



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2018-042 P&Z DATE 1/15/19 CC DATE 1/22/19 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 1808-040

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2500 Discovery Blvd

Subdivision Rockwall Technology Park

Lot

2C

Block

D

General Location NEC Discovery and Innovation Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use Office / Warehouse

Proposed Zoning LI

Proposed Use Office / Warehouse

Acreage 5.690

Lots [Current]

1

Lots [Proposed]

1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Z06 Properties, LLC

Applicant Carroll Architects, Inc

Contact Person Terry Morgan

Contact Person Jeff Carroll

Address 2500 Discovery Blvd

Address 750 E. Interstate 30

Ste 110

City, State & Zip Rockwall, TX 75032

City, State & Zip Rockwall, TX 75087

Phone +1 (972) 772-3383

Phone +1 (972) 732-6085

E-Mail

E-Mail jc@carrollarch.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JEFF CARROLL [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 500.80, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

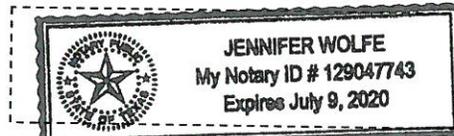
Given under my hand and seal of office on this the 14th day of December, 202018

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]



My Commission Expires



**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: 12/17/2018

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: SP2018-042
Project Name: 2500 Discovery Blvd.
Project Type: SITE PLAN
Applicant Name: [APPLICANT]
Owner Name: Z06, PROPERTIES INC
Project Description:



RECEIPT

Project Number: SP2018-042
Job Address: 2500 DISCOVERY BLVD
ROCKWALL, TX 75032

Receipt Number: B83413
Printed: 12/21/2018 11:31 am

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 363.80

Total Fees Paid:

\$ 363.80

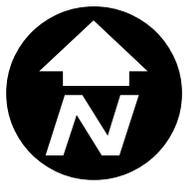
Date Paid: 12/21/2018 12:00:00AM
Paid By: Carroll Architects
Pay Method: CHECK 31890
Received By: LM

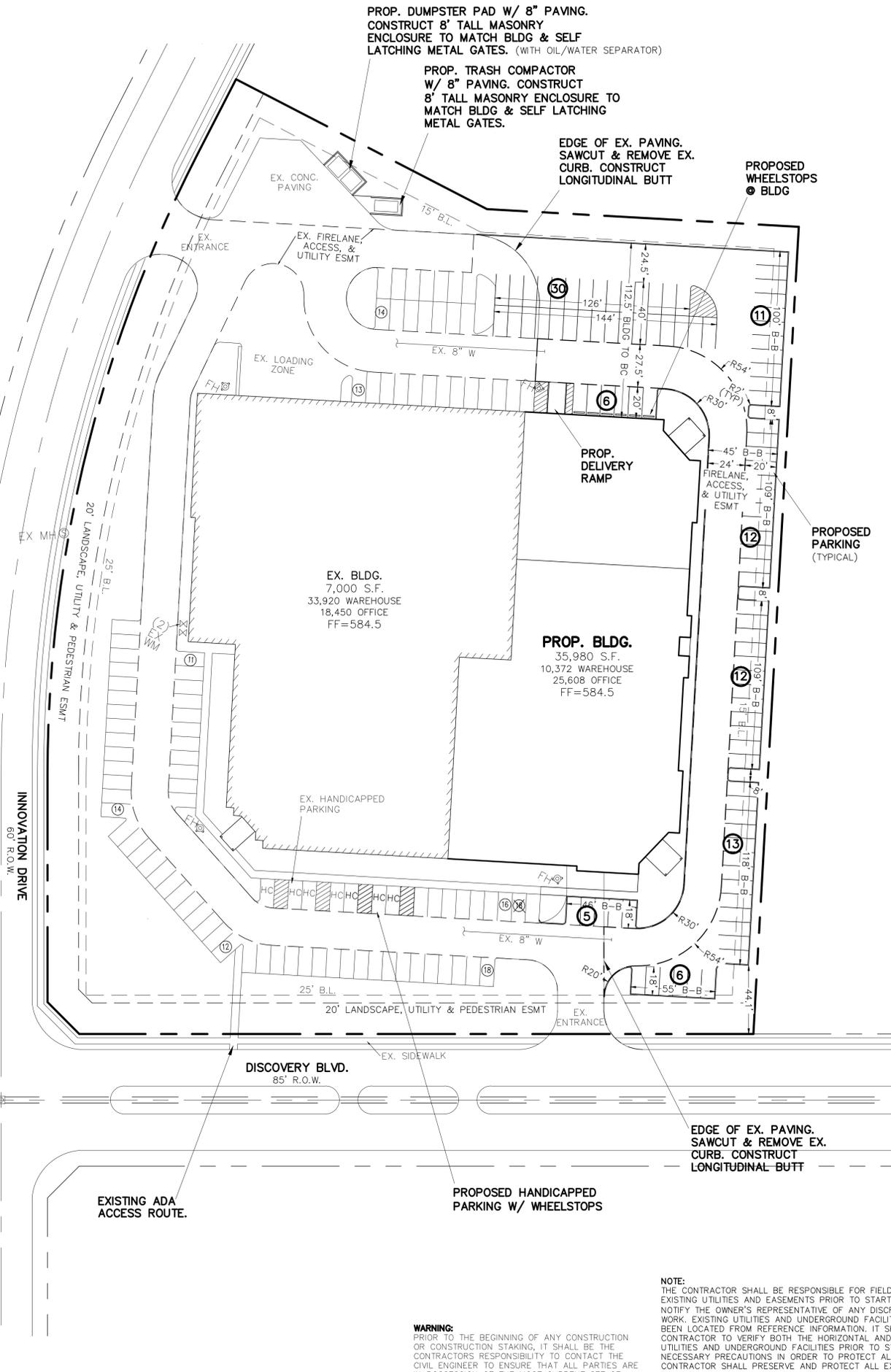


City of Rockwall

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.





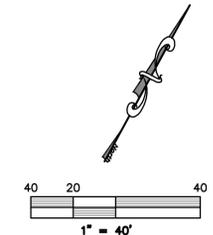
PROP. DUMPSTER PAD W/ 8" PAVING.
CONSTRUCT 8" TALL MASONRY
ENCLOSURE TO MATCH BLDG & SELF
LATCHING METAL GATES. (WITH OIL/WATER SEPARATOR)

PROP. TRASH COMPACTOR
W/ 8" PAVING. CONSTRUCT
8" TALL MASONRY ENCLOSURE TO
MATCH BLDG & SELF LATCHING
METAL GATES.

EDGE OF EX. PAVING.
SAWCUT & REMOVE EX.
CURB. CONSTRUCT
LONGITUDINAL BUTT

PROPOSED
WHEELSTOPS
@ BLDG

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 5) NO SAND UNDER SIDEWALKS.



SITE DATA:

LOT AREA:
5.69 Acres, 247,899 sq. ft.

LOT COVERAGE:
35.64%

FLOOR TO AREA RATIO:
2.8:1

BUILDING AREA:
EX: 52,370 sq.ft.
PROP: 35,980 sq.ft.
TOTAL = 88,350 sq.ft.

CONSTRUCTION TYPE:
XX

BUILDING HEIGHT:
20'

BUILDING SETBACKS:
Front = 25'
Rear = 15'
Side = 15'

PROPOSED USE:
Office/Warehouse

IMPERVIOUS AREA
(including buildings):
xx sq.ft.

ZONING:
LI

PARKING:
Required:
Office 1 space/300
Ex (18450/300) = 62
Prop (25,608/300) = 86
Warehouse 1 space/1000
Ex (33,920/1000) = 34
Prop (10,372/1000) = 11
Handicap = 7
Total required = 193

Provided:
Standard:
Existing 98
Proposed 95
Handicapped = 7
Total Provided = 193

LANDSCAPE AREA:
Required: 37,185 sq.ft. (15%)
Provided: xx sq.ft.

FIRE SPRINKLER:
YES

* THERE ARE EX BUILDINGS ON THIS SITE.

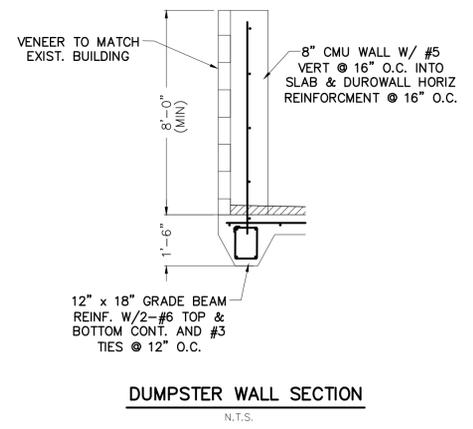
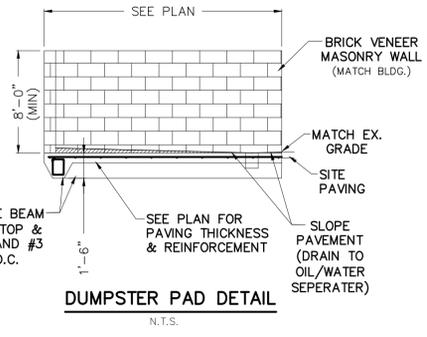
PAVING NOTES:

- 1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
- 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- 5) NO SAND UNDER PAVING.

EX. FIRE SPRINKLER TO BE TIED IN TO NEW BUILDING

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 OF ACCURACY OF DESIGN.

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.



LEGEND

- = PROPERTY LINE
- EX. W- = EX. WATER LINE
- EX. SS- = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- ∞ WV = EX. WATER VALVE
- PP = EX. POWER POLE
- ☐ = EX. TELEPHONE BOX
- ⊙ = EX. STORM MANHOLE
- FH = EX. FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- [Pattern] = PROPOSED FIRELANE
- [Pattern] = PROPOSED SIDEWALK

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE #

SITE PLAN

OFFICE WAREHOUSE PROJECT

2500 DISCOVERY BLVD
ROCKWALL TECHNOLOGY PARK ADDITION
Lot 2C, Blk D, 5.69 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
Z06 PROPERTIES, LLC

CONTACT
prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

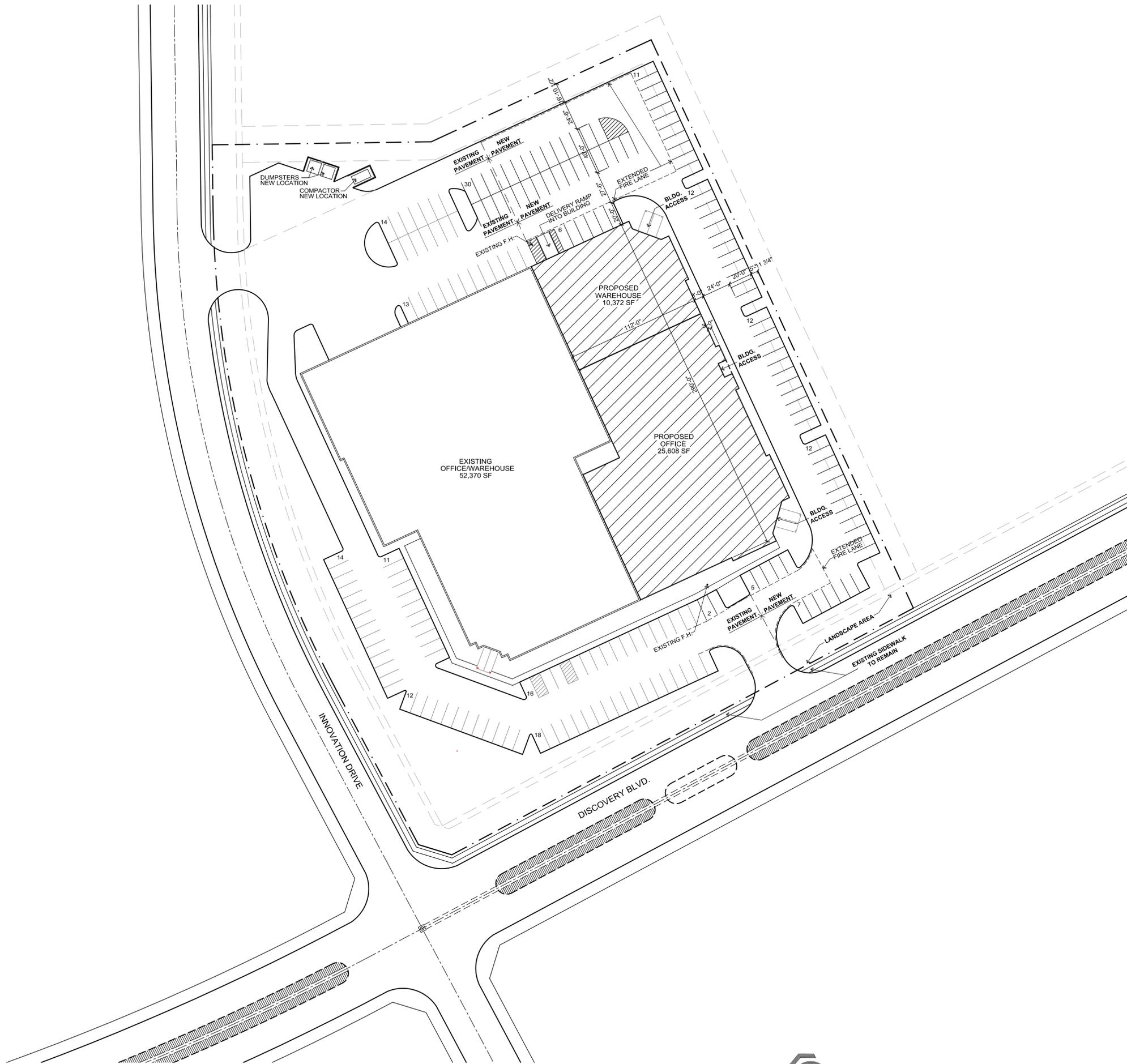
© 2018 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2018-15 REG. NO.: F-2567

date: 12/13/18 scale: 1"=40' sheet: C101

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



SITE DATA TABLE	
SITE AREA	5.691 ACRES (247,900 SF)
ZONING	HEAVY INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA-	
OFFICE AREA:	25,608 SF
WAREHOUSE AREA:	10,372 SF
TOTAL AREA:	35,980 SF
EXISTING BUILDING AREA-	
OFFICE AREA:	18,450 SF
WAREHOUSE AREA:	33,920 SF
TOTAL AREA:	52,370 SF
LOT COVERAGE	36%
FLOOR TO AREA RATIO	0.36 : 1
BUILDING HEIGHT	60 ft. MAX

PARKING TABLE	
PROPOSED PARKING-	
OFFICE PARKING:	1:300 = 86
WAREHOUSE PARKING:	1:1000 = 11
TOTAL PARKING:	97 SPACES
EXISTING PARKING-	
OFFICE PARKING:	1:300 = 62
WAREHOUSE PARKING:	1:1000 = 34
TOTAL PARKING:	96 SPACES
PARKING REQUIRED	193 SPACES (7 ADA)
PARKING PROVIDED	195 SPACES (7 ADA)

ISSUE:	
OWNER REVIEW	12-14-2018
REVISED	11-5-2018

SOFTKRIGHT NOTICE: This site plan is a professional engineering drawing and shall be subject to copyright protection as an "architectural work" under the Copyright Act of 1976, 17 U.S.C. § 102. As amended January 2002. The protection of this drawing is hereby acknowledged. Under such protection, unauthorized use or reproduction of this drawing, including building, erection, or monetary liability, shall constitute an infringement of copyright.

OFFICE/WAREHOUSE PROJECT
 for
Z06 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX 75032

Z06 PROPERTIES LLC.
 2500 DISCOVERY BLVD.
 ROCKWALL, TX

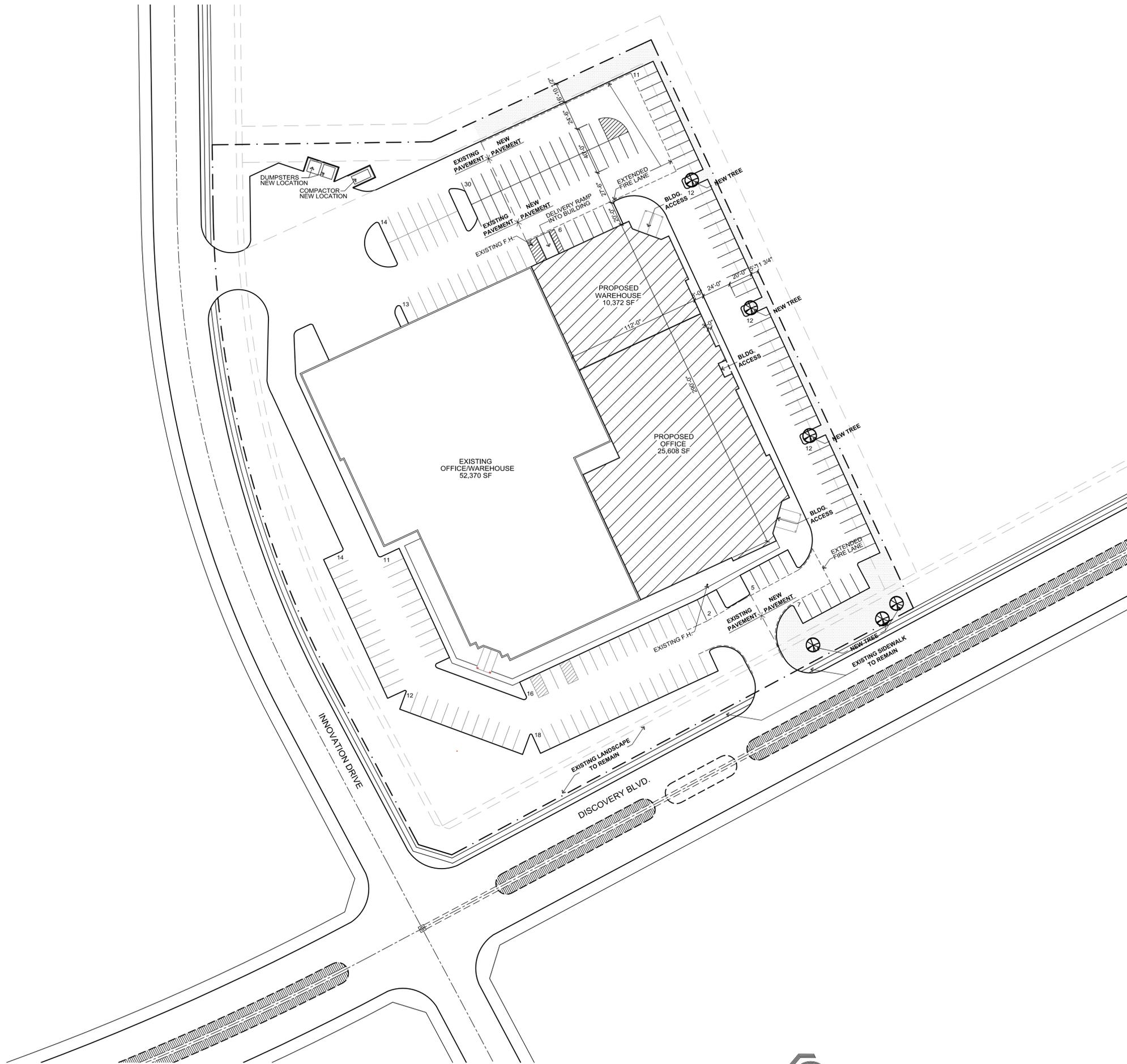
CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

Z06 Properties LLC.	
<small>LEGAL DESCRIPTION AND OR ADDRESS:</small>	
LOT 2c, BLOCK D Rockwall Technology Park Rockwall, Texas Volume X, Page XX map of Records of Rockwall County Texas 5.691 Acres	
<small>OWNER</small>	
Z06 Properties LLC. 2500 Discovery Blvd. Rockwall, TX 75032	
<small>APPLICANT</small>	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com	
<small>CASE NUMBER</small>	
2018XXX	

ARCHITECTURAL SITE PLAN

DATE:	DEC 2018	SHEET NO:	
PROJECT NO:	2018034		
DRAWN BY:			A100
CHECKED BY:			





SITE DATA TABLE	
SITE AREA	5.691 ACRES (247,900 SF)
ZONING	HEAVY INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA-	
OFFICE AREA:	25,608 SF
WAREHOUSE AREA:	10,372 SF
TOTAL AREA:	35,980 SF
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TOTAL PARKING:	96 SPACES
PARKING REQUIRED	193 SPACES (7 ADA)
PARKING PROVIDED	195 SPACES (7 ADA)

LANDSCAPE TABULATION

Gross Area	(5.691 acres)	= 247,899 S.F.
Required Landscape Area - 15% of 247,899 S.F.		= 37,185 S.F.
Provided Landscape Area - 15% of 247,899 S.F.		= 37,185 S.F.
Provided Parking Area Landscape		= 1/12 Spaces Along Side Yard

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL	QTY
Frontage 115 LF (NIC DRIVES) = 3 trees - Live Oak, 3" caliper	3 Each
Parking Area = 3 trees - Live Oak, 3" caliper	3 Each
Grass to match existing species onsite	10,558 S.F.

NOTES:
 - IRRIGATION SHALL BE PROVIDED TO ALL LANDSCAPED AREAS
 - TREESCAPE PLAN - NO EXISTING TREES

ZO6 Properties LLC.
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2c, BLOCK D Rockwall Technology Park Rockwall, Texas Volume X, Page XX map of Records of Rockwall County Texas 5.691 Acres
OWNER
ZO6 Properties LLC. 2500 Discovery Blvd. Rockwall, TX 75032
APPLICANT
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com
CASE NUMBER
2018XXX

ISSUE: OWNER REVIEW 12-14-2018

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OFFICE/WAREHOUSE PROJECT
 for
ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX 75032

ZO6 PROPERTIES LLC.
 2500 DISCOVERY BLVD.
 ROCKWALL, TX

CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

LANDSCAPING PLAN

DATE: DEC 2018 SHEET NO:
 PROJECT NO: 2018034
 DRAWN BY:
 CHECKED BY:





City of Rockwall Project Plan Review History



Project Number SP2018-042	Owner Z06, PROPERTIES INC	Applied 12/14/2018	LM
Project Name 2500 Discovery Blvd.	Applicant	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status Staff Review		Status	
 Site Address 2500 DISCOVERY BLVD		City, State Zip ROCKWALL, TX 75032	
 Subdivision ROCKWALL TECHNOLOGY PARK		Tract 3	Block D
		Lot No 3	Parcel No 4816-000D-0003-00-OR
			General Plan
			Zoning

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/14/2018	12/21/2018	12/18/2018	4	APPROVED	
ENGINEERING	Sarah Hager	12/14/2018	12/21/2018	12/20/2018	6	COMMENTS	<p>(12/20/2018 3:01 PM SH)</p> <ul style="list-style-type: none"> - No wheel stops on handicapped parking spots. - Update note to say, "Longitudinal butt joint." - New parking against the building to be 20'x9'. - Loop 8" waterline on site. May need another fire hydrant for coverage. - May need more fire lane for meet hose reach coverage. - Square off the paving saw cut on the loop to be updated. See attached markup. <p>The following items are for your information for engineering design.</p> <ul style="list-style-type: none"> - 4% Engineering Inspection Fees. - Impact fees for taps and upsizing the building. - Fire Lane to be 24' min, 20' curve radii. - Parking is 20'x9' min. - Min 20' utility easements. - No structures or walls in easements. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Lot must be replatted. - Must meet all City Engineering Standards.
FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	12/14/2018	12/21/2018	12/18/2018	4	APPROVED	
PLANNING	David Gonzales	12/14/2018	12/21/2018	12/20/2018	6	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Discuss and consider a request by Jeff Carol of Carol Architects Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as all of Lot 7 and a portion of Lot 6, Block C, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Thursday January 4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to Engineering and Fire Department standards shall be required
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. Label all revised site plan documents with "Case No. SP2018-042" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department

VARIANCES AND EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER

1. Vertical articulation standards of the UDC for all facades
2. Horizontal articulation standards of the UDC for the north and south facing elevations
3. Minimum 20% stone requirement for all facades that are visible from a public street or open space
4. For the use of tilt-up wall construction.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:

1. Provide adjacent property owner information
2. Label the access easement as "24-ft Firelane, Public Access, and Utility Easement.
3. Delineate and label all easements for site.
4. Provide a hatch for the proposed building area(s).
5. Relabel the northern portion of the expanded building - says "Prop Delivery Ramp"
6. Use a heavier font weight for the fonts in light gray under Site Data
7. Correct Title Block to read "Lot 3", Block D.

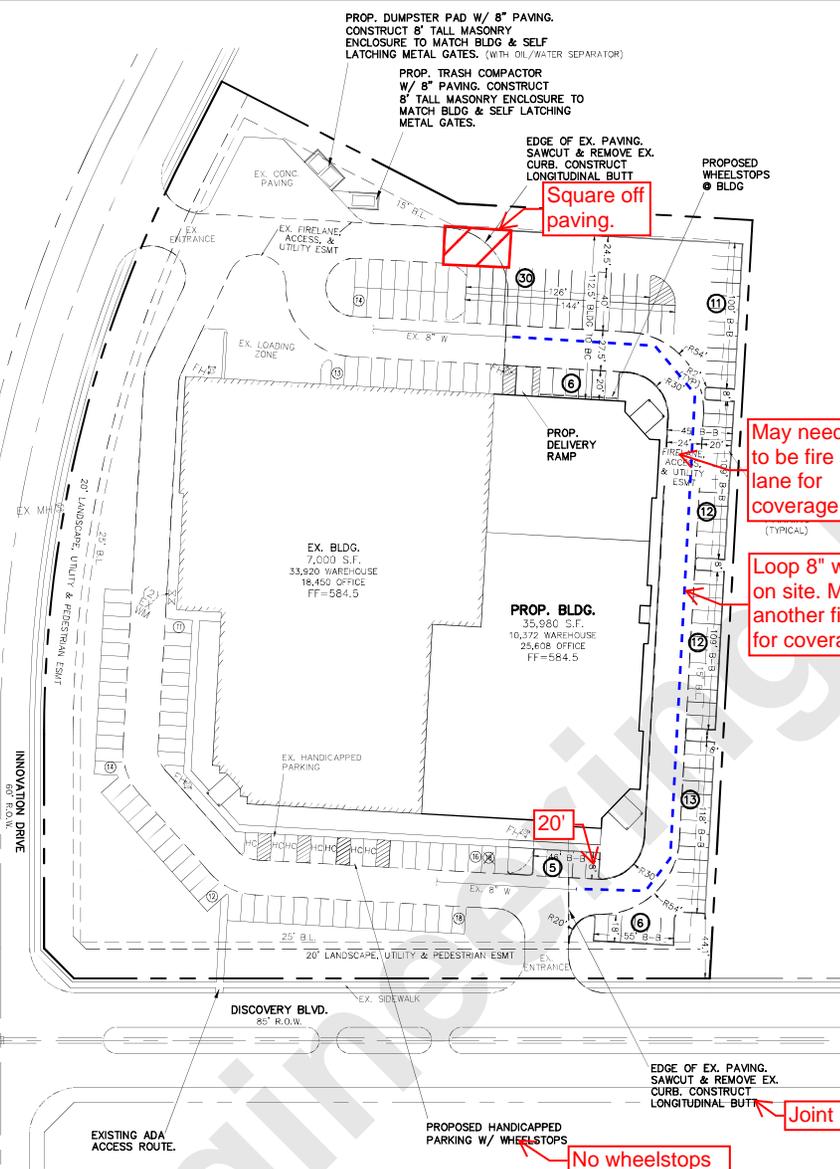
Architectural Site Plan:

1. Correct Site Data Table to indicate "Light Industrial" for the zoning of the property.

Landscape Plan:

1. A treescape plan is required for the removal of trees located on this site. See mitigation requirements for those trees requiring mitigation under Article IX, Tree Preservation, of the UDC.
2. Update landscape to indicate compliance with landscape standards of the UDC by providing a minimum of one (1), three (3)-caliper inch canopy tree per each 50 linear feet and within the 20-ft landscape buffer along each street
3. Provide a minimum of one (1), three (3)-caliper inch tree for each ten (10) parking spaces within the interior of the parking lot.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
4. No required parking space may be located more than 80 feet from the trunk of a large canopy tree						
5. Delineate and label the 20-ft Landscape buffer strip along each adjacent street						
Photometric Plan:						
1. Are there any additional exterior lighting fixtures, poles to be used on this expansion? If so, provide a photometric plan complying with the standards as established in Section 3, of Article VII, Environmental Performance, of the UDC.						
Building Elevations:						
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and dash-in RTU's on elevations. Provide detail of screening mechanism to be used if these are not properly screened						
2. Requires a recommendation from the Architectural Review Board (ARB).						
3. Provide a materials sample board for ARB review of the actual materials to be used (see meeting dates below).						
4. Provide exterior material calculations for each elevation						
5. Is there any stone on the building? The UDC requires a minimum of 20% stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of a variance by the Planning and Zoning Commission.						
6. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required						
<p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
Meeting Dates to Attend						
Architectural Review Board: January 2, 2019 (5:00 p.m.) [Applicant to receive recommendations from ARB]						
Planning - Work Session: January 2, 2019 (6:00 p.m.) [Applicant to present/discuss project with P&Z]						
Parks and Recreation Board - January 3, 2019 (6:00 p.m.) [PRB to assess park fees]						
Architectural Review Board: January 15, 2019 (5:00 p.m.) [Subsequent meeting if necessary]						
Planning - Action: January 15, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						
** City Council - Action: Tuesday, January 22, 2019 (6:00 p.m.) [FOR WAIVERS TO PD-32 ONLY] **						
** City Council - Action: Tuesday, January 22, 2019 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **						



- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4TH EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 5) NO SAND UNDER SIDEWALKS.

SITE DATA:

LOT AREA: 5.69 Acres, 247,899 sq. ft.
 LOT COVERAGE: 33.64%

FLOOR TO AREA RATIO: 2.8:1

BUILDING AREA: EX: 52,370 sq.ft.
 PROP: 35,980 sq.ft.
 TOTAL = 88,350 sq.ft.

CONSTRUCTION TYPE: XX

BUILDING HEIGHT: 20'

BUILDING SETBACKS:
 Front = 25'
 Rear = 15'

PROPOSED USE: Office/Warehouse IMPERVIOUS AREA (including buildings):
 10 sq.ft. = 10
 62 = 62
 86 = 86
 34 = 34
 106/1000 = 11
 193 = 193

LANDSCAPE AREA: Required: 37,185 sq.ft. (15%)
 Provided: xx sq.ft.

FIRE SPRINKLER: YES

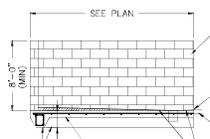
* THERE ARE EX BUILDINGS ON THIS SITE.

- PAVING NOTES:**
- 1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
 - 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN P.O.W.
 - 5) NO SAND UNDER PAVING.

EX. FIRE SPRINKLER TO BE TIED IN TO NEW BUILDING

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 OF ACCURACY OF DESIGN.

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with Zoning Ordinance.
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.



- 4% Engineering Inspection Fees.
- Impact fees for taps and upsizing the building.
- Fire Lane to be 24' min, 20' curve radii.
- Parking is 20'x9' min.
- Min 20' utility easements.
- No structures or walls in easements.
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Lot must be replatted.
- Must meet all City Engineering Standards.



LEGEND

- - - - - PROPERTY LINE
- EX. # - EX. EX. WATER LINE
- EX. SS - EX. SANITARY SEWER LINE
- SS - EX. SS MANHOLE
- WV - EX. WATER VALVE
- PP - EX. POWER POLE
- TT - EX. TELEPHONE BOX
- ST - EX. STORM MANHOLE
- FI - EX. FIRE HYDRANT
- PH - PROPOSED FIRE HYDRANT
- EXST. OF EX. - EXISTING
- ESMNT. - EASEMENT
- LS - LANDSCAPE
- BC - BACK OF CURB
- B-B - BACK OF CURB TO BACK OF CURB
- RCP - REINFORCED CONCRETE PIPE
- PROPOSED FIRELANE
- PROPOSED SIDEWALK

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE #:
SITE PLAN

OFFICE WAREHOUSE PROJECT

2500 DISCOVERY BLVD
 ROCKWALL TECHNOLOGY PARK ADDITION
 Lot 2C, Blk D, 5.69 ACRES
 City of Rockwall, Rockwall County, Texas 75087

OWNER:
206 PROPERTIES, LLC

CONTACT
 prepared by
MONK CONSULTING ENGINEERS
 1200 W. State Street, Garland, Texas 75040
 972-272-1763 Fax 972-272-8761

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 PROJECT NO.: 1018-15 REV. NO.: P-1003

date: 12/13/18 scale: 1"=40' sheet: C101

NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

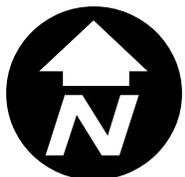
WARNING:
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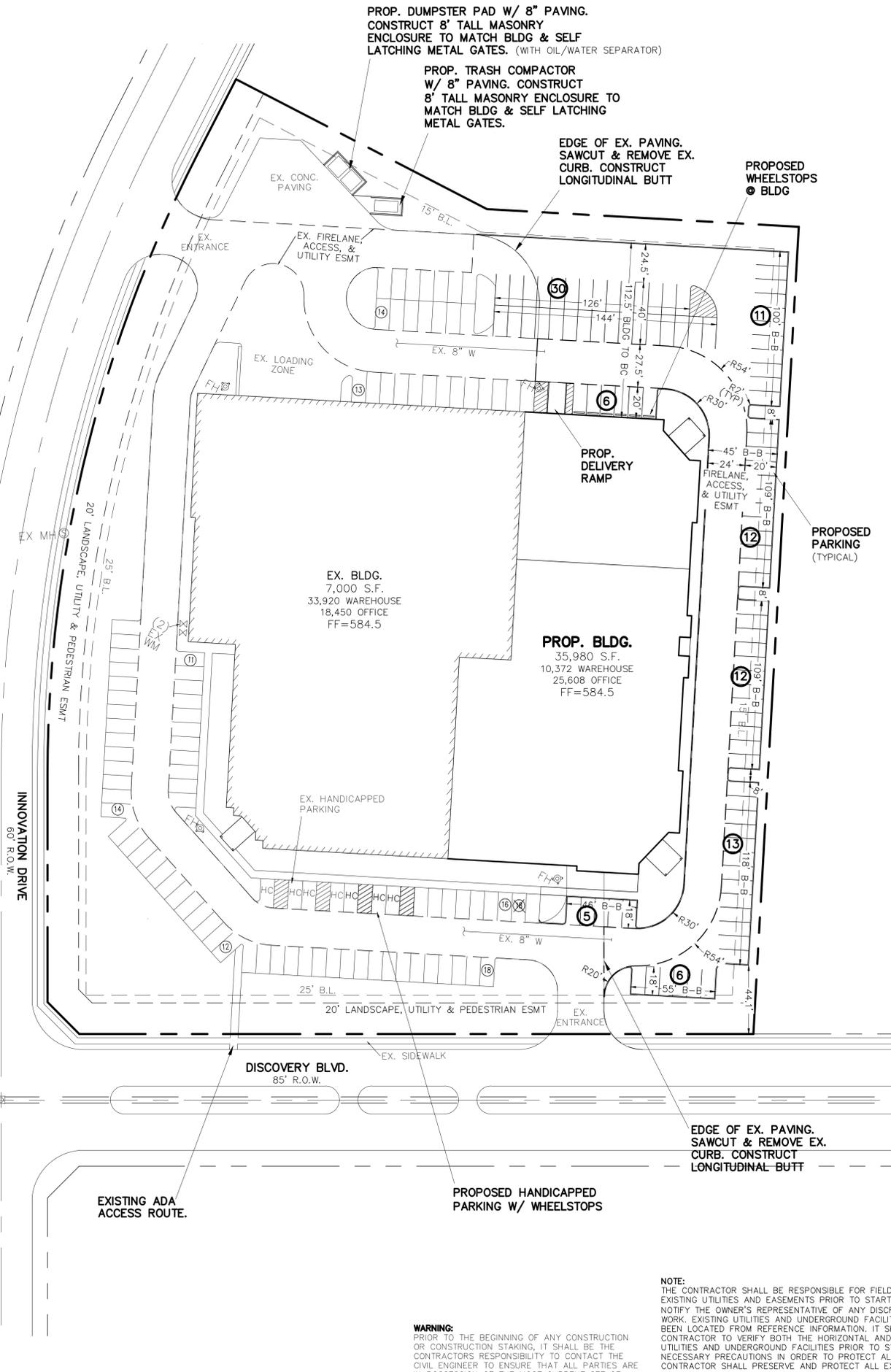


City of Rockwall

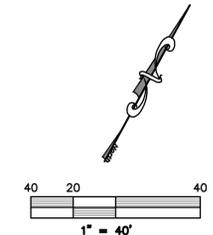
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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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SITE DATA:

LOT AREA: 5.69 Acres, 247,899 sq. ft.
 LOT COVERAGE: 35.64%
 FLOOR TO AREA RATIO: 2.8:1
 BUILDING AREA: EX: 52,370 sq.ft. PROP: 35,980 sq.ft. TOTAL = 88,350 sq.ft.
 CONSTRUCTION TYPE: XX
 BUILDING HEIGHT: 20'
 BUILDING SETBACKS: Front = 25', Rear = 15', Side = 15'
 PROPOSED USE: Office/Warehouse
 IMPERVIOUS AREA (including buildings): xx sq.ft.
 ZONING: LI
 PARKING: Required: Office 1 space/300 Ex (18450/300) = 62 Prop (25,608/300) = 86 Warehouse 1 space/1000 Ex (33,920/1000) = 34 Prop (10,372/1000) = 11 Handicap = 7 Total required = 193 Provided: Standard: Existing 98 Proposed 95 Handicapped = 7 Total Provided = 193
 LANDSCAPE AREA: Required: 37,185 sq.ft. (15%) Provided: xx sq.ft.
 FIRE SPRINKLER: YES

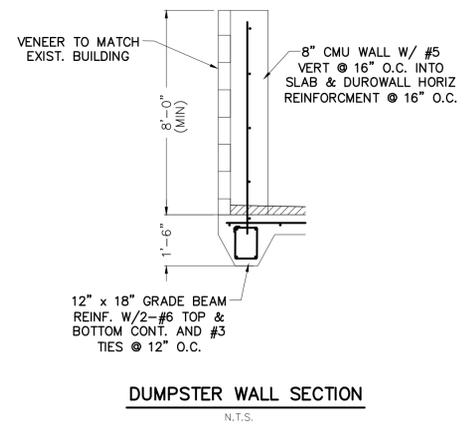
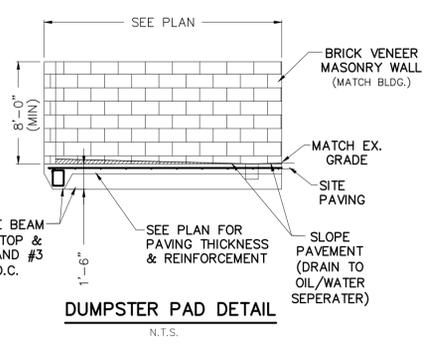
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LEGEND

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- (S) = EX. SS MANHOLE
- ∞/WV = EX. WATER VALVE
- PP = EX. POWER POLE
- = EX. TELEPHONE BOX
- ⊙ = EX. STORM MANHOLE
- FH = EX. FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
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- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- [Pattern] = PROPOSED FIRELANE
- [Pattern] = PROPOSED SIDEWALK

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CASE #

SITE PLAN

OFFICE WAREHOUSE PROJECT

2500 DISCOVERY BLVD
 ROCKWALL TECHNOLOGY PARK ADDITION
 Lot 2C, Blk D, 5.69 ACRES
 City of Rockwall, Rockwall County, Texas 75087

owner
Z06 PROPERTIES, LLC

CONTACT
 prepared by

MONK CONSULTING ENGINEERS
 1200 W. State Street, Garland Texas 75040
 972 272-1763 Fax 972 272-8761

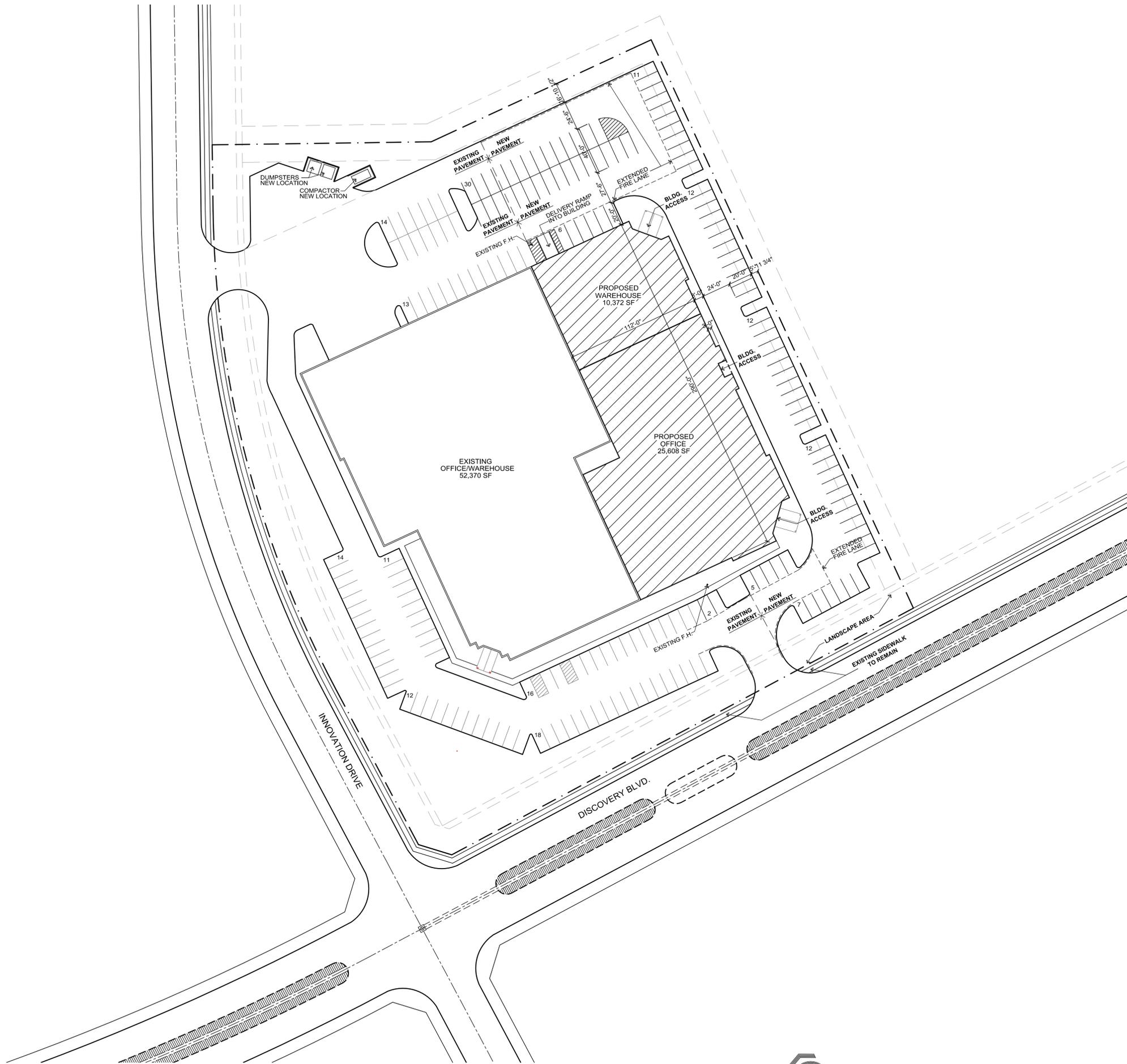
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PROJECT NO.: 2018-15 REG. NO.: F-2567

date: 12/13/18 scale: 1"=40' sheet: C101

WARNING:
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SITE DATA TABLE	
SITE AREA	5.691 ACRES (247,900 SF)
ZONING	HEAVY INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA-	
OFFICE AREA:	25,608 SF
WAREHOUSE AREA:	10,372 SF
TOTAL AREA:	35,980 SF
EXISTING BUILDING AREA-	
OFFICE AREA:	18,450 SF
WAREHOUSE AREA:	33,920 SF
TOTAL AREA:	52,370 SF
LOT COVERAGE	36%
FLOOR TO AREA RATIO	0.36 : 1
BUILDING HEIGHT	60 ft. MAX

PARKING TABLE	
PROPOSED PARKING-	
OFFICE PARKING:	1:300 = 86
WAREHOUSE PARKING:	1:1000 = 11
TOTAL PARKING:	97 SPACES
EXISTING PARKING-	
OFFICE PARKING:	1:300 = 62
WAREHOUSE PARKING:	1:1000 = 34
TOTAL PARKING:	96 SPACES
PARKING REQUIRED	193 SPACES (7 ADA)
PARKING PROVIDED	195 SPACES (7 ADA)

ISSUE:	
OWNER REVIEW	12-14-2018
REVISED	11-5-2018

SOFTKRIGHT NOTICE: This plan is submitted for review under the provisions of the "architectural work" under the Copyright Act of 1976. The protection of this work is hereby acknowledged. As amended January 2005. The protection of this work is hereby acknowledged. Under such protection, unauthorized use of this work, including reproduction, building, or construction, may result in civil or monetary liability.

OFFICE/WAREHOUSE PROJECT
for
ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX 75032

ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

ZO6 Properties LLC.
<small>LEGAL DESCRIPTION AND OR ADDRESS:</small> LOT 2c, BLOCK D Rockwall Technology Park Rockwall, Texas Volume X, Page XX map of Records of Rockwall County Texas 5.691 Acres
OWNER ZO6 Properties LLC. 2500 Discovery Blvd. Rockwall, TX 75032
APPLICANT Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com
CASE NUMBER 2018XXX

ARCHITECTURAL SITE PLAN

DATE:	DEC 2018	SHEET NO:	A100
PROJECT NO:	2018034		
DRAWN BY:			
CHECKED BY:			





CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/15/2019

APPLICANT: Jeff Carol of *Carol Architects*

AGENDA ITEM: **SP2018-042**; *Site Plan for Office/Warehouse Building Expansion*

SUMMARY:

Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

PURPOSE AND BACKGROUND INFORMATION:

On February 19, 2001, the City Council approved a site plan [*i.e. Case No. PZ2001-014*] for a proposed 52,370 SF warehouse/manufacturing facility on the subject property. On December 21, 2018, the applicant submitted an application requesting the approval of an amended site plan for the purpose of expanding the facility by incorporating an additional ~35,980 SF to the east side of the building. The purpose of the expansion is to add additional office/warehouse space. This will increase the overall square footage of the building to 88,350 SF. The warehouse/manufacturing facility is located within the REDC Technology Park, and is situated on a 5.690-acre parcel of land that is identified as Lot 3, Block D, Rockwall Technology Park Addition. The site is more specifically located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and is zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a manufacturing/office facility is permitted *by-right* in a Light Industrial (LI) District. The subject property has two (2) existing points of ingress and egress, one (1) along Innovation Drive and one (1) along Discovery Boulevard. Based on the site plan, the development will connect to the existing drives by extending a 24-foot drive aisle (*which is also a Fire Lane, Public Access and Utility Easement*) along the eastern side of the subject property. The proposed development will incorporate an additional 95 parking spaces with the expansion, and will bring the total parking count up to 193 parking spaces. This meets the requirements for parking stipulated by of Table 3, *Parking Requirement Schedule*, of Article VI, *Parking and Loading*, of the UDC.

With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>12,500 SF</i>	<i>5.690-Acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>100-Feet</i>	<i>x>435-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>x>490-Feet; In Conformance</i>

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>x>100-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>0-Feet + ½ H</i>	<i>N/A; Double Frontage</i>
<i>Minimum Side Yard Setback</i>	<i>0-Feet + ½ H</i>	<i>x>55-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>120-Ft</i>	<i>x=20-ft; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>~35.6%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>x>90%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>193</i>	<i>193 Provided; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20% Each Facade</i>	<i>x=0%; Variance Required</i>
<i>Minimum Landscaping Percentage</i>	<i>10%</i>	<i>x=15%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>x<90%; In Conformance</i>

LANDSCAPE/TREESCAPE PLAN:

The applicant has submitted a letter indicating all trees being removed from the site are primarily Cedar trees that are less than 11-caliper inches DBH (*i.e. diameter breast height*), and are considered non-protected trees; however one (1) Oak tree measuring four (4) caliper inches will be removed. The applicant will satisfy the mitigation balance by providing eight (8) 3½-inch caliper trees (*i.e. 28-inches*) to the site.

EXCEPTION REQUESTS:

Based on the applicant's submittal staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

1) *Building Materials.*

- a) *Stone.* According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, a minimum of 20% stone is required on all building façades. In this case, the applicant is not proposing the use of stone.
- b) *Tilt Wall.* According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, the use of concrete tilt-up walls may be permitted on a case-by-case basis by the Planning and Zoning Commission. The proposed building is 100% tilt-wall construction.

Section 5.01.A.2, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve exceptions to the material requirements pending the applicant provide building elevations, a material sample board, and justification for the exception(s) being requested. In this case, the applicant has provided staff with a building rendering and building elevations, and has stated that the purpose of the request is to match the existing buildings materials.

2) *Articulation.*

- a) *Primary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) time the walls height without a architectural/entryway element. In this case, the proposed building does not incorporate any vertical projections and only has minimal horizontal projections on primary façades.

- b) *Secondary Building Façades*. According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, secondary facades require projections associated with entryways and architectural elements. Specifically, the secondary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does not incorporate any vertical projections and very minimal horizontal projections on secondary façades.

Section 5.01.C.3, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve exceptions to the articulation requirements. In making this determination the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. In this case, since the existing structure was approved under superseded articulation requirements, the approval of the exception will not weaken the City's ability to enforce the general purpose of the current articulation requirements. In addition, the applicant has stated that the purpose of the request is to match the existing building's form, which makes up the majority of the visible frontage along Discovery Boulevard and Innovation Drive.

These exceptions are discretionary decisions for the Planning and Zoning Commission and only require approval by a simple majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

ARCHITECTURAL REVIEW BOARD:

On January 2, 2019, the Architectural Review Board (ARB) failed to establish a quorum, with Board Members Roberts, Mitchell, Tovar, Miller, Johnson, and Niell. Since the ARB failed to hold a meeting, the ARB will provide recommendations at the January 15, 2019 Planning and Zoning Commission meeting.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, then staff would offer the following conditions of approval:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the 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.

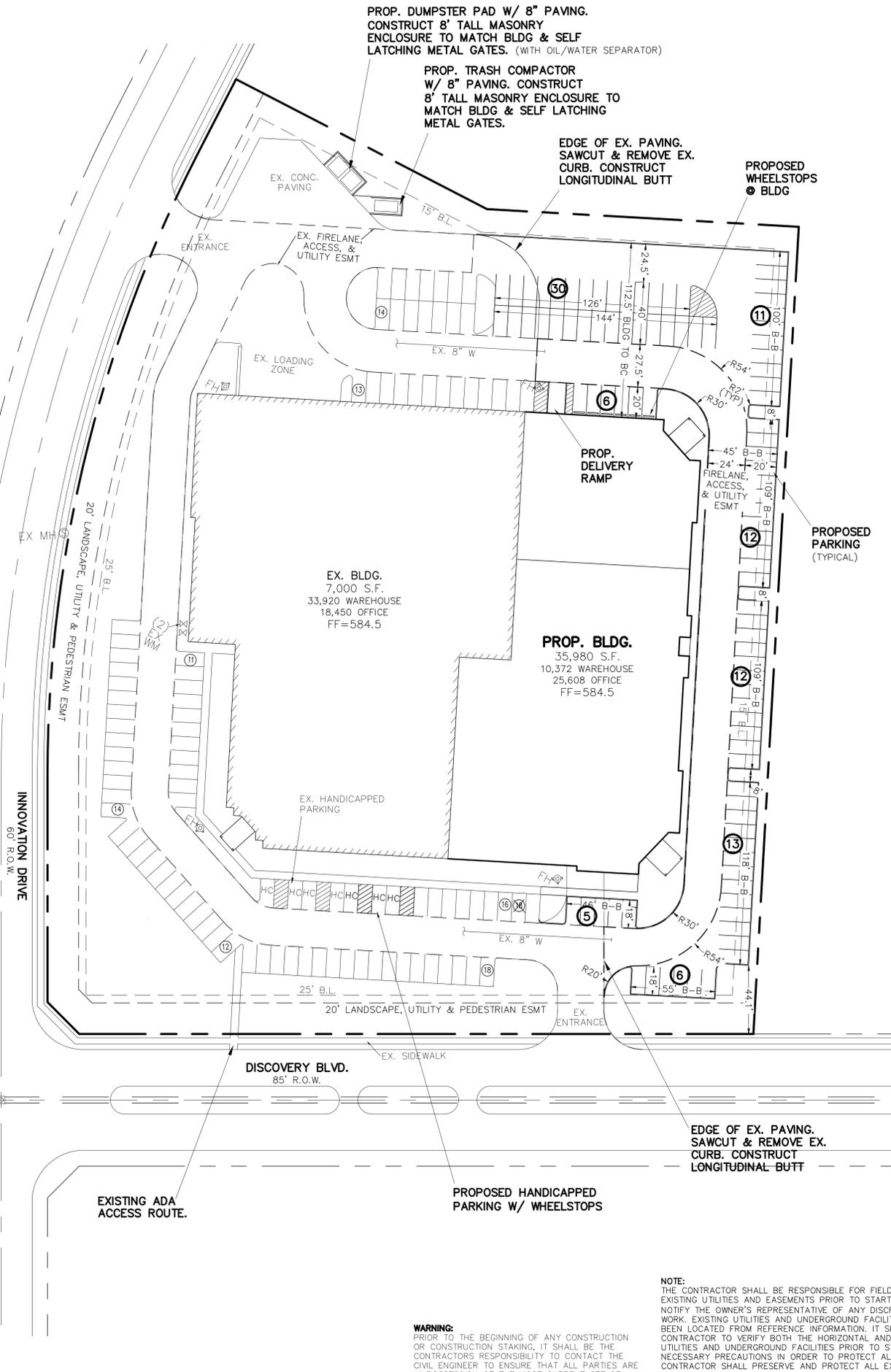


City of Rockwall

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.





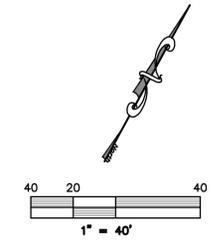
PROP. DUMPSTER PAD W/ 8" PAVING.
CONSTRUCT 8" TALL MASONRY
ENCLOSURE TO MATCH BLDG & SELF
LATCHING METAL GATES. (WITH OIL/WATER SEPARATOR)

PROP. TRASH COMPACTOR
W/ 8" PAVING. CONSTRUCT
8" TALL MASONRY ENCLOSURE TO
MATCH BLDG & SELF LATCHING
METAL GATES.

EDGE OF EX. PAVING.
SAWCUT & REMOVE EX.
CURB. CONSTRUCT
LONGITUDINAL BUTT

PROPOSED
WHEELSTOPS
@ BLDG

- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 5) NO SAND UNDER SIDEWALKS.



LOCATION MAP
(NOT TO SCALE)

SITE DATA:

LOT AREA:
5.69 Acres, 247,899 sq. ft.

LOT COVERAGE:
35.64%

FLOOR TO AREA RATIO:
2.8:1

BUILDING AREA:
EX: 52,370 sq.ft.
PROP: 35,980 sq.ft.
TOTAL = 88,350 sq.ft.

CONSTRUCTION TYPE:
XX

BUILDING HEIGHT:
20'

BUILDING SETBACKS:
Front = 25'
Rear = 15'
Side = 15'

PROPOSED USE:
Office/Warehouse

IMPERVIOUS AREA
(including buildings):
xx sq.ft.

ZONING:
LI

PARKING:
Required:
Office 1 space/300
Ex (18450/300) = 62
Prop (25,608/300) = 86
Warehouse 1 space/1000
Ex (33,920/1000) = 34
Prop (10,372/1000) = 11
Handicap = 7
Total required = 193

Provided:
Standard:
Existing 98
Proposed 95
Handicapped = 7
Total Provided = 193

LANDSCAPE AREA:
Required: 37,185 sq.ft. (15%)
Provided: xx sq.ft.

FIRE SPRINKLER:
YES

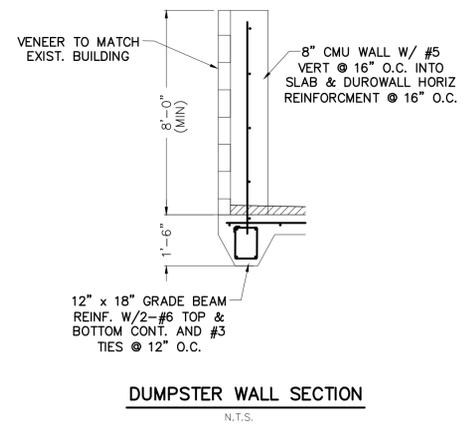
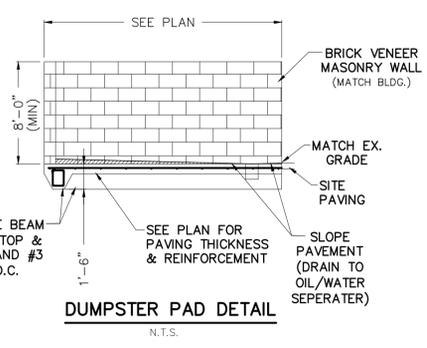
* THERE ARE EX BUILDINGS ON THIS SITE.

- PAVING NOTES:**
- 1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
 - 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 5) NO SAND UNDER PAVING.

EX. FIRE SPRINKLER TO BE TIED IN TO NEW BUILDING

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 OF ACCURACY OF DESIGN.

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.



LEGEND

- = PROPERTY LINE
- EX. W- = EX. WATER LINE
- EX. SS- = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- ∞/WV = EX. WATER VALVE
- PP = EX. POWER POLE
- ☐ = EX. TELEPHONE BOX
- ⊙ = EX. STORM MANHOLE
- FH = EX. FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- [Pattern] = PROPOSED FIRELANE
- [Pattern] = PROPOSED SIDEWALK

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE #

SITE PLAN

OFFICE WAREHOUSE PROJECT

2500 DISCOVERY BLVD
ROCKWALL TECHNOLOGY PARK ADDITION
Lot 2C, Blk D, 5.69 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
Z06 PROPERTIES, LLC

CONTACT
prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

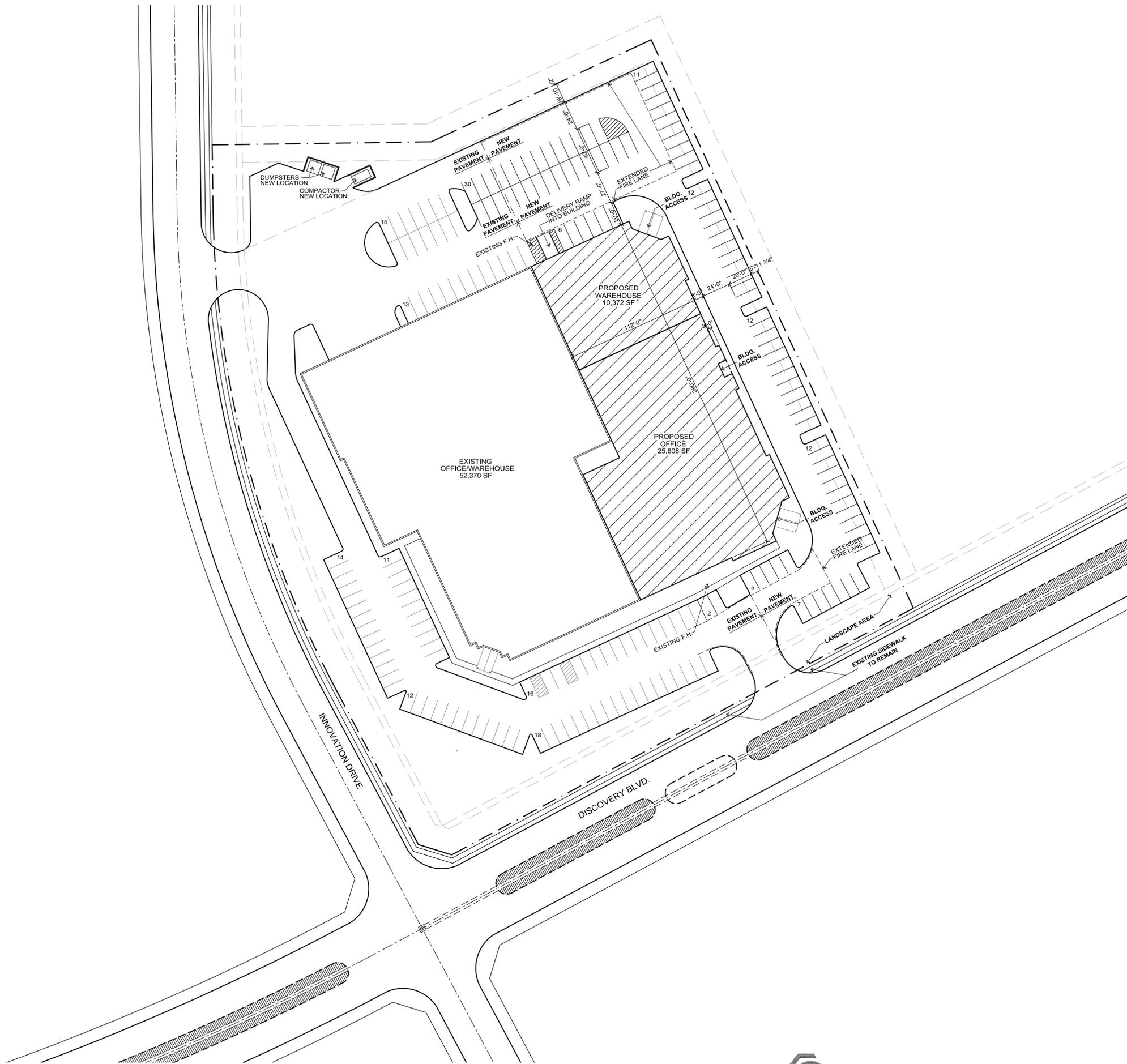
© 2018 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2018-15 REG. NO.: F-2567

date: 12/13/18 scale: 1"=40' sheet: C101

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



SITE DATA TABLE	
SITE AREA	5.691 ACRES (247,900 SF)
ZONING	HEAVY INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA- OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	25,608 SF 10,372 SF 35,980 SF
EXISTING BUILDING AREA- OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	18,450 SF 33,920 SF 52,370 SF
LOT COVERAGE	36%
FLOOR TO AREA RATIO	0.36 : 1
BUILDING HEIGHT	60 ft. MAX

PARKING TABLE	
PROPOSED PARKING- OFFICE PARKING: WAREHOUSE PARKING: TOTAL PARKING:	1:300 = 86 1:1000 = 11 97 SPACES
EXISTING PARKING- OFFICE PARKING: WAREHOUSE PARKING: TOTAL PARKING:	1:300 = 62 1:1000 = 34 96 SPACES
PARKING REQUIRED	193 SPACES (7 ADA)
PARKING PROVIDED	195 SPACES (7 ADA)

ISSUE:	OWNER REVIEW	12-14-2018
	REVISED	11-5-2018

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OFFICE/WAREHOUSE PROJECT
 for
Z06 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX 75032

Z06 PROPERTIES LLC.
 2500 DISCOVERY BLVD.
 ROCKWALL, TX

CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

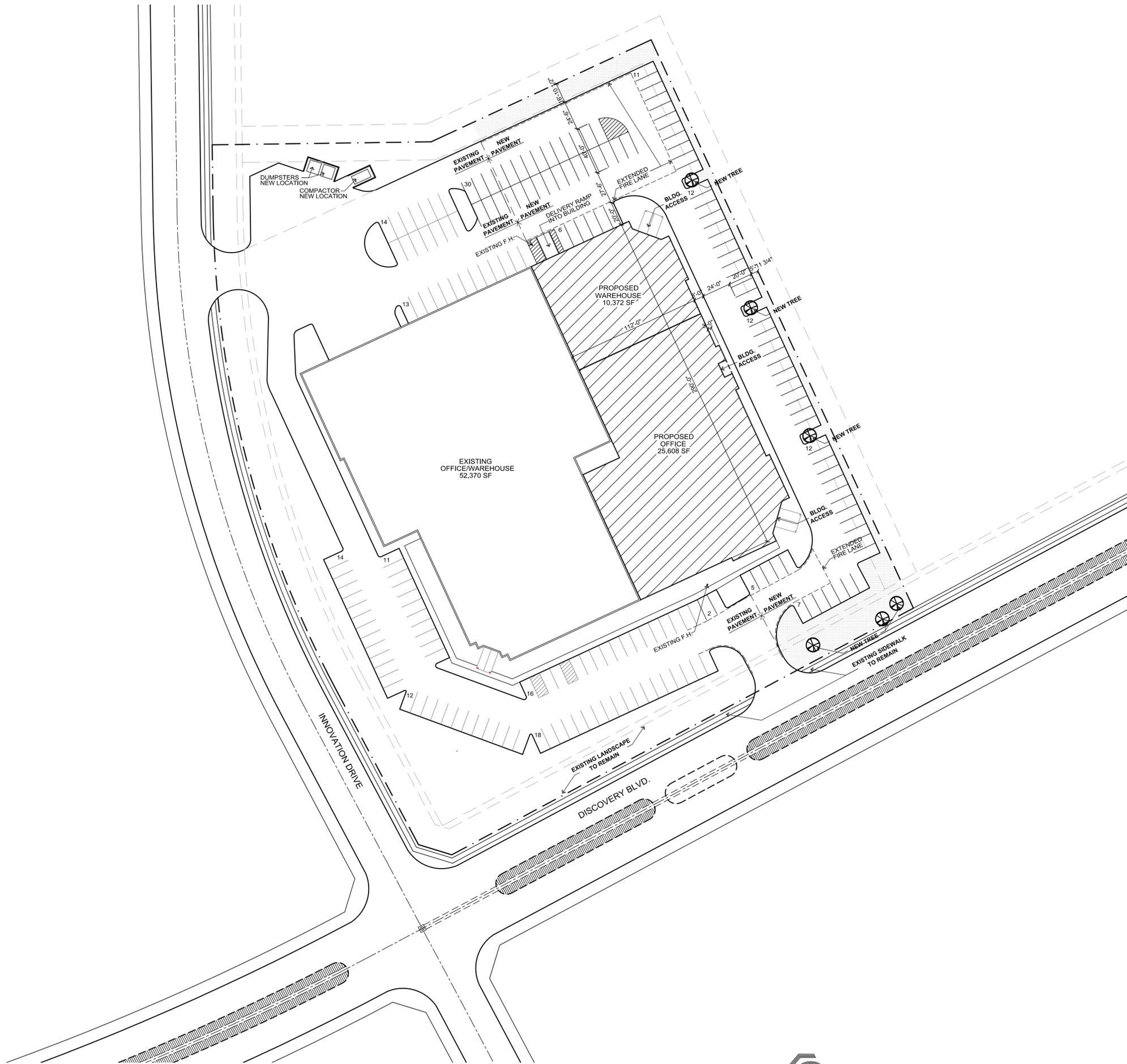
Z06 Properties LLC.	
<small>LEGAL DESCRIPTION AND/OR ADDRESS:</small>	
LOT 2c, BLOCK D Rockwall Technology Park Rockwall, Texas Volume X, Page XX map of Records of Rockwall County Texas 5.691 Acres	
<small>OWNER</small>	
Z06 Properties LLC. 2500 Discovery Blvd. Rockwall, TX 75032	
<small>APPLICANT</small>	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com	
<small>CASE NUMBER</small>	
2018XXX	

ARCHITECTURAL SITE PLAN

DATE:	DEC 2018	SHEET NO:	
PROJECT NO:	2018034		
DRAWN BY:			A100
CHECKED BY:			







SITE DATA TABLE	
SITE AREA	5.691 ACRES (247,900 SF)
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PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA-	
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TOTAL AREA:	35,980 SF
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TOTAL AREA:	52,370 SF
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FLOOR TO AREA RATIO	0.36 : 1
BUILDING HEIGHT	60 ft. MAX

PARKING TABLE	
PROPOSED PARKING-	
OFFICE PARKING:	1:300 = 86
WAREHOUSE PARKING:	1:1000 = 11
TOTAL PARKING:	97 SPACES
EXISTING PARKING-	
OFFICE PARKING:	1:300 = 62
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TOTAL PARKING:	96 SPACES
PARKING REQUIRED	193 SPACES (7 ADA)
PARKING PROVIDED	195 SPACES (7 ADA)

LANDSCAPE TABULATION

Gross Area	(5.691 acres)	= 247,899 S.F.
Required Landscape Area - 15% of 247,899 S.F.		= 37,185 S.F.
Provided Landscape Area - 15% of 247,899 S.F.		= 37,185 S.F.
Provided Parking Area Landscape		= 1/12 Spaces Along Side Yard

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL	QTY
Frontage 115 LF (NIC DRIVES) = 3 trees - Live Oak, 3" caliper	3 Each
Parking Area = 3 trees - Live Oak, 3" caliper	3 Each
Grass to match existing species onsite	10,558 S.F.

NOTES:
 - IRRIGATION SHALL BE PROVIDED TO ALL LANDSCAPED AREAS
 - TREESCAPE PLAN - NO EXISTING TREES

ZO6 Properties LLC.	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2c, BLOCK D Rockwall Technology Park Rockwall, Texas Volume X, Page XX map of Records of Rockwall County Texas 5.691 Acres	
OWNER	
Z06 Properties LLC. 2500 Discovery Blvd. Rockwall, TX 75032	
APPLICANT	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com	
CASE NUMBER	
2018XXX	

ISSUE: OWNER REVIEW 12-14-2018

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OFFICE/WAREHOUSE PROJECT
 for
ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX 75032

ZO6 PROPERTIES LLC.
 2500 DISCOVERY BLVD.
 ROCKWALL, TX

CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

LANDSCAPING PLAN

DATE: DEC 2018 SHEET NO:
 PROJECT NO: 2018034
 DRAWN BY:
 CHECKED BY:





750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

January 7, 2019

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

Re: Z06 Site Plan Submission
Case # 2018042

Planning,

We are submitting comments to the tree survey shown on the Landscape plan. The existing trees being removed in phase 2 of this proposed development are mature Cedar trees totaling 108 caliper Inches. There is one existing Live Oak tree located in an existing parking Island which will be removed. This one Oak tree has a caliper of 4".

Total tree caliper being removed = 112" and 108" are not counted towards mitigation, leaving 4"
Total tree caliper to be provided = 28" (8 trees at 3-1/2" each).
leaving a net gain of 24" caliper.

Sincerely,

Jeff Carroll
Architect.



January 30, 2019

ATTN: JEFF CARROLL
CARROLL ARCHITECTS
750 E. IH-30, SUITE 110
ROCKWALL, TX 75087

RE: SITE PLAN (SP2018-042), 2500 Discovery Blvd.

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 01/15/2019. The following is a record of all recommendations, voting records and conditions of approval:

STAFF RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, then staff would offer the following conditions of approval:

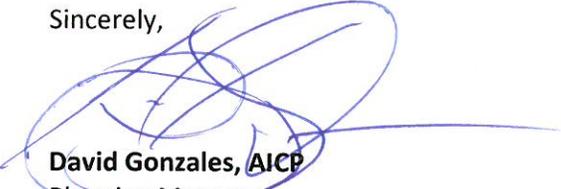
- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;*
- 2) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building 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 January 15, 2019, the Planning and Zoning Commission approved a motion to approve a site plan request with staff conditions by a vote of 7 to 0. Additionally, the motion included approval of exceptions to the Unified Development Code standards for building materials and articulation as outlined in staff's report.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning Manager
Planning & Zoning Department
City of Rockwall, TX