PLANNING AND ZONING CASE CHECKLIST



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

P&Z CASE # 29018-055 P&Z DATE 1 15 2018	CC DATE 1 20 208 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE HPAE	B DATE PARK BOARD DATE
ZONING APPLICATION SPECIFIC USE PERMIT ZONING CHANGE PD CONCEPT PLAN PD DEVELOPMENT PLAN	 COPY OF ORDINANCE (ORD.#) APPLICATIONS RECIEPT LOCATION MAP HOA MAP HOA MAP PON MAP FLU MAP FLU MAP NEWSPAPTER PUBLIC NOTICE 500-FT. BUFFER PUBLIC NOTICE PROJECT REVIEW STAFF REPORT
SITE PLAN APPLICATION SITE PLAN LANDSCAPE PLAN TREESCAPE PLAN PHOTOMETRIC PLAN BUILDING ELEVATIONS MATERIAL SAMPLES COLOR RENDERING	 CORRESPONDENCE COPY-ALL PLANS REQUIRED COPY-MARK-UPS CITY COUNCIL MINUTES-LASERFICHE MINUTES-LASERFICHE PLAT FILED DATE
PLATTING APPLICATION MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT ADMINISTRATIVE/MINOR PLAT VACATION PLAT LANDSCAPE PLAN TREESCAPE PLAN	NOTES:

DEVELOPMENT APPLICATION

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

STAFF USE ONLY	2000
STAFF USE ONLY	12018-09
	CONSIDERED ACCENTED BY TH

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:

Platting Applicat			Zoning Applic	ation Fees:
 [] Master Plat (\$100.00 + \$15.00 Acre)³ [] Preliminary Plat (\$200.00 + \$15.00 Acre)⁴ [] Final Plat (\$300.00 + \$20.00 Acre)³ 		[] Zoning Cha	ange (\$200.00 + \$15.00 Acre) ¹ ie Permit (\$200.00 + \$15.00 Acre) ¹	
		[X] Specific Us	pment Plans (\$200.00 + \$15.00 Acre) ¹	
[] Replat (\$300.)	00 + \$20.00 Acre) ¹		Other Applica	tion Fees:
	Minor Plat (\$150.00) ment Request (\$100.00)		[] Tree Remo	
Site Plan Applica			Notes:	g the fee, please use the exact acreage when multiplying by
[] Site Plan (\$25	0.00 + \$20.00 Acre)			nount. For requests on less than one acre, only the "base
[] Amended Site	Plan/Elevations/Landscaping Plan	an (\$100.00)	fee" is required.	
PROPERTY INFO	ORMATION (PLEASE PRINT)			
Address	TBD			
Subdivision	Sky Ridge Addition			Lot 1 Block A
General Location	Southwest of the intersection	on of Ridge Road FN	740 and Yellow	Jacket
ONING, SITE P	LAN AND PLATTING INF	ORMATION (PLEAS	EPRINT]	
Current Zoning	Commercial		Current Use	Undeveloped
Proposed Zoning	Commercial - SUP for Sel	f-storage	Proposed Use	Self-storage
Acreage	2.6	Lots [Current]	1	Lots [Proposed] 1
	lats: By checking the box at the l Local Government Code.	eft you agree to waive	the statutory time I	imit for plat approval in accordance with Section
OWNER/APPLI	CANT/AGENT INFORMAT	TION IPLEASE PRINT/CI	HECK THE PRIMARY C	ONTACT/ORIGINAL SIGNATURES ARE REQUIRED)
[]Owner	7.1 Ridge, LLC		[] Applicant	Masterplan on behalf of The Jenkins Organizatio
Contact Person	Michael Swiercinsky		Contact Person	Maxwell J. Fisher, AICP / Kyle Jankins
Address	106 E Rusk, Suite 200		Address	900 Jackson Street, Ste. 640 / 2900 South Avenue, Ste. 204
City, State & Zip	Rockwall, TX 75087		City, State & Zip	Dallas, TX 75202 / Austin, TX 78704
Phone	972.771.7577		Phone	214.761.9197 / 512.448.9551
E-Mail	mike@skyrei.com		E-Mail	maxweil@masterplantexas.com
	CATION (REQUIRED))	
	gned authority, on this day personal dication to be true and certified the f			_ [Owner/Applicant Name] the undersigned, who stated t
"I hereby certify that i	am the owner, or duly authorized ag	ent of the owner, for the	purpose of this applic	ation; all information submitted herein is true and correct; a
20 By signing	this analization Laaree that the City	of Rockwall fi.e. "City") is	authorized and perm	f Rackwall on this the day of itted to provide information contained within this application
the public. The City is	also authorized and permitted to re se to a request for public information	eproduce any copyrighter	l information submitt	ed in conjunction with this opplication. It such reproduction
	nd seal of office on this the \mathcal{A}	day of Octob	per, 2018	ROBERT TANNER, III
Own	er's/Applicant's Signature	.)		Comm. Expires 07-13-2021
	and for the State of Texas	IPE	F	My Commission Expires 07-13-20

DEVELOPIMENT APPLICATION SUBMIN AL REQUIREMENTS



City of Rockwall

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[] PLAT TYPE.

- [] MINOR/AMENDING PLAT.
- [] MASTER PLAT.
- [] PRELIMINARY PLAT.
- [] FINAL PLAT.
- [] REPLAT.
- [] VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. Each set of plans should be folded into a *Tri-Fold* with the project title or identifier facing out.

- [] DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - [] ONE (1) PDF COPY OF THE PLAT
 - [] ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- [] TREESCAPE PLAN [IF APPLICABLE].
- [] LANDSCAPE PLAN [IF APPLICABLE].
- [] APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- [] PLAN SET. A plan set is composed of the following items:
 - [] SITE PLAN.

 \mathbb{N}

- [] LANDSCAPE PLAN.
- [] TREESCAPE PLAN.
- [] PHOTOMETRIC PLAN.
- [] BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- [] BUILDING MATERIAL SAMPLE BOARD. See the Material Sample Board Design Guidelines in this development packet.
- [] APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[1] LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[N] ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.



[] APPLICATION AND APPLICATION FEE. \$229

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. WITHOUT A COMPLETE APPLICATION SUBMITTAL, THE CASE MAY NOT BE PROCESSED AND MAY NOT BE PLACED ON A PUBLIC HEARING AGENDA.



DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745 Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications Jim Friske, Charter Communications Dinah Wood, Atmos Randy Voight, Oncor Phillip Dickerson, Oncor Brian Duncan, AT&T Javier Fernandez, RISD Brenda Callaway, TXDOT Stephen Geiger, Farmer's Electric Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering John Shannon, Building Inspections Ariana Hargrove, Fire Andy Hesser, Parks Andy Villarreal, Police

From: Planning & Zoning Department

Date: 12/13/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 12/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/2/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/2/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number:	Z2018-055
Project Name:	SUP for Mini Warehouse
Project Type:	ZONING
Applicant Name:	MAXWELL J FISHER, AICP / KYLE JENKINS
Owner Name:	7.1 Rigde, LLC, Micheal Swiercinsky
Project Description:	





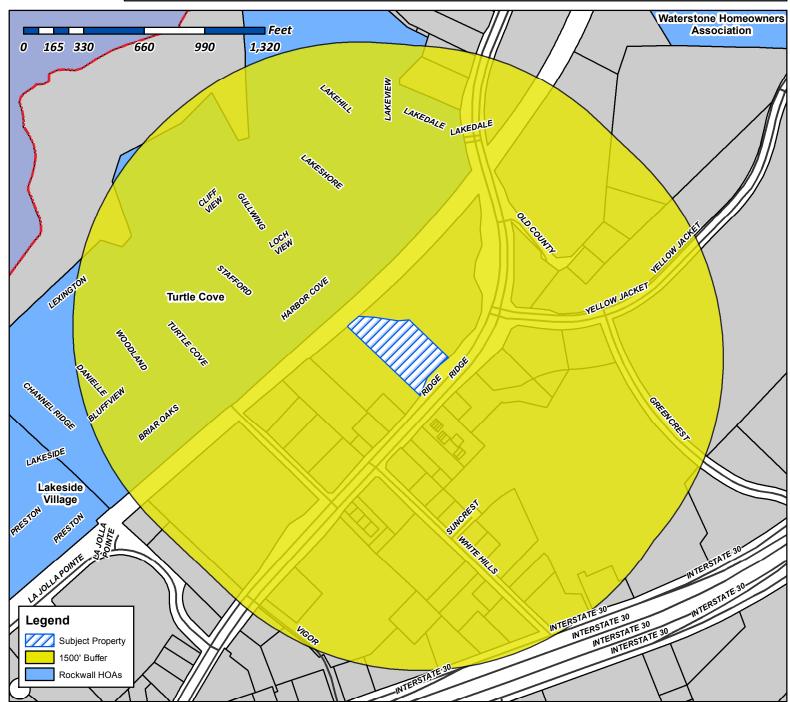
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.



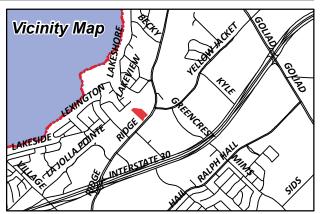


Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.





Case Number: Case Name: Case Type:	SUP for a Mini-Warehouse Zoning
Zoning:	Commercial (C) District
Case Address:	SWC of the Intersection of Ridge Road and Yellow Jacket Lane

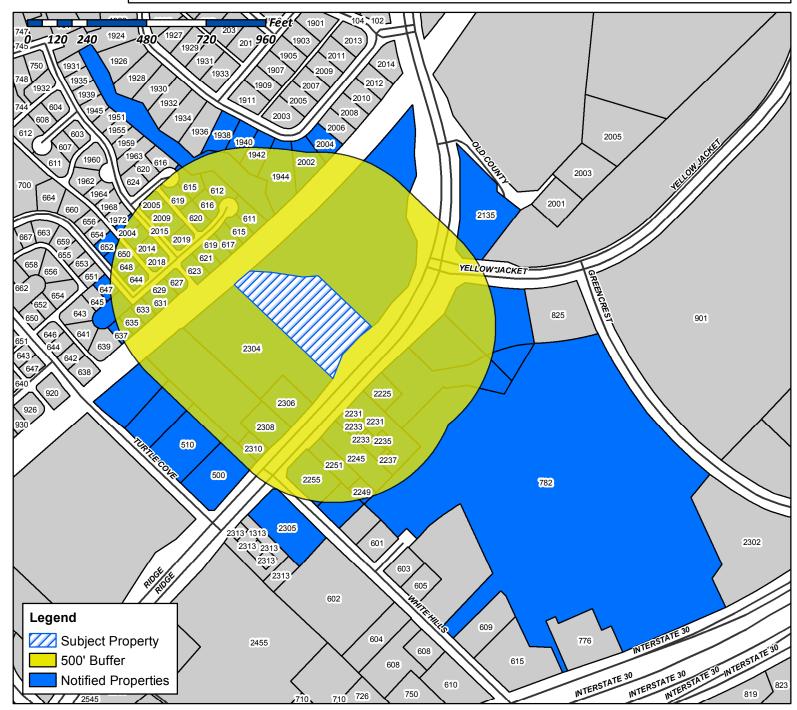


Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745



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.





Case Number:	Z2018-055
Case Name:	SUP for a Mini-Warehouse
Case Type:	Zoning
Zoning:	Commercial (C) District
Case Address:	SWC of the Intersection of Ridge Road and Yellow Jacket Lane



Date Created: 12/12/2018 For Questions on this Case Call (972) 771-7745

7.1 RIDGE LLC 106 E RUSK SUITE 200 ROCKWALL, TX 75087

JARA PARTNERS LTD 1425 HUNTERS GLEN ROYSE CITY, TX 75189

CURRENT RESIDENT 1721 FAIR OAKS LN ROYSE CITY, TX 75189

MORIARTY TIMOTHY I & PAMELA E **1940 S LAKESHORE DR** ROCKWALL, TX 75087

> **BENTO SERGIO** 2002 S LAKESHORE DR ROCKWALL, TX 75087

BOWLES MARK S II AND 2005 GULLWING DR ROCKWALL, TX 75087

WILLIAMSON KEEGAN DANIEL AND TERRY KING 2014 GULLWING DR ROCKWALL, TX 75087

> TANKERSLEY VICKI A 2019 GULLWING DR ROCKWALL, TX 75087

> CURRENT RESIDENT 2233 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2245 RIDGE RD ROCKWALL, TX 75032

ONE RIDGE PLACE LP 1121 E SPRING CREEK PKWY STE 110-312 PLANO, TX 75074

> FRANK RUSSELL **15 PRINGLE LANE** ROCKWALL, TX 75087

WHITE JUDY GAIL 1807 BAYHILL DR ROCKWALL, TX 75087

CURRENT RESIDENT 1942 LAKESHORE DR ROCKWALL, TX 75032

CHAPMAN BOBBY E II 2004 GULLWING DR ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN 2008 GULLWING DR ROCKWALL, TX 75087

LOTT CHERYL R 2015 GULLWING DR ROCKWALL, TX 75087

2135 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT 2235 RIDGE RD STE 200 ROCKWALL, TX 75087

CURRENT RESIDENT 2249 RIDGE RD ROCKWALL, TX 75032 VANDERSLICE ROBERT 1408 S LAKESHORE DR ROCKWALL, TX 75087

CURRENT RESIDENT 1710 WEISKOPF DR ROCKWALL, TX 75032

STORMS STEWART M 1938 S LAKESHORE DR ROCKWALL, TX 75087

PORTELE MICHAEL & PAIGE 1944 LAKESHORE DRIVE ROCKWALL, TX 75087

CROSS STEVEN C 2004 S LAKESHORE DR ROCKWALL, TX 75087

HAYNES NANCY W 2009 GULLWING DR ROCKWALL, TX 75087

HINKLE RONALD E AND DEBRA D 2018 GULLWING DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 2231 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2237 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2251 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT

MMF INVESTMENTS LLC 2255 RIDGE RD SUITE 333 ROCKWALL, TX 75087

CURRENT RESIDENT 2305 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT 2310 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT 500 TURTLE COVE BLVD ROCKWALL, TX 75032

> IN KYUNG H & 512 SUNSTONE DR IRVING, TX 75060

COIT RIDGE PROPERTIES LLC 6031 SHERRY LN SUITE C DALLAS, TX 75225

GIBSON ROBIN S & JOHN 612 HARBOR COVE DRIVE ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J 616 HARBOR COVE DR ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L 619 LOCH VIEW CT ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD 623 HARBOR COVE DRIVE ROCKWALL, TX 75087 CURRENT RESIDENT 2304 RIDGE RD ROCKWALL, TX 75032

MCKENNEY CARL K 2306 RIDGE RD STE 2 ROCKWALL, TX 75087

MOUNTAINPRIZE INC 3225 CUMBERLAND BLVD SUITE 100 ATLANTA, GA 30339

> CURRENT RESIDENT 510 TURTLE COVE BLVD ROCKWALL, TX 75032

GUERRIERO LISA HUDSPETH 537 STANFORD AVE DALLAS, TX 75209

JORDAN MARK S 607 HIGHLAND COLONY PKWY SUITE 200 RICHLAND, MS 39157

> FLORENCIA HECTOR J 615 HARBOR COVE DR ROCKWALL, TX 75087

CHERRY BEVERLY A REVOCABLE LIVING TRUST 617 HARBOR COVE DR ROCKWALL, TX 75087

> SHAW STEPHANIE AND BRYAN 620 HARBOR COVE DR ROCKWALL, TX 75087

> > LITHERLAND LORILEE 627 HARBOR COVE DR ROCKWALL, TX 75087

HUDSPETH WARD 2304 RIDGE RD ROCKWALL, TX 75087

CURRENT RESIDENT 2308 RIDGE RD ROCKWALL, TX 75032

CHACKO & ABRAHAM INVESTMENTS LLC 4102 NORWICH DRIVE GARLAND, TX 75043

PSB INDEMNITY FAMILY LTD PTRN 510 TURTLE COVE BLVD STE 200 ROCKWALL, TX 75087

> CURRENT RESIDENT 601 CARRIAGE TRL ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V 611 HARBOR COVE DR ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L 615 LOCH VIEW COURT ROCKWALL, TX 75087

GRIFFITH JOHN E IV & VIVIAN 619 HARBOR COVE DR ROCKWALL, TX 75087

> ROTRAMEL CHRISTIE & 621 HARBOR COVE DR ROCKWALL, TX 75087

RICE CARINE 629 HARBOR COVE DR ROCKWALL, TX 75087 DELAY MANAGEMENT TRUST DELORES 631 HARBOR COVE DRIVE ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T 637 STAFFORD CIR ROCKWALL, TX 75087

> FISH WADE W 647 STAFFORD CIR ROCKWALL, TX 75087

WEST WILLIAM MARSHALL & 652 STAFFORD CIRCLE ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC C/O TURTLE COVE HOA 3102 OAK LAWN AVE SUITE #202 DALLAS, TX 75219

> STORMS STEWART M PO BOX 12632 DALLAS, TX 75225

BARROW KYLE 633 HARBOR COVE DR ROCKWALL, TX 75087

LAYAN INVESTMENTS INC 6403 CRESTMOOR LN SACHSE, TX 75048

CURRENT RESIDENT 648 STAFFORD CIR ROCKWALL, TX 75032

CURRENT RESIDENT 782 I30 ROCKWALL, TX 75032

DAIKER PARTNERS LTD. PO BOX 1059 ROCKWALL, TX 75087

WAL-MART REAL ESTATE PO BOX 8050 BENTONVILLE, AR 72712 ALFORD JIM AND BARBARA 635 STAFFORD CIR ROCKWALL, TX 75087

LEBRESCU JODIE AND ROGER 644 STAFFORD CIRCLE ROCKWALL, TX 75087

> WHITESIDE JANIS G 650 STAFFORD CIR ROCKWALL, TX 75087

CURRENT RESIDENT 9615 COUNTY ROAD 2432 ROCKWALL, TX 75160

DAIKER PARTNERS LTD PO BOX 1059 ROCKWALL, TX 75087

Letter of Explanation

TJO – Ridge Road & Yellow Jacket

On behalf of The Jenkins Organization, Masterplan requests a Specific Use Permit to construct a 3-story, approximately 126,600-square foot, upscale climate controlled self-storage facility on a 2.6-acre property located southwest of the intersection of Ridge Road and Yellow Jacket Lane. It is projected that the balance of the property to the north would be developed with a future neighborhood retail building.

TJO develops and operates best in class self storage facilities in affluent Texas communities such as Craig Ranch in McKinney, Southlake, Frisco, and Bee Cave in the Austin area. TJO is interested in developing a neighborhood friendly facility with excellent customer service in the Rockwall community.

The development proposal includes the following features:

- 1. Premium architecturally inspired building design
- 2. Vast majority of units would be accessed from interior corridors
- 3. Well-lit, safe and secure facility
- 4. Building will be positioned to minimize height from street and align with adjacent retail
- 5. Building will step down from Ridge Rd following the topography of the site
- 6. Low-traffic generator 15 visitors per day
- 7. Hours of access and operation from Monday-Sunday 6AM-10PM.

The proposal includes a request for relief from certain provisions of the Unified Development Code as follows:

Pitched roof. TJO's building design is modern with clean lines. The roof would be flat with parapets to align with the overall modern design.

Perimeter screening adjacent to residential districts. The grade at the rear driveway will sit well below the grade of Turtle Cove. Moreover, the tree line will be preserved to provide a natural buffer from Turtle Cove to the northwest. Moreover, the elevated railroad berm provides a solid screen and fully blocks view of the subject property from Turtle Cove. A screening wall would sit well below the adjacent property, serving minimal to no purpose. Please refer to the enclosed sight line exhibit for additional information.

Floor-to-area ratio. A maximum floor-to-area ratio of 1.2. Use intensity for a self-storage facility is disproportionately low compared to other commercial uses. This facility would generate approximately 15-20 visitors spread out over an entire day.

One direct access point to Ridge Road. Access is necessary to serve the facility.

ZONING SUMMARY

SETBACK / REGULATION	REQ'D	PROPOSED	NOTES
ZONING:	TBD		
PROPOSED USE:	SELF STORAGE		•
MIN. LOT SIZE:	10,000 SF	113,184 SF	2.60 AC
FRONT YARD SETBACK:	15 FT	> 15 FT	
SIDE YARD SETBACK:	0 FT	> 10 FT	
REAR YARD SETBACK:	0 FT	> 50 FT	
MAX BUILDING HEIGHT:	60 FT	3 STORIES < 45 FT	
MAX BLDG. COVERAGE	-	42,000 SF	
BLDG. COVERAGE %	60 %	37.1 %	
MAX IMPERVIOUS AREA:	_	85,000 SF	
MAX IMPERVIOUS AREA:	85 %	75.1 %	
GROSS FLOOR AREA:	_	126,000 SF	
MAX FLOOR AREA RATIO:	4:1	1.06	
LANDSCAPE AREA:	-	20,500 SF	
LANDSCAPE %:	15 %	18.1 %	
FOUNDATION TYPE:	BASE	MENT / SLAB ON G	RADE

PARKING SUMMARY

TYPE	AREA / UNITS	RATIO	REQ'D PARKING
MINI STORAGE / WAREHOUSE	126,000 SF 800 UNITS	3+ 1/100 UNITS	11.0
			11
SPACE TYPE	DIMENSION	#	
BUILDING SPACES	9'x20'	9	
REGULAR SPACES	9'x18'	4	
HC (VAN)	9'x18'	2	
	TOTAL	15	

IMPERVIOUS SUMMARY

ТҮРЕ		AREA, SF	NOTES
PAVING		34,800	ALL PAVING TYPES
SIDEWALK		1,200	##
BUILDING		42,200	FOOTPRINT
RETAINING WALL, MISC.		600	
	TOTAL	78,800	

RESPONSIBILITY NOTE

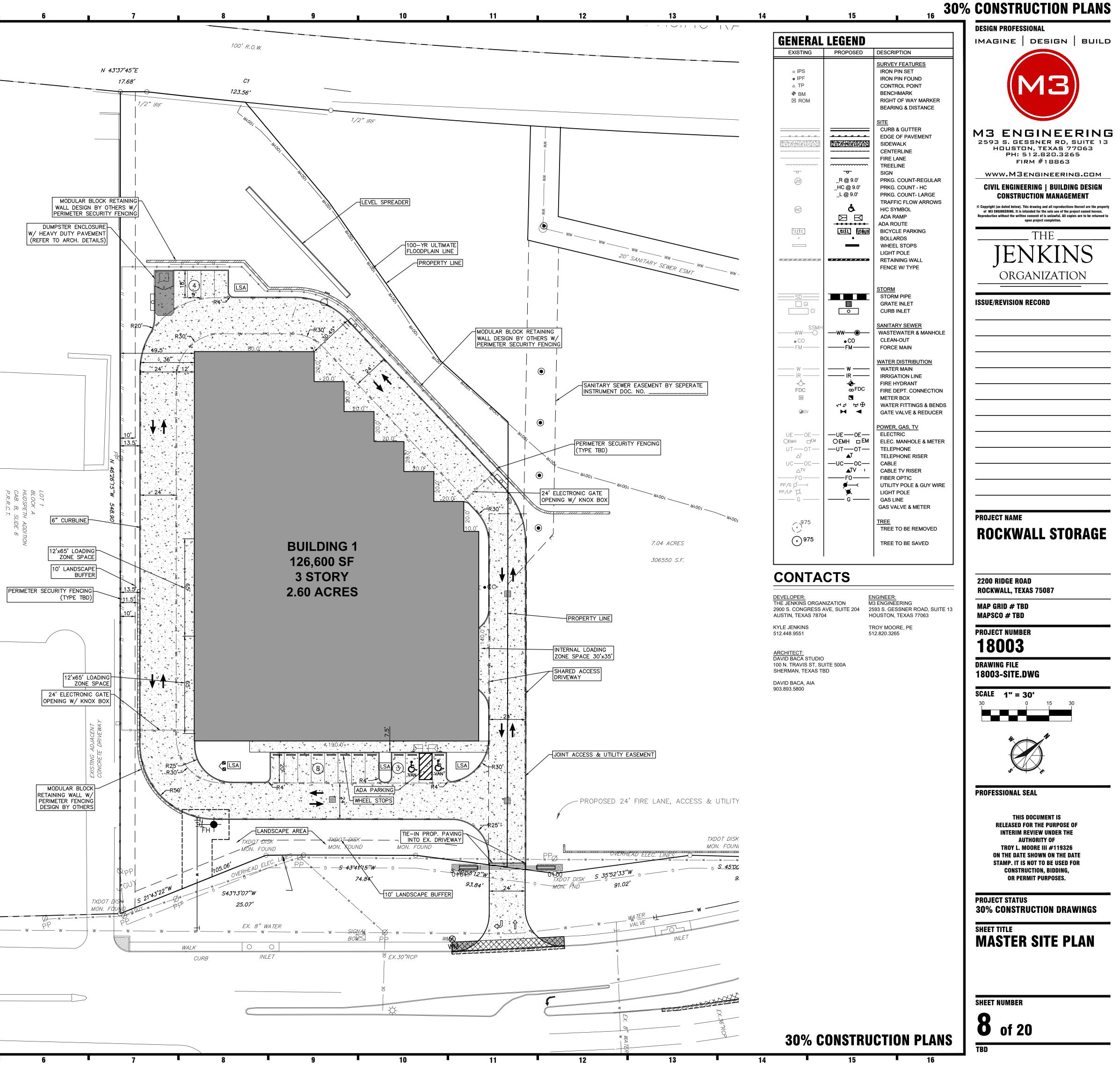
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

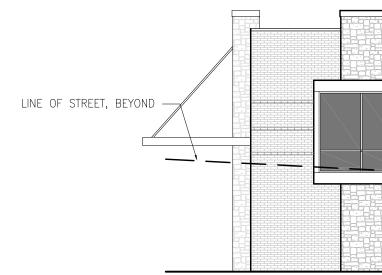
BENCHMARKS

BENCHMARKS: CITY OF ROCKWALL , TEXAS - CONTROL MONUMENTATION

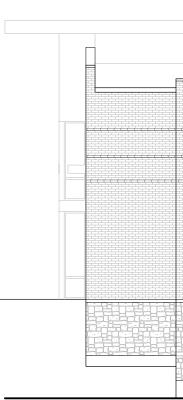
✤ MON. R005-1 N: 7023593.75795; E: 2594175.58258; ELEVATION: 578.6314, RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. No. 740,

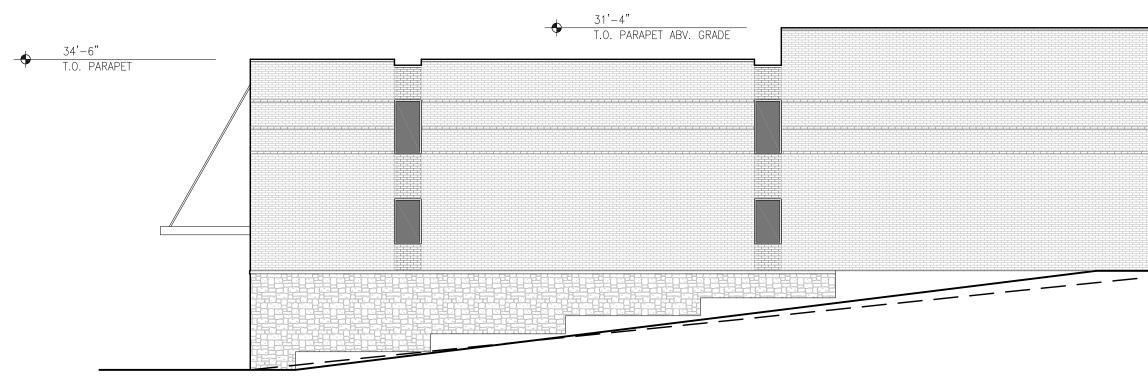
MON. R007 N: 7013837A84; E.2595453.327; ELEVA TON: 566.223. BEING LOCATED ON THE EAST SIDE OF INTERSECTION 1-30 SOUTH SERVICE ROAD & MIMS ROAD.



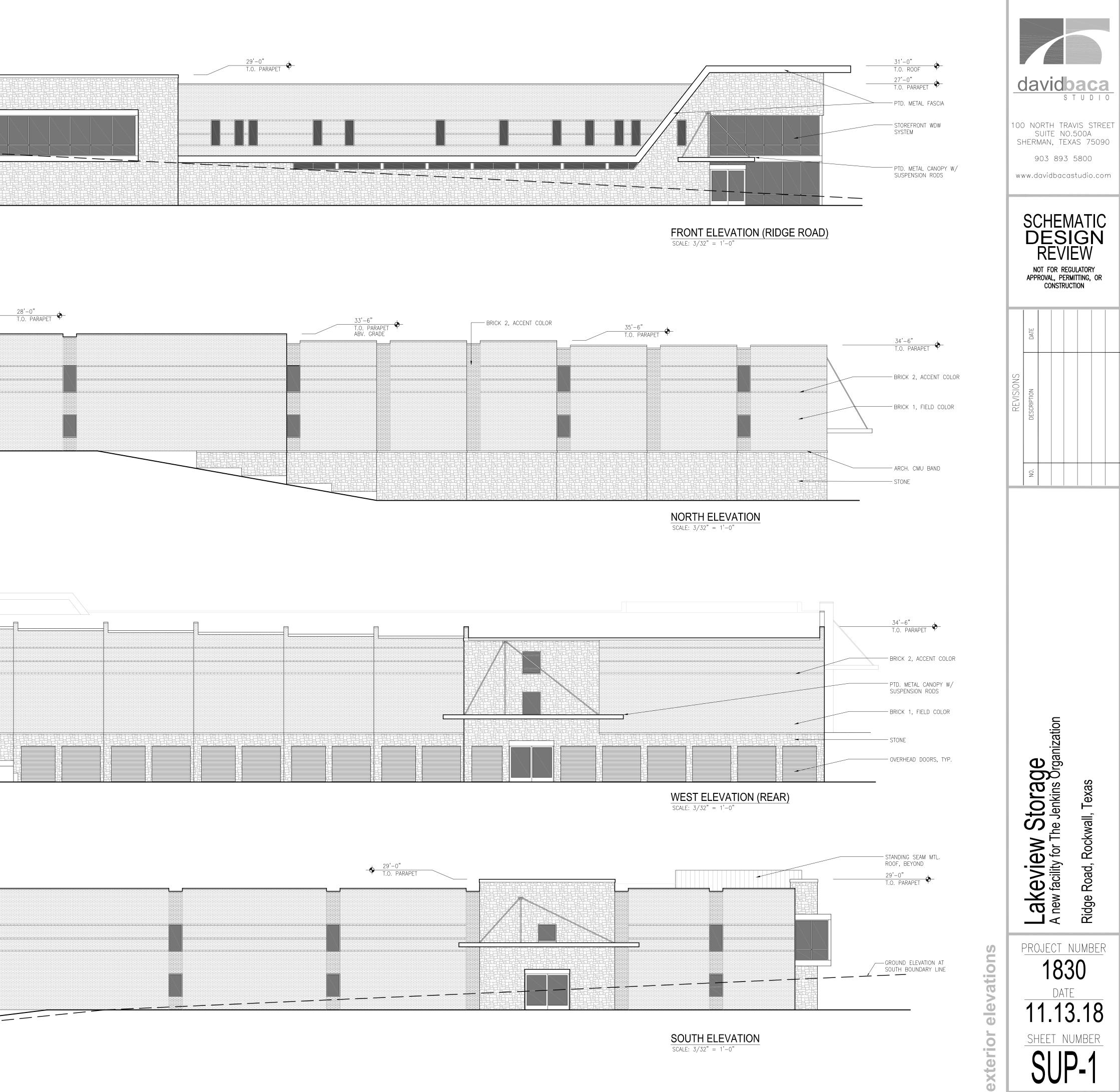


Г	 CANOPY	





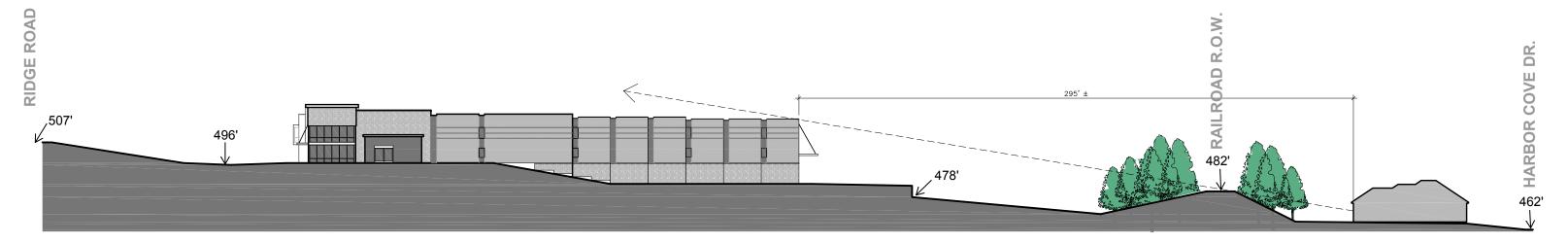
 29'-0" T.O. PARAPET	
	室



	1	

9'-0" T.O. PARAPET





SITE LINE STUDY

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for

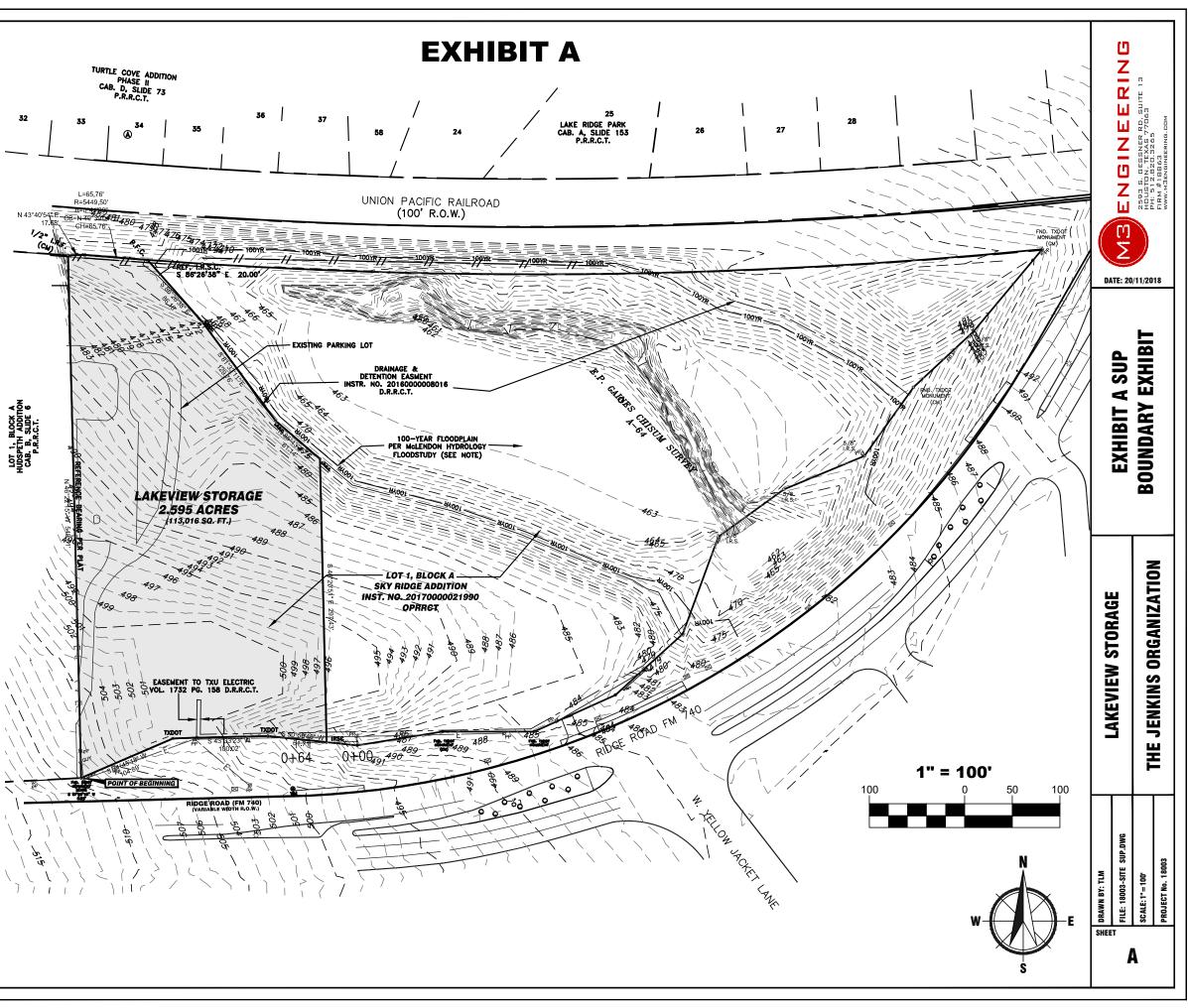
corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

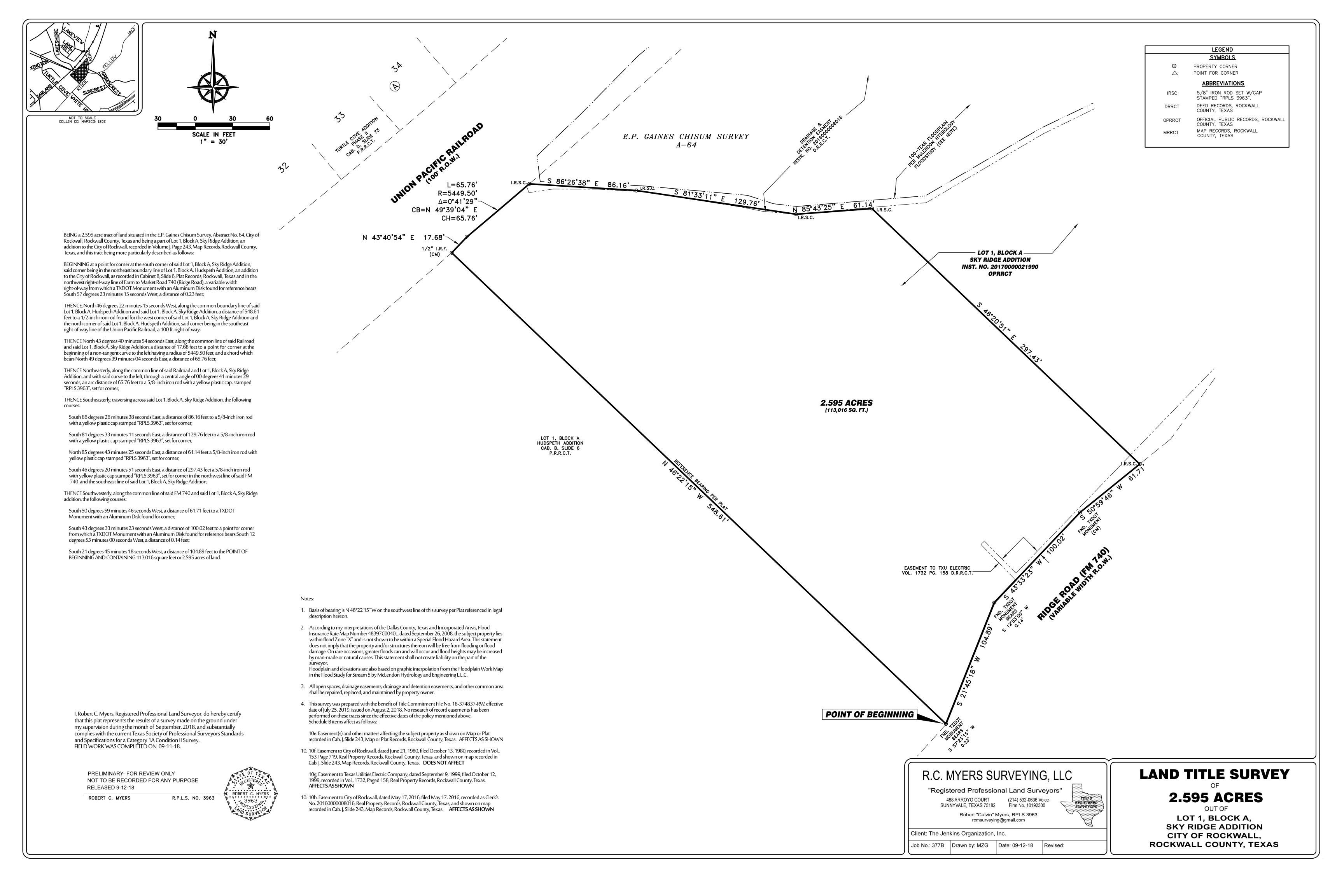
THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.





2.595 ACRES (DWG)

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.

Project Plan Review History



Project Number Project Name Type Subtype Status	Z2018-055 SUP for Mini Warehouse ZONING SUP Staff Review		Owne Applic	0	de, LLC, Micheal Sv ELL J FISHER, AICP	•	Applied Approved Closed Expired Status	12/12/2018 DMA
Site Address		City, State Zi	ip					
FM740 & Yellow J	lacket	ROCKWALL	, TX 75087				Zoning	
Subdivision		Tract		Block	Lot No	Parcel No	General Pla	an
		19		NULL	19	0064-0000-0019-00-	OR	
Type of Review / N	otes Contact	Sent	Due	Received	Elapsed Status		Remarks	
BUILDING	Russell McDowell	12/12/2018	3 12/19/2018	12/18/2018	6 APPROV	/ED		

 ENGINEERING
 Sarah Hager
 12/12/2018 12/19/2018 12/20/2018
 8
 COMMENTS

(12/20/2018 3	:24 PM SH)	
- Dumpster to	drain to an oil/water separ	ator.
- There are no	existing manholes in the se	ewer easement shown. Any proposed manholes in the floodplain must be 2' above the floodplain elevation and must be
sealed.		
- Will there be	a domestic water meter fo	ir the project.
- Driveway spa	acing is minimum 360'. Labe	ا! the spacing shown.
- There is not a	an existing driveway so a Tx	vDOT permit and Traffic Impact Analysis are required.
- Extending the	e wall onto the neighboring	g property will require approval from the property owner.
- No grate inle	ts allowed. Inlets in paving	must be curb inlets or Y-inlets.
- Engineer mu	st size the culvert under the	e driveway and the headwalls must be outside of the curb return.
- Label the exi	sting sewer easement widtl	h and the instrument number for the easement.
- Curve radius	for the driveway must be 3	0' Radius for the fire trucks.
The following	items are for your informat	tion for engineering design.
-	ing Inspection Fees.	
- Impact fees		
- Fire Lane to b	pe 24' min, 20' curve radii.	
- Parking is 20'		
- Min 20' utility	y easements.	
- No structure	s or walls in easements.	
- No trees with	nin 5' of public utilities.	
- Retaining wa	Ils 3' and over must be desi	igned by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Finish pad el	evation must be 2' above flo	oodplain elevation.
- Paving must	be 1' above floodplain eleva	ation.
- Max Slope is		
- Lot must be r		
- TxDOT drive	way permit and Traffic Impa	act Analysis required.
	valk pro-rata due along FM 7	
	Il City Engineering	
Standards.		
IRE	Ariana Hargrove	12/12/2018 12/19/2018 12/19/2018 7 APPROVED

Elapsed Status

Remarks

PLANNING	Korey Brooks	12/12/2018 12/19/2018 12/27/2018	15 COMMENTS	Comments

Type of Review / Notes Contact

Sent

Due

Received

	Type of Review / Notes Conta	act Sent	Due	Received	Elapsed Status	Remarks
--	------------------------------	----------	-----	----------	----------------	---------

Z2018-055 SUP FOR MINI_WAREHOUSE

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

I.1 This a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a Mini-Warehouse facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740]

1.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

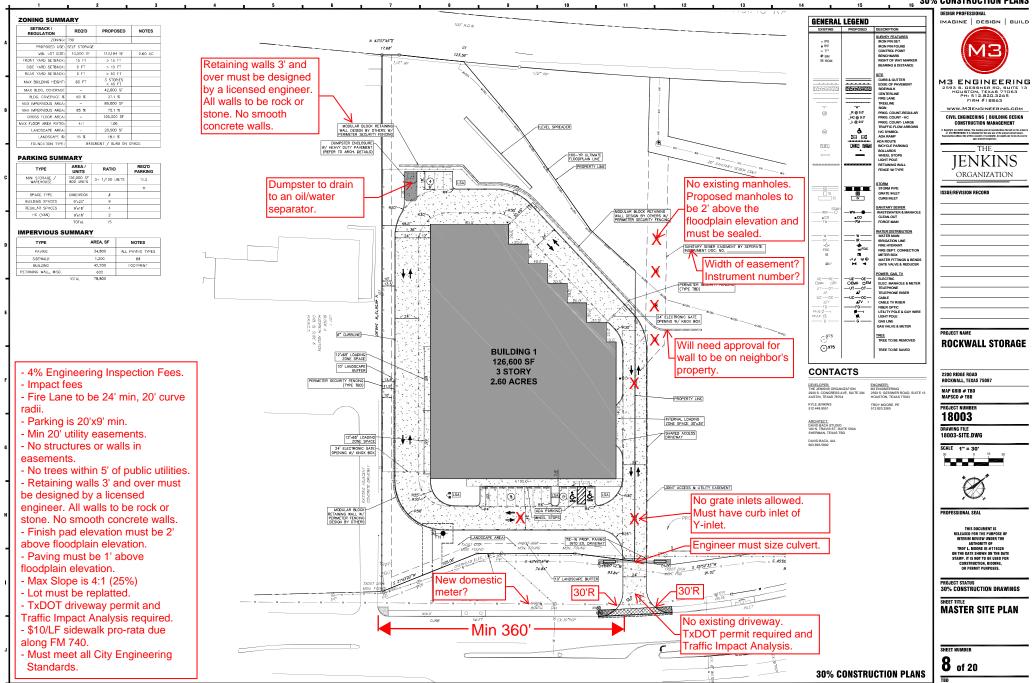
M.3 For reference, include the case number (Z2018-055) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning & Zoning Commission meeting.

1.5 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 by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018.

1.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.

30% CONSTRUCTION PLANS







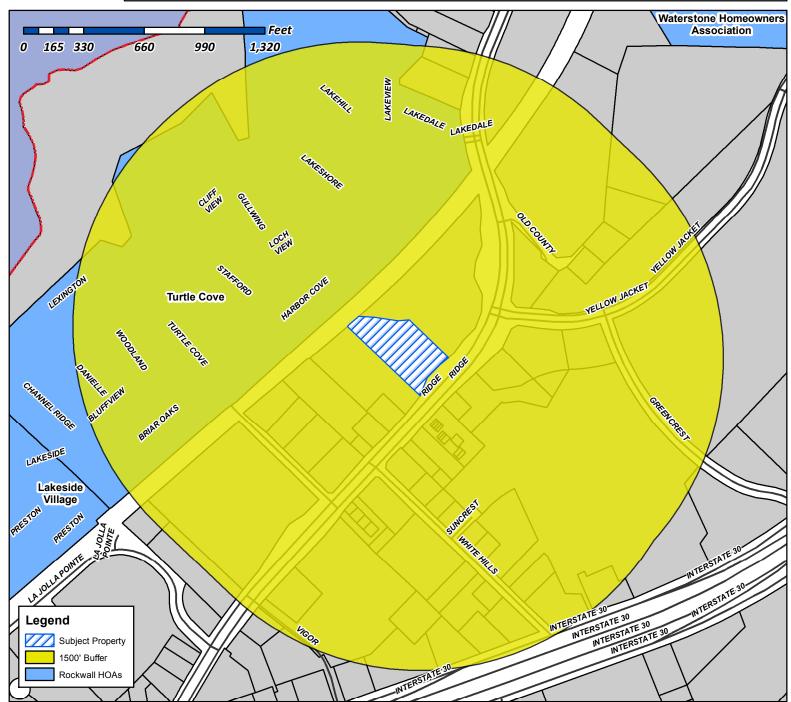
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.



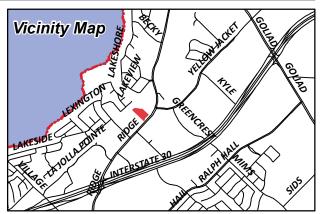


Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.





Case Number: Case Name: Case Type:	SUP for a Mini-Warehouse Zoning
Zoning:	Commercial (C) District
Case Address:	SWC of the Intersection of Ridge Road and Yellow Jacket Lane

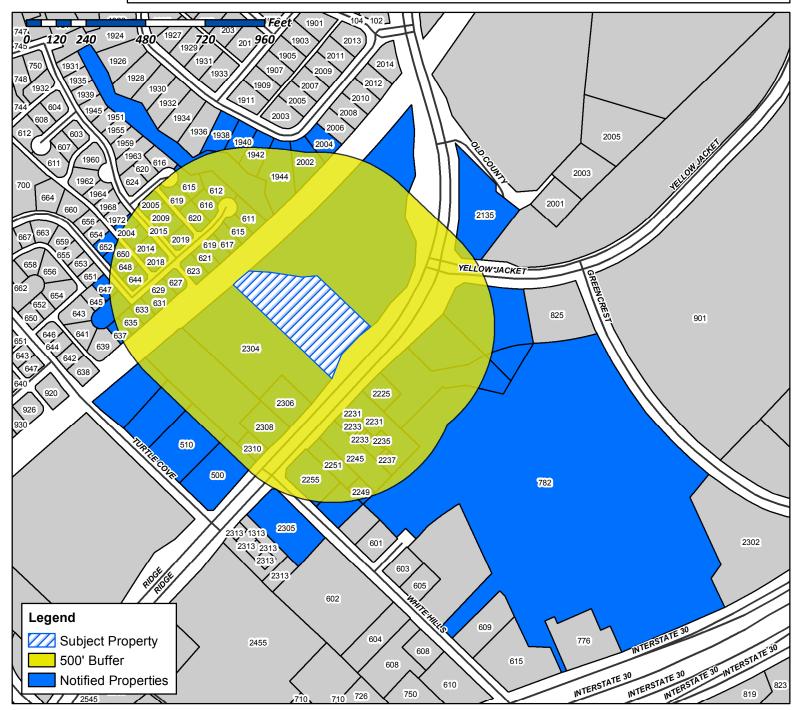


Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745



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.





Case Number: Case Name:	SUP for a Mini-Warehouse
Case Type: Zoning:	Zoning Commercial (C) District
Case Address:	SWC of the Intersection of Ridge Road and Yellow Jacket Lane



Date Created: 12/12/2018 For Questions on this Case Call (972) 771-7745

7.1 RIDGE LLC 106 E RUSK SUITE 200 ROCKWALL, TX 75087

JARA PARTNERS LTD 1425 HUNTERS GLEN ROYSE CITY, TX 75189

CURRENT RESIDENT 1721 FAIR OAKS LN ROYSE CITY, TX 75189

MORIARTY TIMOTHY I & PAMELA E **1940 S LAKESHORE DR** ROCKWALL, TX 75087

> **BENTO SERGIO** 2002 S LAKESHORE DR ROCKWALL, TX 75087

BOWLES MARK S II AND 2005 GULLWING DR ROCKWALL, TX 75087

WILLIAMSON KEEGAN DANIEL AND TERRY KING 2014 GULLWING DR ROCKWALL, TX 75087

> TANKERSLEY VICKI A 2019 GULLWING DR ROCKWALL, TX 75087

> CURRENT RESIDENT 2233 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2245 RIDGE RD ROCKWALL, TX 75032

ONE RIDGE PLACE LP 1121 E SPRING CREEK PKWY STE 110-312 PLANO, TX 75074

> FRANK RUSSELL **15 PRINGLE LANE** ROCKWALL, TX 75087

> WHITE JUDY GAIL 1807 BAYHILL DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1942 LAKESHORE DR ROCKWALL, TX 75032

CHAPMAN BOBBY E II 2004 GULLWING DR ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN 2008 GULLWING DR ROCKWALL, TX 75087

LOTT CHERYL R 2015 GULLWING DR ROCKWALL, TX 75087

2135 RIDGE RD

CURRENT RESIDENT 2235 RIDGE RD STE 200 ROCKWALL, TX 75087

CURRENT RESIDENT 2249 RIDGE RD ROCKWALL, TX 75032 VANDERSLICE ROBERT 1408 S LAKESHORE DR ROCKWALL, TX 75087

CURRENT RESIDENT 1710 WEISKOPF DR ROCKWALL, TX 75032

STORMS STEWART M 1938 S LAKESHORE DR ROCKWALL, TX 75087

PORTELE MICHAEL & PAIGE 1944 LAKESHORE DRIVE ROCKWALL, TX 75087

CROSS STEVEN C 2004 S LAKESHORE DR ROCKWALL, TX 75087

HAYNES NANCY W 2009 GULLWING DR ROCKWALL, TX 75087

HINKLE RONALD E AND DEBRA D 2018 GULLWING DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 2231 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2237 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2251 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT ROCKWALL, TX 75032

MMF INVESTMENTS LLC 2255 RIDGE RD SUITE 333 ROCKWALL, TX 75087

CURRENT RESIDENT 2305 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT 2310 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT 500 TURTLE COVE BLVD ROCKWALL, TX 75032

> IN KYUNG H & 512 SUNSTONE DR IRVING, TX 75060

COIT RIDGE PROPERTIES LLC 6031 SHERRY LN SUITE C DALLAS, TX 75225

GIBSON ROBIN S & JOHN 612 HARBOR COVE DRIVE ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J 616 HARBOR COVE DR ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L 619 LOCH VIEW CT ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD 623 HARBOR COVE DRIVE ROCKWALL, TX 75087 CURRENT RESIDENT 2304 RIDGE RD ROCKWALL, TX 75032

MCKENNEY CARL K 2306 RIDGE RD STE 2 ROCKWALL, TX 75087

MOUNTAINPRIZE INC 3225 CUMBERLAND BLVD SUITE 100 ATLANTA, GA 30339

> CURRENT RESIDENT 510 TURTLE COVE BLVD ROCKWALL, TX 75032

GUERRIERO LISA HUDSPETH 537 STANFORD AVE DALLAS, TX 75209

JORDAN MARK S 607 HIGHLAND COLONY PKWY SUITE 200 RICHLAND, MS 39157

> FLORENCIA HECTOR J 615 HARBOR COVE DR ROCKWALL, TX 75087

CHERRY BEVERLY A REVOCABLE LIVING TRUST 617 HARBOR COVE DR ROCKWALL, TX 75087

> SHAW STEPHANIE AND BRYAN 620 HARBOR COVE DR ROCKWALL, TX 75087

> > LITHERLAND LORILEE 627 HARBOR COVE DR ROCKWALL, TX 75087

HUDSPETH WARD 2304 RIDGE RD ROCKWALL, TX 75087

CURRENT RESIDENT 2308 RIDGE RD ROCKWALL, TX 75032

CHACKO & ABRAHAM INVESTMENTS LLC 4102 NORWICH DRIVE GARLAND, TX 75043

PSB INDEMNITY FAMILY LTD PTRN 510 TURTLE COVE BLVD STE 200 ROCKWALL, TX 75087

> CURRENT RESIDENT 601 CARRIAGE TRL ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V 611 HARBOR COVE DR ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L 615 LOCH VIEW COURT ROCKWALL, TX 75087

GRIFFITH JOHN E IV & VIVIAN 619 HARBOR COVE DR ROCKWALL, TX 75087

> ROTRAMEL CHRISTIE & 621 HARBOR COVE DR ROCKWALL, TX 75087

RICE CARINE 629 HARBOR COVE DR ROCKWALL, TX 75087 DELAY MANAGEMENT TRUST DELORES 631 HARBOR COVE DRIVE ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T 637 STAFFORD CIR ROCKWALL, TX 75087

> FISH WADE W 647 STAFFORD CIR ROCKWALL, TX 75087

WEST WILLIAM MARSHALL & 652 STAFFORD CIRCLE ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC C/O TURTLE COVE HOA 3102 OAK LAWN AVE SUITE #202 DALLAS, TX 75219

> STORMS STEWART M PO BOX 12632 DALLAS, TX 75225

BARROW KYLE 633 HARBOR COVE DR ROCKWALL, TX 75087

LAYAN INVESTMENTS INC 6403 CRESTMOOR LN SACHSE, TX 75048

CURRENT RESIDENT 648 STAFFORD CIR ROCKWALL, TX 75032

CURRENT RESIDENT 782 I30 ROCKWALL, TX 75032

DAIKER PARTNERS LTD. PO BOX 1059 ROCKWALL, TX 75087

WAL-MART REAL ESTATE PO BOX 8050 BENTONVILLE, AR 72712 ALFORD JIM AND BARBARA 635 STAFFORD CIR ROCKWALL, TX 75087

LEBRESCU JODIE AND ROGER 644 STAFFORD CIRCLE ROCKWALL, TX 75087

> WHITESIDE JANIS G 650 STAFFORD CIR ROCKWALL, TX 75087

CURRENT RESIDENT 9615 COUNTY ROAD 2432 ROCKWALL, TX 75160

DAIKER PARTNERS LTD PO BOX 1059 ROCKWALL, TX 75087

Letter of Explanation

TJO – Ridge Road & Yellow Jacket

On behalf of The Jenkins Organization, Masterplan requests a Specific Use Permit to construct a 3-story, approximately 126,600-square foot, upscale climate controlled self-storage facility on a 2.6-acre property located southwest of the intersection of Ridge Road and Yellow Jacket Lane. It is projected that the balance of the property to the north would be developed with a future neighborhood retail building.

TJO develops and operates best in class self storage facilities in affluent Texas communities such as Craig Ranch in McKinney, Southlake, Frisco, and Bee Cave in the Austin area. TJO is interested in developing a neighborhood friendly facility with excellent customer service in the Rockwall community.

The development proposal includes the following features:

- 1. Premium architecturally inspired building design
- 2. Vast majority of units would be accessed from interior corridors
- 3. Well-lit, safe and secure facility
- 4. Building will be positioned to minimize height from street and align with adjacent retail
- 5. Building will step down from Ridge Rd following the topography of the site
- 6. Low-traffic generator 15 visitors per day
- 7. Hours of access and operation from Monday-Sunday 6AM-10PM.

The proposal includes a request for relief from certain provisions of the Unified Development Code as follows:

Pitched roof. TJO's building design is modern with clean lines. The roof would be flat with parapets to align with the overall modern design.

Perimeter screening adjacent to residential districts. The grade at the rear driveway will sit well below the grade of Turtle Cove. Moreover, the tree line will be preserved to provide a natural buffer from Turtle Cove to the northwest. Moreover, the elevated railroad berm provides a solid screen and fully blocks view of the subject property from Turtle Cove. A screening wall would sit well below the adjacent property, serving minimal to no purpose. Please refer to the enclosed sight line exhibit for additional information.

Floor-to-area ratio. A maximum floor-to-area ratio of 1.2. Use intensity for a self-storage facility is disproportionately low compared to other commercial uses. This facility would generate approximately 15-20 visitors spread out over an entire day.

One direct access point to Ridge Road. Access is necessary to serve the facility.

ZONING SUMMARY

SETBACK / REGULATION	REQ'D	PROPOSED	NOTES
ZONING:	TBD		
PROPOSED USE:	SELF STORAGE		•
MIN. LOT SIZE:	10,000 SF	113,184 SF	2.60 AC
FRONT YARD SETBACK:	15 FT	> 15 FT	
SIDE YARD SETBACK:	0 FT	> 10 FT	
REAR YARD SETBACK:	0 FT	> 50 FT	
MAX BUILDING HEIGHT:	60 FT	3 STORIES < 45 FT	
MAX BLDG. COVERAGE	-	42,000 SF	
BLDG. COVERAGE %	60 %	37.1 %	
MAX IMPERVIOUS AREA:	_	85,000 SF	
MAX IMPERVIOUS AREA:	85 %	75.1 %	
GROSS FLOOR AREA:	_	126,000 SF	
MAX FLOOR AREA RATIO:	4:1	1.06	
LANDSCAPE AREA:	-	20,500 SF	
LANDSCAPE %:	15 %	18.1 %	
FOUNDATION TYPE:	BASE	MENT / SLAB ON G	RADE

PARKING SUMMARY

TYPE	AREA / UNITS	RATIO	REQ'D PARKING	
MINI STORAGE / WAREHOUSE	126,000 SF 800 UNITS	3+ 1/100 UNITS	11.0	
			11	
SPACE TYPE	DIMENSION	#		
BUILDING SPACES	9'x20'	9		
REGULAR SPACES	9'x18'	4		
HC (VAN)	9'x18'	2		
	TOTAL	15		

IMPERVIOUS SUMMARY

ТҮРЕ		AREA, SF	NOTES
PAVING		34,800	ALL PAVING TYPES
SIDEWALK		1,200	##
BUILDING		42,200	FOOTPRINT
RETAINING WALL, MISC.		600	
	TOTAL	78,800	

RESPONSIBILITY NOTE

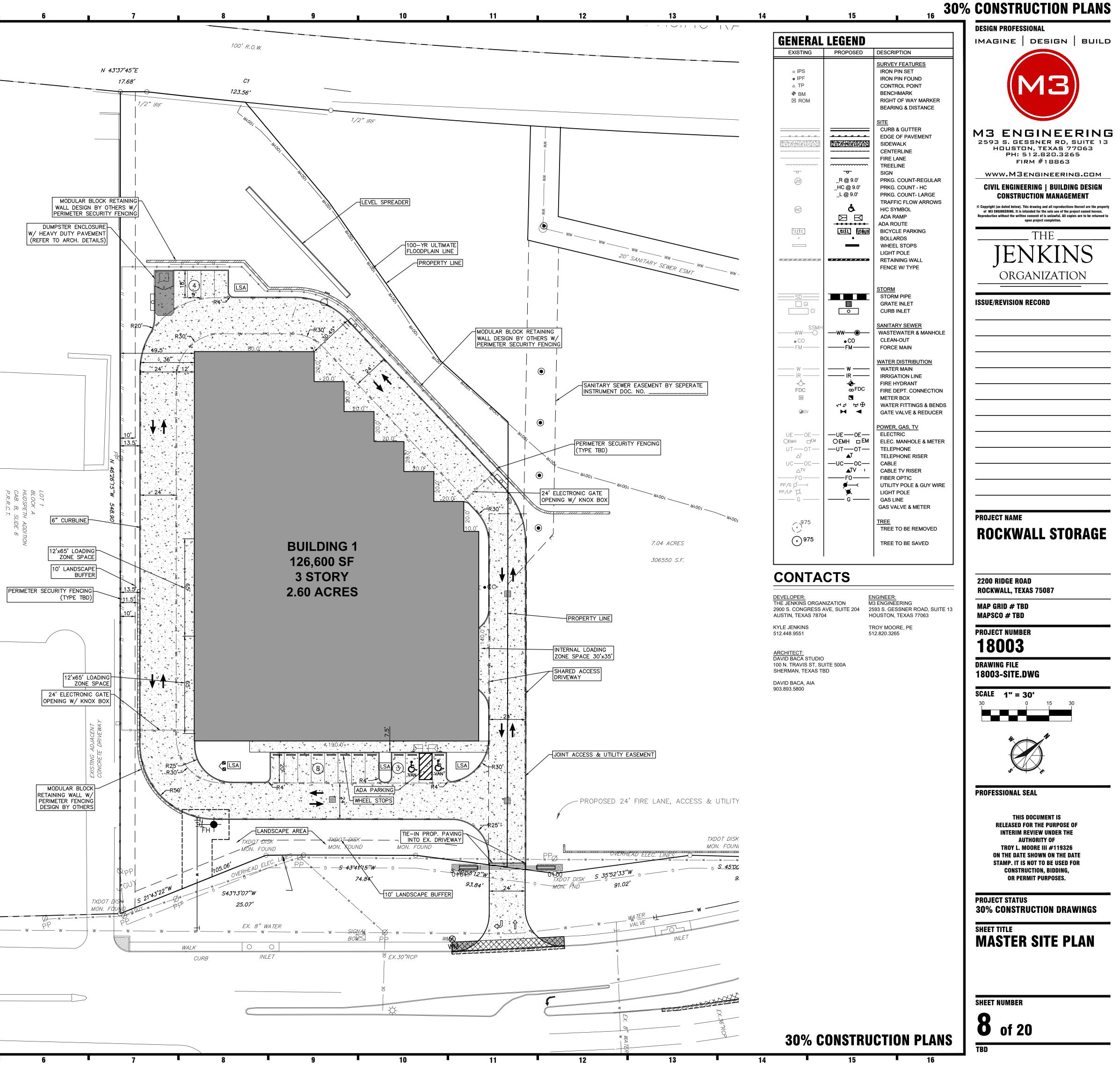
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

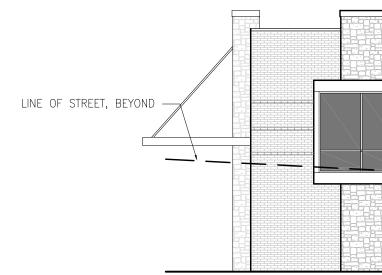
BENCHMARKS

BENCHMARKS: CITY OF ROCKWALL , TEXAS - CONTROL MONUMENTATION

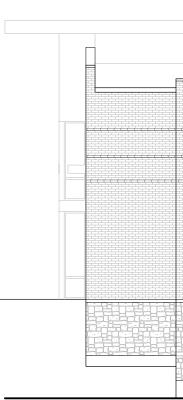
✤ MON. R005-1 N: 7023593.75795; E: 2594175.58258; ELEVATION: 578.6314, RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. No. 740,

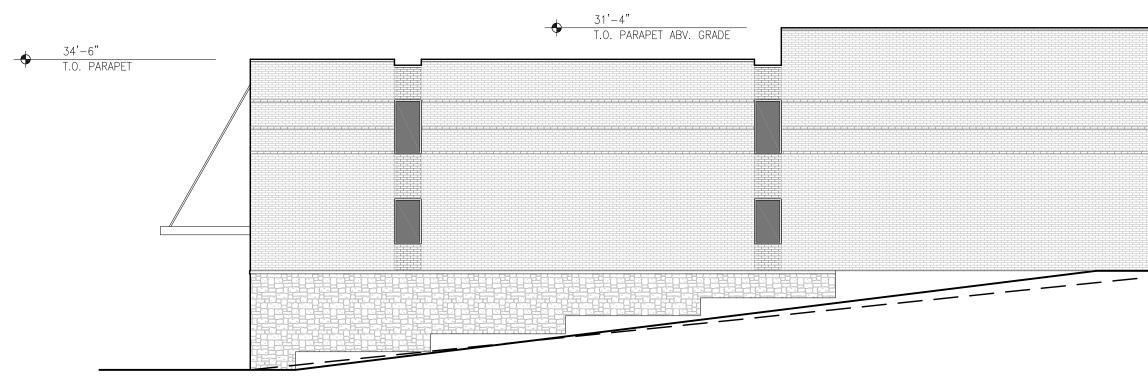
MON. R007 N: 7013837A84; E.2595453.327; ELEVA TON: 566.223. BEING LOCATED ON THE EAST SIDE OF INTERSECTION 1-30 SOUTH SERVICE ROAD & MIMS ROAD.



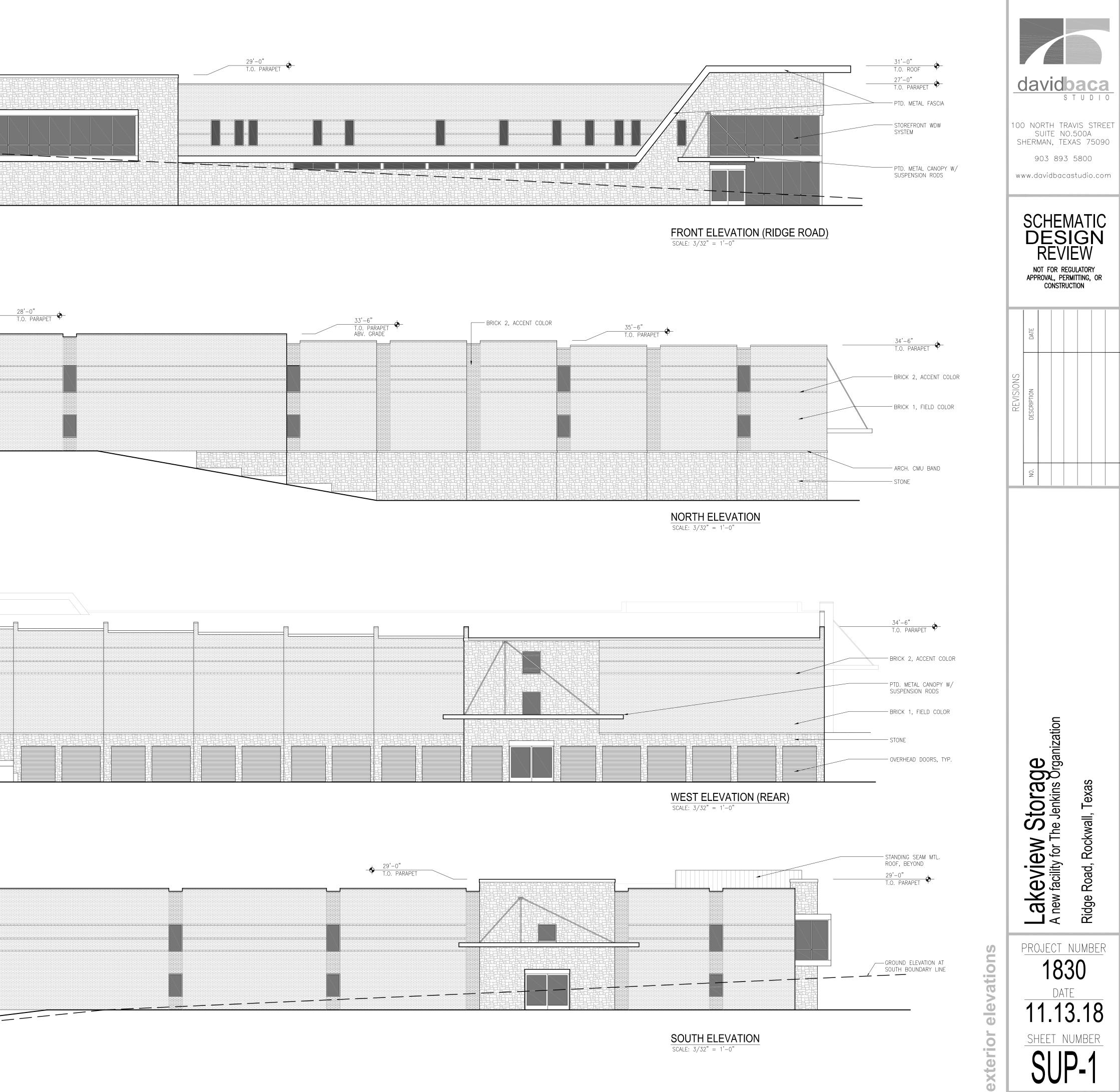


Г	 CANOPY	



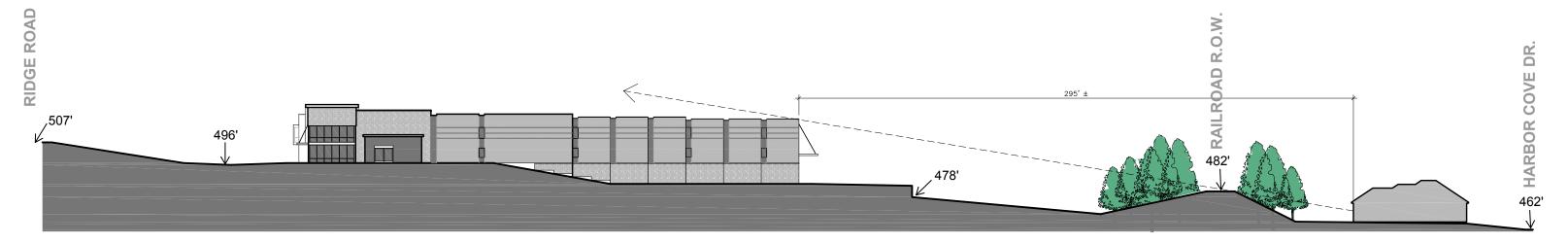


 29'-0" T.O. PARAPET	
	室



● 29'-0" T.O. PARAPET





SITE LINE STUDY

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for

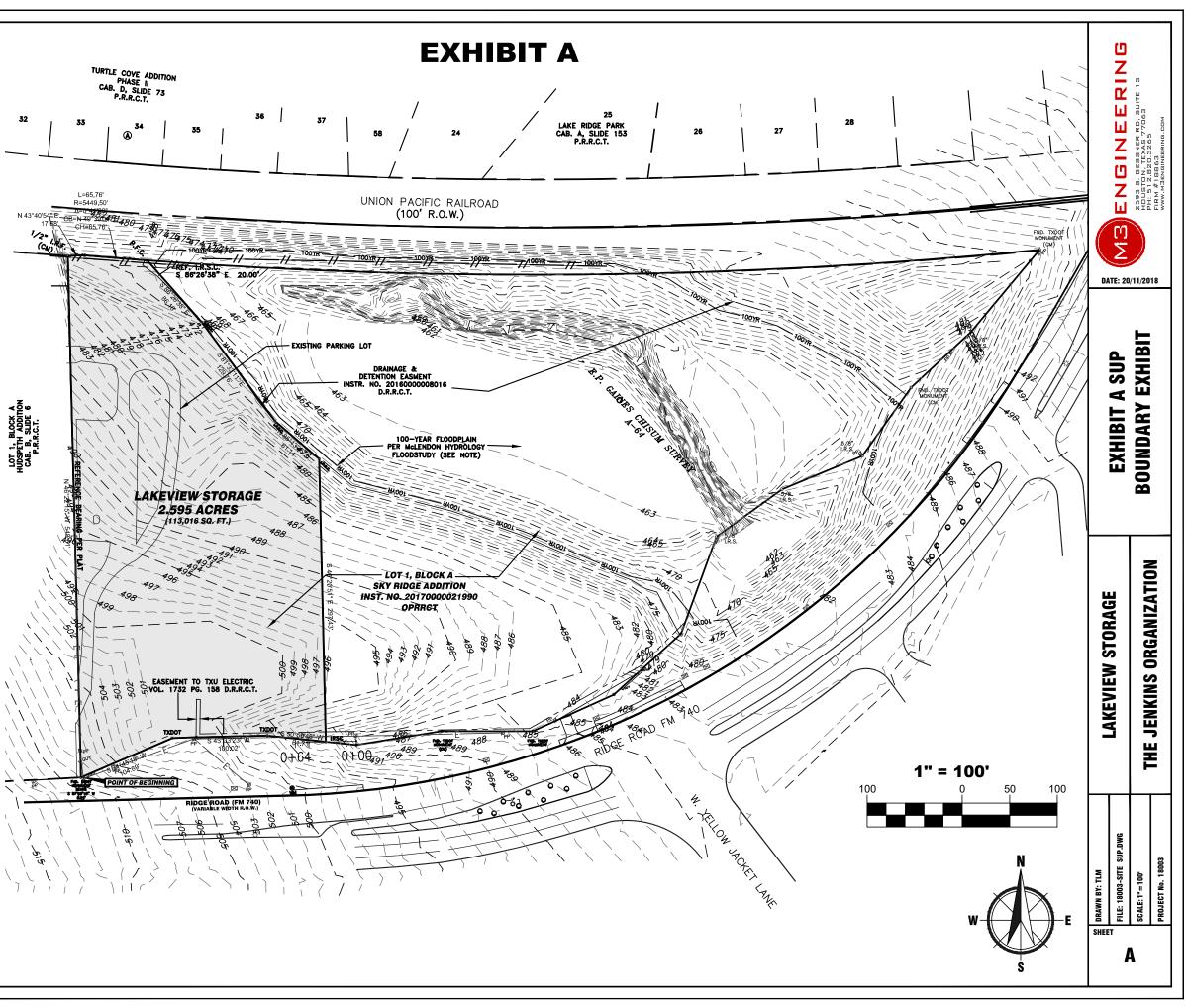
corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

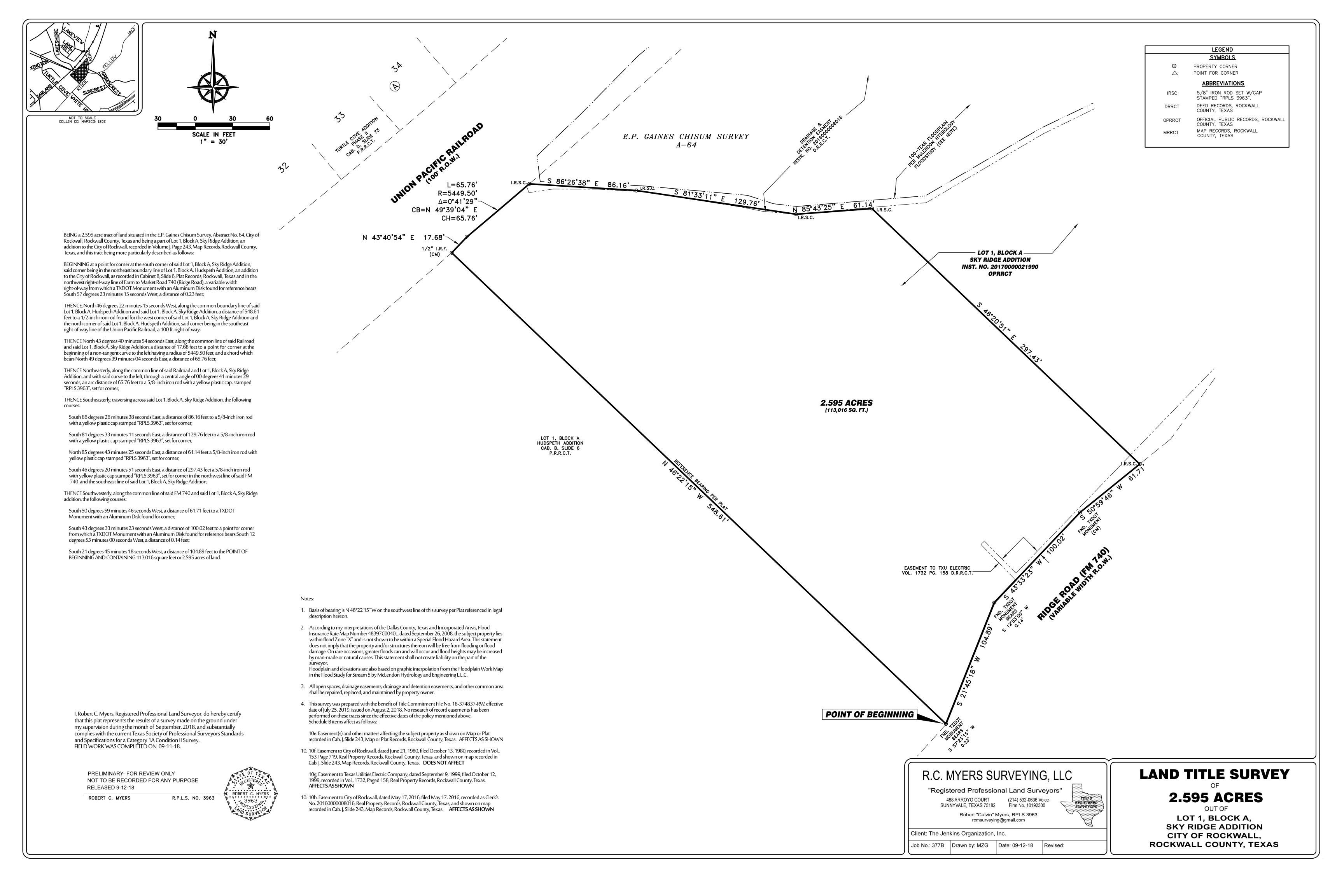
THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.





2.595 ACRES (DWG)

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. <u>19-XX</u>

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MINI-WAREHOUSE FACILITY IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 2.595-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky for the approval of a Specific Use Permit (SUP) to allow a *mini-warehouse facility* in a Commercial (C) District on a 2.595-acre tract of land being described as a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and being more specifically depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *mini-warehouse facility* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Subsection 2.1.10, *Wholesale, Distribution, and Storage,* of Section 2, *Use Standards,* of Article IV, *Permissible Uses, and* Subsection 4.5, *Commercial (C) District,* of Section 4, *Commercial District and* Subsection 6.8, *Scenic Overlay (SOV) District,* of Section 6, *Overlay Districts of Article V, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*], as

heretofore amended and as may be amended in the future, and shall be subject to the following operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a *mini-warehouse facility* on the subject property, and conformance to these operations is required for continued operation:

- 1) The development shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The maximum number of storage units provided shall not exceed 400 units for the facility.
- 4) The maximum number of floors is limited to three (3) stories.
- 5) The mini-warehouse facility shall not be greater than 36-feet in height.
- 6) No outside storage of any kind shall be allowed (*including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles*).
- 7) Businesses shall not be allowed to operate within individual storage units.
- 8) The commercial operation of rental trucks and trailers shall be prohibited.
- 9) The developer shall maintain the treeline adjacent to the northwest property line.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

 Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

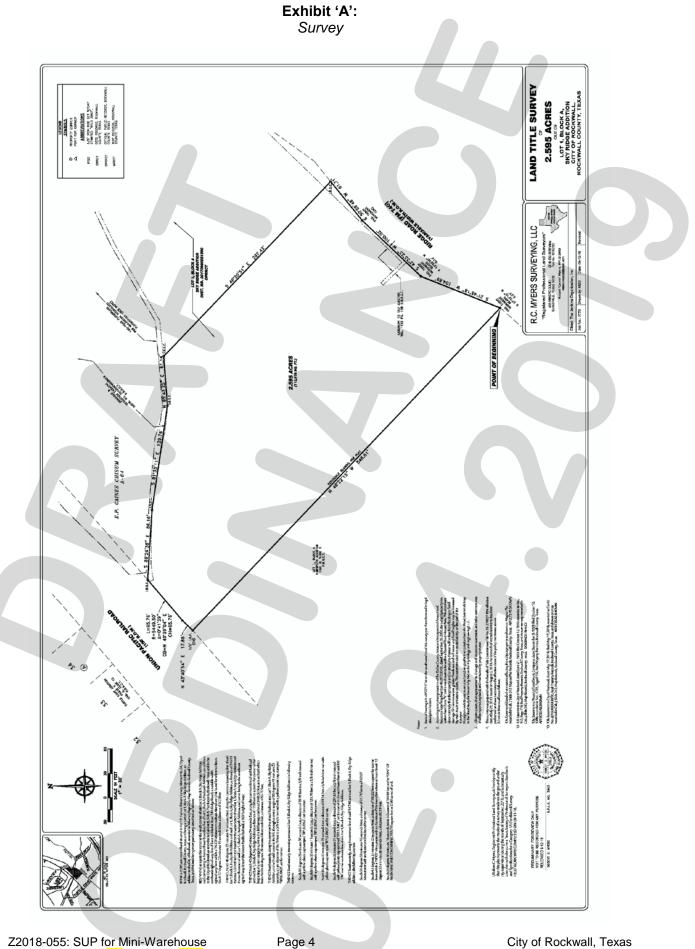
SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF FEBRUARY, 2019.

ATTEST:	Jim Pruitt, <i>Mayor</i>
Kristy Cole, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 st Reading: <u>January 22, 2019</u>	
2 nd Reading: <i>February 4, 2019</i>	



Z2018-055: SUP for Mini-Warehouse Ordinance No. 19-XX; SUP # S-XXX

Exhibit 'B': Concept Plan

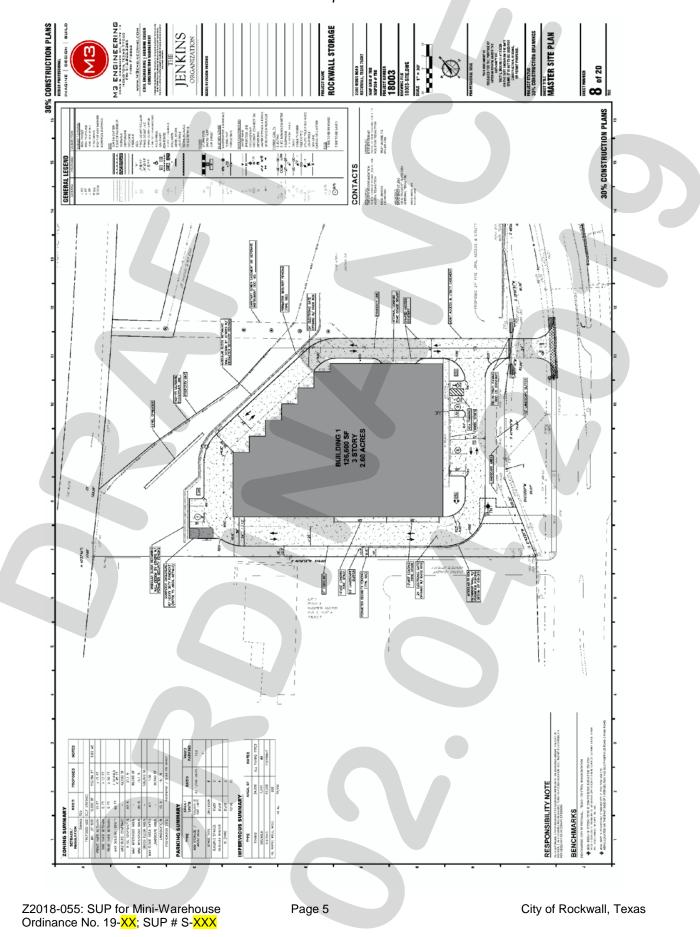


Exhibit 'C': Concept Building Elevations

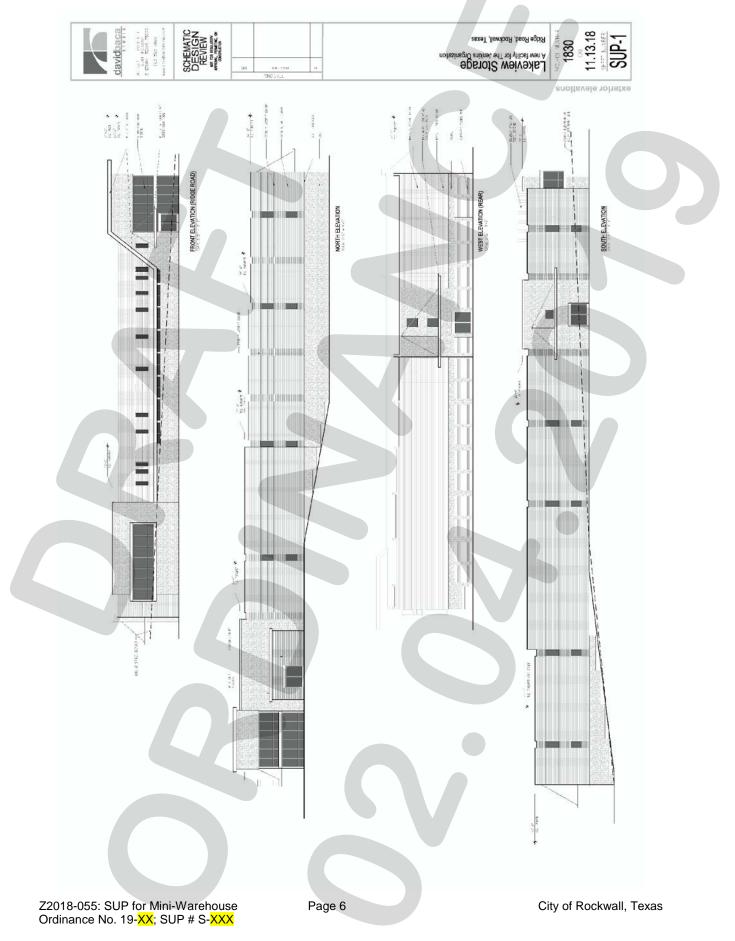


Exhibit 'C': Concept Building Elevations



Z2018-055: SUP for Mini-Warehouse Ordinance No. 19-XX; SUP # S-XXX

Page 8

CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

<u>AGENDA DATE:</u>	01/15/2019
APPLICANT:	Kyle Jenkins; Jenkins Organization
AGENDA ITEM:	Z2018-055; SUP for Mini-Warehouse

SUMMARY:

Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a Mini-Warehouse facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting approval of a Specific Use Permit (SUP) to allow a *mini-warehouse* (*i.e. Lakeview Storage*) in a Commercial (C) District. The proposed mini-warehouse will be three (3) stories, ~126,600 SF, and contain 800 climate-controlled units. According to the applicant, the mini-warehouse will be constructed to resemble an office building, and is intended to blend in with the surrounding buildings. The facility will be accessible from 6 AM to 10 PM. The majority of the units will be accessed from internal corridors and any exterior doors will be limited to the rear building elevation. The applicant has also stated that the existing tree line will be preserved to provide a natural buffer from the residential properties to the northwest.

According to Section 1.01, Use of Land and Buildings, of Article IV, Permissible Uses, of the Unified Development Code (UDC) a mini-warehouse facility is permitted in a Commercial (C) District by Specific Use Permit (SUP). Furthermore, section 2.1.10, Wholesale, Distribution, and Storage, of Article IV, Permissible Uses, of the Unified Development Code (UDC) details the specific land use requirements for a mini-warehouse facility. The following is a summary of the applicant's proposal and its compliance to these land use requirements:

Code Requirement	Proposed Plan	Compliance
The maximum site area shall not exceed five (5) acres.	2.6-Acres	In Conformance
The maximum number of storage units shall not exceed 125 units per acre.	800 total units.	Not In Conformance ¹
The maximum height shall not exceed one (1) story, except for the residential unit which shall be less that 36-feet.	The proposed buildings is three (3) stories and ~34-feet in height	Not In Conformance
The minimum number of parking spaces required is two (2). Parking requirement is three (3) spaces plus one (1) per 100 units.	11 parking spaces are required and 11 parking spaces are provided.	In Conformance
No direct access from FM740, SH205, SH66, SH276, FM3097, FM552, FM549 or John King Boulevard.	The concept plan shows one (1) driveway on FM-740.	Not In Conformance
Overhead doors shall not face adjacent streets.	The buildings are not visible from any adjacent streets or roadways.	In Conformance

All exterior walls facing the front, side and rear property lines shall be 100% brick construction.	All exterior walls facing the street will incorporate brick.	In Conformance
The front, side and rear building setback areas shall incorporate clustered landscaping.	The concept rendering shows clustered landscaping along the perimeter of the facility.	In Conformance
Gates shall be incorporated limiting access to the facility.	Wrought iron gates are being proposed.	In Conformance
Screening fences shall be wrought iron or masonry.	Landscape screening and wrought Iron fencing are shown on the site plan.	In Conformance
Concrete shall be used for all paving.	All paving will be concrete.	In Conformance
Roof shall have a minimum roof pitch of 1:3 and be constructed with metal standing seam.	The applicant is proposing to utilize a flat roof design.	Not In Conformance
Lighting standards shall be limited to a maximum of 20-feet in height.	Will be handled at the time of site plan submittal on the Photometric Plan. The SUP Ordinance include this requirement under the Operational Conditions.	Photometric Plan (Site Plan)
A single residential unit not exceeding 1,600 SF in size is permitted.	There will be no residential unit.	In Conformance
Outside Storage shall be prohibited.	The site will not have outside storage.	In Conformance

Notes:

¹: At 2.6-acres a maximum of 325 units are permitted.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

- **North:** Directly north of the subject property is a vacant tract of land zoned Commercial (C) District followed by a railroad (*i.e. Union Pacific/Dallas Garland N. E.*). Beyond this is a single-family residential subdivision (*i.e. Lakeridge Park*). This area is zoned Single-Family 10 (SF-10) District.
- **South:** Directly south of the subject property 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. Beyond this is an office building and several commercial businesses (*e.g. Big D Auto Care, Wal-Mart, etc.*) This area is zoned Commercial (C) District.
- **East:** Directly east of the subject property a vacant tract of land followed by Ridge Road [FM-740], which is identified as a *M4D (Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. Beyond this are several commercial businesses (*e.g. Little Caesar's, Everybody Massage, etc.*) These areas are zoned Commercial (C) District.
- **West:** Directly west of the subject property is a house of worship (*i.e. Great Faith Church*) and several commercial businesses (*e.g. State Farm, Family Dental, etc.*) followed by a railroad (*i.e. Union Pacific/Dallas Garland N. E.*). Beyond this is a single-family residential subdivision (*i.e. Turtle Cove Subdivision*). This area is zoned Planned Development District 2 (PD-2) for single-family land uses.

STAFF ANALYSIS:

When looking at the requirements contained in the Unified Development Code (UDC), it is important to note that these requirements were drafted with the intent of regulating campus style mini-warehouse facilities. Campus style mini-warehouse facilities typically incorporate multiple buildings that are generally one (1) story in height, and have non-climate controlled storage

units accessible from the exterior of the building. Due to the mini-warehouse requirements, the applicant is seeking variances to the number of units per acre, the maximum number of stories, the pitched roof requirement, and to allow direct access from Ridge Road [FM-740]. The facility proposed by the applicant is a compact design, which allows more units in a smaller footprint. Although the proposed building is three (3) stories, the proposed building is ~34-feet in height, which conforms to the maximum height requirement of 36-feet. Additionally, only two (2) stories will be visible from Ridge Road [FM-740]. The proposed facility is intended to have the appearance of an office building with all units being climate controlled and accessible from the interior of the building. Specifically, the proposed structure is three (3) stories in height--in which only two (2) stories are visible from Ridge Road--and utilizes a flat roof design with a parapet (more typical of an office or commercial development). Since these do not meet the mini-warehouse requirements, variances are required. The proposed driveway shown on the concept plan will require permission from TxDOT as well as a traffic impact analysis (TIA) at the time of site plan. In addition, the applicant is proposing to limit the hours of operation from 6:00 AM to 10 PM, which is consistent to a non-residential land use. The mini-warehouse land use is considered to be a lower-intensity land use that does not generate high volumes of traffic (i.e. ~15-20 visitors per day according to the applicant). With that being said, the three (3)requirements not in compliance with the Unified Development Code (UDC) do not appear to negatively impact the surrounding developments. Additionally, the proposed design of the facility (i.e. appearance of an office building) provides for easier redevelopment opportunities than the traditional campus style mini-warehouse facilities should the use transition in the future. Staff should note, approval of the applicant's request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant will be required to submit a site plan, landscape plan, photometric plan, and building elevations to the Architectural Review Board (ARB) and the Planning and Zoning Commission. Attached is a concept plan and building elevations, and conformance to these plans is a requirement of the draft ordinance.

NOTIFICATION:

On December 28, 2018, staff sent 77 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified the Lakeside Village and Turtle Cove Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the Specific Use Permit (SUP) request, the following conditions of approval should be adopted with this case:

- 1. The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
 - a) The development shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the attached ordinance.
 - b) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit* 'C' of the attached ordinance.
 - c) The maximum number of storage units provided shall not exceed 800 units for the facility.

- d) The maximum number of floors is limited to three (3) stories.
- e) The mini-warehouse facility shall not be greater than 36-feet in height.
- f) No outside storage of any kind shall be allowed (*including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles*).
- g) Businesses shall not be allowed to operate within individual storage units.
- h) The commercial operation of rental trucks and trailers shall be prohibited.
- i) The developer shall maintain the treeline adjacent to the northwest property line.
- 2. Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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.

City of Rockwall

Project Plan Review History



Project Number Project Name Type Subtype Status	Z2018-055 SUP for Mini Warehouse ZONING SUP Staff Review		Owne Applic	0	de, LLC, Micheal Sv ELL J FISHER, AICP	•	Applied Approved Closed Expired Status	12/12/2018 DMA
Site Address		City, State Zi	ip					
FM740 & Yellow J	lacket	ROCKWALL	, TX 75087				Zoning	
Subdivision		Tract		Block	Lot No	Parcel No	General Pla	an
		19		NULL	19	0064-0000-0019-00-	OR	
Type of Review / N	otes Contact	Sent	Due	Received	Elapsed Status		Remarks	
BUILDING	Russell McDowell	12/12/2018	3 12/19/2018	12/18/2018	6 APPROV	/ED		

 ENGINEERING
 Sarah Hager
 12/12/2018 12/19/2018 12/20/2018
 8
 COMMENTS

(12/20/2018 3	:24 PM SH)	
- Dumpster to	drain to an oil/water separ	ator.
- There are no	existing manholes in the se	ewer easement shown. Any proposed manholes in the floodplain must be 2' above the floodplain elevation and must be
sealed.		
- Will there be	a domestic water meter fo	ir the project.
- Driveway spa	acing is minimum 360'. Labe	ا! the spacing shown.
- There is not a	an existing driveway so a Tx	vDOT permit and Traffic Impact Analysis are required.
- Extending the	e wall onto the neighboring	g property will require approval from the property owner.
- No grate inle	ts allowed. Inlets in paving	must be curb inlets or Y-inlets.
- Engineer mu	st size the culvert under the	e driveway and the headwalls must be outside of the curb return.
- Label the exi	sting sewer easement widtl	h and the instrument number for the easement.
- Curve radius	for the driveway must be 3	0' Radius for the fire trucks.
The following	items are for your informat	tion for engineering design.
-	ing Inspection Fees.	
- Impact fees		
- Fire Lane to b	pe 24' min, 20' curve radii.	
- Parking is 20'		
- Min 20' utility	y easements.	
- No structure	s or walls in easements.	
- No trees with	nin 5' of public utilities.	
- Retaining wa	Ils 3' and over must be desi	igned by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Finish pad el	evation must be 2' above flo	oodplain elevation.
- Paving must	be 1' above floodplain eleva	ation.
- Max Slope is		
- Lot must be r		
- TxDOT drive	way permit and Traffic Impa	act Analysis required.
	valk pro-rata due along FM 7	
	Il City Engineering	
Standards.		
IRE	Ariana Hargrove	12/12/2018 12/19/2018 12/19/2018 7 APPROVED

Elapsed Status

Remarks

PLANNING	Korey Brooks	12/12/2018 12/19/2018 12/27/2018	15 COMMENTS	Comments

Type of Review / Notes Contact

Sent

Due

Received

	Type of Review / Notes Conta	act Sent	Due	Received	Elapsed Status	Remarks
--	------------------------------	----------	-----	----------	----------------	---------

Z2018-055 SUP FOR MINI_WAREHOUSE

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

I.1 This a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a Mini-Warehouse facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740]

1.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

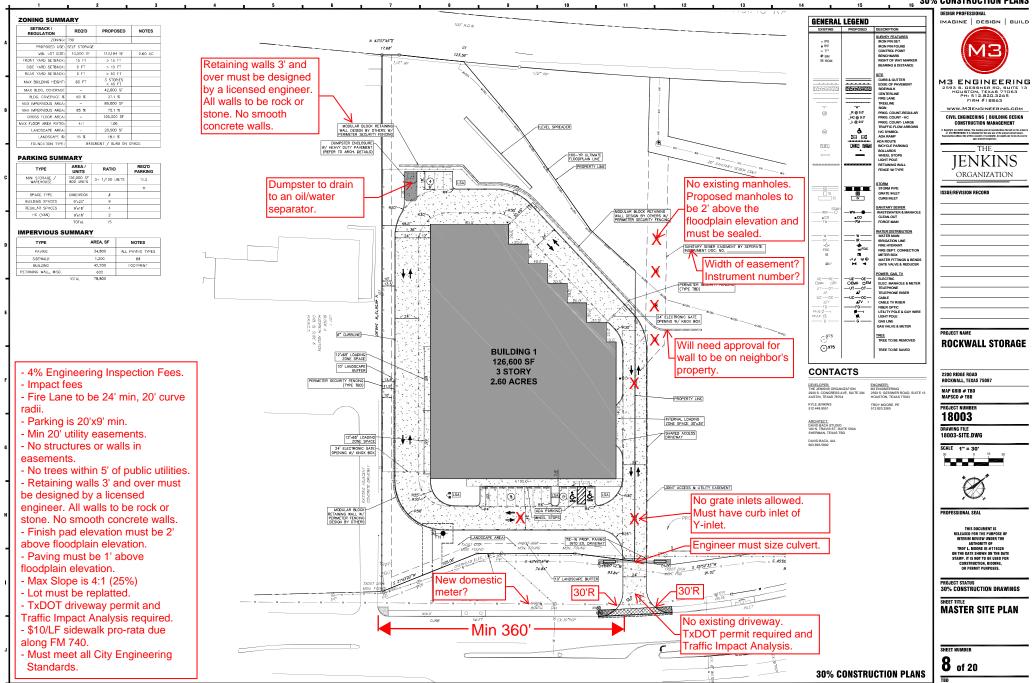
M.3 For reference, include the case number (Z2018-055) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning & Zoning Commission meeting.

1.5 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 by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018.

1.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.

30% CONSTRUCTION PLANS







City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

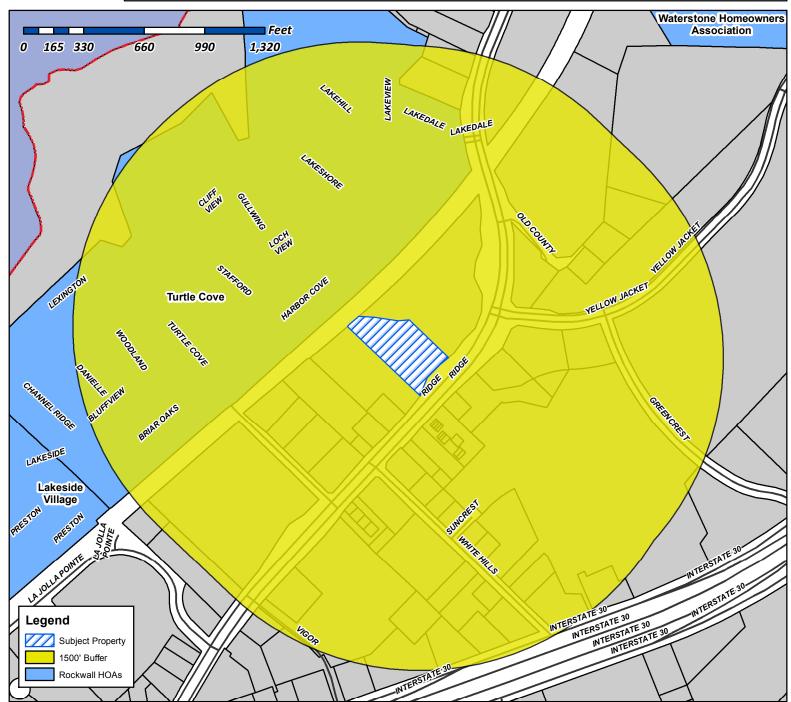


City of Rockwall

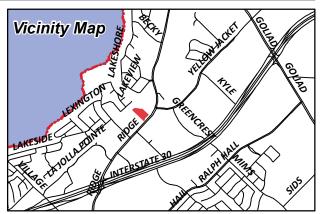


Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.





Case Number: Case Name: Case Type:	SUP for a Mini-Warehouse Zoning
Zoning:	Commercial (C) District
Case Address:	SWC of the Intersection of Ridge Road and Yellow Jacket Lane



Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
То:	
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, December 28, 2018 2:40:55 PM
Attachments:	Z2018-HOA Map.pdf
	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **December 28, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 1/15/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday 1/22/2019 at 6:00 p.m**. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-055- Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a *Mini-Warehouse* facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <u>http://www.rockwall.com/planning/hoa.asp</u>.

Sincerely,

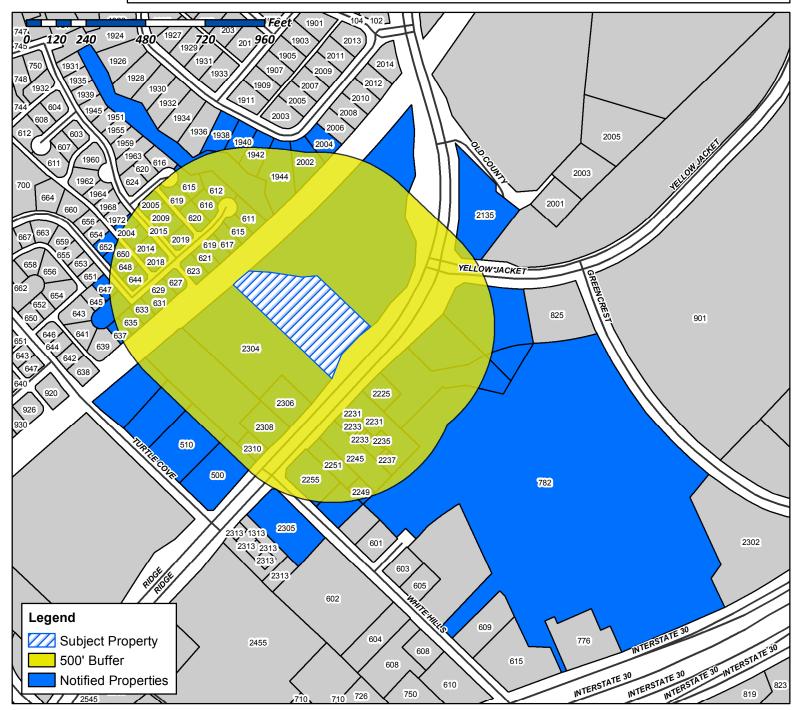
Laura Morales

Planning & Zoning Coordinator City of Rockwall Planning & Zoning Department 972-771-7745 | 972-772-6438 <u>Lmorales@rockwall.com |http://www.rockwall.com/planning/</u> 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.





Case Number: Case Name:	SUP for a Mini-Warehouse
Case Type: Zoning:	Zoning Commercial (C) District
Case Address:	SWC of the Intersection of Ridge Road and Yellow Jacket Lane



Date Created: 12/12/2018 For Questions on this Case Call (972) 771-7745

7.1 RIDGE LLC 106 E RUSK SUITE 200 ROCKWALL, TX 75087

JARA PARTNERS LTD 1425 HUNTERS GLEN ROYSE CITY, TX 75189

CURRENT RESIDENT 1721 FAIR OAKS LN ROYSE CITY, TX 75189

MORIARTY TIMOTHY I & PAMELA E **1940 S LAKESHORE DR** ROCKWALL, TX 75087

> **BENTO SERGIO** 2002 S LAKESHORE DR ROCKWALL, TX 75087

BOWLES MARK S II AND 2005 GULLWING DR ROCKWALL, TX 75087

WILLIAMSON KEEGAN DANIEL AND TERRY KING 2014 GULLWING DR ROCKWALL, TX 75087

> TANKERSLEY VICKI A 2019 GULLWING DR ROCKWALL, TX 75087

> CURRENT RESIDENT 2233 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2245 RIDGE RD ROCKWALL, TX 75032

ONE RIDGE PLACE LP 1121 E SPRING CREEK PKWY STE 110-312 PLANO, TX 75074

> FRANK RUSSELL **15 PRINGLE LANE** ROCKWALL, TX 75087

> WHITE JUDY GAIL 1807 BAYHILL DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1942 LAKESHORE DR ROCKWALL, TX 75032

CHAPMAN BOBBY E II 2004 GULLWING DR ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN 2008 GULLWING DR ROCKWALL, TX 75087

LOTT CHERYL R 2015 GULLWING DR ROCKWALL, TX 75087

2135 RIDGE RD

CURRENT RESIDENT 2235 RIDGE RD STE 200 ROCKWALL, TX 75087

CURRENT RESIDENT 2249 RIDGE RD ROCKWALL, TX 75032 VANDERSLICE ROBERT 1408 S LAKESHORE DR ROCKWALL, TX 75087

CURRENT RESIDENT 1710 WEISKOPF DR ROCKWALL, TX 75032

STORMS STEWART M 1938 S LAKESHORE DR ROCKWALL, TX 75087

PORTELE MICHAEL & PAIGE 1944 LAKESHORE DRIVE ROCKWALL, TX 75087

CROSS STEVEN C 2004 S LAKESHORE DR ROCKWALL, TX 75087

HAYNES NANCY W 2009 GULLWING DR ROCKWALL, TX 75087

HINKLE RONALD E AND DEBRA D 2018 GULLWING DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 2231 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2237 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2251 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT ROCKWALL, TX 75032

MMF INVESTMENTS LLC 2255 RIDGE RD SUITE 333 ROCKWALL, TX 75087

CURRENT RESIDENT 2305 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT 2310 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT 500 TURTLE COVE BLVD ROCKWALL, TX 75032

> IN KYUNG H & 512 SUNSTONE DR IRVING, TX 75060

COIT RIDGE PROPERTIES LLC 6031 SHERRY LN SUITE C DALLAS, TX 75225

GIBSON ROBIN S & JOHN 612 HARBOR COVE DRIVE ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J 616 HARBOR COVE DR ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L 619 LOCH VIEW CT ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD 623 HARBOR COVE DRIVE ROCKWALL, TX 75087 CURRENT RESIDENT 2304 RIDGE RD ROCKWALL, TX 75032

MCKENNEY CARL K 2306 RIDGE RD STE 2 ROCKWALL, TX 75087

MOUNTAINPRIZE INC 3225 CUMBERLAND BLVD SUITE 100 ATLANTA, GA 30339

> CURRENT RESIDENT 510 TURTLE COVE BLVD ROCKWALL, TX 75032

GUERRIERO LISA HUDSPETH 537 STANFORD AVE DALLAS, TX 75209

JORDAN MARK S 607 HIGHLAND COLONY PKWY SUITE 200 RICHLAND, MS 39157

> FLORENCIA HECTOR J 615 HARBOR COVE DR ROCKWALL, TX 75087

CHERRY BEVERLY A REVOCABLE LIVING TRUST 617 HARBOR COVE DR ROCKWALL, TX 75087

> SHAW STEPHANIE AND BRYAN 620 HARBOR COVE DR ROCKWALL, TX 75087

> > LITHERLAND LORILEE 627 HARBOR COVE DR ROCKWALL, TX 75087

HUDSPETH WARD 2304 RIDGE RD ROCKWALL, TX 75087

CURRENT RESIDENT 2308 RIDGE RD ROCKWALL, TX 75032

CHACKO & ABRAHAM INVESTMENTS LLC 4102 NORWICH DRIVE GARLAND, TX 75043

PSB INDEMNITY FAMILY LTD PTRN 510 TURTLE COVE BLVD STE 200 ROCKWALL, TX 75087

> CURRENT RESIDENT 601 CARRIAGE TRL ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V 611 HARBOR COVE DR ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L 615 LOCH VIEW COURT ROCKWALL, TX 75087

GRIFFITH JOHN E IV & VIVIAN 619 HARBOR COVE DR ROCKWALL, TX 75087

> ROTRAMEL CHRISTIE & 621 HARBOR COVE DR ROCKWALL, TX 75087

RICE CARINE 629 HARBOR COVE DR ROCKWALL, TX 75087 DELAY MANAGEMENT TRUST DELORES 631 HARBOR COVE DRIVE ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T 637 STAFFORD CIR ROCKWALL, TX 75087

> FISH WADE W 647 STAFFORD CIR ROCKWALL, TX 75087

WEST WILLIAM MARSHALL & 652 STAFFORD CIRCLE ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC C/O TURTLE COVE HOA 3102 OAK LAWN AVE SUITE #202 DALLAS, TX 75219

> STORMS STEWART M PO BOX 12632 DALLAS, TX 75225

BARROW KYLE 633 HARBOR COVE DR ROCKWALL, TX 75087

LAYAN INVESTMENTS INC 6403 CRESTMOOR LN SACHSE, TX 75048

CURRENT RESIDENT 648 STAFFORD CIR ROCKWALL, TX 75032

CURRENT RESIDENT 782 I30 ROCKWALL, TX 75032

DAIKER PARTNERS LTD. PO BOX 1059 ROCKWALL, TX 75087

WAL-MART REAL ESTATE PO BOX 8050 BENTONVILLE, AR 72712 ALFORD JIM AND BARBARA 635 STAFFORD CIR ROCKWALL, TX 75087

LEBRESCU JODIE AND ROGER 644 STAFFORD CIRCLE ROCKWALL, TX 75087

> WHITESIDE JANIS G 650 STAFFORD CIR ROCKWALL, TX 75087

CURRENT RESIDENT 9615 COUNTY ROAD 2432 ROCKWALL, TX 75160

DAIKER PARTNERS LTD PO BOX 1059 ROCKWALL, TX 75087

Letter of Explanation

TJO – Ridge Road & Yellow Jacket

On behalf of The Jenkins Organization, Masterplan requests a Specific Use Permit to construct a 3-story, approximately 126,600-square foot, upscale climate controlled self-storage facility on a 2.6-acre property located southwest of the intersection of Ridge Road and Yellow Jacket Lane. It is projected that the balance of the property to the north would be developed with a future neighborhood retail building.

TJO develops and operates best in class self storage facilities in affluent Texas communities such as Craig Ranch in McKinney, Southlake, Frisco, and Bee Cave in the Austin area. TJO is interested in developing a neighborhood friendly facility with excellent customer service in the Rockwall community.

The development proposal includes the following features:

- 1. Premium architecturally inspired building design
- 2. Vast majority of units would be accessed from interior corridors
- 3. Well-lit, safe and secure facility
- 4. Building will be positioned to minimize height from street and align with adjacent retail
- 5. Building will step down from Ridge Rd following the topography of the site
- 6. Low-traffic generator 15 visitors per day
- 7. Hours of access and operation from Monday-Sunday 6AM-10PM.

The proposal includes a request for relief from certain provisions of the Unified Development Code as follows:

Pitched roof. TJO's building design is modern with clean lines. The roof would be flat with parapets to align with the overall modern design.

Perimeter screening adjacent to residential districts. The grade at the rear driveway will sit well below the grade of Turtle Cove. Moreover, the tree line will be preserved to provide a natural buffer from Turtle Cove to the northwest. Moreover, the elevated railroad berm provides a solid screen and fully blocks view of the subject property from Turtle Cove. A screening wall would sit well below the adjacent property, serving minimal to no purpose. Please refer to the enclosed sight line exhibit for additional information.

Floor-to-area ratio. A maximum floor-to-area ratio of 1.2. Use intensity for a self-storage facility is disproportionately low compared to other commercial uses. This facility would generate approximately 15-20 visitors spread out over an entire day.

One direct access point to Ridge Road. Access is necessary to serve the facility.

ZONING SUMMARY

SETBACK / REGULATION	REQ'D	PROPOSED	NOTES			
ZONING:	TBD					
PROPOSED USE:	SELF STORAGE					
MIN. LOT SIZE:	10,000 SF	113,184 SF	2.60 AC			
FRONT YARD SETBACK:	15 FT	> 15 FT				
SIDE YARD SETBACK:	0 FT	> 10 FT				
REAR YARD SETBACK:	0 FT	> 50 FT				
MAX BUILDING HEIGHT:	60 FT	3 STORIES < 45 FT				
MAX BLDG. COVERAGE	—	42,000 SF				
BLDG. COVERAGE %	60 %	37.1 %				
MAX IMPERVIOUS AREA:	_	85,000 SF				
MAX IMPERVIOUS AREA:	85 %	75.1 %				
GROSS FLOOR AREA:	_	126,000 SF				
MAX FLOOR AREA RATIO:	4:1	1.06				
LANDSCAPE AREA:	-	20,500 SF				
LANDSCAPE %:	15 %	18.1 %				
FOUNDATION TYPE:	BASE	MENT / SLAB ON G	RADE			

PARKING SUMMARY

TYPE	AREA / UNITS	RATIO	REQ'D PARKING
MINI STORAGE / WAREHOUSE	126,000 SF 800 UNITS	3+ 1/100 UNITS	11.0
			11
SPACE TYPE	DIMENSION	#	
BUILDING SPACES	9'x20'	9	
REGULAR SPACES	9'x18'	4	
HC (VAN)	9'x18'	2	
	TOTAL	15	-

IMPERVIOUS SUMMARY

ТҮРЕ		AREA, SF	NOTES
PAVING		34,800	ALL PAVING TYPES
SIDEWALK		1,200	##
BUILDING		42,200	FOOTPRINT
RETAINING WALL, MISC.		600	
	TOTAL	78,800	

RESPONSIBILITY NOTE

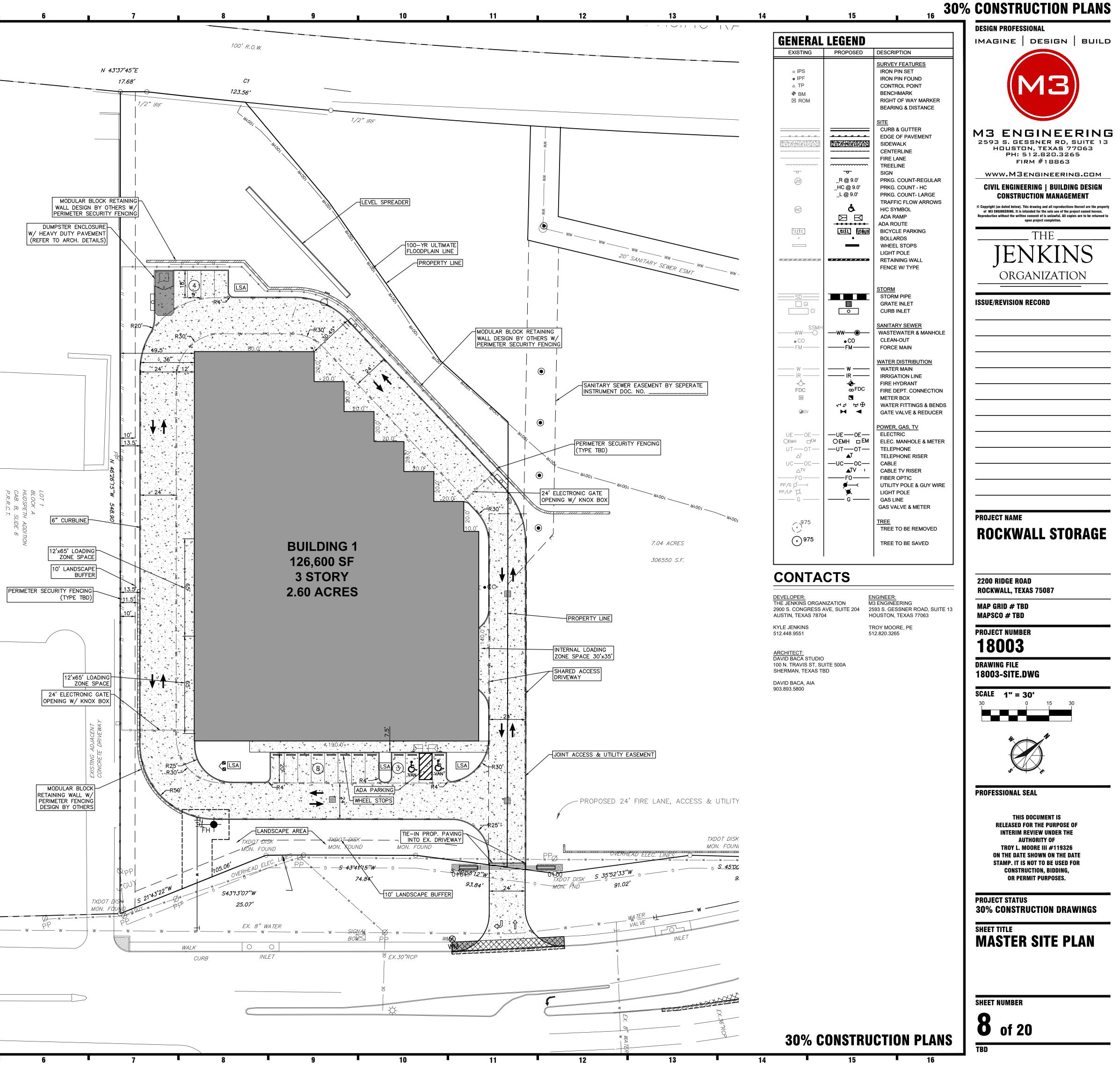
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

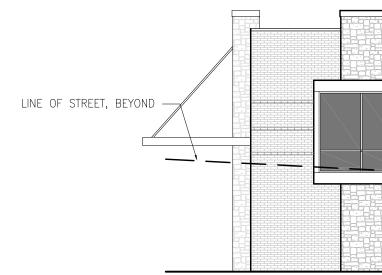
BENCHMARKS

BENCHMARKS: CITY OF ROCKWALL , TEXAS - CONTROL MONUMENTATION

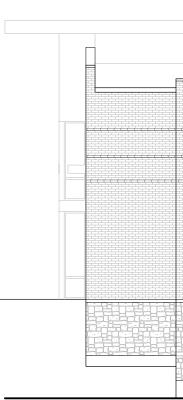
✤ MON. R005-1 N: 7023593.75795; E: 2594175.58258; ELEVATION: 578.6314, RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. No. 740,

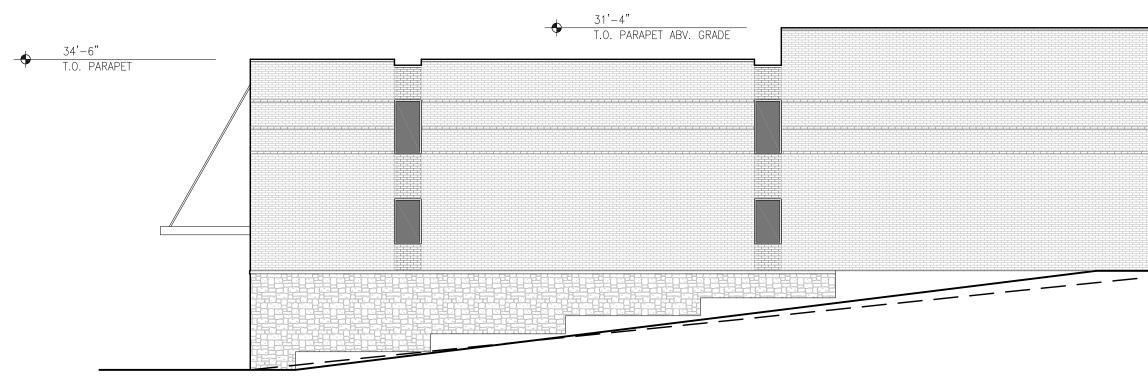
MON. R007 N: 7013837A84; E.2595453.327; ELEVA TON: 566.223. BEING LOCATED ON THE EAST SIDE OF INTERSECTION 1-30 SOUTH SERVICE ROAD & MIMS ROAD.



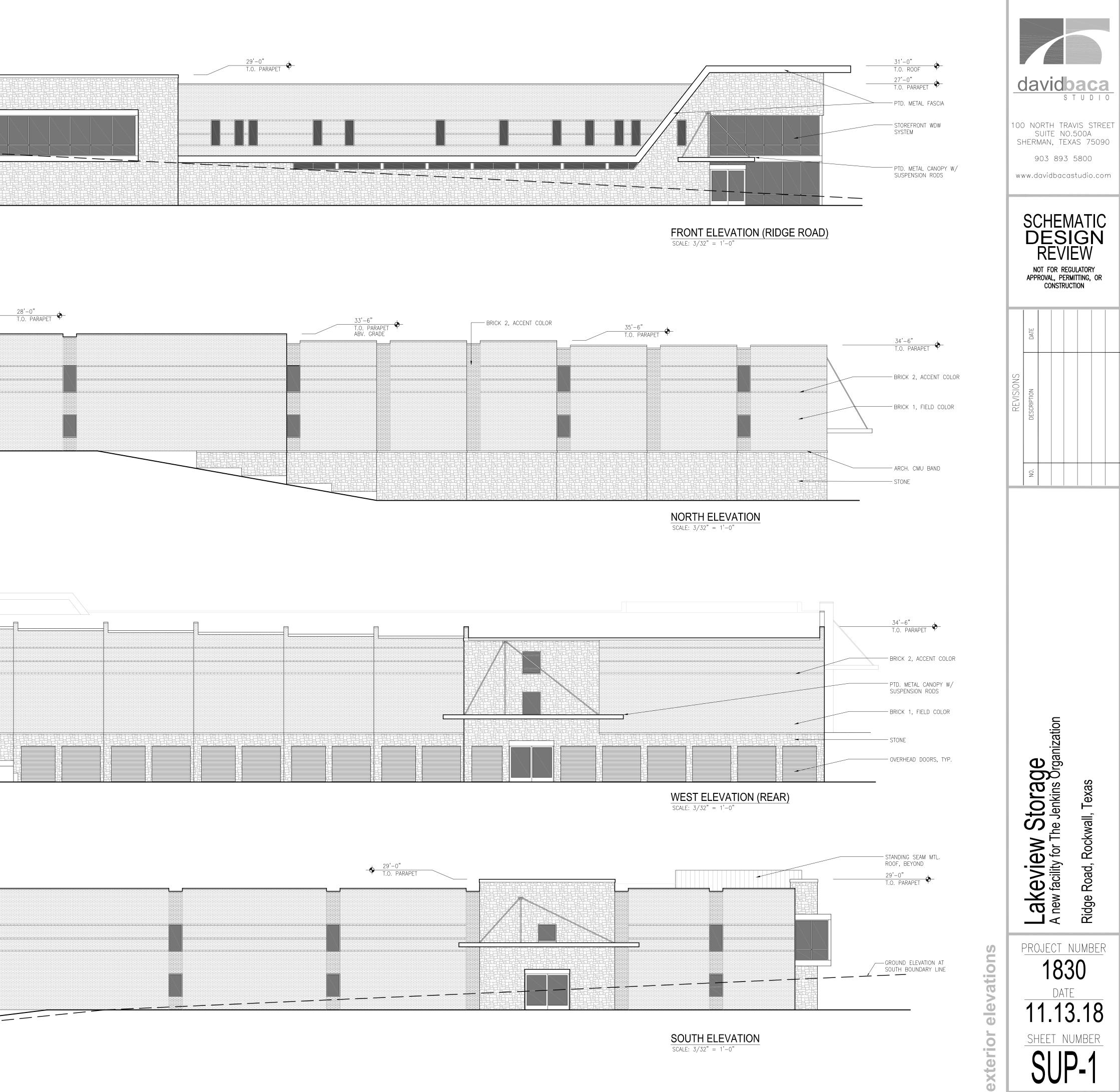


Г	 CANOPY	





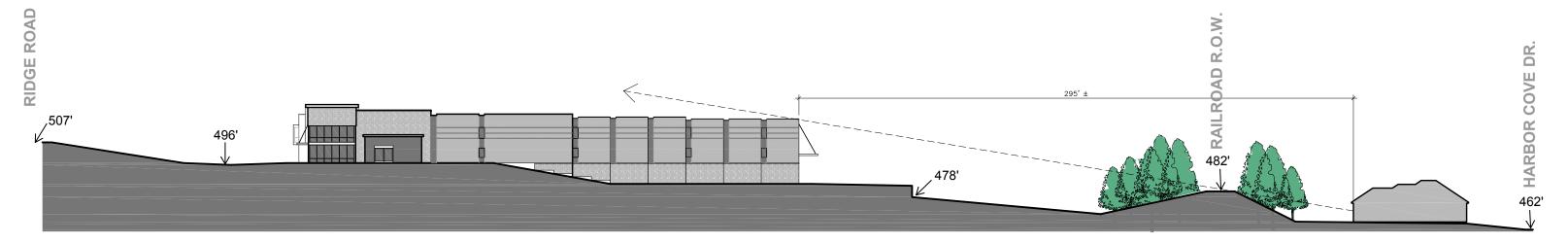
 29'-0" T.O. PARAPET	
	室



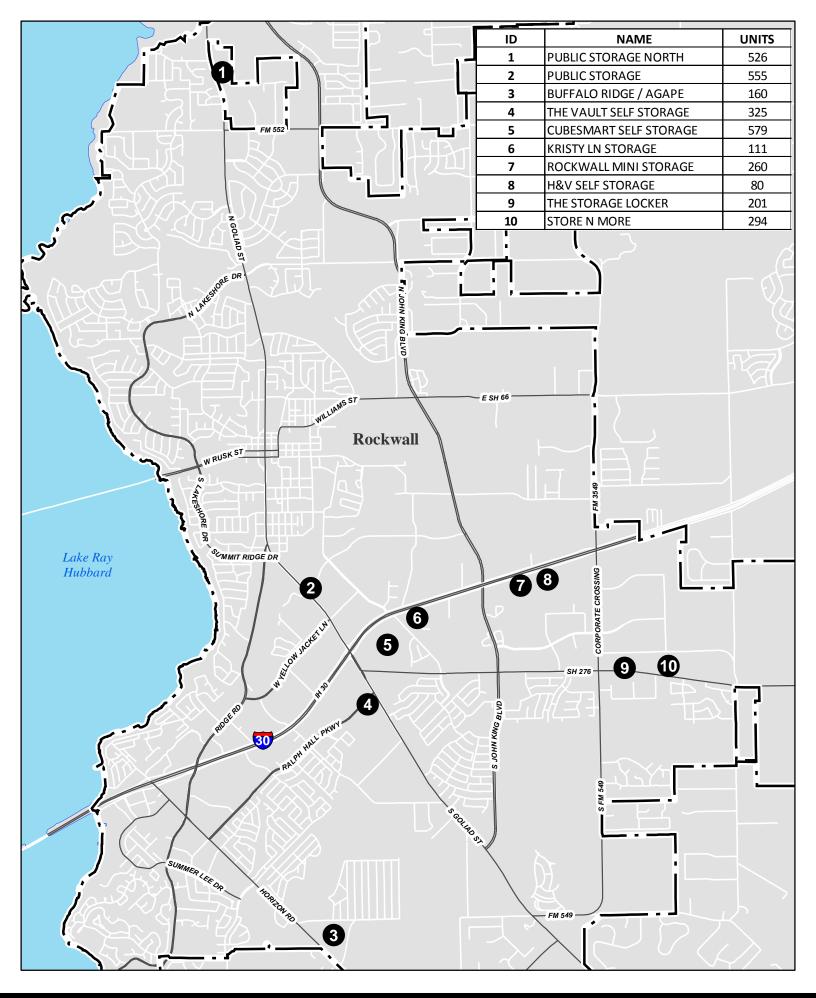
		C	

● 29'-0" T.O. PARAPET

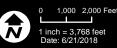




SITE LINE STUDY







MINI-STORAGE FACILITY LOCATIONS

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for

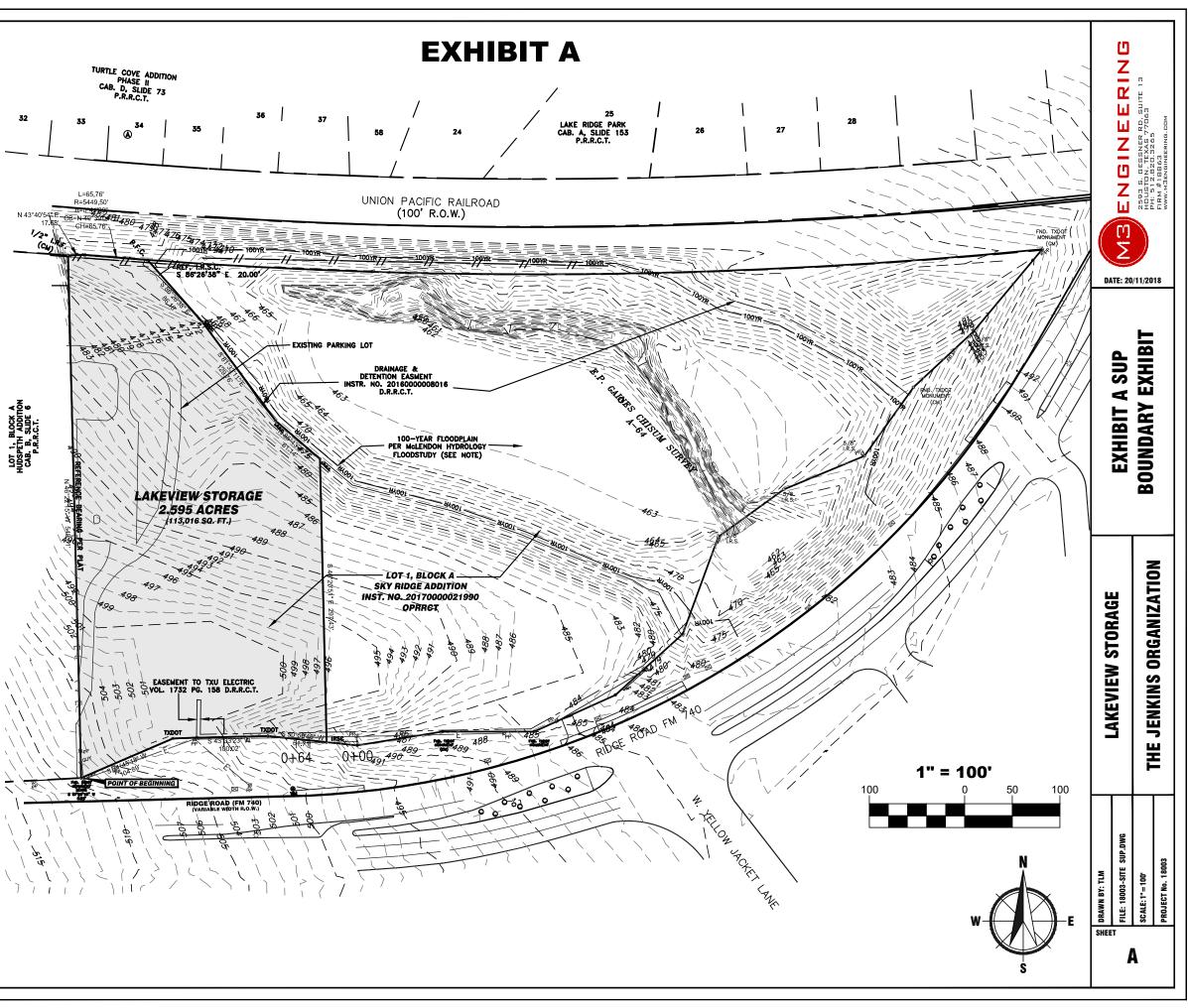
corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

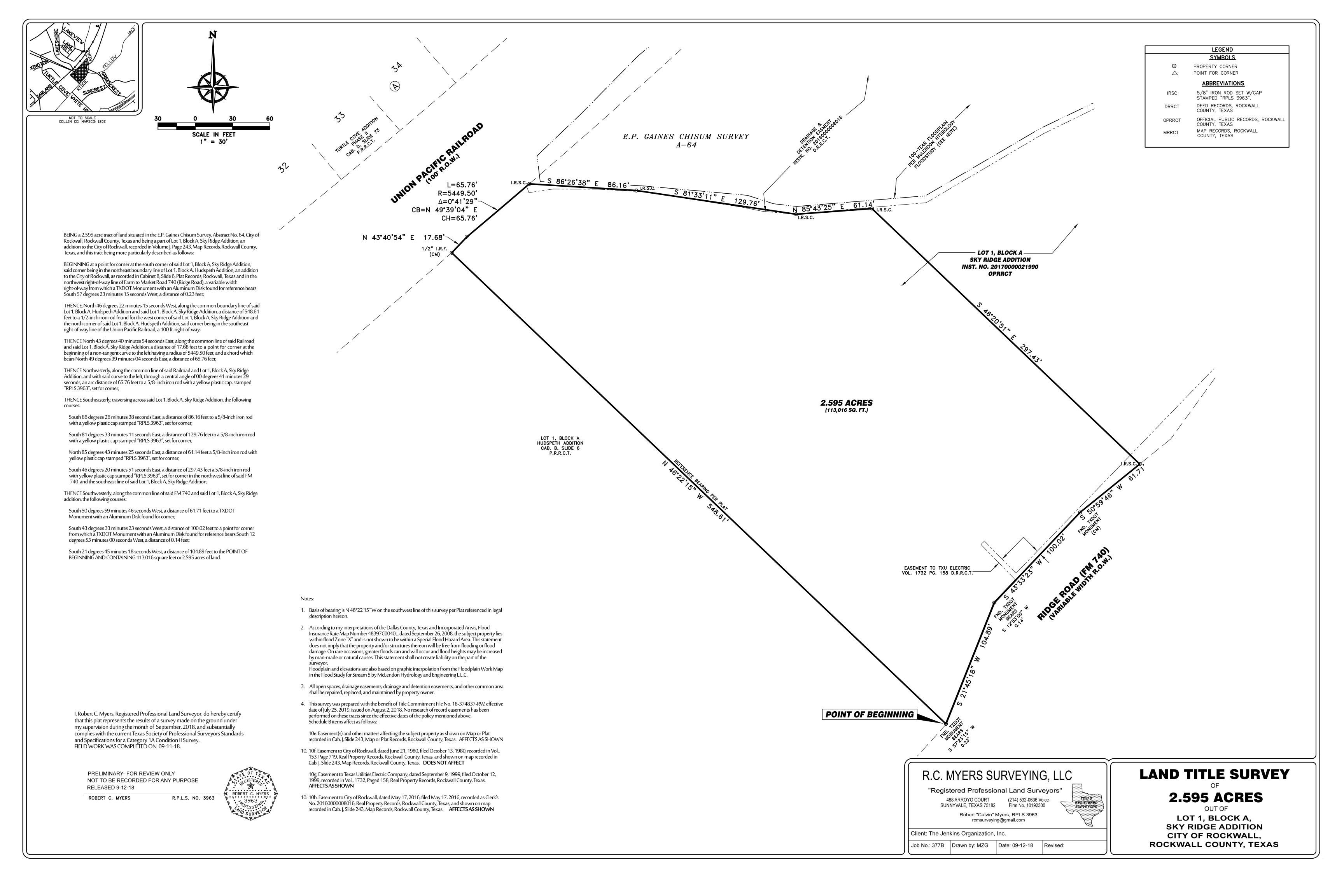
THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.





2.595 ACRES (DWG)

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. <u>19-XX</u>

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MINI-WAREHOUSE FACILITY IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 2.595-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky for the approval of a Specific Use Permit (SUP) to allow a *mini-warehouse facility* in a Commercial (C) District on a 2.595-acre tract of land being described as a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and being more specifically depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *mini-warehouse facility* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Subsection 2.1.10, *Wholesale, Distribution, and Storage,* of Section 2, *Use Standards,* of Article IV, *Permissible Uses, and* Subsection 4.5, *Commercial (C) District,* of Section 4, *Commercial District and* Subsection 6.8, *Scenic Overlay (SOV) District,* of Section 6, *Overlay Districts of Article V, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*], as

heretofore amended and as may be amended in the future, and shall be subject to the following operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a *mini-warehouse facility* on the subject property, and conformance to these operations is required for continued operation:

- 1) The development shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The maximum number of storage units provided shall not exceed 400 units for the facility.
- 4) The maximum number of floors is limited to three (3) stories.
- 5) The mini-warehouse facility shall not be greater than 36-feet in height.
- 6) No outside storage of any kind shall be allowed (*including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles*).
- 7) Businesses shall not be allowed to operate within individual storage units.
- 8) The commercial operation of rental trucks and trailers shall be prohibited.
- 9) The developer shall maintain the treeline adjacent to the northwest property line.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

 Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

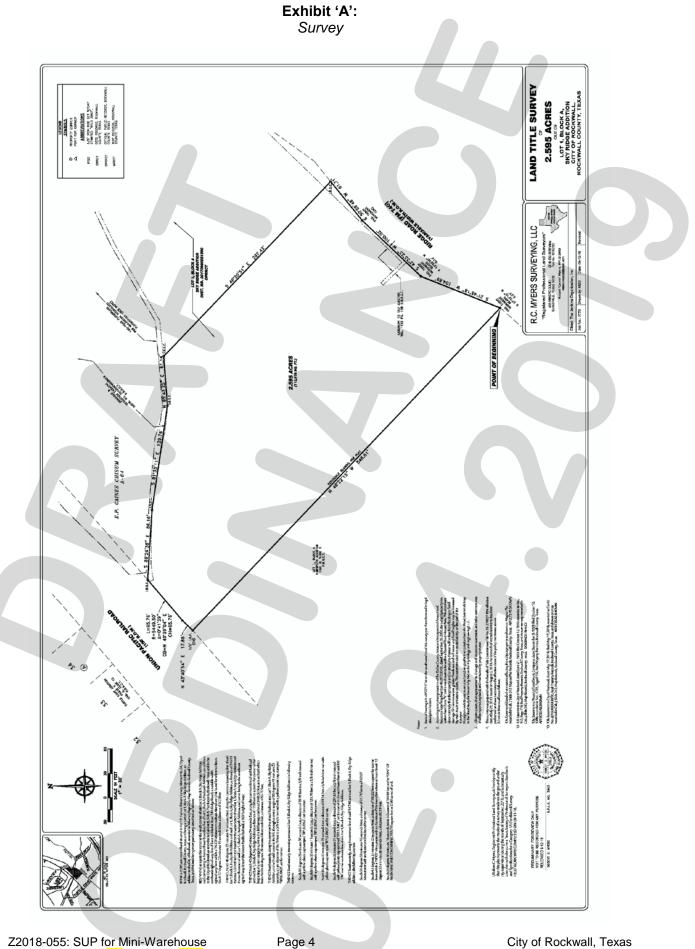
SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF FEBRUARY, 2019.

ATTEST:	Jim Pruitt, <i>Mayor</i>
Kristy Cole, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 st Reading: <u>January 22, 2019</u>	
2 nd Reading: <i>February 4, 2019</i>	



Z2018-055: SUP for Mini-Warehouse Ordinance No. 19-XX; SUP # S-XXX

Exhibit 'B': Concept Plan

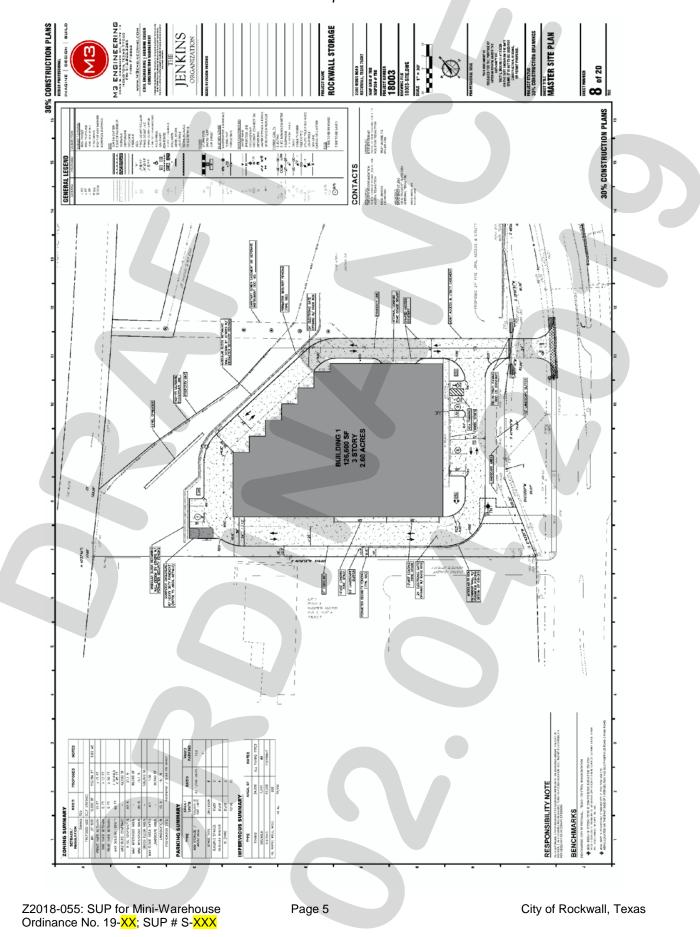


Exhibit 'C': Concept Building Elevations

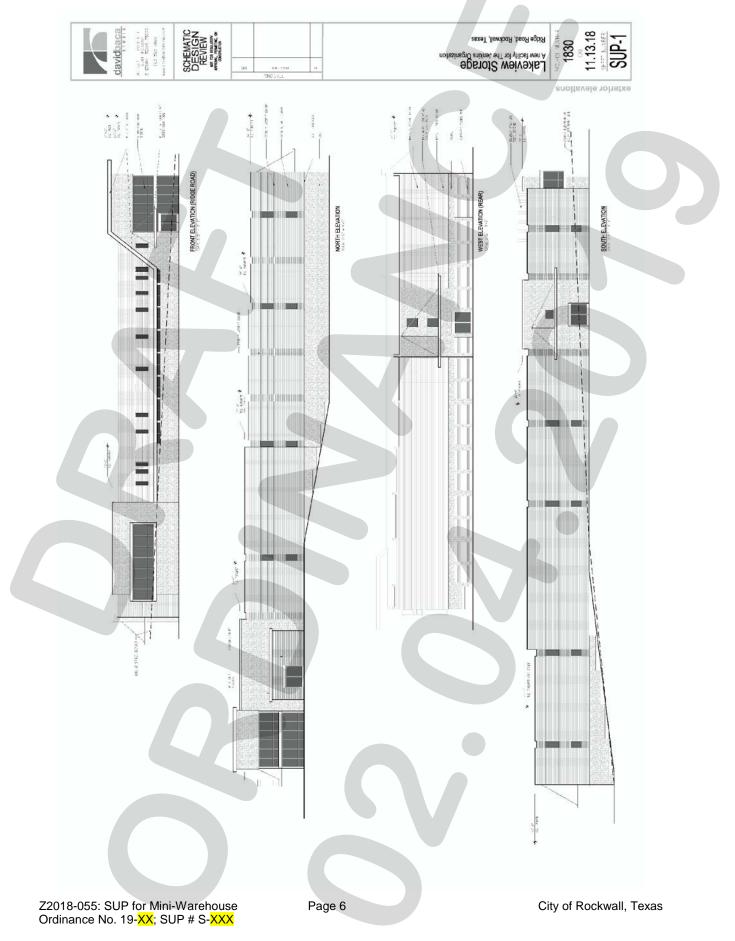


Exhibit 'C': Concept Building Elevations



Z2018-055: SUP for Mini-Warehouse Ordinance No. 19-XX; SUP # S-XXX

Page 8

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA ITEM:	Z2018-055; SUP for Mini-Warehouse
APPLICANT:	Kyle Jenkins; Jenkins Organization
<u>AGENDA DATE:</u>	01/22/2019

SUMMARY:

Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a Mini-Warehouse facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting approval of a Specific Use Permit (SUP) to allow a *mini-warehouse* (*i.e. Lakeview Storage*) in a Commercial (C) District. The proposed mini-warehouse will be three (3) stories, ~126,600 SF, and contain 800 climate-controlled units. According to the applicant, the mini-warehouse will be constructed to resemble an office building, and is intended to blend in with the surrounding buildings. The facility will be accessible from 6 AM to 10 PM. The majority of the units will be accessed from internal corridors and any exterior doors will be limited to the rear building elevation. The applicant has also stated that the existing tree line will be preserved to provide a natural buffer from the residential properties to the northwest.

According to Section 1.01, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a mini-warehouse facility is permitted in a Commercial (C) District by Specific Use Permit (SUP). Furthermore, section 2.1.10, *Wholesale, Distribution, and Storage*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) details the specific land use requirements for a *mini-warehouse facility*. The following is a summary of the applicant's proposal and its compliance to these land use requirements:

Code Requirement	Proposed Plan	Compliance
The maximum site area shall not exceed five (5) acres.	2.6-Acres	In Conformance
The maximum number of storage units shall not exceed 125 units per acre.	800 total units.	Not In Conformance ¹
The maximum height shall not exceed one (1) story, except for the residential unit which shall be less that 36-feet.	The proposed buildings is three (3) stories and ~34-feet in height	Not In Conformance
The minimum number of parking spaces required is two (2). Parking requirement is three (3) spaces plus one (1) per 100 units.	11 parking spaces are required and 11 parking spaces are provided.	In Conformance
No direct access from FM740, SH205, SH66, SH276, FM3097, FM552, FM549 or John King Boulevard.	The concept plan shows one (1) driveway on FM-740.	Not In Conformance
Overhead doors shall not face adjacent streets.	The buildings are not visible from any adjacent streets or roadways.	In Conformance

All exterior walls facing the front, side and rear property lines shall be 100% brick construction.	All exterior walls facing the street will incorporate brick.	In Conformance
The front, side and rear building setback areas shall incorporate clustered landscaping.	The concept rendering shows clustered landscaping along the perimeter of the facility.	In Conformance
Gates shall be incorporated limiting access to the facility.	Wrought iron gates are being proposed.	In Conformance
Screening fences shall be wrought iron or masonry.	Landscape screening and wrought Iron fencing are shown on the site plan.	In Conformance
Concrete shall be used for all paving.	All paving will be concrete.	In Conformance
Roof shall have a minimum roof pitch of 1:3 and be constructed with metal standing seam.	The applicant is proposing to utilize a flat roof design.	Not In Conformance
Lighting standards shall be limited to a maximum of 20-feet in height.	Will be handled at the time of site plan submittal on the Photometric Plan. The SUP Ordinance include this requirement under the Operational Conditions.	Photometric Plan (Site Plan)
A single residential unit not exceeding 1,600 SF in size is permitted.	There will be no residential unit.	In Conformance
Outside Storage shall be prohibited.	The site will not have outside storage.	In Conformance

Notes:

¹: At 2.6-acres a maximum of 325 units are permitted.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

- **North:** Directly north of the subject property is a vacant tract of land zoned Commercial (C) District followed by a railroad (*i.e. Union Pacific/Dallas Garland N. E.*). Beyond this is a single-family residential subdivision (*i.e. Lakeridge Park*). This area is zoned Single-Family 10 (SF-10) District.
- **South:** Directly south of the subject property 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. Beyond this is an office building and several commercial businesses (*e.g. Big D Auto Care, Wal-Mart, etc.*) This area is zoned Commercial (C) District.
- **East:** Directly east of the subject property a vacant tract of land followed by Ridge Road [FM-740], which is identified as a *M4D (Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. Beyond this are several commercial businesses (*e.g. Little Caesar's, Everybody Massage, etc.*) These areas are zoned Commercial (C) District.
- **West:** Directly west of the subject property is a house of worship (*i.e. Great Faith Church*) and several commercial businesses (*e.g. State Farm, Family Dental, etc.*) followed by a railroad (*i.e. Union Pacific/Dallas Garland N. E.*). Beyond this is a single-family residential subdivision (*i.e. Turtle Cove Subdivision*). This area is zoned Planned Development District 2 (PD-2) for single-family land uses.

STAFF ANALYSIS:

When looking at the requirements contained in the Unified Development Code (UDC), it is important to note that these requirements were drafted with the intent of regulating campus style mini-warehouse facilities. Campus style mini-warehouse facilities typically incorporate multiple buildings that are generally one (1) story in height, and have non-climate controlled storage

units accessible from the exterior of the building. Due to the mini-warehouse requirements, the applicant is seeking variances to the number of units per acre, the maximum number of stories, the pitched roof requirement, and to allow direct access from Ridge Road [FM-740]. The facility proposed by the applicant is a compact design, which allows more units in a smaller footprint. Although the proposed building is three (3) stories, the proposed building is ~34-feet in height, which conforms to the maximum height requirement of 36-feet. Additionally, only two (2) stories will be visible from Ridge Road [FM-740]. The proposed facility is intended to have the appearance of an office building with all units being climate controlled and accessible from the interior of the building. Specifically, the proposed structure is three (3) stories in height--in which only two (2) stories are visible from Ridge Road--and utilizes a flat roof design with a parapet (more typical of an office or commercial development). Since these do not meet the mini-warehouse requirements, variances are required. The proposed driveway shown on the concept plan will require permission from TxDOT as well as a traffic impact analysis (TIA) at the time of site plan. In addition, the applicant is proposing to limit the hours of operation from 6:00 AM to 10 PM, which is consistent to a non-residential land use. The mini-warehouse land use is considered to be a lower-intensity land use that does not generate high volumes of traffic (*i.e.* \sim 15-20 visitors per day according to the applicant). With that being said, the three (3) requirements not in compliance with the Unified Development Code (UDC) do not appear to negatively impact the surrounding developments. Additionally, the proposed design of the facility (i.e. appearance of an office building) provides for easier redevelopment opportunities than the traditional campus style mini-warehouse facilities should the use transition in the future. Staff should note, approval of the applicant's request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant will be required to submit a site plan, landscape plan, photometric plan, and building elevations to the Architectural Review Board (ARB) and the Planning and Zoning Commission. Attached is a concept plan and building elevations, and conformance to these plans is a requirement of the draft ordinance.

NOTIFICATION:

On December 28, 2018, staff sent 77 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified the Lakeside Village and Turtle Cove Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) email and two (2) notices in opposition of this request.

RECOMMENDATIONS:

Should the City Council choose to approve the Specific Use Permit (SUP) request, the following conditions of approval should be adopted with this case:

- 1. The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
 - a) The development shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the attached ordinance.
 - b) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit* 'C' of the attached ordinance.
 - c) The maximum number of storage units provided shall not exceed 800 units for the facility.

- d) The maximum number of floors is limited to three (3) stories.
- e) The mini-warehouse facility shall not be greater than 36-feet in height.
- f) No outside storage of any kind shall be allowed (*including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles*).
- g) Businesses shall not be allowed to operate within individual storage units.
- h) The commercial operation of rental trucks and trailers shall be prohibited.
- i) The developer shall maintain the treeline adjacent to the northwest property line.
- 2. Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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.

PLANNING AND ZONING COMMISSION:

On January 15, 2019, the Planning and Zoning Commission's motion to deny the request for approval of a Specific Use Permit (SUP) for a mini-warehouse in a Commercial (C) District passed by a vote of 5-2 with Commissioners Moeller and Lyons dissenting.





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

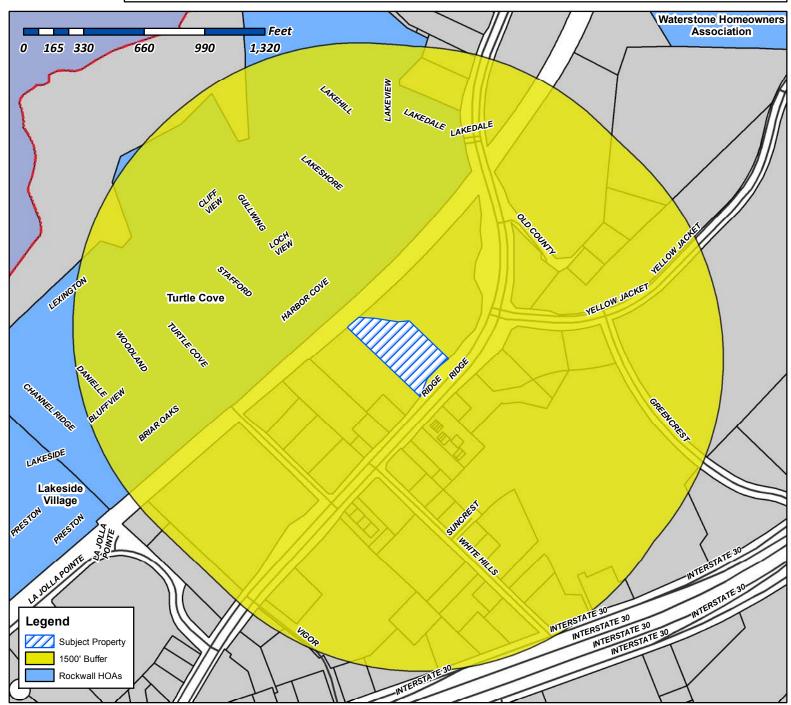


City of Rockwall

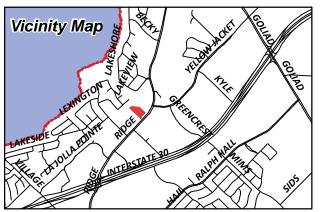


Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.





Case Number: Case Name:	Z2018-055 SUP for a Mini-Warehouse
Case Type:	Zoning
Zoning:	Commercial (C) District
Case Address:	SWC of the Intersection of Ridge Road and Yellow Jacket Lane



Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
То:	
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, December 28, 2018 2:40:55 PM
Attachments:	Z2018-HOA Map.pdf
	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **December 28, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 1/15/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday 1/22/2019 at 6:00 p.m**. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

https://sites.google.com/site/rockwallplanning/development/development-cases

Z2018-055- Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a *Mini-Warehouse* facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <u>http://www.rockwall.com/planning/hoa.asp</u>.

Sincerely,

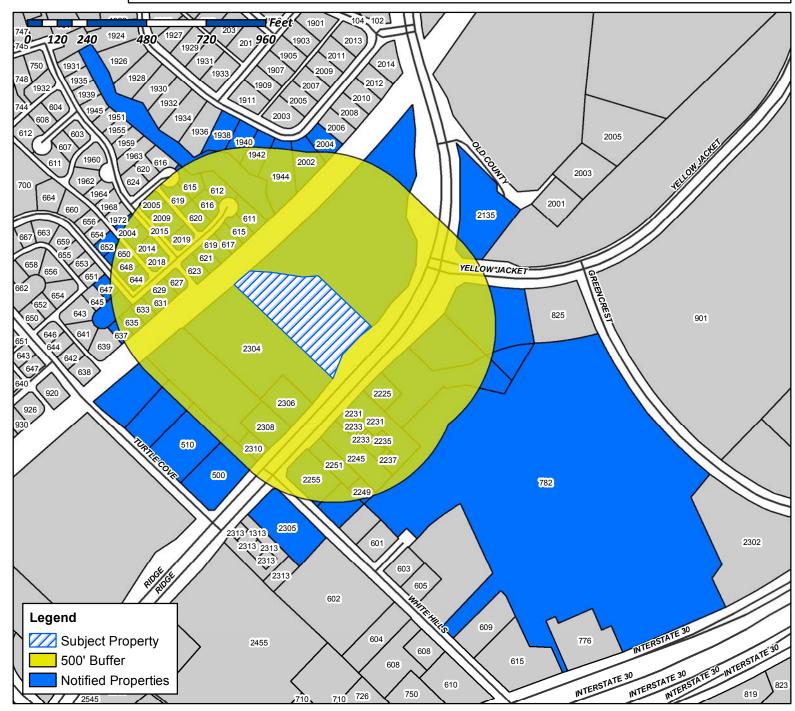
Laura Morales

Planning & Zoning Coordinator City of Rockwall Planning & Zoning Department 972-771-7745 | 972-772-6438 <u>Lmorales@rockwall.com | http://www.rockwall.com/planning/</u> 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.





Case Number:	Z2018-055
Case Name:	SUP for a Mini-Warehouse
Case Type:	Zoning
Zoning:	Commercial (C) District
Case Address:	SWC of the Intersection of Ridge Road and Yellow Jacket Lane



Date Created: 12/12/2018 For Questions on this Case Call (972) 771-7745

7.1 RIDGE LLC 106 E RUSK SUITE 200 ROCKWALL, TX 75087

JARA PARTNERS LTD 1425 HUNTERS GLEN ROYSE CITY, TX 75189

CURRENT RESIDENT 1721 FAIR OAKS LN ROYSE CITY, TX 75189

MORIARTY TIMOTHY I & PAMELA E **1940 S LAKESHORE DR** ROCKWALL, TX 75087

> **BENTO SERGIO** 2002 S LAKESHORE DR ROCKWALL, TX 75087

BOWLES MARK S II AND 2005 GULLWING DR ROCKWALL, TX 75087

WILLIAMSON KEEGAN DANIEL AND TERRY KING 2014 GULLWING DR ROCKWALL, TX 75087

> TANKERSLEY VICKI A 2019 GULLWING DR ROCKWALL, TX 75087

> CURRENT RESIDENT 2233 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2245 RIDGE RD ROCKWALL, TX 75032

ONE RIDGE PLACE LP 1121 E SPRING CREEK PKWY STE 110-312 PLANO, TX 75074

> FRANK RUSSELL **15 PRINGLE LANE** ROCKWALL, TX 75087

WHITE JUDY GAIL 1807 BAYHILL DR ROCKWALL, TX 75087

CURRENT RESIDENT 1942 LAKESHORE DR ROCKWALL, TX 75032

CHAPMAN BOBBY E II 2004 GULLWING DR ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN 2008 GULLWING DR ROCKWALL, TX 75087

LOTT CHERYL R 2015 GULLWING DR ROCKWALL, TX 75087

2135 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT 2235 RIDGE RD STE 200 ROCKWALL, TX 75087

CURRENT RESIDENT 2249 RIDGE RD ROCKWALL, TX 75032 VANDERSLICE ROBERT 1408 S LAKESHORE DR ROCKWALL, TX 75087

CURRENT RESIDENT 1710 WEISKOPF DR ROCKWALL, TX 75032

STORMS STEWART M 1938 S LAKESHORE DR ROCKWALL, TX 75087

PORTELE MICHAEL & PAIGE 1944 LAKESHORE DRIVE ROCKWALL, TX 75087

CROSS STEVEN C 2004 S LAKESHORE DR ROCKWALL, TX 75087

HAYNES NANCY W 2009 GULLWING DR ROCKWALL, TX 75087

HINKLE RONALD E AND DEBRA D 2018 GULLWING DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 2231 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2237 RIDGE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 2251 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT

MMF INVESTMENTS LLC 2255 RIDGE RD SUITE 333 ROCKWALL, TX 75087

CURRENT RESIDENT 2305 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT 2310 RIDGE RD ROCKWALL, TX 75032

CURRENT RESIDENT 500 TURTLE COVE BLVD ROCKWALL, TX 75032

> IN KYUNG H & 512 SUNSTONE DR IRVING, TX 75060

COIT RIDGE PROPERTIES LLC 6031 SHERRY LN SUITE C DALLAS, TX 75225

GIBSON ROBIN S & JOHN 612 HARBOR COVE DRIVE ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J 616 HARBOR COVE DR ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L 619 LOCH VIEW CT ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD 623 HARBOR COVE DRIVE ROCKWALL, TX 75087 CURRENT RESIDENT 2304 RIDGE RD ROCKWALL, TX 75032

MCKENNEY CARL K 2306 RIDGE RD STE 2 ROCKWALL, TX 75087

MOUNTAINPRIZE INC 3225 CUMBERLAND BLVD SUITE 100 ATLANTA, GA 30339

> CURRENT RESIDENT 510 TURTLE COVE BLVD ROCKWALL, TX 75032

GUERRIERO LISA HUDSPETH 537 STANFORD AVE DALLAS, TX 75209

JORDAN MARK S 607 HIGHLAND COLONY PKWY SUITE 200 RICHLAND, MS 39157

> FLORENCIA HECTOR J 615 HARBOR COVE DR ROCKWALL, TX 75087

CHERRY BEVERLY A REVOCABLE LIVING TRUST 617 HARBOR COVE DR ROCKWALL, TX 75087

> SHAW STEPHANIE AND BRYAN 620 HARBOR COVE DR ROCKWALL, TX 75087

> > LITHERLAND LORILEE 627 HARBOR COVE DR ROCKWALL, TX 75087

HUDSPETH WARD 2304 RIDGE RD ROCKWALL, TX 75087

CURRENT RESIDENT 2308 RIDGE RD ROCKWALL, TX 75032

CHACKO & ABRAHAM INVESTMENTS LLC 4102 NORWICH DRIVE GARLAND, TX 75043

PSB INDEMNITY FAMILY LTD PTRN 510 TURTLE COVE BLVD STE 200 ROCKWALL, TX 75087

> CURRENT RESIDENT 601 CARRIAGE TRL ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V 611 HARBOR COVE DR ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L 615 LOCH VIEW COURT ROCKWALL, TX 75087

GRIFFITH JOHN E IV & VIVIAN 619 HARBOR COVE DR ROCKWALL, TX 75087

> ROTRAMEL CHRISTIE & 621 HARBOR COVE DR ROCKWALL, TX 75087

RICE CARINE 629 HARBOR COVE DR ROCKWALL, TX 75087 DELAY MANAGEMENT TRUST DELORES 631 HARBOR COVE DRIVE ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T 637 STAFFORD CIR ROCKWALL, TX 75087

> FISH WADE W 647 STAFFORD CIR ROCKWALL, TX 75087

WEST WILLIAM MARSHALL & 652 STAFFORD CIRCLE ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC C/O TURTLE COVE HOA 3102 OAK LAWN AVE SUITE #202 DALLAS, TX 75219

> STORMS STEWART M PO BOX 12632 DALLAS, TX 75225

BARROW KYLE 633 HARBOR COVE DR ROCKWALL, TX 75087

LAYAN INVESTMENTS INC 6403 CRESTMOOR LN SACHSE, TX 75048

CURRENT RESIDENT 648 STAFFORD CIR ROCKWALL, TX 75032

CURRENT RESIDENT 782 I30 ROCKWALL, TX 75032

DAIKER PARTNERS LTD. PO BOX 1059 ROCKWALL, TX 75087

WAL-MART REAL ESTATE PO BOX 8050 BENTONVILLE, AR 72712 ALFORD JIM AND BARBARA 635 STAFFORD CIR ROCKWALL, TX 75087

LEBRESCU JODIE AND ROGER 644 STAFFORD CIRCLE ROCKWALL, TX 75087

> WHITESIDE JANIS G 650 STAFFORD CIR ROCKWALL, TX 75087

CURRENT RESIDENT 9615 COUNTY ROAD 2432 ROCKWALL, TX 75160

DAIKER PARTNERS LTD PO BOX 1059 ROCKWALL, TX 75087

From:	<u>Planning</u>
To:	Brooks, Korey
Subject:	FW: Case No. 22018-055: SUP for Mini Warehouse-Opposed
Date:	Friday, January 11, 2019 10:35:18 AM

From: cmrotramel@att.net Sent: Friday, January 11, 2019 5:24 AM To: Planning Subject: Case No. 22018-055: SUP for Mini Warehouse-Opposed

I received a letter for a zoning request for a mini warehouse and I am very much opposed to this.

This will add to congestion on Ridge Road and devalue property values.

Christie Rotramel 621 Harbor Cove Drive Turtlecove Subdivision

Sent from Windows Mail



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-055: SUP for Mini Warehouse

Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization of behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a Mini-Warehouse facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday**, 1/15/2019 at 6:00 p.m., and the City Council will hold a public hearing on **Tuesday**, 1/22/2019 at 6:00 p.m. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **1/22/2019** to ensure they are included in the information provided to the **City Council**.

Sincerely,

Ryan Miller, AICP Director of Planning & Zoning





- · - PLEASE RETURN THE BELOW FORM - · - ·

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1. This is a scenic overlay district - Mini warehouses have vever been considered sce 2. Ridge Rd + Hwy 205 nee the entrance to the City - As a property owner of there properties on these streets I want it to Remain of stay professional function 3. Mini wavehouses are of but they tend to bring truck traffic, lostering, Wdershie AD Name anter 1408 5. Lakeshoke NR. LockWAI Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

- · - PLEASE RETURN THE BELOW FORM - · - · Case No. Z2018-055: SUP for Mini Warehouse

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

I Am opposed to this Zoning change because I would like to See this Neighborhood remain somewhat commercial free. This neighborhod is busked close to town, yet it remains fairly Quiet tool with low thethe. ADDim these worehouses changes the dynamics of this Neighborhood in a bod way, Thanks Name: Kyle Barrow Address: 633 HARBOK Cove Dr

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748

Letter of Explanation

TJO – Ridge Road & Yellow Jacket

On behalf of The Jenkins Organization, Masterplan requests a Specific Use Permit to construct a 3-story, approximately 126,600-square foot, upscale climate controlled self-storage facility on a 2.6-acre property located southwest of the intersection of Ridge Road and Yellow Jacket Lane. It is projected that the balance of the property to the north would be developed with a future neighborhood retail building.

TJO develops and operates best in class self storage facilities in affluent Texas communities such as Craig Ranch in McKinney, Southlake, Frisco, and Bee Cave in the Austin area. TJO is interested in developing a neighborhood friendly facility with excellent customer service in the Rockwall community.

The development proposal includes the following features:

- 1. Premium architecturally inspired building design
- 2. Vast majority of units would be accessed from interior corridors
- 3. Well-lit, safe and secure facility
- 4. Building will be positioned to minimize height from street and align with adjacent retail
- 5. Building will step down from Ridge Rd following the topography of the site
- 6. Low-traffic generator 15 visitors per day
- 7. Hours of access and operation from Monday-Sunday 6AM-10PM.

The proposal includes a request for relief from certain provisions of the Unified Development Code as follows:

Pitched roof. TJO's building design is modern with clean lines. The roof would be flat with parapets to align with the overall modern design.

Perimeter screening adjacent to residential districts. The grade at the rear driveway will sit well below the grade of Turtle Cove. Moreover, the tree line will be preserved to provide a natural buffer from Turtle Cove to the northwest. Moreover, the elevated railroad berm provides a solid screen and fully blocks view of the subject property from Turtle Cove. A screening wall would sit well below the adjacent property, serving minimal to no purpose. Please refer to the enclosed sight line exhibit for additional information.

Floor-to-area ratio. A maximum floor-to-area ratio of 1.2. Use intensity for a self-storage facility is disproportionately low compared to other commercial uses. This facility would generate approximately 15-20 visitors spread out over an entire day.

One direct access point to Ridge Road. Access is necessary to serve the facility.

ZONING SUMMARY

SETBACK / REGULATION	REQ'D	PROPOSED	NOTES	
ZONING:	TBD			
PROPOSED USE:	SELF STORAGE		•	
MIN. LOT SIZE:	10,000 SF	113,184 SF	2.60 AC	
FRONT YARD SETBACK:	15 FT	> 15 FT		
SIDE YARD SETBACK:	0 FT	> 10 FT		
REAR YARD SETBACK:	0 FT	> 50 FT		
MAX BUILDING HEIGHT:	: 60 FT 3 STORIES < 45 FT			
MAX BLDG. COVERAGE	_	42,000 SF		
BLDG. COVERAGE %	60 %	37.1 %		
MAX IMPERVIOUS AREA:	_	85,000 SF		
MAX IMPERVIOUS AREA:	85 %	75.1 %		
GROSS FLOOR AREA:	_	126,000 SF		
MAX FLOOR AREA RATIO:	4: 1	1.06		
LANDSCAPE AREA:	_	20,500 SF		
LANDSCAPE %:	15 %	18.1 %		
FOUNDATION TYPE:	BASEMENT / SLAB ON GRADE			

PARKING SUMMARY

ТҮРЕ	AREA / UNITS	RATIO	REQ'D PARKING
MINI STORAGE / WAREHOUSE	126,000 SF 800 UNITS	3+ 1/100 UNITS	11.0
			11
SPACE TYPE	DIMENSION	#	
BUILDING SPACES	9'x20'	9	
REGULAR SPACES	9'x18'	4	
HC (VAN)	9'x18'	2	
	TOTAL	15	

IMPERVIOUS SUMMARY

ТҮРЕ		AREA, SF	NOTES
PAVING		34,800	ALL PAVING TYPES
SIDEWALK		1,200	##
BUILDING		42,200	FOOTPRINT
RETAINING WALL, MISC.		600	
	TOTAL	78,800	

RESPONSIBILITY NOTE

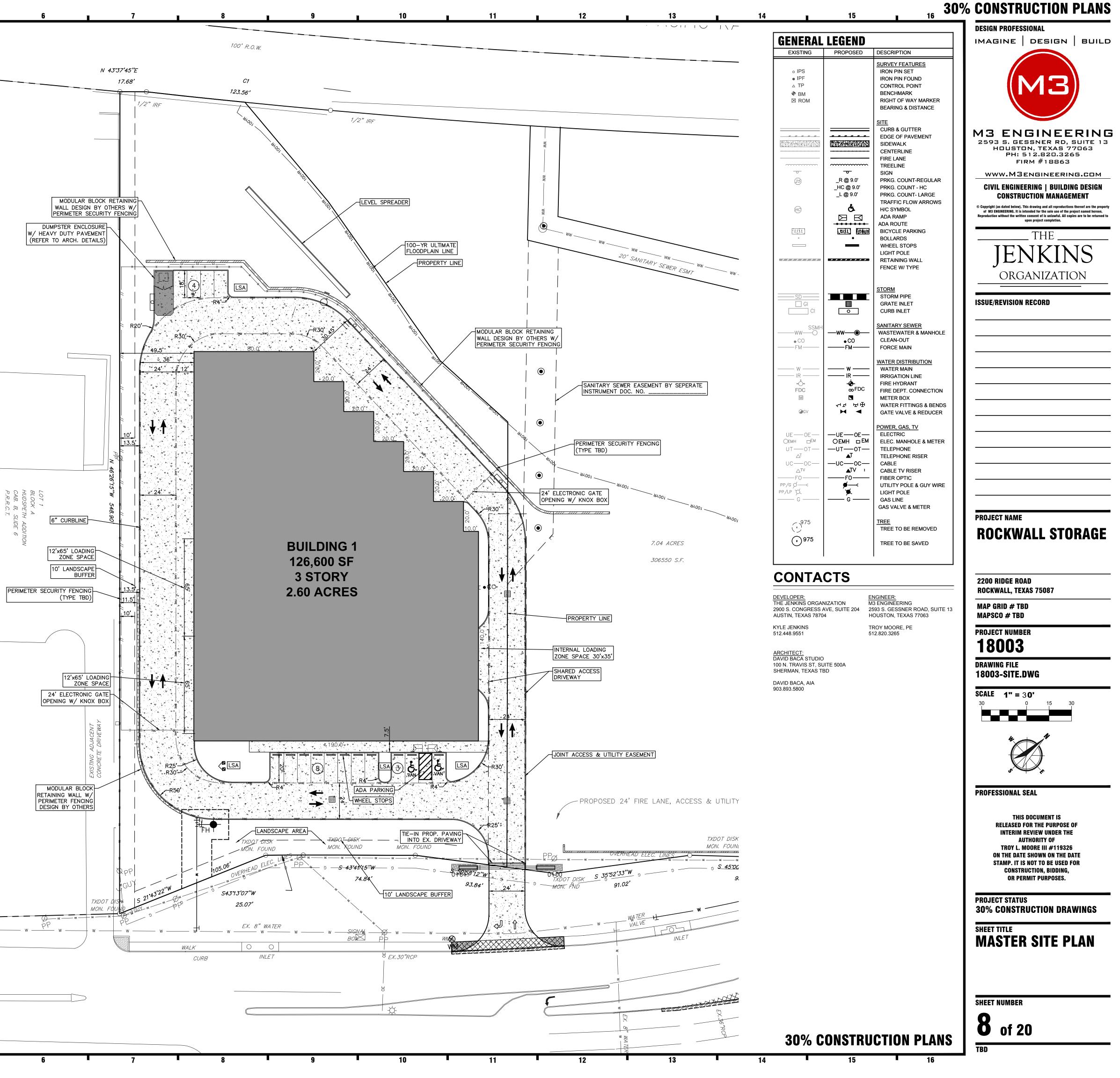
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

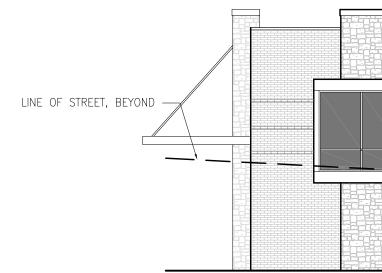
BENCHMARKS

BENCHMARKS: CITY OF ROCKWALL , TEXAS - CONTROL MONUMENTATION

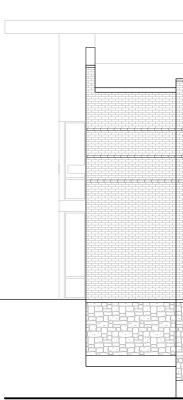
✤ MON. R005-1 N: 7023593.75795; E: 2594175.58258; ELEVATION: 578.6314, RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. No. 740,

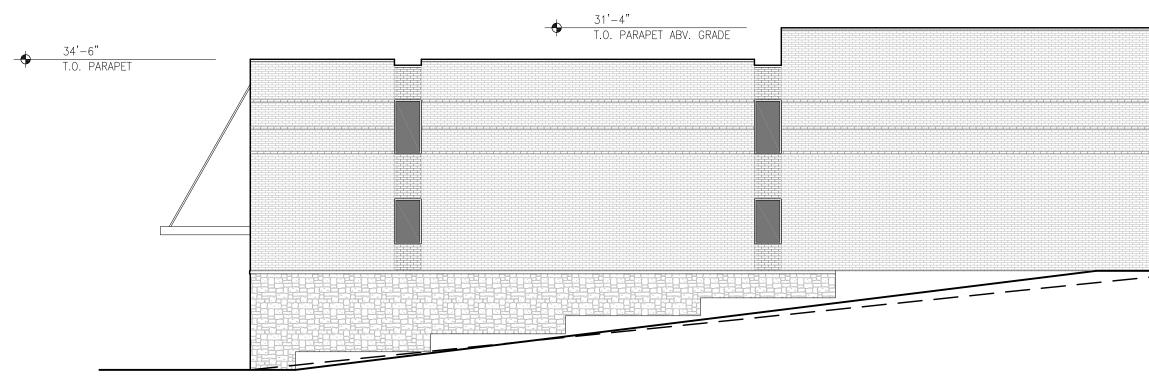
HON. R007 N: 7013837A84; E.2595453.327; ELEVA TON: 566.223. BEING LOCATED ON THE EAST SIDE OF INTERSECTION 1-30 SOUTH SERVICE ROAD & MIMS ROAD.



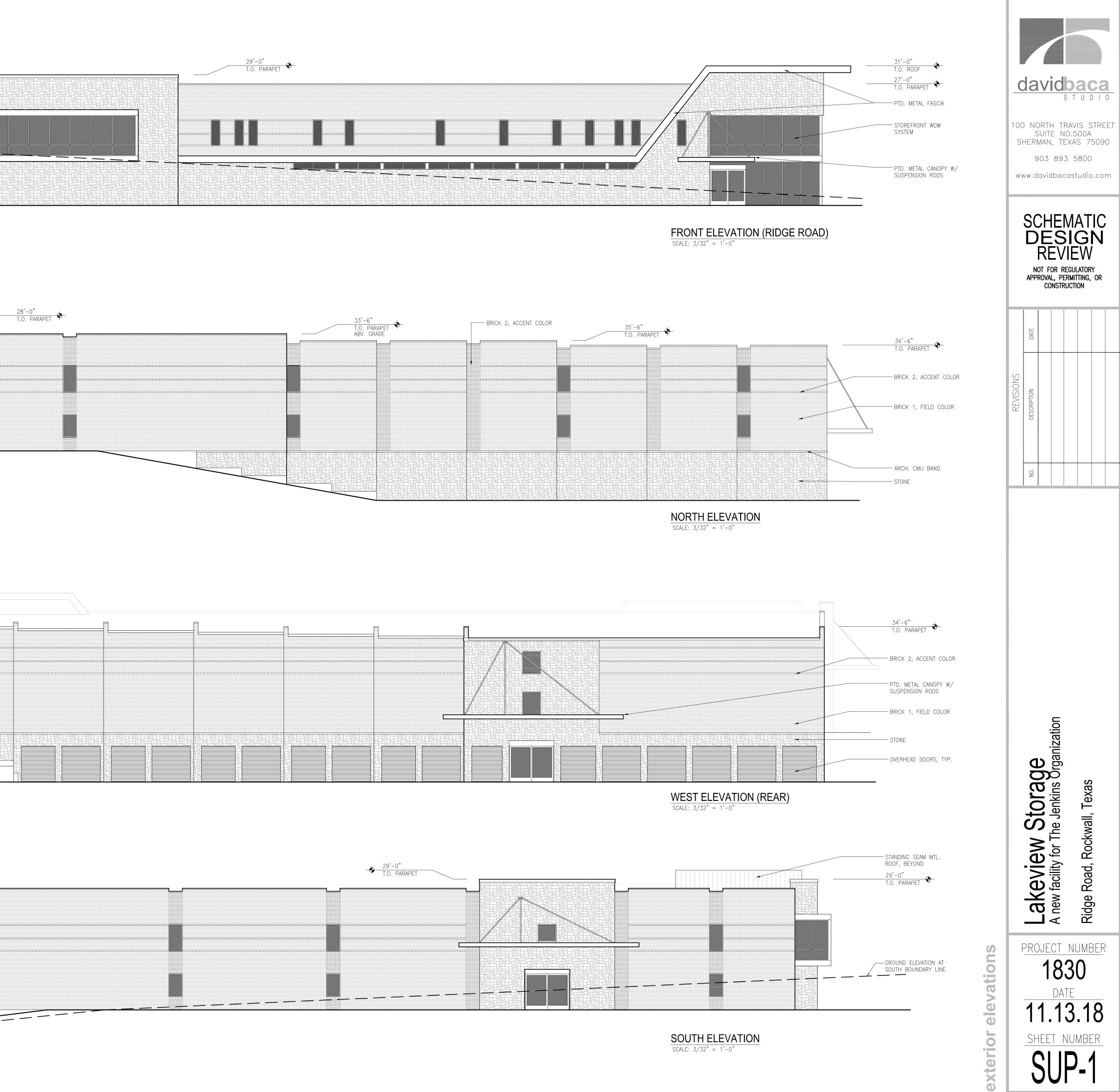


Г	CANOPY	recessed entry





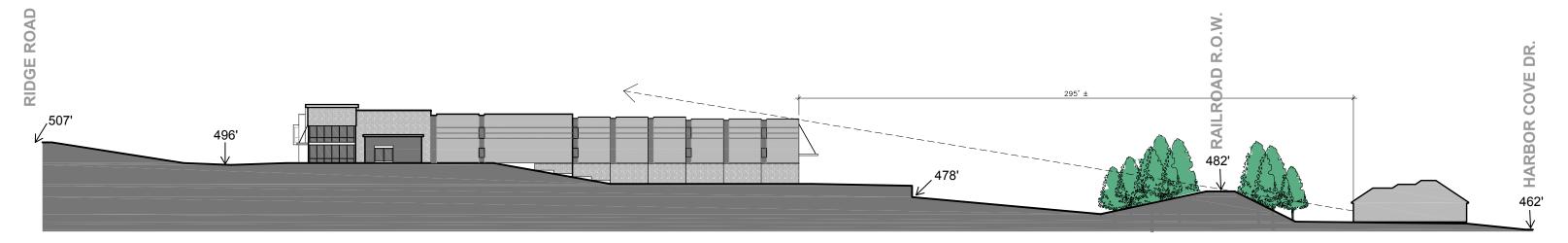
29'-0" T.O. PARAPET



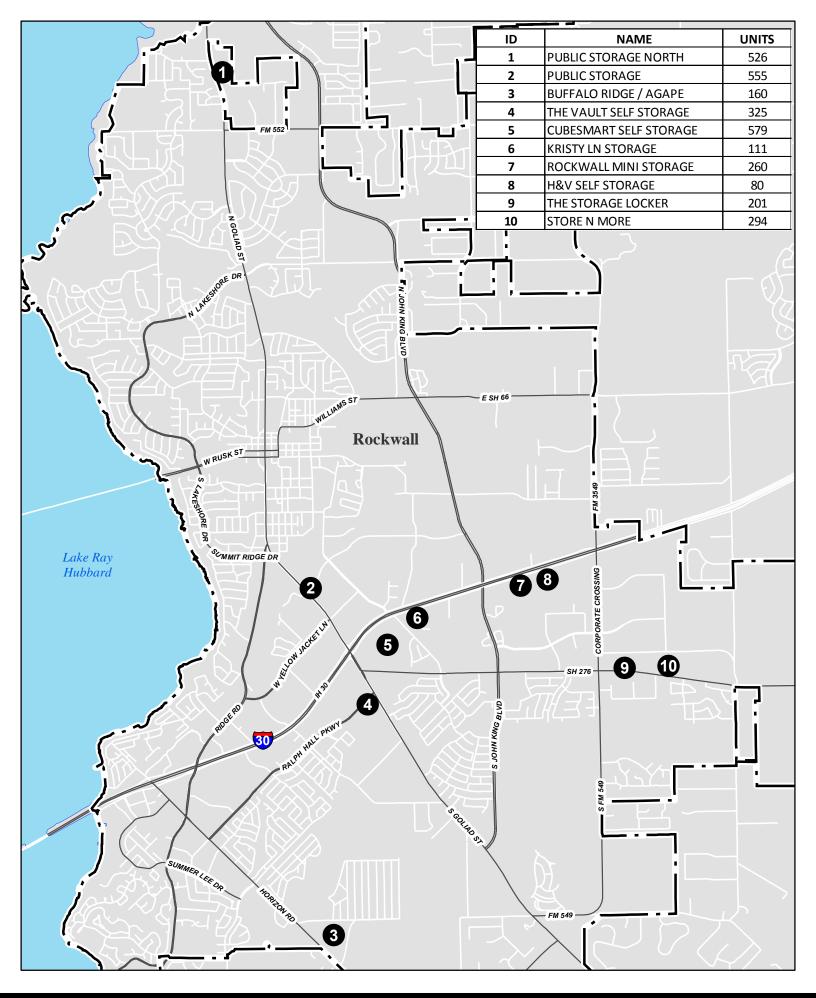
			

9'-0" T.O. PARAPET	

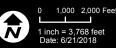




SITE LINE STUDY







MINI-STORAGE FACILITY LOCATIONS

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for

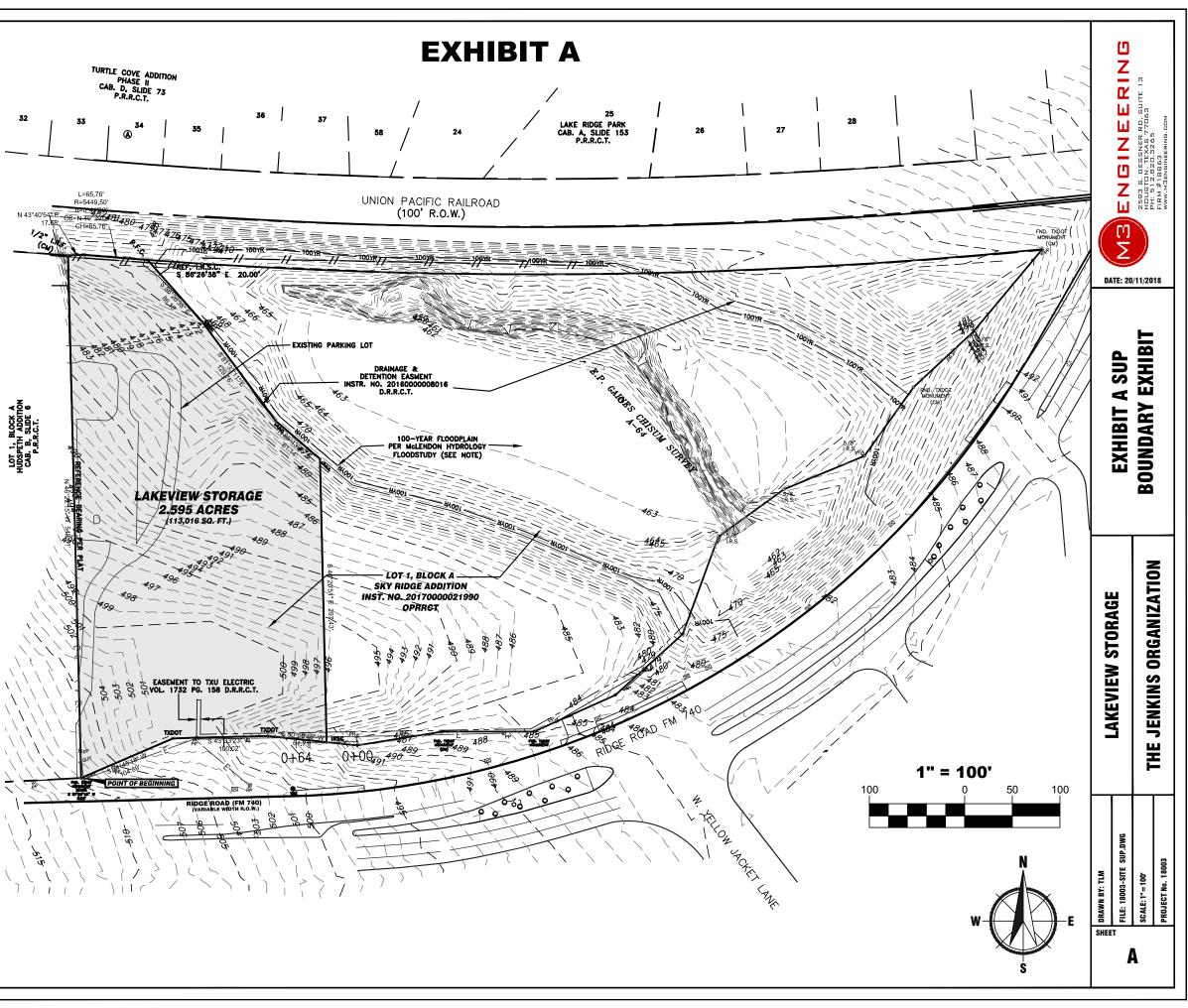
corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

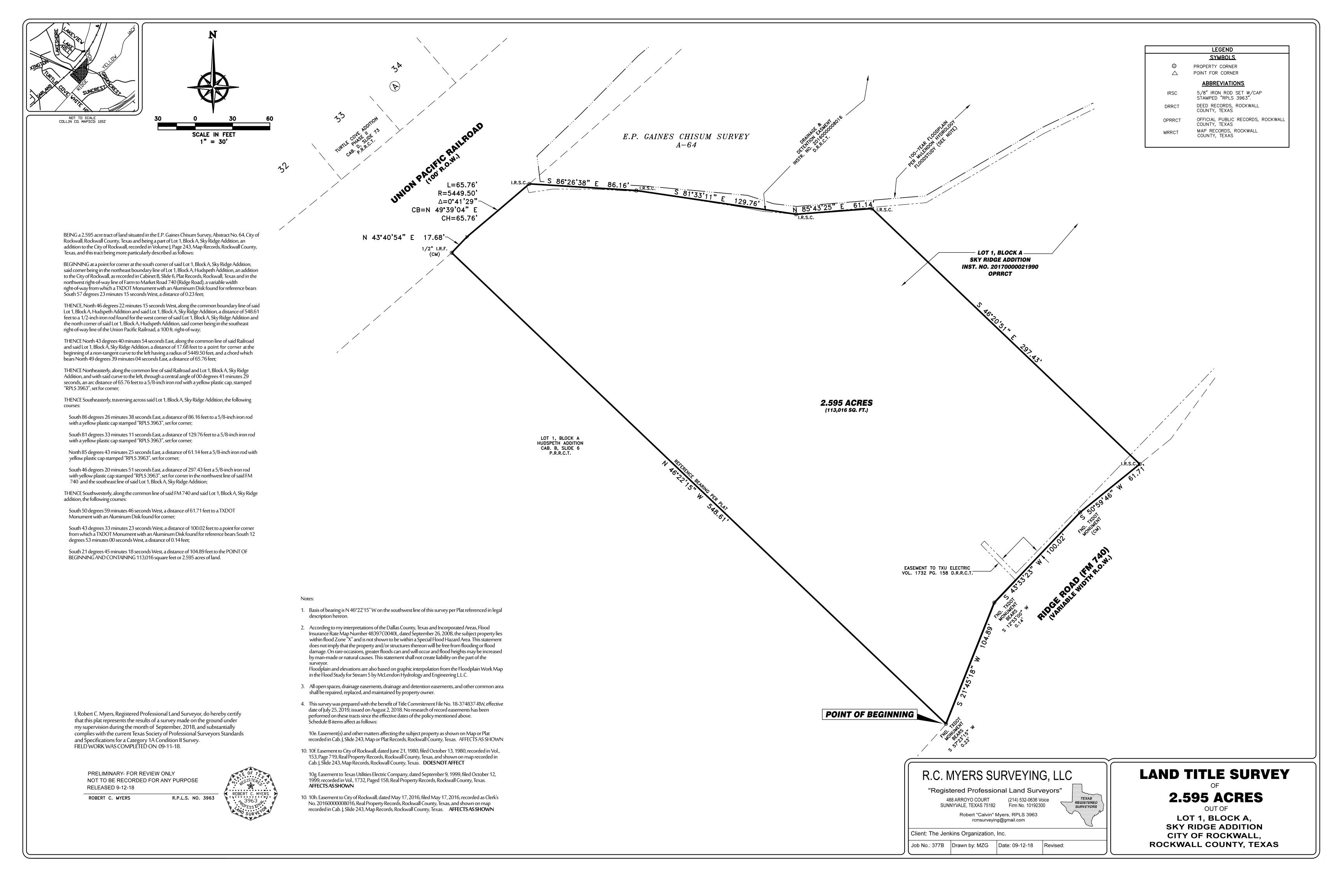
THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.





2.595 ACRES (DWG)

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. <u>19-XX</u>

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MINI-WAREHOUSE FACILITY IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 2.595-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky for the approval of a Specific Use Permit (SUP) to allow a *mini-warehouse facility* in a Commercial (C) District on a 2.595-acre tract of land being described as a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and being more specifically depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *mini-warehouse facility* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Subsection 2.1.10, *Wholesale, Distribution, and Storage,* of Section 2, *Use Standards,* of Article IV, *Permissible Uses, and* Subsection 4.5, *Commercial (C) District,* of Section 4, *Commercial District and* Subsection 6.8, *Scenic Overlay (SOV) District,* of Section 6, *Overlay Districts of Article V, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*], as

heretofore amended and as may be amended in the future, and shall be subject to the following operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a *mini-warehouse facility* on the subject property, and conformance to these operations is required for continued operation:

- 1) The development shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The maximum number of storage units provided shall not exceed 400 units for the facility.
- 4) The maximum number of floors is limited to three (3) stories.
- 5) The mini-warehouse facility shall not be greater than 36-feet in height.
- 6) No outside storage of any kind shall be allowed (*including the outside storage of boats*, *recreational vehicles*, *trailers*, *and motor or self-propelled vehicles*).
- 7) Businesses shall not be allowed to operate within individual storage units.
- 8) The commercial operation of rental trucks and trailers shall be prohibited.
- 9) The developer shall maintain the treeline adjacent to the northwest property line.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

 Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

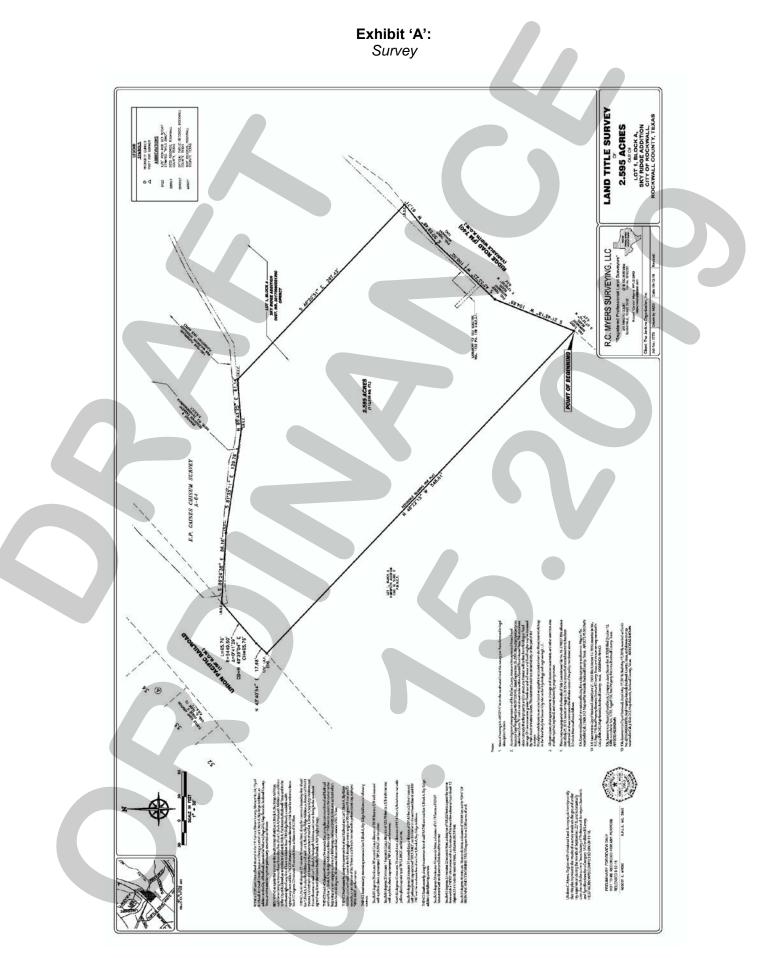
SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF FEBRUARY, 2019.

Jim Pruitt, Mayor
Kristy Cole, City Secretary
APPROVED AS TO FORM:
Frank J. Garza, City Attorney
1 st Reading: January 22, 2019
2 nd Reading: <u>February 4, 2019</u>



Z2018-055: SUP for Mini-Warehouse Ordinance No. 19-XX; SUP # S-XXX

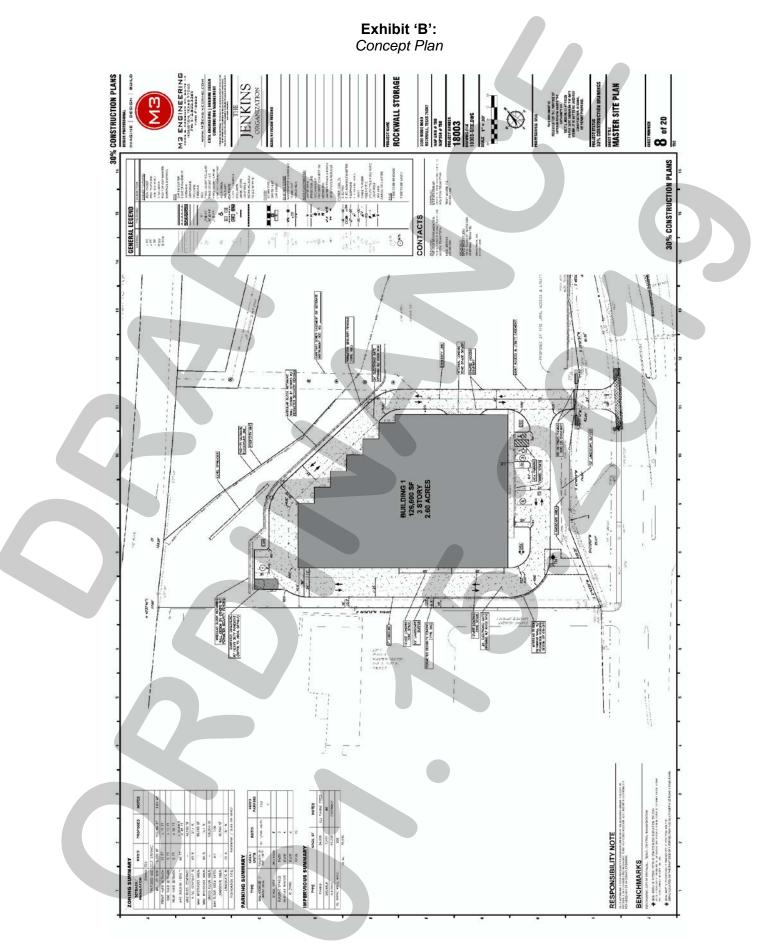


Exhibit 'C': Concept Building Elevations

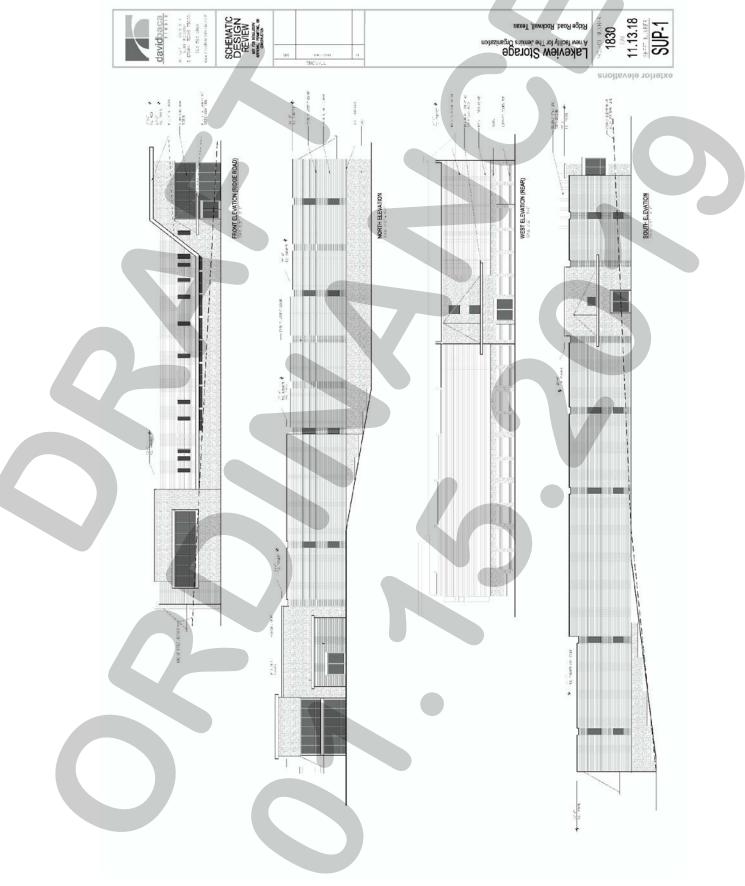


Exhibit 'C': Concept Building Elevations





February 12, 2019

ATTN: MAXWELL J FISHER, AICP / KYLE JENKINS 900 JACKSON ST, STE. 640, DALLAS, TX 75202

RE: SUP ZONING (Z2018-055), SUP for Mini Warehouse

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was denied by City Council on 1/22/2018. The following is a record of all recommendations, voting records:

STAFF RECOMMENDATIONS:

Should the City Council choose to approve the Specific Use Permit (SUP) request, the following conditions of approval should be adopted with this case:

1. The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

a) The development shall generally conform to the Concept Plan depicted in Exhibit 'B' of the attached ordinance.

b) The building elevations shall generally conform to the Concept Building Elevations depicted in Exhibit 'C' of the attached ordinance.

c) The maximum number of storage units provided shall not exceed 800 units for the facility.

d) The maximum number of floors is limited to three (3) stories.

e) The mini-warehouse facility shall not be greater than 36-feet in height.

f) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles).

g) Businesses shall not be allowed to operate within individual storage units.

h) The commercial operation of rental trucks and trailers shall be prohibited.

i) The developer shall maintain the treeline adjacent to the northwest property line.

2. Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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.



PLANNING AND ZONING COMMISSION:

On January 15, 2019, the Planning and Zoning Commission's motion to deny the request for approval of a Specific Use Permit (SUP) for a mini-warehouse in a Commercial (C) District passed by a vote of 5-2 with Commissioners Moeller and Lyons dissenting. In accordance with Subsection 8.4, Protest of Proposed Zoning Change, of Section 8, City Council Authority, of Article II, Authority and Administrative Procedures, of the Unified Development Code (UDC), should the Planning and Zoning Commission recommend denial of a change in zoning, a favorable vote of 3/4 majority of all Council Members present is required in order to be approved.

CITY COUNCIL:

On January 22, 2019, the City Council's motion to deny the SUP request for a mini-warehouse facility with staff conditions passed by a vote of 6 to 0 with Council Member Trowbridge absent.

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,

Korey Brooks, AICF

Senior Planner Planning & Zoning Department City of Rockwall, TX