

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

MAY 30, 2023 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) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC), and do not involve discretionary approvals.

(1) **SP2023-017 (BETHANY ROSS)**

Discuss and consider a request by David Srovji on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a Site Plan for a retail shopping center and house of worship on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], 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 May 26, 2023 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 30, 2023
APPLICANT: David Srovji
CASE NUMBER: SP2023-017; *Site Plan for Center for Peace and Mercy*

SUMMARY

Discuss and consider a request by David Srovji on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a Site Plan for a *retail shopping center* and *house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

BACKGROUND

The subject property was annexed on November 7, 1960 by *Ordinance No. 60-04 [Case No. A1960-004]*. At the time of annexation, it was zoned Agricultural (AG) District. According to the City's Historic Zoning Maps, sometime between November 7, 1960 and January 3, 1972, the subject property was rezoned to Commercial (C) District and has remained vacant since annexation. On June 25, 2019, the Planning and Zoning Commission approved a Site Plan [Case No. SP2019-014] for a *retail shopping center* and *house of worship*. On July 15, 2019, the City Council approved a variance request associated with the approved site plan [Case No. SP2019-014] for a flat roof design within the Scenic Overlay (SOV) District. This site plan expired on July 15, 2021 due to two (2) years of inactivity on the site. The engineering plans [Case No. E2020-013] also expired August 25, 2022 as no work had been completed by the applicant in a year of engineering approval. This prompted the applicant to resubmit the proposed site plan on April 14, 2023.

PURPOSE

On April 14, 2023, the applicant -- *David Srovji* -- submitted an application requesting the approval of a Site Plan for a *retail shopping center* and *house of worship*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 100-foot railroad right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is a single-family residential subdivision (*i.e. Turtle Cove Subdivision*), that is zoned Planned Development District 2 (PD-2) for single-family residential land uses. Beyond this is a single-family residential subdivision (*i.e. Lakeridge Subdivision*), that is zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are two (2) office buildings followed by Turtle Cove Boulevard, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a vacant tract of land (*i.e. Lot 5, Block A, MTA Andrews Addition*). South of this is an office building situated on a 6.424-acre parcel of land (*i.e. Lot 4, Block A, MTA Andrews Addition*). These areas are zoned Commercial (C) District.

East: Directly east of the subject property is a house of worship (i.e. *Great Faith Church*) followed by a restaurant with drive-through (i.e. *Dutch Bros. Coffee*). Beyond this is Ridge Road [FM-740], which is identified as a M4D (major collector, four [4] lane, divided roadway) on the City’s Master Thoroughfare Plan. East of this roadway is an office park (i.e. *Lakewood Office Park Condos*) and several other office land uses that are zoned Commercial (C) District.

West: Directly west of the subject property is a 100-foot railroad right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is a single-family residential subdivision (i.e. *Turtle Cove Subdivision*). These areas are zoned Planned Development District 2 (PD-2) for single-family detached land uses. Beyond this are the corporate boundaries of the City of Rockwall followed by Lake Ray Hubbard, which is situated in the City of Dallas.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *retail shopping center* and a *house of worship* were permitted *by-right* land uses when *Case No. SP2019-014* was originally approved. Since this time, the Unified Development Code (UDC) was changed to require a Specific Use Permit (SUP) for a *house of worship* in a Commercial (C) District; however, the project would be considered to be vested to the land uses that were in place when the original site plan application was submitted. The submitted site plan generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X= 2.681-Acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	X= 144.59-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=459.52-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X>15-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X=10'; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=22-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=25.88%; In Conformance
<i>Minimum Number of Parking Spaces</i>	Retail: 1/250 = 10 parking spaces House of Worship: 1/4 Seats = 34 Parking Spaces Total: 44 Parking Spaces Required	X=51; In Conformance
<i>Minimum Landscaping Percentage</i>	20%	X=21%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X<85%; In Conformance

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 02.02(F)(15), *General Retail Store*, of Article 13, *Definitions*, of the Unified Development Code (UDC) a general retail store is defined as “(a) facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel; equipment for hobbies and sports; gifts; flowers and household plants; dry goods; groceries, convenience, and specialty foods; toys; furniture; books and stationary; pets; drugs; hardware; and similar consumer goods.” According to Subsection 02.02(C)(4), *Church/House of Worship*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *church/house of worship* is defined as “(a) facility or area where people gather together for public worship, religious training, or other religious activities including a church, temple, mosque, synagogue, convent, monastery, or other structure, together with its accessory structures, including a parsonage or rectory. This use does not include home meetings or other religious activities conducted in a privately occupied residence.” In this case, the applicant is requesting a *retail shopping center*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The applicant is also requesting a *church/house of worship* which is permitted by Specific Use Permit in a Commercial (C) District; however, since this project was vested in 2019 prior to the text amendment being approved by *Ordinance No. 19-32 [Case No. Z2019-*

016], and the use has not changed from the original site plan, this use is considered to be vested to the original land use regulations prior to the text amendment being approved in 2019. These requirements listed *church/house of worship* as a permitted *by right* land use in a Commercial (C) District.

VARIANCE BY THE APPLICANT

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

Variances:

(1) Architectural Standards.

- (a) Four-Sided Architecture. According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed buildings are not architecturally finished on all four (4) sides and this is not a row of trees planted along the perimeter of the subject property. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (b) Roof Design Standards. According to Article 05, *General Overlay District Development Standards*, of the *Unified Development Code (UDC)*, "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent public right-of-way shall be prohibited." In this case, the proposed building does not meet this standard. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (c) Parking. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), "(p)arking should not be located between the front façade and the property line." In this case, the applicant is showing five (5) parking spaces being located between the front façade and the front property line. Staff should note that there does not appear to be a hardship preventing the applicant from meeting the requirements of the ordinance for this variance request, and that these parking spaces could be moved elsewhere on the site.

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 exceptions and variances 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 applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] additional shrubbery along the north and west property lines. Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the South Lakeshore District and is designated for Commercial/Retail land uses. According to the plan, the South Lakeshore District "...is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections." The primary land uses in the Commercial/Retail designation include Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-tenant Commercial Centers, Neighborhood Centers and Convenience Centers. In this case, the

applicant is requesting approval of a site plan for a *Retail Shopping Center* and *House of Worship*. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On April 25, 2023, the Architecture Review Board reviewed the proposed building elevations provided by the applicant on April 14, 2023 and recommended that the applicant provide staff with a material sample board, finish the parapets on the backside, extend the parapets back 8.5-feet, and bring the parapet up to the middle column height on the east elevation. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the May 30, 2023 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the establishment of a *retail shopping center* and *house of worship* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-017

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 600 TURTLE COVE ROCKWALL TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE EMPTV

PROPOSED ZONING _____ PROPOSED USE COMMERCIAL

ACREAGE 2.6 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]

<input type="checkbox"/> OWNER	<u>ABDUL LATIF KHAN</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON		CONTACT PERSON	<u>DAVID SROUSI</u>
ADDRESS	<u>5411 KINGSTON DR.</u>	ADDRESS	<u>755 VALLEGO DR</u>
CITY, STATE & ZIP	<u>ROCKWALL TX 75082</u>	CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>
PHONE	<u>469-870-6020</u>	PHONE	<u>469-456-5935</u>
E-MAIL	<u>hajgab@hotmail.com</u>	E-MAIL	<u>DAVID.SROUSI960@GMAIL.COM</u>

NOTARY VERIFICATION [REQUIRED]

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

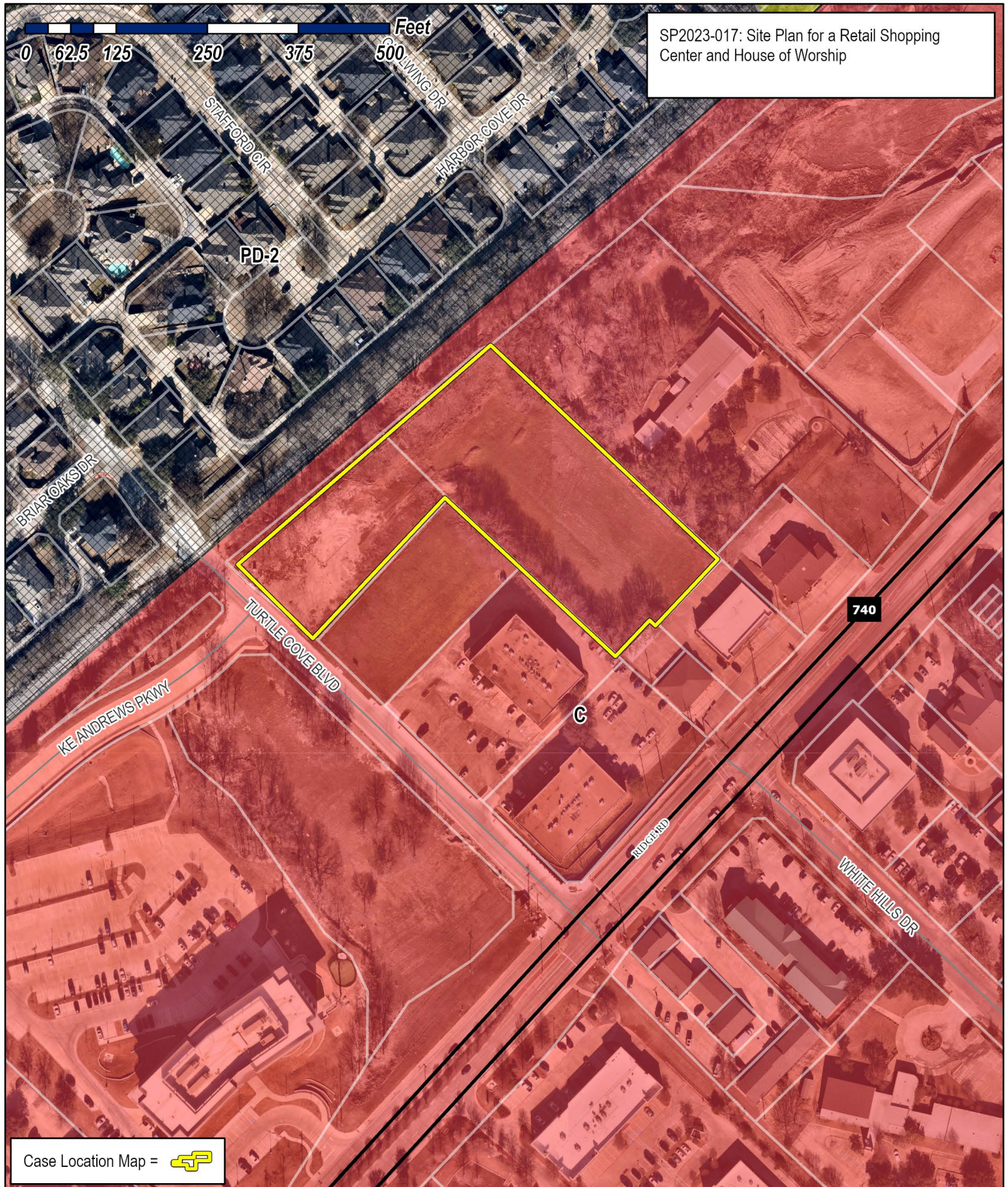
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF April, 2023. BY SIGNING THIS APPLICATION, 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 10 DAY OF April, 2023


OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





SP2023-017: Site Plan for a Retail Shopping Center and House of Worship

Case Location Map = 

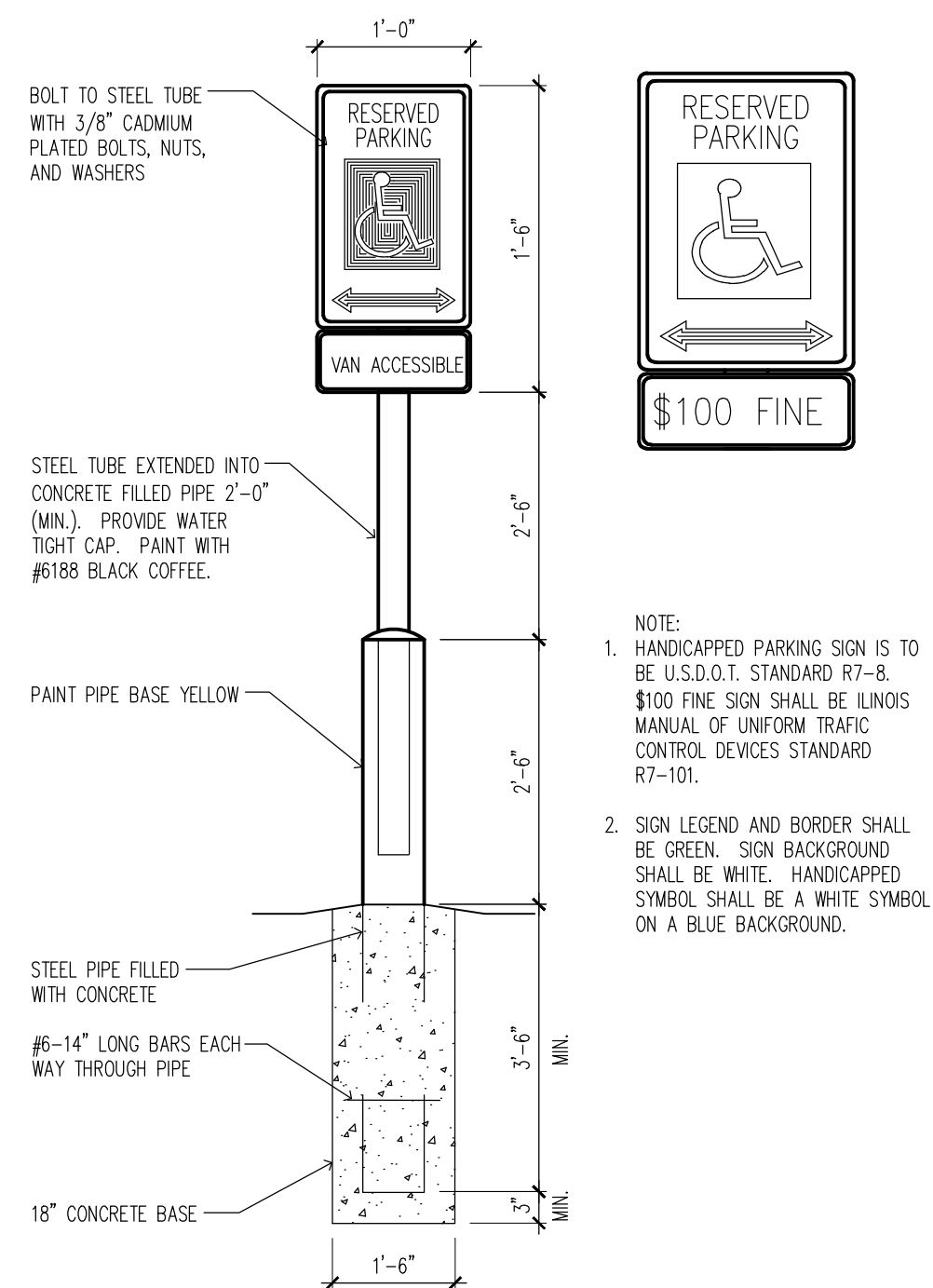


City of Rockwall

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

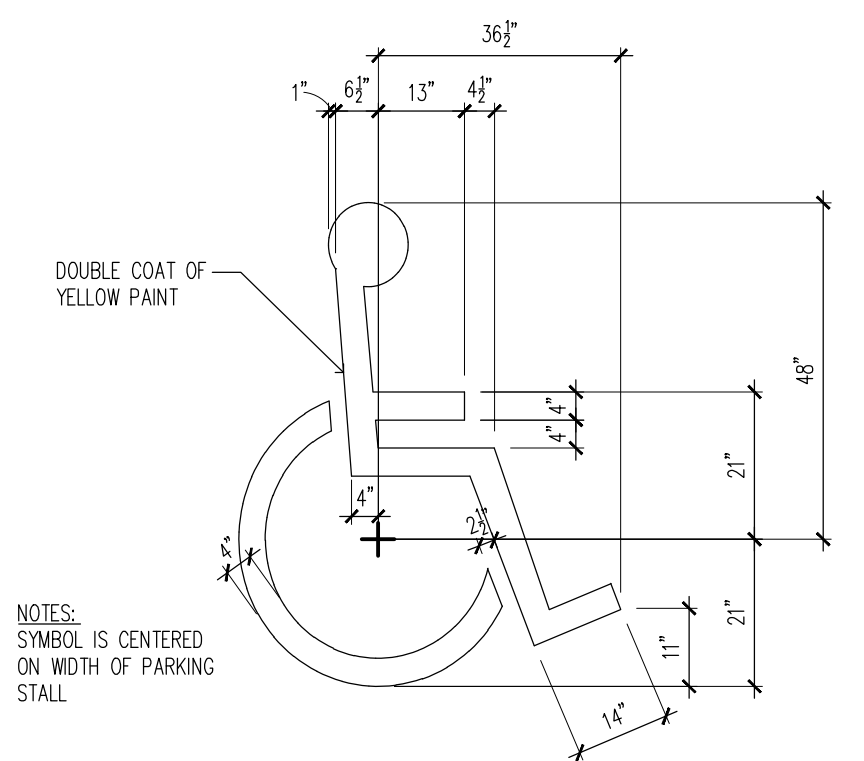
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



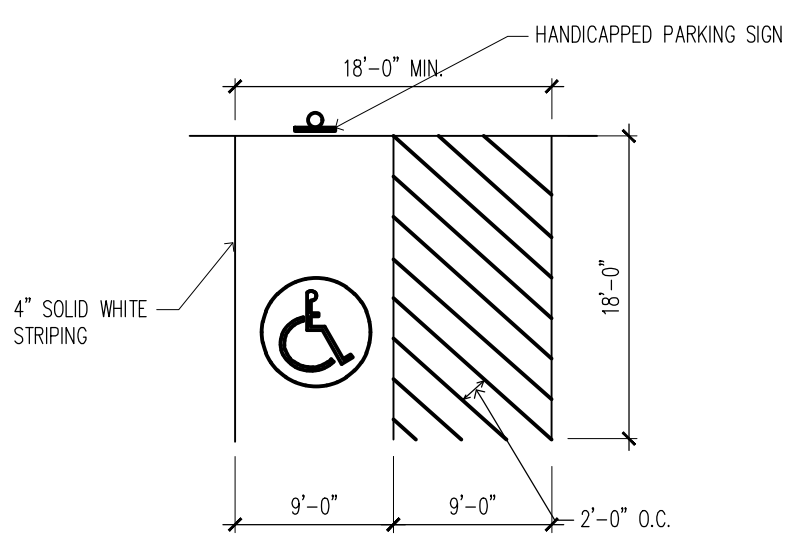


05 HANDICAP PARKING SIGN
N.T.S.

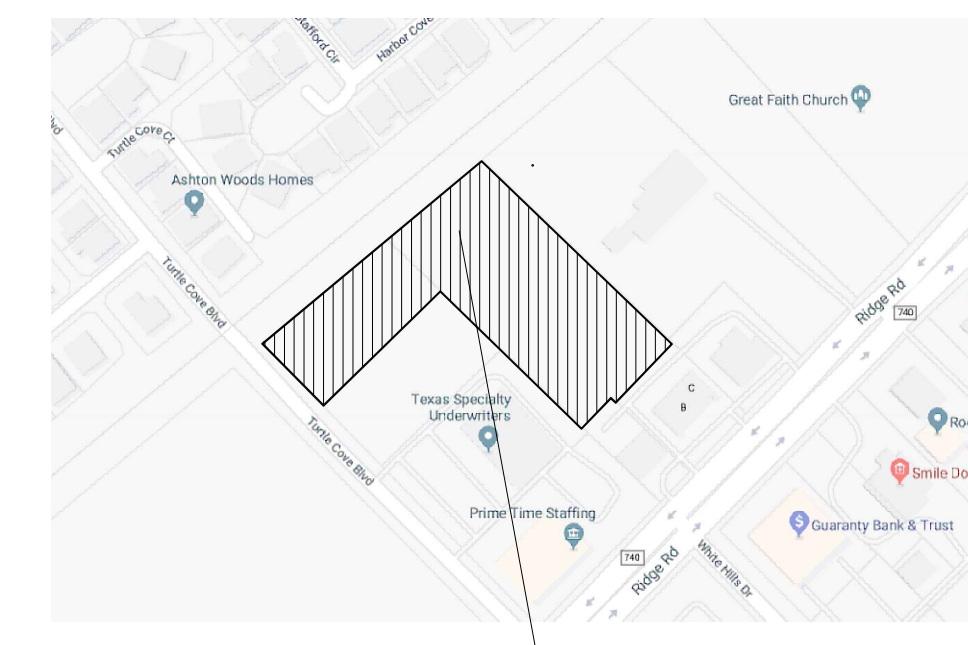
NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



04 HANDICAPPED PAINTED SYMBOL
N.T.S.

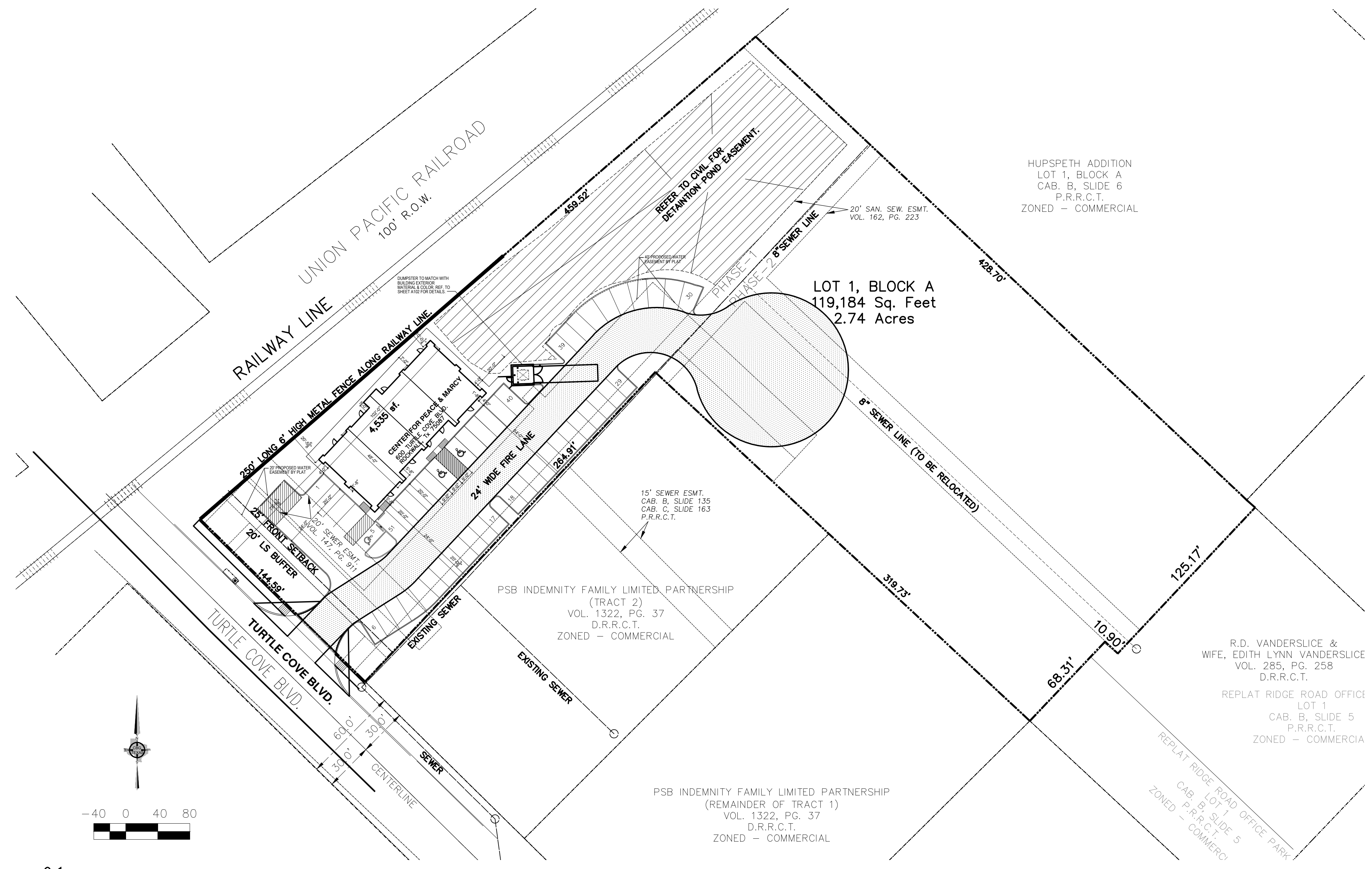


03 HANDICAPPED PARKING STALL
N.T.S.



THE SITE
600 TURTLE COVE DR.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1"=40'4"



01 SITE PLAN
SCALE: 1"=40'4"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
 3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
 4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
 5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
 6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
 7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

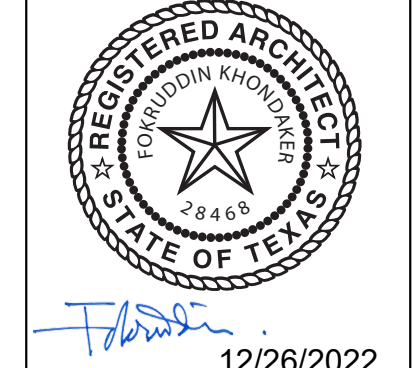
OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.28.22	CITY COMMENTS

ARCHITECT OF THE RECORD:
Fokriddin Khondaker AIA, NCARB
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel: (800) 605-4806



amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel: (817) 806-0811
E-mail: okm.heboluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE: 06.09.2021
SCALE: AS SHOWN
DRAWN: DESIGNER:
A. HELALUZZAMAN

PROJECT #
H-2019-02
SHEET NO.: A101



DARK BRONZE FRAMES, PARAPET CAP & CANOPY



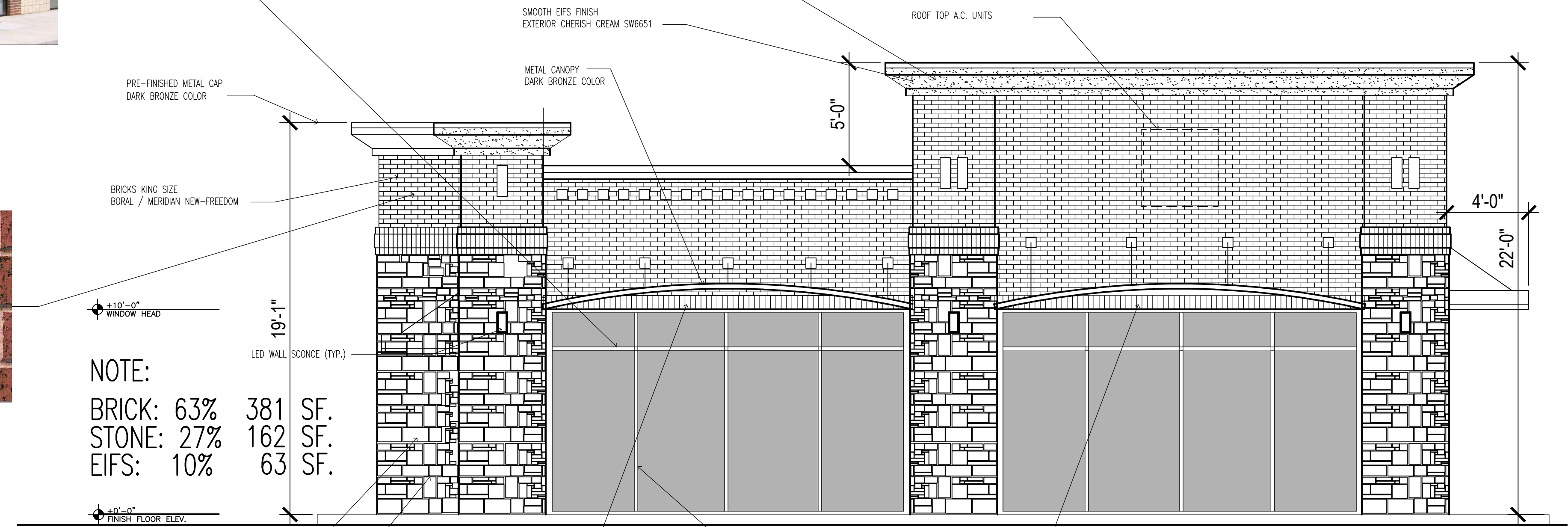
CHERISH CREAM SW6651 OR EQUAL



BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL



NATURAL LIME STONE OR EQUAL



NOTE:

BRICK: 63% 381 SF.
 STONE: 27% 162 SF.
 EIFS: 10% 63 SF.

2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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 & Zoning

OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

PROJECT:
 RETAIL BUILDING
 PHASE-1
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

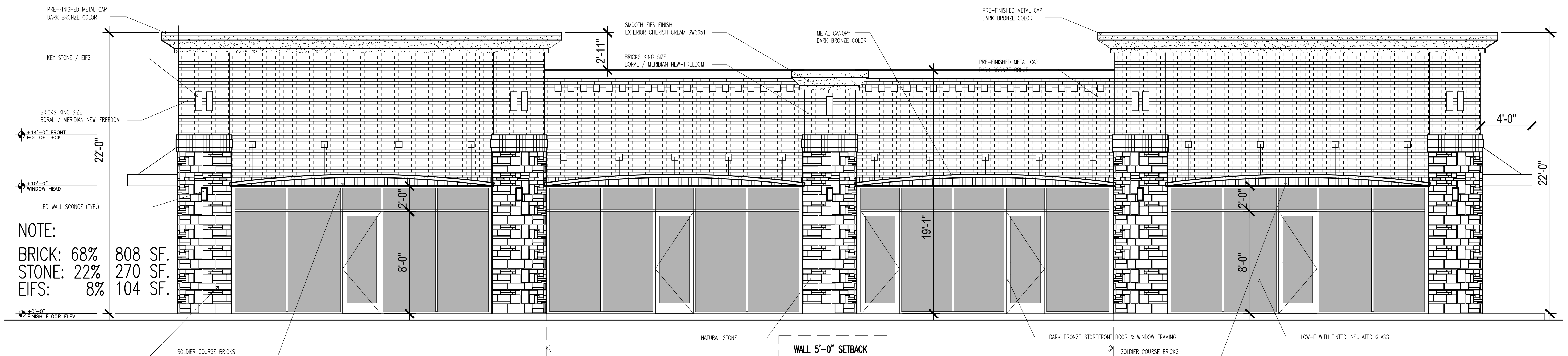
REVISIONS:

ARCHITECT OF THE RECORD:
 Fokreddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel. (817) 806 0811
 E-mail: okm.heloluzzaman@gmail.com

amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 75051
 Tel. (817) 806 0811
 E-mail: okm.heloluzzaman@gmail.com

SHEET TITLE:
 EXTERIOR ELEVATIONS

DATE: 04.28.2023	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	SHEET NO. A501

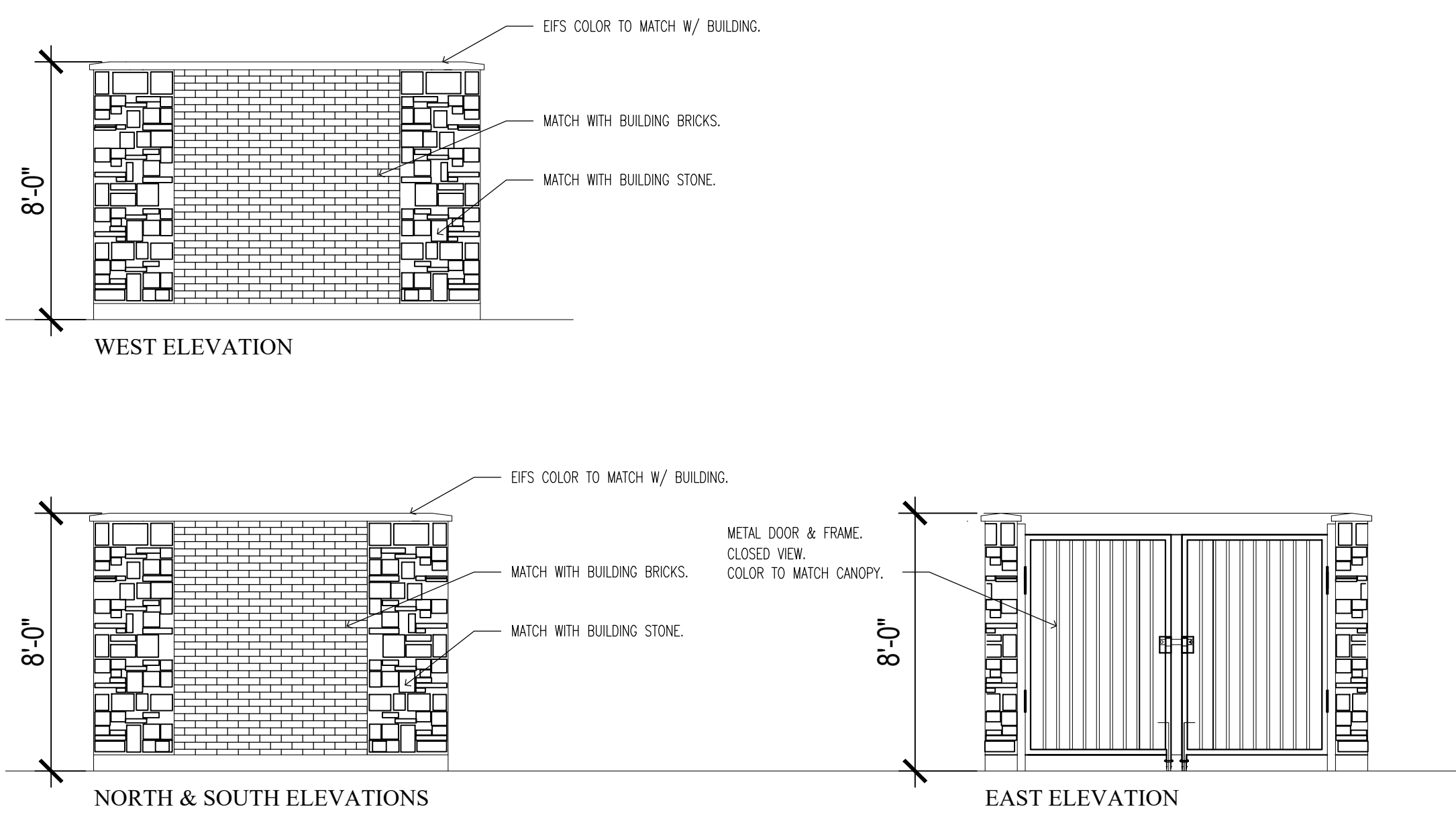


NOTE:
 BRICK: 68% 808 SF.
 STONE: 22% 270 SF.
 EIFS: 8% 104 SF.

1 EAST ELEVATION

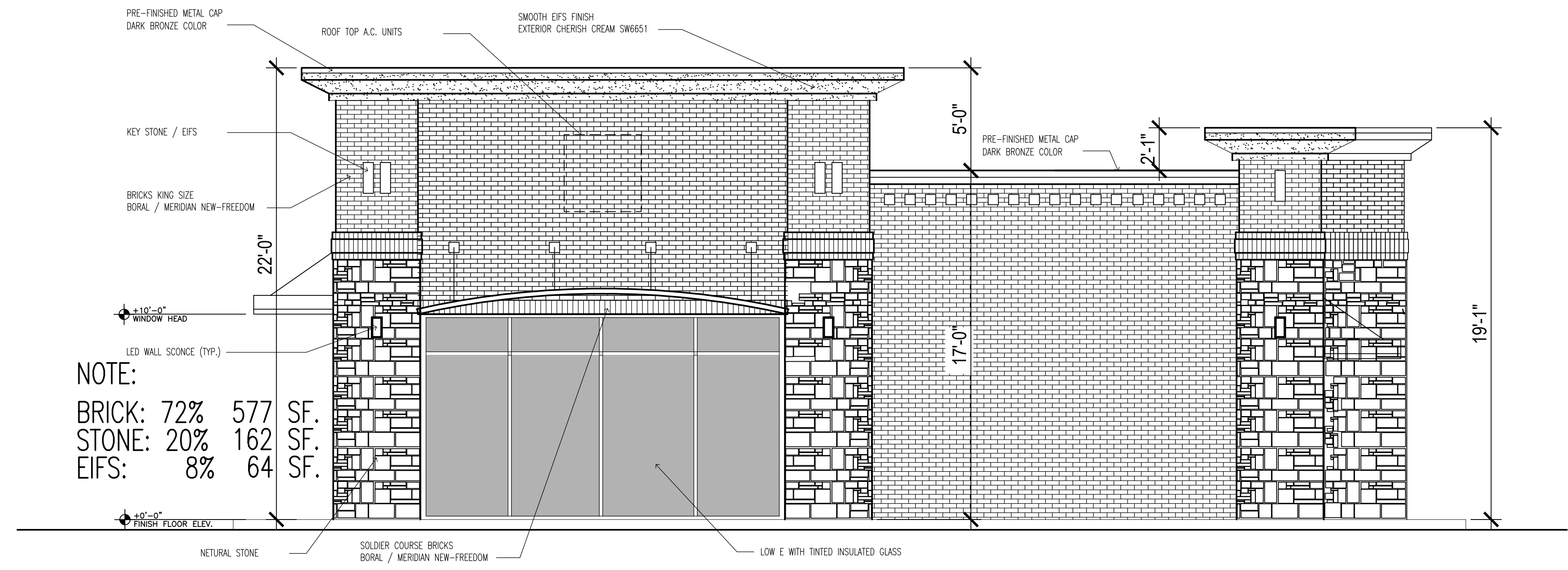
SCALE: 1/4" = 1'-0"

CASE NO: SP2023-017



3 DUMPSTER ELEVATIONS

SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION

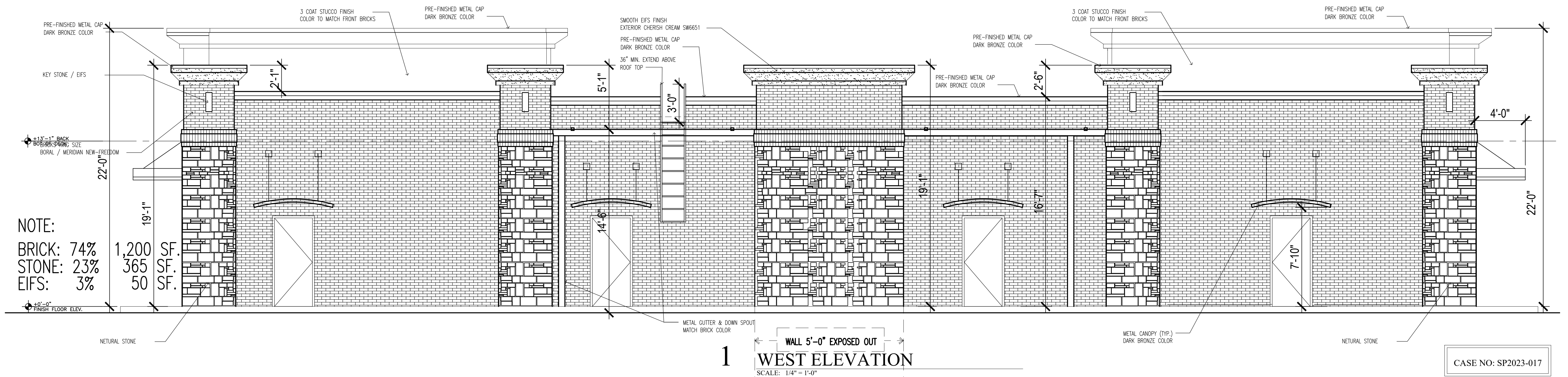
SCALE: 1/4" = 1'-0"

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 & Zoning



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

CASE NO: SP2023-017

OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

PROJECT:
 RETAIL BUILDING PHASE-1
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

ARCHITECT OF THE RECORD:
 Fokuriddin Khondaker AIA, NCARB.
 Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel. (817) 856 0811
 E-mail: okm.helaluzzaman@gmail.com

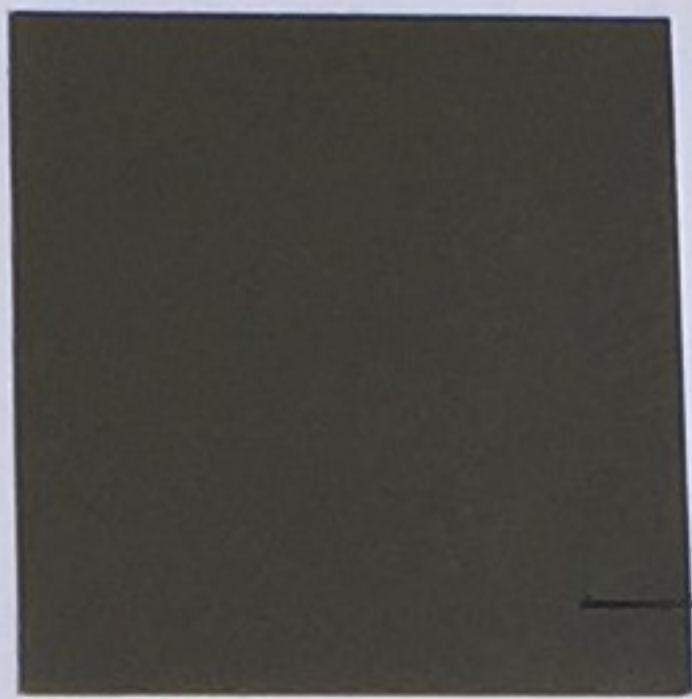
amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 75051
 Tel. (817) 856 0811
 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
 EXTERIOR ELEVATIONS

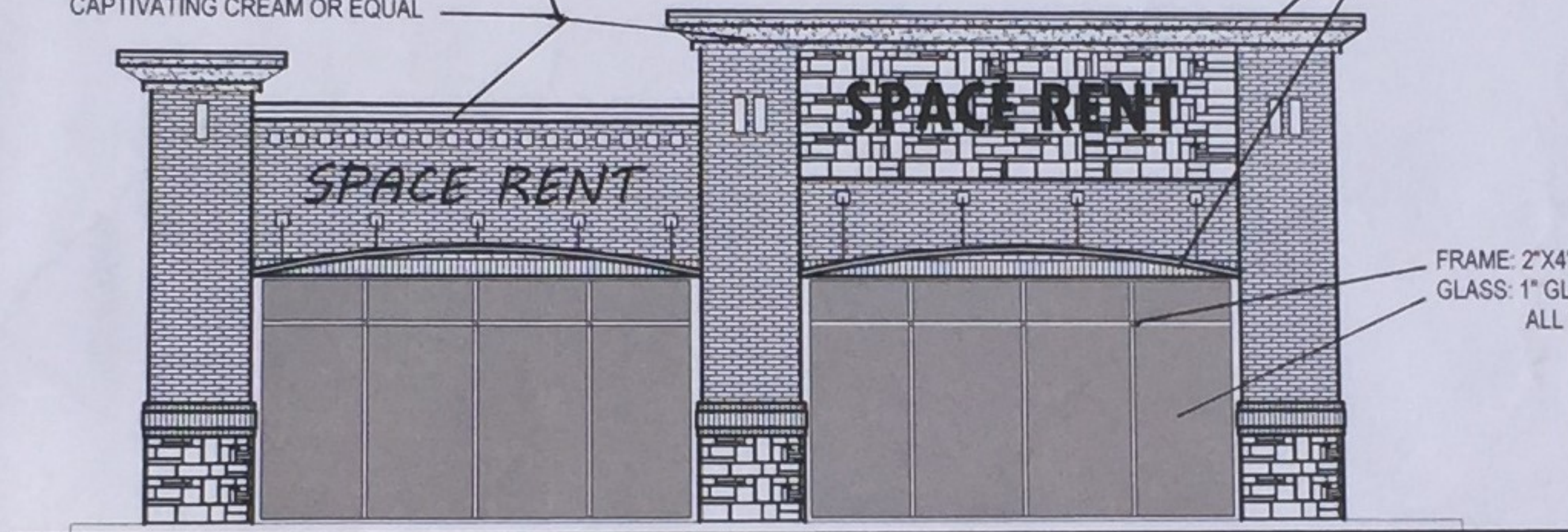
DATE:	SCALE:
04.28.2023	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN
PROJECT #	
H-2019-02	
SHEET NO:	
A502	



SW 6659
CAPTIVATING CREAM OR EQUAL



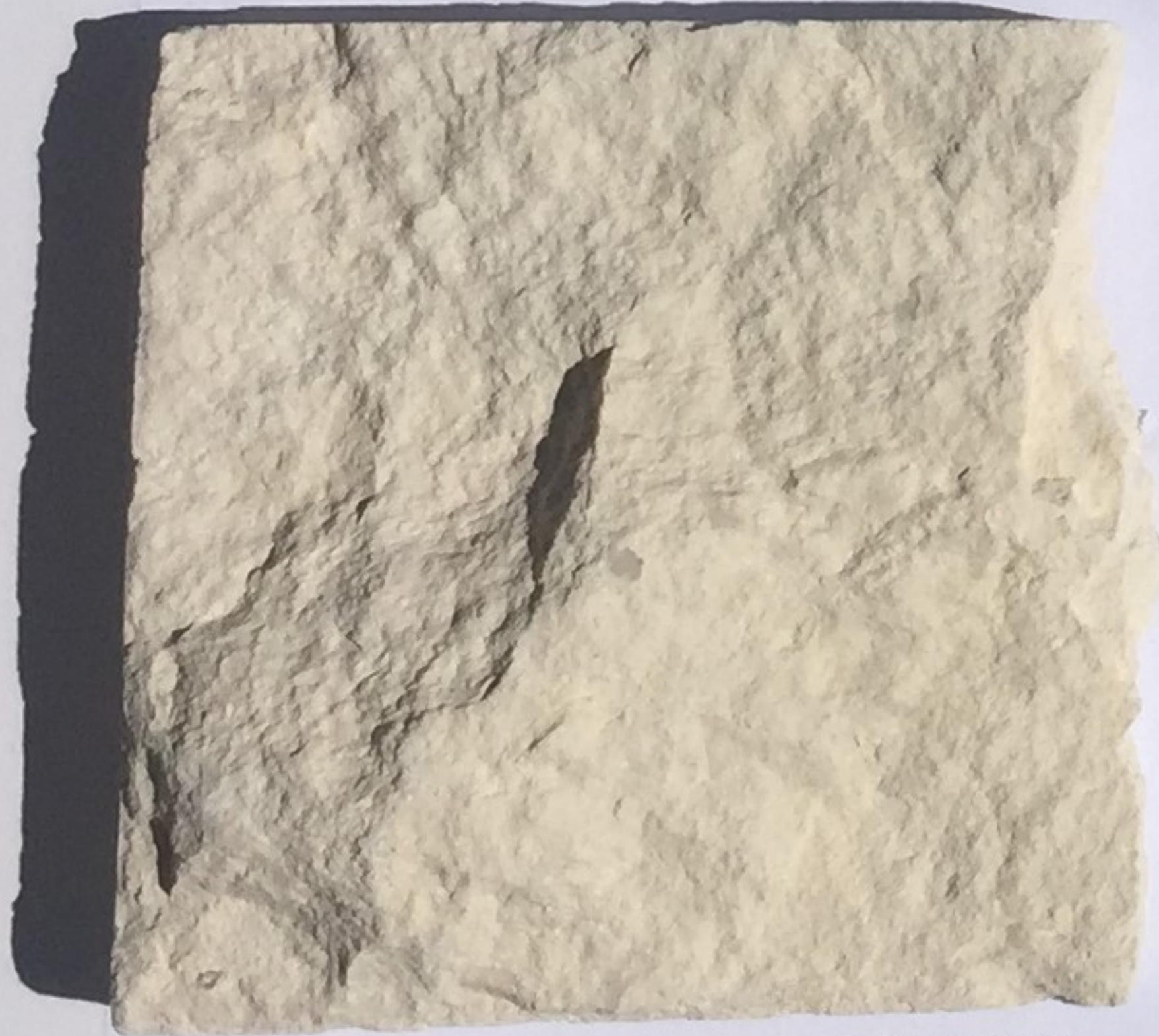
PRE-FINISHED METAL CAP & CANOPY
DARK BRONZE



FRAME: 2"x4" (DARK BRONZE)
GLASS: 1" GLAZING (1/4"-1/2"-1/4")
ALL TEMPERED & TINTED GLASS



PUBLIC ROAD SIDE ELEVATION



AUSTIN LIME STONE OR EQUAL



MERIDIAN NEW-FREEDOM OR EQUAL

OWNER:
Abdul Latif Khan
4152 Goodland Dr., Richardson, TX 75082

PROJECT:
RETAIL BUILDING
PHASE-1

APPLICANT:
Ahmed Helaluzzaman

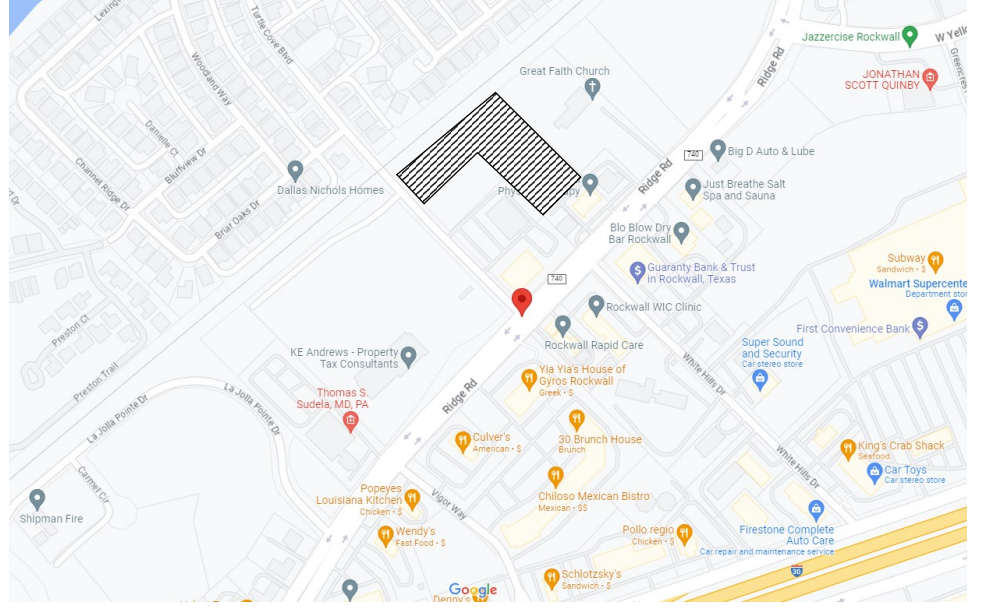
amazing o
Commercial & Residential
1461 Country Drive, Suite 100
Dallas, TX 75243
Phone: 972-382-1111
Email: ahmed.helaluzzaman@gmail.com

PROJECT N
RETAIL BU
CASE NUM

Quantity	Symbol	Description
Landscape		
Ground Cover-Vines		
29982		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
43		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
19		Ilex vomitoria nana / Holly, Dwarf Yaupon 3 gallon
16		Raphiolepis indica / Indian Hawthorn 3 Gallon
Trees		
7		Cercis canadensis / Redbud, Eastern 6 ft. to 8 ft.
9		Ilex vomitoria / Holly, Yaupon 6 ft. to 8 ft.
17		Ilex x 'Nellie Stevens' / Holly, Nellie Stevens 15 Gallon
8		Quercus macrocarpa / Oak, Bur or Mossycup 4 in cal min
12		Quercus virginiana / Oak, Southern Live 4 in cal min
15		Ulmus crassifolia / Elm, Cedar 4 in cal min

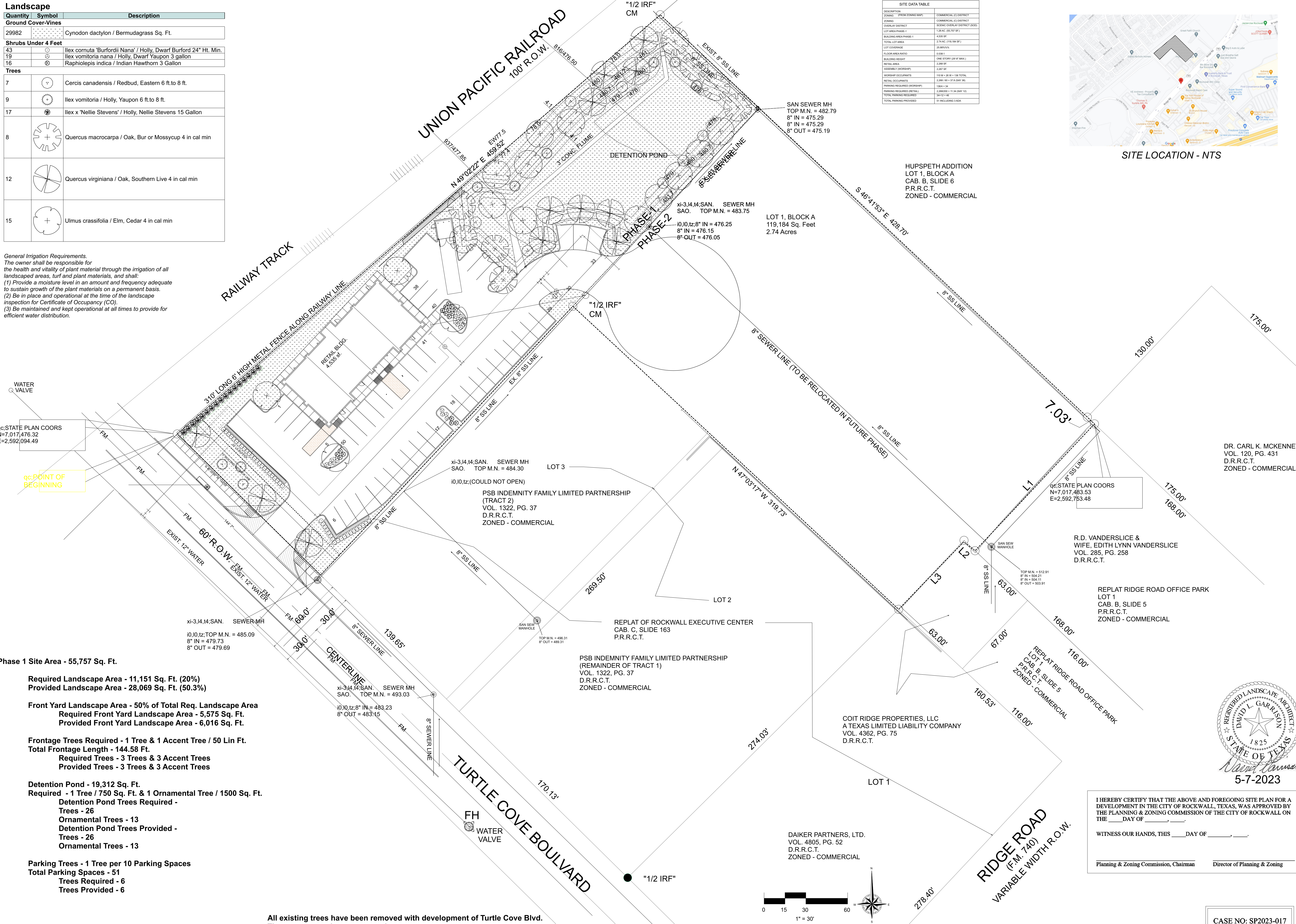
General Irrigation Requirements.
 The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
 (1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials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

SITE DATA TABLE	
DESCRIPTION:	COMMERCIAL SITE DEVELOPMENT
ZONING:	COMMERCIAL DISTRICT
OWNER:	DAIKER PARTNERS, LTD.
LOT AREA (PHASE 1):	2.74 AC (119,184 SQ. FT.)
BLDG. AREA (PHASE 1):	4,255 SF
TOTAL LOT AREA:	2.74 AC (119,184 SQ. FT.)
LOT COVERAGE:	3.58%
FLOOR AREA RATIO:	0.015
BLDG. HEIGHT:	MAX 5' (20' MAX)
NET AREA:	2,284 SF
ADDITIONAL (PHASE 1):	2,284 SF
ADDITIONAL (PHASE 2):	10,000 SF (100,000 SQ. FT.)
TOTAL OCCUPANCY:	2,284 SF + 10,000 SF = 12,284 SF
TOTAL OCCUPANCY:	2,284 SF + 10,000 SF = 12,284 SF
PARKING REQUIRED (OCCUPANCY):	1084 - 38
PARKING PROVIDED (PHASE 1):	2,000 (100% OF 1000)
TOTAL PARKING PROVIDED:	2,000 (100% OF 1000)
TOTAL PARKING PROVIDED:	2,000 (100% OF 1000)



SITE LOCATION - NTS

DAVID L. GARRISON
 Landscape Design Studio
 4445 Eldorado Drive
 Plano, Texas 75093
 214-668-4163
 david@iplanlandscapes.com

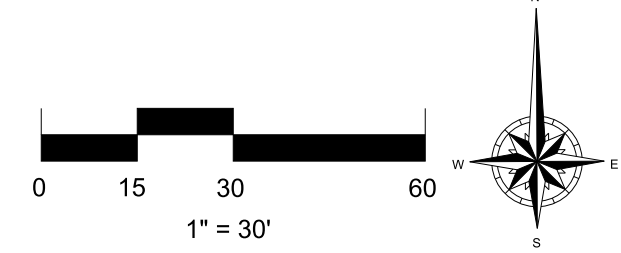


- Phase 1 Site Area - 55,757 Sq. Ft.**
- Required Landscape Area - 11,151 Sq. Ft. (20%)
 - Provided Landscape Area - 28,069 Sq. Ft. (50.3%)
 - Front Yard Landscape Area - 50% of Total Req. Landscape Area
 - Required Front Yard Landscape Area - 5,575 Sq. Ft.
 - Provided Front Yard Landscape Area - 6,016 Sq. Ft.
 - Frontage Trees Required - 1 Tree & 1 Accent Tree / 50 Lin Ft.
 - Total Frontage Length - 144.58 Ft.
 - Required Trees - 3 Trees & 3 Accent Trees
 - Provided Trees - 3 Trees & 3 Accent Trees
 - Detention Pond - 19,312 Sq. Ft.
 - Required - 1 Tree / 750 Sq. Ft. & 1 Ornamental Tree / 1500 Sq. Ft.
 - Detention Pond Trees Required - Trees - 26
 - Ornamental Trees - 13
 - Detention Pond Trees Provided - Trees - 26
 - Ornamental Trees - 13
 - Parking Trees - 1 Tree per 10 Parking Spaces
 - Total Parking Spaces - 51
 - Trees Required - 6
 - Trees Provided - 6

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 & Zoning



CASE NO: SP2023-017

LANDSCAPE PLAN

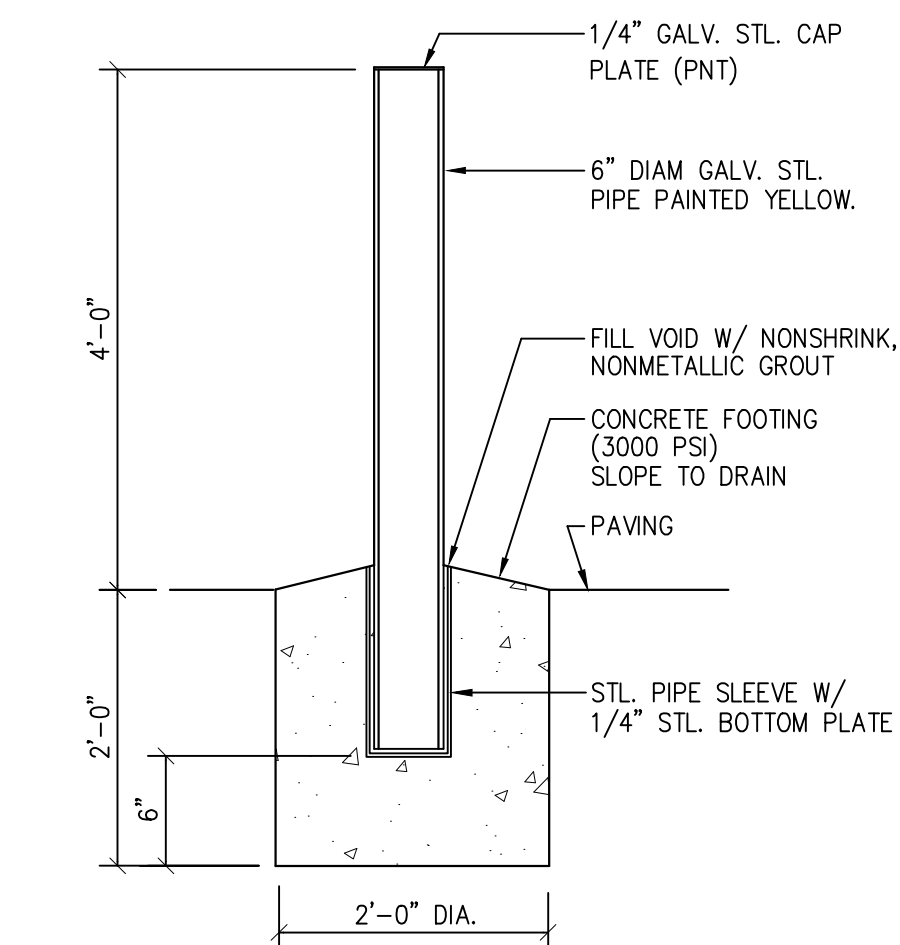
CPM MASJID
 Center for Peace and Mercy, Inc.
 600 Turtle Cove Blvd.
 Rockwall, TX 75087

REVISIONS:	None
DATE:	5-7-2023
JOB NUMBER:	230507
DRAWN BY:	David G
CHECKED BY:	N/A
SCALE:	1" = 30'
SHEET:	L - 1

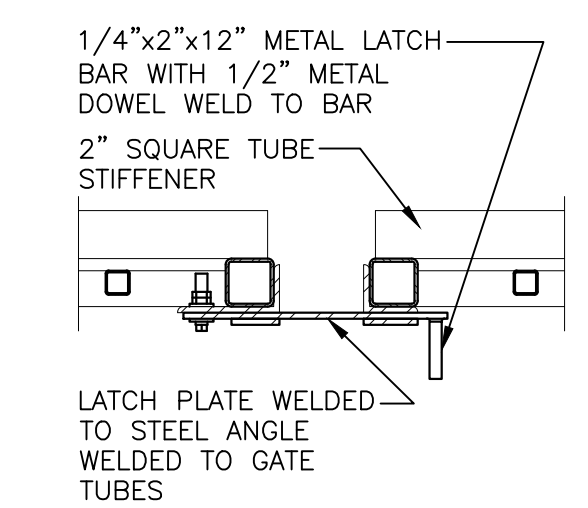
- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
 2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
 3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
 4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
 5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
 6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
 7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

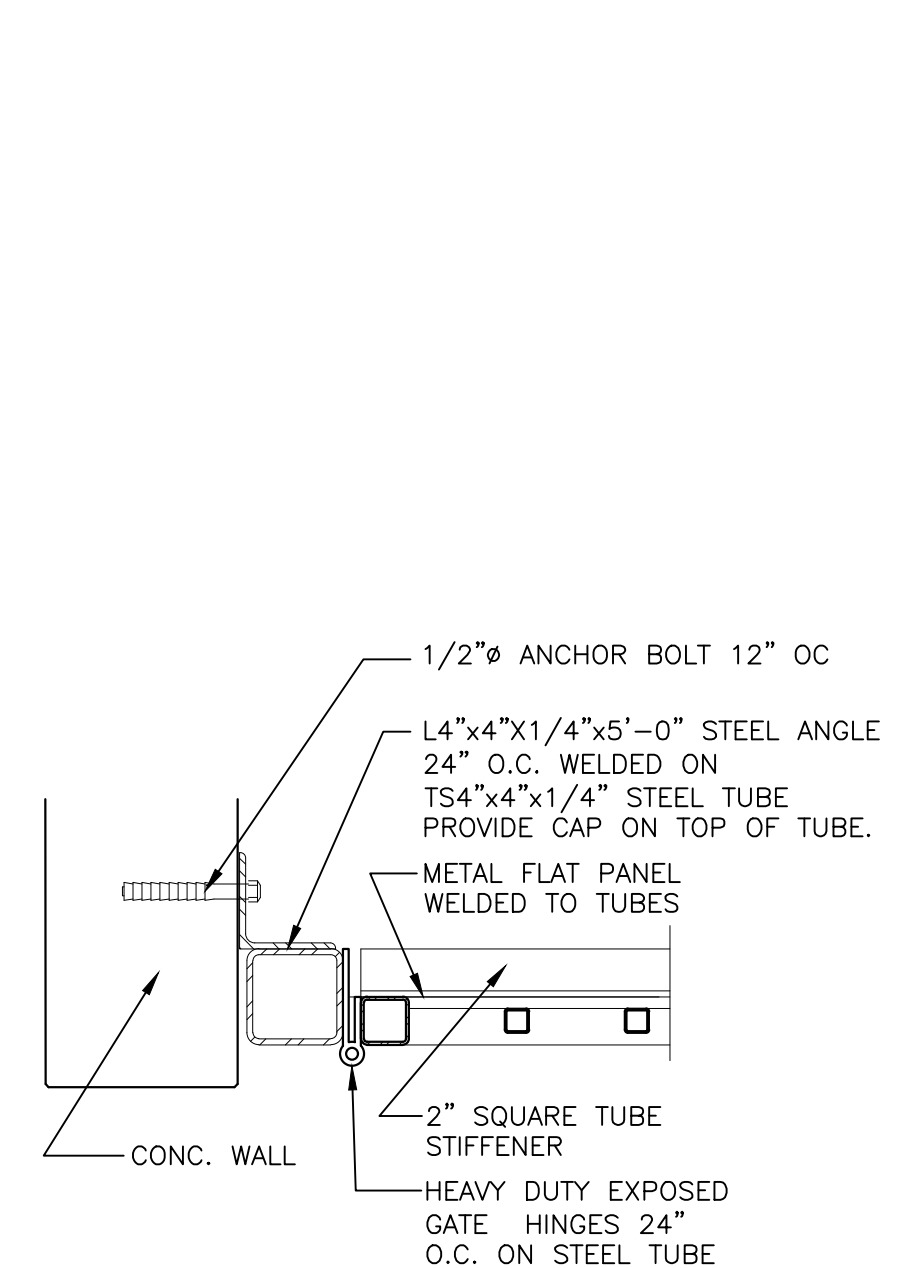
PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087



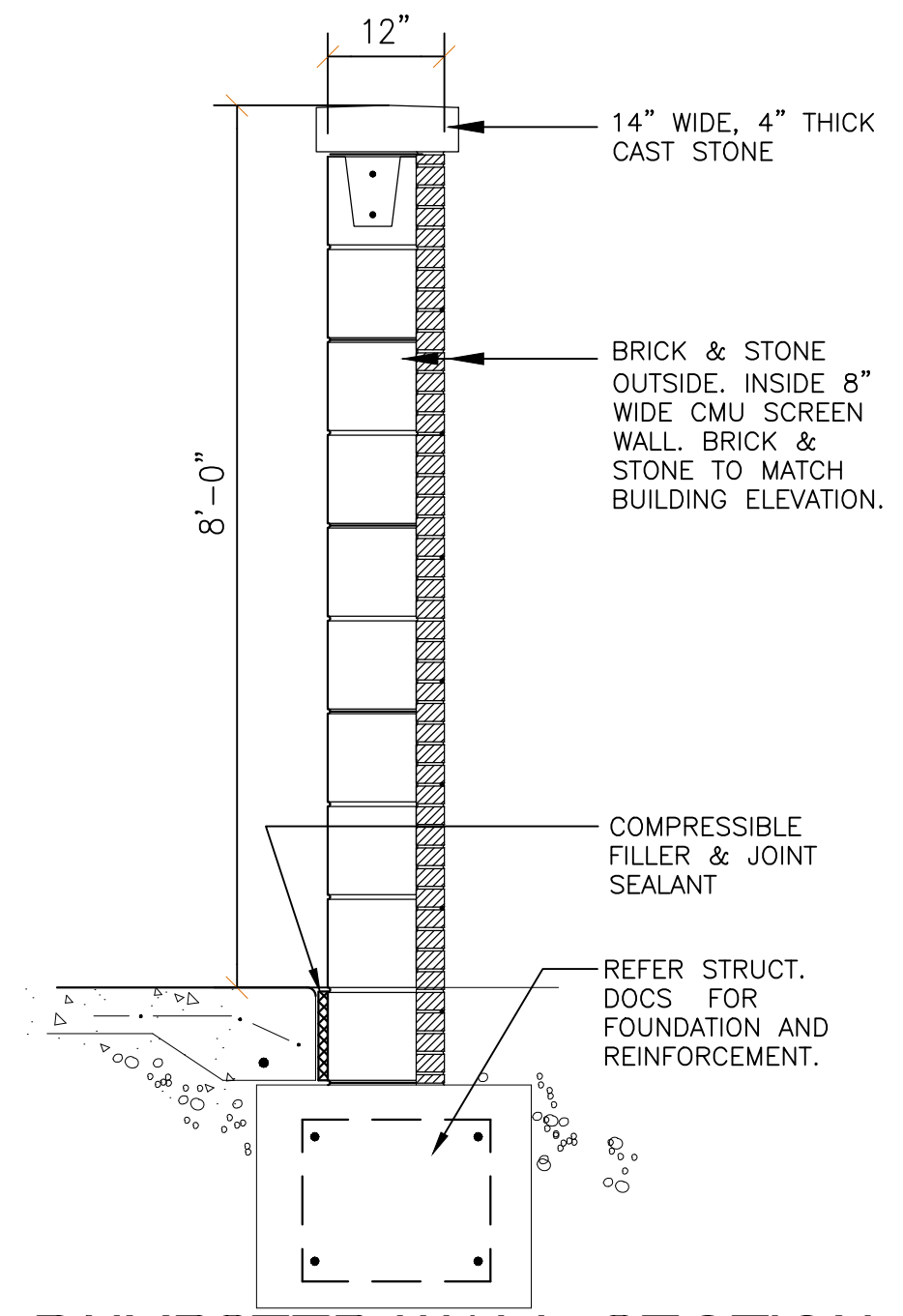
06 PIPE BOLLARD DETAIL
 SCALE: 1/4" = 1'-0"



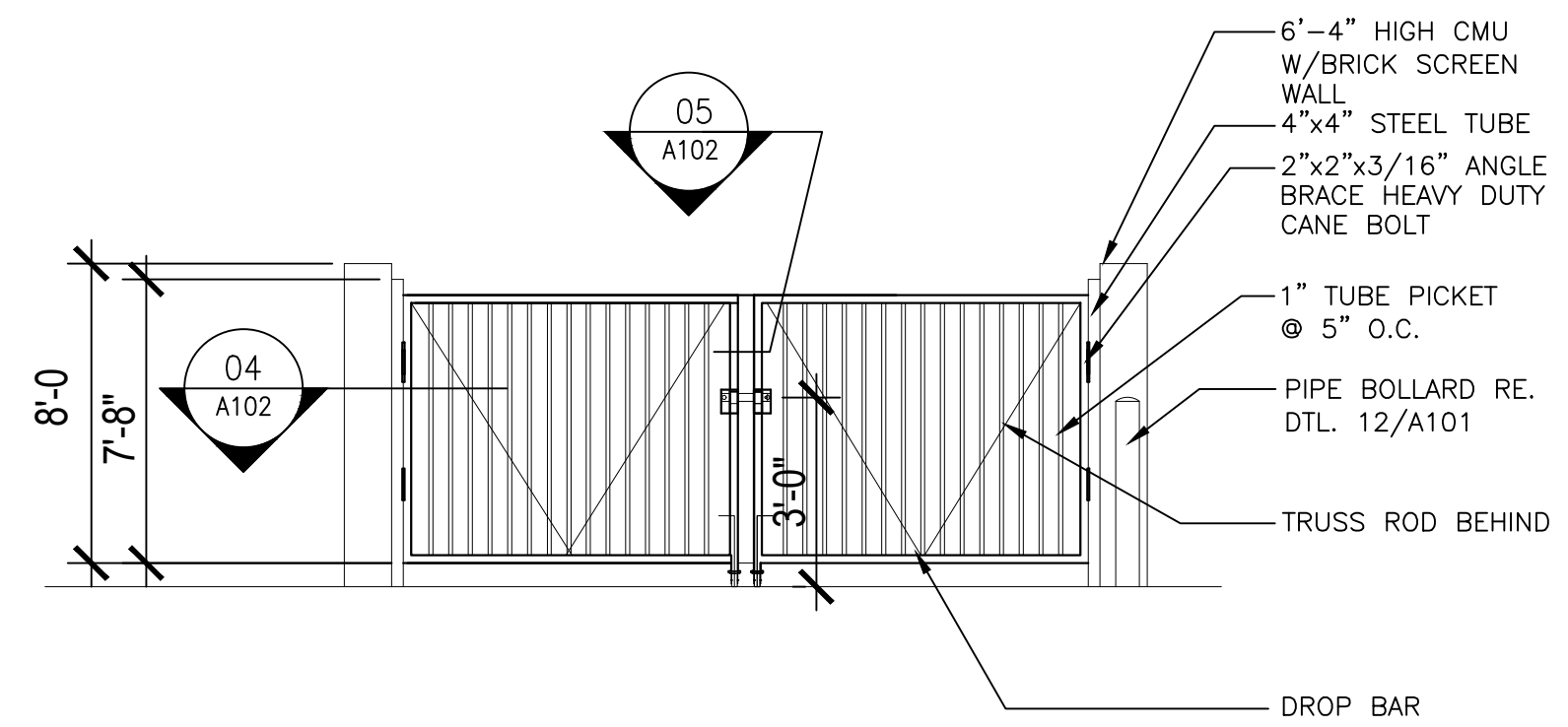
05 GATE HINGE DETAIL
 SCALE: 1/4" = 1'-0"



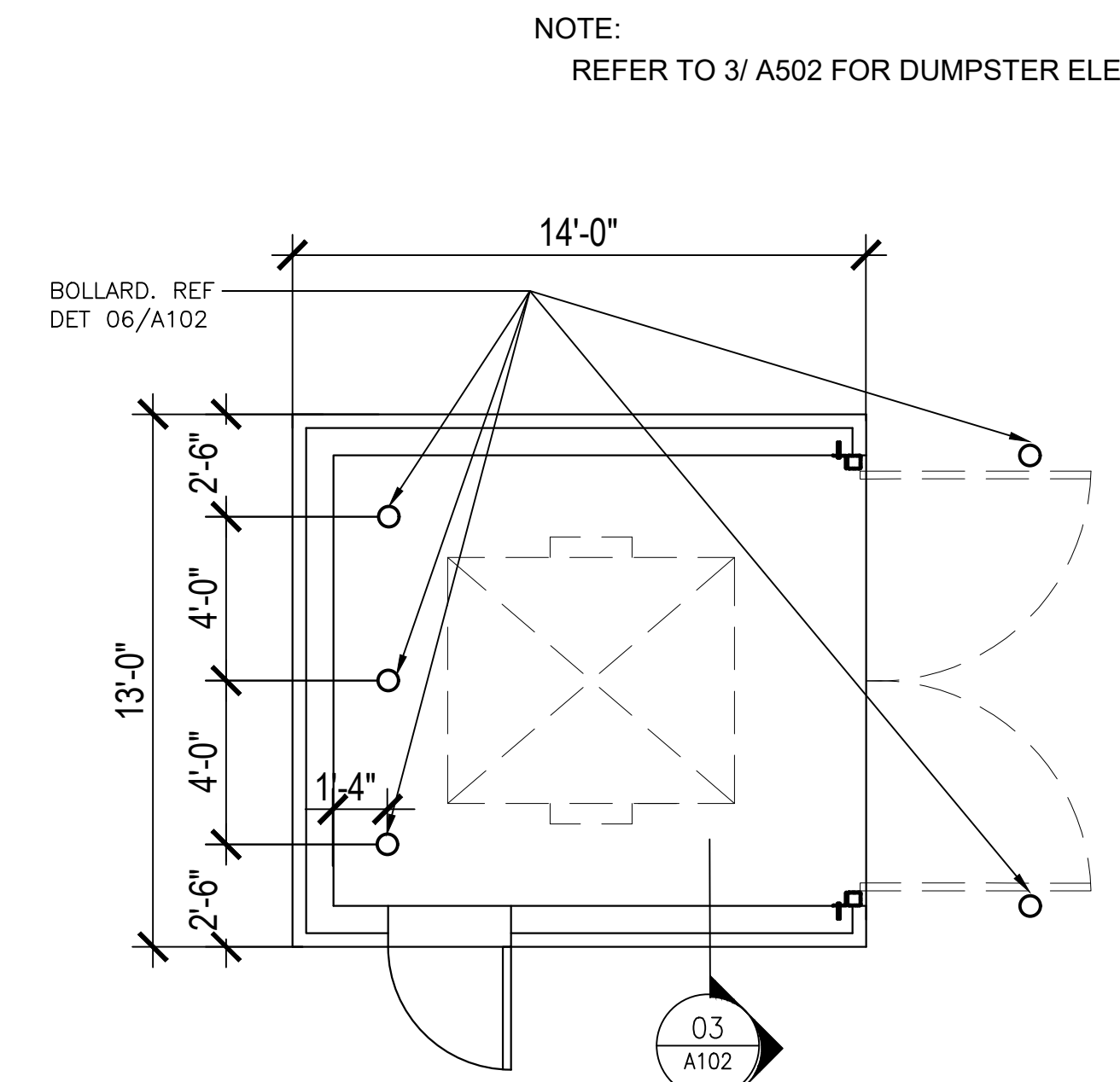
04 GATE HINGE DETAIL
 SCALE: 1/4" = 1'-0"



03 DUMPSTER WALL SECTION
 SCALE: 1/4" = 1'-0"



02 DUMPSTER ENCLOSURE ELEVATION
 SCALE: 1/4" = 1'-0"



01 DUMPSTER ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"

NOTE:
 REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.

REVISIONS:

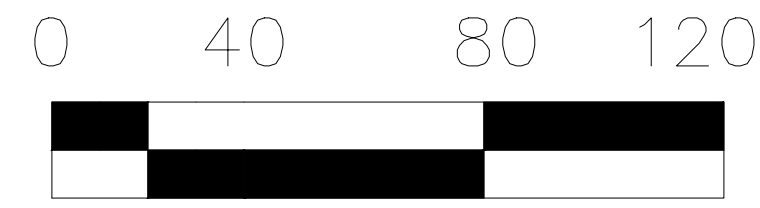
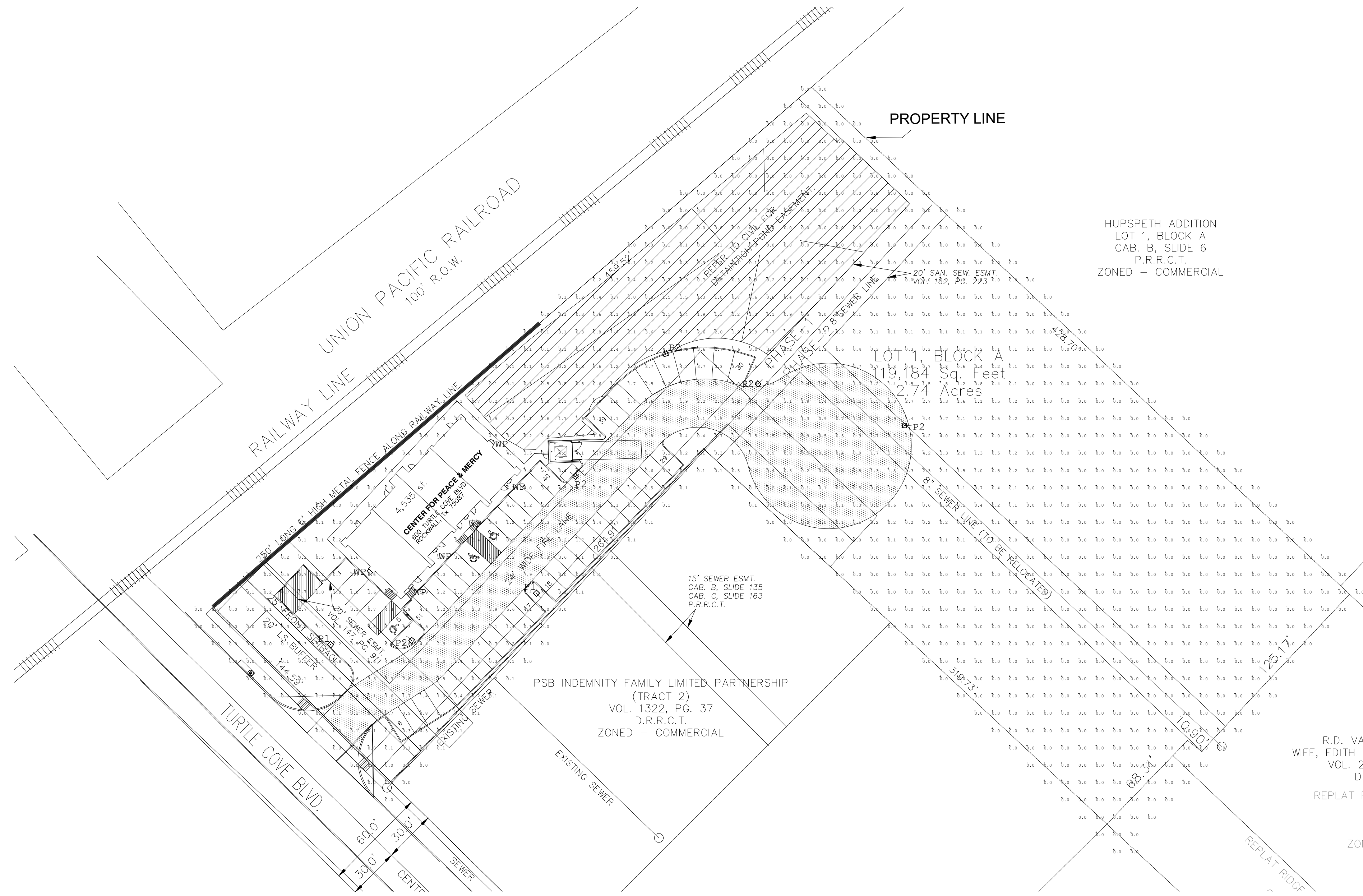
ARCHITECT OF THE RECORD:
 Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel: (800) 609 4806



12/26/2022
amazing concept
 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 76051
 Tel: (817) 806 0811
 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
 SITE DETAILS

DATE: 06.09.2021	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	
SHEET NO.: A102	



01 PHOTOMETRIC PLAN
SCALE: 1"=40'-0"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	0.75	9.5	0.0	N.A.	N.A.

Luminaire Schedule							
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts	
P1	2	☐	Lithonia Lighting	DSX1 LED P3 50K BLC MVOLT	10439	102	
P2	5	☐	Lithonia Lighting	DSX1 LED P3 50K T5M MVOLT	13218	102	
WP	6	☐	Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24	

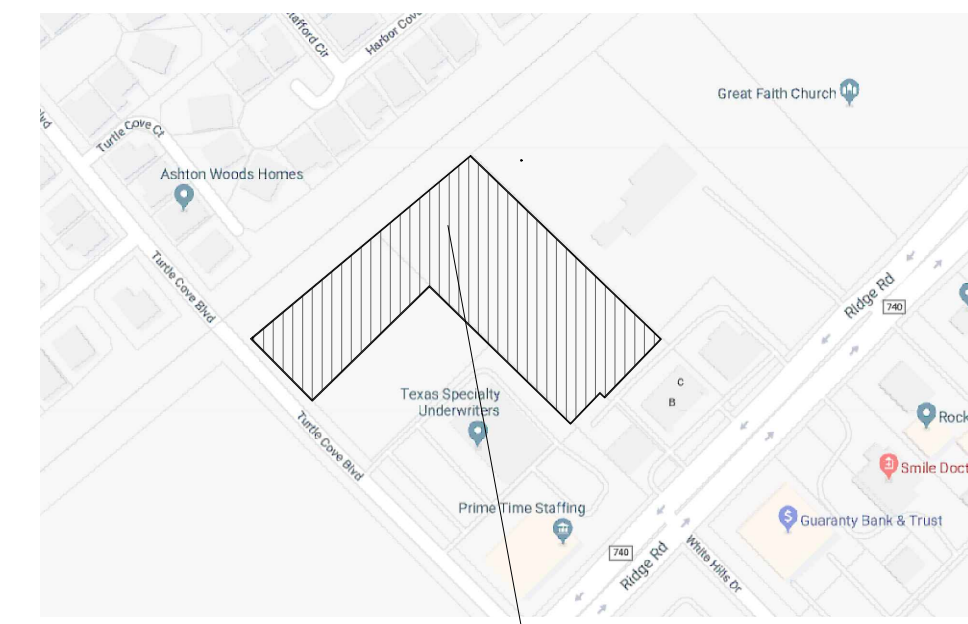
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

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

Planning & Zoning Commission, Chairman

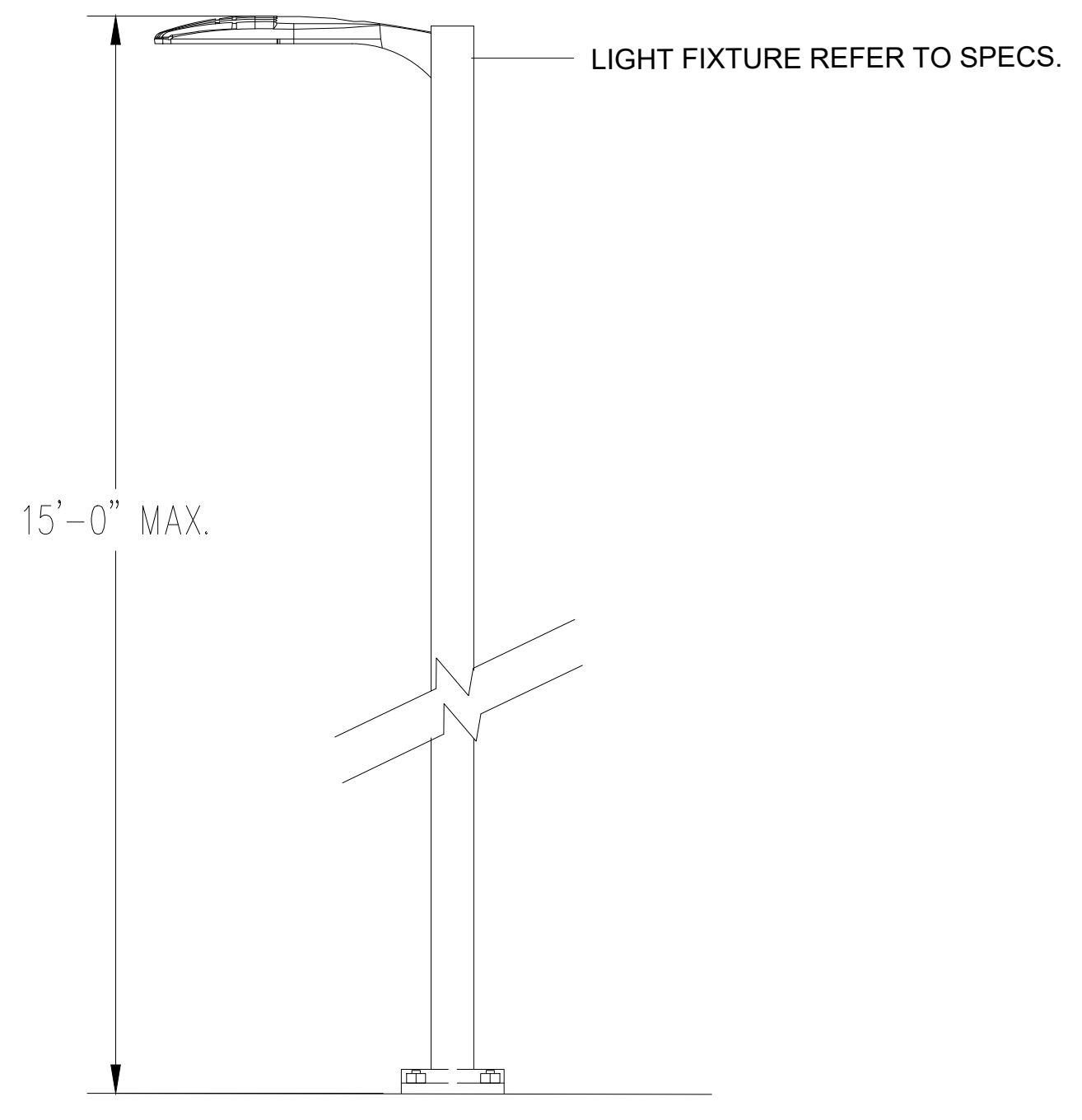
Director of Planning & Zoning

CASE NO.: SP2023-017



THE SITE
600 TURTLE COVE BLVD.
ROCKWALL, TX 75087

02 VICINITY MAP
SCALE: 1"=40'-0"



03 TYPICAL SITE POLE
SCALE: N.T.S.

WAHEED CONSULTING
420 PARKSIDE COURT
MURPHY, TEXAS 75094
PH: 817-793-2010
FIRM #: F-0336

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 75051
Tel: (817) 806 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
PHOTOMETRIC PLAN

DATE: 06.11.2019	SCALE: AS SHOWN
DRAWN:	DESIGNER:
A. HELALUZZAMAN	

PROJECT #
SP2023-017

SHEET NO:
ESP

