



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # SP2022-022 P&Z DATE June 14, 2022 CC DATE N/A Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE June 14, 2022 HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- ☐ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

Site Plan Application

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Treescape Plan
- ☐ Photometric Plan
- ☒ Building Elevations
- ☒ Material Samples
- ☐ Color Rendering

Platting Application

- ☐ Master Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

HPAB Application

- ☐ Exhibit

Miscellaneous Application

- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD# _____)
- ☐ Applications
- ☐ Receipt
- ☐ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled Date _____
 - ☐ Cabinet # _____
 - ☐ Slide # _____

Notes: Amended Site Plan for IDP

Zoning Map Updated _____



DEVELOPMENT APPLICATION

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

STAFF ONLY

PLANNING & ZONING CASE NO.

SP2022-022

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
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- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1901 State Highway 276

SUBDIVISION Rockwall Technology Park

LOT 4 BLOCK B

GENERAL LOCATION Northwest corner for innovation drive and HWY 276.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Light Industrial

PROPOSED ZONING Light Industrial

PROPOSED USE Light Industrial

ACREAGE 7.377 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

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

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

☐ OWNER Rockwall EDC

☐ APPLICANT Links Construction

CONTACT PERSON Phil Wagner

CONTACT PERSON Alison Winget

ADDRESS PO Box 968

ADDRESS 525 S Loop 288 Suite 105

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Denton, TX 76034

PHONE 972-772-0025

PHONE 214-680-0583

E-MAIL pwagner@rockwalledc.com

E-MAIL awinget@linksconstruction.com

NOTARY VERIFICATION [REQUIRED]

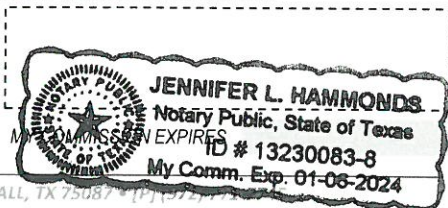
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

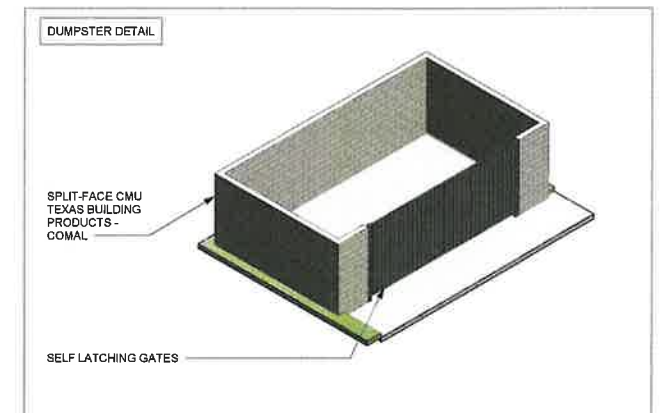
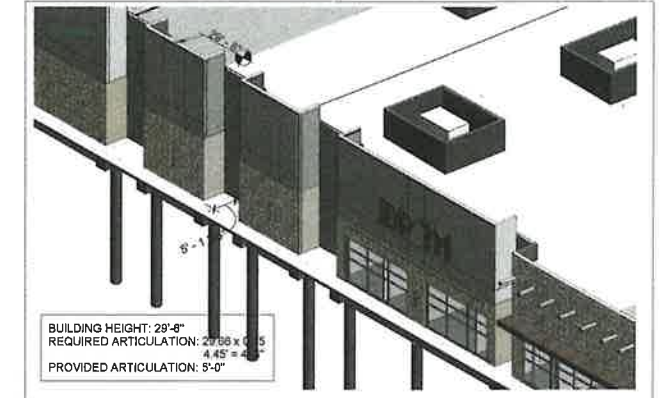
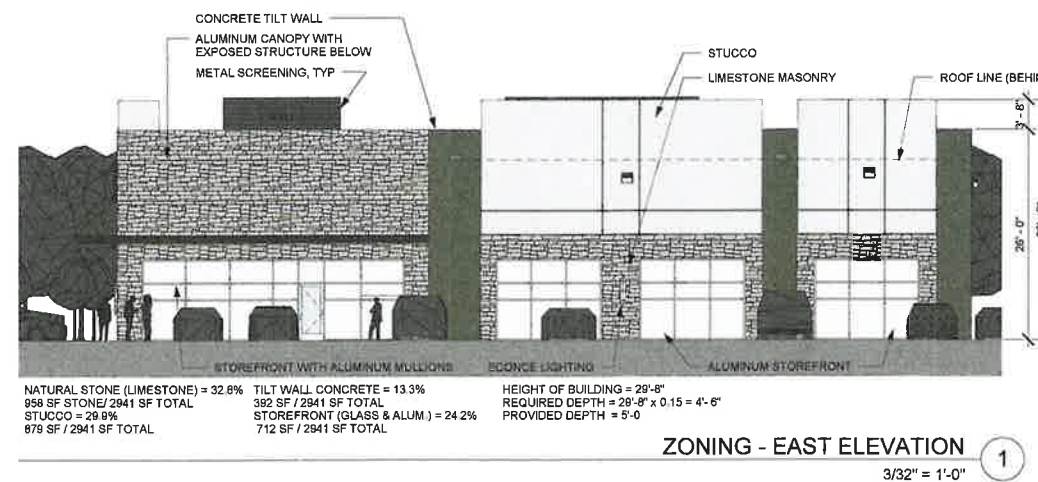
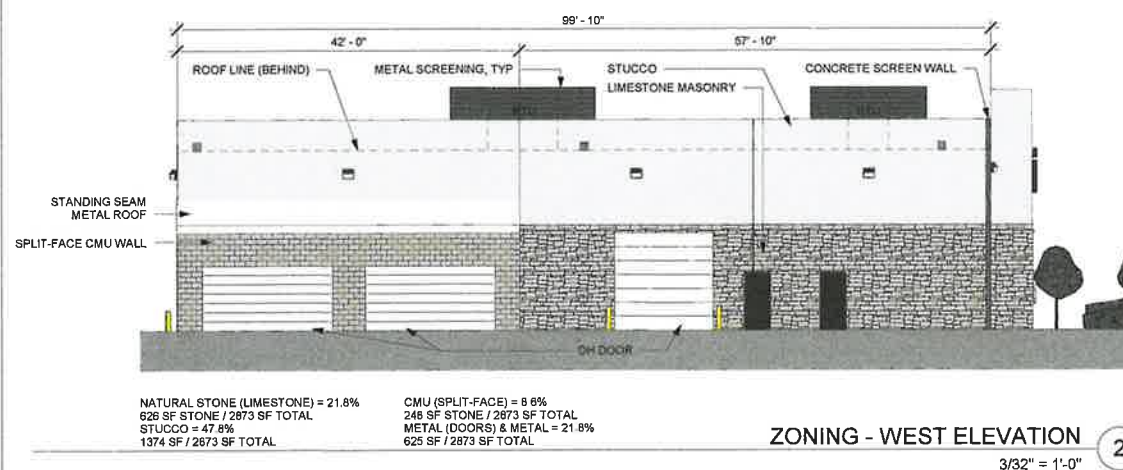
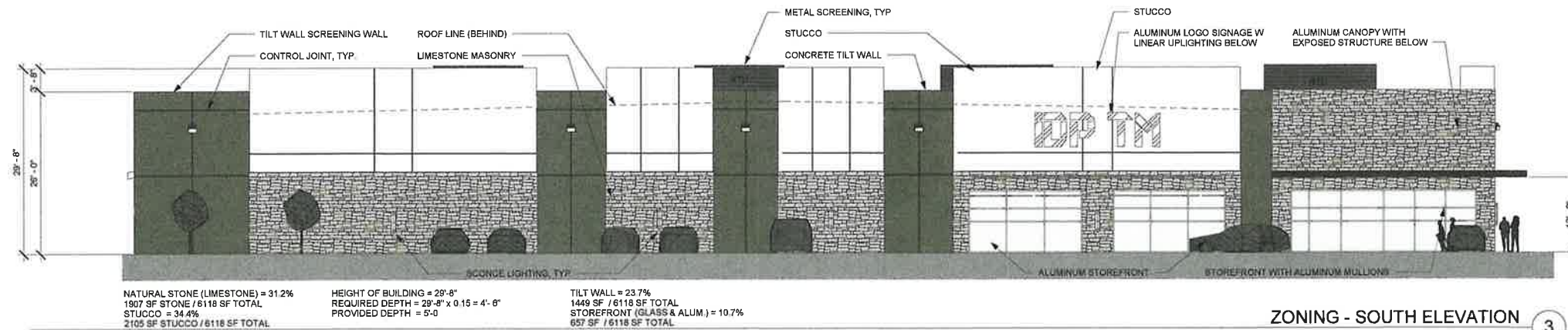
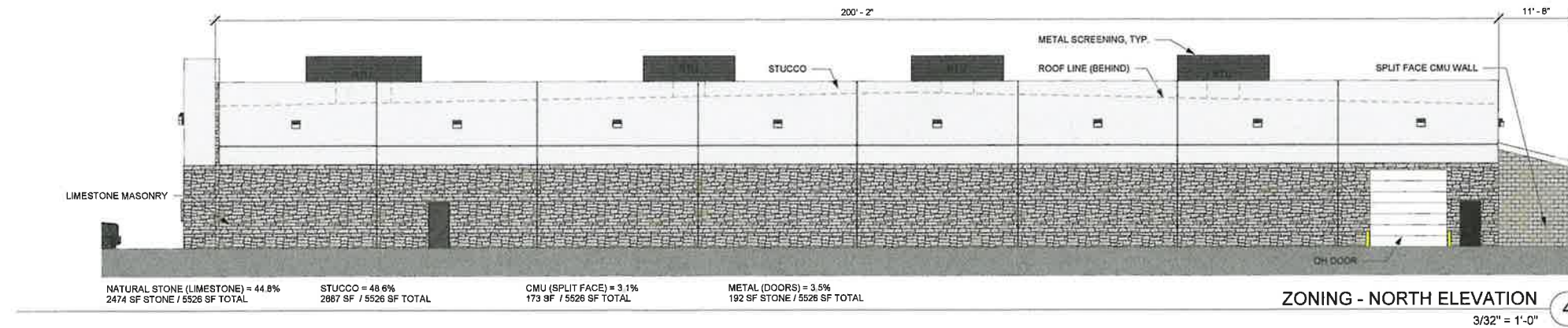
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF May, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

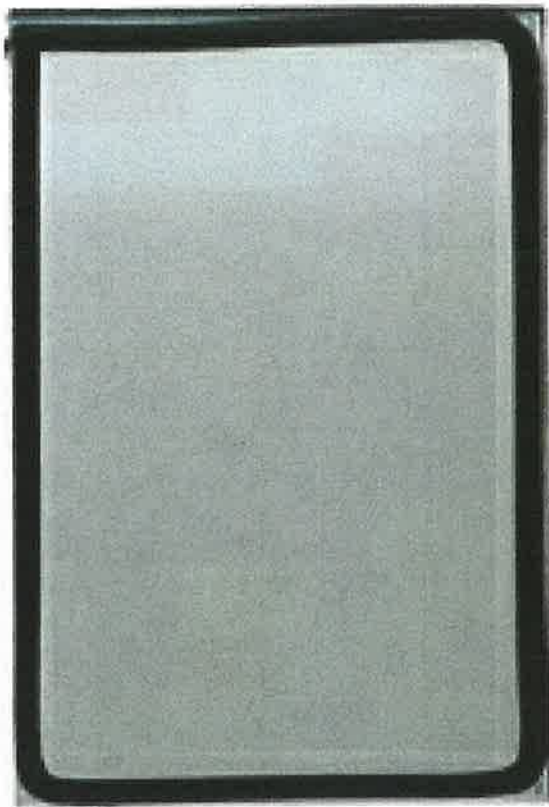




APPLICANT INFORMATION
ALISON WINGET
LINKS CONSTRUCTION
525 S LOOP 288 #105
DENTON, TX 76205
214-680-0583
AWINGET@LINKSCONSTRUCTION.COM

OWNER INFORMATION
BRANDON BUSCHOLD
IDP TM
1271 VANGUARD DRIVE
OXNARD, CA 93033
805-240-2900
BBUSCHOLD@IDPTM.COM

PROJECT NAME: IDP OFFICE & MANUFACTURING
CASE # SP2022-005



GLASS - OPTIGRAY SOLARBAN 60



METAL PANEL - KOLBE GINGERSNAP



METAL PANEL - KOLBE MUDPIE



TILT WALL PAINT - SW7072 ONLINE



NATURAL STONE - LIMESTONE, COBRA STONE, COBRA'S CREAM



CMU - SPLIT FACE - TBP COMAL



STUCCO - STO CORP WHITE



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DEVELOPMENT APPLICATION

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Planning and Zoning Department
385 S. Goliad Street
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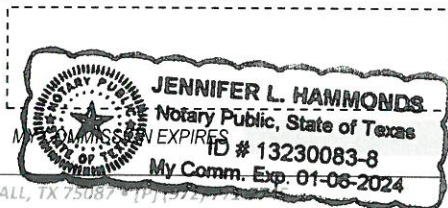
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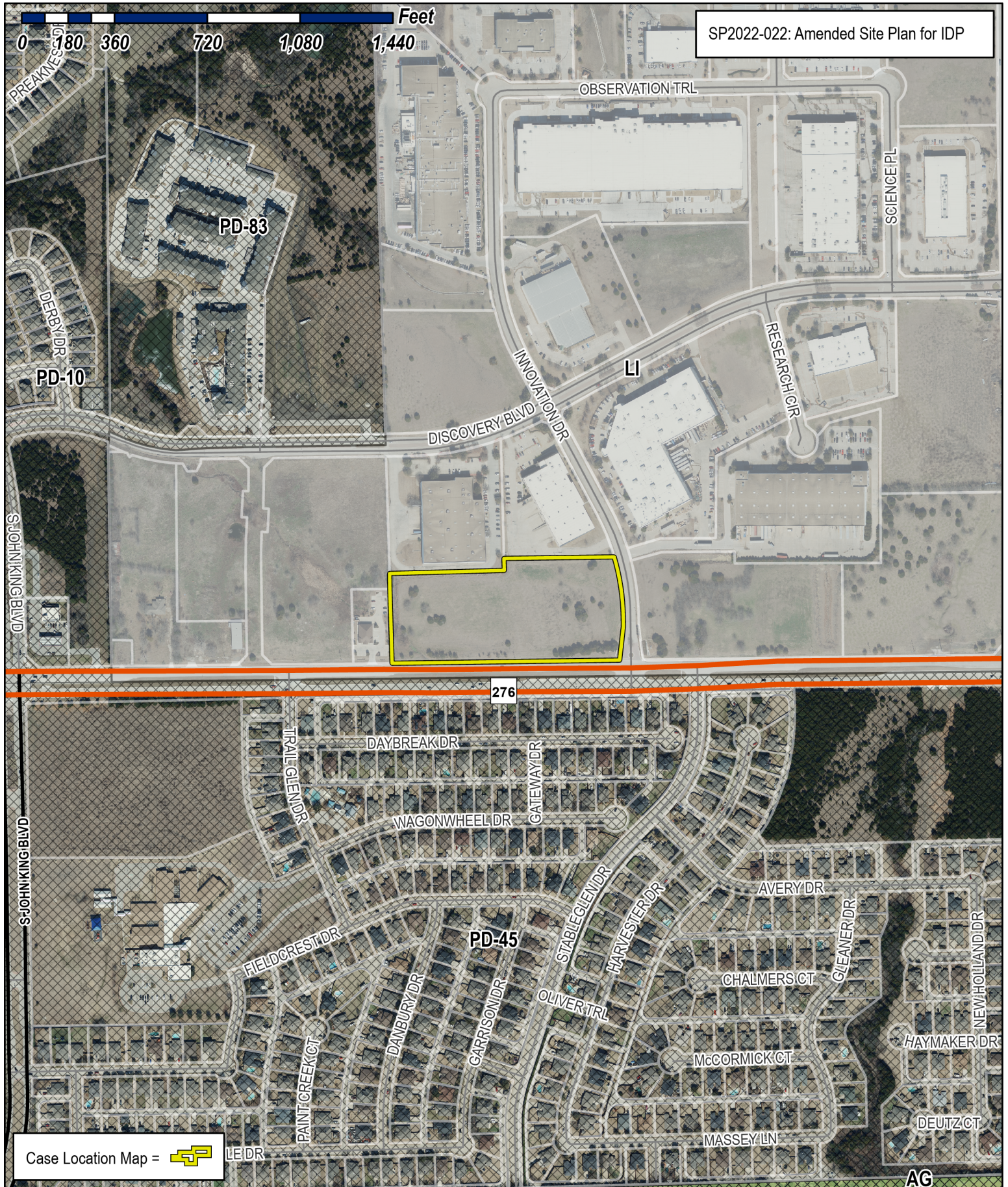
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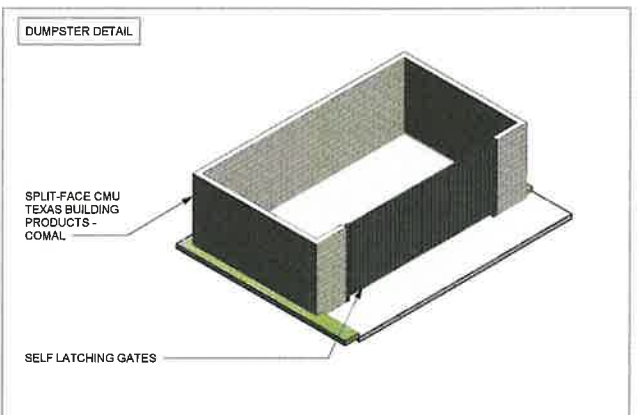
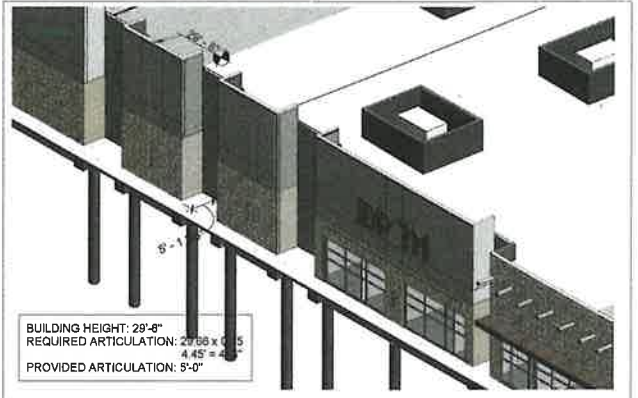
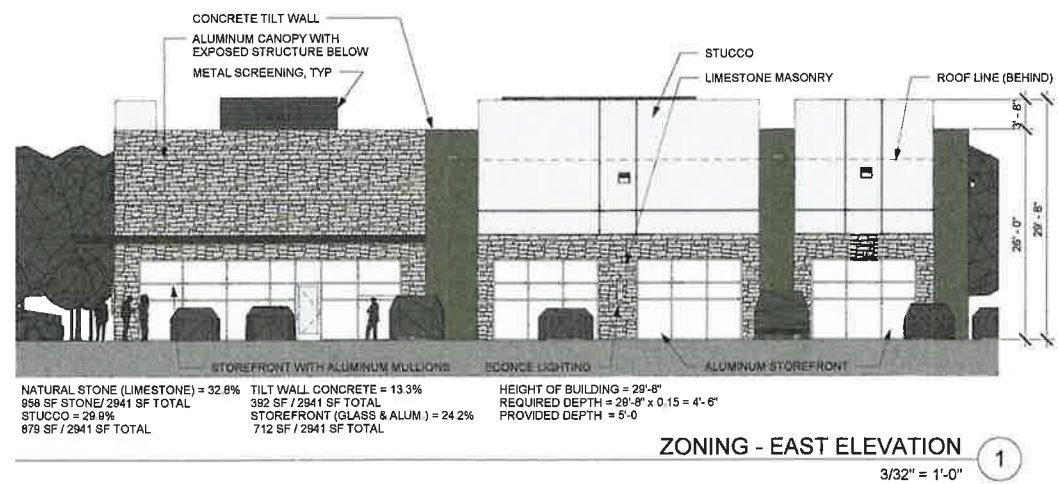
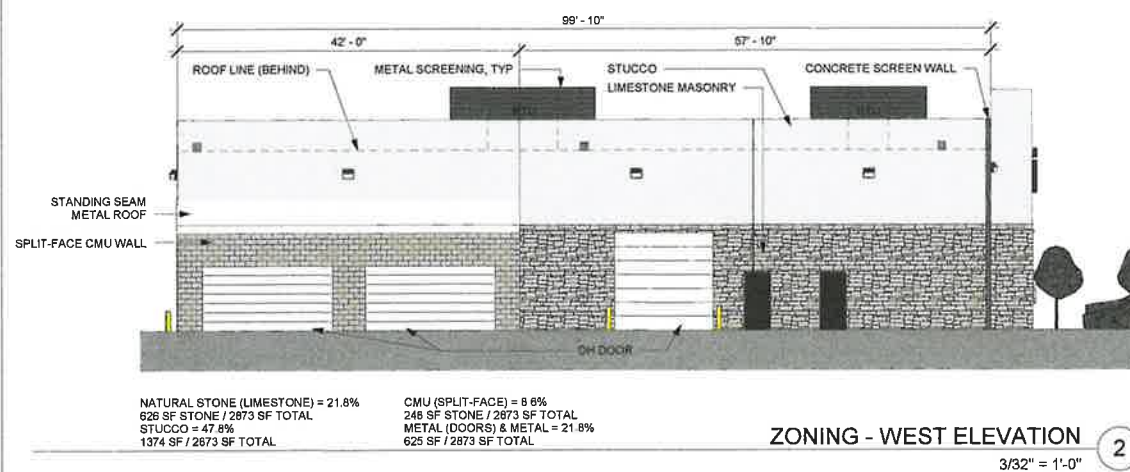
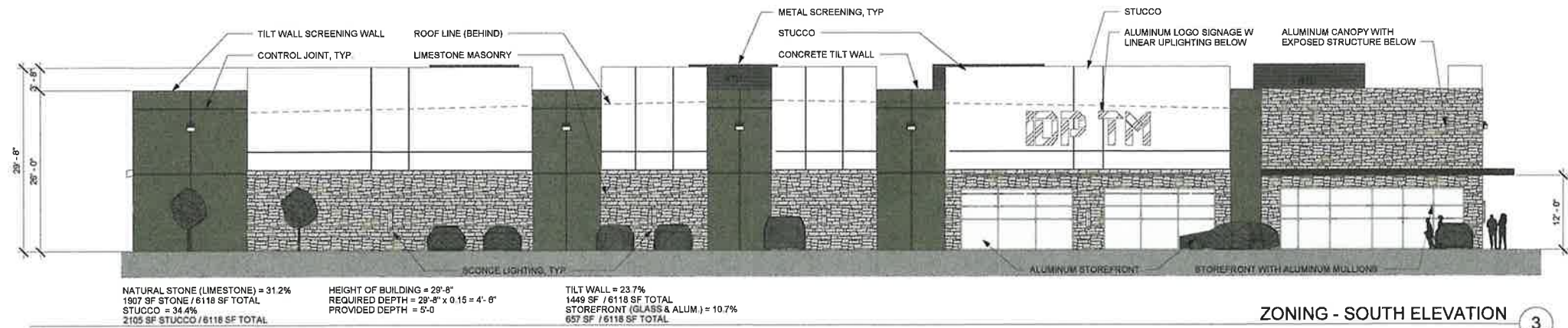
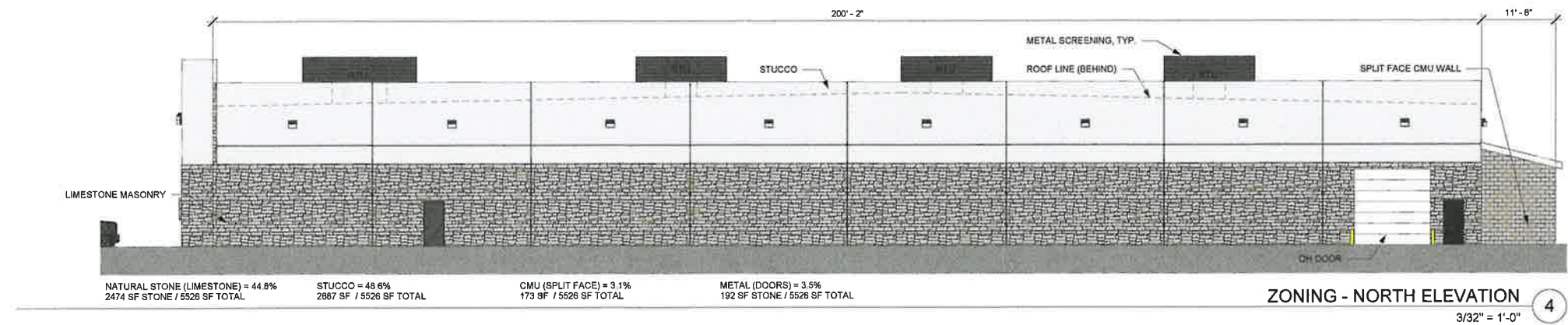


City of Rockwall

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.

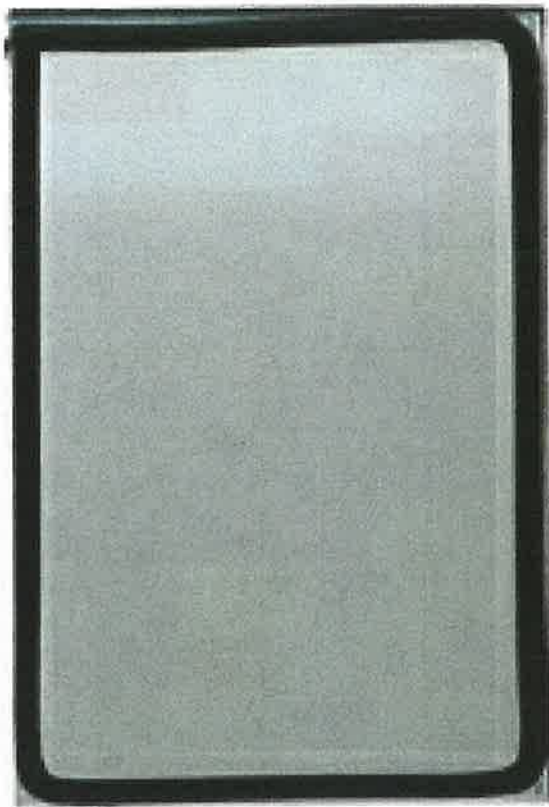




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PROJECT NAME: IDP OFFICE & MANUFACTURING
CASE # SP2022-005



GLASS - OPTIGRAY SOLARBAN 60



METAL PANEL - KOLBE GINGERSNAP



METAL PANEL - KOLBE MUDPIE



TILT WALL PAINT - SW7072 ONLINE



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CMU - SPLIT FACE - TBP COMAL



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PROJECT NAME: IDP OFFICE &
MANUFACTURING
CASE # SP2022-005

PROJECT COMMENTS



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

DATE: 5/27/2022

PROJECT NUMBER: SP2022-022
PROJECT NAME: Amended Site Plan for IDP
SITE ADDRESS/LOCATIONS: 1901 STATE HIGHWAY 276

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of an Amended Site Plan for an Office/Warehouse/Manufacturing Facility on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/27/2022	Approved w/ Comments

05/27/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an Office/Warehouse/Manufacturing Facility on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com. June 7, 2022 is the deadline to have all comments; please provide staff revised plans before June 7, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-022) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please remove metal doors and store front glass from the material percentages and recalculate the percentages as required by the Unified Development Code (UDC). As a note, this may increase the stucco percentages beyond the maximum of 50%, which would require a variance.

I.5 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning & Zoning Meeting.

I.7 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on May 31, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on June 14, 2022.

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

05/23/2022: The plan is approved, but would recommend a meeting with the Community Services Unit to discuss techniques to enhance safety of location prior to building and after construction. cc

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved w/ Comments

05/23/2022: Please provide landscape and tree mitigation plans



DEVELOPMENT APPLICATION

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Planning and Zoning Department
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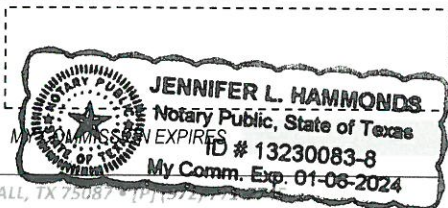
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

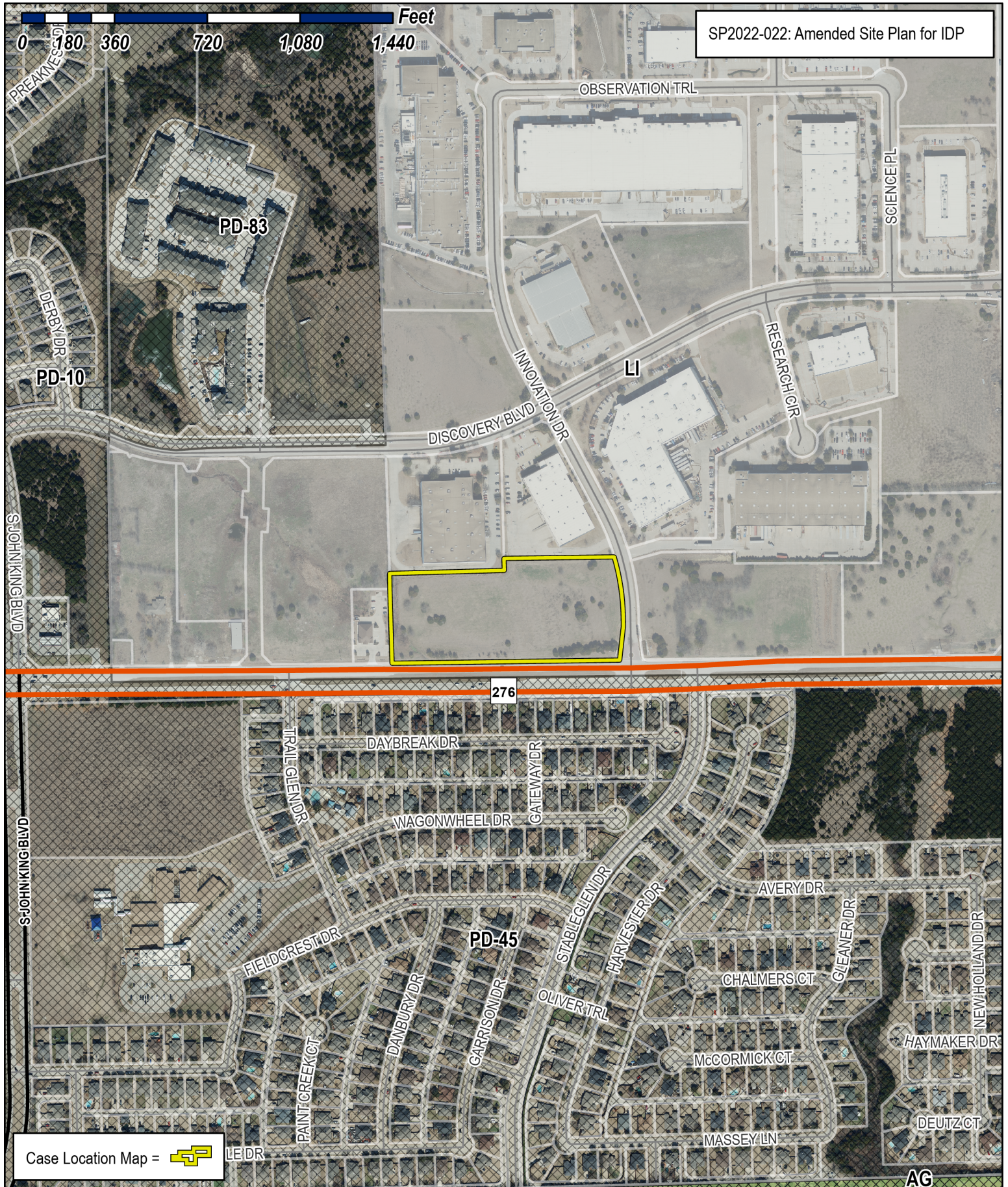
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF May, 20 22 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF May, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



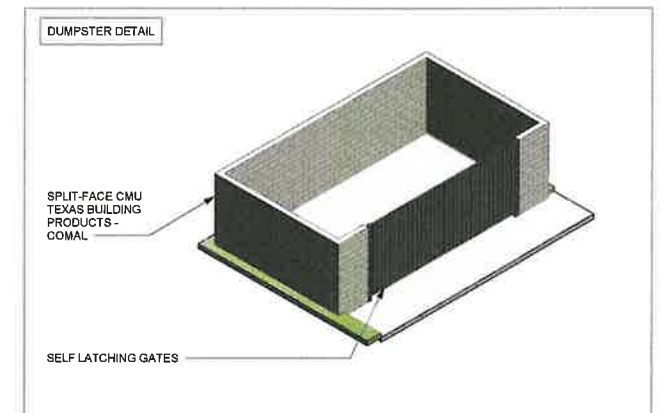
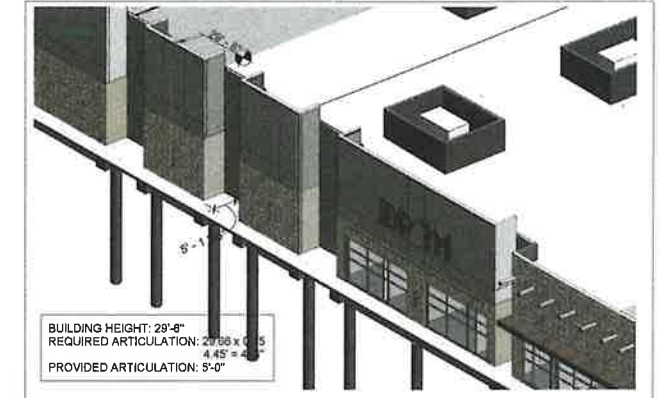
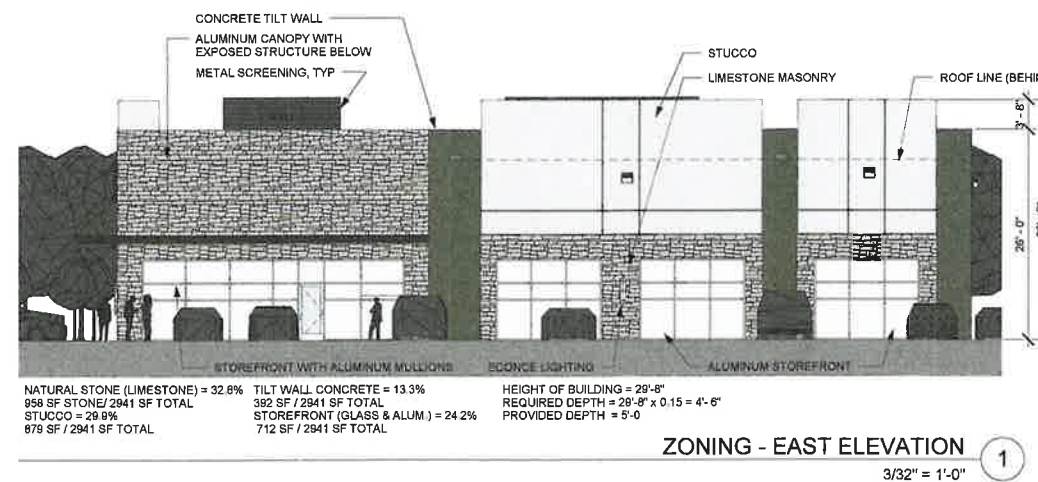
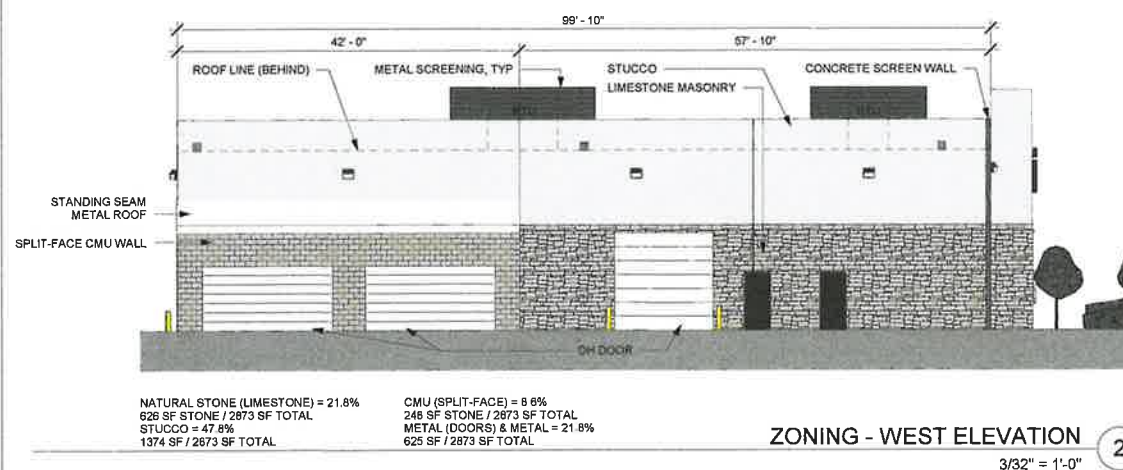
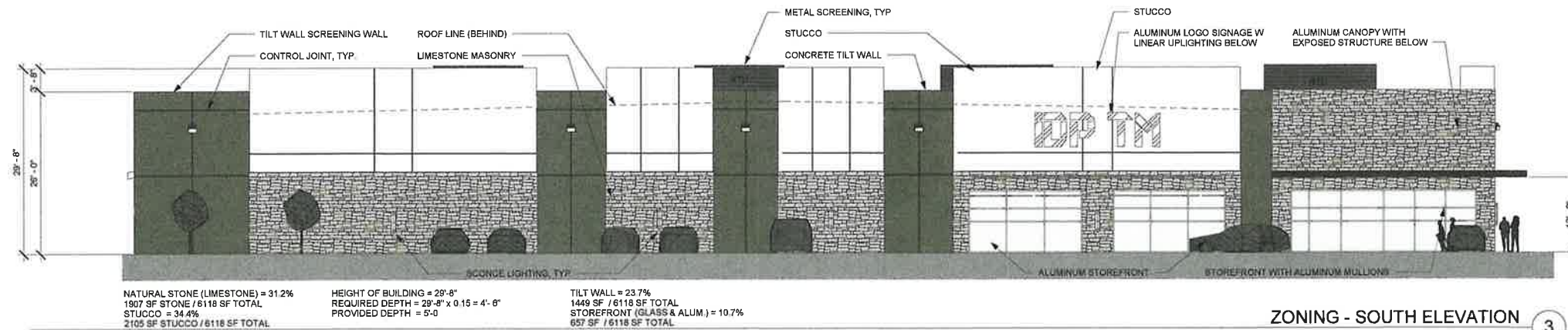
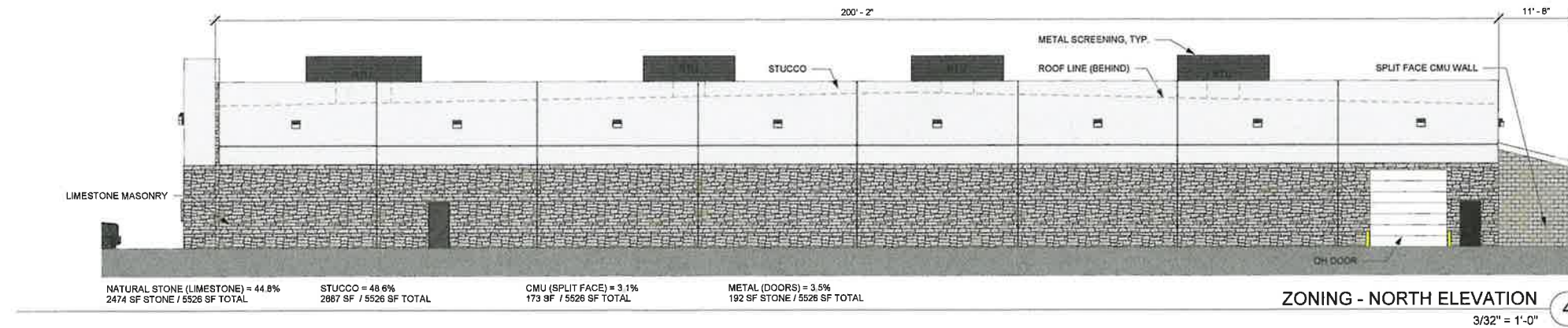


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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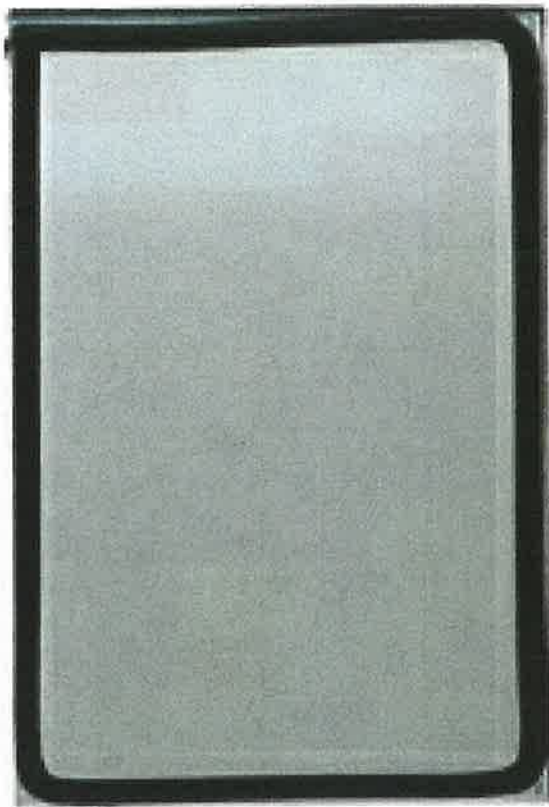




APPLICANT INFORMATION
ALISON WINGET
LINKS CONSTRUCTION
525 S LOOP 288 #105
DENTON, TX 76205
214-680-0583
AWINGET@LINKSCONSTRUCTION.COM

OWNER INFORMATION
BRANDON BUSCHOLD
IDP TM
1271 VANGUARD DRIVE
OXNARD, CA 93033
805-240-2900
BBUSCHOLD@IDPTM.COM

PROJECT NAME: IDP OFFICE & MANUFACTURING
CASE # SP2022-005



GLASS - OPTIGRAY SOLARBAN 60



METAL PANEL - KOLBE GINGERSNAP



METAL PANEL - KOLBE MUDPIE



TILT WALL PAINT - SW7072 ONLINE



NATURAL STONE - LIMESTONE, COBRA STONE, COBRA'S CREAM



CMU - SPLIT FACE - TBP COMAL



STUCCO - STO CORP WHITE



MATERIAL PERCENTAGE TOTALS:

NATURAL STONE (LIMESTONE) = 34.2%
5965 SF / 17458 SF TOTAL

STUCCO = 40.4%
7045 SF / 17458 SF TOTAL

TILT WALL (CONCRETE) = 10.6%
1841 SF / 17458 SF TOTAL

STOREFRONT (GLASS) = 7.8%
1369 SF / 17458 SF TOTAL

CMU (SPLIT-FACE) = 2.4%
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PROJECT NAME: IDP OFFICE &
MANUFACTURING
CASE # SP2022-005



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Planner*
DATE: June 14, 2022
SUBJECT: SP2022-022; *Amended Site Plan for IDP*

The applicant, Alison Winget of Link Construction, is requesting the approval of an Amended Site Plan to change the building elevations for a previously approved *Office/Warehouse/Manufacturing Facility* [Case No. SP2022-005]. The subject property is a 3.81-acre parcel of land (*i.e. Lot 4, Block B, Rockwall Technology Park Addition*), zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, and located at the northwest corner of the intersection of Innovation Drive and SH-276. On March 15, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-005] allowing the construction of an *Office/Warehouse/Manufacturing Facility* (*i.e. IDP*) on the subject property. According to the applicant, due to budget constraints the building elevations had to be value engineered, which prompted the applicant to submit the proposed revised building elevations. The proposed building elevations submitted by the applicant indicate the following changes will be made to the building: [1] split-face CMU will be used instead of stone on the rear of the building around two (2) of the roll-up doors, [2] the wing wall will be constructed with split-face CMU, [3] the primary entryway will be constructed primarily of stone instead of glass, and [4] the dumpster will be clad in split-face CMU instead of stone and stucco.

The submitted amended site plan does not change the buildings conformance with the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District, and the SH-276 Overlay (SH-276 OV) District. The Architectural Review Board (ARB) did review the building elevations on May 31, 2022, and approved a motion to recommend approval of the building elevations by a vote of 5-0, with Board Members Miller and Avenetti absent. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the June 14, 2022 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF ONLY

PLANNING & ZONING CASE NO.

SP2022-022

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1901 State Highway 276

SUBDIVISION Rockwall Technology Park

LOT 4 BLOCK B

GENERAL LOCATION Northwest corner for innovation drive and HWY 276.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Light Industrial

PROPOSED ZONING Light Industrial

PROPOSED USE Light Industrial

ACREAGE 7.377 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

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

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

☐ OWNER Rockwall EDC

☐ APPLICANT Links Construction

CONTACT PERSON Phil Wagner

CONTACT PERSON Alison Winget

ADDRESS PO Box 968

ADDRESS 525 S Loop 288 Suite 105

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Denton, TX 76034

PHONE 972-772-0025

PHONE 214-680-0583

E-MAIL pwagner@rockwalledc.com

E-MAIL awinget@linksconstruction.com

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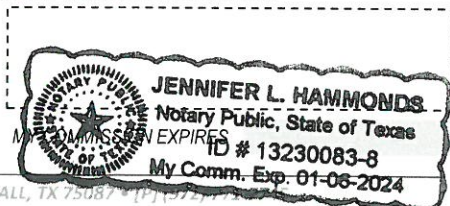
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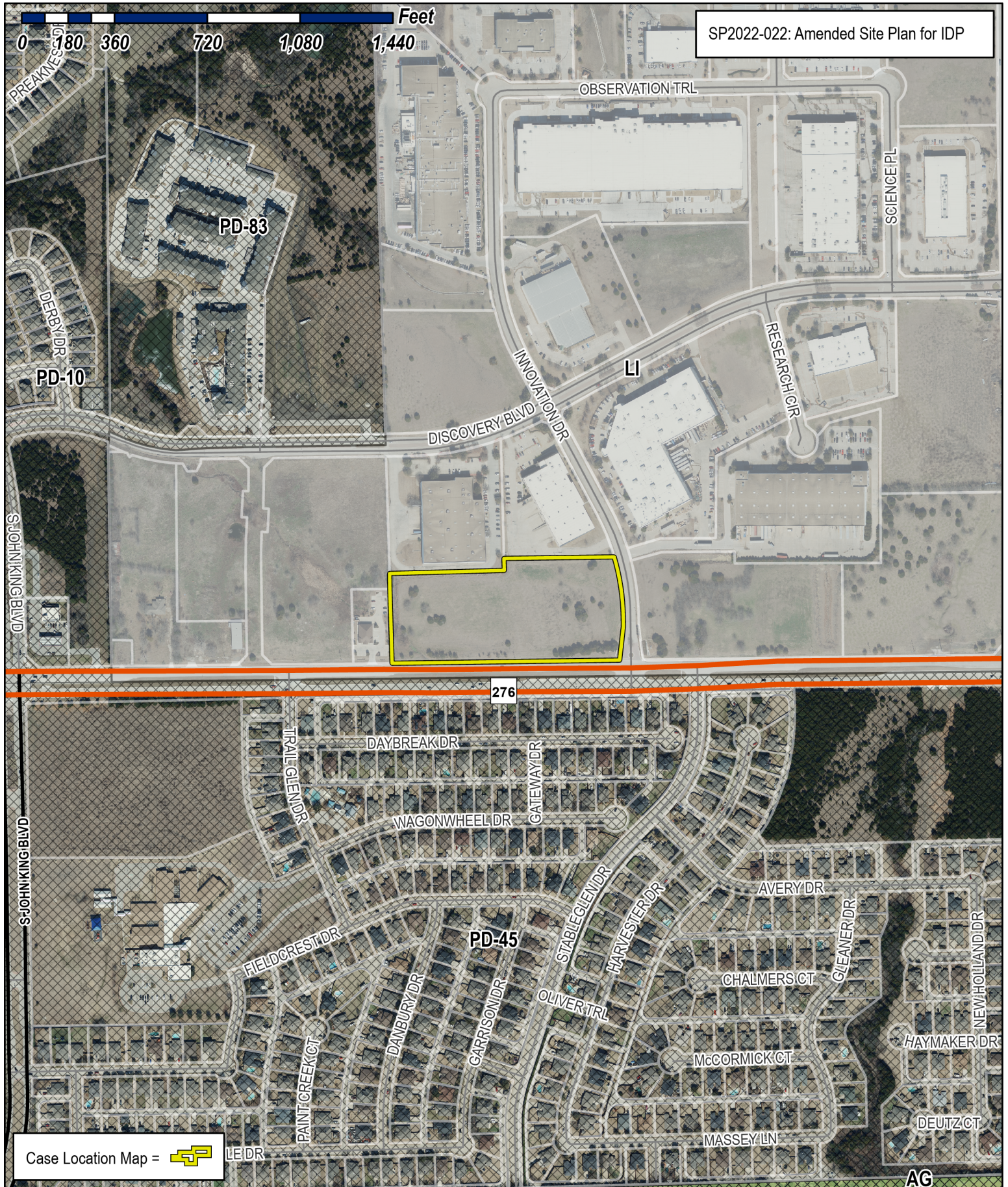
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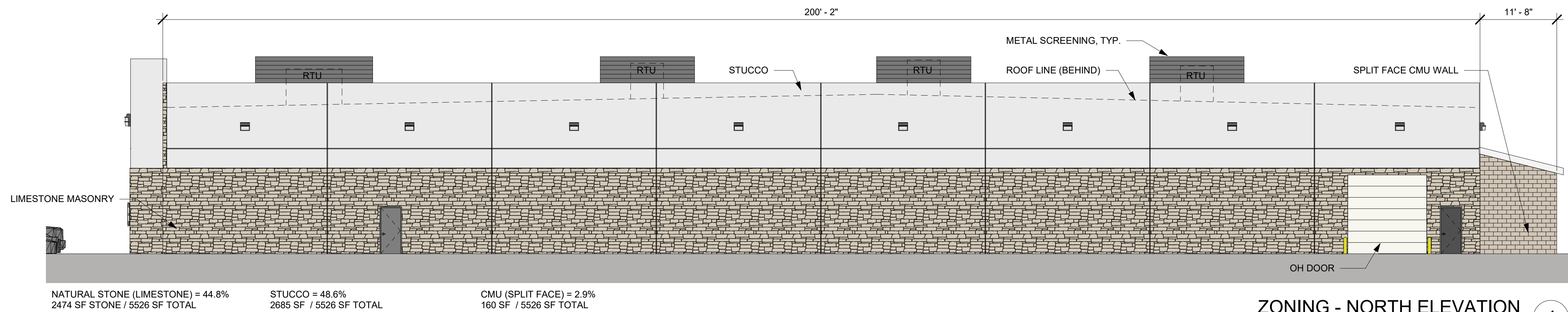


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NATURAL STONE (LIMESTONE) = 44.8%
2474 SF STONE / 5526 SF TOTAL

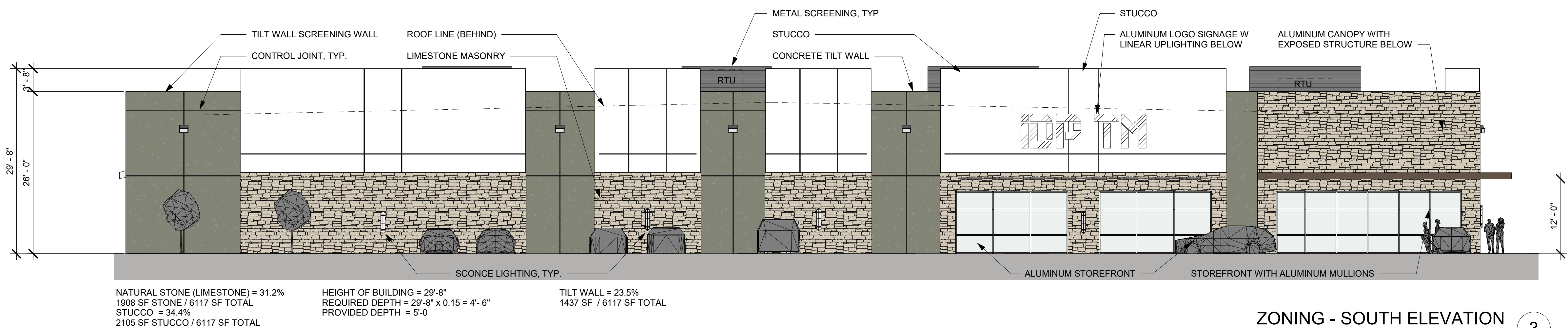
STUCCO = 48.6%
2685 SF / 5526 SF TOTAL

CMU (SPLIT FACE) = 2.9%
160 SF / 5526 SF TOTAL

ZONING - NORTH ELEVATION

4

3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 31.2%
1908 SF STONE / 6117 SF TOTAL

STUCCO = 34.4%
2105 SF STUCCO / 6117 SF TOTAL

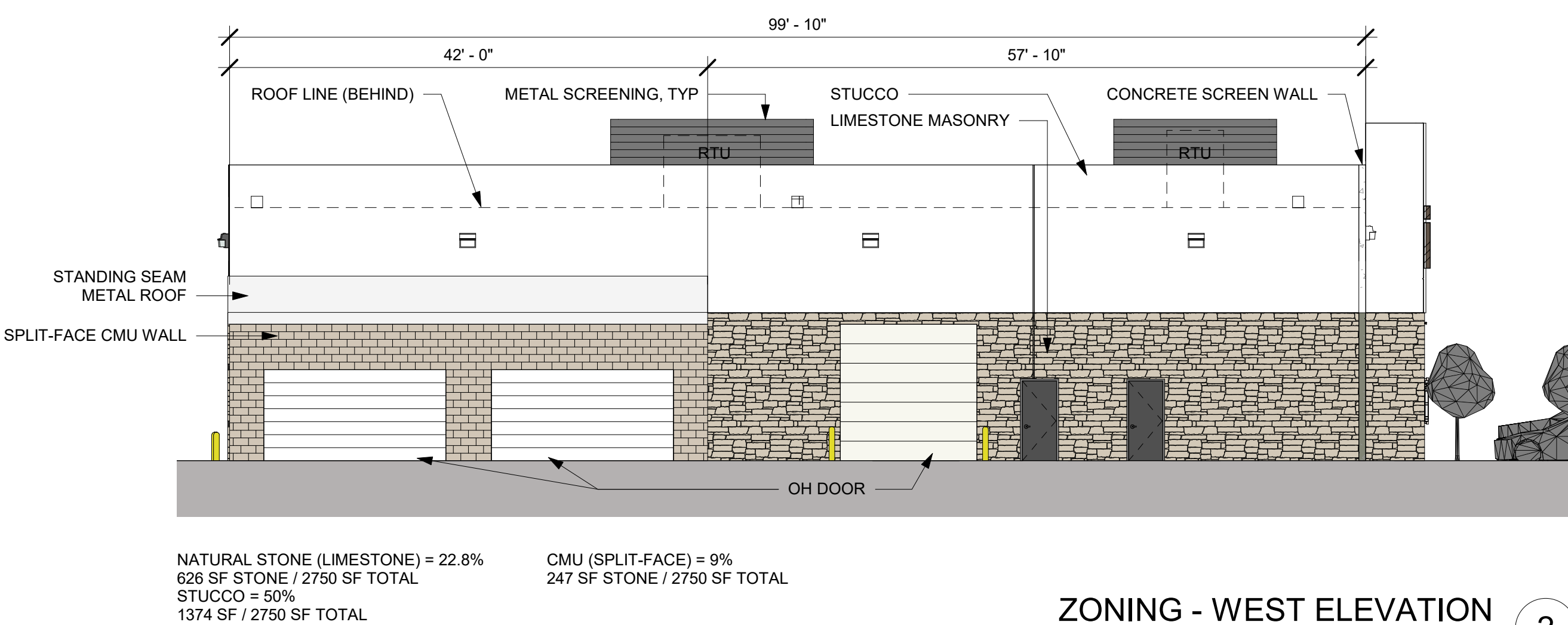
HEIGHT OF BUILDING = 29'-8"
REQUIRED DEPTH = 29'-8" x 0.15 = 4'-6"
PROVIDED DEPTH = 5'-0"

TILT WALL = 23.5%
1437 SF / 6117 SF TOTAL

ZONING - SOUTH ELEVATION

3

3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 22.8%
626 SF STONE / 2750 SF TOTAL

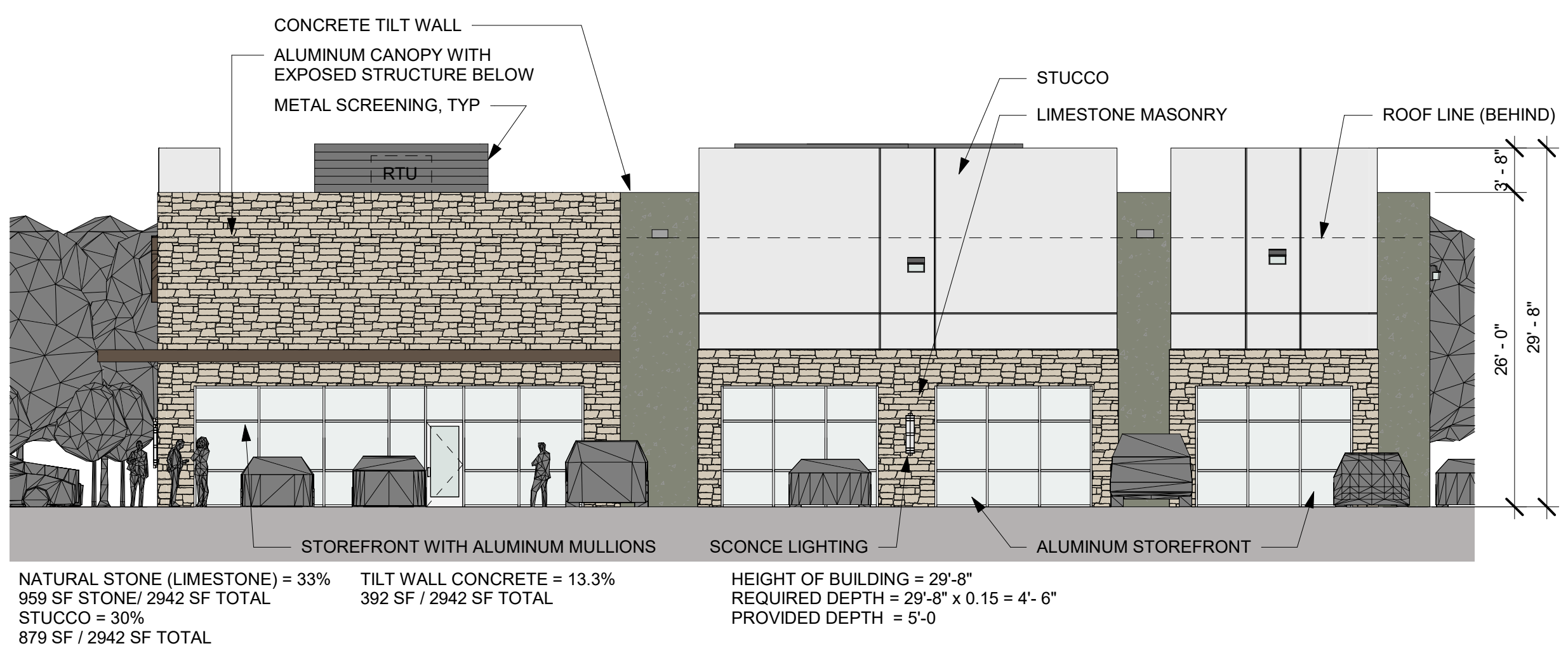
STUCCO = 50%
1374 SF / 2750 SF TOTAL

CMU (SPLIT-FACE) = 9%
247 SF STONE / 2750 SF TOTAL

ZONING - WEST ELEVATION

2

3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 33%
959 SF STONE / 2942 SF TOTAL

STUCCO = 30%
879 SF / 2942 SF TOTAL

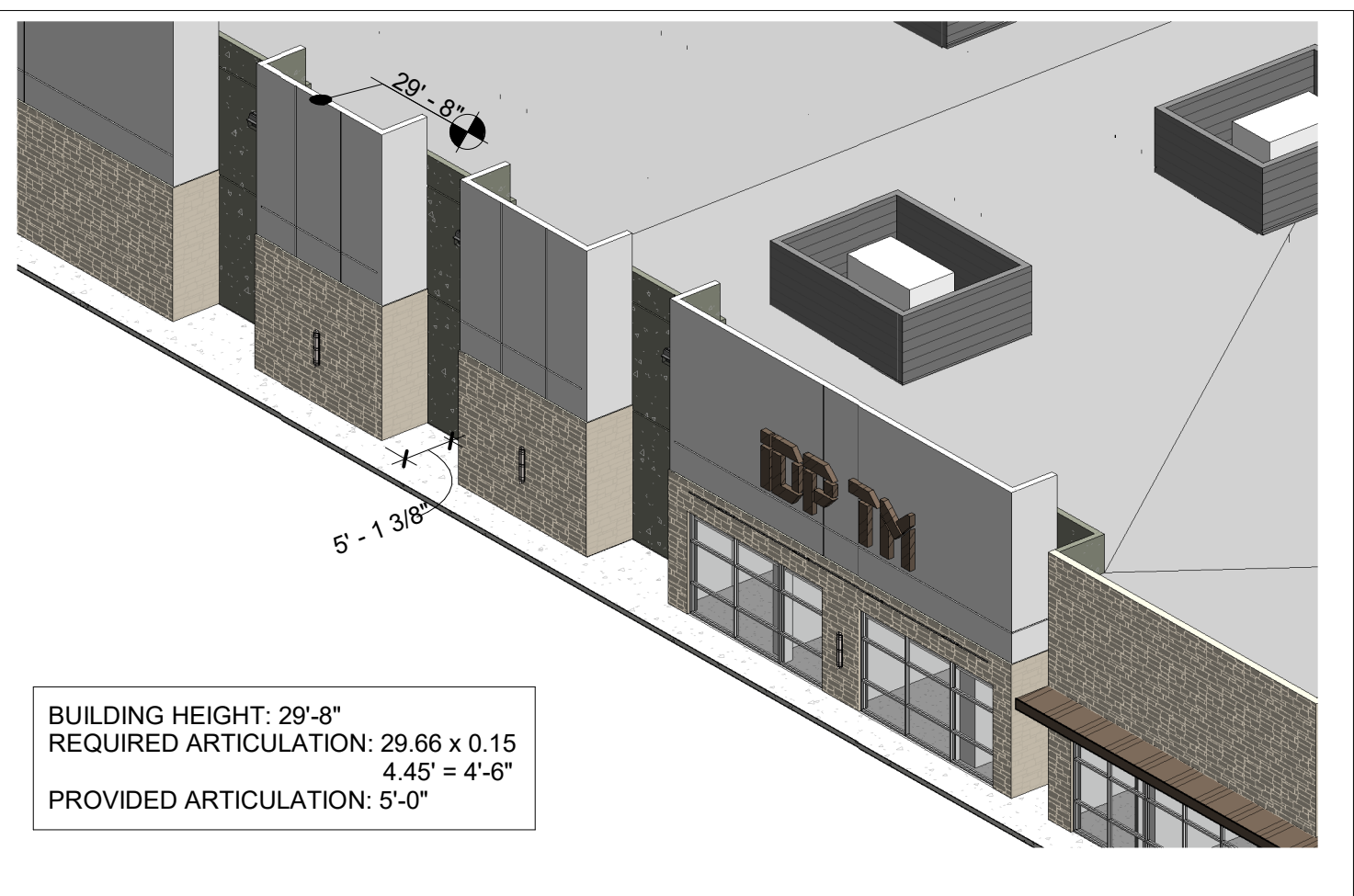
TILT WALL CONCRETE = 13.3%
392 SF / 2942 SF TOTAL

HEIGHT OF BUILDING = 29'-8"
REQUIRED DEPTH = 29'-8" x 0.15 = 4'-6"
PROVIDED DEPTH = 5'-0"

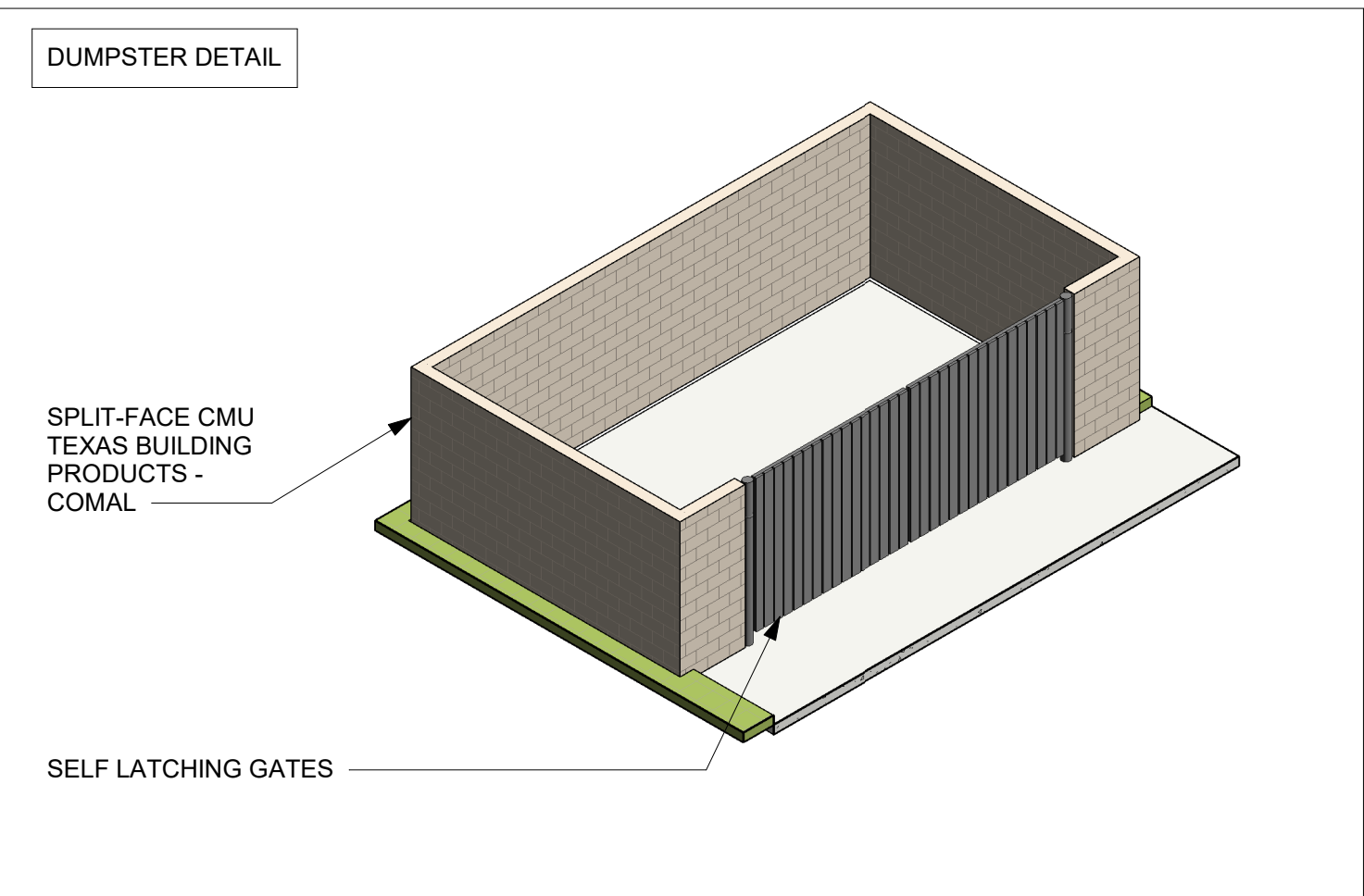
ZONING - EAST ELEVATION

1

3/32" = 1'-0"



BUILDING HEIGHT: 29'-8"
REQUIRED ARTICULATION: 29.66 x 0.15
4.45' = 4'-6"
PROVIDED ARTICULATION: 5'-0"



APPLICANT INFORMATION
ALISON WINGET
LINKS CONSTRUCTION
525 S LOOP 288 #105
DENTON, TX 76205
214-680-0583
AWINGET@LINKSCONSTRUCTION.COM

OWNER INFORMATION
BRANDON BUSCHOLD
IDP TM
1271 VANGUARD DRIVE
OXNARD, CA 93033
805-240-2900
BBUSCHOLD@IDPTM.COM

PROJECT NAME: IDP OFFICE & MANUFACTURING
CASE # SP2022-022



GLASS - OPTIGRAY SOLARBAN 60



METAL PANEL - KOLBE GINGERSNAP



METAL PANEL - KOLBE MUDPIE



TILT WALL PAINT - SW7072 ONLINE



NATURAL STONE - LIMESTONE, COBRA STONE,
COBRA'S CREAM



CMU - SPLIT FACE - TBP COMAL



STUCCO - STO CORP WHITE



MATERIAL PERCENTAGE TOTALS:

NATURAL STONE (LIMESTONE) =34.4%
5968 SF / 17335 SF TOTAL

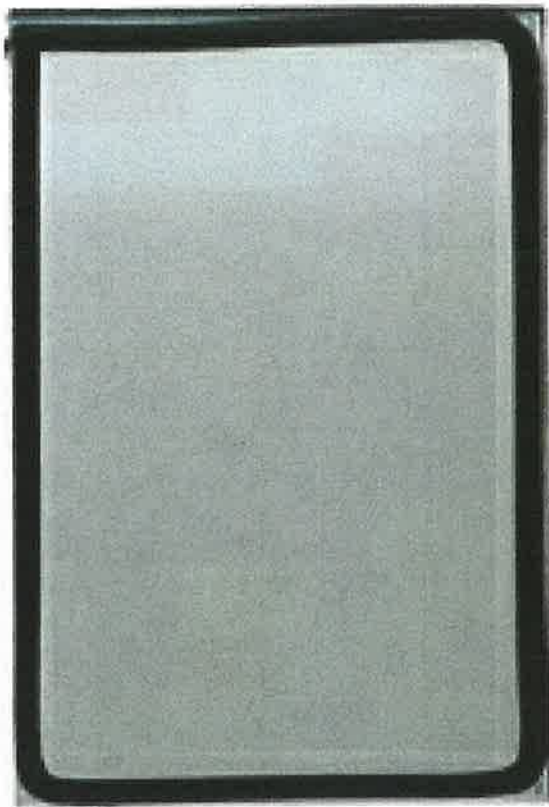
STUCCO = 41%
7043 SF / 17335 SF TOTAL

TILT WALL (CONCRETE) = 11%
1829 SF / 17335 SF TOTAL

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STOREFRONT (GLASS) = 7.8%
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CMU (SPLIT-FACE) = 2.4%
421 SF / 17458 SF TOTAL

METAL (DOORS) = 4.6%
817 SF / 17458 SF TOTAL

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PROJECT NAME: IDP OFFICE &
MANUFACTURING
CASE # SP2022-005

Ross, Bethany

From: Alison Winget <awinget@linksconstruction.com>
Sent: Wednesday, May 18, 2022 6:24 AM
To: Planning
Cc: Dante Sandoval; Kajal Shrestha; Brandon Buschold
Subject: 1901 State HWY 276 - IDP - Amended Site Plan (Elevations & Material Board Only)
Attachments: 05.11.22 Updated Elevations & Material Board - IDP.pdf

Good Morning,

Please see attached Electronic file for the amended elevations and material board for the IDP project located at 1901 State Hwy 276 in Rockwall. Physical Copies and payment will be submitted this morning before noon.

Thank you,

Alison Winget
Project Manager
Links Construction, LLC
Office: 940-783-0920
Direct: 214-680-0583



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Lee, Henry

From: Lee, Henry
Sent: Friday, May 27, 2022 4:26 PM
To: 'Alison Winget'
Subject: Staff Comments SP2022-022
Attachments: Project Comments (05.27.2022).pdf

Good Afternoon,

Attached are the staff comments for your Site Plan case, SP2022-022. Make note of the meeting dates and let me know if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



June 15, 2022

TO: Alison Winget
Links Construction
525 S. Loop 288, Suite 105
Denton, TX 76034

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2022-022; *Amended Site Plan for IDP*

Alison Winget:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on June 14, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

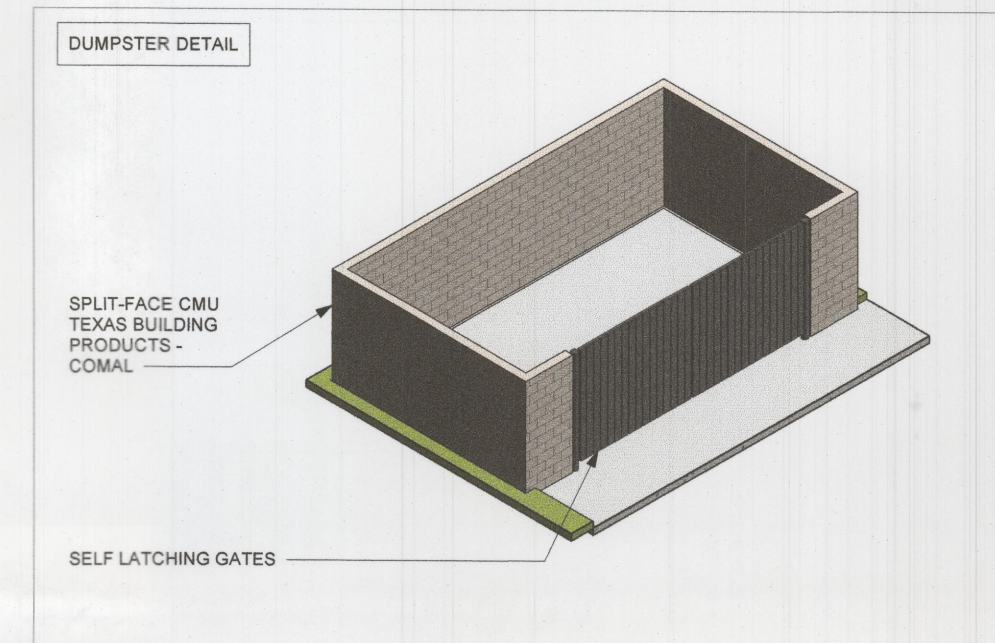
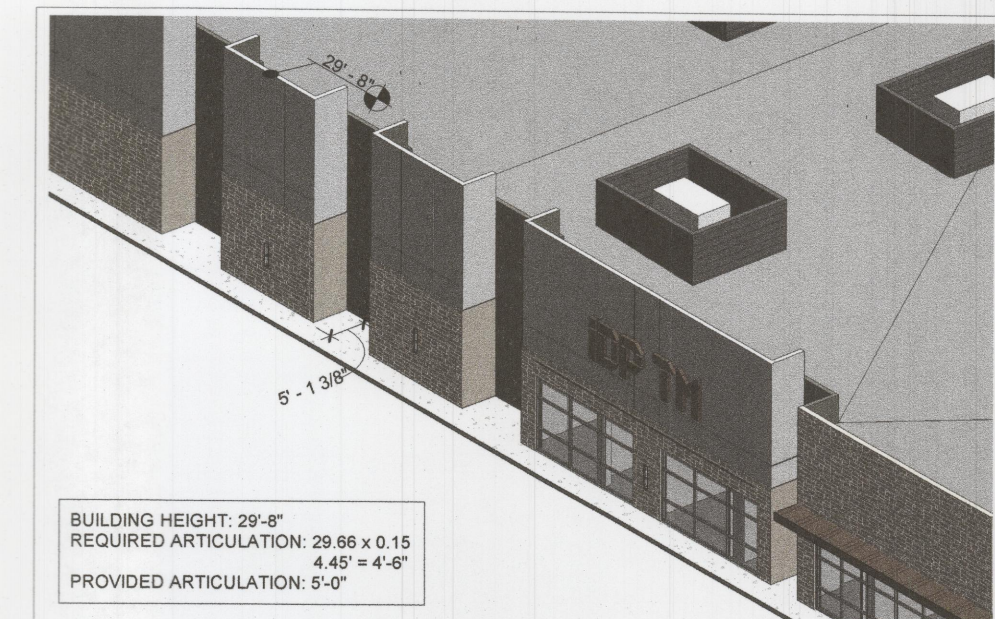
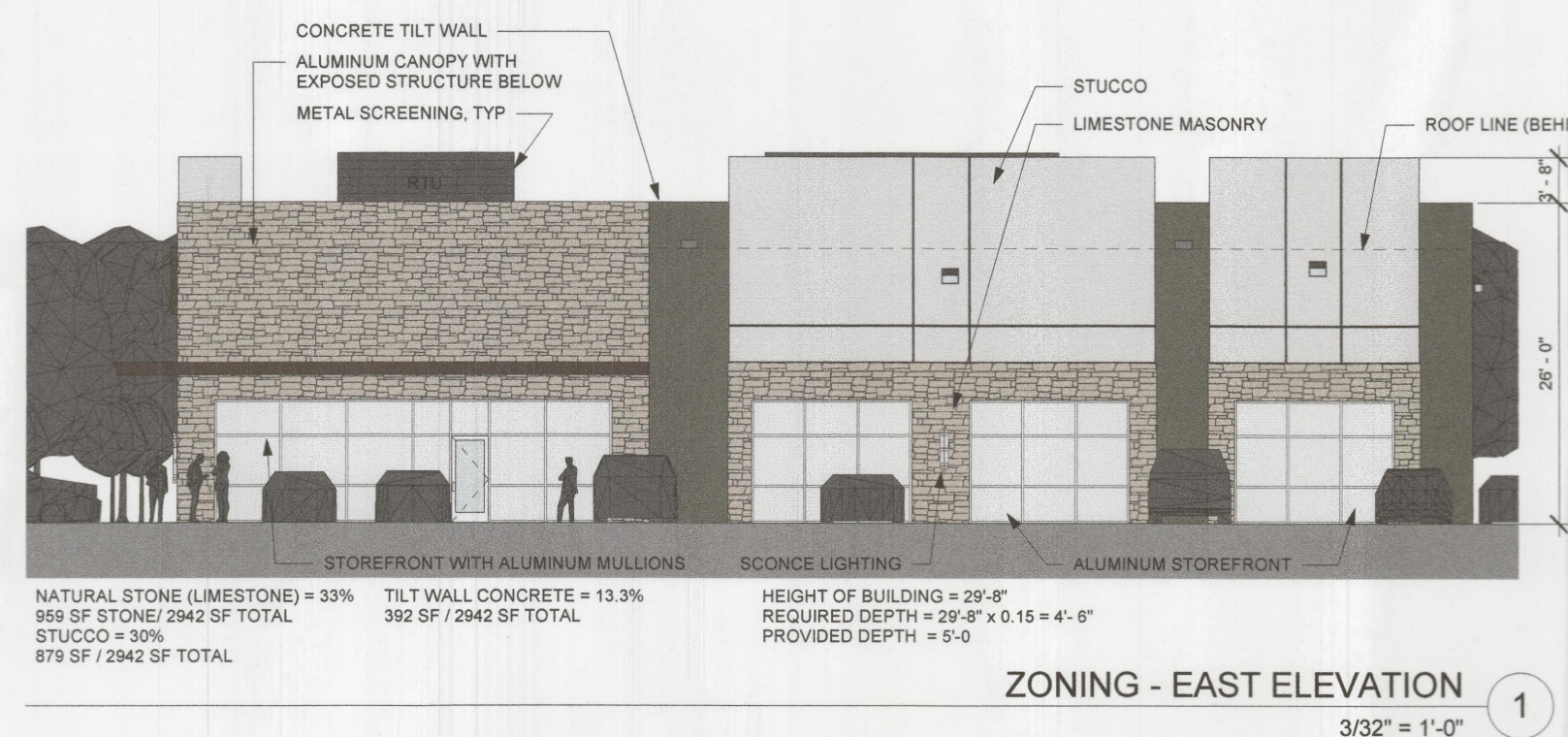
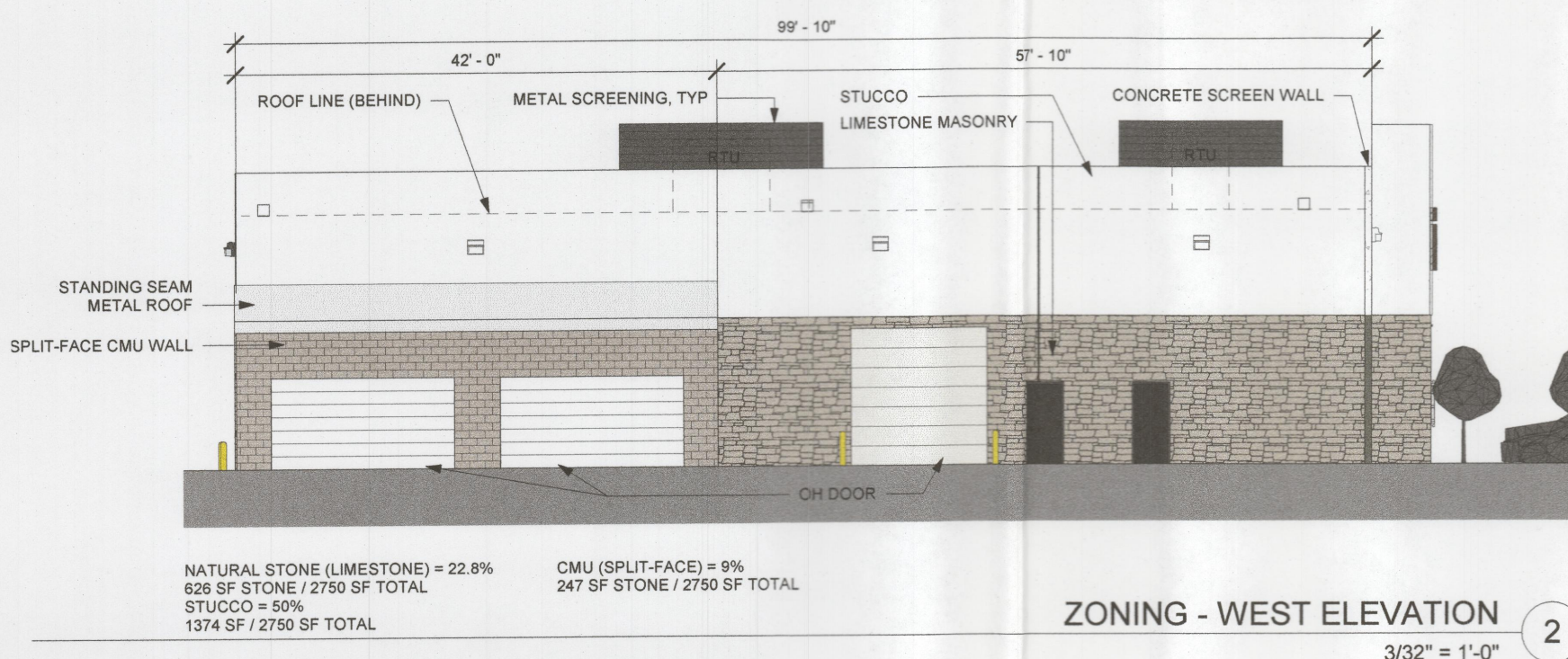
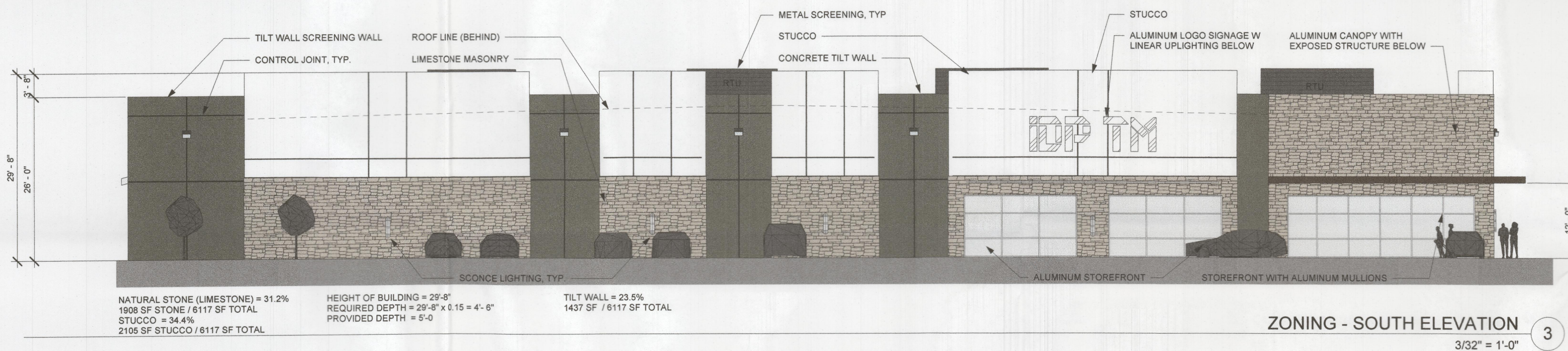
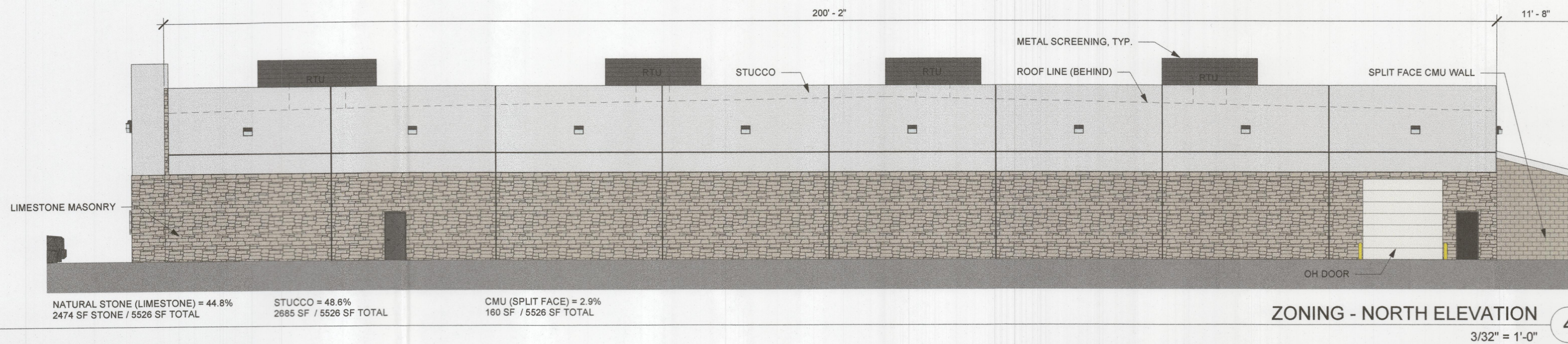
Planning and Zoning Commission

On June 14, 2022, the Planning and Zoning Commission approved a motion to approve the amended site plan by a vote of 4-0, with Commissioners Womble, Thomas, and Conway absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee, *Planner*
City of Rockwall Planning and Zoning Department



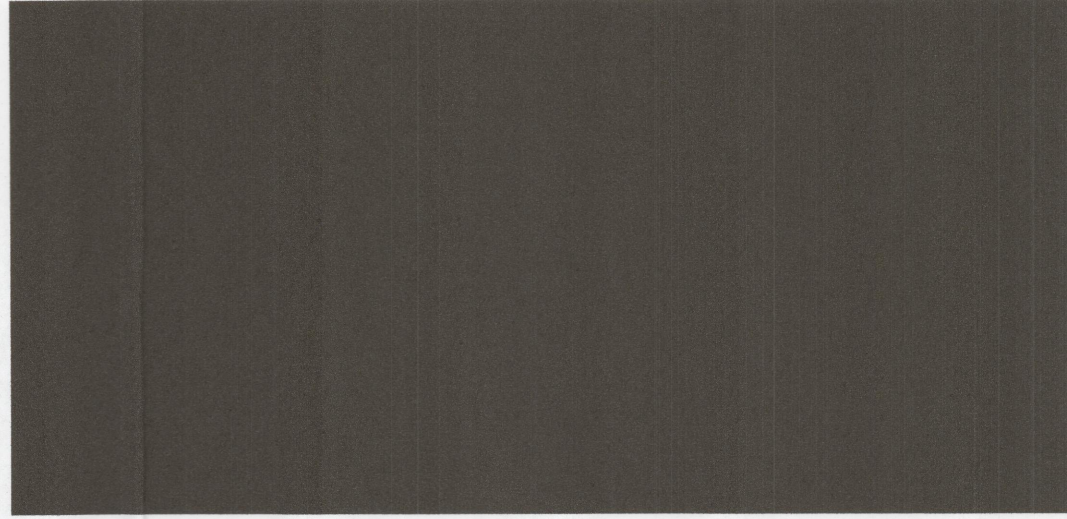
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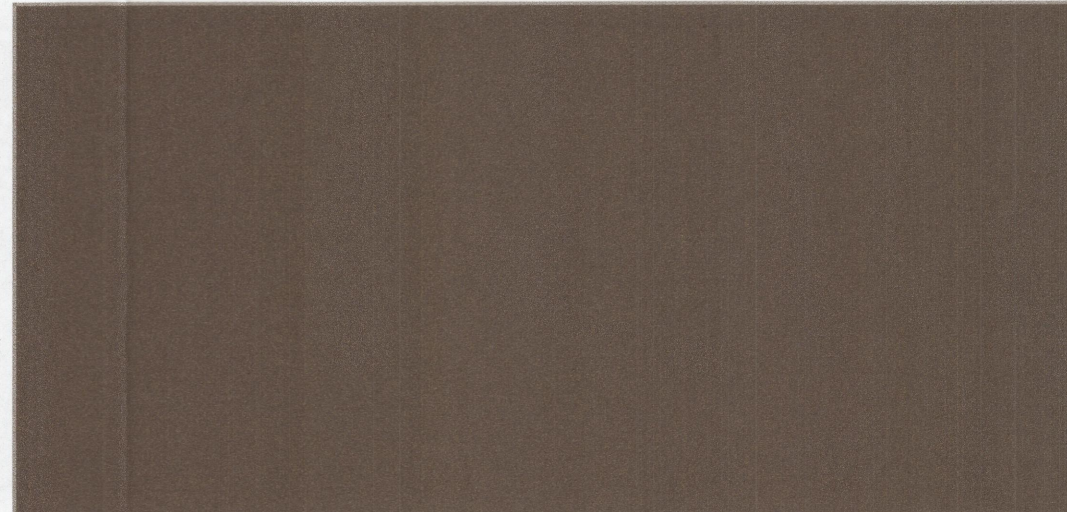
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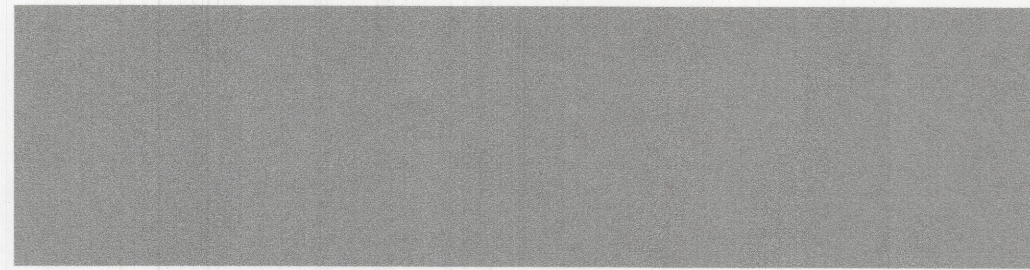
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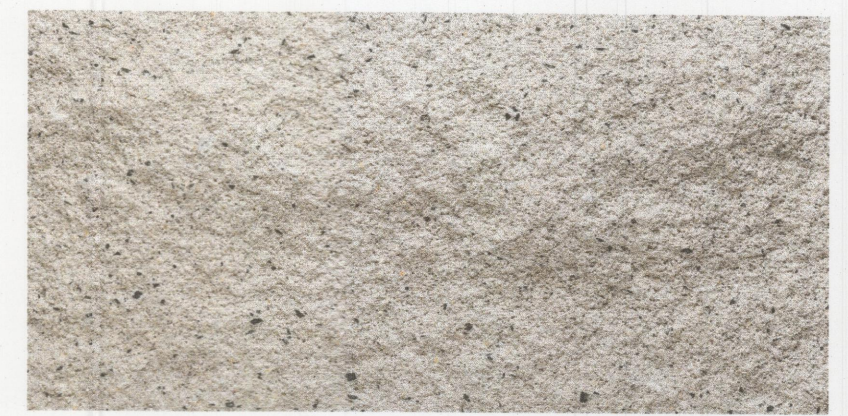
METAL PANEL - KOLBE MUDPIE



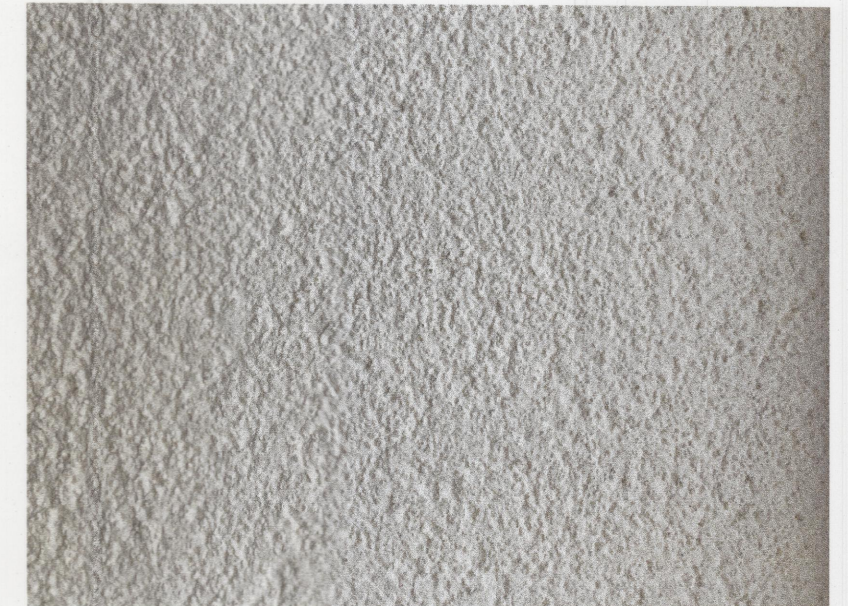
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CASE # SP2022-022