLANTING DETAIL

SITE SUMMARY - COMMERCIAL ZONING

DESCRIPTION	LOT PERCENTAGE
LOT	12,383 100 %
IMPERVIOUS	10,323 84%
2 STORY OFFICE/PORCHES	2,247 18%
PAVEMENT AREA	7,783 64%
PERVIOUS	2,060 16%
SIDEWALK / STAIRS	293 2%
MAX. BUILDING HEIGHT PROPOSED	27'-6"
PARKING REQUIREMENTS	
OFFICE (1:300 S.F.)	4,008 S.F.
PARKING PROVIDED	14
PARKING REQ'D	14



REQUIRED PLANTINGS

A. **STREET TREES:**
1 TREE FOR EVERY 50 L.F. OF FRONTAGE W Washington Street - 60 / 50 = 1.2 (1) 3" TREE REQUIRED (1) 3" TREE PROVIDED

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

NOTE:
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

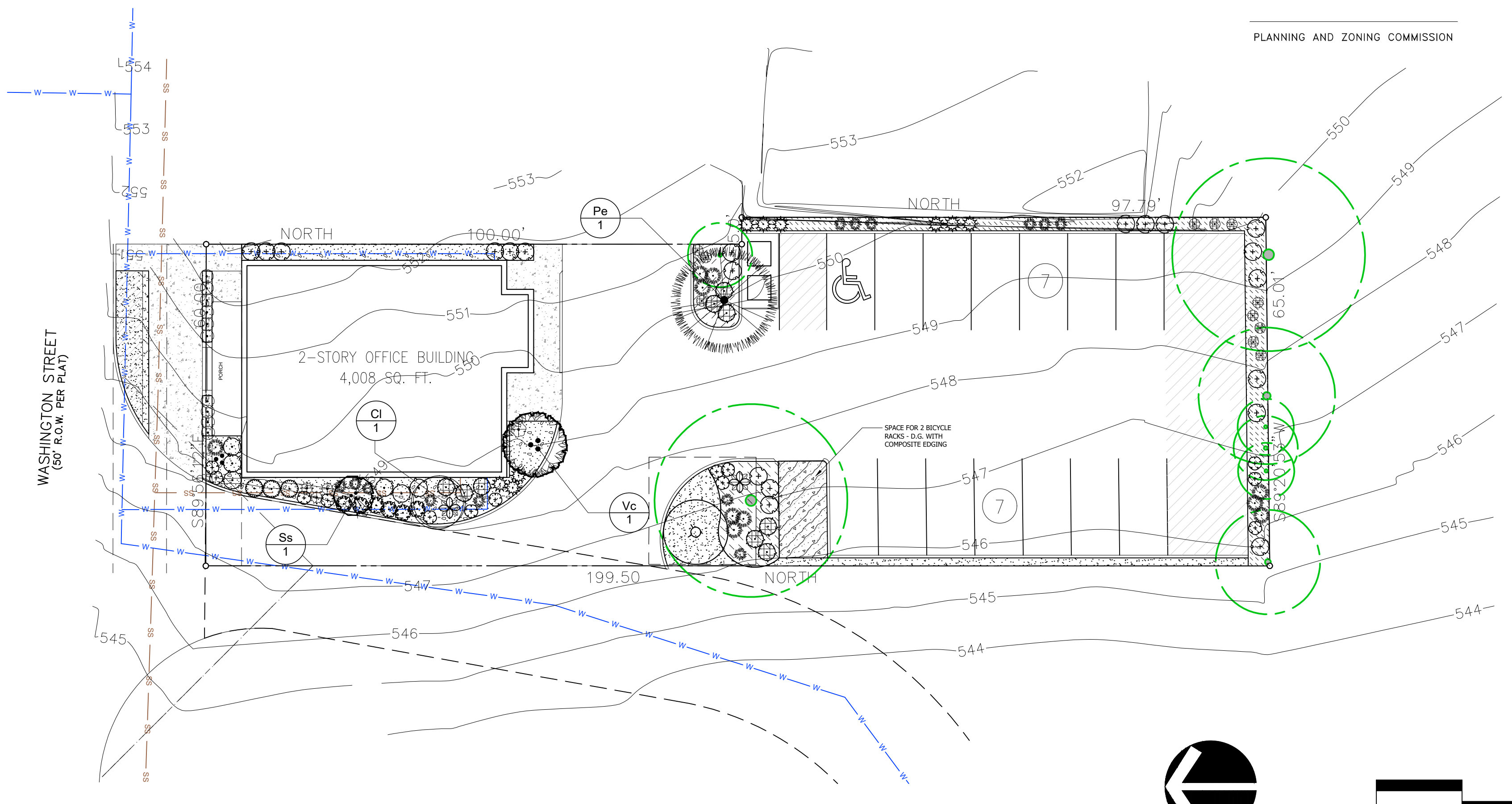
APPROVED:

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

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

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



A PLANTING PLAN

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	MITIGATION
	Cl	Chilopsis l 'Lucretia Hamilton' / Desert Willow 3" cal. * ROCKWALL APPROVED TREE	B & B	1	3"
	Pe	Pinus eiderica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE	B & B	1	6"
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	1	2"
	Vc	Vitex agnus-castus / Chaste Tree 3" cal.	B & B	1	3"
					14"
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	Bmj	Buxus microphylla / Littleleaf Boxwood	3 gal	10	
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	5 gal	10	
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	1 gal	13	
	Lg	Leucophyllum frutescens 'Green Cloud' / Texas Ranger * ROCKWALL APPROVED PLANT	5 gal	9	
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	6	
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower * ROCKWALL APPROVED PLANT	5 gal	3	
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	11	
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	5 gal	1	
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	5 gal	9	
	Ph	Pennisetum a. 'Hamel' / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	5 gal	13	
	Ptv	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	20	
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary * ROCKWALL APPROVED PLANT	1 gal	6	
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	3	
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	2	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	294 sf	
	Dg	Decomposed Granite 1/4" minus screened Orange D.G. over filter fabric	2" deep	163 sf	
	Hm	Hardwood / Mulch	2" deep	834 sf	
	Tb	Tejas Black / 5/8"	2" deep	669 sf	

B PLANT SCHEDULE

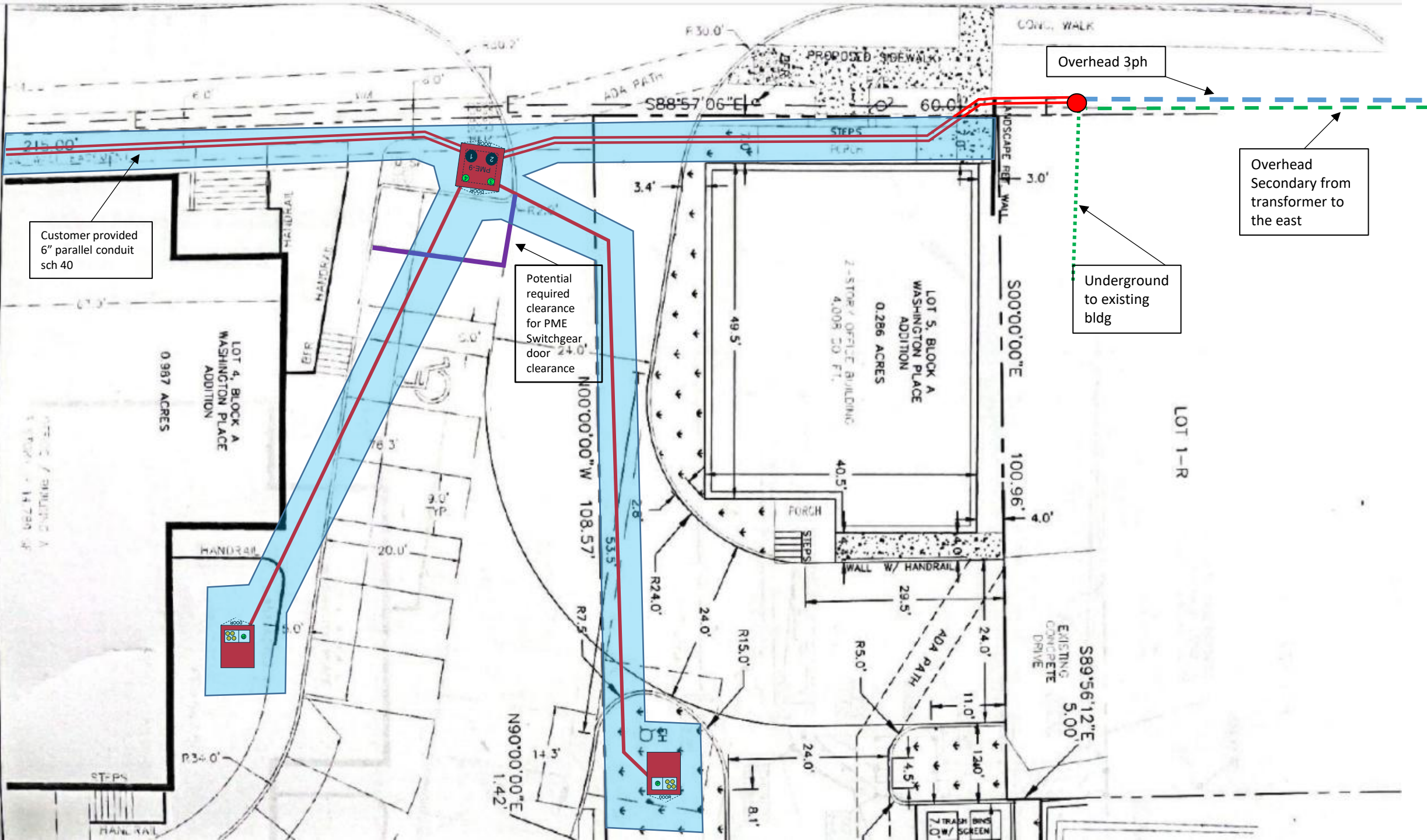
Customer provided 6" parallel conduit sch 40

Potential required clearance for PME Switchgear door clearance

Overhead 3ph

Overhead Secondary from transformer to the east

Underground to existing bldg



PROJECT COMMENTS



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

DATE: 6/23/2026

PROJECT NUMBER: SP2026-024
PROJECT NAME: Amended Site Plan for 950 & 962 Ralph Hall Pkwy
SITE ADDRESS/LOCATIONS: 950 & 962 E. Ralph Hall Parkway
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	06/23/2026	Approved w/ Comments

06/23/2026: SP2026-024; Amended Site Plan for Pinnacle Montessori
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Herkiran Kaur of SRC Land Building Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of an Amended Site Plan for a Retail Building and Daycare Facility on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and 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 (SP2026-024) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A, 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

I.5 The proposed standing-seam metal entry canopy, wrapped columns, and associated architectural modifications represent a material change from the previously approved building elevations. The revision changes the architectural character of the primary entrance, introduces a new projecting roof element, modifies the building's massing, and alters the distribution of exterior materials. Because the approved elevations formed part of the original site plan approval, staff cannot administratively approve these modifications. Revised building elevations shall be submitted for consideration by the Architectural Review Board and the Planning and Zoning Commission through the Amended Site Plan

process.

M.6 As part of the Amended Site Plan review, the applicant shall revise the front elevation of the adjacent retail building to provide additional architectural articulation and establish a coordinated design relationship between the two buildings. At a minimum, the revised elevation should incorporate additional changes in roofline variation, architectural projections, a parapet that extends around the building or other design elements that reduce the appearance of a long, uninterrupted façade and create a more defined primary entrance.

M.7 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). In this case, the applicant has provided a letter stating the request for the variance and provided the following compensatory measures:

1. Update the front façade of the retail building (facing Ralph Hall Parkway) to create a more defined primary entrance.
2. Increase the landscaping along Ralph Hall Parkway to decrease the visibility of the secondary façade along Ralph Hall Parkway.

M.8 Please note that failure to address all comments provided by staff by 3:00 PM on July 7, 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.9 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on June 30, 2026.
- (2) Planning & Zoning Commission meeting will be held on July 14, 2026.

I.10 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	06/19/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/16/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/15/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/12/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

06/15/2026: Please provide landscape plan



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX)

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)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 \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS: 950 & 962 E. Ralph Hall Pkwy. Rockwall, TX 75032

SUBDIVISION: ROCKWALL BUSINESS PARK EAST LOT: 13 BLOCK: _____

GENERAL LOCATION: RALPH HALL PKWY, TX

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING: C CURRENT USE: C₁

PROPOSED ZONING: _____ PROPOSED USE: _____

ACREAGE: 2.649 LOTS (CURRENT): 1 LOTS (PROPOSED): _____

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

<input checked="" type="checkbox"/> OWNER: BUFFALO COUNTRY PROPERTIES LLC	<input checked="" type="checkbox"/> APPLICANT: SRC Land Building Real Estate LLC.
CONTACT PERSON: Rajesh Malviya	CONTACT PERSON: Herkiran Kaur
ADDRESS: [REDACTED]	ADDRESS: [REDACTED]
CITY, STATE & ZIP: [REDACTED]	CITY, STATE & ZIP: [REDACTED]
PHONE: [REDACTED]	PHONE: [REDACTED]
E-MAIL: [REDACTED]	E-MAIL: [REDACTED]

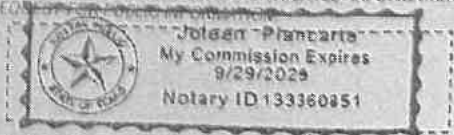
NOTARY VERIFICATION (REQUIRED)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAJESH MALVIYA (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____ BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE 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 12th DAY OF June, 2022

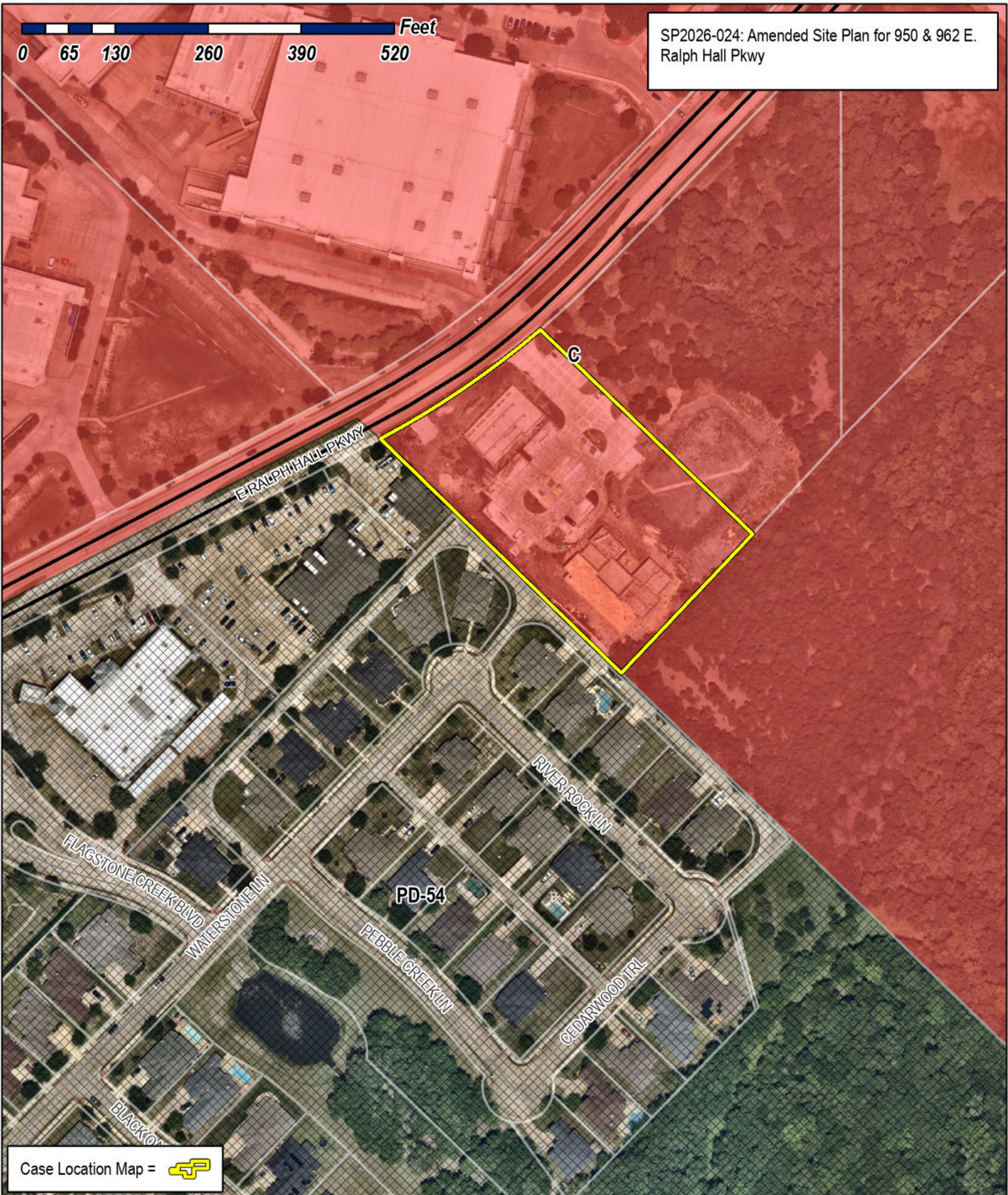
OWNER'S SIGNATURE: Rajesh Malviya
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Joleen Plante



MY COMMISSION EXPIRES 09/29/2025



SP2026-024: Amended Site Plan for 950 & 962 E. Ralph Hall Pkwy



Case Location Map = 



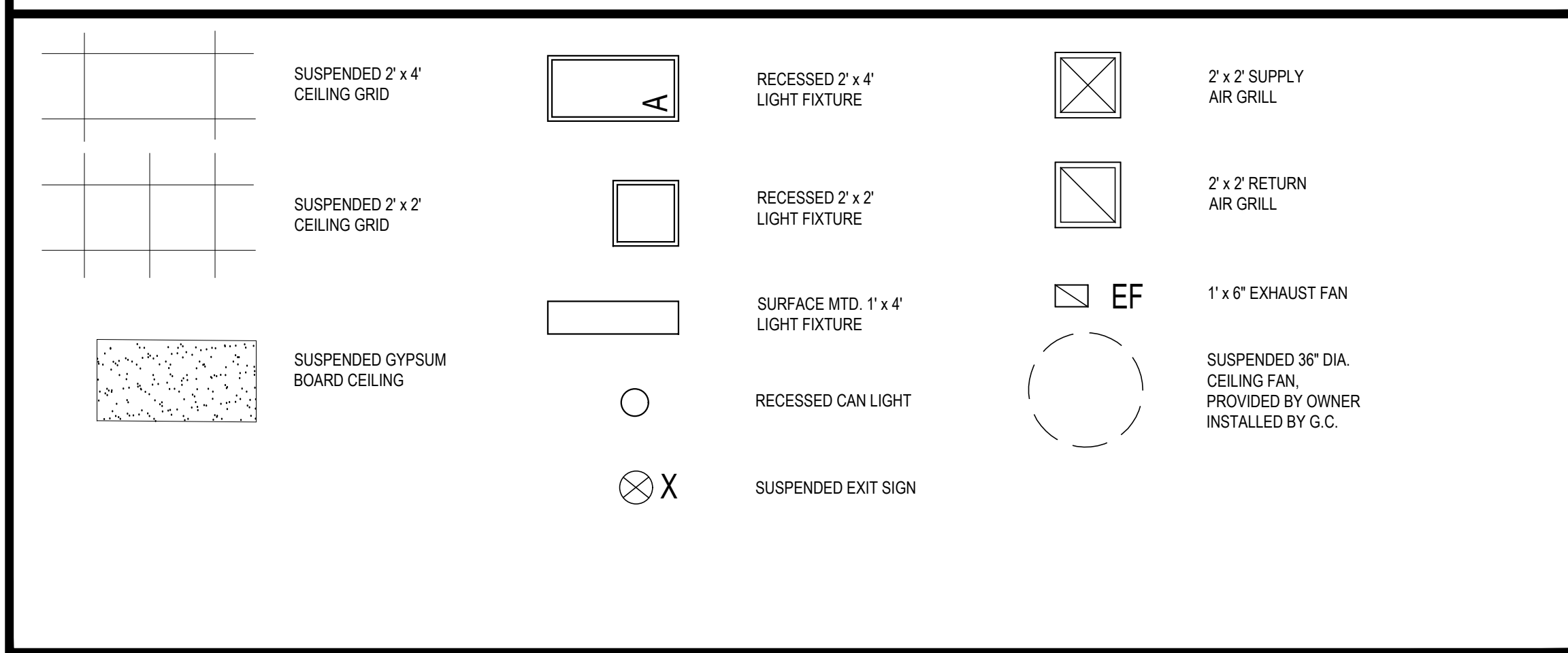
City of Rockwall

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

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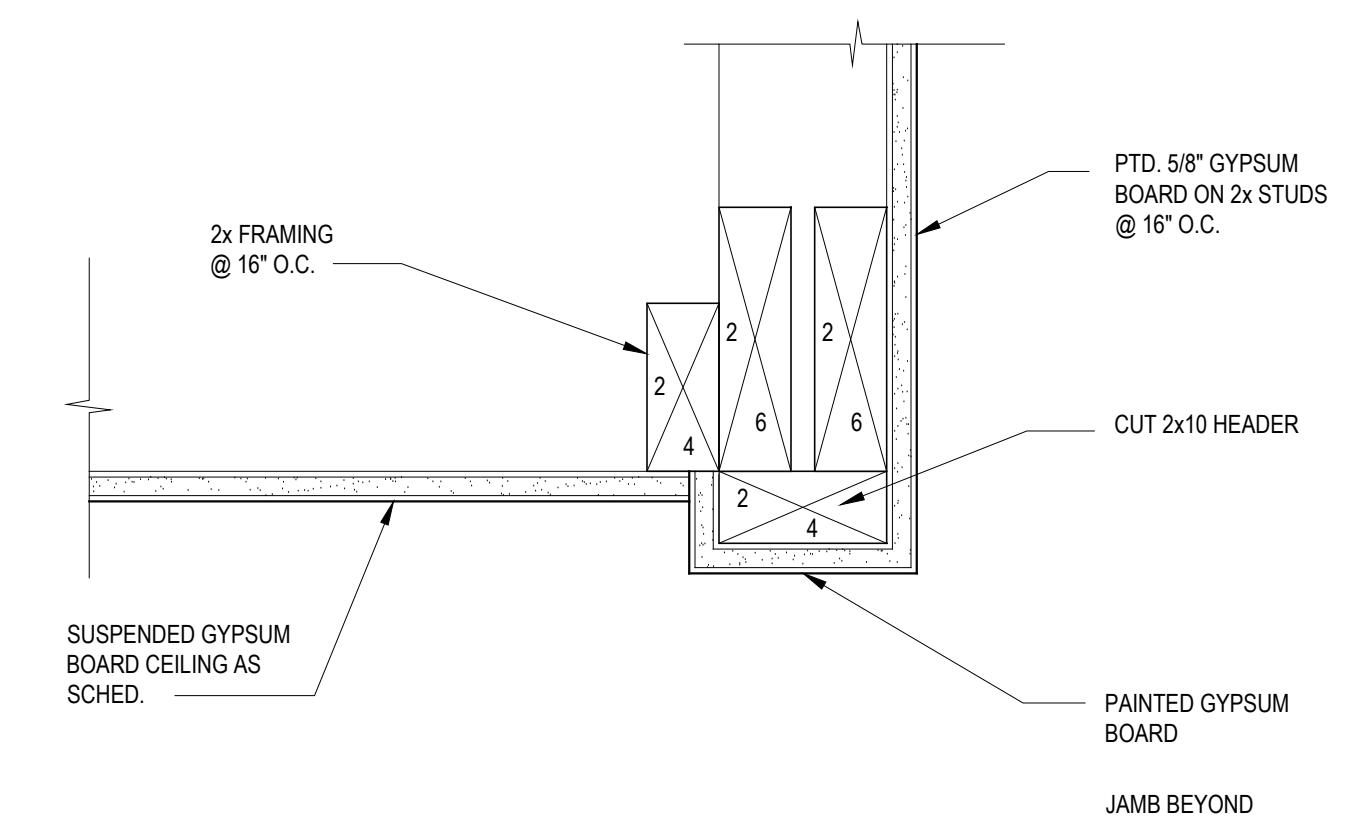


SYMBOL LEGEND - REFLECTED CEILING PLANS

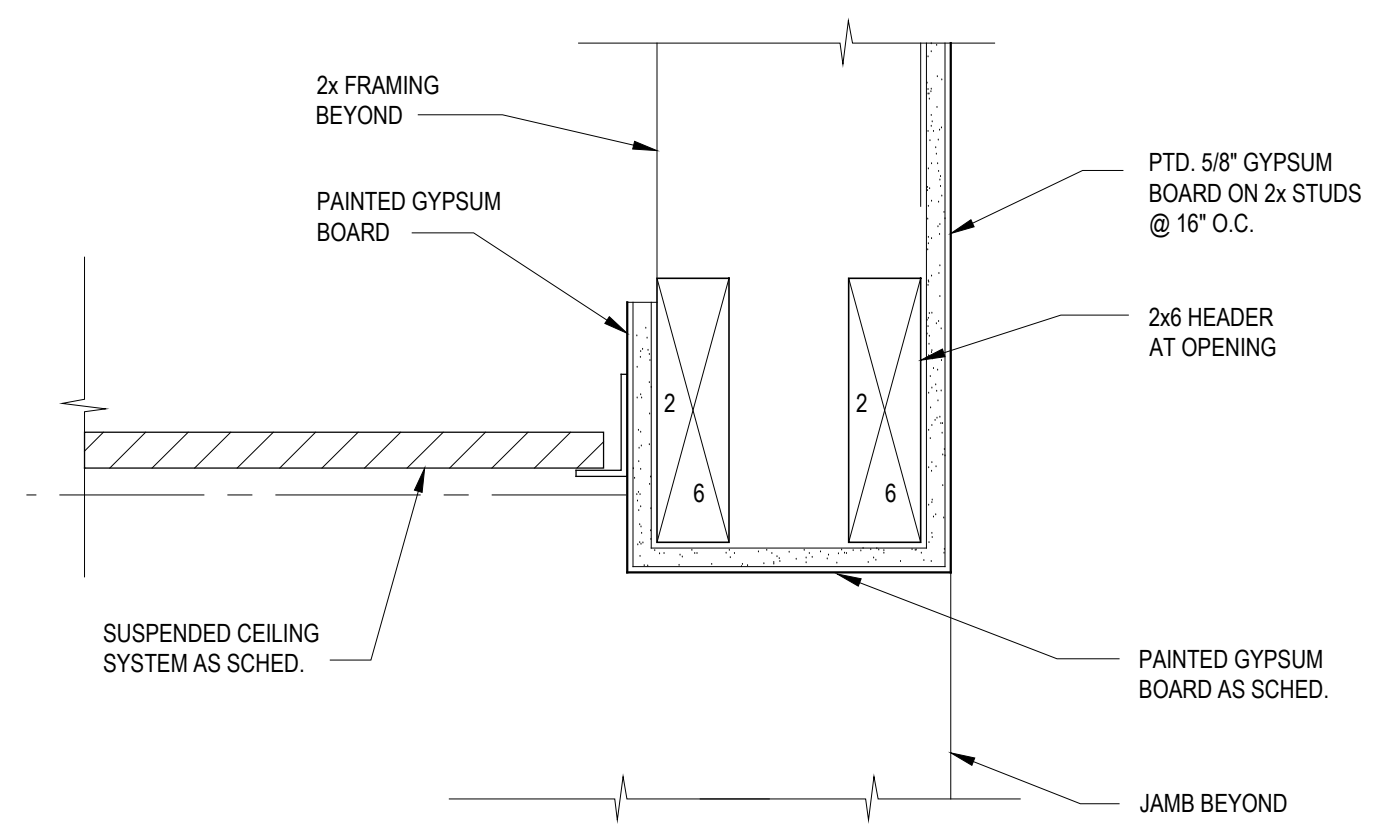


Revisions:

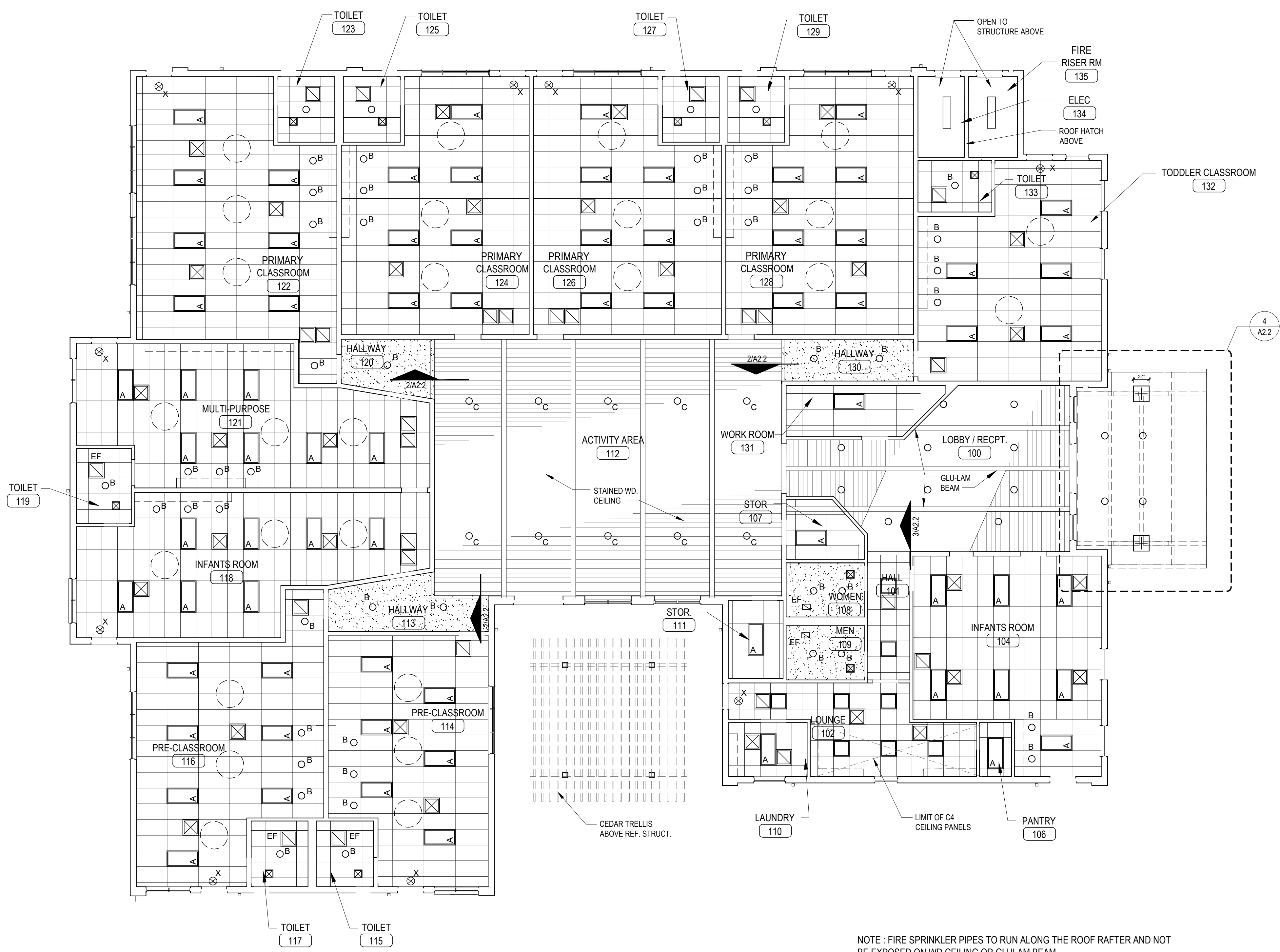
#	DATE	COMMENTS



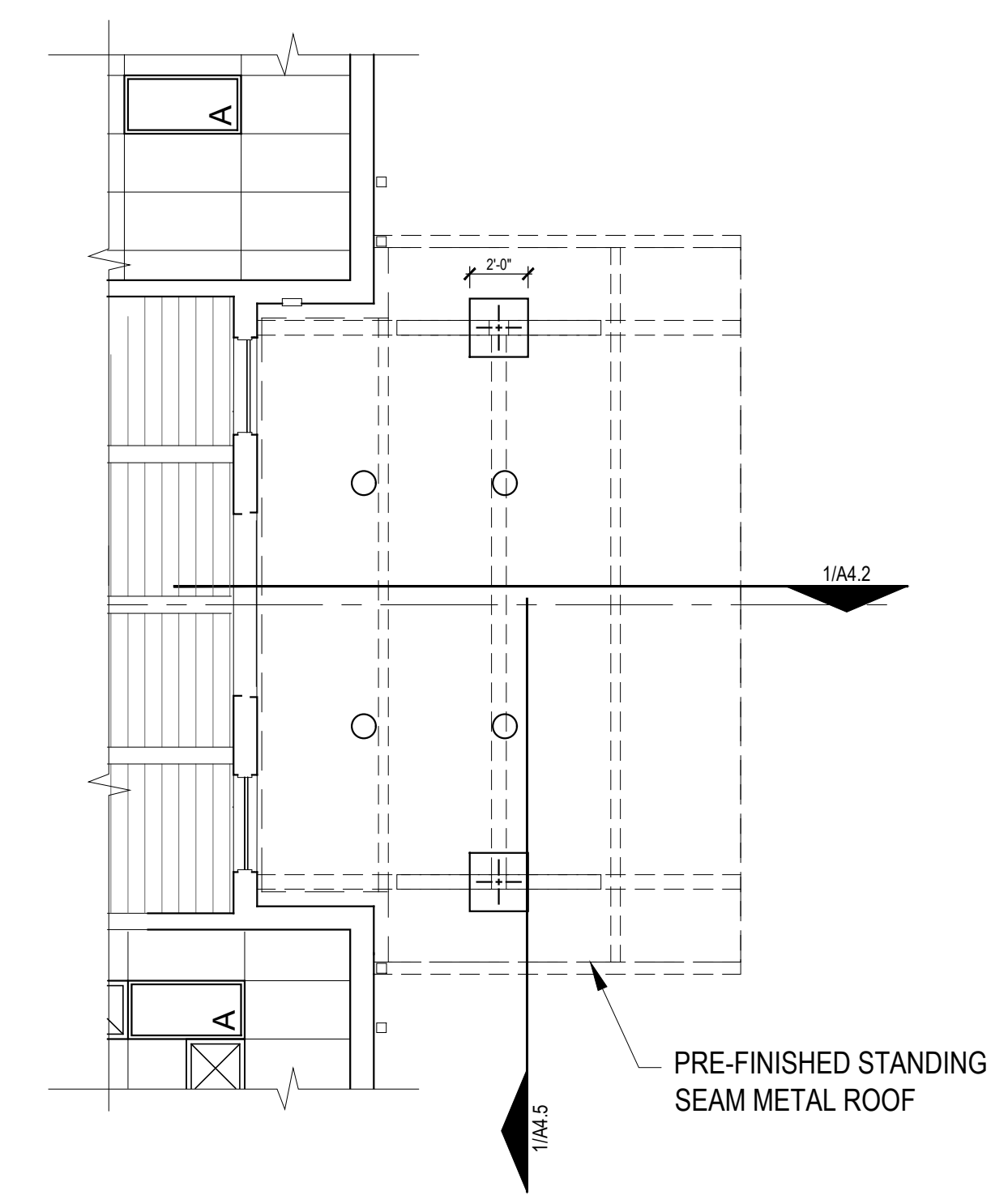
2 CEILING DETAIL
 SCALE: 3"=1'-0"



3 CEILING DETAIL
 SCALE: 3"=1'-0"



NOTE : FIRE SPRINKLER PIPES TO RUN ALONG THE ROOF RAFTER AND NOT BE EXPOSED ON WD CEILING OR GLULAM BEAM. FIRE SPRINKLER HEAD SHALL BE CANCELED PENDENT TYPE



4 ENTRY CANOPY CEILING PLAN
 SCALE: 3/16"=1'-0"

PROJECT
PINNACLE MONTESSORI OF ROCKWALL
 Site Address:
 905 E. Ralph Hall and Plaza
 Drive Rockwall, Texas 75087

PROJECT #
 SRC 032

OWNER
Lakeside Kids, LLC
 5909 Beth Drive
 Plano, Texas 75093

SHEET TITLE:
 SCHOOL BUILDING - REFLECTED CEILING PLAN

SHEET NO.

A2.11