



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2018-052 P&Z DATE 12/11/18 CC DATE 12/17/18 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ 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

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☒ HOA MAP
- ☒ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STANDARD ONLY

PLANNING &

FILING CASE NO.

2008-052

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 (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

259 RANCH TRAIL, ROCKWALL, TX 75032

Subdivision

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

SUP JUST EXPIRED

Current Use

SF

Proposed Zoning

SUP FOR SAME PLAN

Proposed Use

MINI-STORAGE

Acreage

APPROX. 7.5 ACRES

Lots [Current]

Lots [Proposed]

- ☐ **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

ROCKWALL RETAIL INVESTORS, LLC

☐ Applicant

SAME

Contact Person

RUSSELL PHILLIPS

Contact Person

Address

521 MORaine WAY

Address

City, State & Zip

HEATH, TX 75032

City, State & Zip

Phone

469 446 7734

Phone

E-Mail

RPHIL404@AOL.COM

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Russell Phillips [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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of November, 2018. 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."

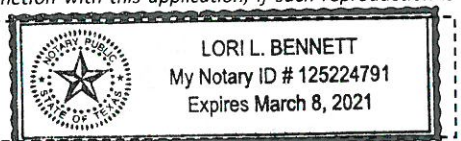
Given under my hand and seal of office on this the 16th day of November, 2018.

Owner's/Applicant's Signature

Russell Phillips

Notary Public in and for the State of Texas

Lori L. Bennett



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: 11/19/2018

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, 11/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/27/2018 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: Z2018-052

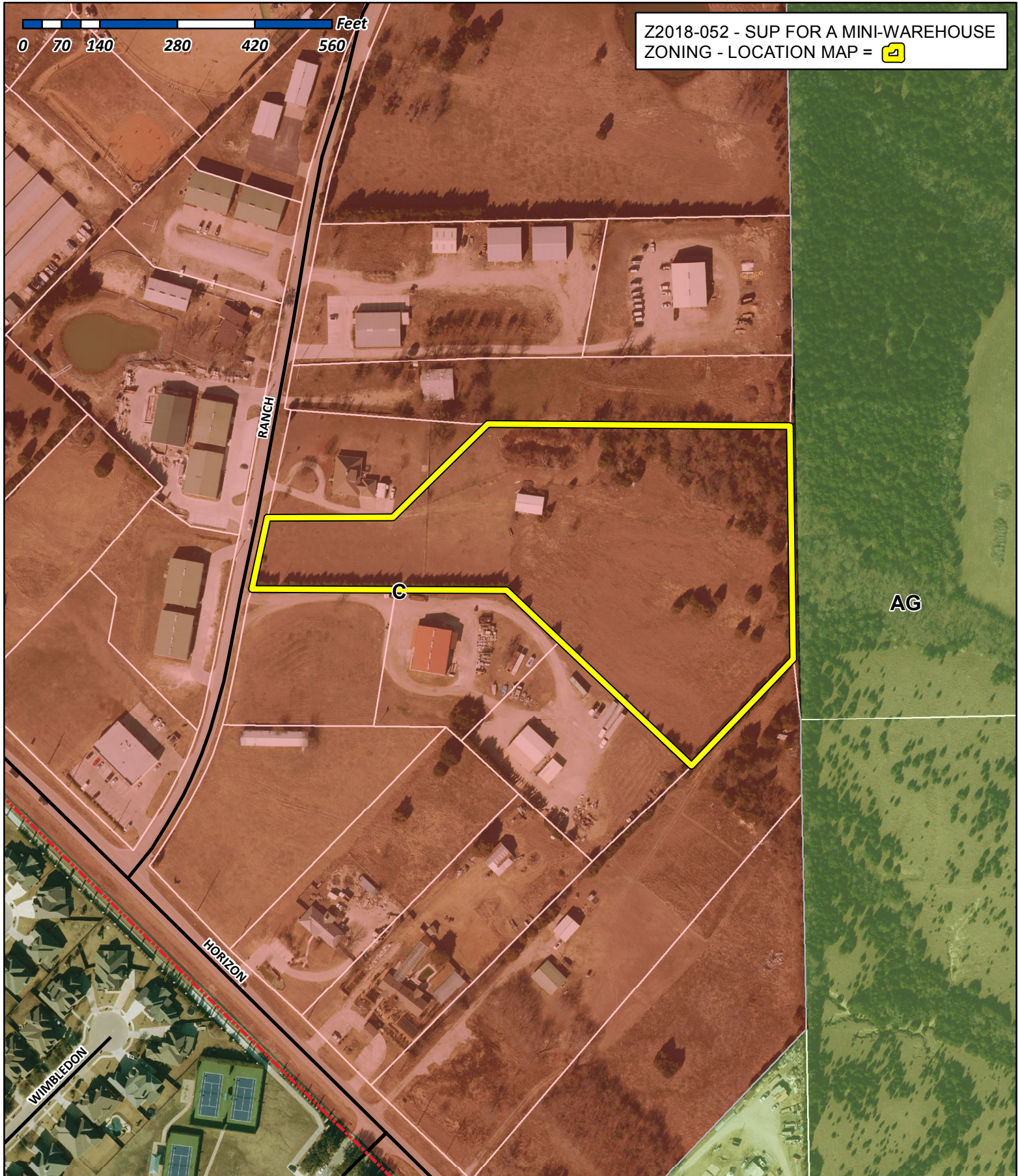
Project Name: SUP for 259 Ranch Trail

Project Type: ZONING

Applicant Name: ROCKWALL RETAIL INVESTORS, LLC.

Owner Name: ROCKWALL RETAIL INVESTORS, LLC.

Project Description:



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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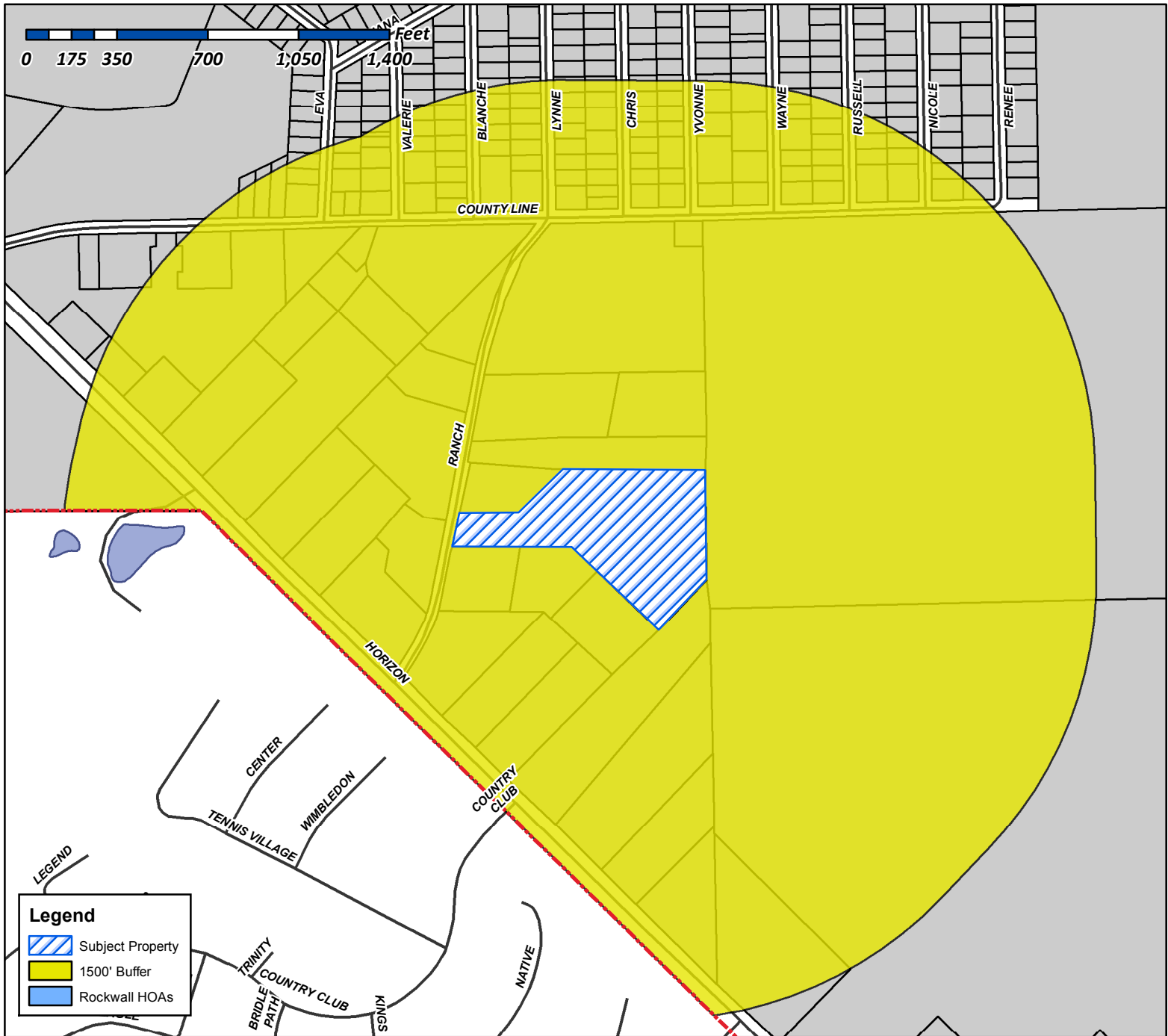




City of Rockwall

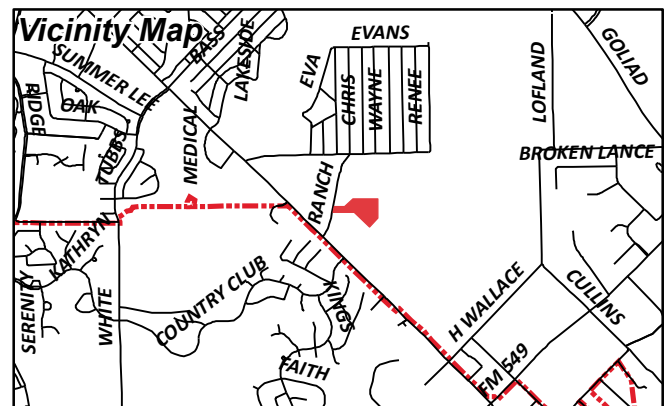
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Case Number: Z2018-052
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) Distinct
Case Address: 259 Ranch Trail

Date Created: 11/20/2018
For Questions on this Case Call (972) 771-7745

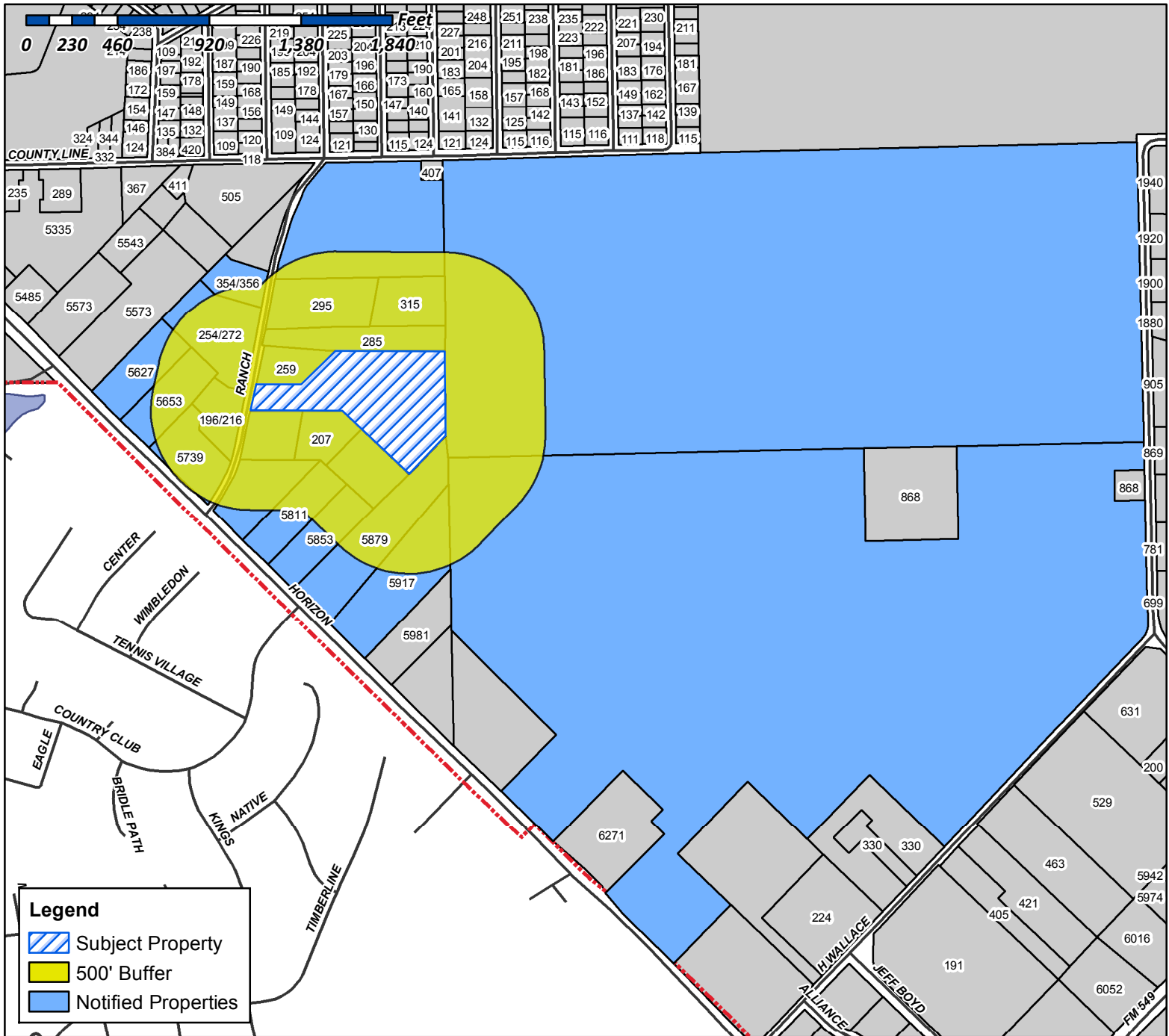
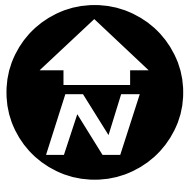




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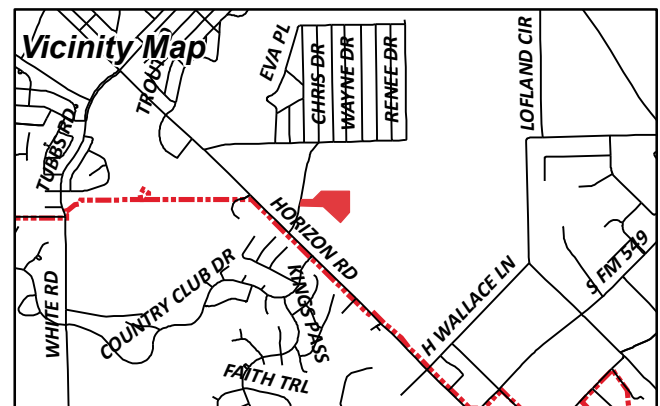
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Case Number: Z2018-052
Case Name: SUP for a Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 259 Ranch Trail

Date Created: 11/20/2018

For Questions on this Case Call (972) 771-7745



JTS ALLIANCE, INC
16 MEADOWLAKE DR
HEATH, TX 75032

LAVIOLETTE JANICE &
DANNY LEE LUMMUS
1625 N WHISTLING STRAITS AVE #402
FAYETTEVILLE, AR 72704

CURRENT RESIDENT
196/216 RANCH TRL
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

RIDGE POINTE HORIZON LP
2255 RIDGE RD #208
ROCKWALL, TX 75087

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
254/272 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
259 RANCH TRAIL
ROCKWALL, TX 75032

ROCKWALL RETAIL INVESTORS LLC
2701 SUNSET RIDGE DR #607
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

AGARWAL ASHWANI K & RACHNA
3435 ASBURY ST
DALLAS, TX 75205

KUMAR ATUL
3435 ASHBURY ST
DALLAS, TX 75205

CURRENT RESIDENT
354/356 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

TRUMAN HEIGHTS LLC
4714 PARKWOOD DR
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5653 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5739 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5811 FM3097
ROCKWALL, TX 75032

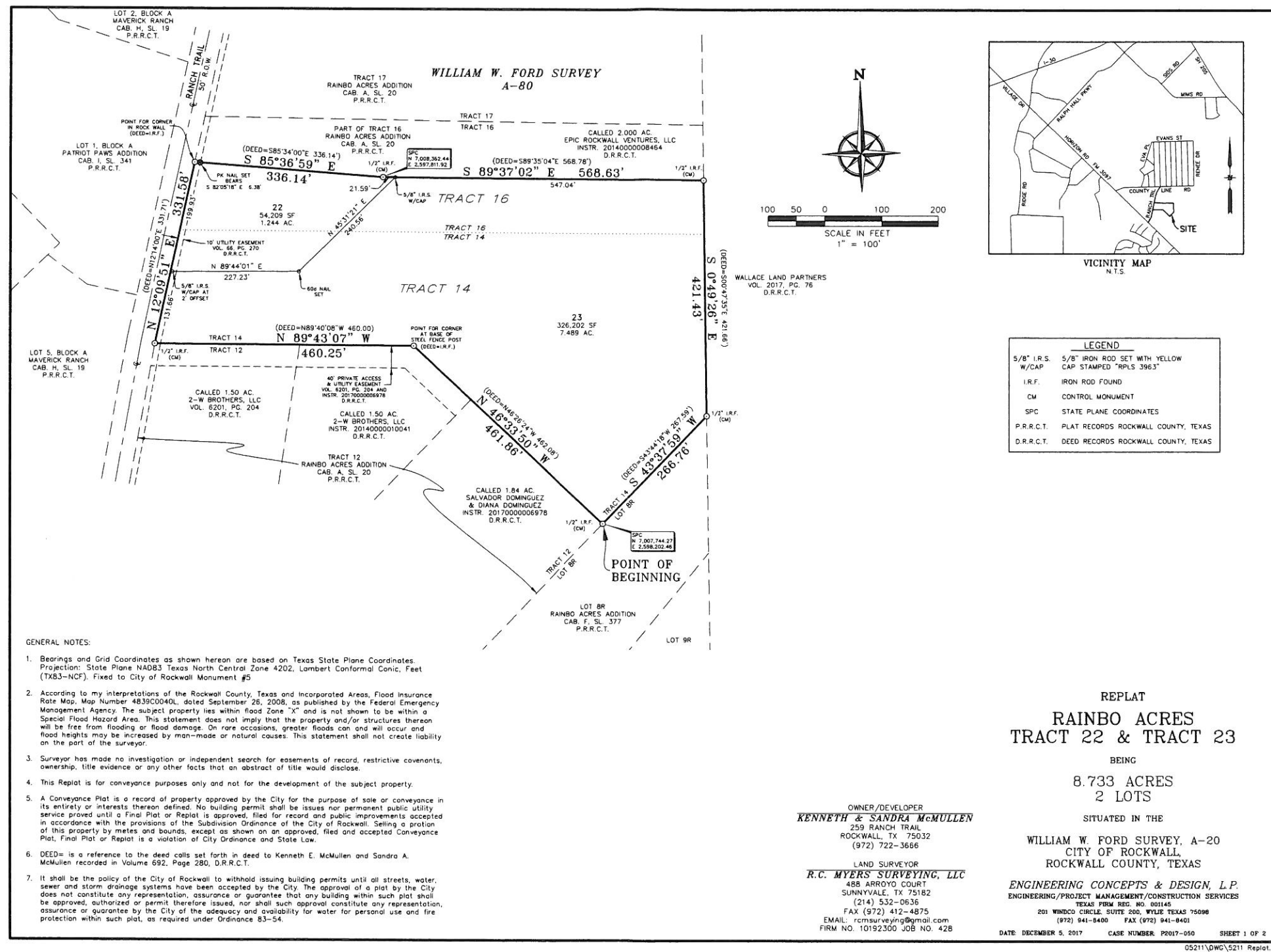
CURRENT RESIDENT
5853 FM3097
ROCKWALL, TX 75032

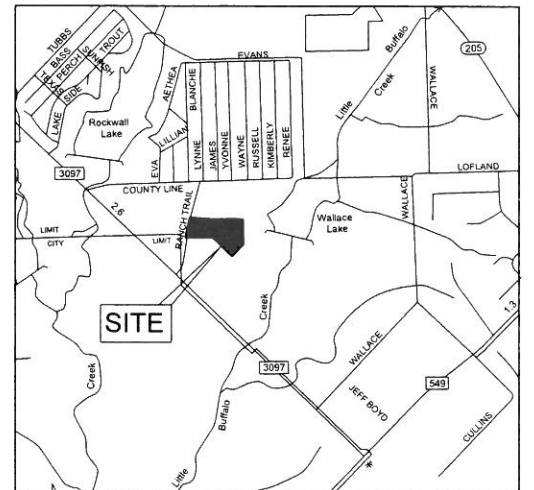
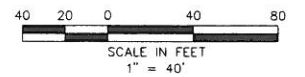
MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5917 FM3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

JERRY KISICK CUSTOM HOMES INC
PROFIT SHARING TRUST
6505 W PARK BLVD O
PLANO, TX 75093





1.84 ACRES WALLACE
LAND PARTNERS 2017/76

PARKING LEGEND

STANDARD SINGLE PARKING STALL (9'x18')

SITE INFORMATION

LOT COVERAGE (MAX 35.5%)
= (115,742 + 210,460) / 326,202 = 1.8%
IMPERVIOUS AREA (MAX 90%) = 115,742 / 326,202 = 35.5%
FLOOR RATIO (4:1 MAX) = **%
LANDSCAPE AREA = 210,460 / 326,202 = 64.5%

HEIGHT OF PROP. STRUCTURES:
BLDG. 1 HT. 9'-6" TO 10'-9" MAX
BLDG. 2 HT. 8'-6" TO 9'-6" MAX
BLDG. 3 HT. 8'-6" TO 9'-0" MAX
BLDG. 4 HT. 8'-6" TO 9'-0" MAX
BLDG. 5 HT. 8'-6" TO 9'-0" MAX
BLDG. 6 HT. 8'-6" TO 9'-0" MAX
BLDG. 7 HT. 8'-6" TO 9'-0" MAX








PROP USE OF STRUCTURES: MINI PUBLIC STORAGE WAREHOUSES

SITE SETBACK PER 'C' ZONING

FRONT: 30' BUILDING LINE SETBACK
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

OWNER/DEVELOPER
ROCKWALL RETAIL INVESTORS, LLC
 521 MORaine WAY
 HEATH, TX 75032
 Telephone: 469.446.7734

"Case No. SP2018-***"

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSWH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XFR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL CO. TX.
D.R.R.C.T.	DEEDS RECORDS ROCKWALL CO. TX.
	EDGE OF ASPHALT
	WIRE FENCE
	OVERHEAD ELECTRIC LINE
	PROPOSED FIRE HYDRANT
	CLEAN-OUT
	FIRE DEPARTMENT CONNECTION
	ABANDONED WATER/SEWER LINES REMOVE OVERHEAD DOWNHILL

PARKING CALCULATIONS:	
NEW OFFICE BUILDING - 1,620 SF	$1/300 = 6$ PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED -	6
TOTAL REGULAR PARKING SPACES -	12 REGULAR PARKING SPACES
TOTAL HANDICAP PARKING SPACES -	4 HANDICAP PARKING
TOTAL PARKING SPACES PROVIDED -	16 TOTAL PARKING

BENCHMARKS: CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION

ROCKWALL MONUMENT "RESET #1 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR NORTHWEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.

N: 7011544.252; E: 2590135.160; ELEVATION: 567.704

BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE.



ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

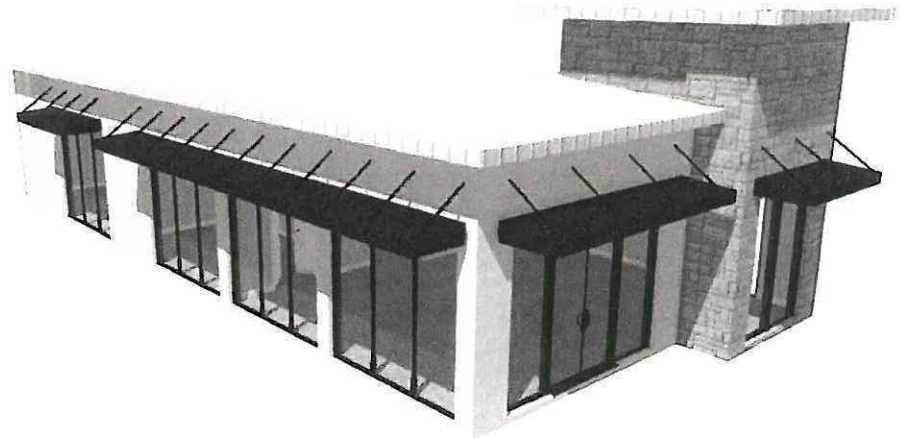
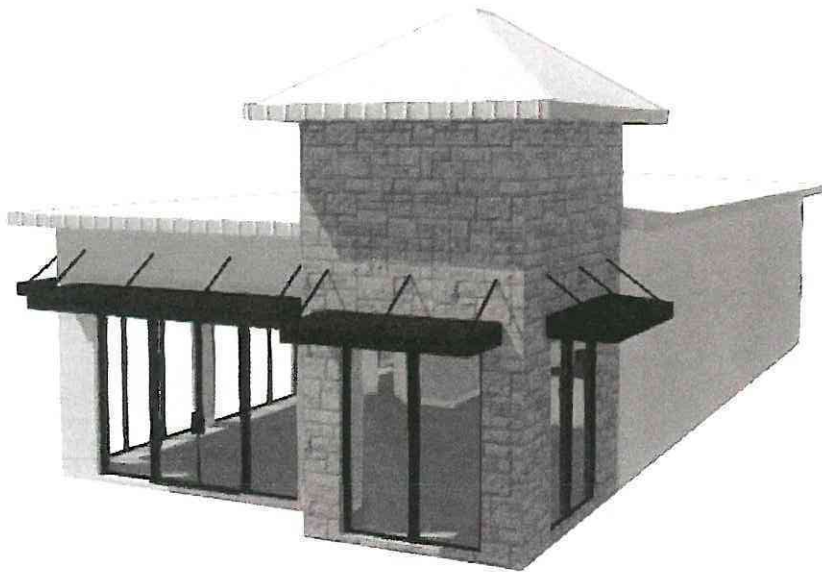
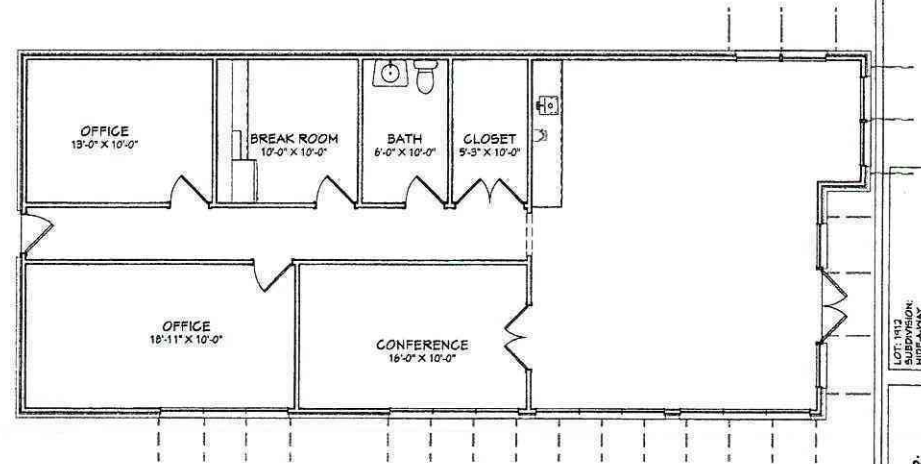
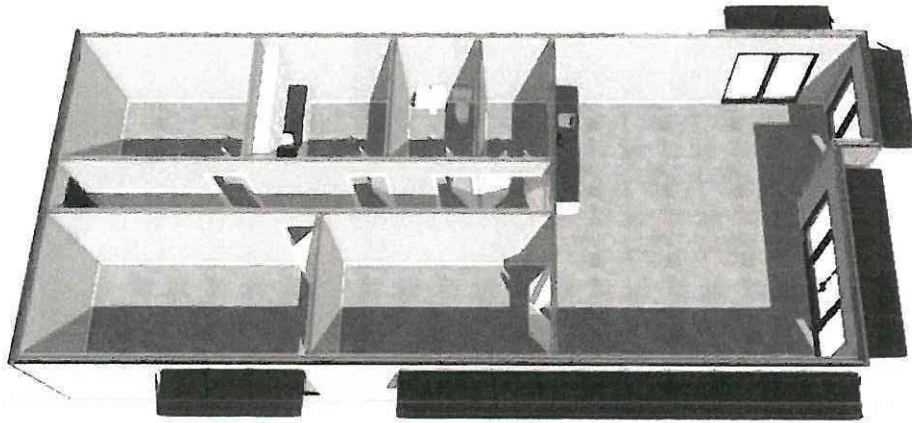
REVISIONS:	
DRAWN: TONY	DATE: NOVEMBER 14, 2018
CHECKED: TW	DATE:
PROJECT NO.: 5211	
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW AND
BIDDING ONLY.



SITE PLAN
WE STORE TEXAS
TRACT 22 & TRACT 23 OF RAINBOW ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
04
OF
17



LOT 142
SUBDIVISION
HIDE-A-WAY
ADDRESS
CITY, STATE
COUNTY

OFFICE FOR:
WE STORE TEXAS

DATE:

8/3/18

SCALE:

SHEET:

1



214-857-0241
ARCHIMATRIX.ORG

City of Rockwall

Project Plan Review History



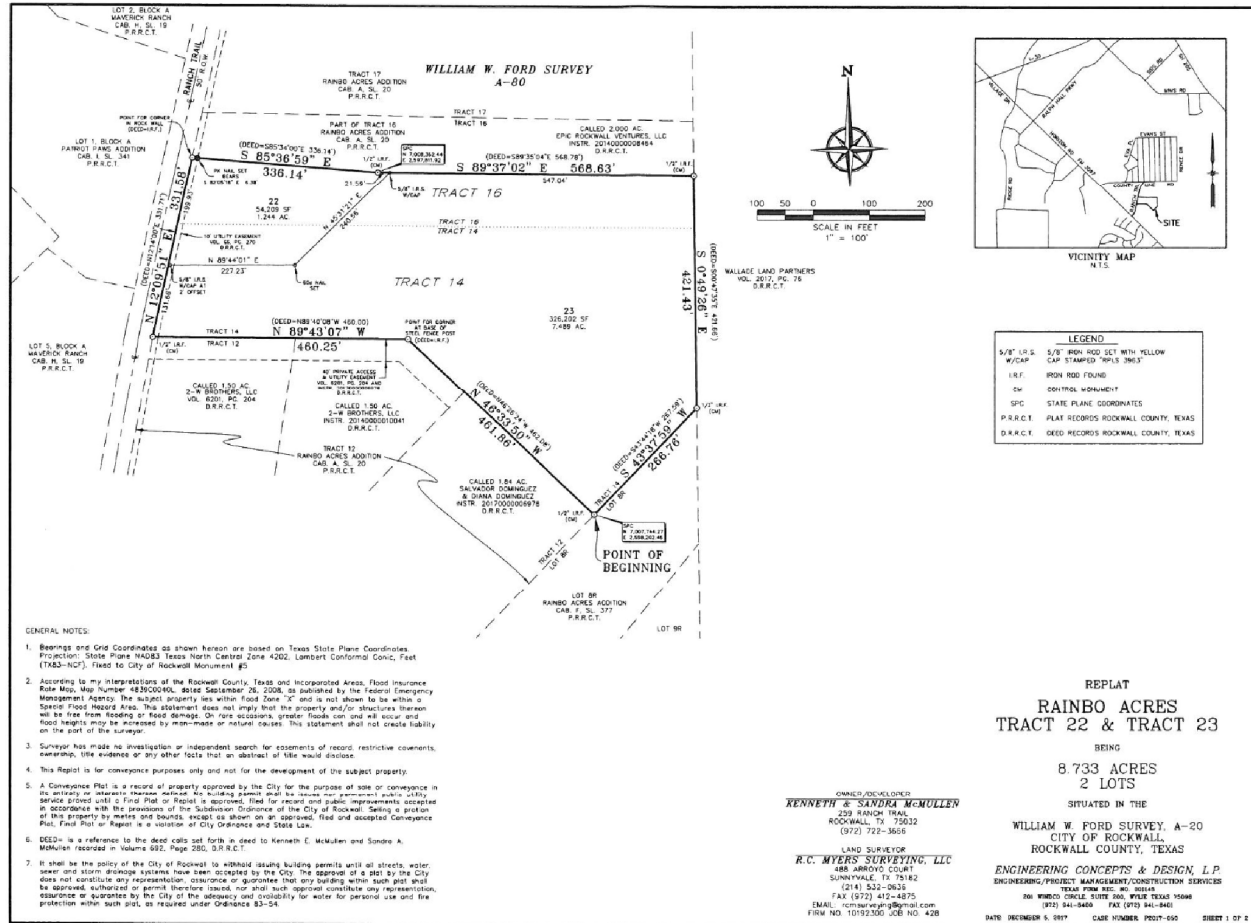
Project Number	Z2018-052	Owner	ROCKWALL RETAIL INVESTORS, LLC.	Applied	11/19/2018	LM
Project Name	SUP for 259 Ranch Trail	Applicant	ROCKWALL RETAIL INVESTORS, LLC.	Approved		
Type	ZONING			Closed		
Subtype	SUP			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	Zoning
259 RANCH TRAIL	ROCKWALL, TX 75032	

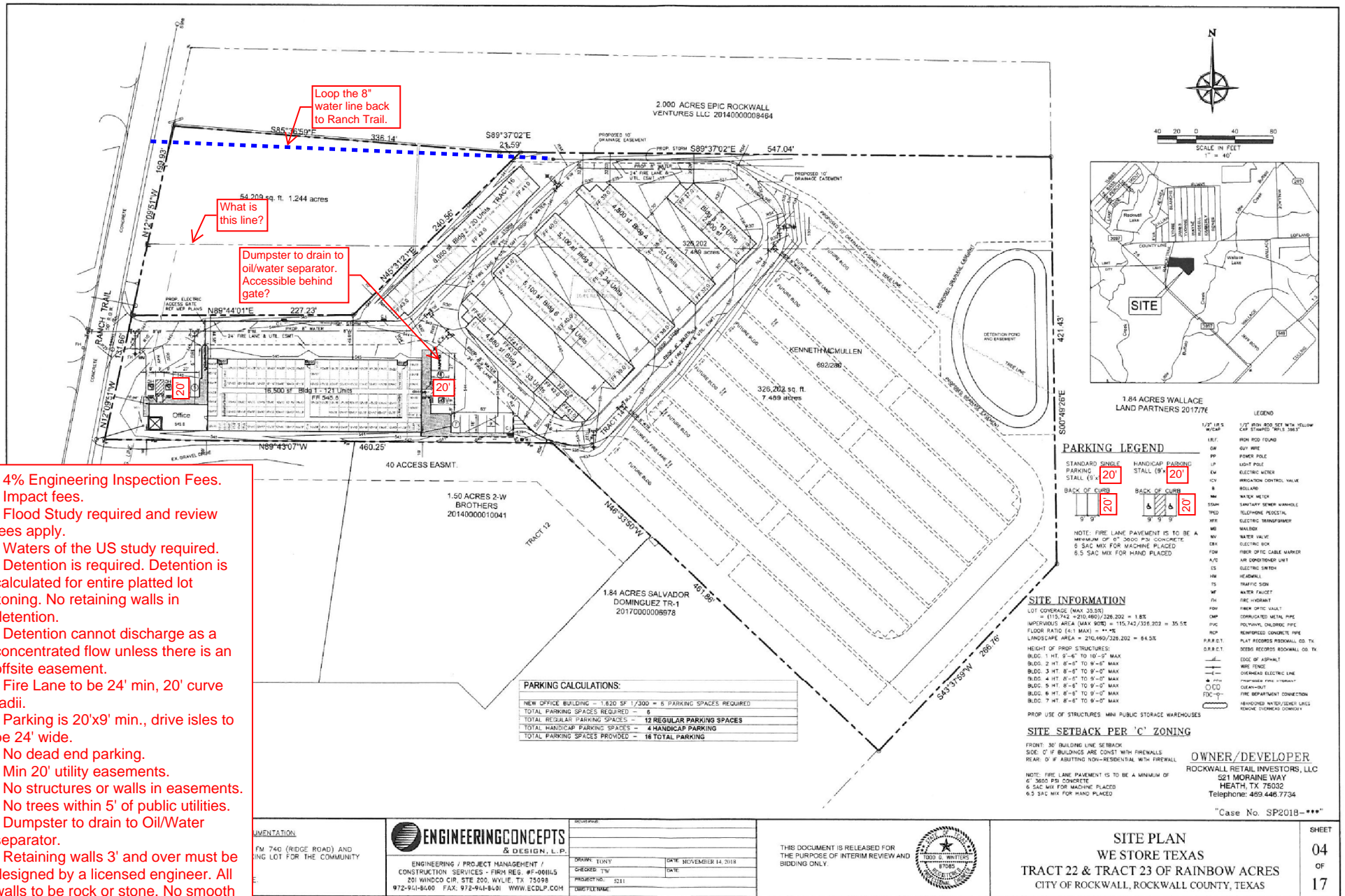
Subdivision	Tract	Block	Lot No	Parcel No	General Plan
RAINBOW ACRES	14 & PT 16	NULL	14 & PT 16	4720-0000-0014-00-OR	

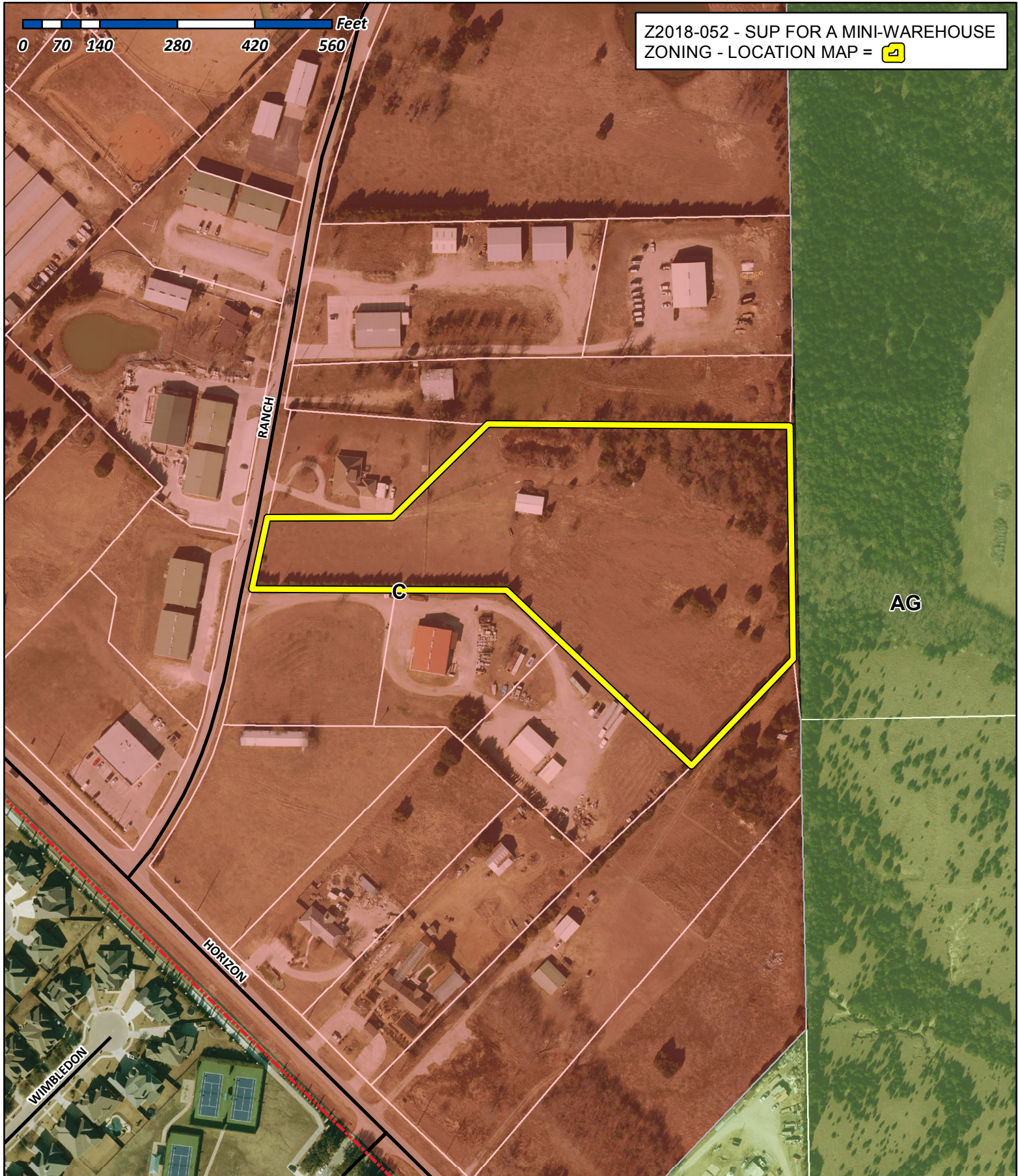
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/19/2018	11/26/2018	11/21/2018	2	APPROVED	
ENGINEERING (11/21/2018 10:22 AM SH) - Parking to be 20'x9'. No dead end parking. - Must loop water line back to Ranch Trail.	Sarah Hager	11/19/2018	11/26/2018	11/21/2018	2	COMMENTS	
<p>The following are items for your information for engineering review.</p> <ul style="list-style-type: none"> - 4% Engineering Inspection Fees. - Impact fees. - Flood Study required and review fees apply. - Waters of the US study required. - Detention is required. Detention is calculated for entire platted lot zoning. No retaining walls in detention. - Detention cannot discharge as a concentrated flow unless there is an offsite easement. - Fire Lane to be 24' min, 20' curve radii. - Parking is 20'x9' min., drive isles to be 24' wide. - No dead end parking. - Min 20' utility easements. - No structures or walls in easements. - No trees within 5' of public utilities. - Dumpster to drain to Oil/Water separator. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Sewer pro-rata \$94.41/acre. - Must meet all City Engineering Standards. 							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	11/19/2018	11/26/2018	11/21/2018	2	APPROVED	
PLANNING	Korey Brooks	11/19/2018	11/26/2018	11/21/2018	2	COMMENTS	COMMENTS
<p>This is a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of a Specific Use Permit (SUP) for a mini-warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road.</p> <p>1) For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>2) For reference, include the case number (SP2018-036) in the lower right hand corner of all pages on future submittals.</p> <p>3) The development shall generally conform to the Concept Plan depicted in Exhibit 'C' of this ordinance.</p> <p>4) The building elevations shall generally conform to the Concept Building Elevations depicted in Exhibit 'D' of this ordinance.</p> <p>5) The maximum number of storage units provided shall not exceed 293 units for the facility.</p> <p>6) The residential unit as an accessory to the permitted use shall not exceed 1,600 square feet.</p> <p>6) The residential unit may exceed one story, but shall not be greater than 36 feet in height.</p> <p>7) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles).</p> <p>8) Businesses shall not be allowed to operate within individual storage units.</p> <p>9) The commercial operation of rental trucks and trailers shall be prohibited.</p> <p>10) The developer shall maintain the treeline at the south, east, and north property lines.</p>							



- 4% Engineering Inspection Fees.
- Impact fees.
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- Waters of the US study required.
- Detention is required. Detention is calculated for entire platted lot zoning. No retaining walls in detention.
- Detention cannot discharge as a concentrated flow unless there is an offsite easement.
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- No structures or walls in easements.
- No trees within 5' of public utilities.
- Dumpster to drain to Oil/Water separator.
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- Must meet all City Engineering Standards.

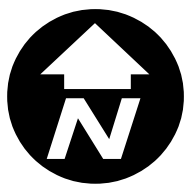




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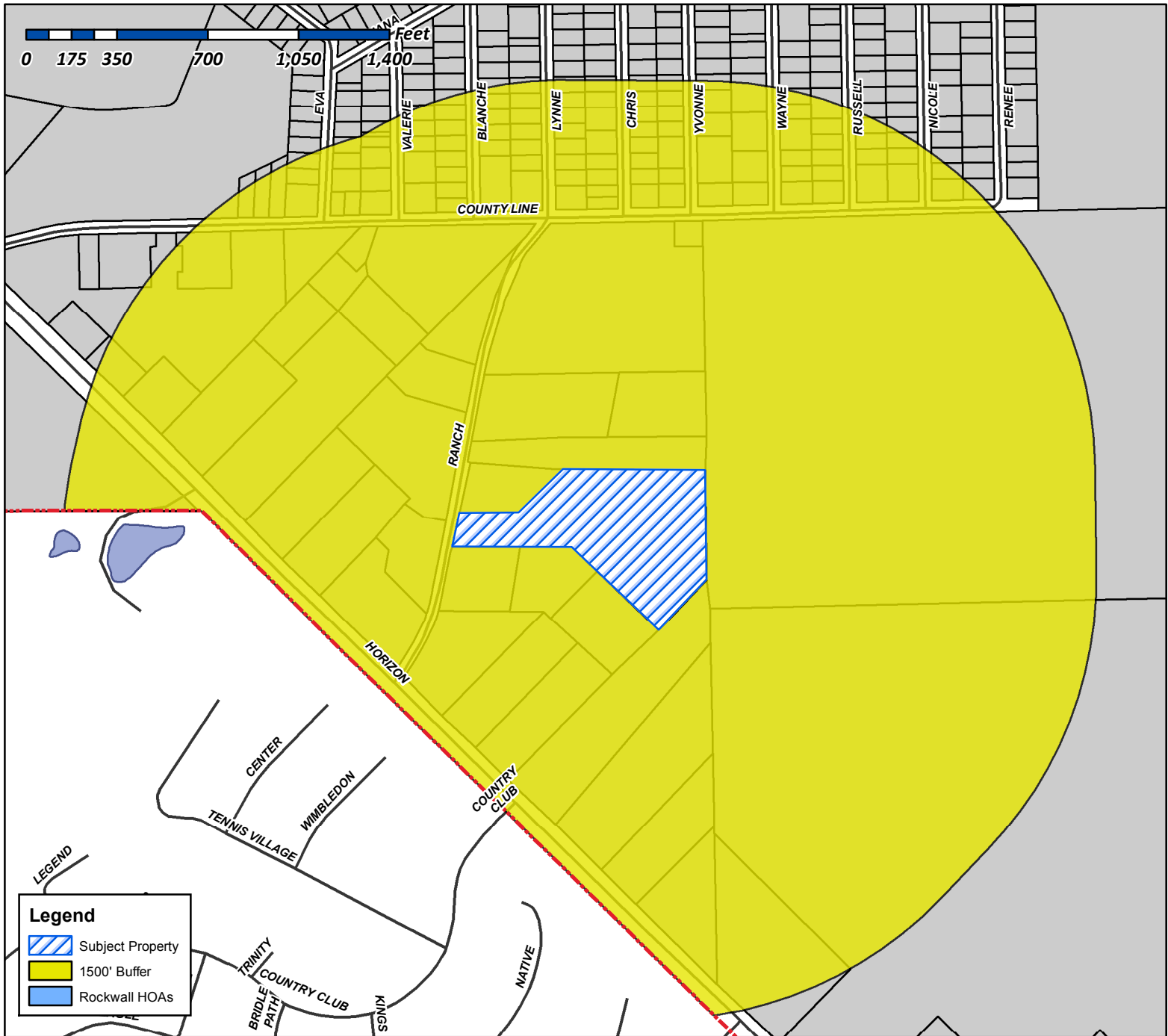




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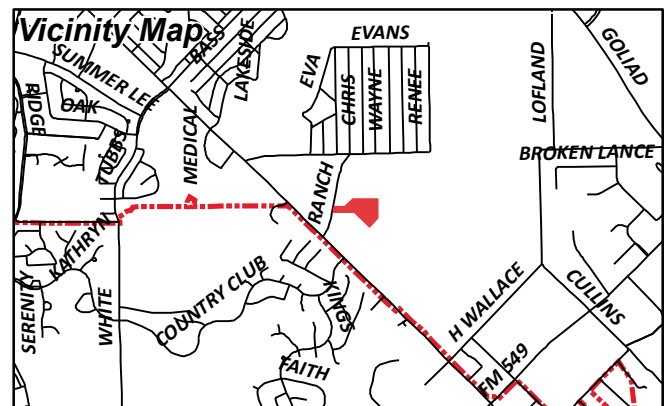
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Case Number: Z2018-052
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) Distinct
Case Address: 259 Ranch Trail

Date Created: 11/20/2018

For Questions on this Case Call (972) 771-7745

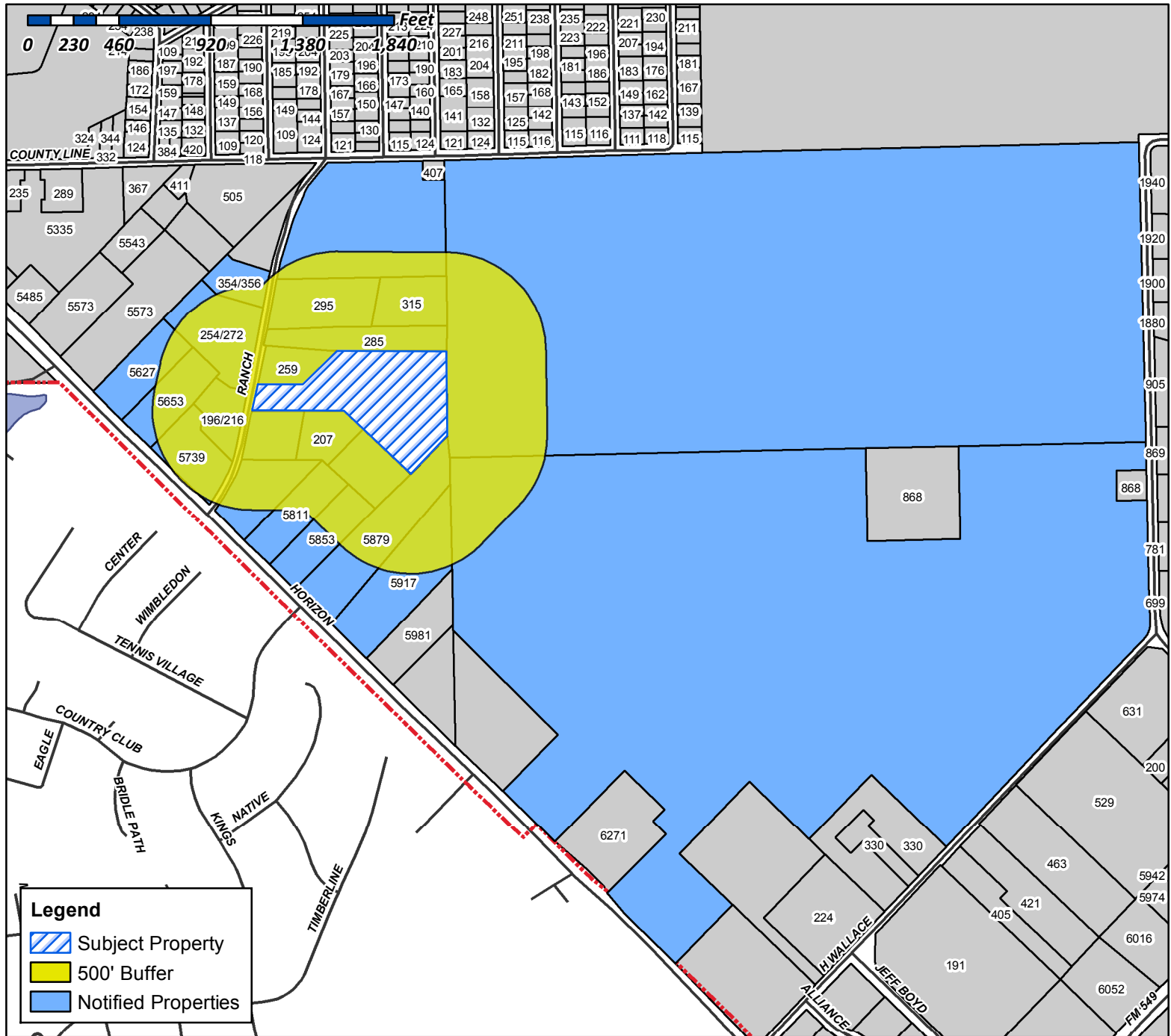
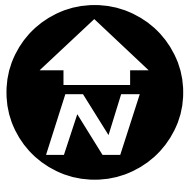




City of Rockwall

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

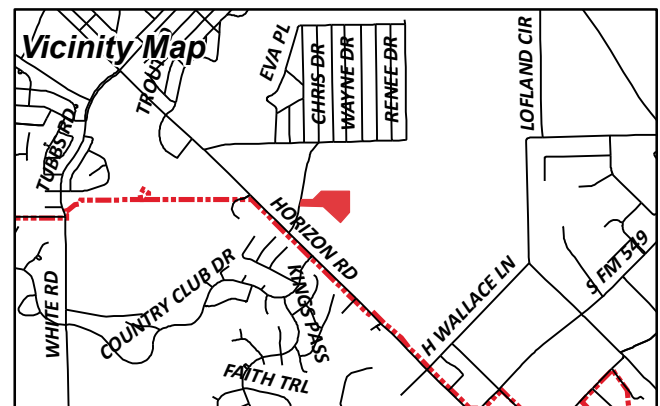
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Case Number: Z2018-052
Case Name: SUP for a Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 259 Ranch Trail

Date Created: 11/20/2018

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16 MEADOWLAKE DR
HEATH, TX 75032

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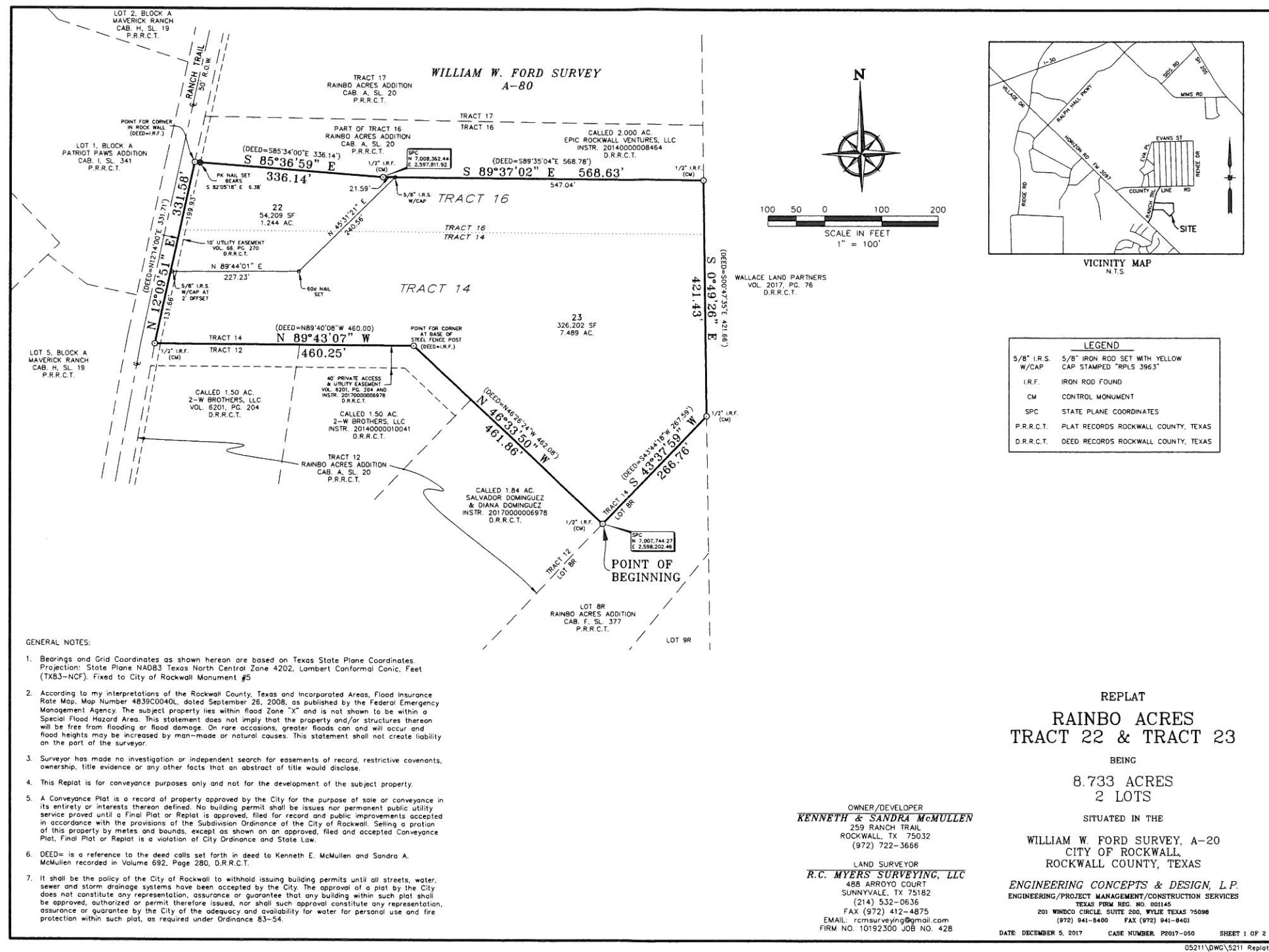
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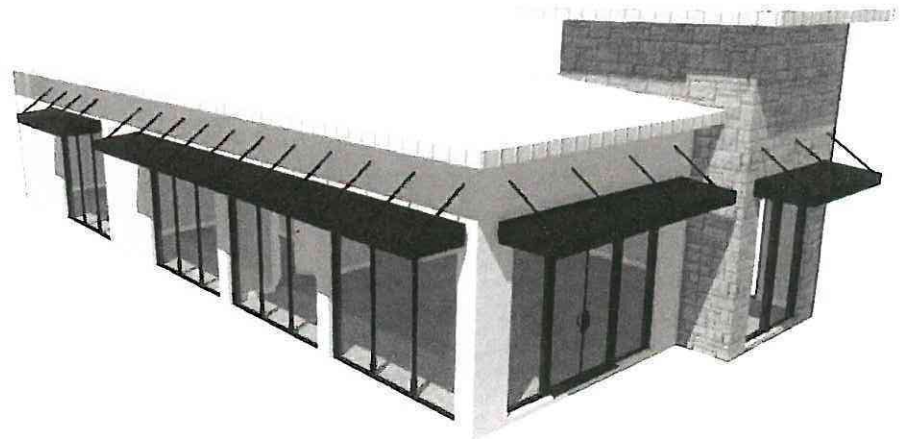
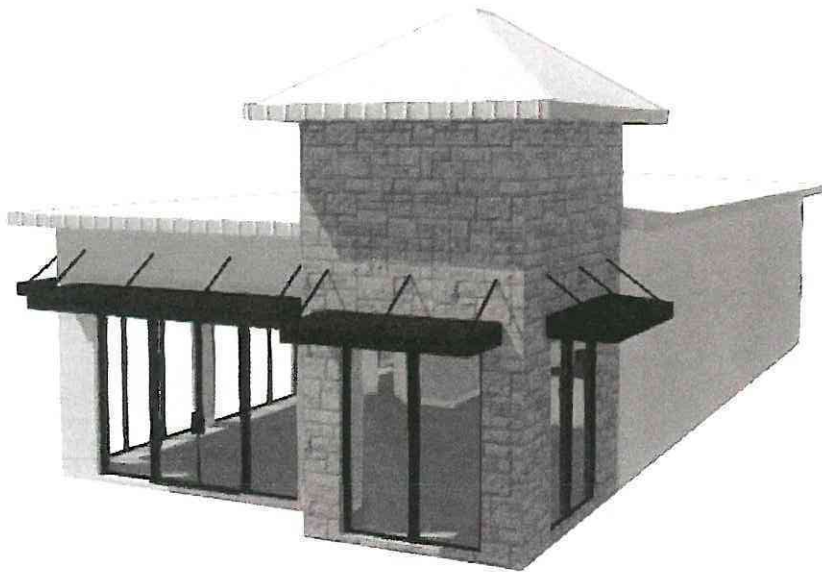
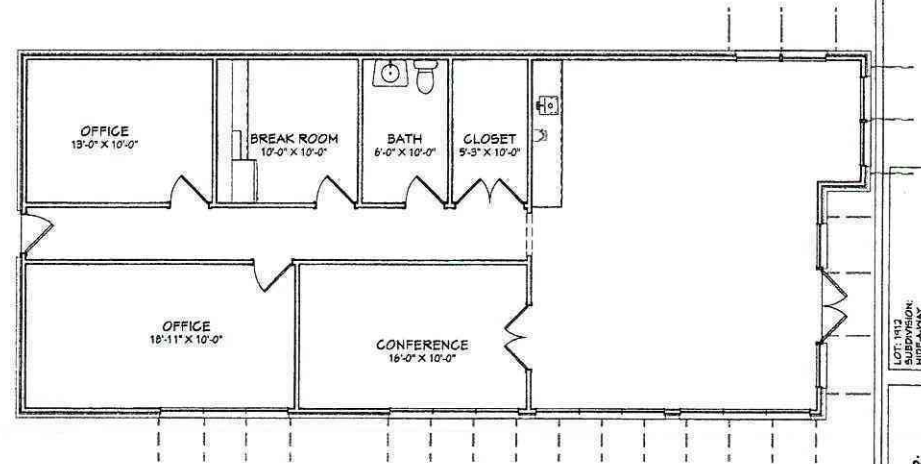
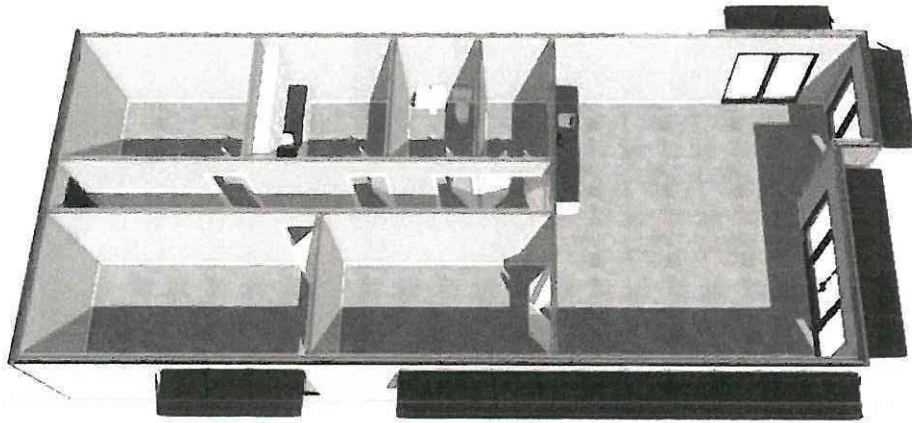
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JERRY KISICK CUSTOM HOMES INC
PROFIT SHARING TRUST
6505 W PARK BLVD O
PLANO, TX 75093





LOT 143
SUBDIVISION
HIDE-A-WAY
ADDRESS
CITY, STATE
COUNTY

OFFICE FOR:
WE STORE TEXAS

DATE:

8/3/18

SCALE:

SHEET:

1



214-857-0241
ARCHIMATRIX.ORG

CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/11/2018
APPLICANT: Russell Phillips
AGENDA ITEM: **Z2018-052**; *SUP for Mini-Warehouse*

SUMMARY:

Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of a Specific Use Permit (SUP) for a mini-warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On October 16, 2017, the City Council approved a Specific Use Permit (SUP) for a mini-warehouse on the subject property. Since that approval, the applicant has not made and subsequent submittals and the Specific Use Permit (SUP) expired on November 6, 2018. In response to this expiration, the applicant has resubmit a request for a Specific Use Permit (SUP) to allow a 575-unit *mini-warehouse facility*. According to the concept plan, the subject property will be developed in two (2) phases. Phase 1 will have seven (7) buildings totaling 293 units ranging from 16 units to 121 units per building. Phase 2 will have 12 buildings totaling 282 units ranging from ten (10) units to 32 units per building. The proposed mini-warehouse will have perimeter building that utilizes masonry on all exterior facades visible from the street. The interior buildings will utilize metal and will not be visible from the street. Staff should note that most of the surrounding buildings are constructed of metal. *Building One* will include the leasing office and climate-controlled units that are accessible internally in the building. The remaining buildings will have drive-up units with roll-up doors, which will be oriented so the roll-up doors will not face Ranch Trail or Horizon Road. The applicant is proposing to utilize landscape screening for the mini-warehouse facility to limit the visibility of the facility from Ranch Trail and Horizon Road. Additionally, the northeast portion of the subject property is wooded and will be preserved to provide landscape screening for adjacent properties.

According to Section 1.1, *Land Use 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), which is a discretionary decision for the Planning and Zoning Commission and the City Council. 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 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.

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:

<i>Code Requirement</i>	<i>Proposed Plan</i>	<i>Compliance</i>
The maximum site area shall not exceed five (5) acres.	7.489-Acres	Not In Conformance
The maximum number of storage units shall not exceed 125 units per acre.	575 total units.	In Conformance ¹
The maximum height shall not exceed one (1) story, except for the residential unit which shall be less than 36-feet.	The proposed buildings are one (1) story.	In Conformance
The minimum number of parking spaces required is two (2). Parking requirement is three (3) spaces plus one (1) per 100 units.	Nine (9) parking spaces are required and 16 parking spaces are provided.	In Conformance
No direct access from FM740, SH205, SH66, SH276, FM3097, FM552, FM549 or John King Boulevard.	The site does not have direct access from any roadway and is only accessible via Ranch Trail.	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 Landscape Plan provided 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 future paving will be concrete.	In Conformance
Roof shall have a minimum roof pitch of 1:3 and be constructed with metal standing seam.	The leasing office is the only building visible from the street and will have a minimum roof pitch of 1:3, however the remaining buildings will not.	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

Note: At 5-acres a maximum of 625 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 are commercial structures. Beyond this is vacant land adjacent to County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

South: Directly south of the subject property are commercial structures. Beyond this is vacant land that is adjacent to FM-3097, which is identified as a *M4D (Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. This area is zoned Commercial (C) District.

East: Directly east of the subject property is a large, vacant tract of land that is zoned Agricultural (AG) District. Beyond this is a single-family residential subdivision, which is zoned Single-Family Estates 1.5 (SFE-1.5) District.

West: Directly west of the subject property is Ranch Trail, which is identified as a *Minor Collector*. Beyond this are commercial structures, that are zoned Commercial (C) District.

NOTIFICATION:

On November 30, 2018, staff sent 29 notices to property owners and residents within 500-feet of the subject property. There are no 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 Specific Use Permit (SUP).
 - b) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of the attached ordinance.
 - c) The maximum number of storage units provided shall not exceed 575 units for the facility.
 - d) The residential unit/caretaker's quarters shall not exceed 1,600 square feet.
 - e) The residential unit/caretaker's quarters shall not be greater than 36 feet in height.
 - f) No outside storage of any kind shall be allowed (including, but not limited to the outside storage of boats, recreational vehicles, 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
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



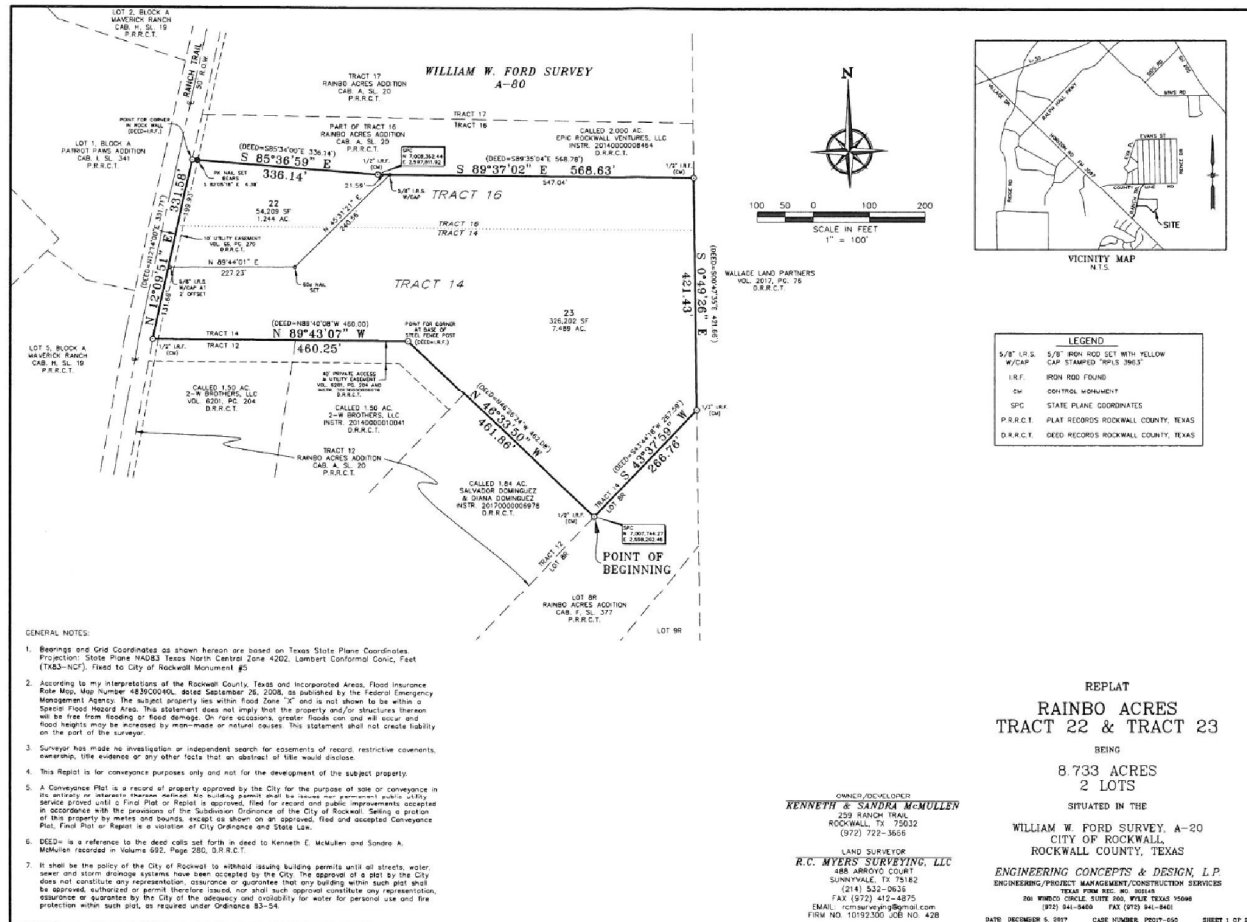
Project Number	Z2018-052	Owner	ROCKWALL RETAIL INVESTORS, LLC.	Applied	11/19/2018	LM
Project Name	SUP for 259 Ranch Trail	Applicant	ROCKWALL RETAIL INVESTORS, LLC.	Approved		
Type	ZONING			Closed		
Subtype	SUP			Expired		
Status	Staff Review			Status		

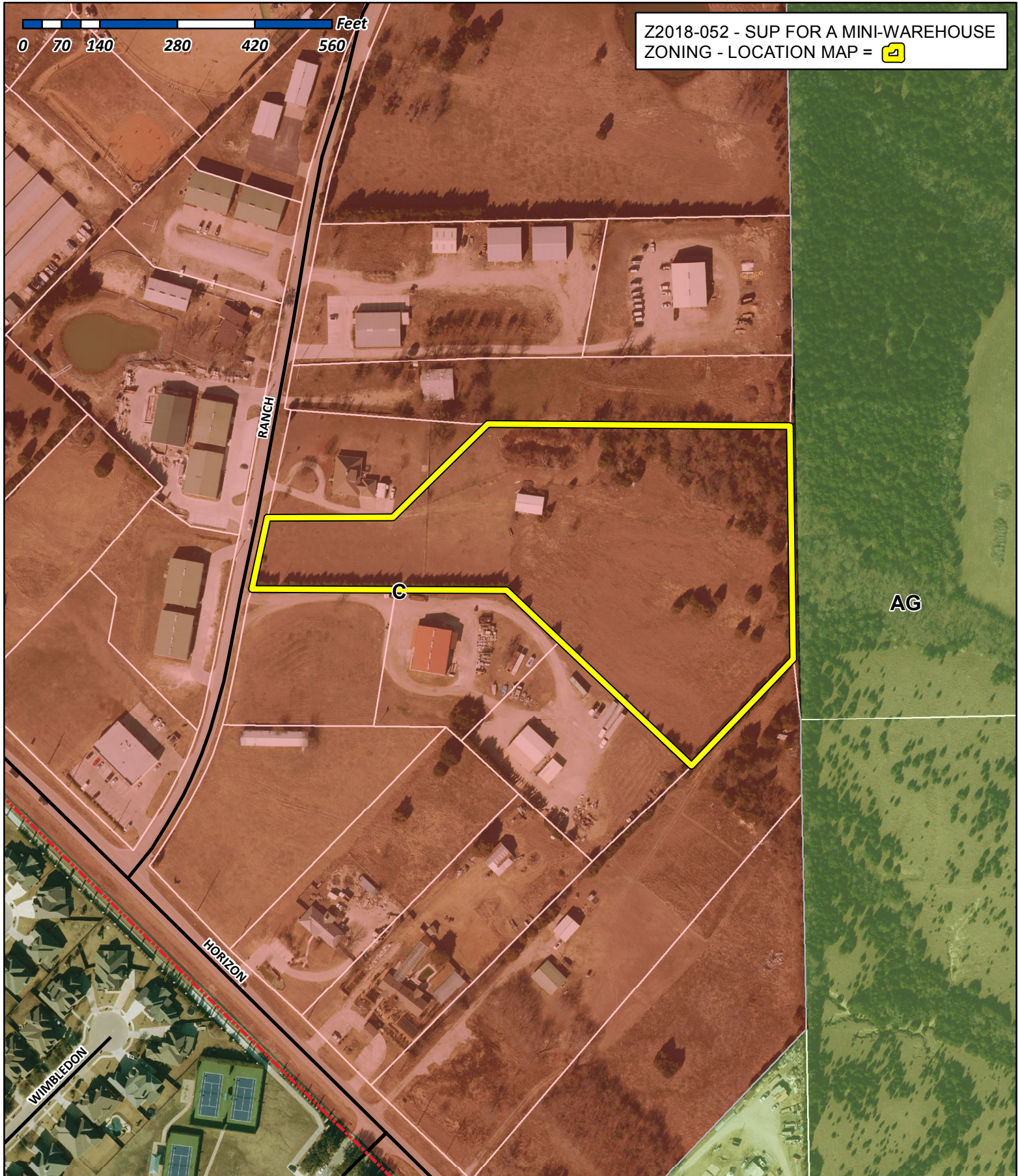
Site Address	City, State Zip	Zoning
259 RANCH TRAIL	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
RAINBOW ACRES	14 & PT 16	NULL	14 & PT 16	4720-0000-0014-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/19/2018	11/26/2018	11/21/2018	2	APPROVED	
ENGINEERING	Sarah Hager	11/19/2018	11/26/2018	11/21/2018	2	COMMENTS	
<p>(11/21/2018 10:22 AM SH)</p> <ul style="list-style-type: none"> - Parking to be 20'x9'. No dead end parking. - Must loop water line back to Ranch Trail. <p>The following are items for your information for engineering review.</p> <ul style="list-style-type: none"> - 4% Engineering Inspection Fees. - Impact fees. - Flood Study required and review fees apply. - Waters of the US study required. - Detention is required. Detention is calculated for entire platted lot zoning. No retaining walls in detention. - Detention cannot discharge as a concentrated flow unless there is an offsite easement. - Fire Lane to be 24' min, 20' curve radii. - Parking is 20'x9' min., drive isles to be 24' wide. - No dead end parking. - Min 20' utility easements. - No structures or walls in easements. - No trees within 5' of public utilities. - Dumpster to drain to Oil/Water separator. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Sewer pro-rata \$94.41/acre. - Must meet all City Engineering Standards. 							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	11/19/2018	11/26/2018	11/21/2018	2	APPROVED	
PLANNING	Korey Brooks	11/19/2018	11/26/2018	11/21/2018	2	COMMENTS	COMMENTS
<p>This is a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of a Specific Use Permit (SUP) for a mini-warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road.</p> <p>1) For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>2) For reference, include the case number (SP2018-036) in the lower right hand corner of all pages on future submittals.</p> <p>3) The development shall generally conform to the Concept Plan depicted in Exhibit 'C' of this ordinance.</p> <p>4) The building elevations shall generally conform to the Concept Building Elevations depicted in Exhibit 'D' of this ordinance.</p> <p>5) The maximum number of storage units provided shall not exceed 293 units for the facility.</p> <p>6) The residential unit as an accessory to the permitted use shall not exceed 1,600 square feet.</p> <p>6) The residential unit may exceed one story, but shall not be greater than 36 feet in height.</p> <p>7) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles).</p> <p>8) Businesses shall not be allowed to operate within individual storage units.</p> <p>9) The commercial operation of rental trucks and trailers shall be prohibited.</p> <p>10) The developer shall maintain the treeline at the south, east, and north property lines.</p>							

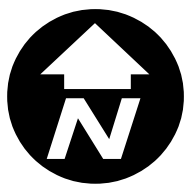




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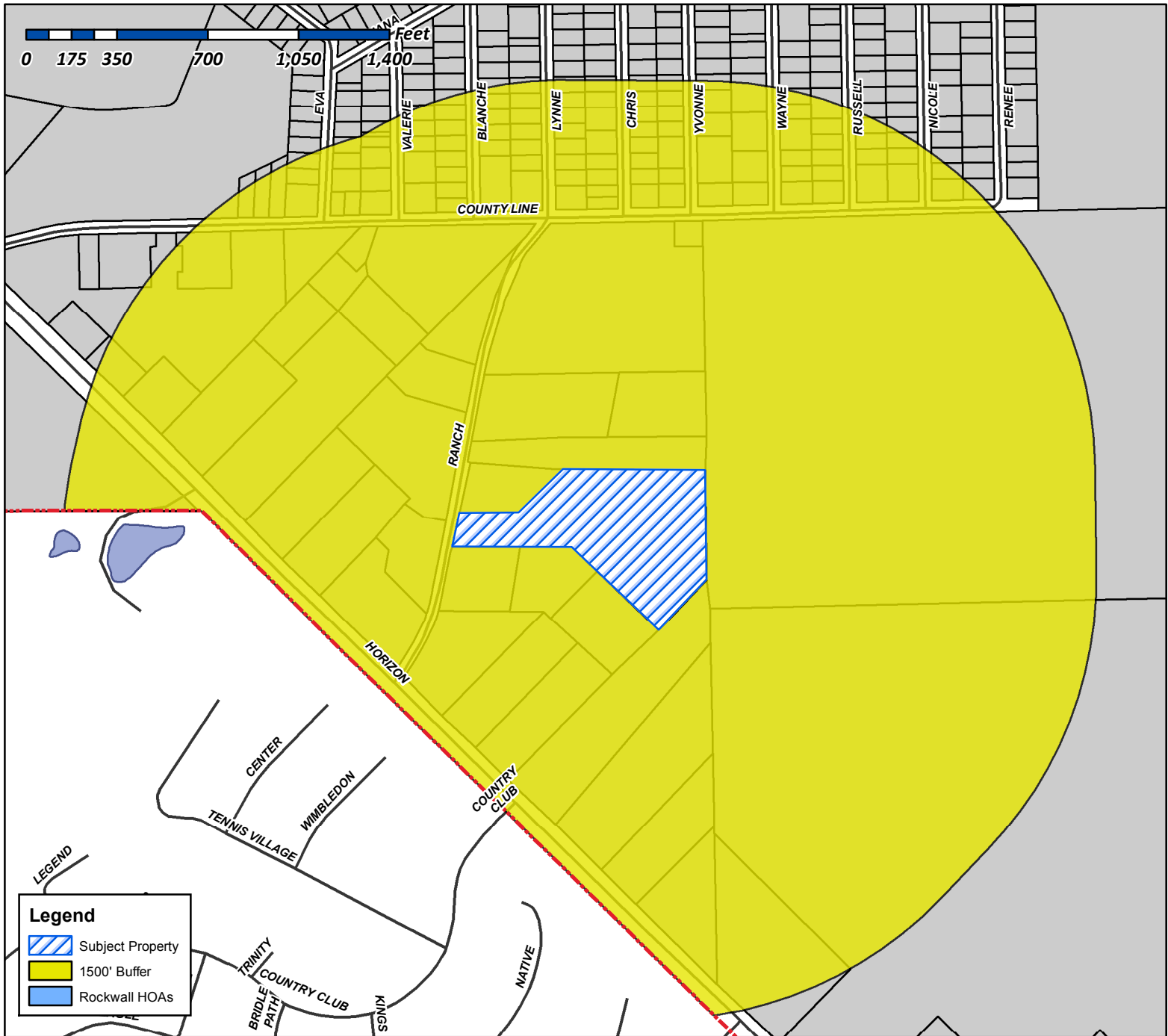




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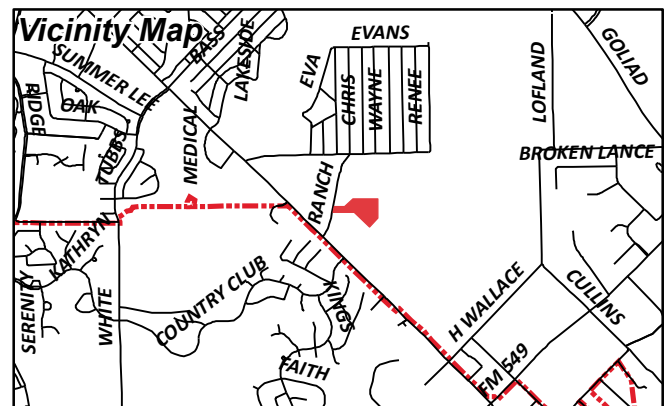
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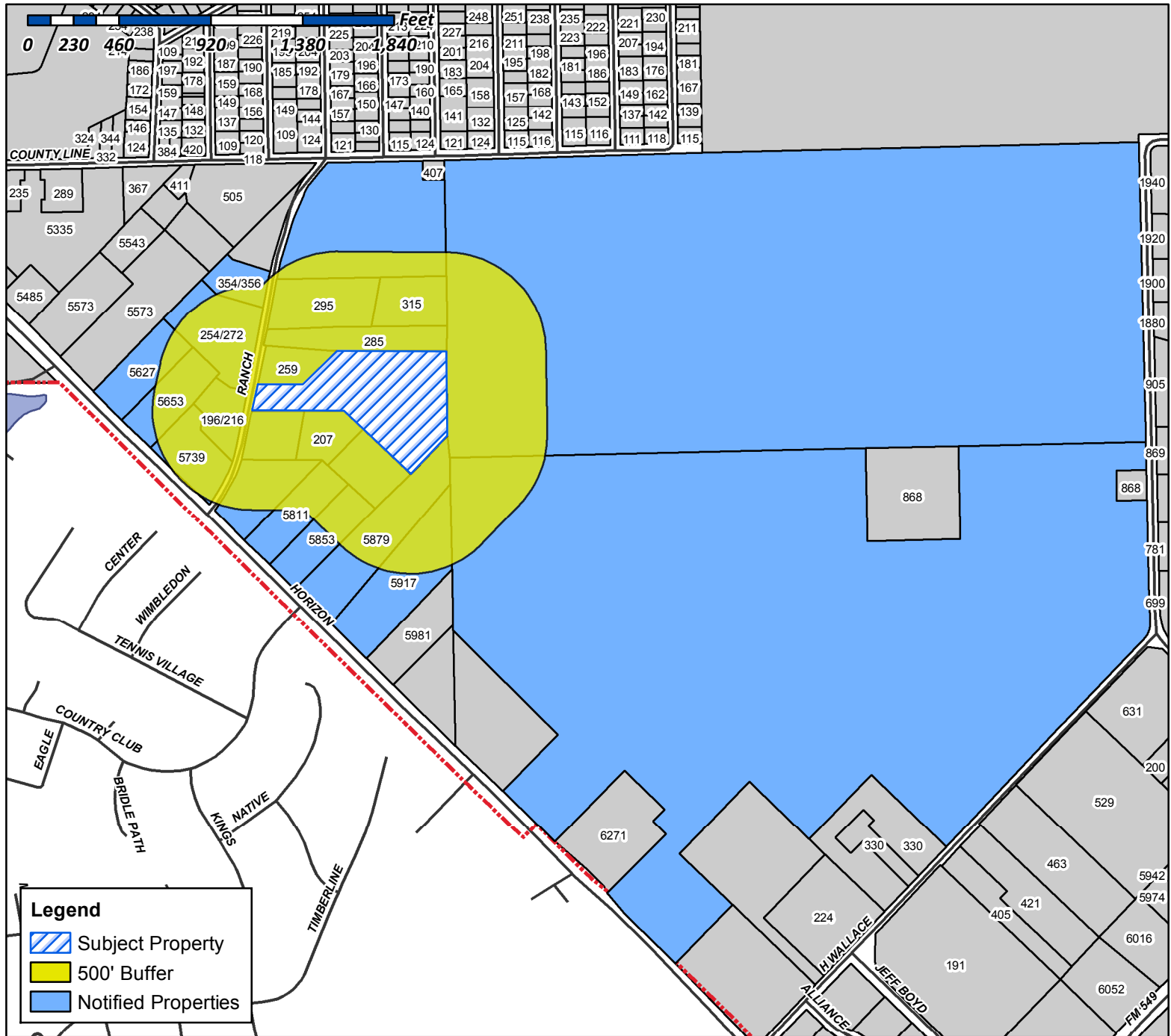
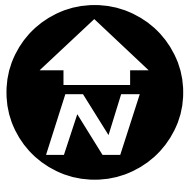




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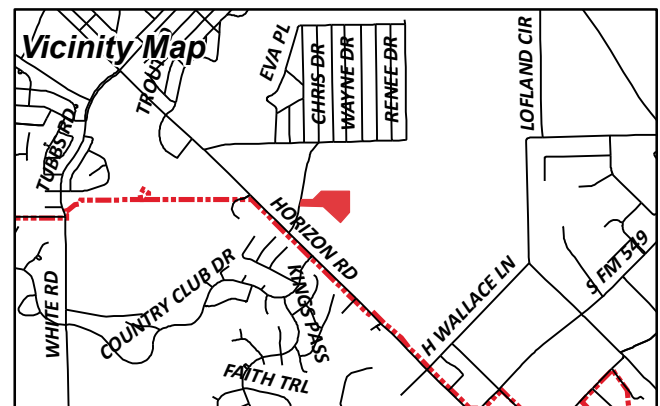
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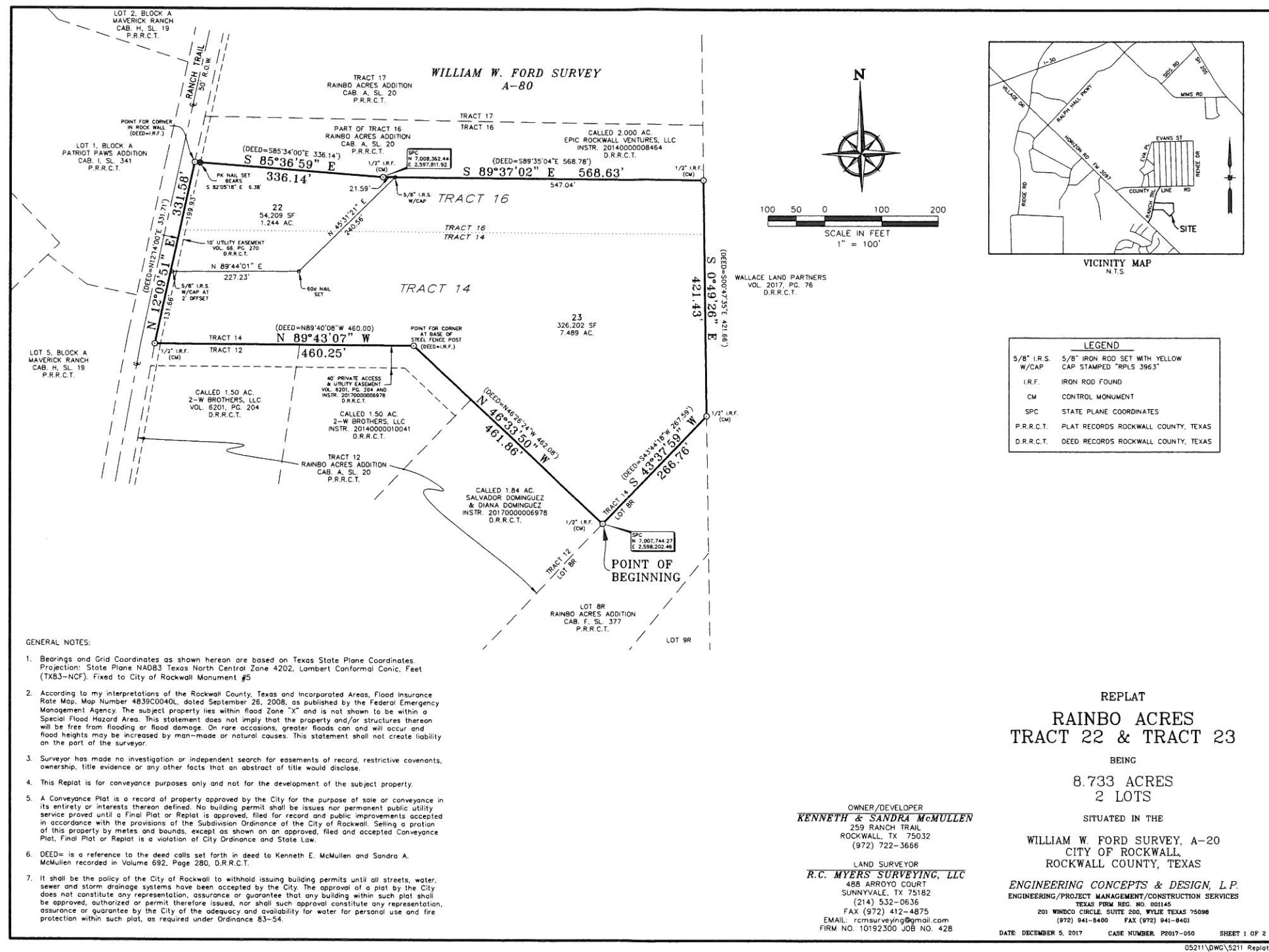
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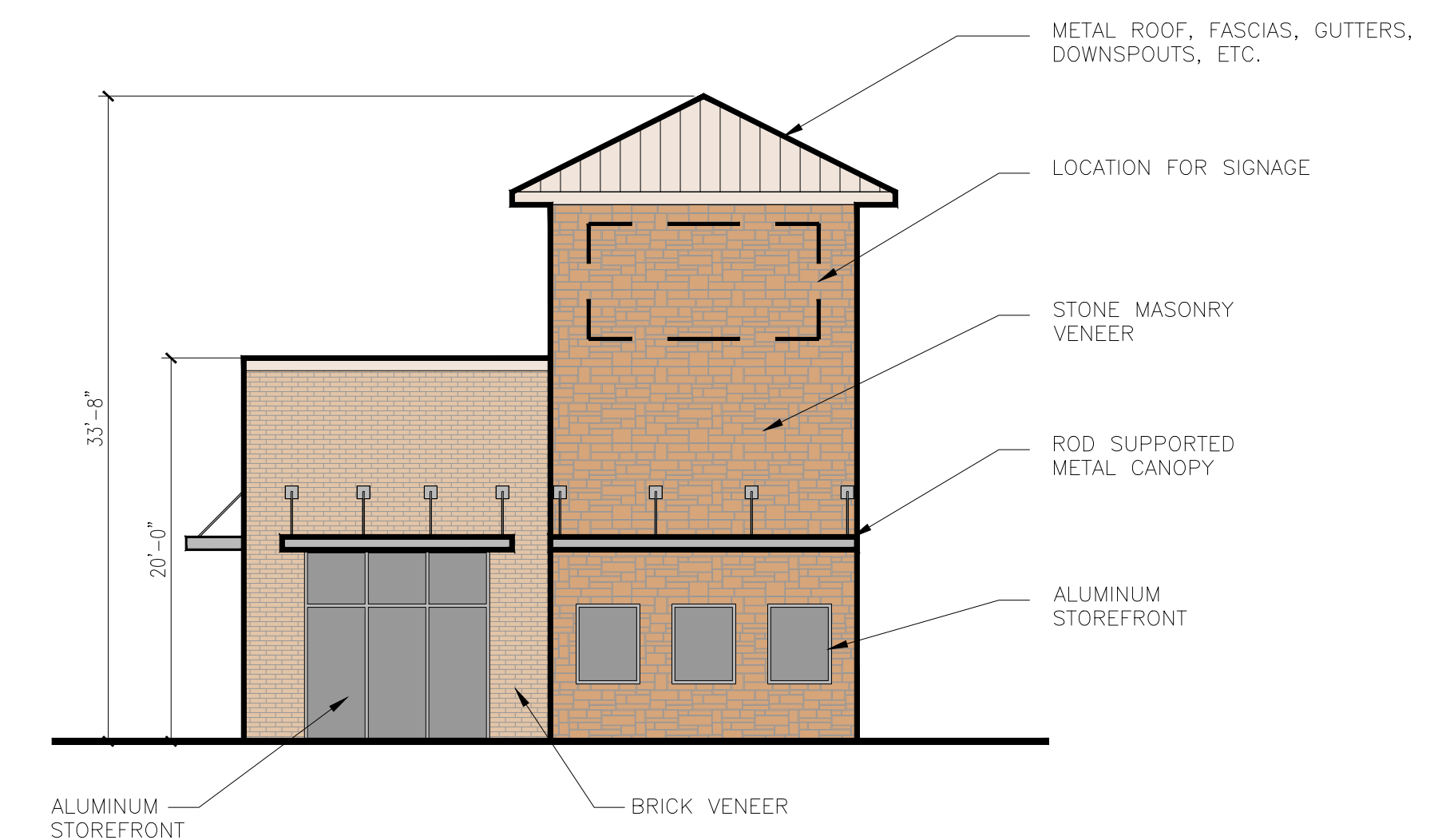
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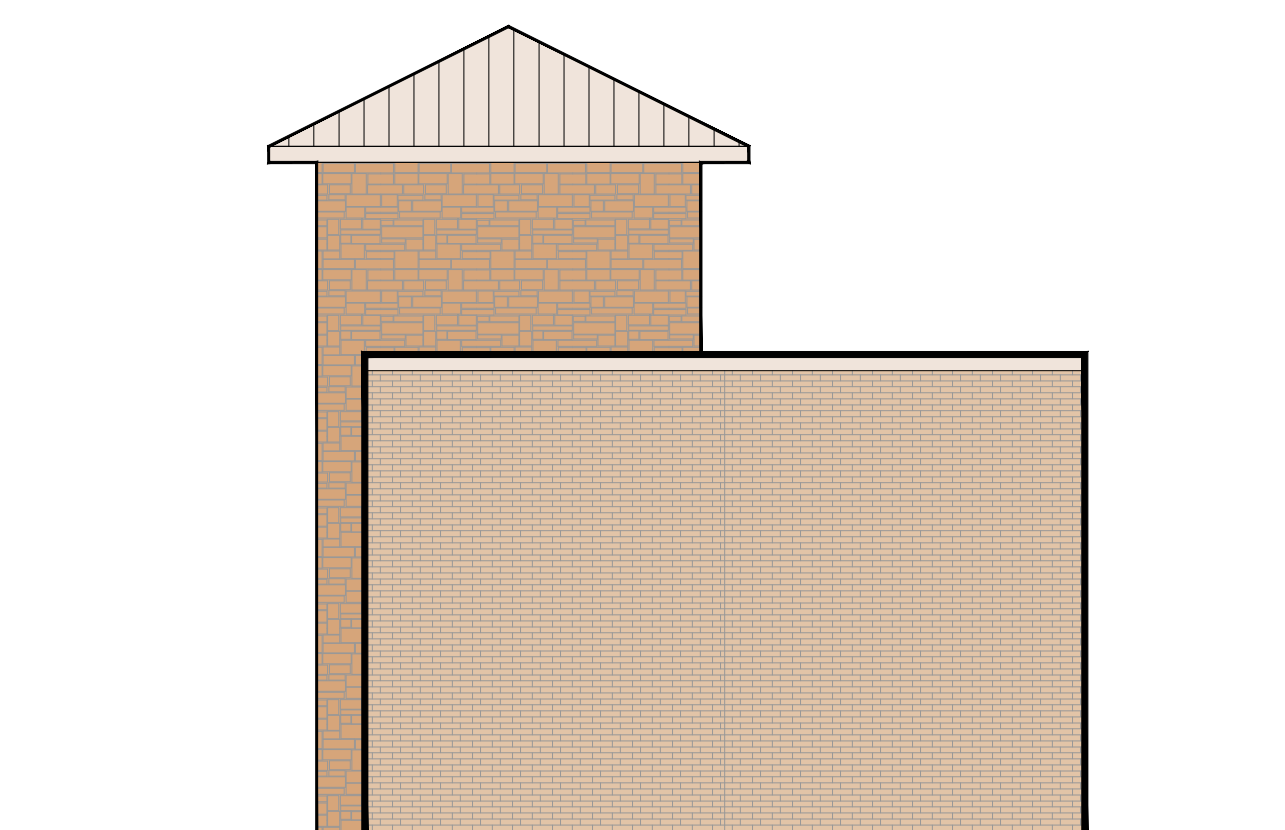
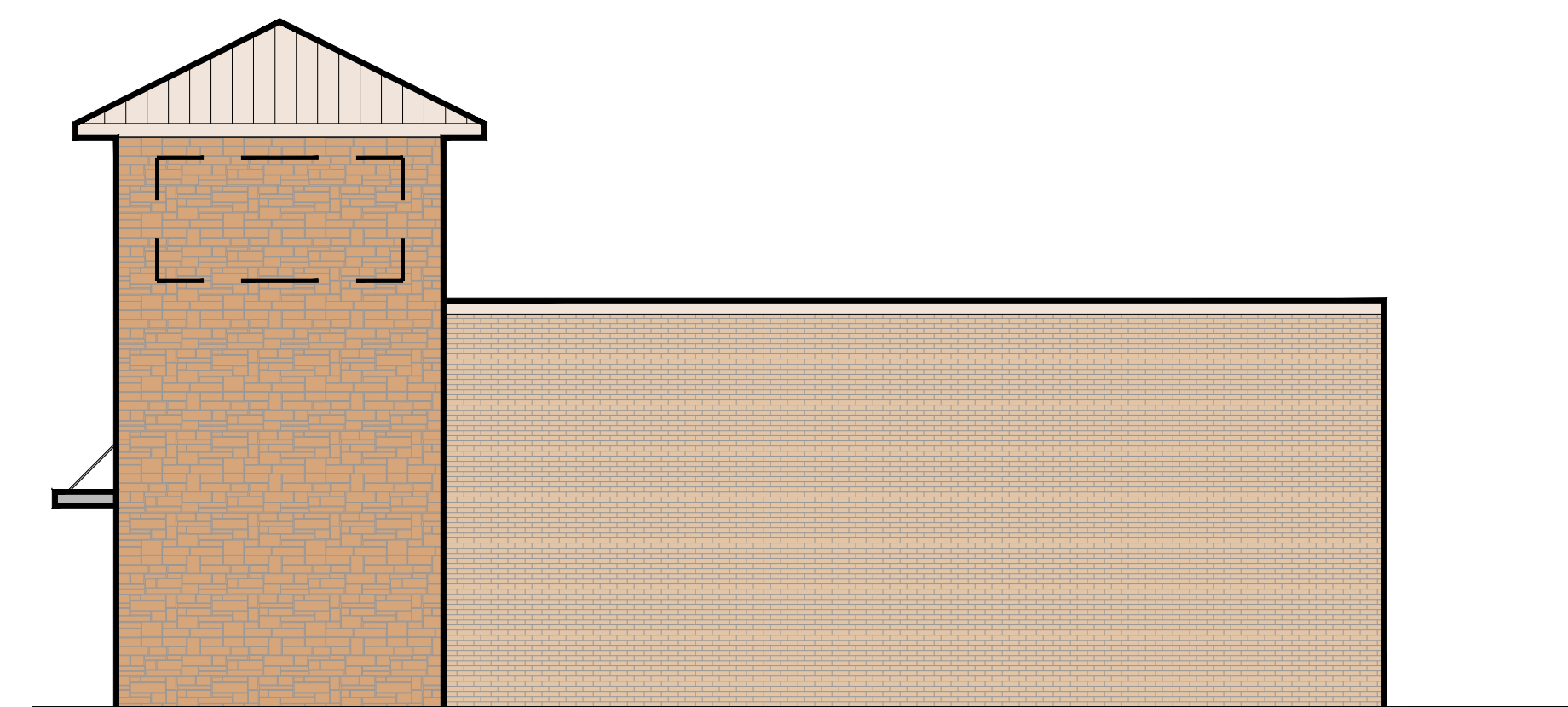
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C2 LEASE OFFICE - NORTH ELEVATION (SIDE)	SCALE: 1/8" = 1'-0"	C4 LEASE OFFICE - WEST ELEVATION (FRONT)	SCALE: 1/8" = 1'-0"
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A2	LEASE OFFICE - SOUTH ELEVATION (SIDE)	SCALE: 1/8" = 1'-0"	A4	LEASE OFFICE - EAST ELEVATION (REAR)	SCALE: 1/8" = 1'-0"
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BIDDING, OR PERMIT PURPOSES.

RONALD G. BROWN
REGISTERED ARCHITECT
TEXAS NO. 14293

PRIZM ARCHITECTS
INTERNATIONAL LTD., INC.
ARCHITECTS DESIGNERS PLANNERS

580 DECKER DRIVE, SUITE 170 IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

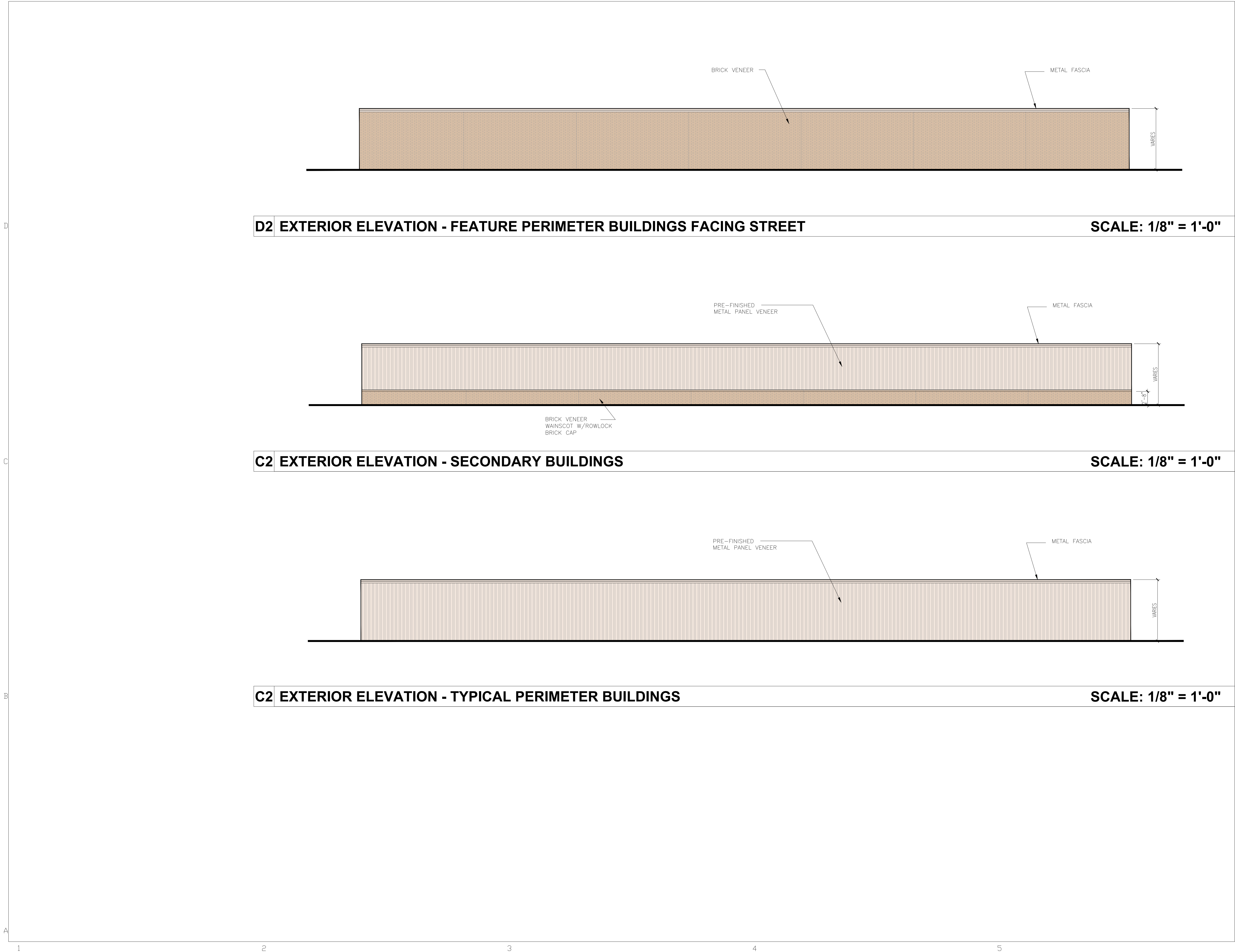
MINI-WAREHOUSE
COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

PROJECT NO.:	0.013.0817
ISSUE DATE:	10/03/2017

PROPOSED ELEVATIONS
LEASE OFFICE

HEET NO.:

SUP-2

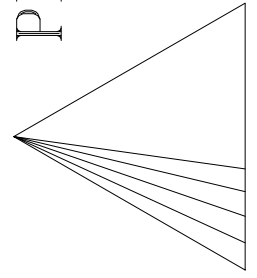


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COMPLEX
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PROJECT NO.: 0.013.0817

ISSUE DATE: 10/03/2017

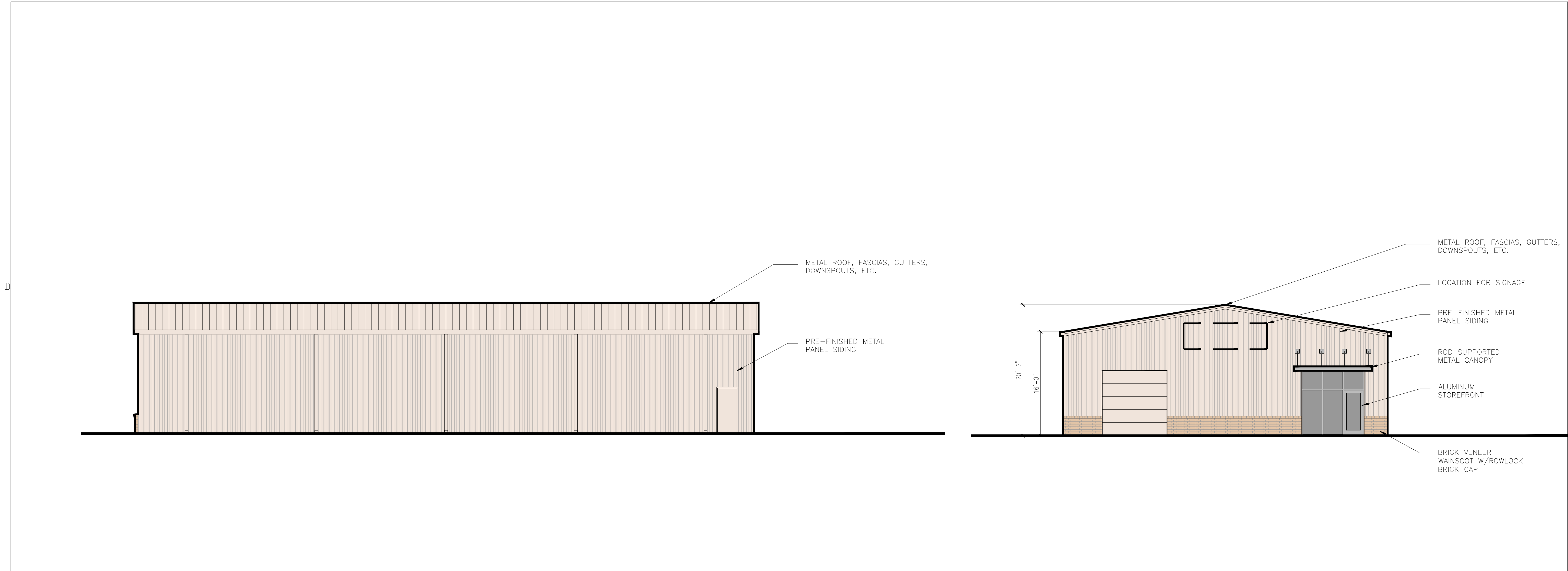
PROPOSED ELEVATIONS

MINI-WAREHOUSE

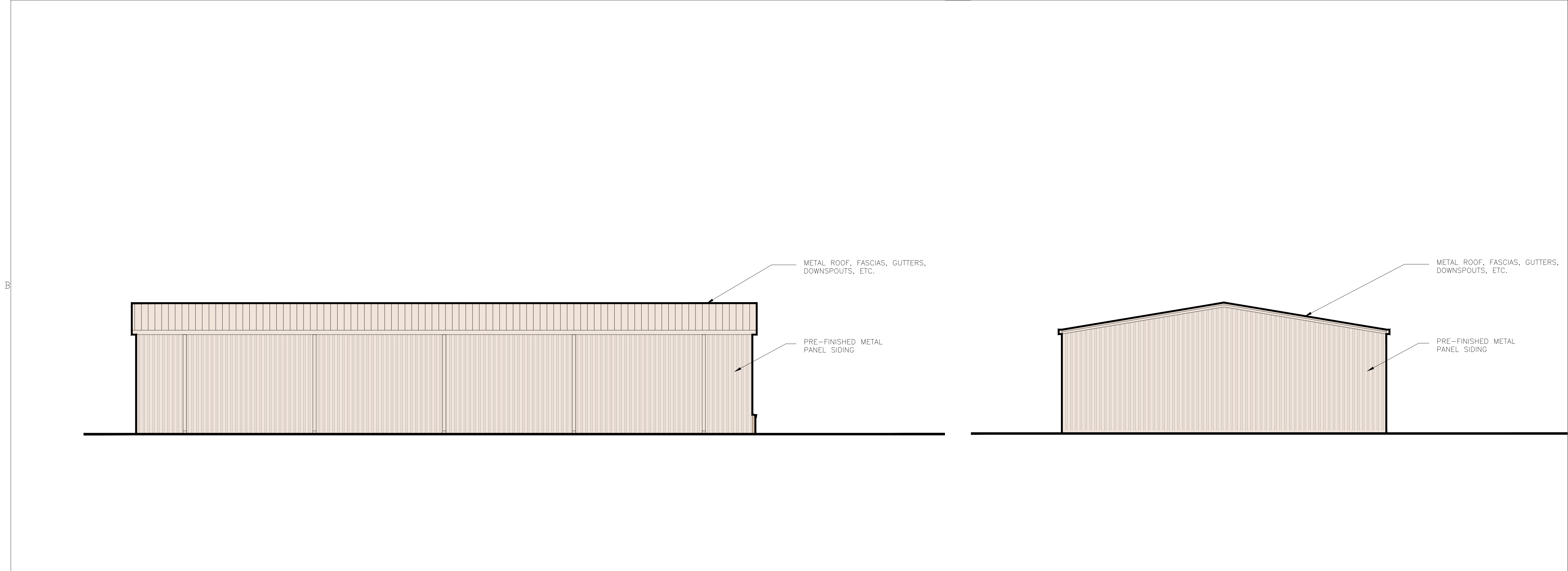
PERIMETER BUILDINGS

SHEET NO.:

SUP-3



C1 WAREHOUSE - SOUTH ELEVATION (SIDE) **SCALE: 1/8" = 1'-0"** **C4 WAREHOUSE - WEST ELEVATION (FRONT)** **SCALE: 1/8" = 1'-0"**



A1 WAREHOUSE - NORTH ELEVATION (SIDE) **SCALE: 1/8" = 1'-0"** **A4 WAREHOUSE - EAST ELEVATION (REAR)** **SCALE: 1/8" = 1'-0"**

REVISIONS:

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RONALD G. BROWN
REGISTERED ARCHITECT
TEXAS NO. 14293

PRIZM ARCHITECTS
INTERNATIONAL LTD. INC.
ARCHITECTS DESIGNERS PLANNERS

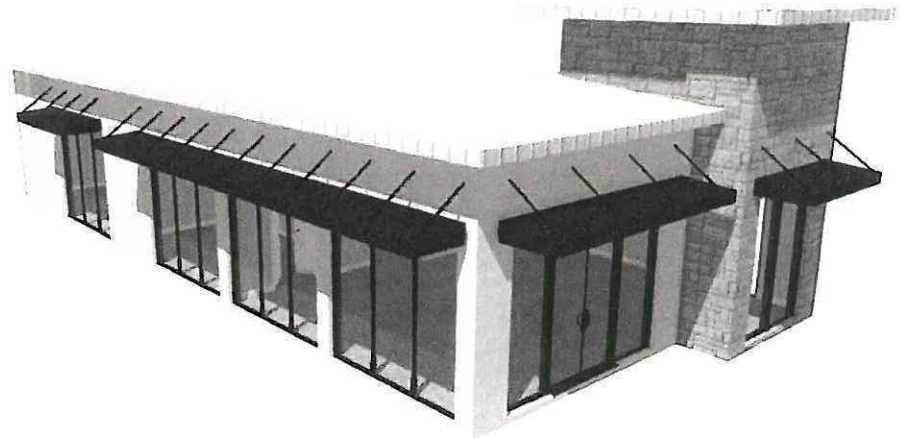
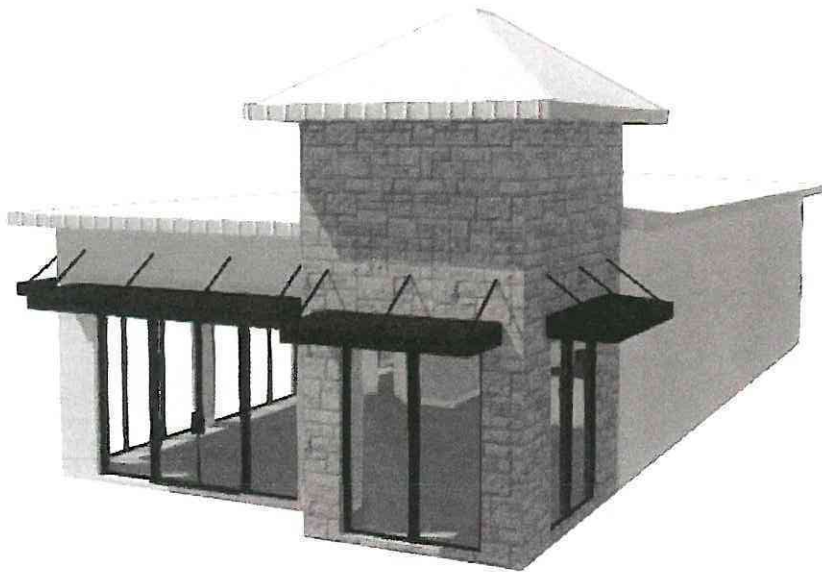
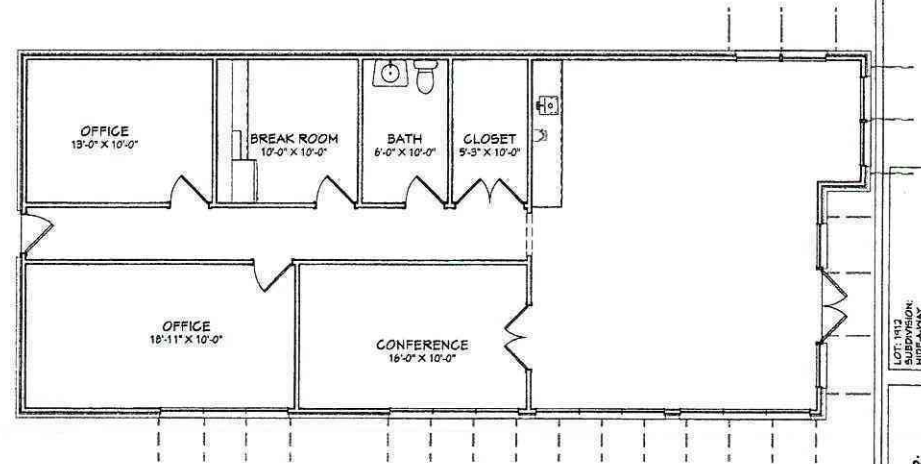
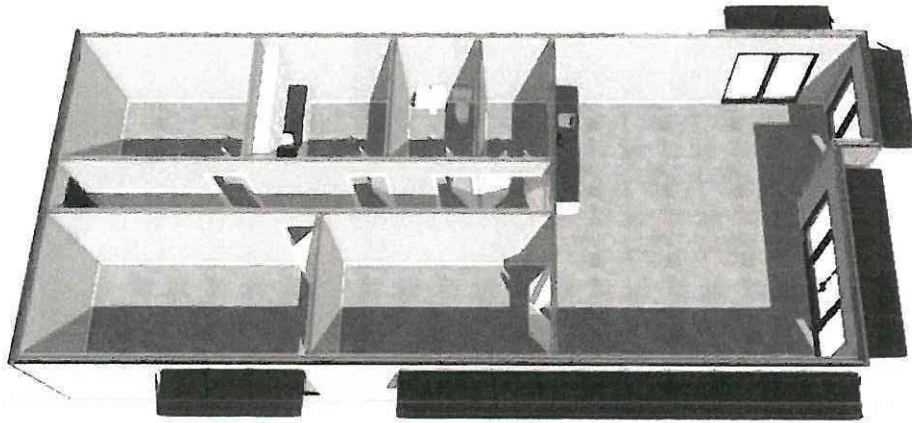
580 DECKER DRIVE, SUITE 170 IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

MINI-WAREHOUSE
COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

PROJECT NO.: 0.013.0817
ISSUE DATE: 10/03/2017

CONCEPTUAL ELEVATIONS
WAREHOUSE BUILDING

SHEET NO.:
SUP-4



LOT 143
SUBDIVISION
HIDE-A-WAY
ADDRESS
CITY, STATE
COUNTY

OFFICE FOR:
WE STORE TEXAS

DATE:

8/3/18

SCALE:

SHEET:

1



214-857-0241
ARCHIMATRIX.ORG

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT, ON A 7.489-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 23, RAINBO ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Russell Phillips for the approval of a Specific Use Permit (SUP) to allow for a *Mini-Warehouse Facility* in a Commercial (C) District on a 7.489-acre parcel of land being described as Lot 23, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and being more specifically depicted in *Exhibit 'A'* 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 [*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* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*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*, of *Article V, District Development Standards*, of the Unified Development Code [*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 293 units for the facility.
- 4) The residential unit as an accessory to the permitted use shall not exceed 1,600 square feet.
- 5) The residential unit may exceed one story, but 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 at the south, east, and north property lines.

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:

- 1) 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 7TH DAY OF JANUARY, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 17, 2018

2nd Reading: January 7, 2019

Exhibit 'A':
Survey

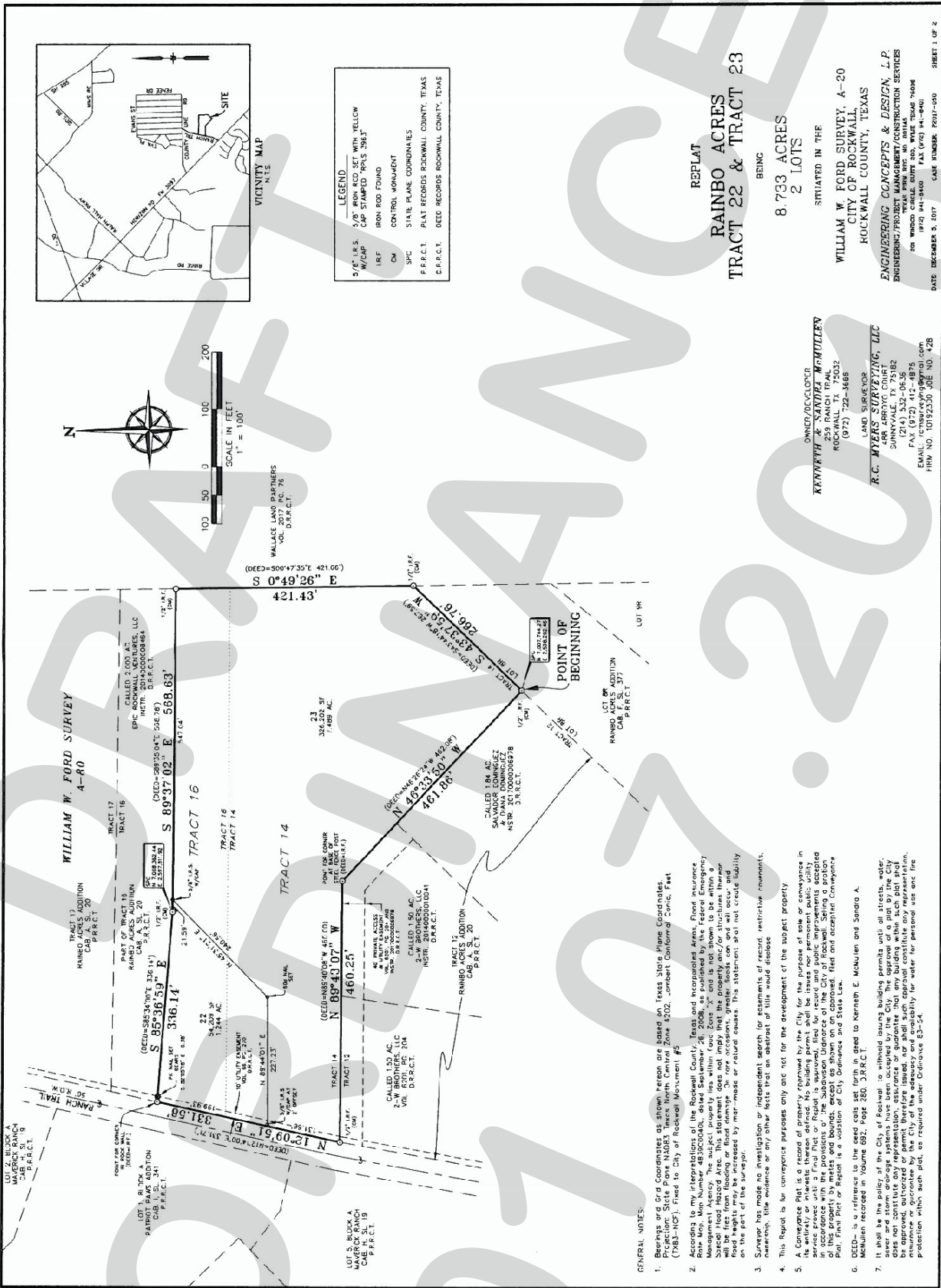
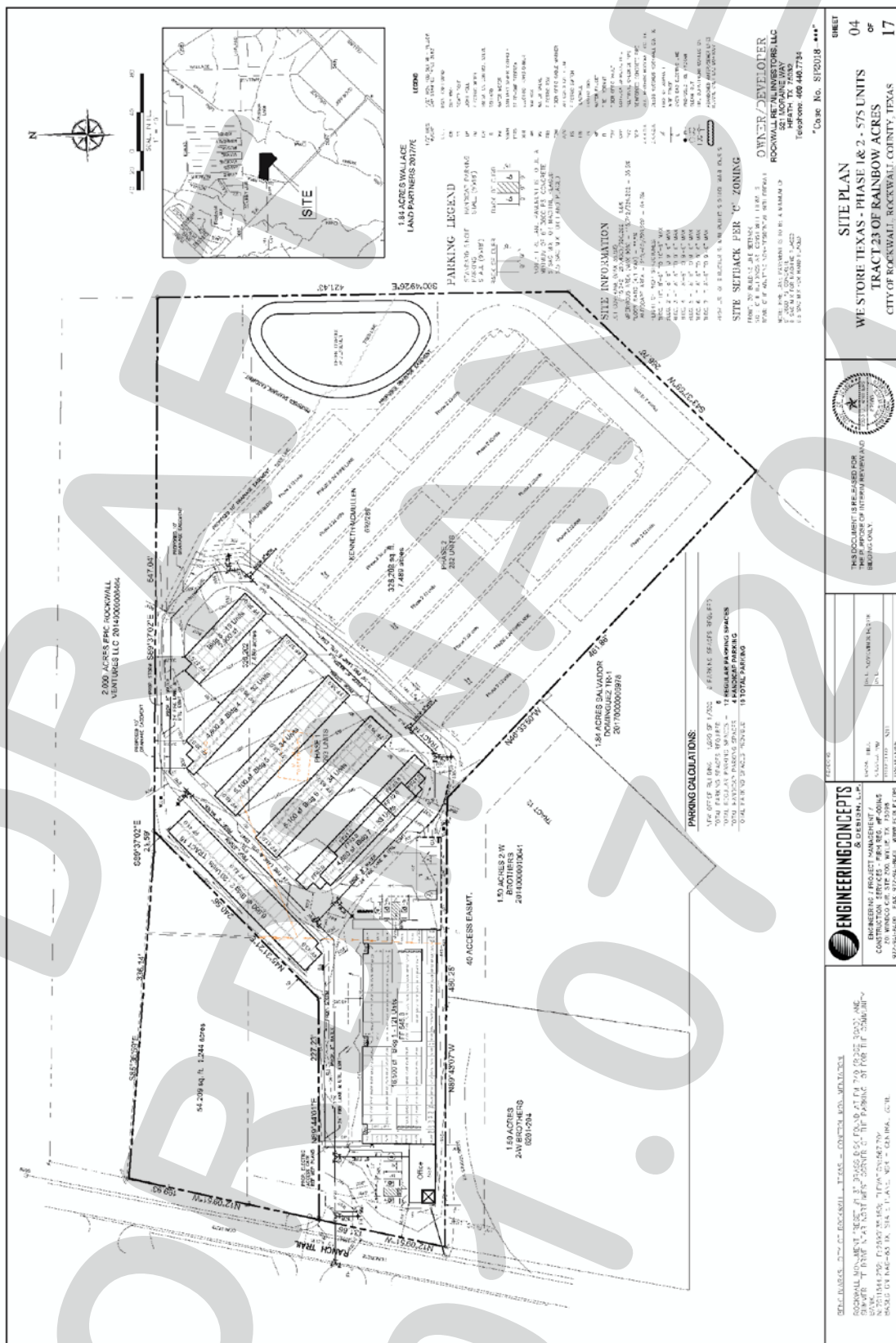


Exhibit 'B':
Concept Plan



C2 LEASE OFFICE - NORTH ELEVATION (SIDE) SCALE: 1/8" = 1'-0" **C4 LEASE OFFICE - WEST ELEVATION (FRONT)** SCALE: 1/8" = 1'-0"

A2 LEASE OFFICE - SOUTH ELEVATION (SIDE) SCALE: 1/8" = 1'-0" **A4 LEASE OFFICE - EAST ELEVATION (REAR)** SCALE: 1/8" = 1'-0"

Exhibit 'C': Concept Building Elevations

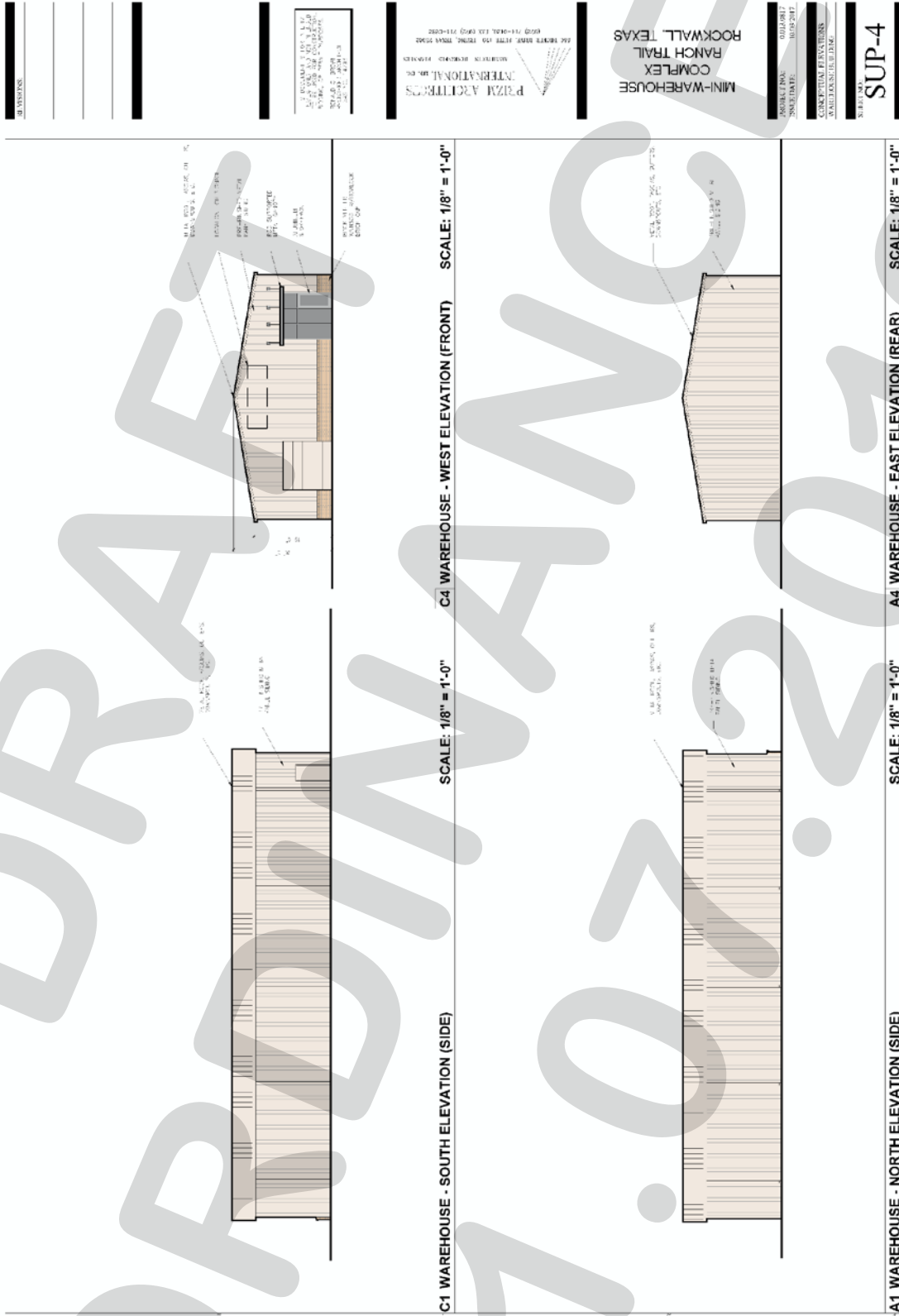
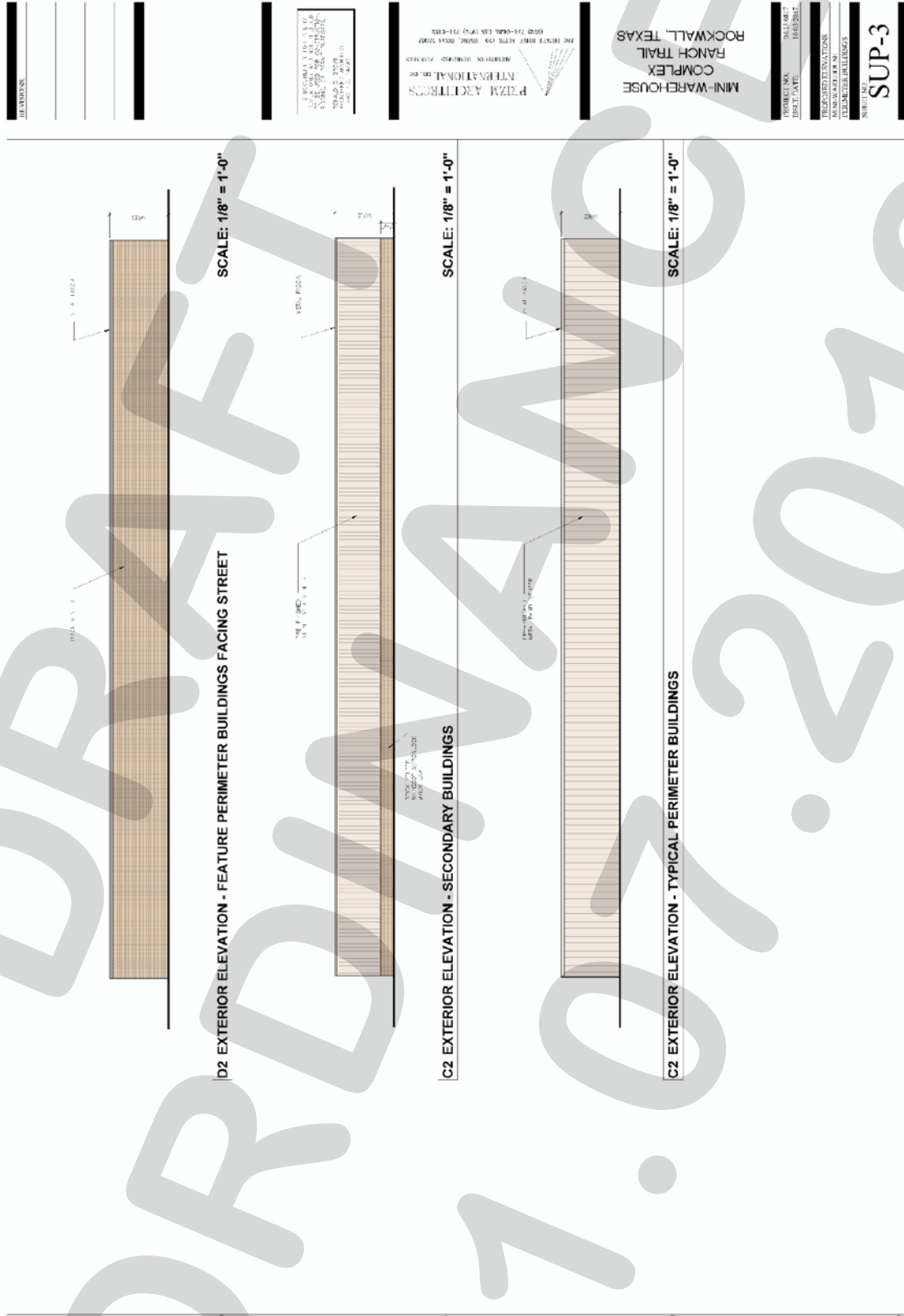


Exhibit 'C':
Concept Building Elevations



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018
APPLICANT: Russell Phillips
AGENDA ITEM: **Z2018-052**; *SUP for Mini-Warehouse*

SUMMARY:

Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of a Specific Use Permit (SUP) for a mini-warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On October 16, 2017, the City Council approved a Specific Use Permit (SUP) for a mini-warehouse on the subject property. Since that approval, the applicant has not made and subsequent submittals and the Specific Use Permit (SUP) expired on November 6, 2018. In response to this expiration, the applicant has resubmit a request for a Specific Use Permit (SUP) to allow a 575-unit *mini-warehouse facility*. According to the concept plan, the subject property will be developed in two (2) phases. Phase 1 will have seven (7) buildings totaling 293 units ranging from 16 units to 121 units per building. Phase 2 will have 12 buildings totaling 282 units ranging from ten (10) units to 32 units per building. The proposed mini-warehouse will have perimeter building that utilizes masonry on all exterior facades visible from the street. The interior buildings will utilize metal and will not be visible from the street. Staff should note that most of the surrounding buildings are constructed of metal. *Building One* will include the leasing office and climate-controlled units that are accessible internally in the building. The remaining buildings will have drive-up units with roll-up doors, which will be oriented so the roll-up doors will not face Ranch Trail or Horizon Road. The applicant is proposing to utilize landscape screening for the mini-warehouse facility to limit the visibility of the facility from Ranch Trail and Horizon Road. Additionally, the northeast portion of the subject property is wooded and will be preserved to provide landscape screening for adjacent properties.

According to Section 1.1, *Land Use 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), which is a discretionary decision for the Planning and Zoning Commission and the City Council. 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 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.

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:

<i>Code Requirement</i>	<i>Proposed Plan</i>	<i>Compliance</i>
The maximum site area shall not exceed five (5) acres.	7.489-Acres	<i>Not In Conformance</i>
The maximum number of storage units shall not exceed 125 units per acre.	575 total units.	In Conformance ¹
The maximum height shall not exceed one (1) story, except for the residential unit which shall be less than 36-feet.	The proposed buildings are one (1) story.	In Conformance
The minimum number of parking spaces required is two (2). Parking requirement is three (3) spaces plus one (1) per 100 units.	Nine (9) parking spaces are required and 16 parking spaces are provided.	In Conformance
No direct access from FM740, SH205, SH66, SH276, FM3097, FM552, FM549 or John King Boulevard.	The site does not have direct access from any roadway and is only accessible via Ranch Trail.	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 Landscape Plan provided 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 future paving will be concrete.	In Conformance
Roof shall have a minimum roof pitch of 1:3 and be constructed with metal standing seam.	The leasing office is the only building visible from the street and will have a minimum roof pitch of 1:3, however the remaining buildings will not.	<i>Not In Conformance</i>
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

Note: At 5-acres a maximum of 625 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 are commercial structures. Beyond this is vacant land adjacent to County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

South: Directly south of the subject property are commercial structures. Beyond this is vacant land that is adjacent to FM-3097, which is identified as a *M4D (Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. This area is zoned Commercial (C) District.

- East:** Directly east of the subject property is a large, vacant tract of land that is zoned Agricultural (AG) District. Beyond this is a single-family residential subdivision, which is zoned Single-Family Estates 1.5 (SFE-1.5) District.
- West:** Directly west of the subject property is Ranch Trail, which is identified as a *Minor Collector*. Beyond this are commercial structures, that are zoned Commercial (C) District.

NOTIFICATION:

On November 30, 2018, staff sent 29 notices to property owners and residents within 500-feet of the subject property. There are no 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) notice in favor and one (1) notice in opposition of the request.

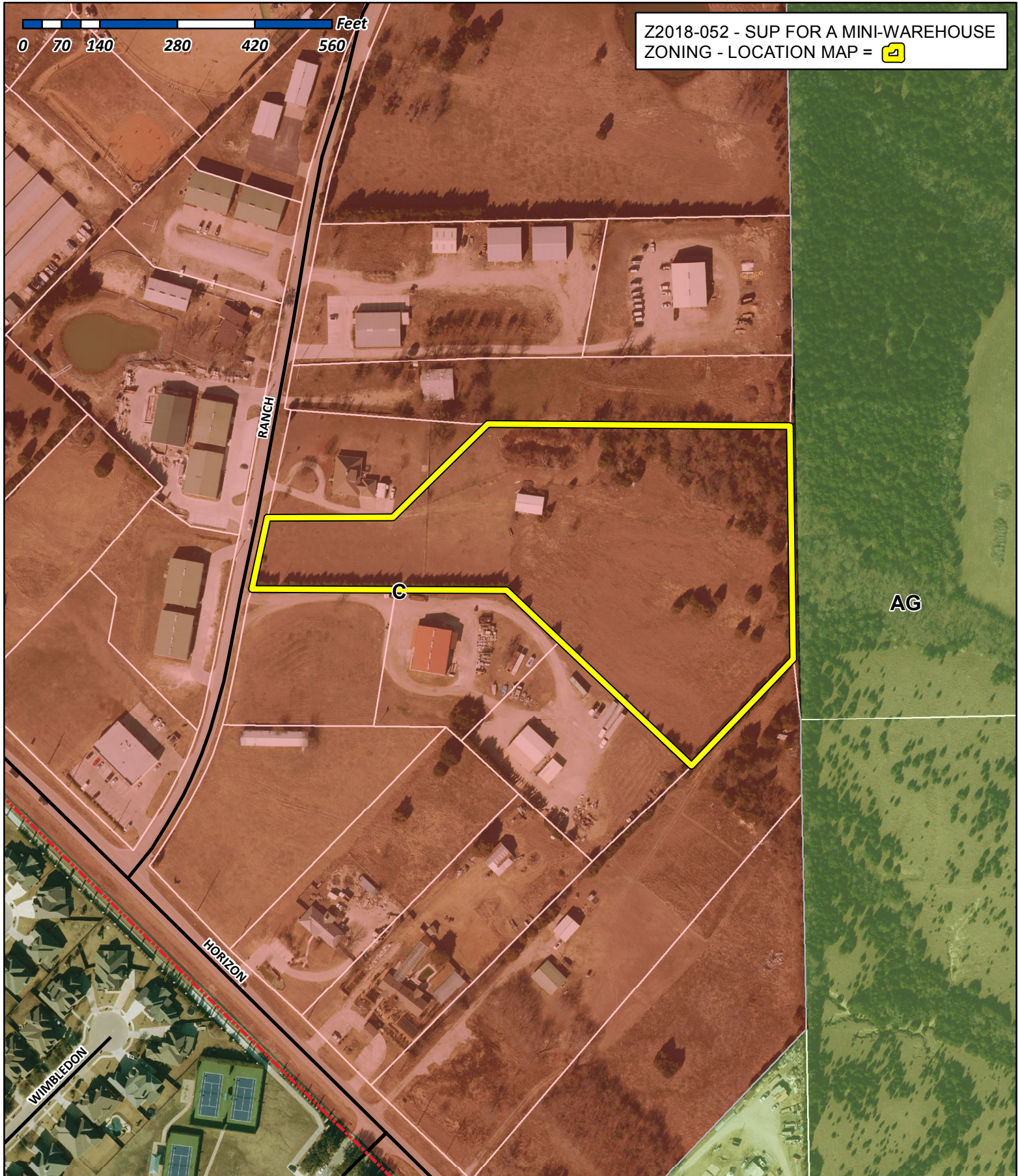
RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request for a Specific Use Permit (SUP), 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 Specific Use Permit (SUP).
 - b) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of the attached ordinance.
 - c) The maximum number of storage units provided shall not exceed 575 units for the facility.
 - d) The residential unit/caretaker's quarters shall not exceed 1,600 square feet.
 - e) The residential unit/caretaker's quarters shall not be greater than 36 feet in height.
 - f) No outside storage of any kind shall be allowed (including, but not limited to the outside storage of boats, recreational vehicles, 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
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 December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the applicant's request for a Specific Use Permit (SUP) passed by a vote of 6-0 with Commissioner Moeller absent.



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.

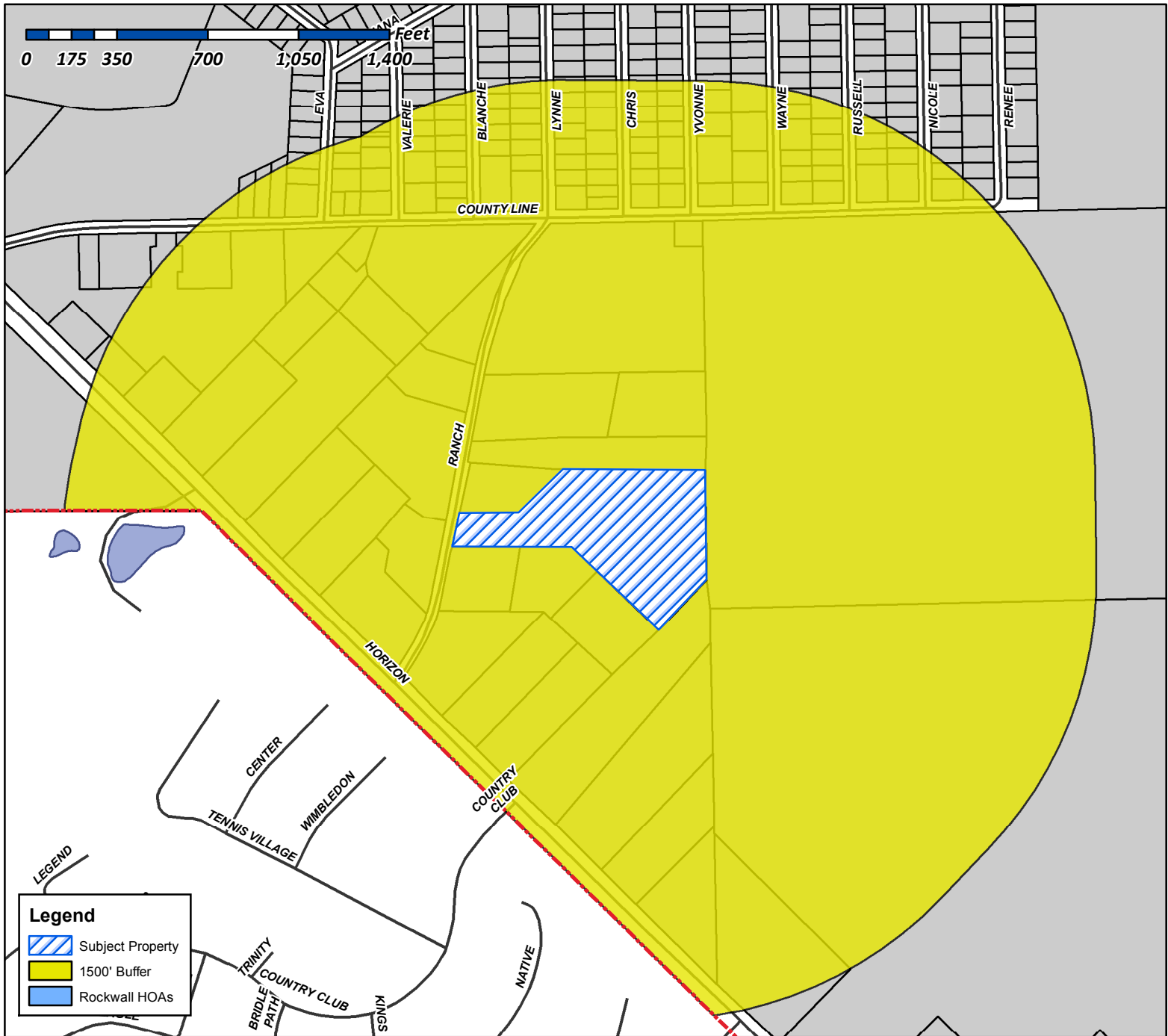




City of Rockwall

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

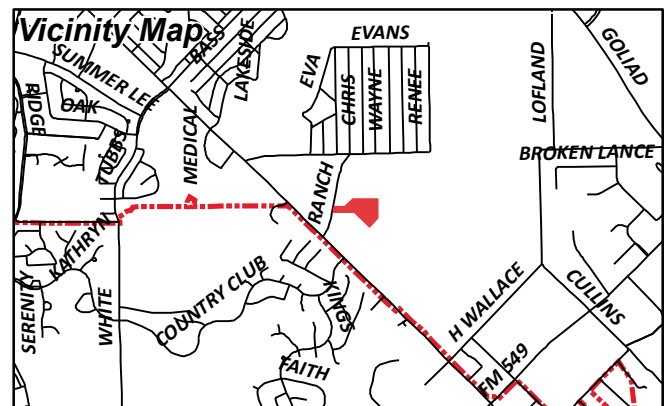
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Case Number: Z2018-052
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) Distinct
Case Address: 259 Ranch Trail

Date Created: 11/20/2018

For Questions on this Case Call (972) 771-7745

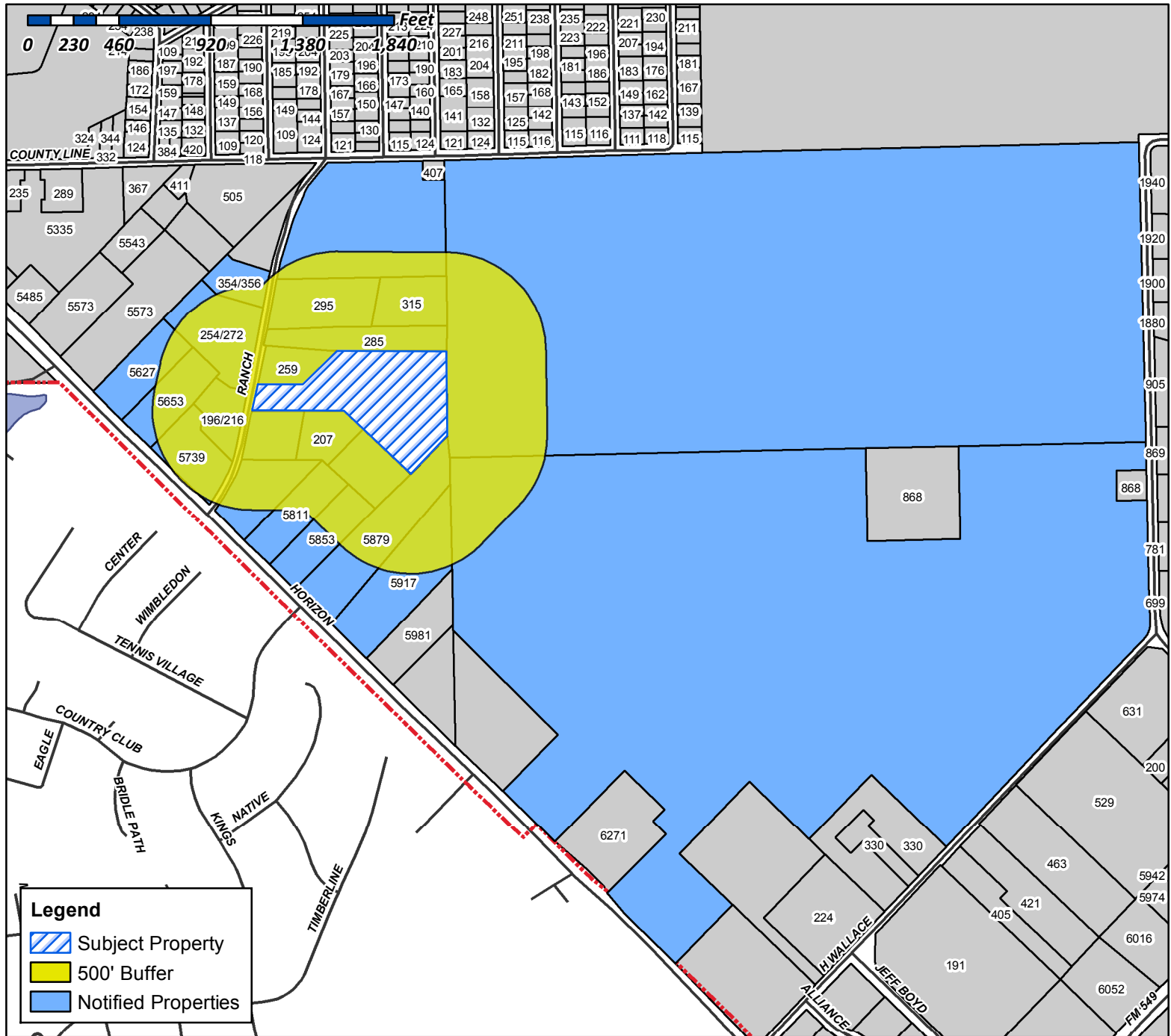
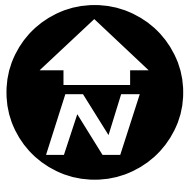




City of Rockwall

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

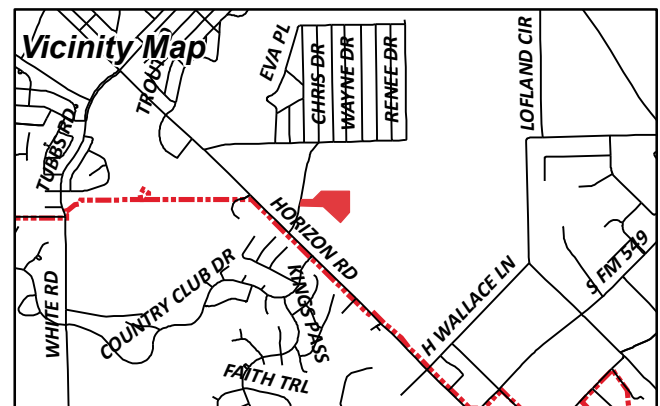
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Case Number: Z2018-052
Case Name: SUP for a Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 259 Ranch Trail

Date Created: 11/20/2018

For Questions on this Case Call (972) 771-7745



JTS ALLIANCE, INC
16 MEADOWLAKE DR
HEATH, TX 75032

LAVIOLETTE JANICE &
DANNY LEE LUMMUS
1625 N WHISTLING STRAITS AVE #402
FAYETTEVILLE, AR 72704

CURRENT RESIDENT
196/216 RANCH TRL
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

RIDGE POINTE HORIZON LP
2255 RIDGE RD #208
ROCKWALL, TX 75087

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
254/272 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
259 RANCH TRAIL
ROCKWALL, TX 75032

ROCKWALL RETAIL INVESTORS LLC
2701 SUNSET RIDGE DR #607
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

AGARWAL ASHWANI K & RACHNA
3435 ASBURY ST
DALLAS, TX 75205

KUMAR ATUL
3435 ASHBURY ST
DALLAS, TX 75205

CURRENT RESIDENT
354/356 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

TRUMAN HEIGHTS LLC
4714 PARKWOOD DR
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5653 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5739 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5811 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5853 FM3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5917 FM3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

JERRY KISICK CUSTOM HOMES INC
PROFIT SHARING TRUST
6505 W PARK BLVD O
PLANO, TX 75093

Case No. Z2018-052: SUP for a 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.

1. There are mini storage facility less than 300 yds away
 2. There is a glut of mini storage facilities in the City of Rockwall & Rockwall County
 3. Large concentration of mini warehouse, ^{in area} increase traffic, increase runoff
- Name: Rockwall Epic Ventures, LLC by John C McKinney - President
- Address: 285, 295, 315 Ranch Trail, Rockwall, TX 75087

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, 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. Z2018-052: SUP for a Mini-Warehouse

Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of a Specific Use Permit (SUP) for a mini-warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, 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, 12/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 12/17/2018 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 **12/17/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

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

Case No. Z2018-052: SUP for a 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.

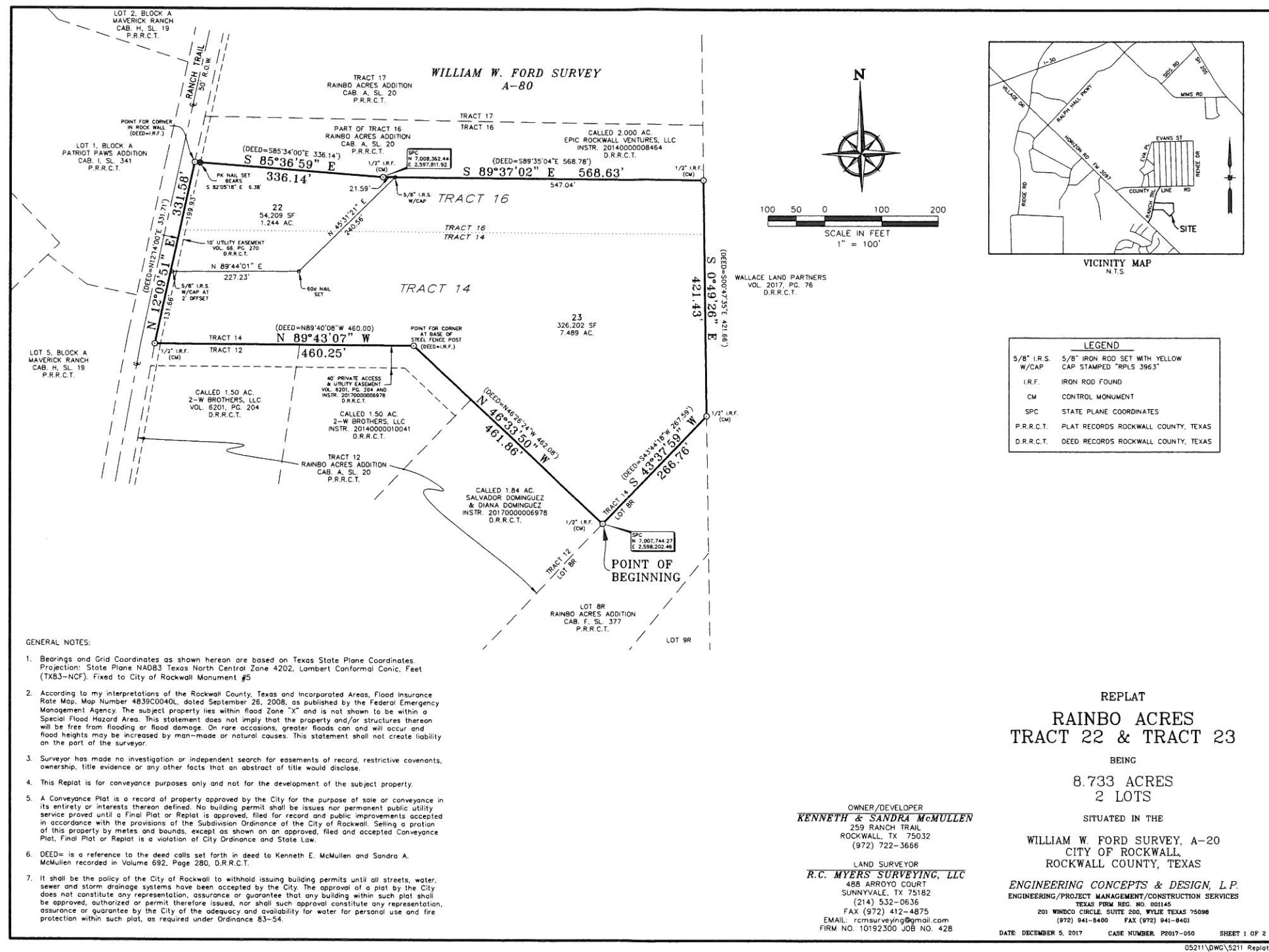
Name:

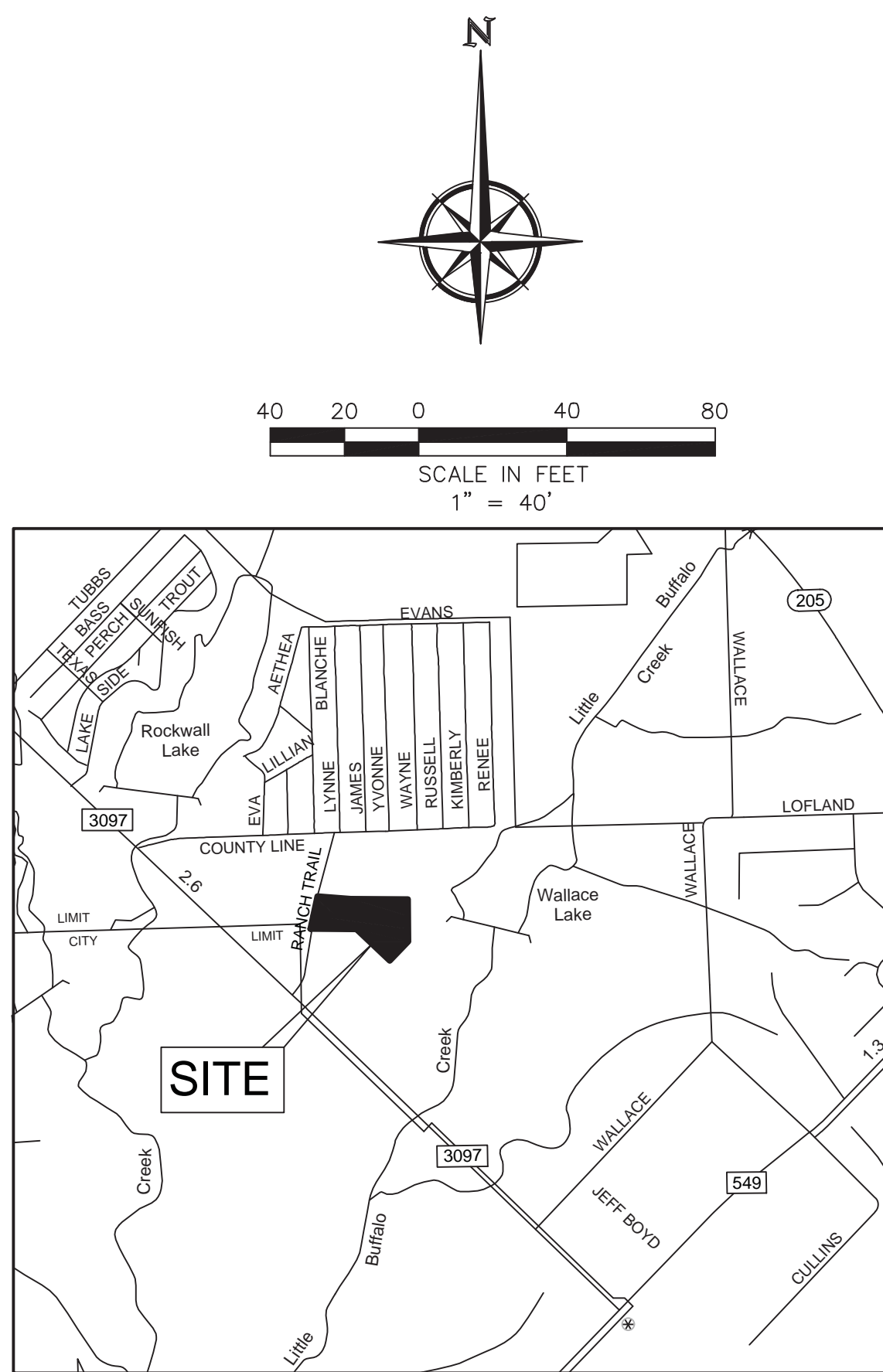
RUSSELL PHILLIPS

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





LEGEND

IRON ROD SET WITH YELLOW STAMP "RPLS 3963"

ROD FOUND

WIRE

NER POLE

TAIL POLE

ELECTRIC METER

REGULATION CONTROL VALVE

LARDO

ER METER

MILITARY SEWER MANHOLE

TELEPHONE PEDESTAL

ELECTRIC TRANSFORMER

_BOX

ER VALVE

ELECTRIC BOX

FOR OPTIC CABLE MARKER

CONDITIONER UNIT

ELECTRIC SWITCH

DRAWALL

AFFIC SIGN

ER FAUCET

HYDRANT

OR OPTIC VAULT

RUGATED METAL PIPE

VINYL CHLORIDE PIPE

REINFORCED CONCRETE PIPE

RECORDS ROCKWALL CO. TX.

RE RECORDS ROCKWALL CO. TX.

OF ASPHALT

FENCE

SUBMERGED ELECTRIC LINE

POSED FIRE HYDRANT

AN-OUT

DEPARTMENT CONNECTION

UNDONED WATER/SSEWER LINES

OVERHEAD DOWNGUY

STANDARD SINGLE PARKING STALL (9'x18')

HANDICAP PARKING STALL (9'x18')

BACK OF CURB

BACK OF CURB

LOT COVERAGE (MAX 35.5%)
= (115,742 + 210,460) / 326,202 = 1.8%
IMPERVIOUS AREA (MAX 90%) = 115,742 / 326,202 = 35.5%
FLOOR RATIO (4:1 MAX) = **.5%
LANDSCAPE AREA = 210,460 / 326,202 = 64.5%


HEIGHT OF PROP STRUCTURES:
BLDG. 1 HT. 9'-6" TO 10'-9" MAX
BLDG. 2 HT. 8'-6" TO 9'-6" MAX
BLDG. 3 HT. 8'-6" TO 9'-0" MAX
BLDG. 4 HT. 8'-6" TO 9'-0" MAX
BLDG. 5 HT. 8'-6" TO 9'-0" MAX
BLDG. 6 HT. 8'-6" TO 9'-0" MAX
BLDG. 7 HT. 8'-6" TO 9'-0" MAX

FRONT: 30' BUILDING LINE SETBACK
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

OWNER/DEVELOPER
ROCKWALL RETAIL INVESTORS, LLC
521 MORaine WAY
HEATH, TX 75032
Telephone: 469.446.7734

WE STORE TEXAS - PHASE 1& 2 - 575 UNITS
TRACT 23 OF RAINBOW ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
04
OF
17



ENGINEERING CONCEPTS
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

DRAWN: BILL		DATE: NOVEMBER 14, 2018
CHECKED: TW		DATE:
PROJECT NO.: 5211		
DWG FILE NAME:		



SCALE: 1/8" = 1'-0"



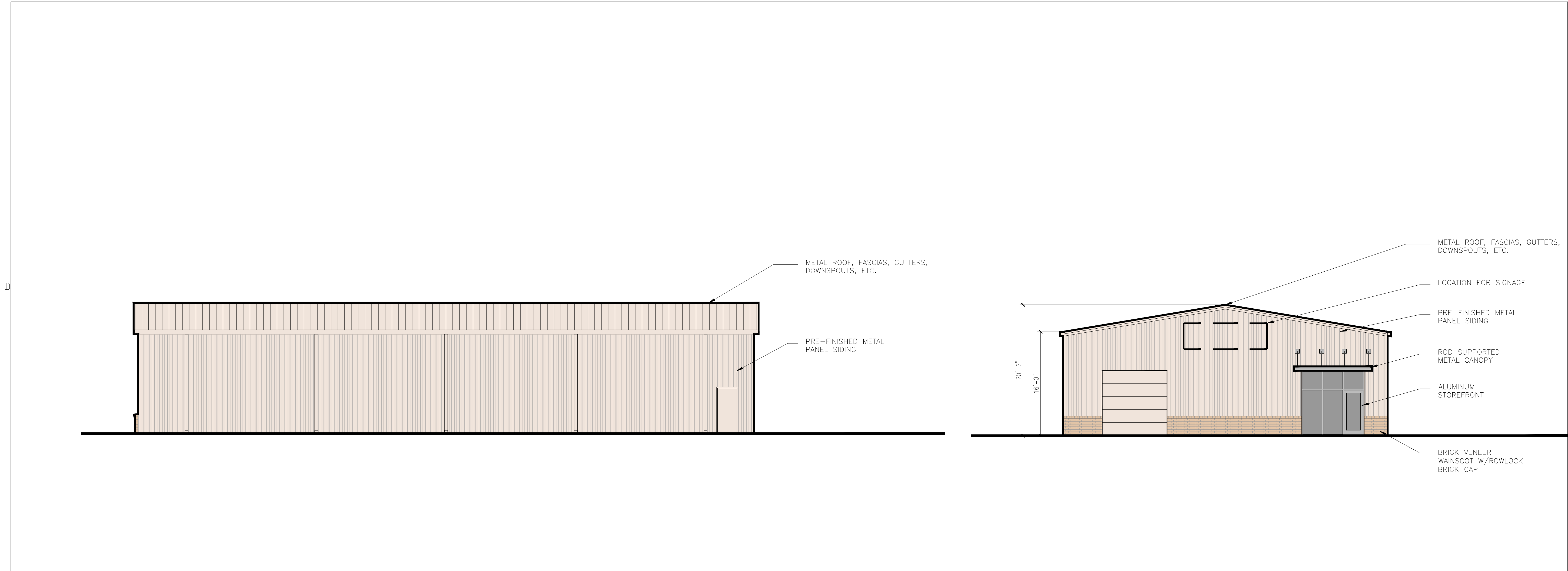
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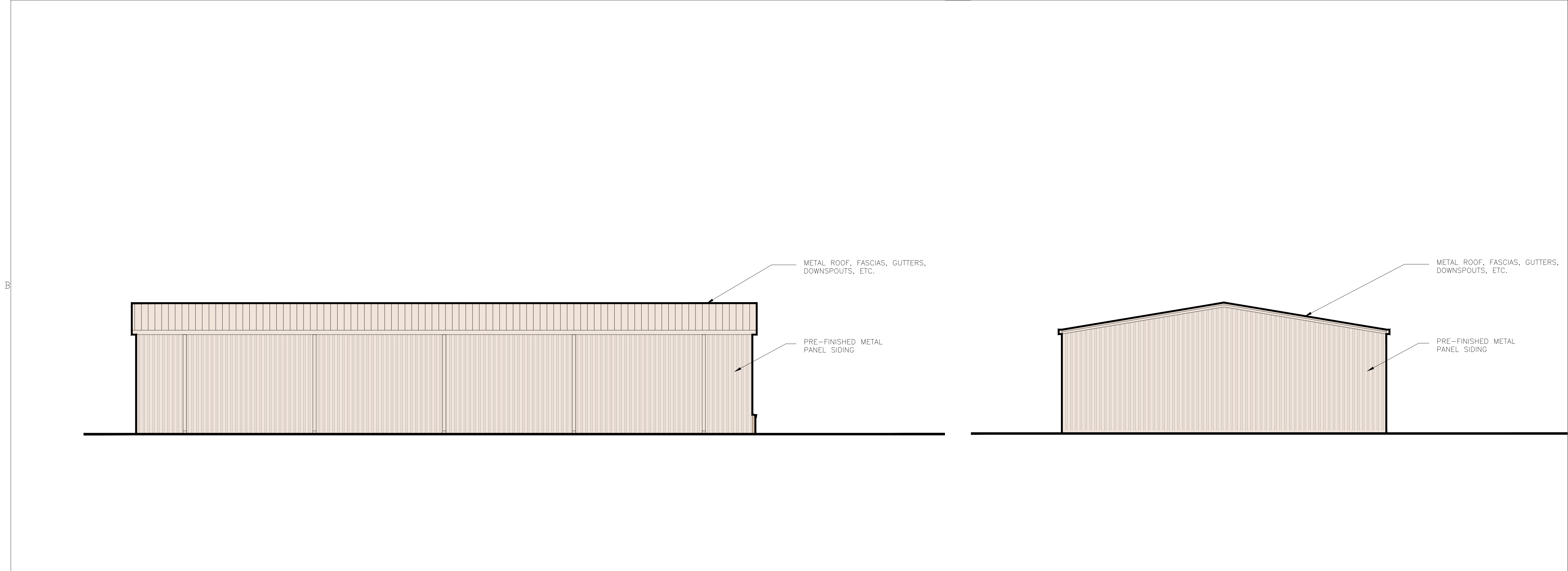
SCALE: 1/8" = 1'-0"

RONALD G. BROWN
REGISTERED ARCHITECT
TEXAS NO. 14293

SUP-3



C1 WAREHOUSE - SOUTH ELEVATION (SIDE) **SCALE: 1/8" = 1'-0"** **C4 WAREHOUSE - WEST ELEVATION (FRONT)** **SCALE: 1/8" = 1'-0"**



A1 WAREHOUSE - NORTH ELEVATION (SIDE) **SCALE: 1/8" = 1'-0"** **A4 WAREHOUSE - EAST ELEVATION (REAR)** **SCALE: 1/8" = 1'-0"**

REVISIONS:

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RONALD G. BROWN
REGISTERED ARCHITECT
TEXAS NO. 14293

PRIZM ARCHITECTS
INTERNATIONAL LTD. INC.
ARCHITECTS DESIGNERS PLANNERS

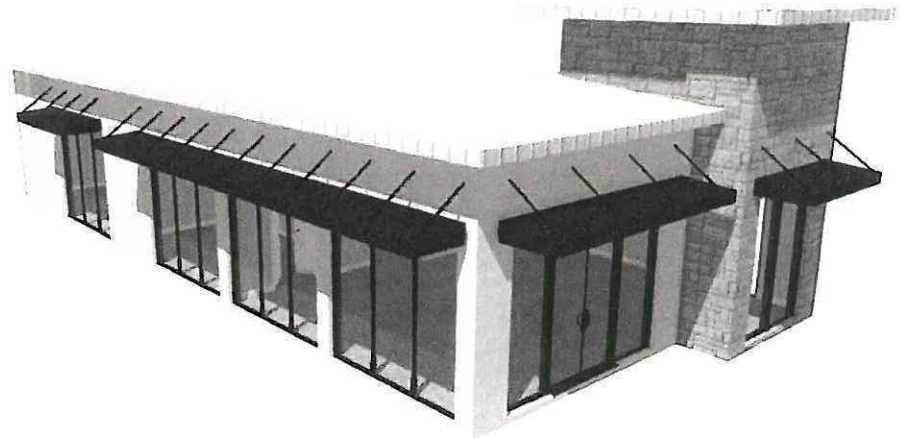
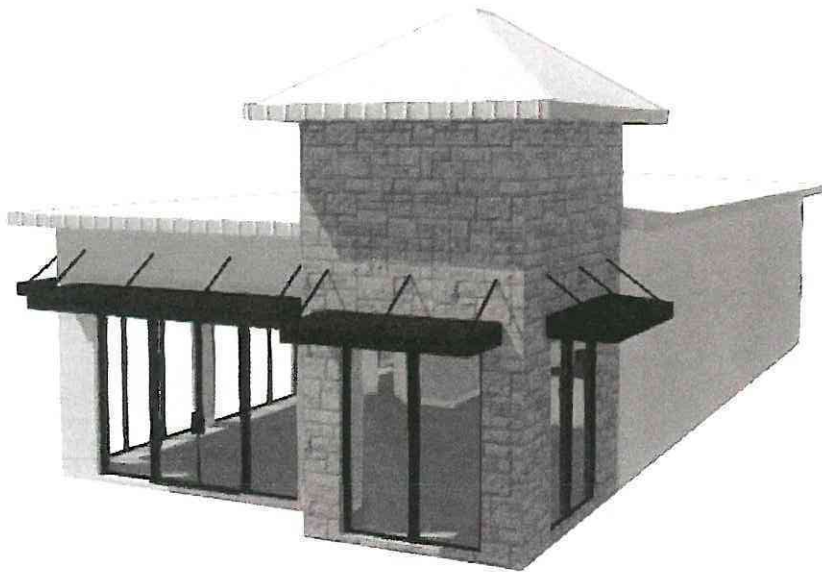
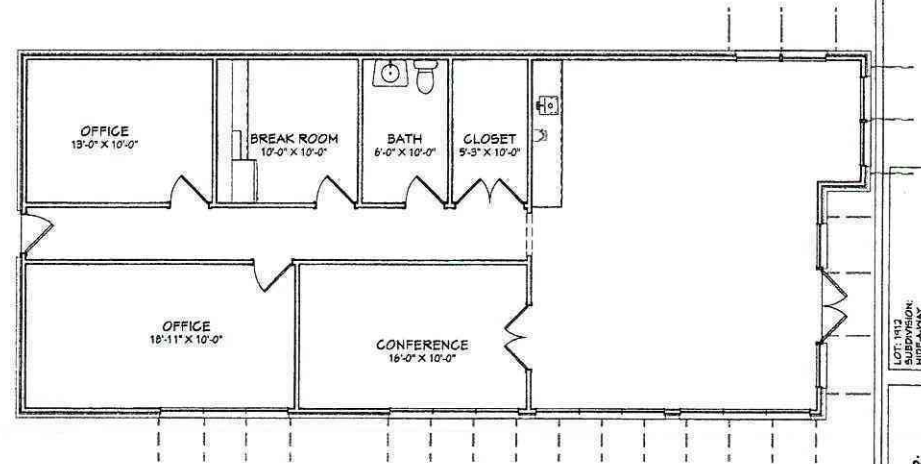
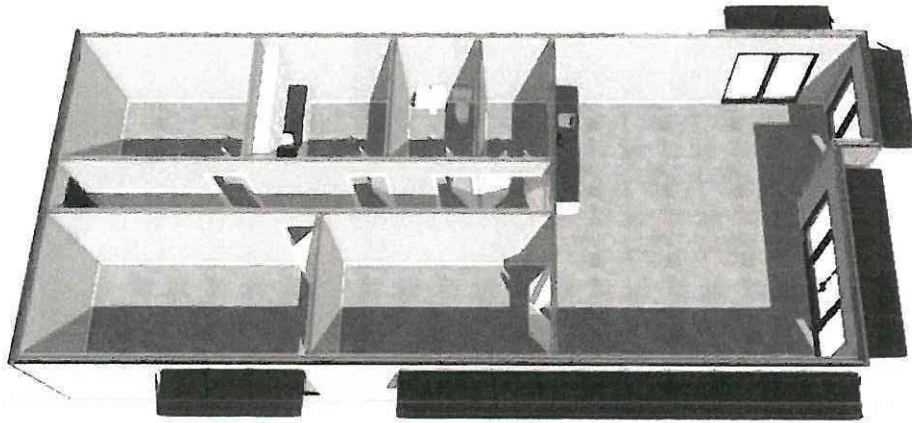
580 DECKER DRIVE, SUITE 170 IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

MINI-WAREHOUSE
COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

PROJECT NO.: 0.013.0817
ISSUE DATE: 10/03/2017

CONCEPTUAL ELEVATIONS
WAREHOUSE BUILDING

SHEET NO.:
SUP-4



LOT 142
SUBDIVISION
HIDE-A-WAY
ADDRESS
CITY, STATE
COUNTY

OFFICE FOR:
WE STORE TEXAS

DATE:

8/3/18

SCALE:

SHEET:

1



214-857-0241
ARCHIMATRIX.ORG

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT, ON A 7.489-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 23, RAINBO ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Russell Phillips for the approval of a Specific Use Permit (SUP) to allow for a *Mini-Warehouse Facility* in a Commercial (C) District on a 7.489-acre parcel of land being described as Lot 23, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and being more specifically depicted in *Exhibit 'A'* 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 [*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* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*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*, of *Article V, District Development Standards*, of the Unified Development Code [*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 293 units for the facility.
- 4) The residential unit as an accessory to the permitted use shall not exceed 1,600 square feet.
- 5) The residential unit may exceed one story, but 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 at the south, east, and north property lines.

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:

- 1) 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 7TH DAY OF JANUARY, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 17, 2018

2nd Reading: January 7, 2019

Exhibit 'A':
Survey

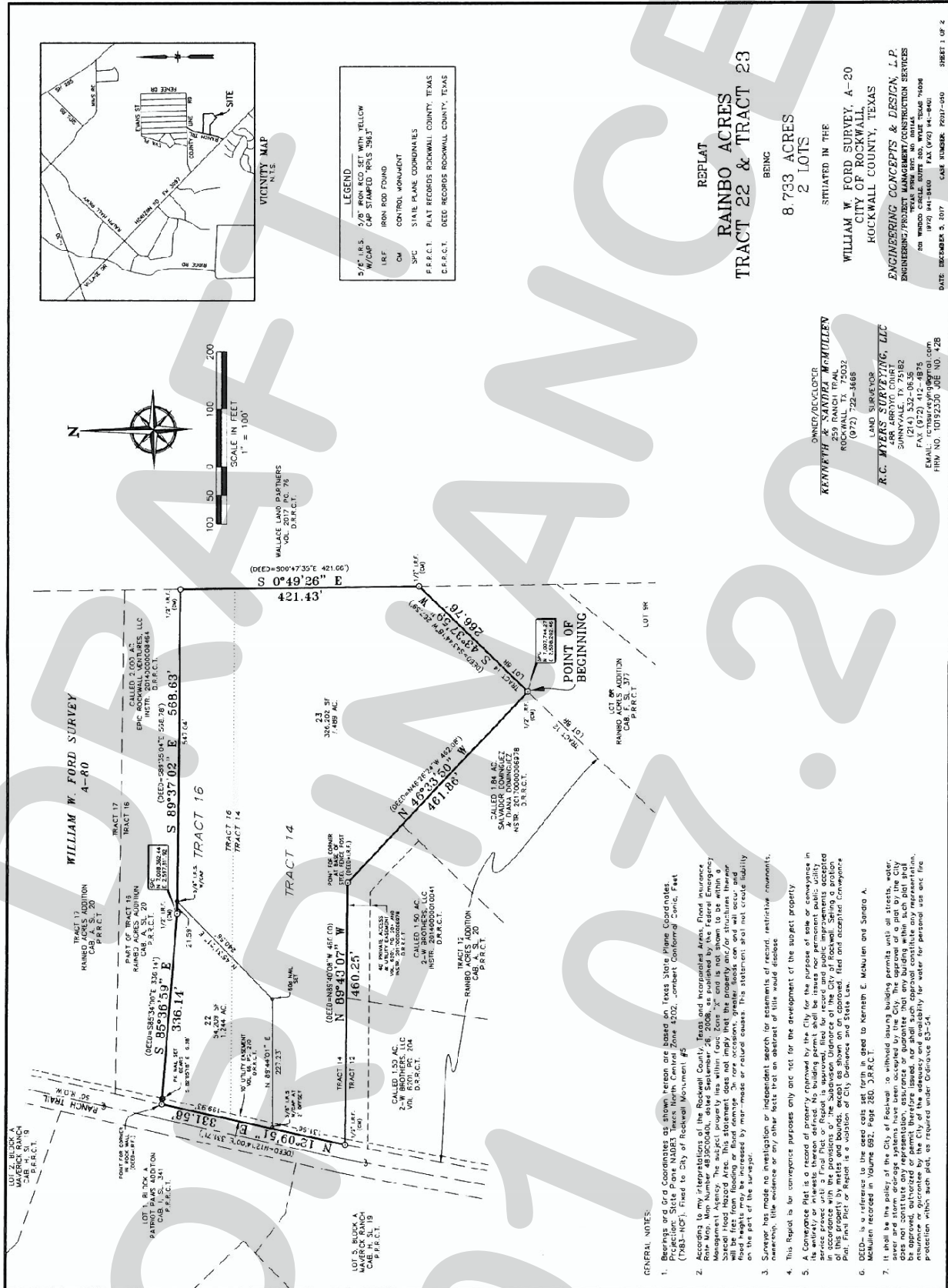
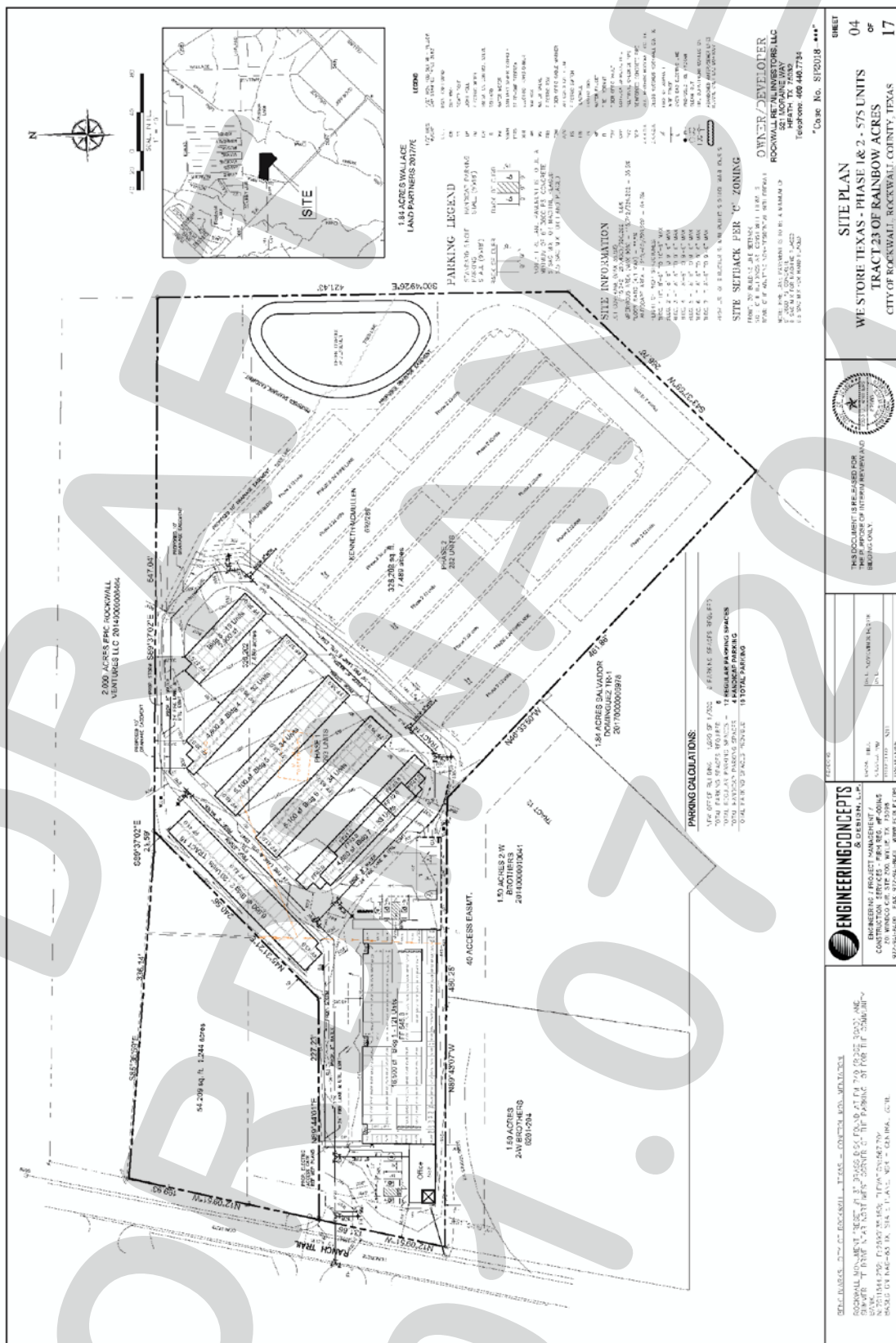


Exhibit ‘B’:
Concept Plan



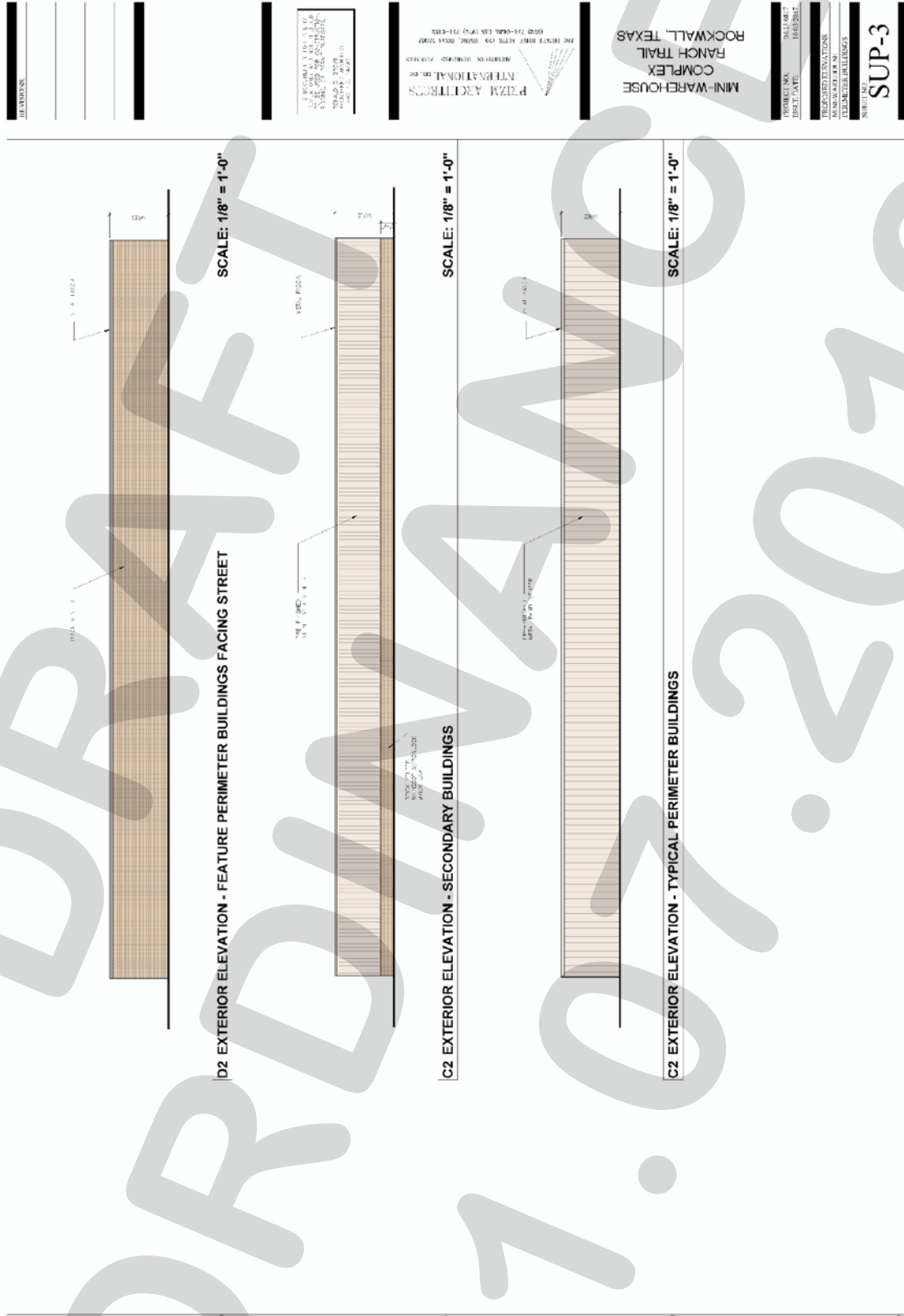
C2 LEASE OFFICE - NORTH ELEVATION (SIDE) SCALE: 1/8" = 1'-0" **C4 LEASE OFFICE - WEST ELEVATION (FRONT)** SCALE: 1/8" = 1'-0"

A2 LEASE OFFICE - SOUTH ELEVATION (SIDE) SCALE: 1/8" = 1'-0" **A4 LEASE OFFICE - EAST ELEVATION (REAR)** SCALE: 1/8" = 1'-0"

The figure consists of four architectural elevation drawings of warehouses, arranged in a 2x2 grid. Each drawing includes a scale of 1/8" = 1'-0" and a north arrow pointing towards the top right of the page.

- C1 WAREHOUSE - SOUTH ELEVATION (SIDE):** This drawing shows the side elevation of the C1 Warehouse. It features a long, low profile with a series of vertical lines indicating structural elements or siding. The roof is flat. Annotations include "C1 WAREHOUSE - SOUTH ELEVATION (SIDE)" and "SCALE: 1/8" = 1'-0"". A north arrow is located in the upper right corner.
- C4 WAREHOUSE - WEST ELEVATION (FRONT):** This drawing shows the front elevation of the C4 Warehouse. It features a gabled roof and a series of vertical lines indicating structural elements or siding. The drawing includes a north arrow in the upper right corner. Annotations include "C4 WAREHOUSE - WEST ELEVATION (FRONT)" and "SCALE: 1/8" = 1'-0"". A north arrow is located in the upper right corner.
- A1 WAREHOUSE - NORTH ELEVATION (SIDE):** This drawing shows the side elevation of the A1 Warehouse. It features a long, low profile with a series of vertical lines indicating structural elements or siding. The roof is flat. Annotations include "A1 WAREHOUSE - NORTH ELEVATION (SIDE)" and "SCALE: 1/8" = 1'-0"". A north arrow is located in the upper right corner.
- A4 WAREHOUSE - EAST ELEVATION (REAR):** This drawing shows the rear elevation of the A4 Warehouse. It features a gabled roof and a series of vertical lines indicating structural elements or siding. The drawing includes a north arrow in the upper right corner. Annotations include "A4 WAREHOUSE - EAST ELEVATION (REAR)" and "SCALE: 1/8" = 1'-0"". A north arrow is located in the upper right corner.

Exhibit 'C':
Concept Building Elevations





CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: January 7, 2019

SUBJECT: Z2018-052; *SUP for a Mini-Warehouse*

On December 17, 2018, the City Council voted to approve the applicant's request for a Specific Use Permit (SUP) for a mini-warehouse facility by a vote of 6-0, with Council Member Fowler recusing himself from the vote. This will be the second reading of the ordinance.