



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-012 P&Z DATE 5/14/2019 CC DATE _____ 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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2019-012

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 3201 Capital Blvd., Rockwall, TX 75032

Subdivision

Lot

2

Block

A

General Location Rockwall Technology Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial (LI) District

Current Use Manufacturing

Proposed Zoning Light Industrial (LI) District

Proposed Use Manufacturing

Acreage

34.229

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 Lollicup USA, Inc. (Alan Yu)

☐ Applicant Callaway Architecture

Contact Person Jason Lee

Contact Person Kyle McCullah

Address 6185 Kimball Ave

Address 1207 Hampshire Lane

City, State & Zip Chino, CA 91708

City, State & Zip Richardson, Texas 75080

Phone 9098003308

Phone 2149577327

E-Mail jason.lee@lollicup.com

E-Mail KMcCullah@callawayarchitecture.com

NOTARY VERIFICATION [REQUIRED]

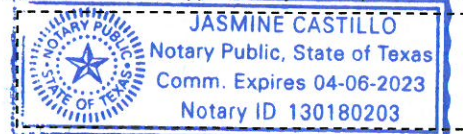
Before me, the undersigned authority, on this day personally appeared JASON LEE [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 11th day of April, 20 19. 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 11th day of April, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires

4/6/2023



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

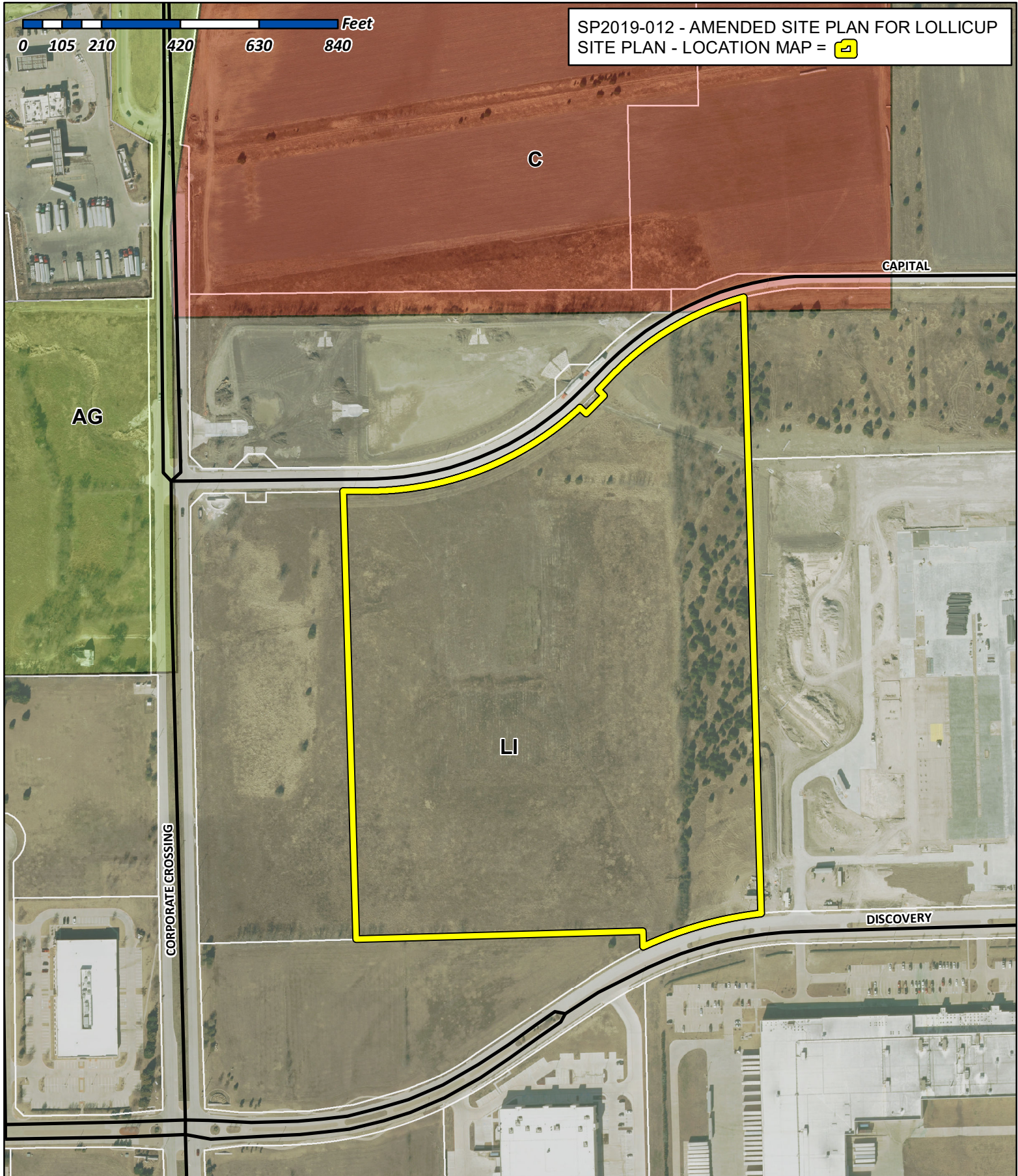
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 4/12/2019

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, 04/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 4/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/30/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

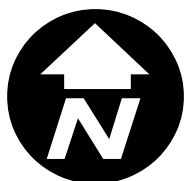
Project Number: SP2019-012
Project Name: 3201 Capital Blvd.
Project Type: SITE PLAN
Applicant Name: CALLAWAY ARCHITECTURE
Owner Name: ROCKWALL ECONOMIC DEVELOPMENT
Project Description:

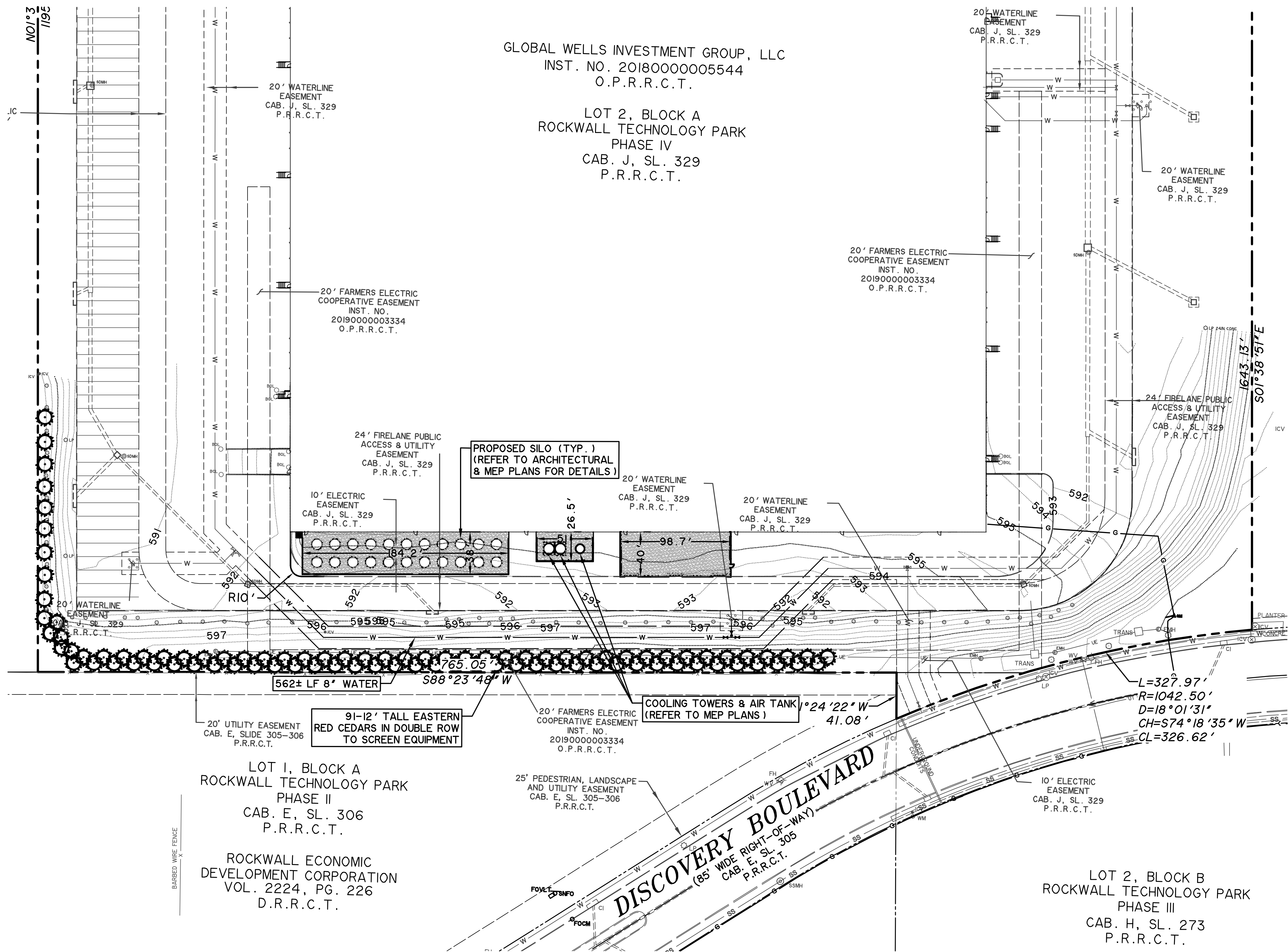


City of Rockwall

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

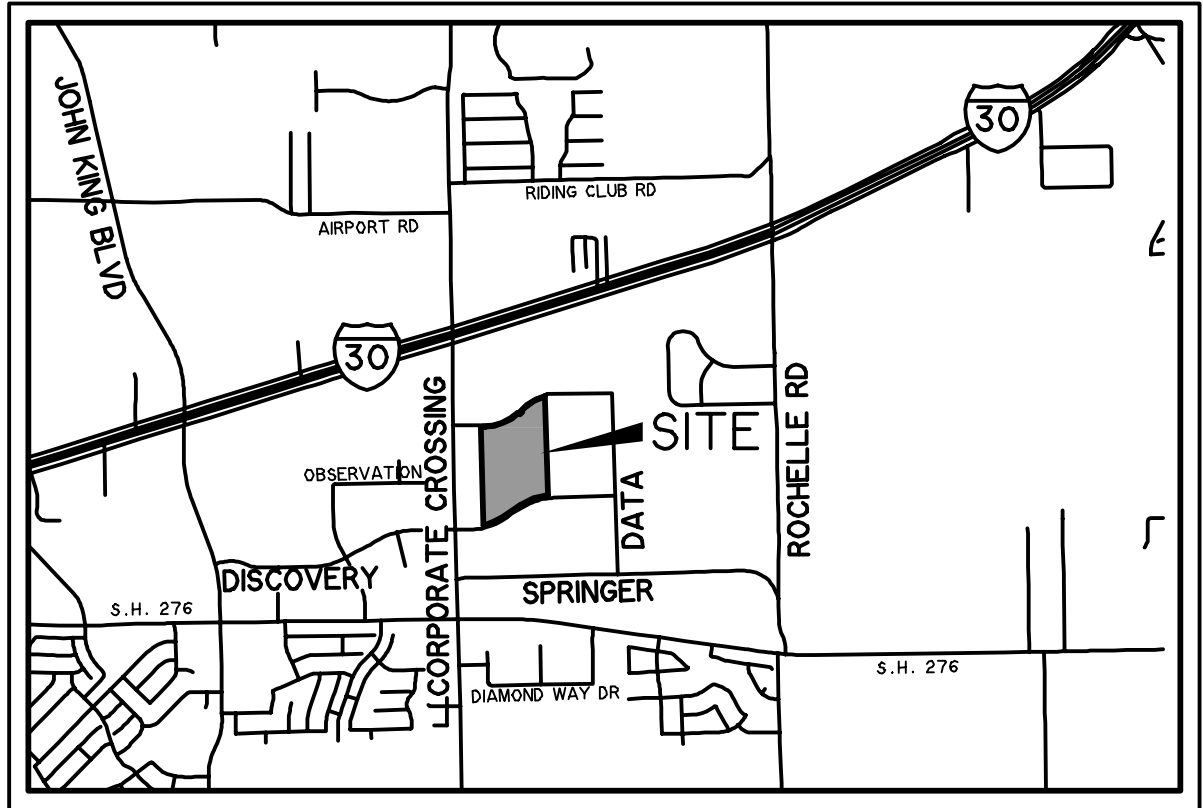
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





SITE DATA CHART	
EXISTING USE	INDUSTRIAL
PROPOSED USE	INDUSTRIAL
BUILDING AREA	650,000 SF
LOT AREA	34.23 AC (1,491,028 SF)
PARKING REQ'D.	(VARIANCE)
ACCESSIBLE PARKING PROVIDED	7
TOTAL PARKING PROVIDED	199
BUILDING/LOT COVERAGE	43.6%
ADDITIONAL LANDSCAPING	91-12' CEDARS

- GENERAL NOTES:
1. ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 2. DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 3. ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 4. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 5. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.



CAUTION !!
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*** BENCHMARKS ***
BM A - X CUT AT THE END OF AN ADA RAMP AT THE SOUTHEAST CORNER OF DISCOVERY BLVD AND DATA DR. ELEVATION = 600.44 FT.
BM B - X CUT ON TOP OF CURB NEAR A FIRE HYDRANT ON THE NORTH SIDE OF DISCOVERY BLVD 600 FEET EAST OF CORPORATE CROSSING. ELEVATION = 599.47 FT.
BM C - X CUT ON THE WEST SIDE OF A CURB INLET ON THE NORTH SIDE OF CAPITAL BLVD 820 FEET EAST OF CORPORATE CROSSING. ELEVATION = 585.90 FT.

OWNER/DEVELOPER:
CONTACT: ALAN YU
COMPANY: LOLLICUP USA
ADDRESS: 6185 KIMBALL AVE
CHINO, CA 91708
626-965-8882 (EXT. 110)
OFFICE: 626-226-8556
MOBILE: alan.yu@lollicap.com
EMAIL:

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

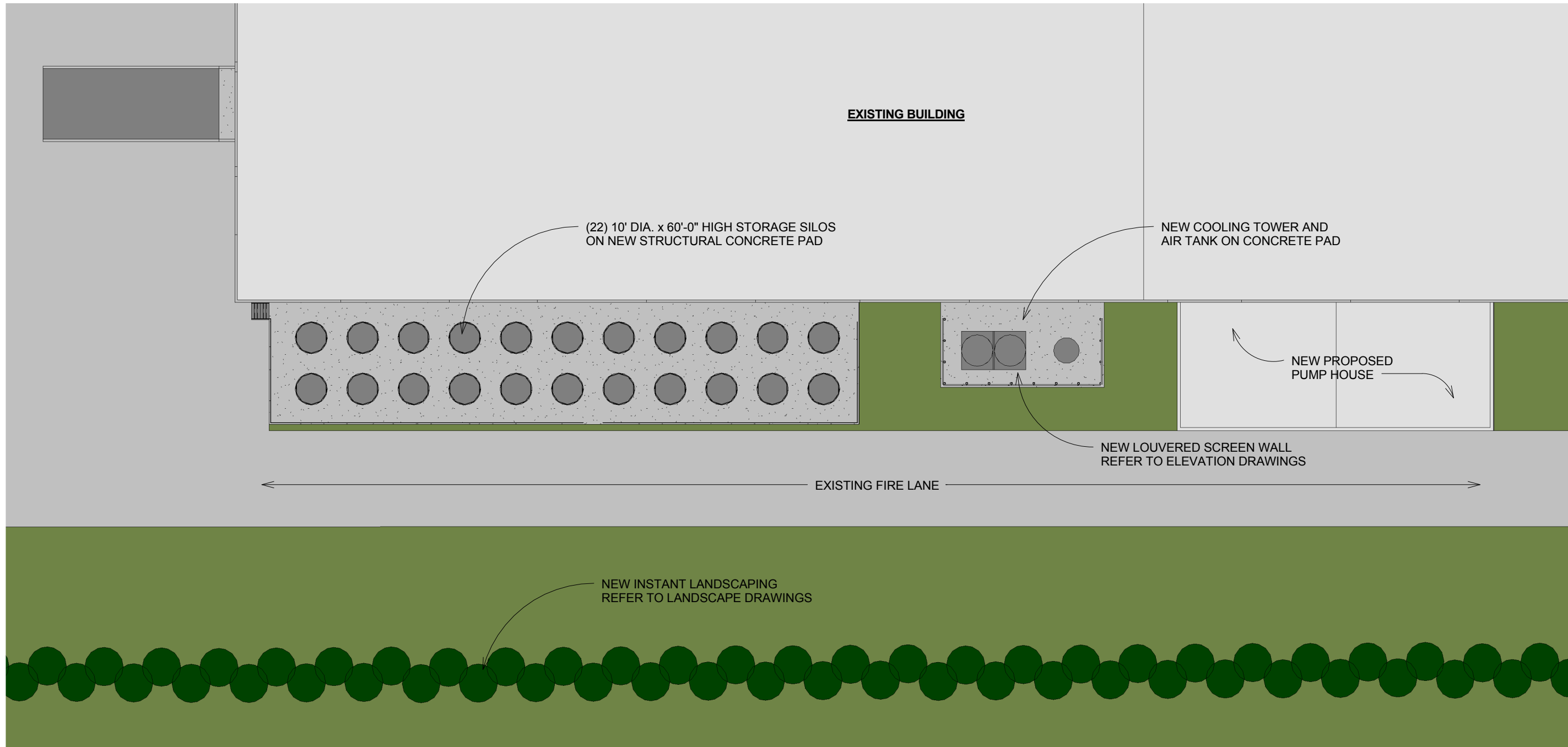
LOLLICUP SLO ADDITION
3201 CAPITAL BLVD
ROCKWALL, TEXAS 75082

SITE PLAN

PRELIMINARY PLANS FOR PROJECT REVIEW.
NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE
Texas Registration No. 99376
On Date Shown Below.

COPYRIGHT ©
WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE: 4/11/2019
WA# 17136.02

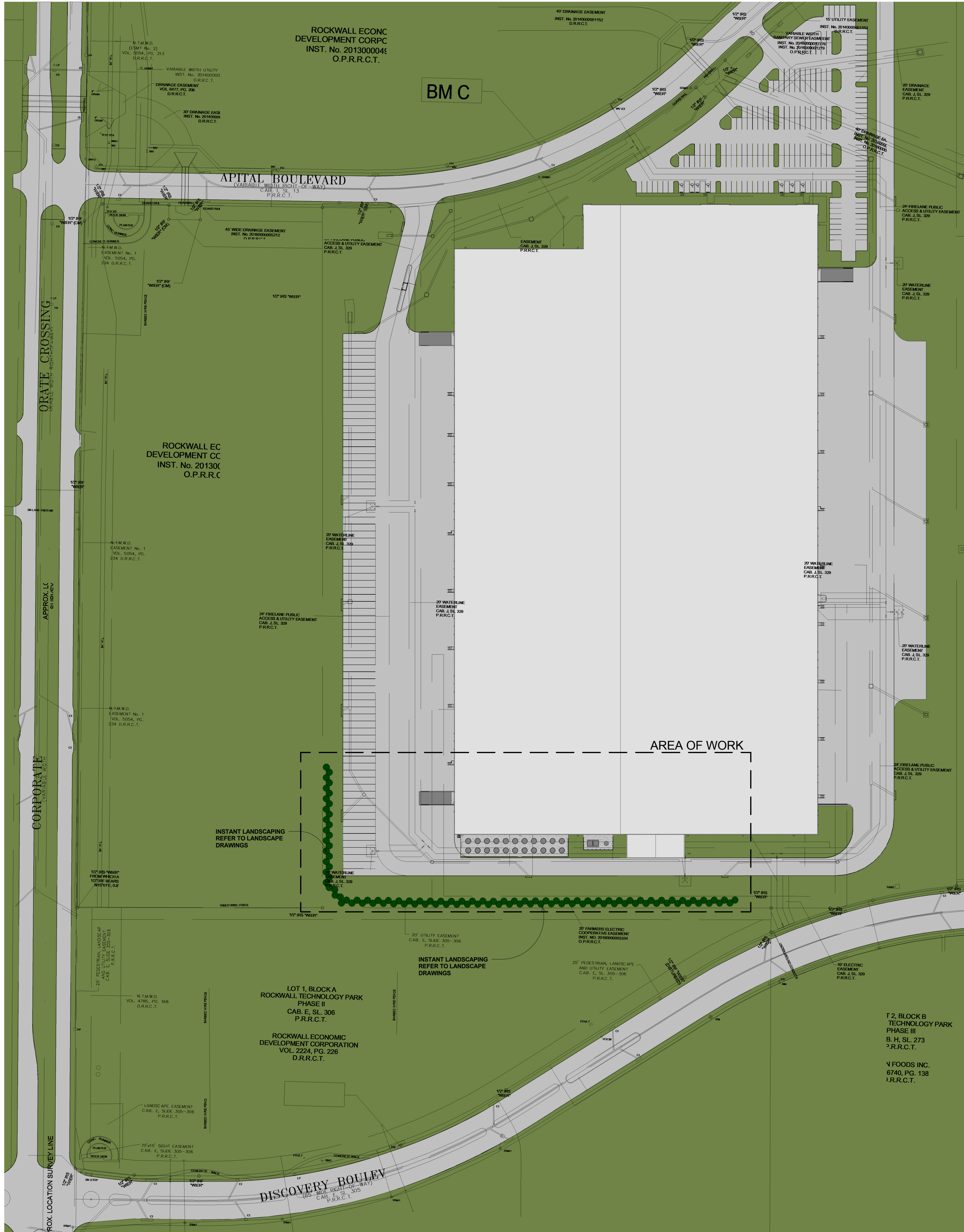
SHEET NO.
\$101



3 ENLARGED SITE PLAN
1" = 30'-0"

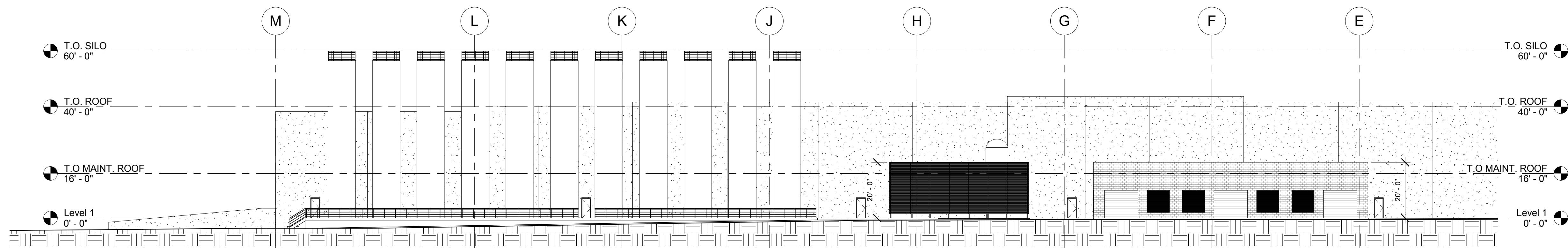


2 Vicinity map

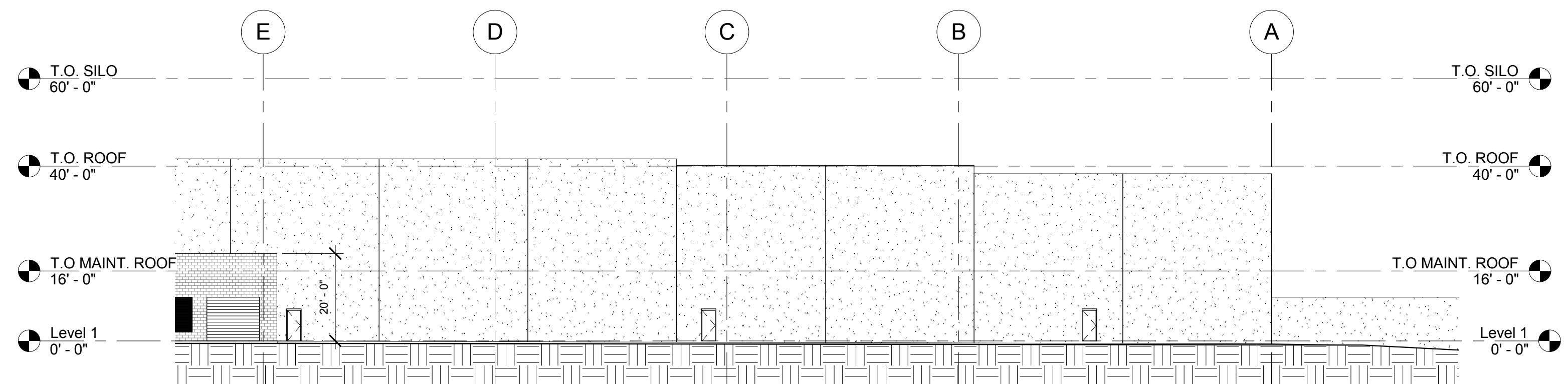


1 ARCHITECTURAL SITE PLAN
1" = 80'-0"

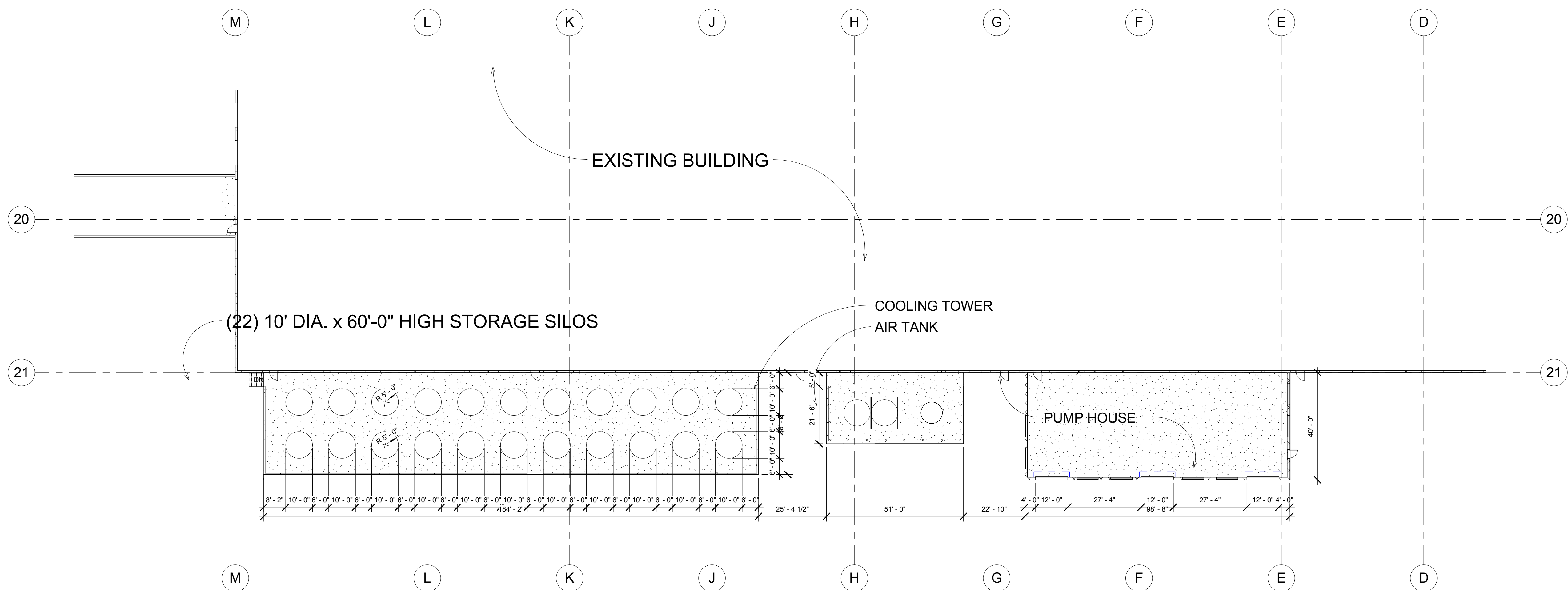
APPLICANT INFORMATION	OWNER INFORMATION
KYLE MCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	



3 SOUTH ELEVATION
1" = 20'-0"



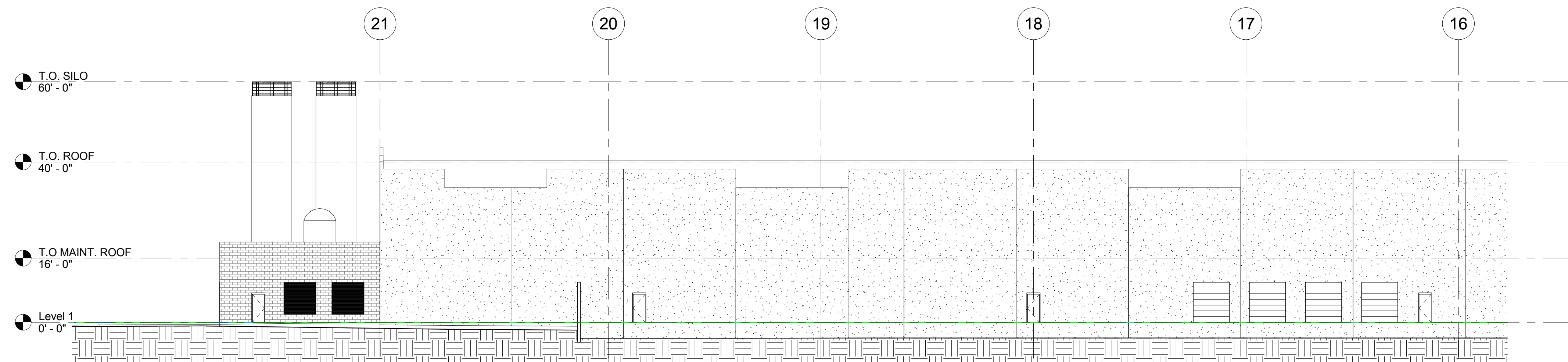
2 SOUTH ELEVATION
1" = 20'-0"



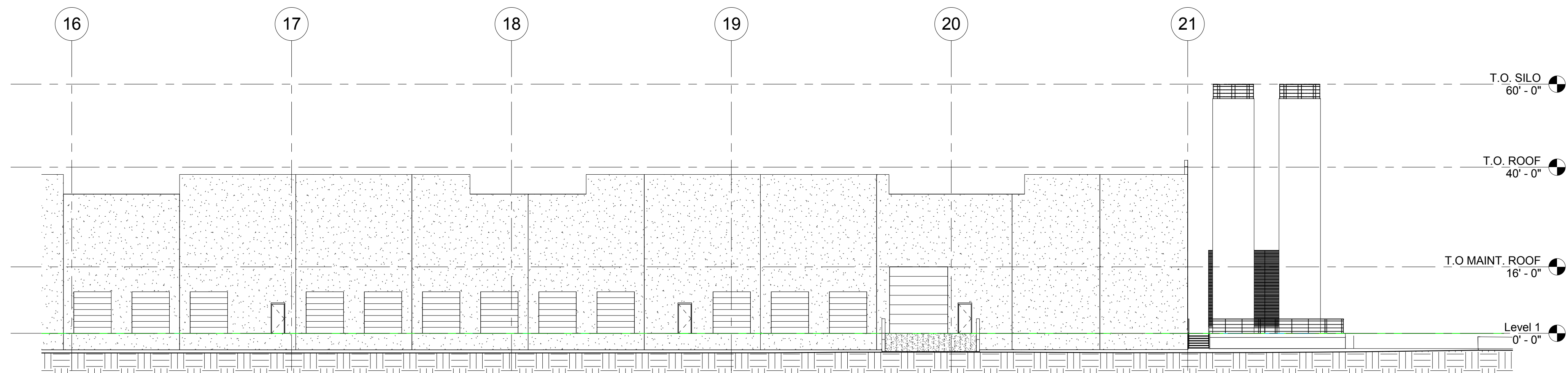
1 PROPOSED FLOOR PLAN
1" = 20'-0"

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official purposes.
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completed or checked and is for
general information or comment
only.



2 PARTIAL EAST ELEVATION
1/16" = 1'-0"



1 PARTIAL WEST ELEVATION
1/16" = 1'-0"

APPLICANT INFORMATION	OWNER INFORMATION
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LOLLICUP, USA CASE NUMBER-SP2019-XXX	

AN NEW PROJECT FOR
LOLLICUP, USA
LOLLICUP

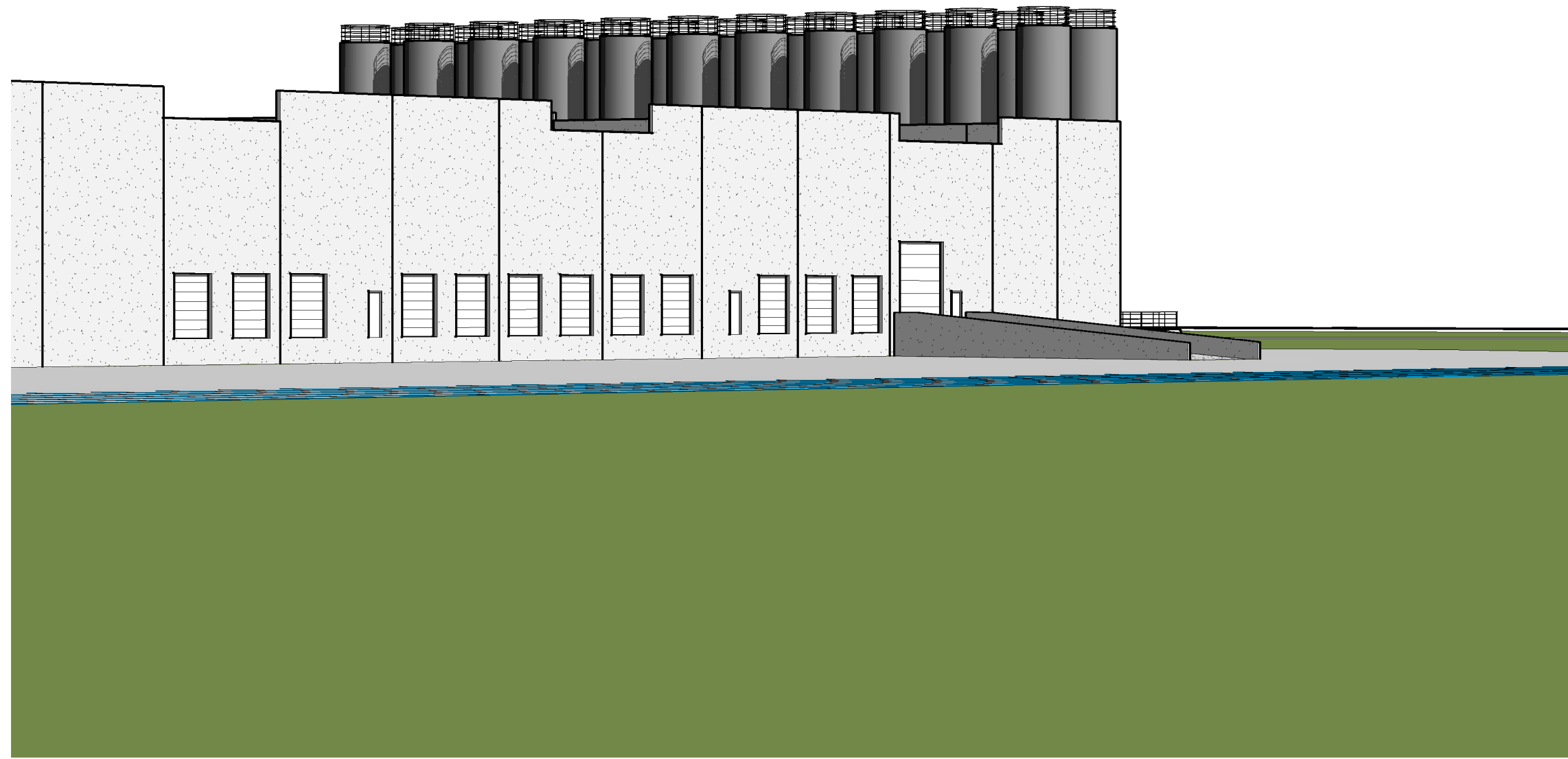
3201 Capital Blvd.

REVISIONS:

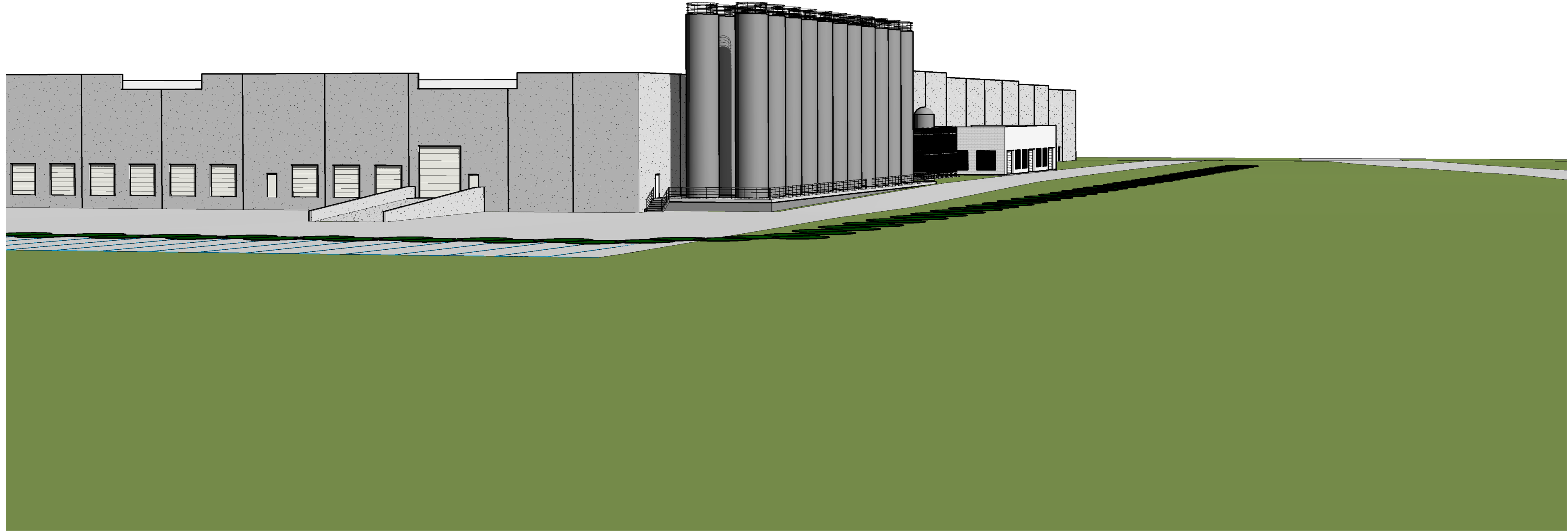
JOB NO:18087

PARTIAL EAST AND WEST
ELEVATIONS

A1.2
Date:04/11/2019



3 VIEW - CORPORATE CROSSING NORTH



2 VIEW FROM CORPORATE CROSSING



1 VIEW FROM DISCOVERY BOULEVARD

APPLICANT INFORMATION	OWNER INFORMATION
KYLE MCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8862 OFFICE 214.957.7327 MOBILE Jason.Lee@lollicap.com
LOLLICUP, USA CASE NUMBER-SP2019-XXX	

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A NEW PROJECT FOR
LOLLICUP, USA
LOLLICUP

3201 Capital Blvd.

REVISIONS:

JOB NO:18087

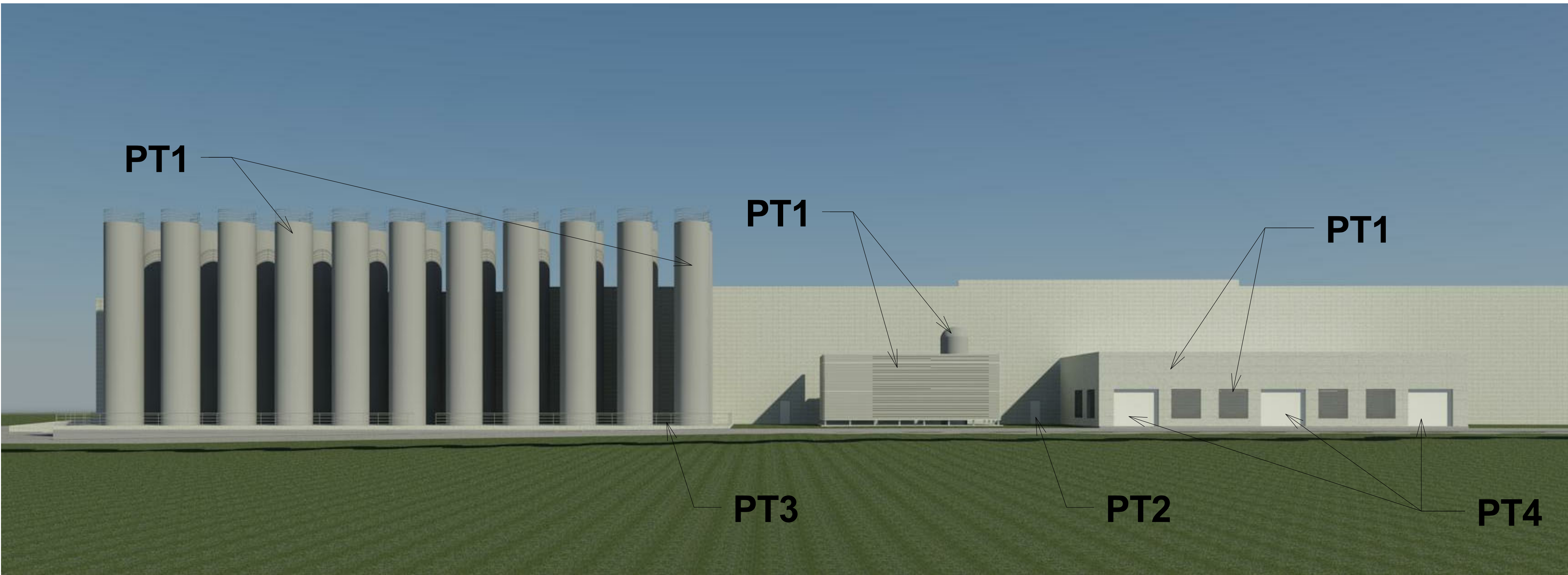
PERSPECTIVE VIEWS

A1.3
Date:04/12/2019

SW 7648
Big Chill

Interior / Exterior
Locator Number: 256-C7

PT1
SMOOTH TEXTURE 2 COAT ELASTOMERIC SYSTEM
CMU BLOCK WALLS, LOUVERS, SCREENWALL AND SILOS



SW 7037
Balanced Beige

Interior / Exterior
Locator Number: 249-C2

PT2
EXTERIOR HM DOORS (EXCLUDES OVERHEAD DOOR)

SW 7673
Pewter Cast

Interior / Exterior
Locator Number: 282-C4

PT3
HANDRAIL

PT4
WHITE - OVERHEAD ROLLING DOORS

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LOLLICUP, USA CASE NUMBER:SP2019-XXX	

City of Rockwall

Project Plan Review History



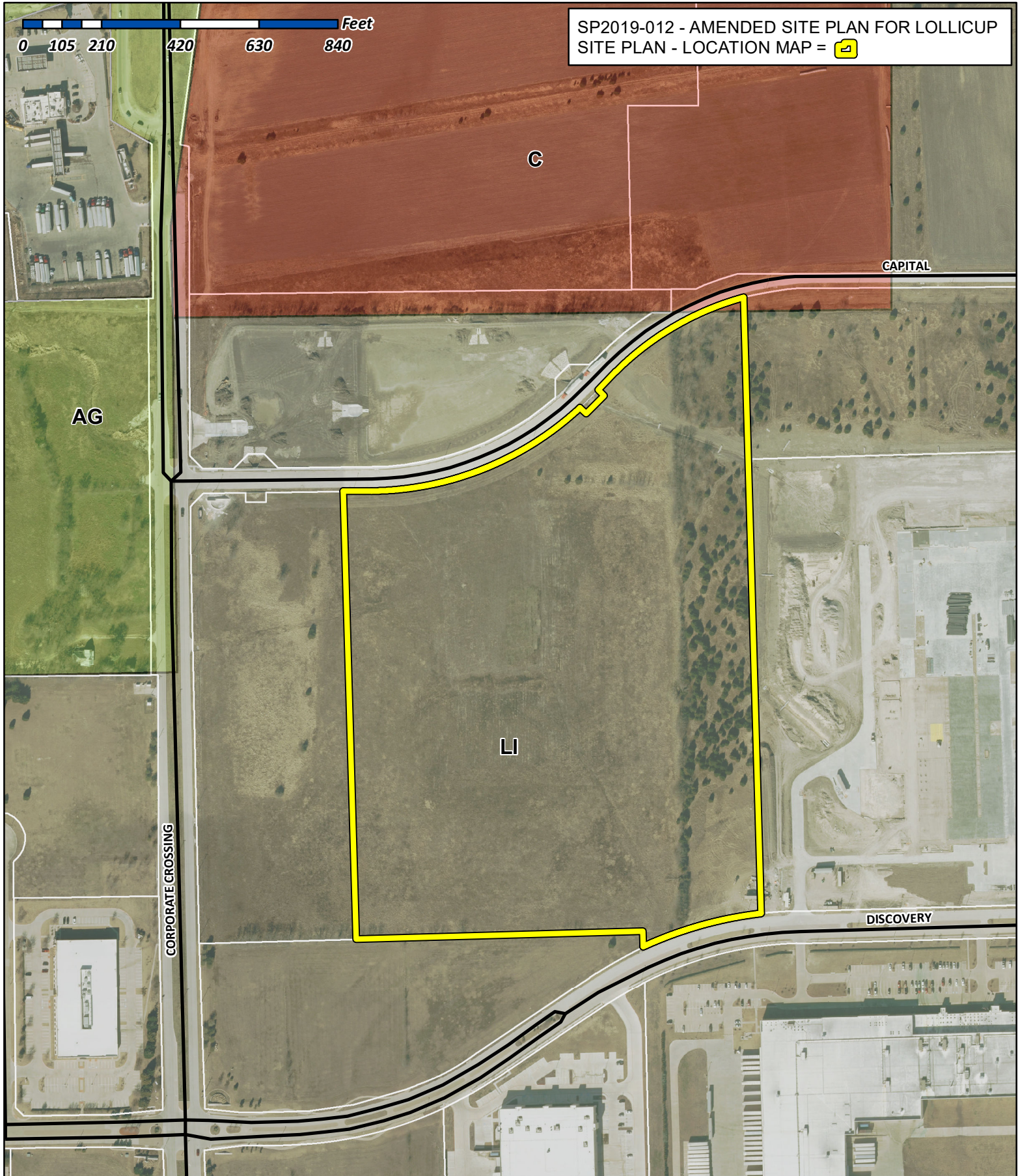
Project Number	SP2019-012	Owner	ROCKWALL ECONOMIC DEVELOPMENT	Applied	4/12/2019	LM
Project Name	3201 Capital Blvd.	Applicant	CALLAWAY ARCHITECTURE	Approved		
Type	SITE PLAN			Closed		
Subtype	AMENDING			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	Zoning
3201 CAPITAL BLVD	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL TECHNOLOGY PARK, PHASE 2	2	A	2	4876-000A-0002-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING (4/18/2019 9:24 AM SH) - Property will need to be replatted to add the water line easement. Will need engineering plans for water line adjustment.	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	APPROVED	
GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
PLANNING	David Gonzales	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	See comments

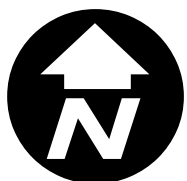
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:</p> <p>** Planning Department General Comments to be addressed:</p> <ol style="list-style-type: none"> 1. The shall conform to all standards and requirements of the FM-549 Overlay (FM-549 OV) District, the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated in this Project Plan Review document 2. Provide a label indicating "Case No. SP2019-012" on the lower right corner on all pages of the revised final plat submittal 3. Approval of an exception to the FM-549 Overlay (FM-549 OV) District standards to allow for landscape screening of the proposed 22, 60-ft silo's located on the south facing elevation. <p>Staff recommends that a representative be present for the meetings as listed below. 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> <p>***Scheduled Meeting Dates to Attend</p> <p>Architectural Review Board- Work Session: April 30, 2019 (Tuesday at 5:00p.m.)</p> <p>Planning and Zoning Commission - Work Session: April 30, 2019 (Tuesday at 6:00p.m.)</p> <p>Architectural Review Board- Action Item: May 14, 2019 (Recommendation to P&Z - Tuesday at 5:00 p.m.)</p> <p>Planning and Zoning Commission - Action Item: May 14, 2019 (Tuesday at 6:00 p.m.)</p>						

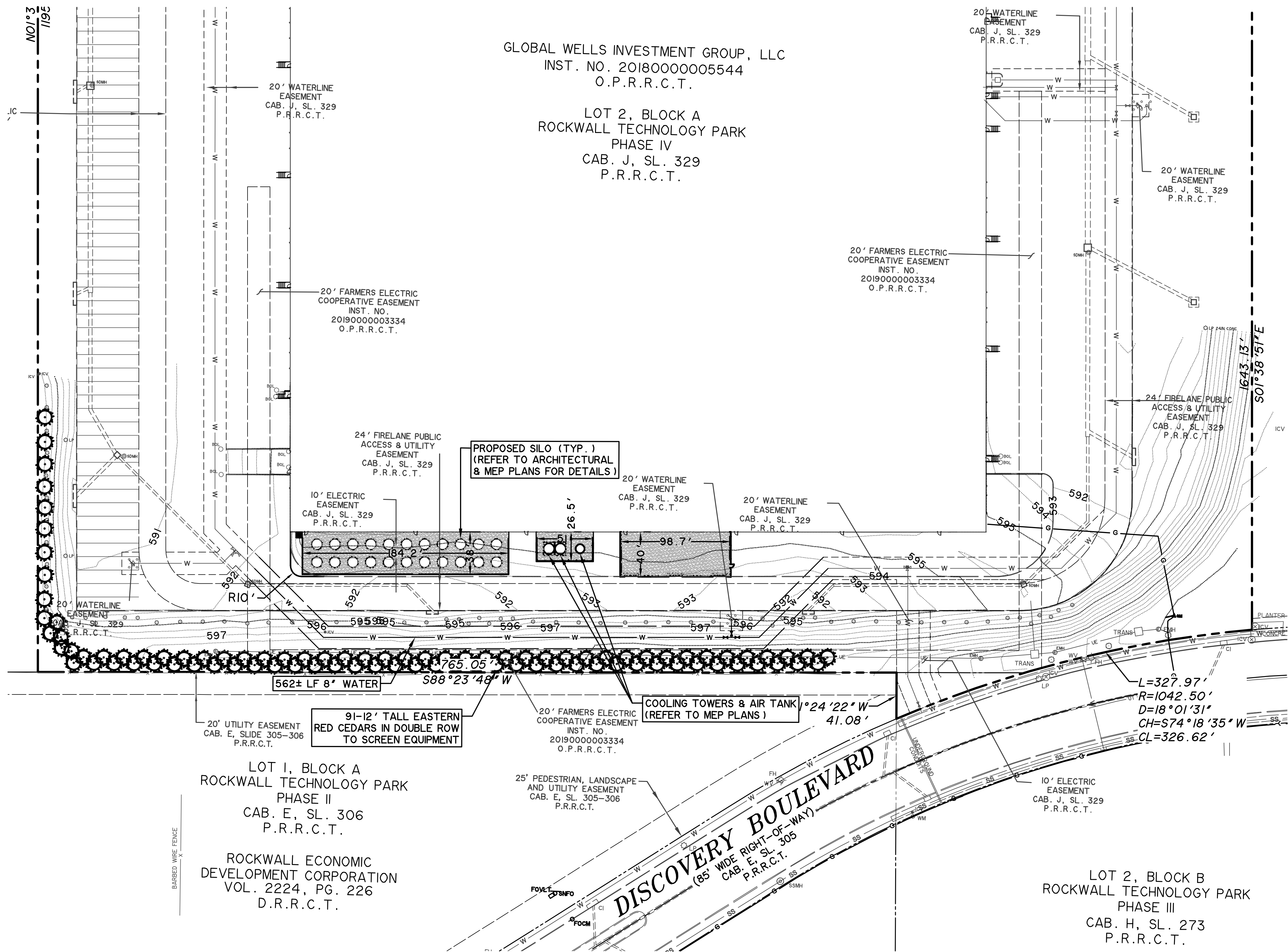


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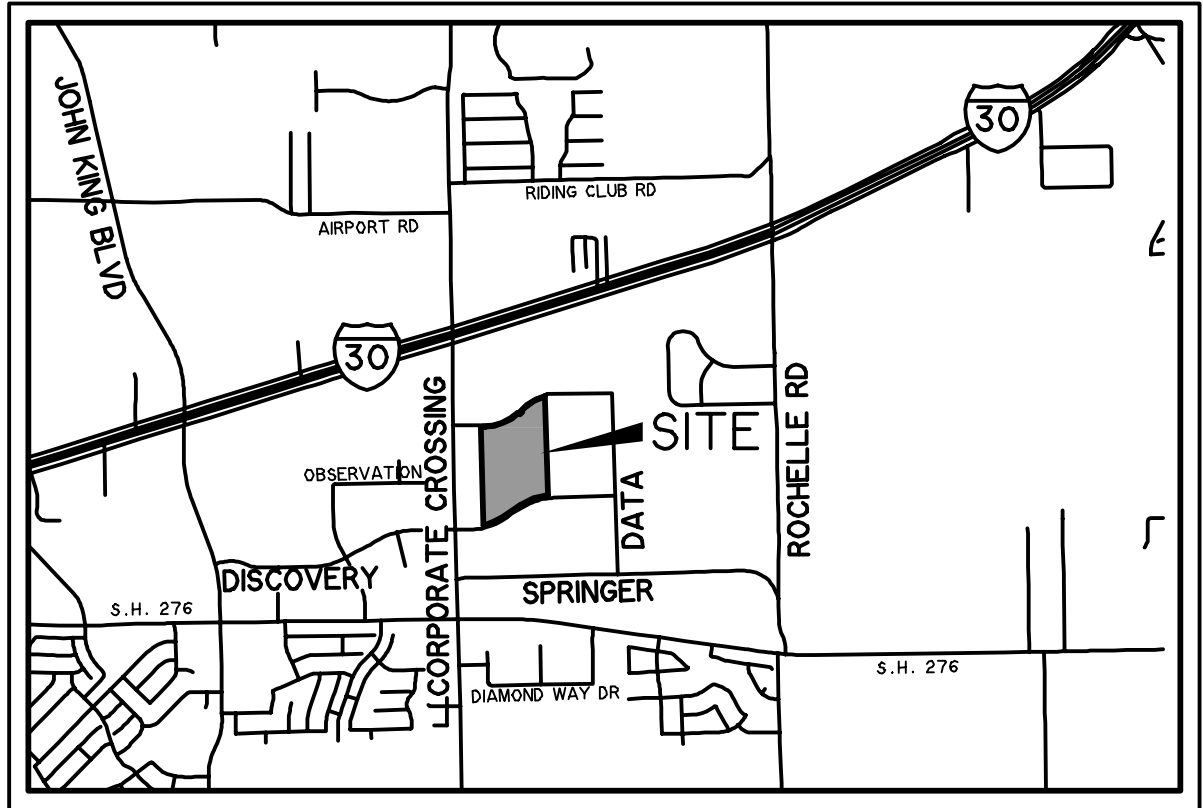
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SITE DATA CHART	
EXISTING USE	INDUSTRIAL
PROPOSED USE	INDUSTRIAL
BUILDING AREA	650,000 SF
LOT AREA	34.23 AC (1,491,028 SF)
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 2. DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 3. ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
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CAUTION !!
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*** BENCHMARKS ***
BM A - X CUT AT THE END OF AN ADA RAMP AT THE SOUTHEAST CORNER OF DISCOVERY BLVD AND DATA DR. ELEVATION = 600.44 FT.
BM B - X CUT ON TOP OF CURB NEAR A FIRE HYDRANT ON THE NORTH SIDE OF DISCOVERY BLVD 600 FEET EAST OF CORPORATE CROSSING. ELEVATION = 599.47 FT.
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OWNER/DEVELOPER:
CONTACT: ALAN YU
COMPANY: LOLLICUP USA
ADDRESS: 6185 KIMBALL AVE
CHINO, CA 91708
626-965-8882 (EXT. 110)
OFFICE: 626-226-8556
MOBILE: alan.yu@lollicap.com
EMAIL:

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

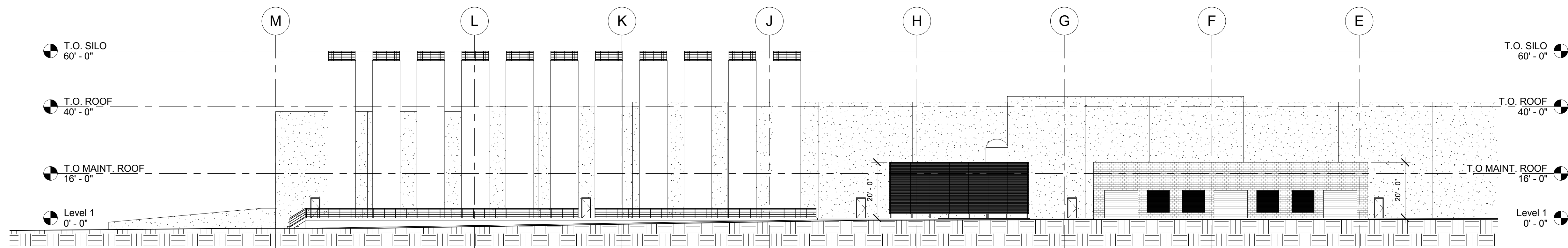
LOLLICUP SLO ADDITION
3201 CAPITAL BLVD
ROCKWALL, TEXAS 75082

SITE PLAN

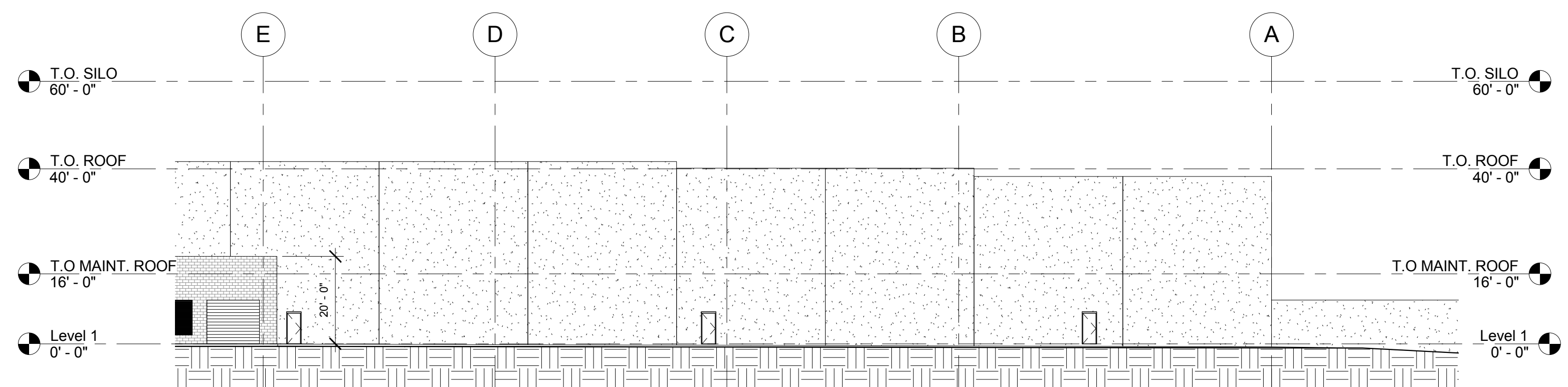
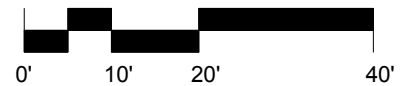
PRELIMINARY PLANS FOR PROJECT REVIEW.
NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE
Texas Registration No. 99376
On Date Shown Below.

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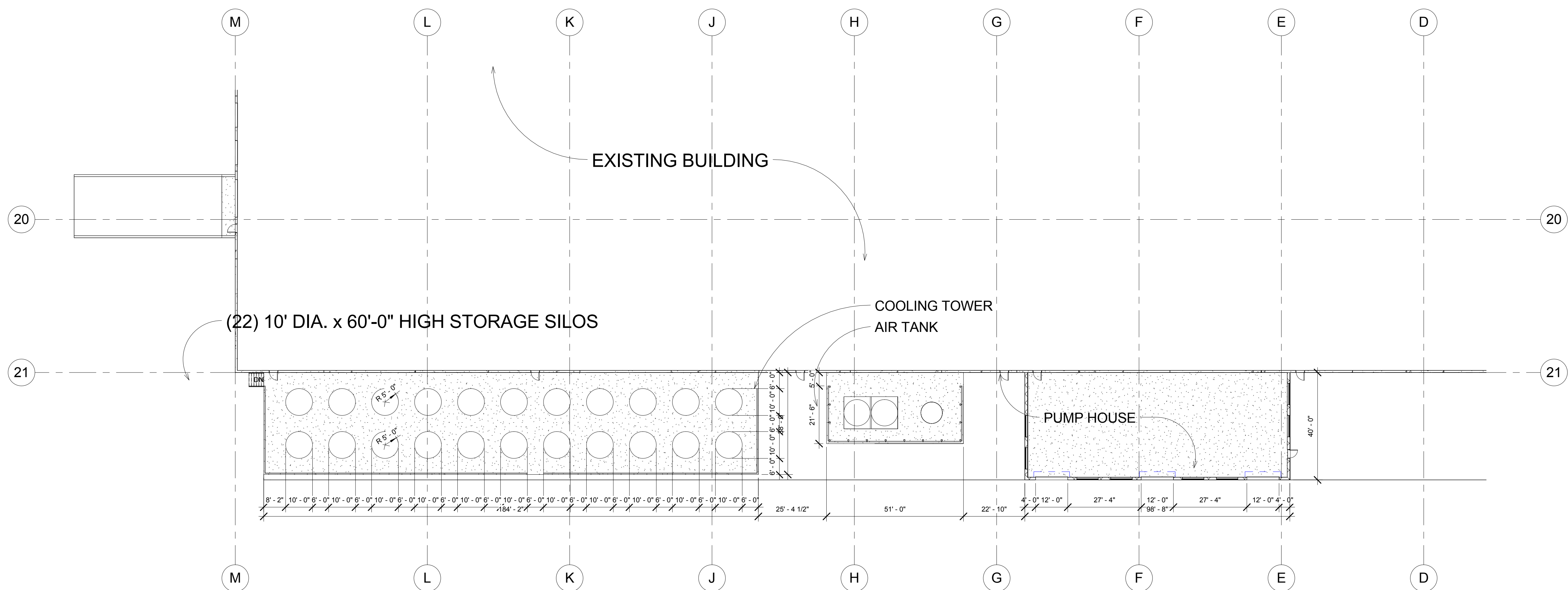
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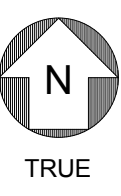
3 SOUTH ELEVATION
1" = 20'-0"



2 SOUTH ELEVATION
1" = 20'-0"



1 PROPOSED FLOOR PLAN
1" = 20'-0"



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.987.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.987.7327 MOBILE Jason.Lee@lollcup.com
LOLLICUP, USA CASE NUMBER: SP2019-XXX	

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A NEW PROJECT FOR
LOLLICUP, USA
LOLLICUP

3201 Capital Blvd.

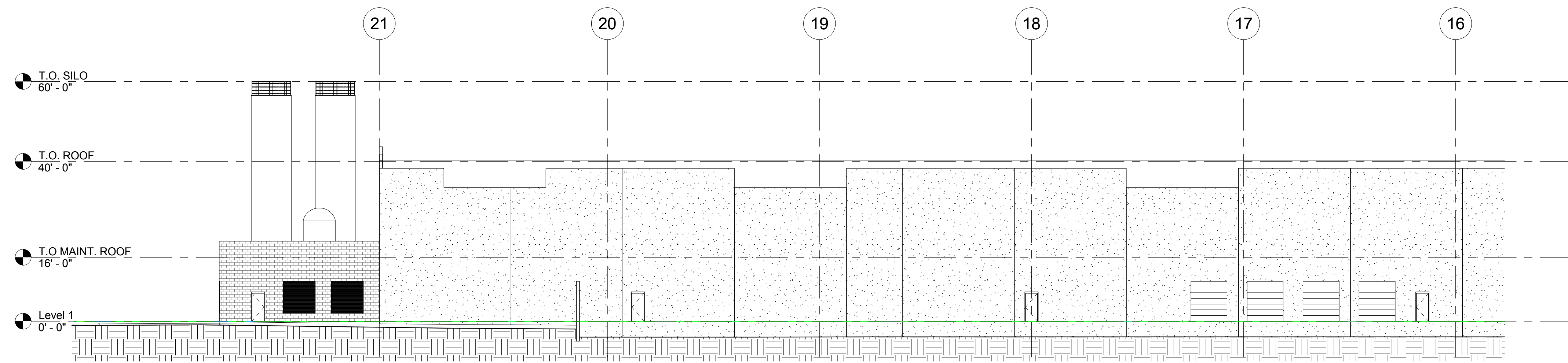
REVISIONS:

JOB NO:18087

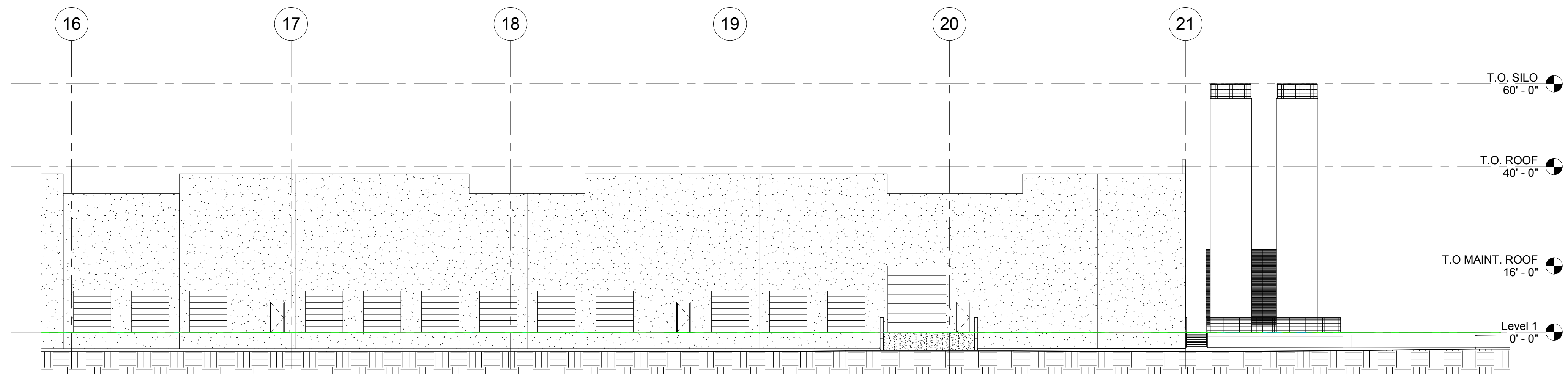
PROPOSED ELEVATION
AND FLOOR PLAN

A1.1
Date:04/11/2019

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2 PARTIAL EAST ELEVATION
1/16" = 1'-0"



1 PARTIAL WEST ELEVATION
1/16" = 1'-0"

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AN NEW PROJECT FOR
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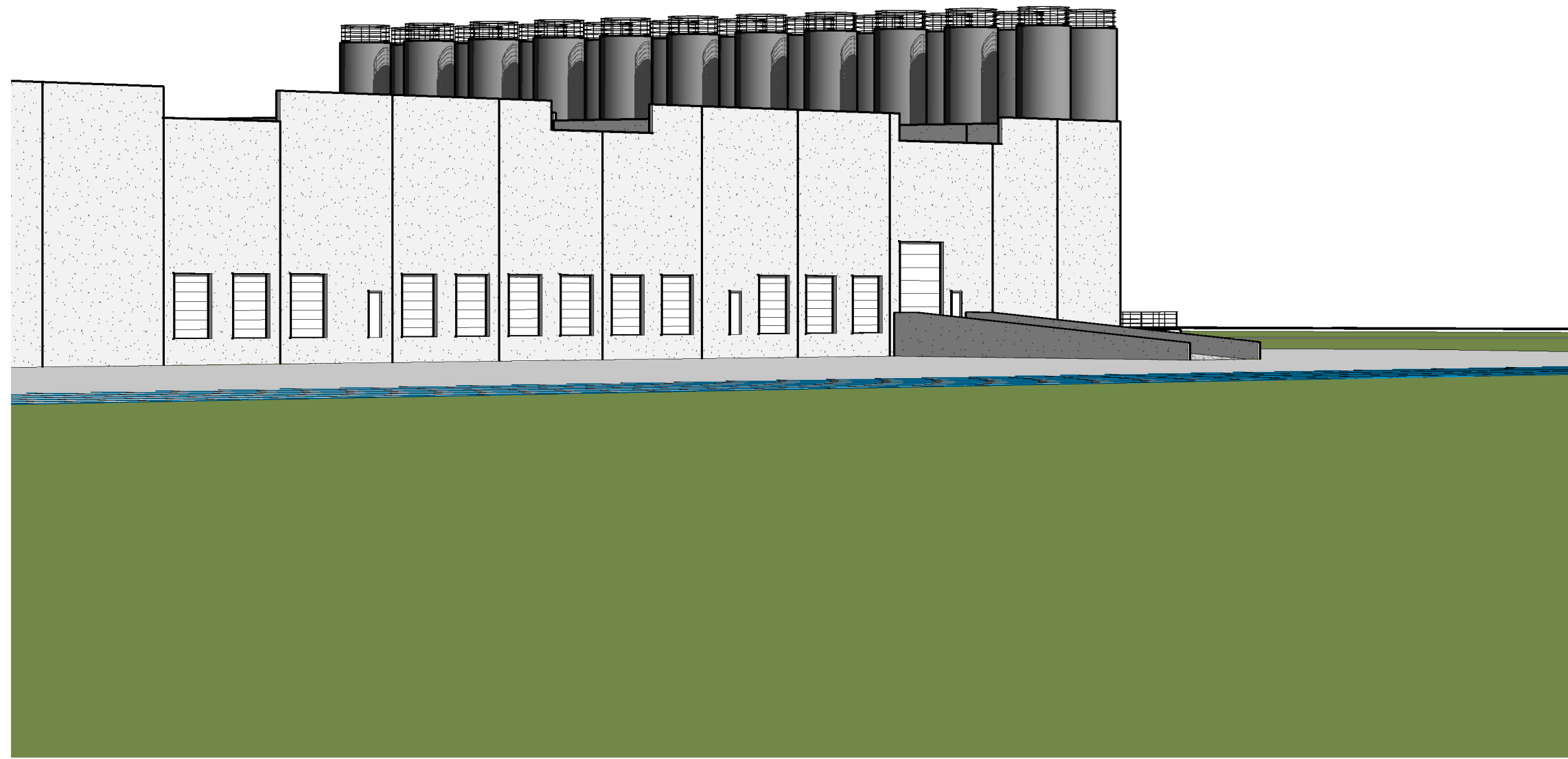
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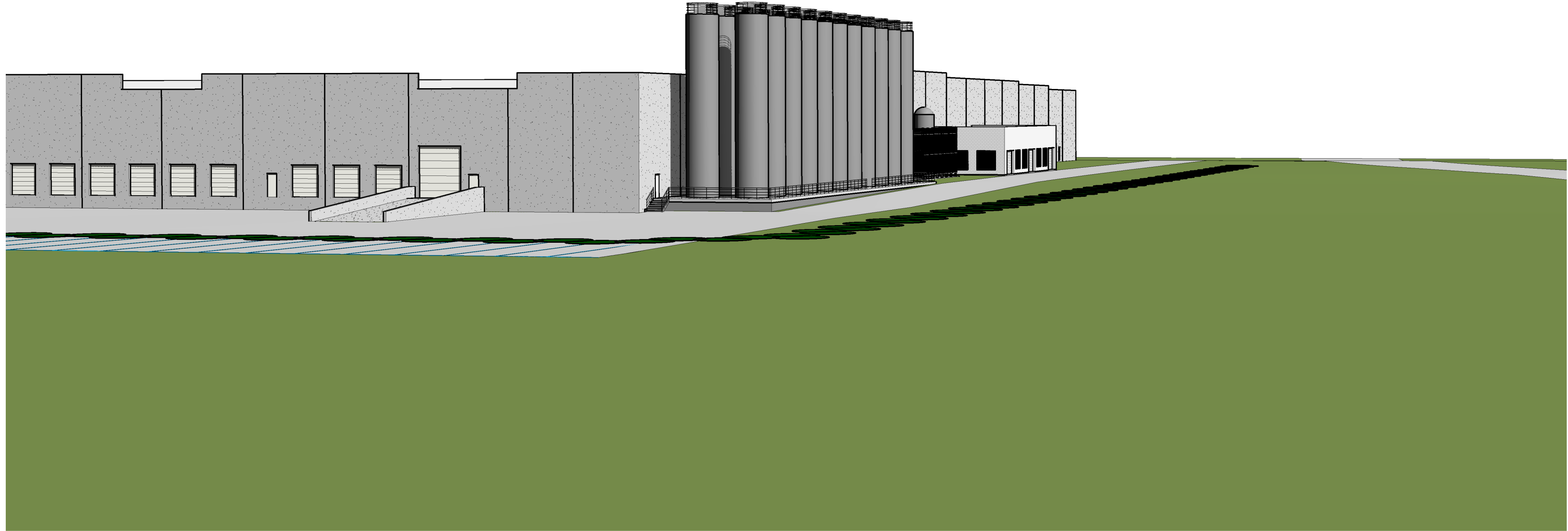
JOB NO:18087

PARTIAL EAST AND WEST
ELEVATIONS

A1.2
Date:04/11/2019



3 VIEW - CORPORATE CROSSING NORTH



2 VIEW FROM CORPORATE CROSSING



1 VIEW FROM DISCOVERY BOULEVARD

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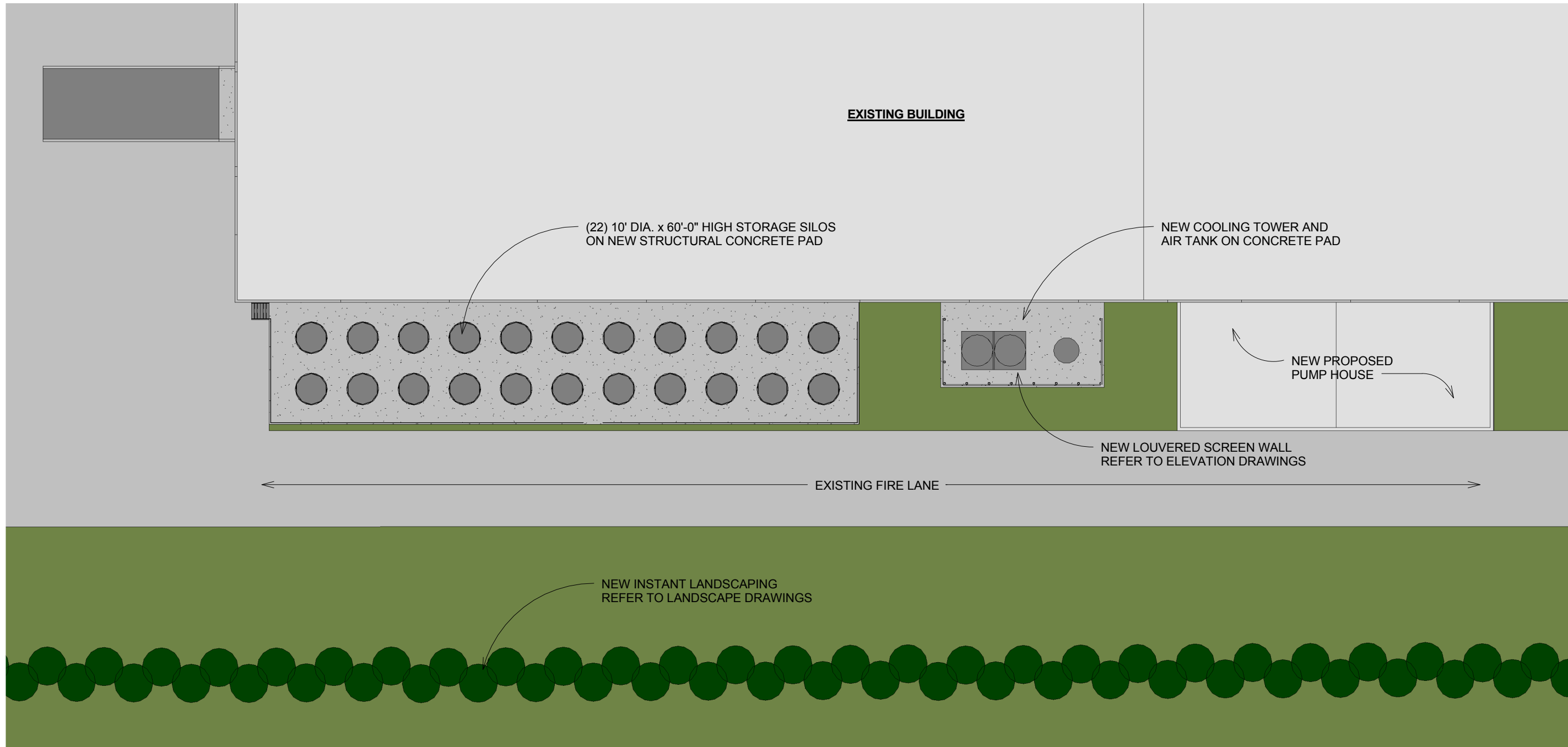
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REVISIONS:

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PERSPECTIVE VIEWS

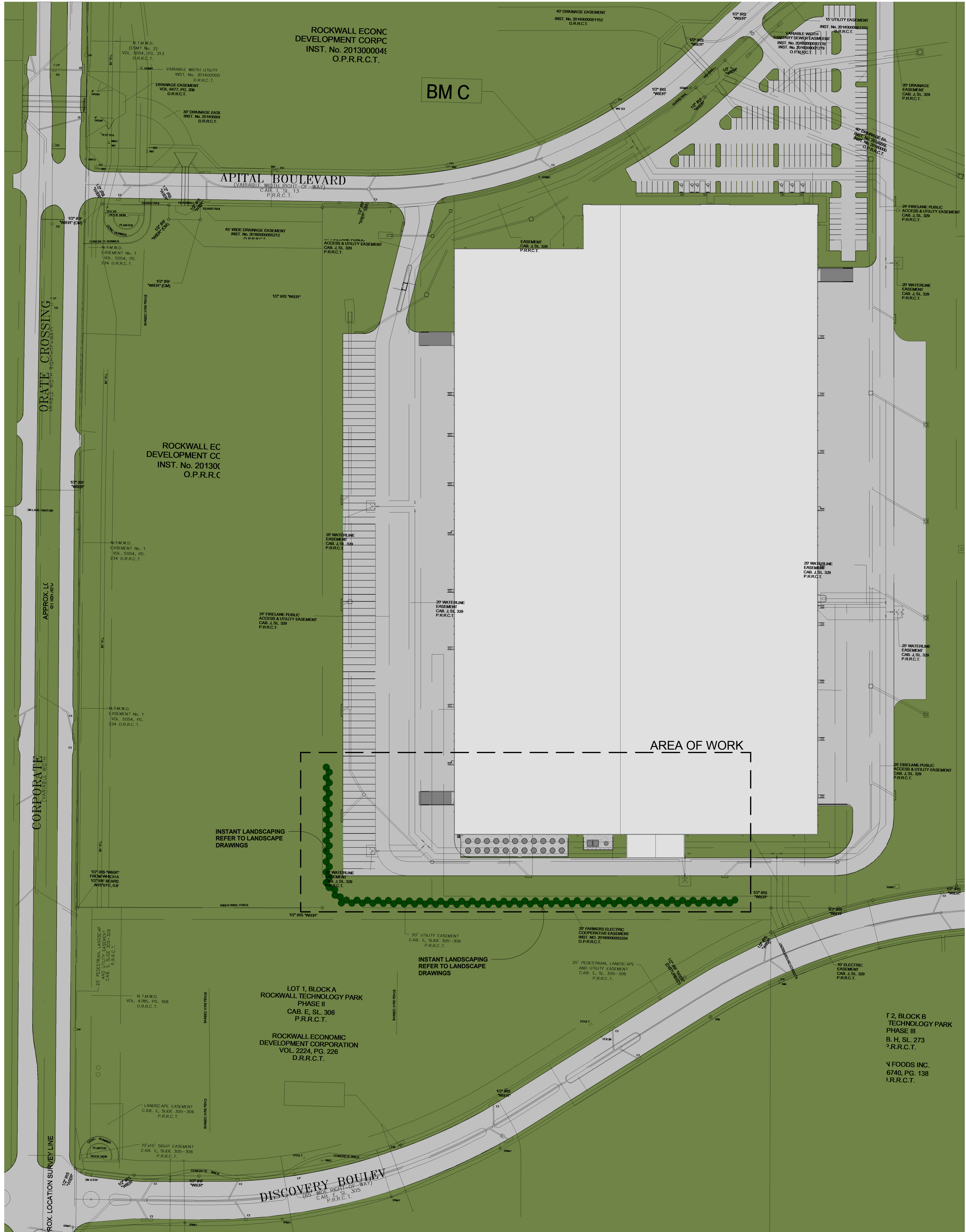
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Date:04/12/2019



3 ENLARGED SITE PLAN
1" = 30'-0"

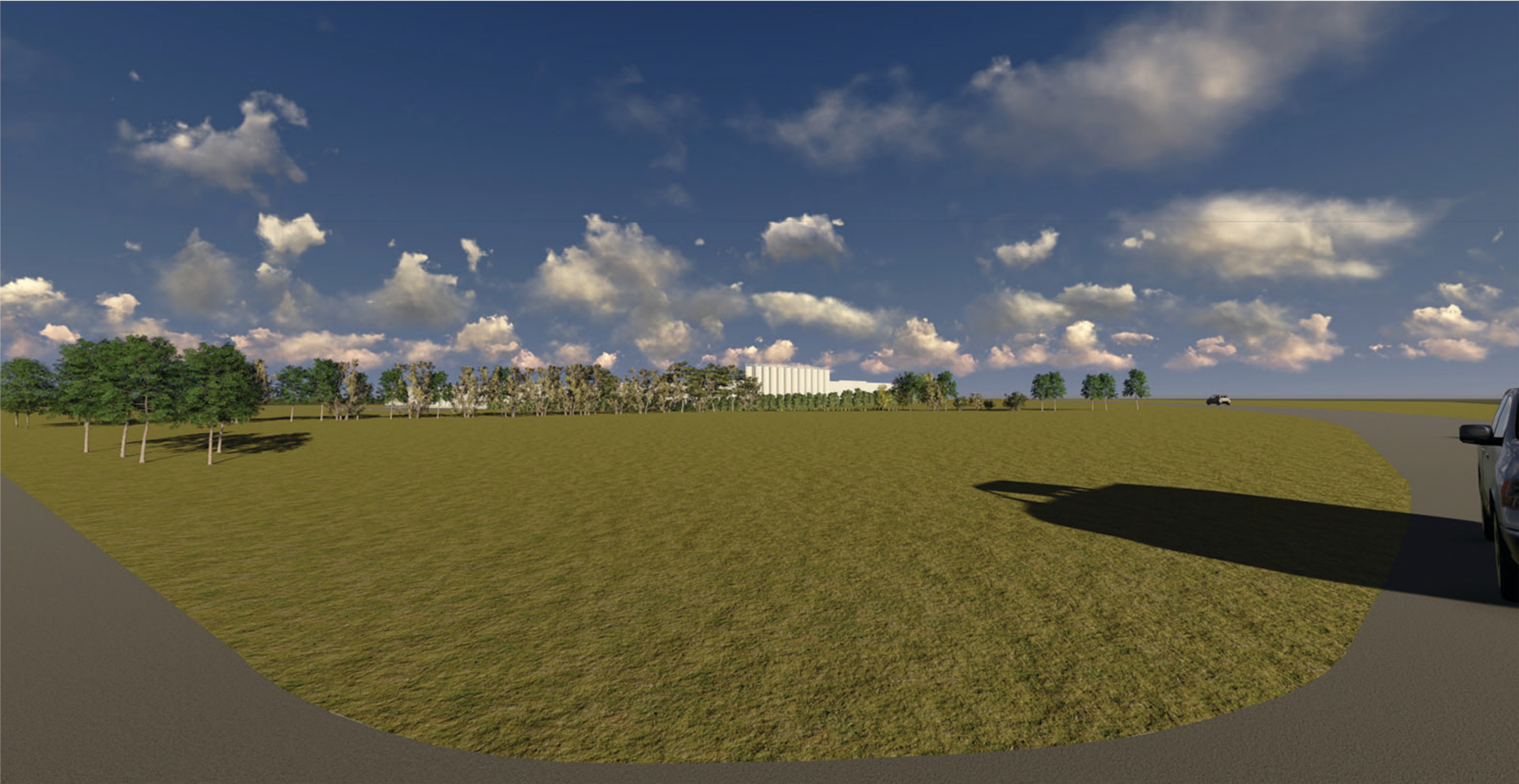


2 Vicinity map



1 ARCHITECTURAL SITE PLAN
1" = 80'-0"

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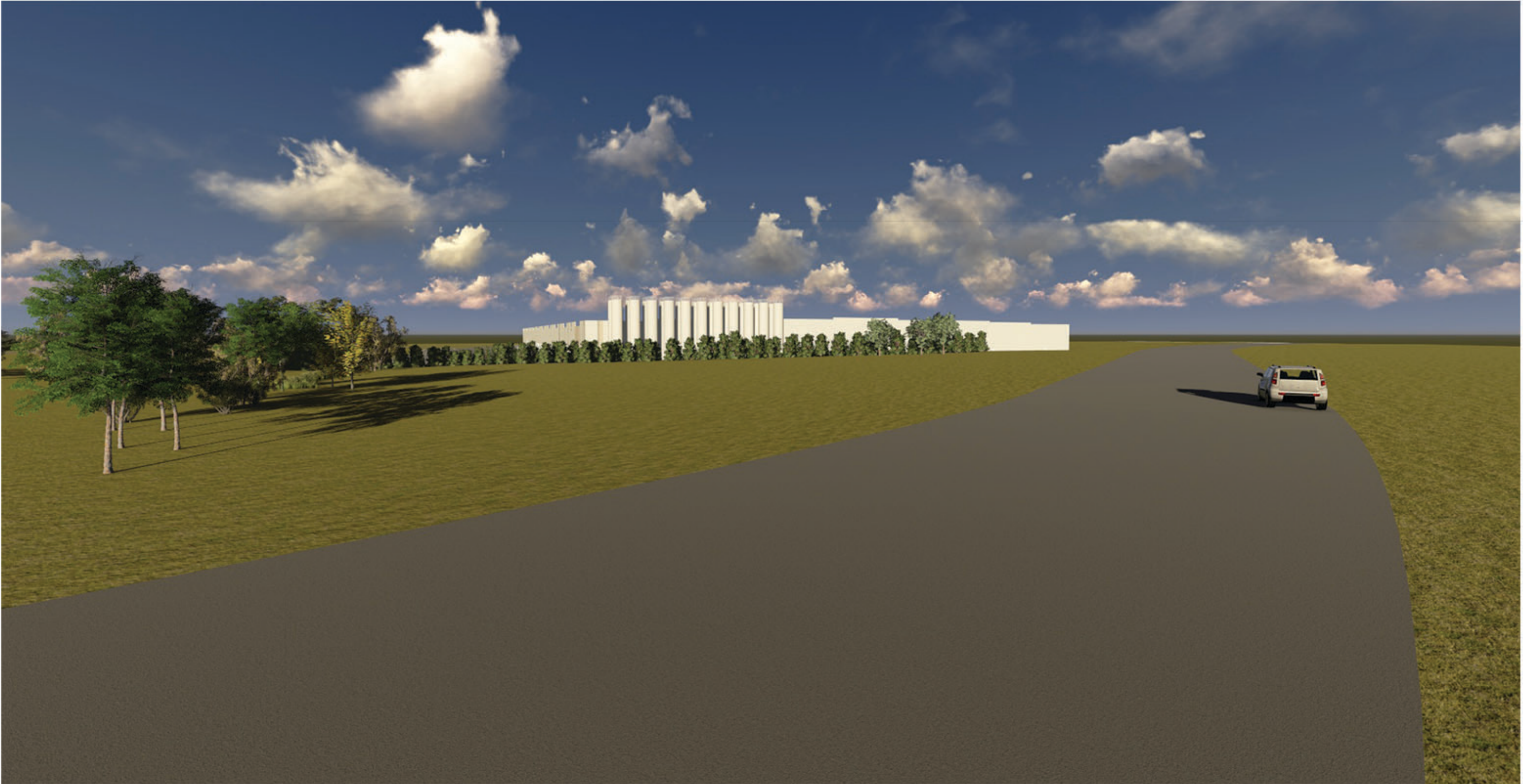


LOLLICUP, USA

SITE VIEW STUDY:
CORNER OF CORPORATE CROSSING & DISCOVERY BLVD.
ROCKWALL, TX



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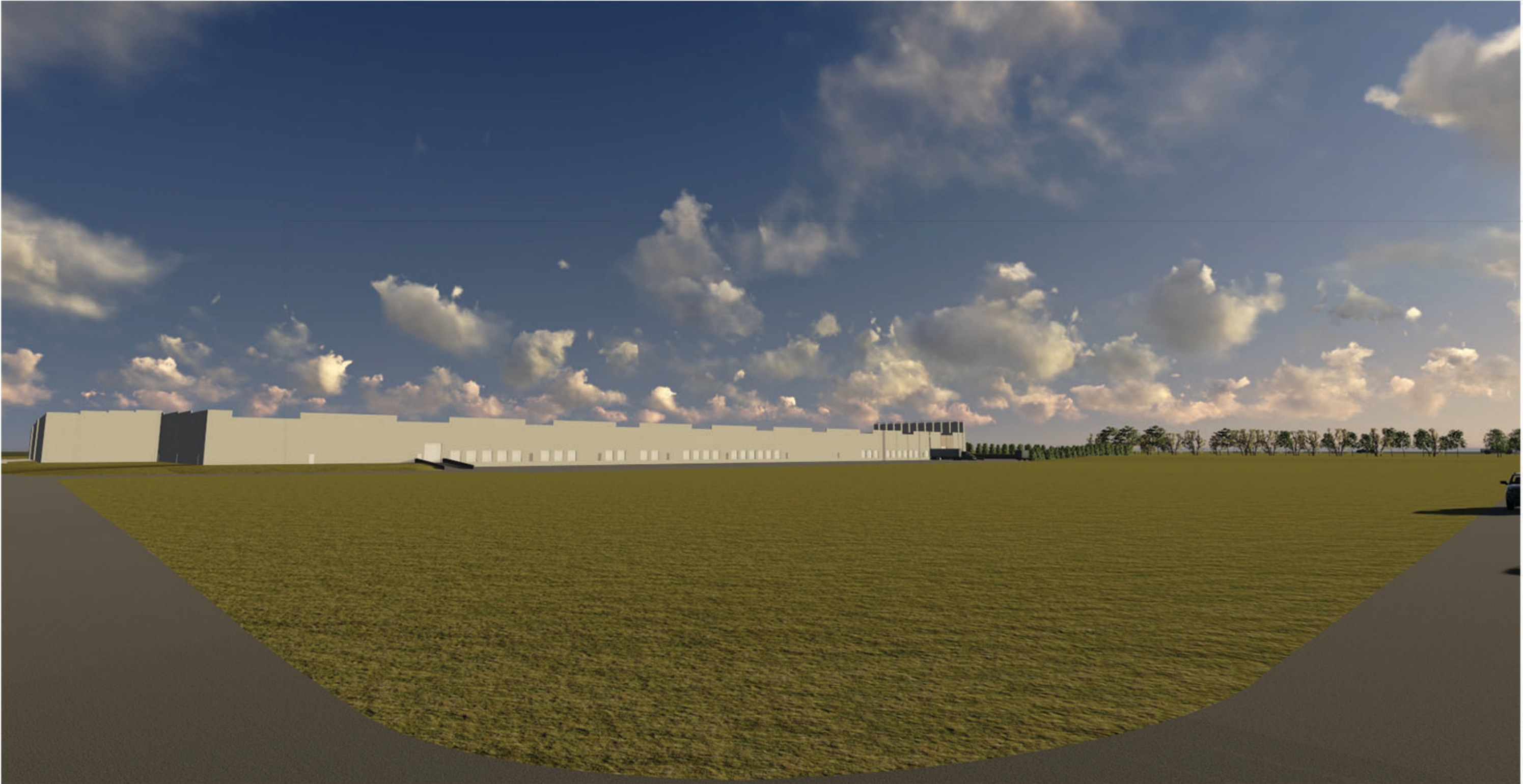
LOLLICUP, USA

SITE VIEW STUDY:
EASTBOUND ON DISCOVERY BLVD.

ROCKWALL, TX



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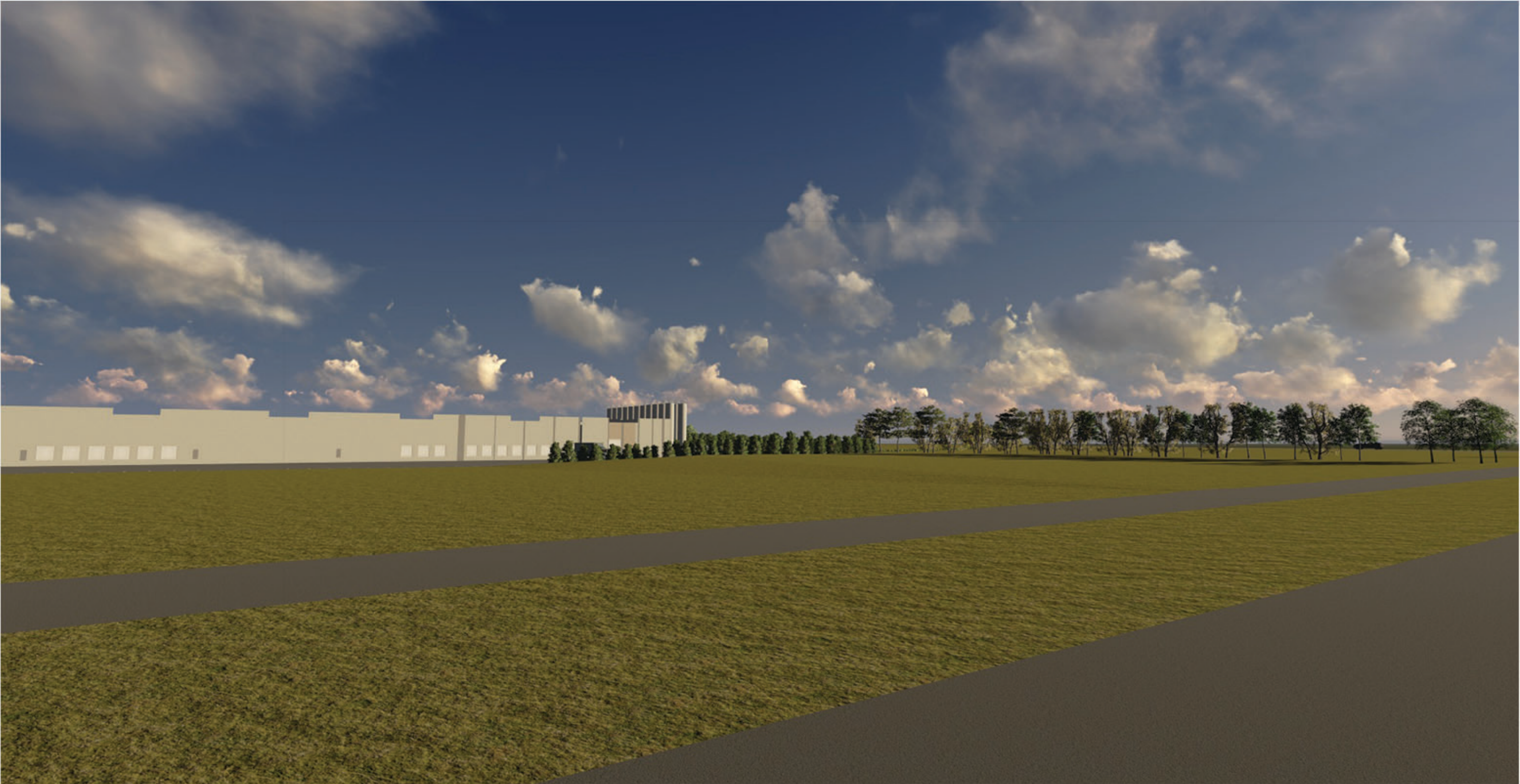


LOLLICUP, USA

SITE VIEW STUDY:
NORTH CORNER OF CORPORATE CROSSING
ROCKWALL, TX



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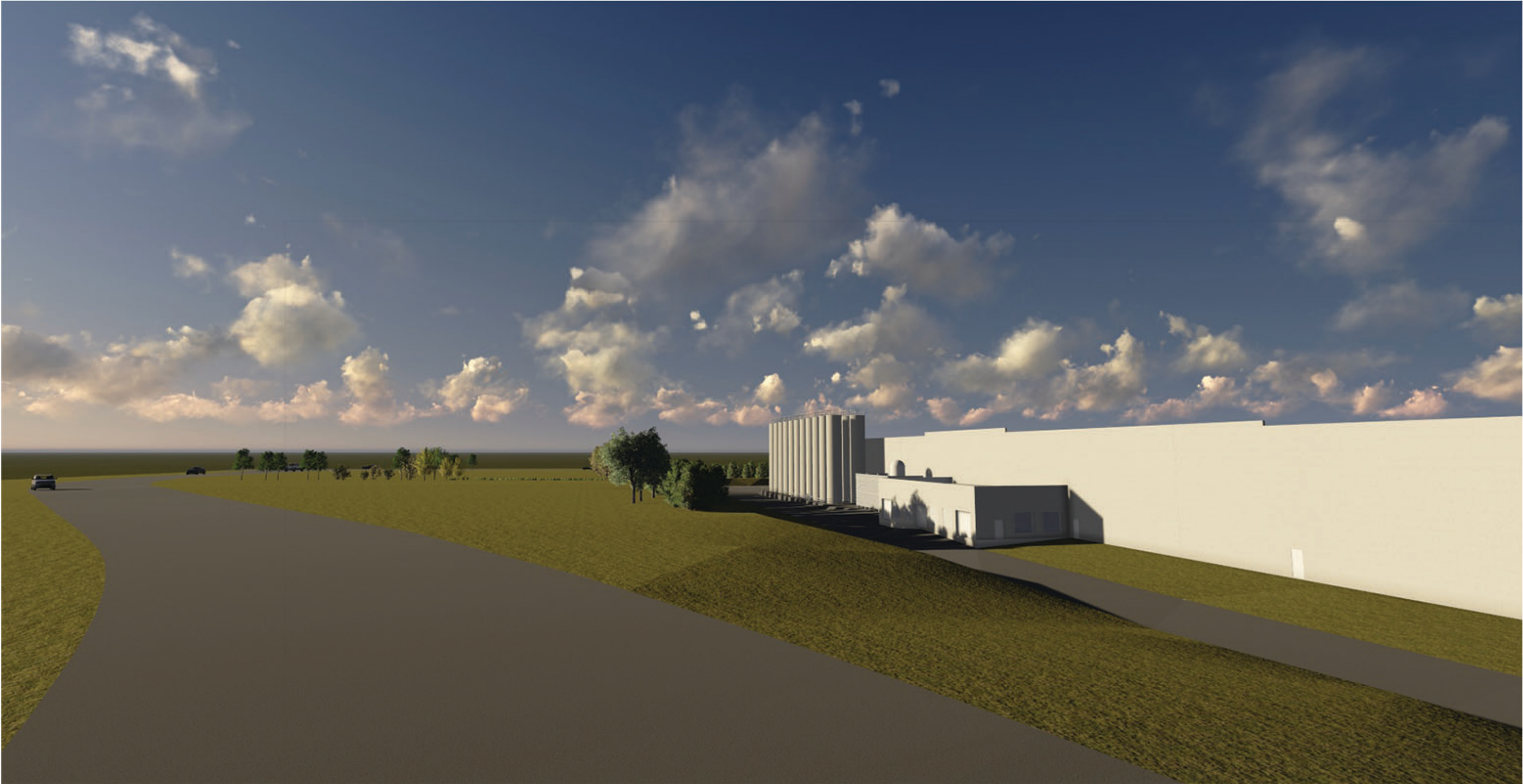


LOLLICUP, USA

SITE VIEW STUDY:
SOUTHBOUND ON CORPORATE CROSSING
ROCKWALL, TX



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LOLLICUP, USA

SITE VIEW STUDY:
WESTBOUND ON DISCOVERY BLVD.
ROCKWALL, TX



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LOLLICUP, USA CASE NUMBER:SP2019-XXX	



LOLLICUP, USA
SITE VIEW STUDY:
REAR VIEW OF BUILDING
ROCKWALL, TX



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LOLLICUP, USA
SITE VIEW STUDY:
REAR CORNER OF BUILDING
ROCKWALL, TX



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LOLLICUP, USA

SITE VIEW STUDY:
VIEW FROM ADJACENT OPEN FIELD
ROCKWALL, TX



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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: David Gonzales, *Planning and Zoning Manager*

DATE: May 14, 2019

SUBJECT: SP2019-012; *Amended Site Plan for Existing Manufacturing Facility (Lollicup)*

On January 9, 2018, the Planning and Zoning Commission approved a site plan [i.e. SP2017-042] for a ~650,000 SF warehouse/manufacturing facility [i.e. *Lollicup USA*]. On January 16, 2018, the City Council approved the following six (6) variances and exceptions for this development:

1. *A variance to the minimum stone requirements for not incorporating a minimum of 20% natural stone on all facades;*
2. *A variance for not incorporating a minimum of seven (7) architectural elements on the building elevations;*
3. *A variance to the screening requirements to allow the use of landscaping to screen the loading docks in lieu of a minimum ten (10) foot screening wall;*
4. *A variance to the minimum parking requirements;*
5. *An exception for the use of tilt-up wall construction; and,*
6. *An exception to the vertical and horizontal articulation standards.*

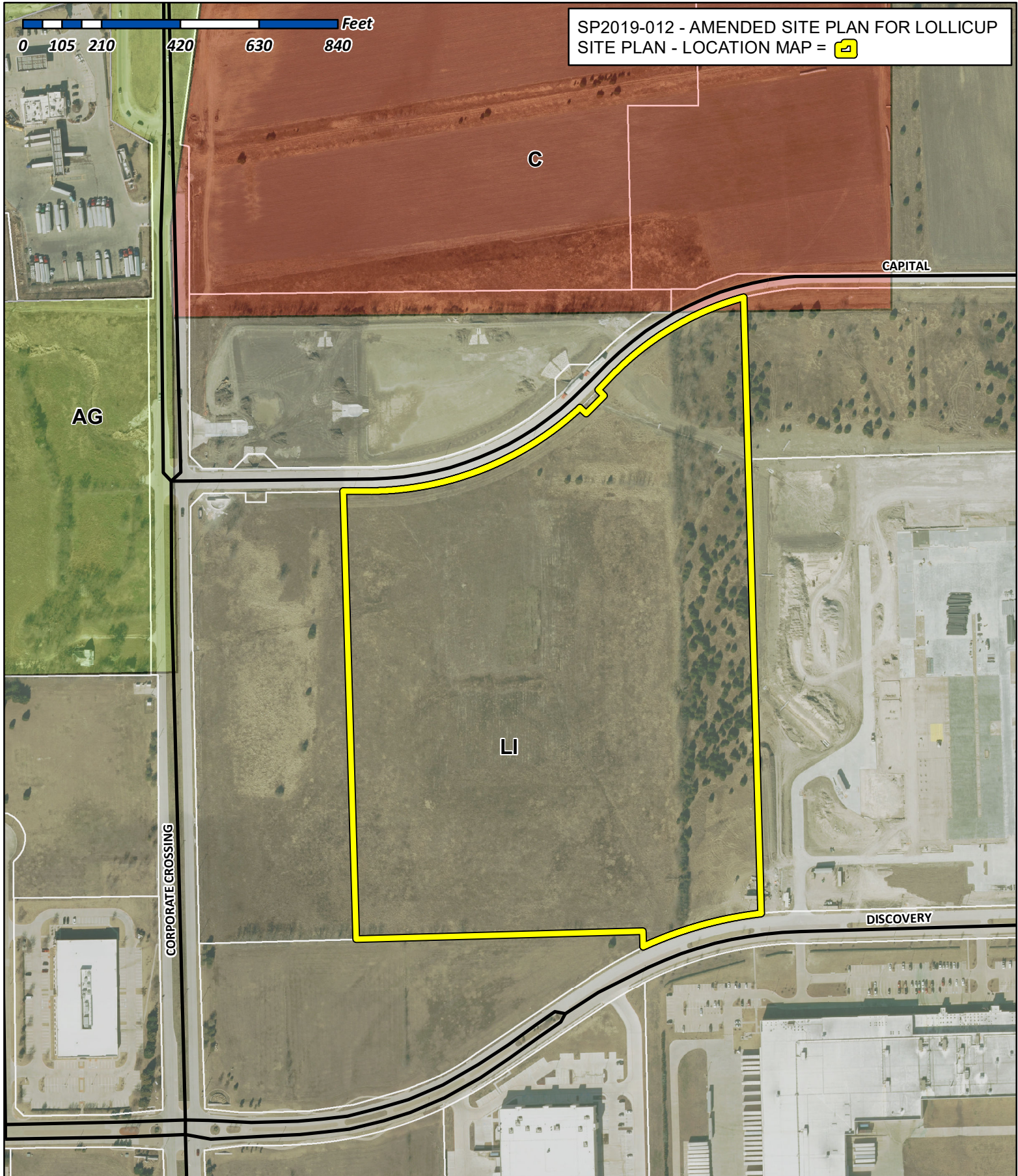
On June 4, 2018 -- *after receiving a recommendation of denial from the Planning and Zoning Commission* --, the City Council denied (i.e. *no action taken*) a request by the applicant to revise the building elevation for the purpose allowing a form-liner that would replicate the use of split face stone in lieu of using natural stone.

On April 11, 2019, the applicant -- *Kyle McCullah of Callaway Architecture* -- submitted an application requesting the approval of an amended site plan for the purpose of constructing 22, 60-foot tall storage silos that will be located adjacent to the rear façade (i.e. *south elevation*). The silos will be visible from Discovery Boulevard, Corporate Crossing [i.e. *FM-549*], and IH-30. According to Section 6.13, *FM-549 Overlay (FM-549 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the proposed silos are considered ground mounted appurtenances (i.e. *mechanical equipment*), which require screening. The UDC goes on to say that "...loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the *Primary Roadway*, additional screening of the loading and service area may be required by the Architectural Review Board (ARB) and Planning and Zoning Commission." The applicant has submitted a landscaping plan showing an additional row of mature evergreen trees that planted along the southern property boundaries. Staff should point out that as compensatory measure of the original site plan case, the applicant agreed to planting a single row of mature evergreen trees along this boundary to help mitigate for the lack of vertical and horizontal articulation on the southern and western building façade, which faces onto Discovery Boulevard. The additional row of evergreen trees will not create a complete screening of the silos; however, there are intervening properties to the south and west of the subject property that could potentially be developed in the future that could provide additional screening of the silos. The variance to the screening requirements for the use of landscape screening for the silos remains a discretionary decision for the Planning and Zoning Commission.

On April 30, 2019, the Architectural Review Board (ARB) reviewed the amended building elevations and sightline studies provided by the applicant. After general discussion with the applicant regarding

the appearance, color, and proposed screening of the silos, the ARB made a motion to recommend approval of the amended building elevations. The motion passed by a vote of 4-1, with Board Member Miller dissenting and Board Members Tovar and Johnson absent.

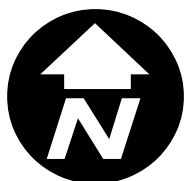
Should the Planning and Zoning Commission have any questions, staff will also be available at this meeting.

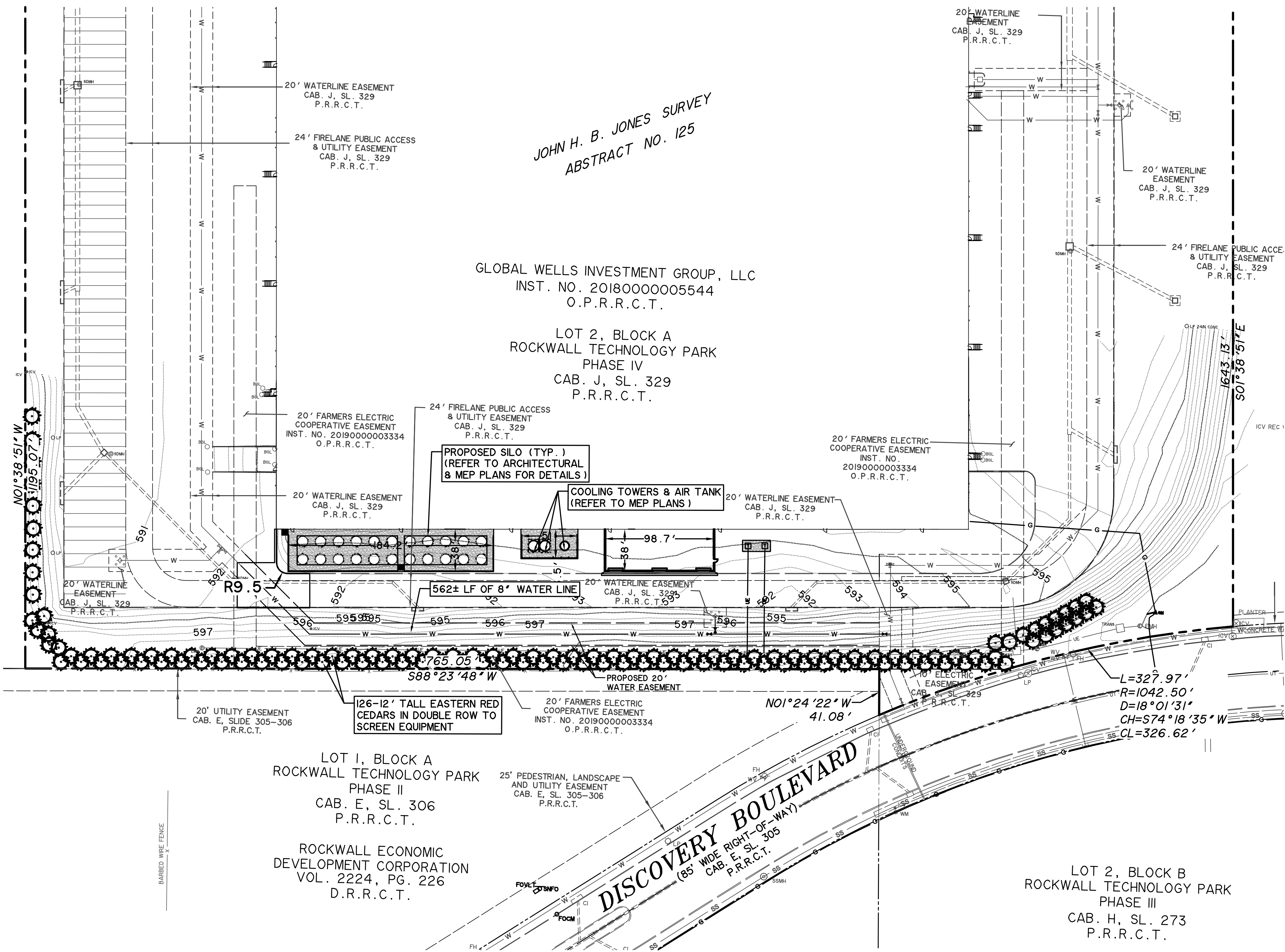


City of Rockwall

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

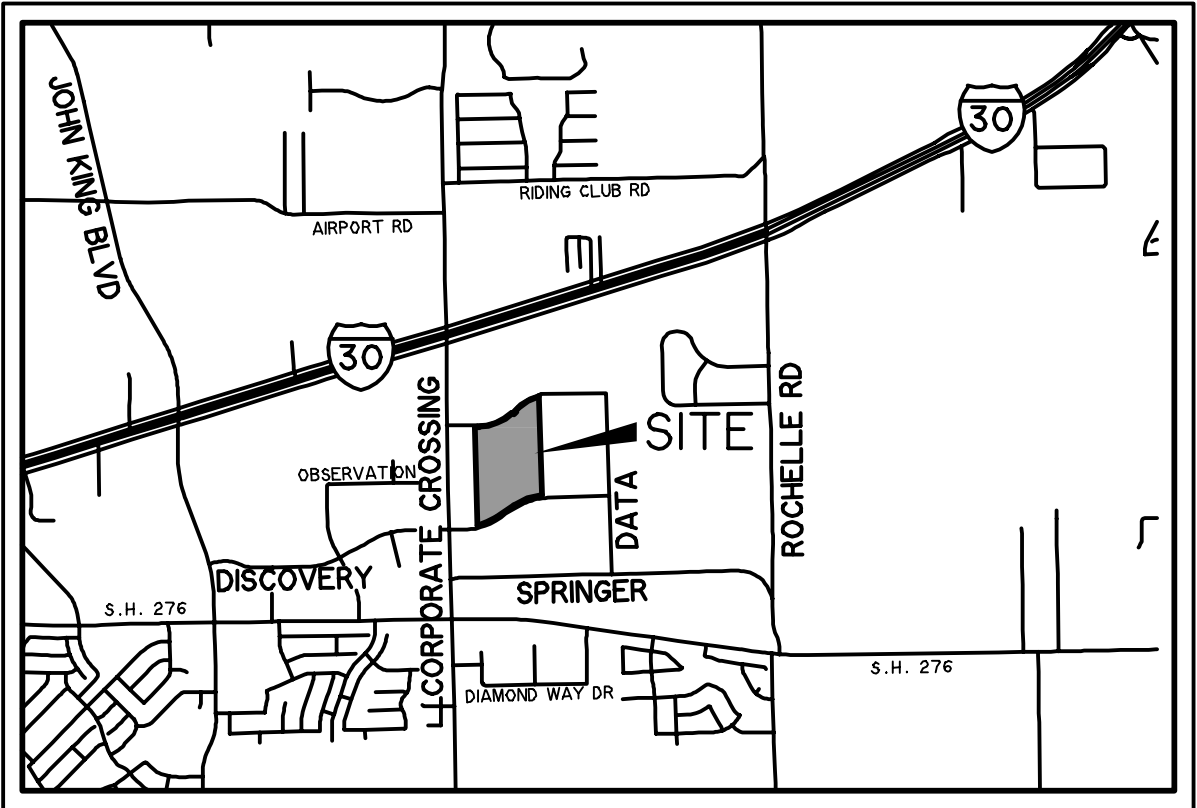
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SITE DATA CHART	
EXISTING USE	INDUSTRIAL
PROPOSED USE	INDUSTRIAL
BUILDING AREA	650,000 SF
LOT AREA	34.23 AC (1,491,028 SF)
PARKING REQ'D.	(VARIANCE)
ACCESSIBLE PARKING PROVIDED	7
TOTAL PARKING PROVIDED	199
BUILDING/LOT COVERAGE	43.6%
LANDSCAPE AREA	XX,XXX SF
LANDSCAPE COVERAGE	XX.XXX%

- GENERAL NOTES:
1. ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 2. DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 3. ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 4. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 5. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.



VICINITY MAP
NOT TO SCALE

CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

*** BENCHMARKS ***
BM A - X CUT AT THE END OF AN ADA RAMP AT THE SOUTHEAST CORNER OF DISCOVERY BLVD AND DATA DR. ELEVATION = 600.44 FT.
BM B - X CUT ON TOP OF CURB NEAR A FIRE HYDRANT ON THE NORTH SIDE OF DISCOVERY BLVD 600 FEET EAST OF CORPORATE CROSSING. ELEVATION = 599.47 FT.
BM C - X CUT ON THE WEST SIDE OF A CURB INLET ON THE NORTH SIDE OF CAPITAL BLVD 820 FEET EAST OF CORPORATE CROSSING. ELEVATION = 585.90 FT.

OWNER/DEVELOPER:
CONTACT: ALAN YU
COMPANY: LOLLICUP USA
ADDRESS: 6185 KIMBALL AVE
CHINO, CA 91708
626-965-8882 (EXT. 110)
OFFICE: 626-226-8556
MOBILE: alan.yu@lollcup.com
EMAIL:

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

LOLLICUP SLO ADDITION
3201 CAPITAL BLVD
ROCKWALL, TEXAS 75082

SITE PLAN

PRELIMINARY PLANS FOR PROJECT REVIEW.
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Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE
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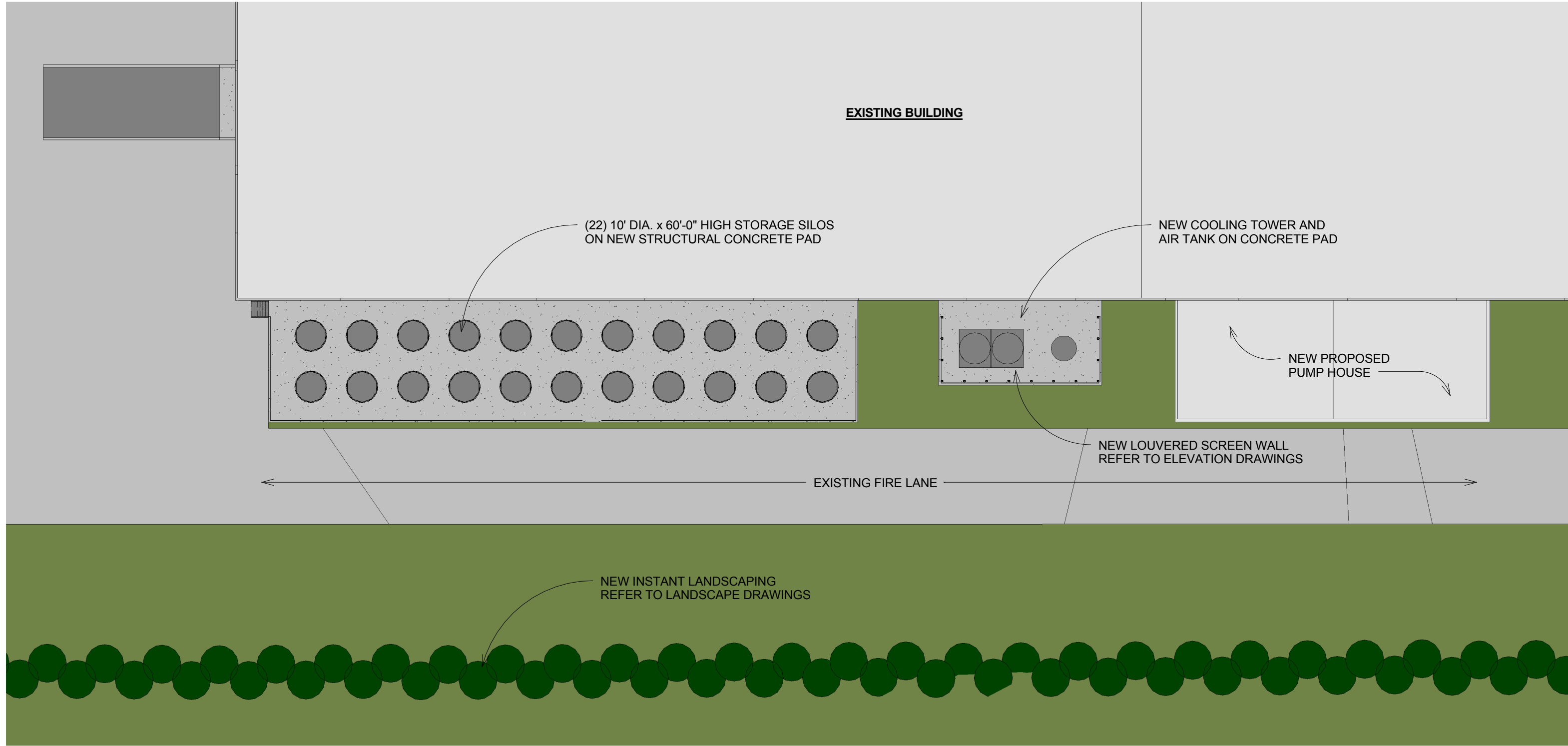
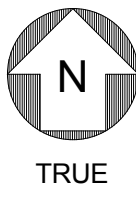
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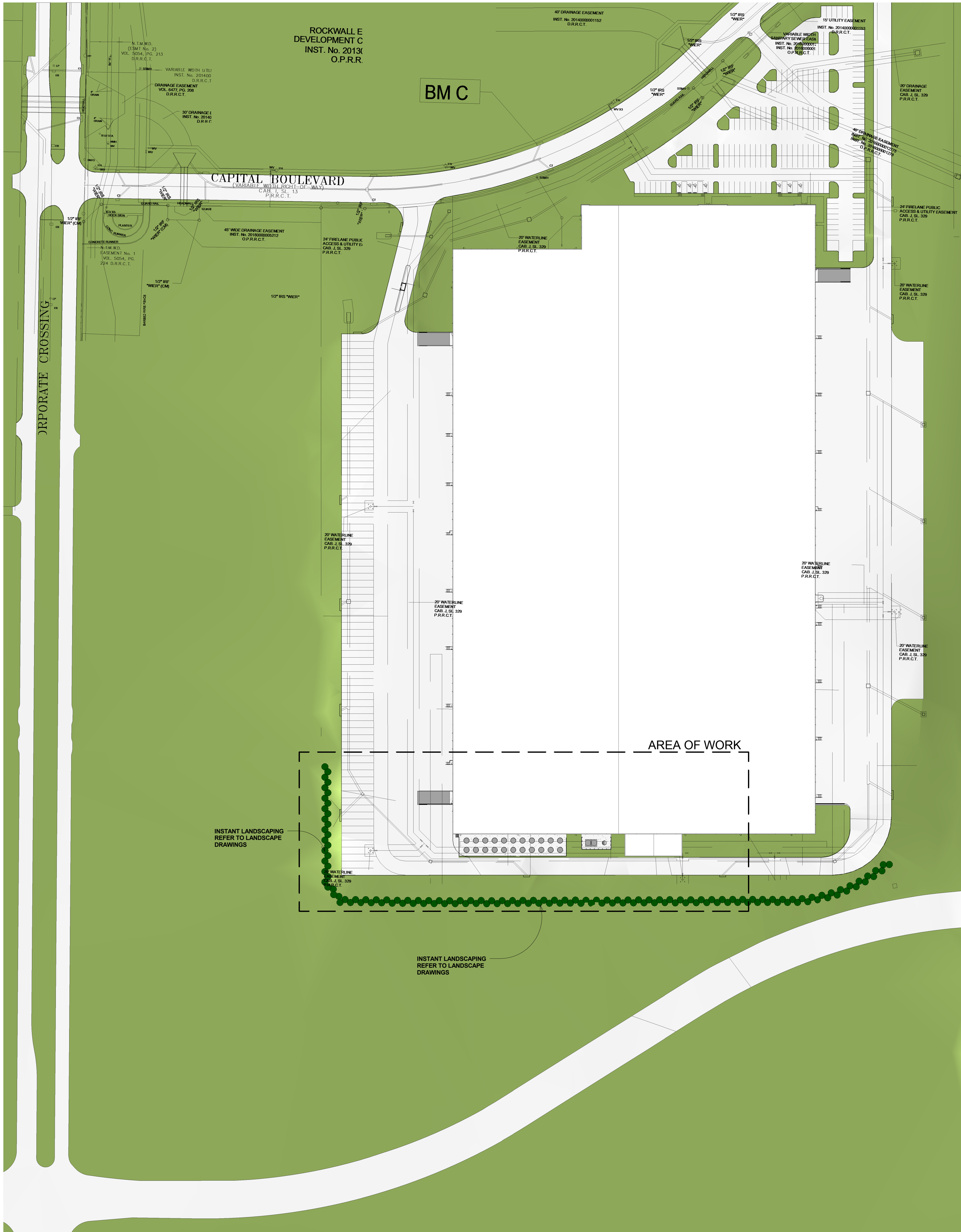
AREA OF WORK



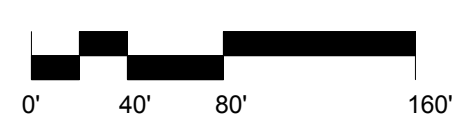
2 Vicinity map



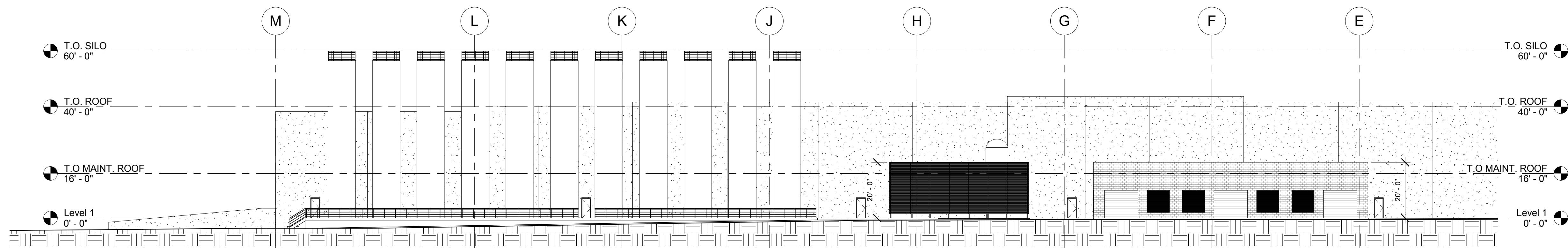
3 ENLARGED SITE PLAN
1" = 30'-0"



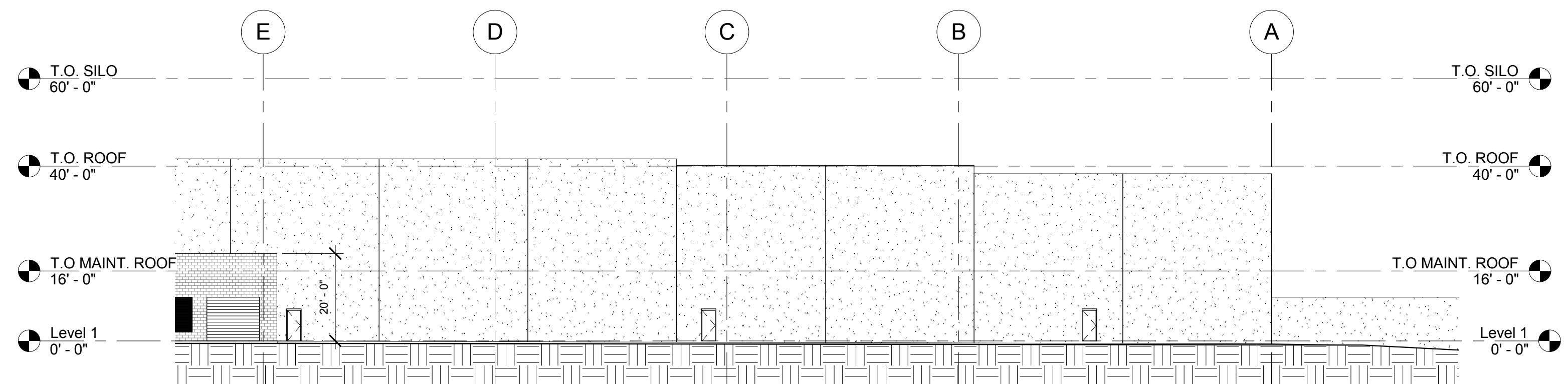
1 ARCHITECTURAL SITE PLAN - 60' SILOS
1" = 80'-0"



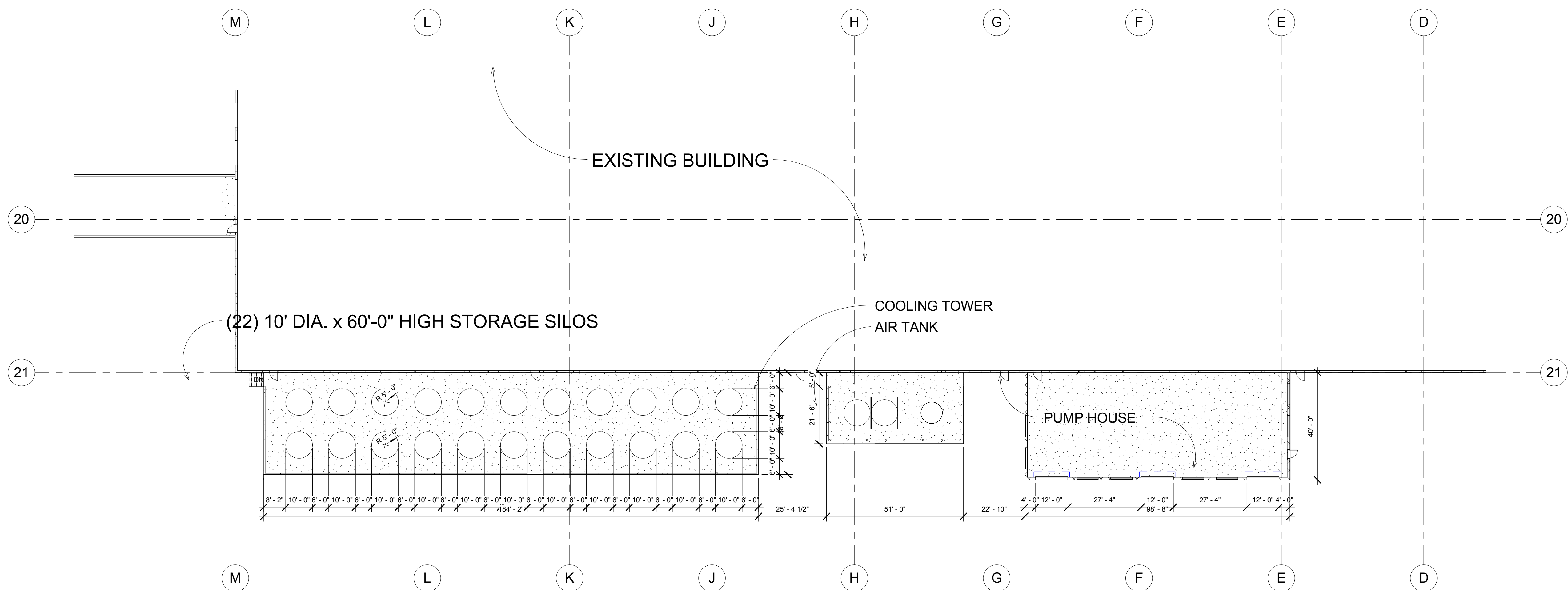
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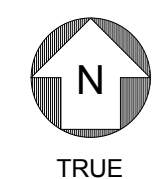
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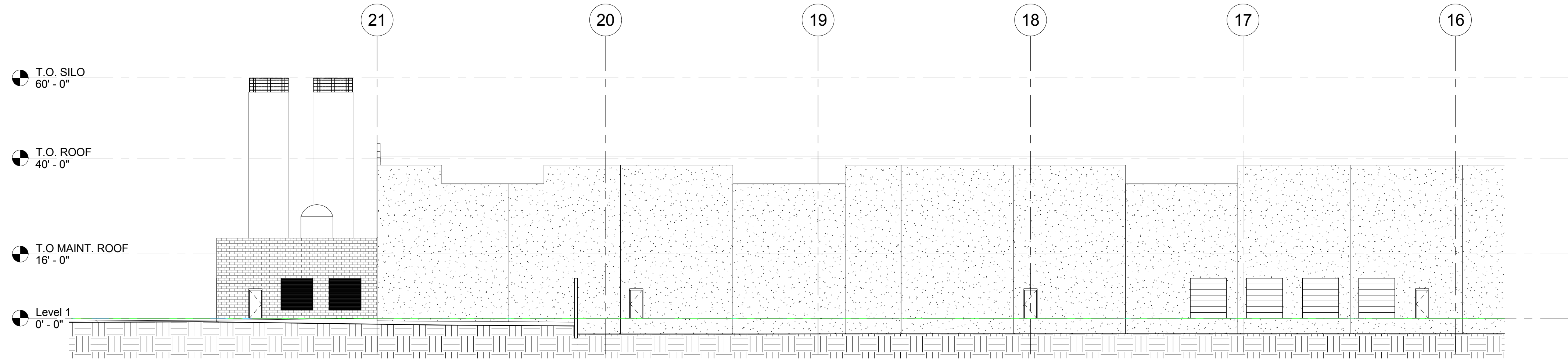
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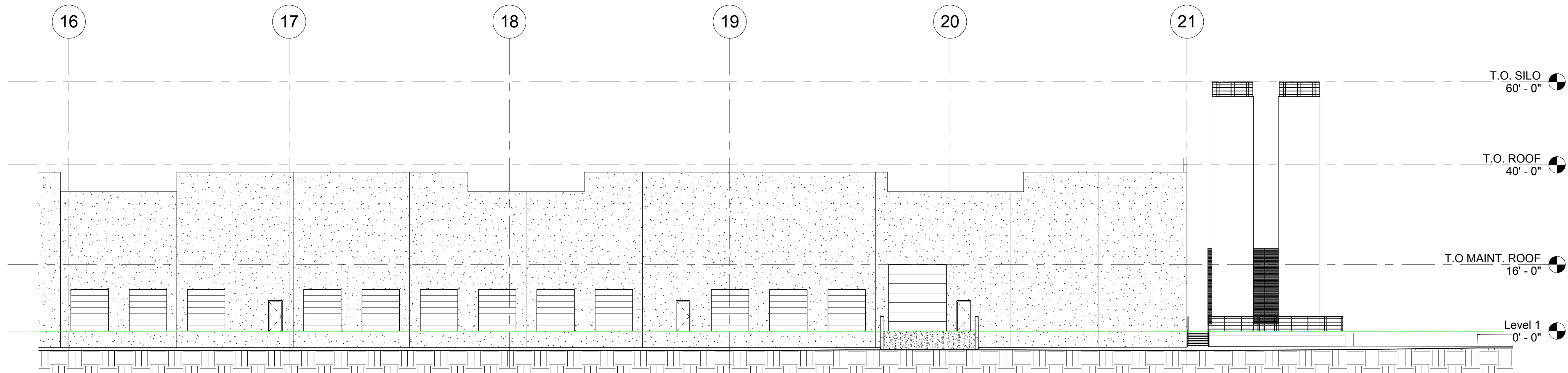
PROPOSED ELEVATION
AND FLOOR PLAN

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1/16" = 1'-0"



1 PARTIAL WEST ELEVATION
1/16" = 1'-0"

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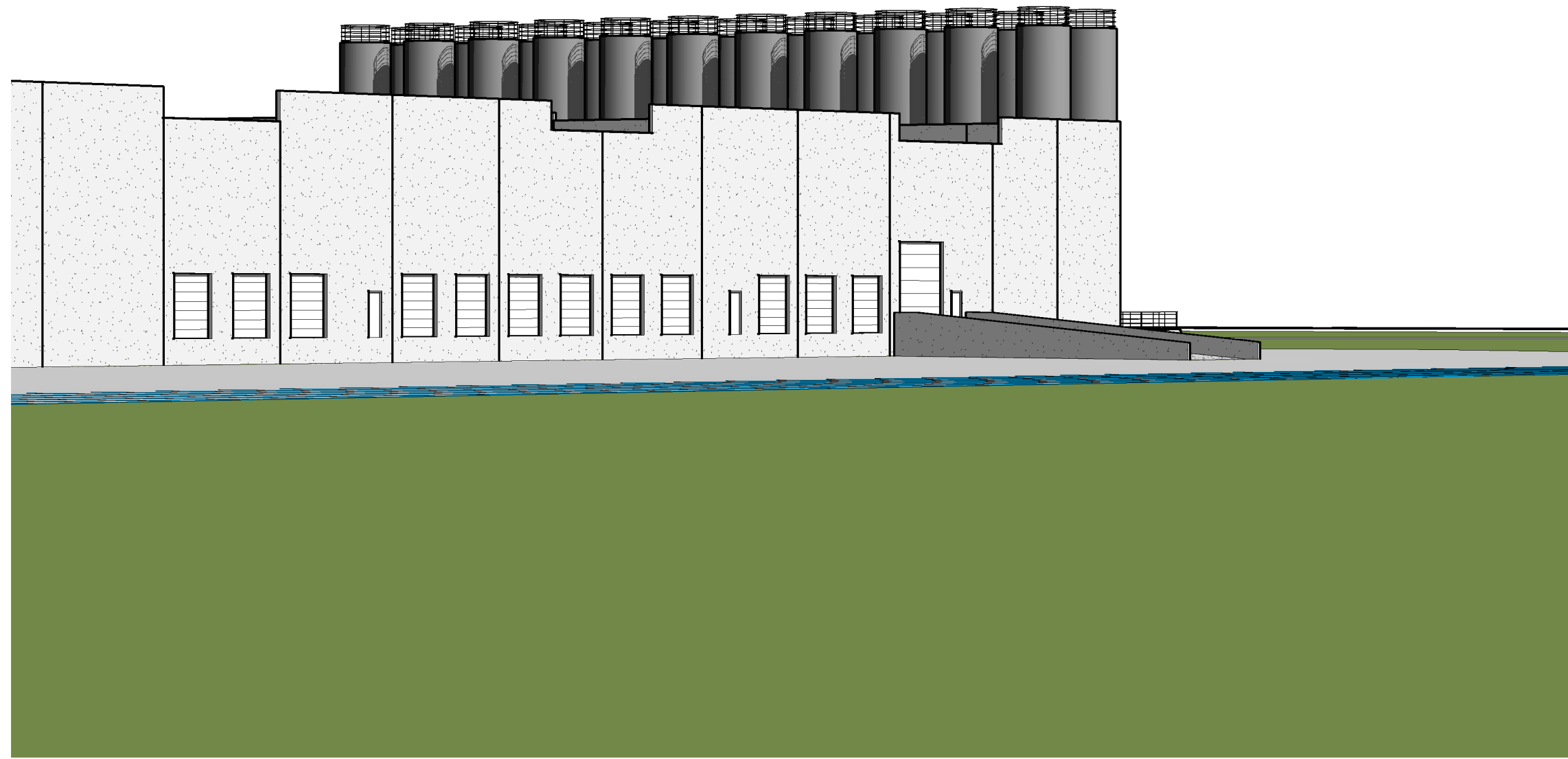
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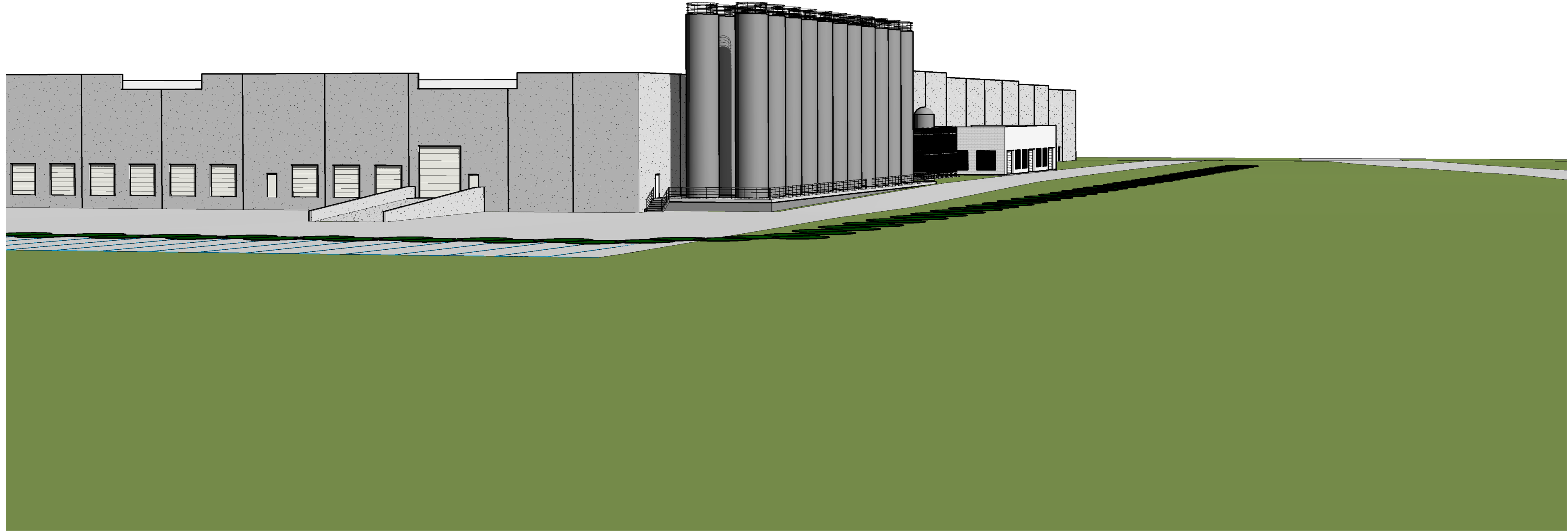
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PARTIAL EAST AND WEST
ELEVATIONS

A1.2
Date:04/11/2019



3 VIEW - CORPORATE CROSSING NORTH



2 VIEW FROM CORPORATE CROSSING



1 VIEW FROM DISCOVERY BOULEVARD

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only.

A NEW PROJECT FOR
LOLLICUP, USA
LOLLICUP

3201 Capital Blvd.

REVISIONS:

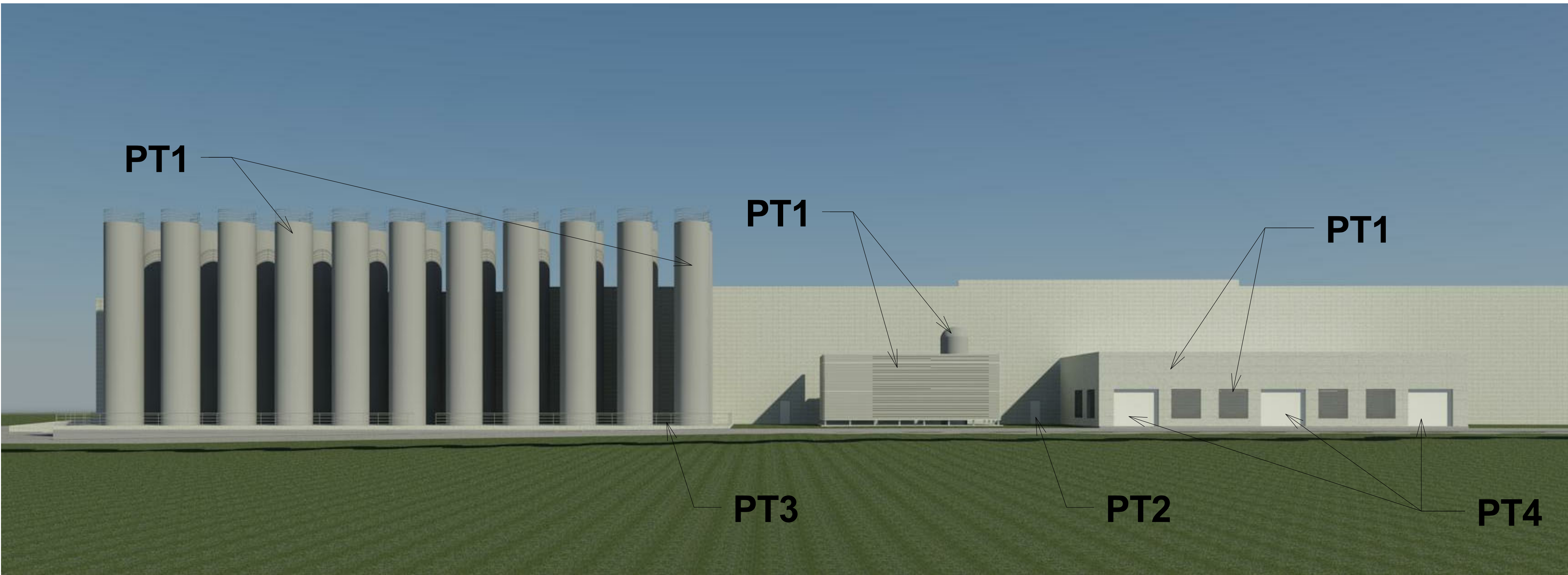
JOB NO:18087

PERSPECTIVE VIEWS

SW 7648
Big Chill

Interior / Exterior
Locator Number: 256-C7

PT1
SMOOTH TEXTURE 2 COAT ELASTOMERIC SYSTEM
CMU BLOCK WALLS, LOUVERS, SCREENWALL AND SILOS



SW 7037
Balanced Beige

Interior / Exterior
Locator Number: 249-C2

PT2
EXTERIOR HM DOORS (EXCLUDES OVERHEAD DOOR)

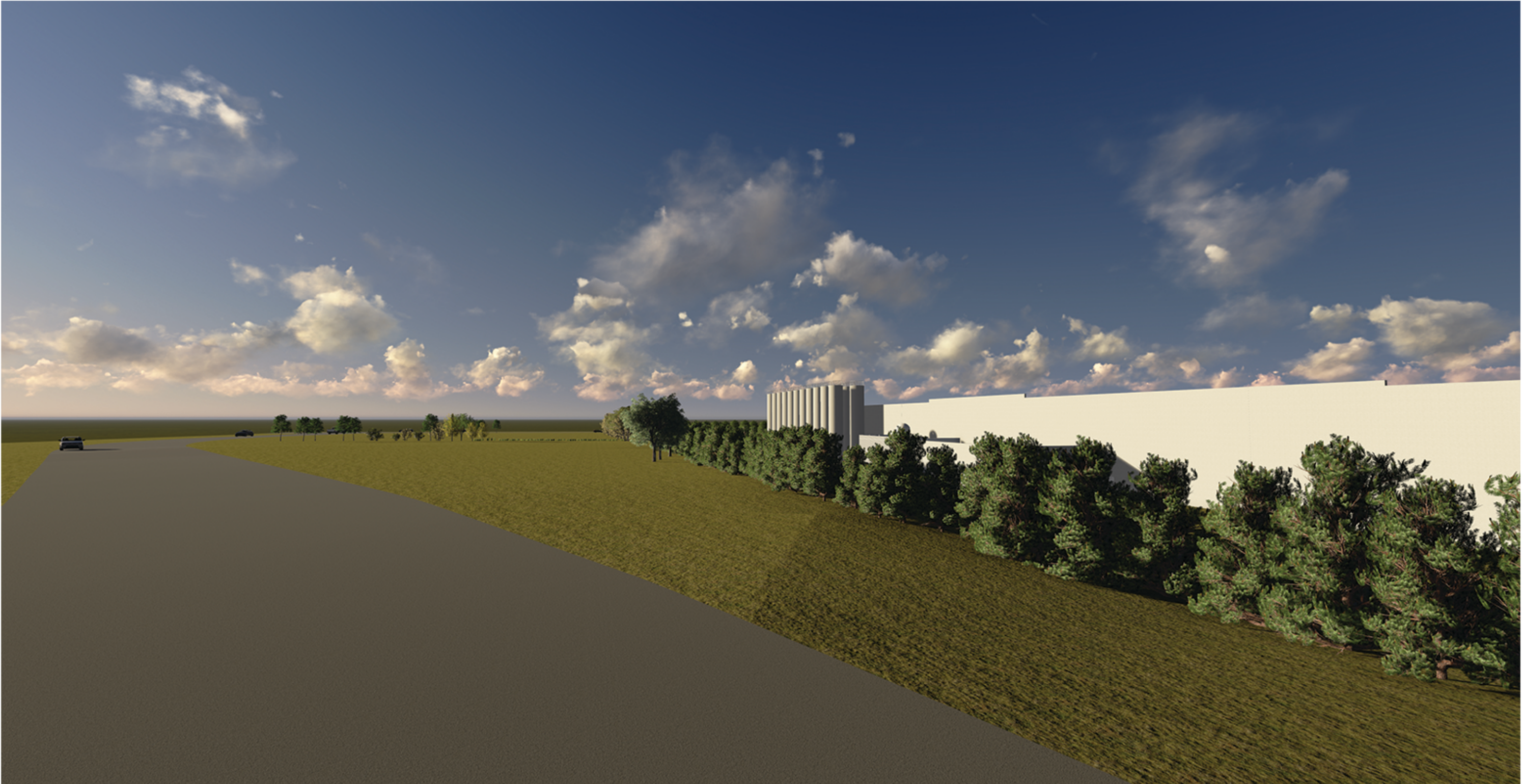
SW 7673
Pewter Cast

Interior / Exterior
Locator Number: 282-C4

PT3
HANDRAIL

PT4
WHITE - OVERHEAD ROLLING DOORS

APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	



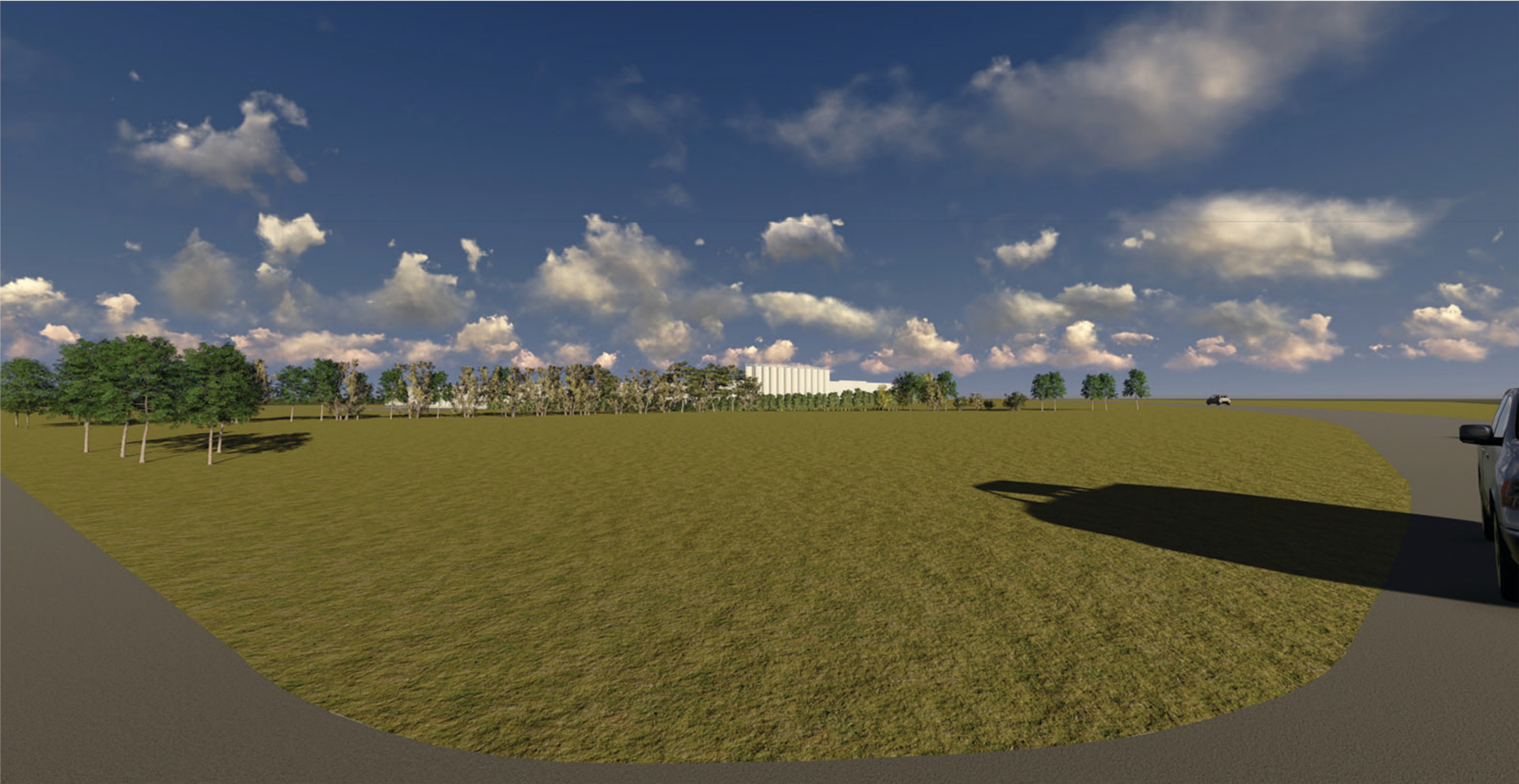
LOLLICUP, USA

SITE VIEW STUDY:
WESTBOUND ON DISCOVERY BLVD
ROCKWALL, TX



*NOTE- EXTENDED EASTERN RED CEDARS TOWARDS EAST PROPERTY LINE

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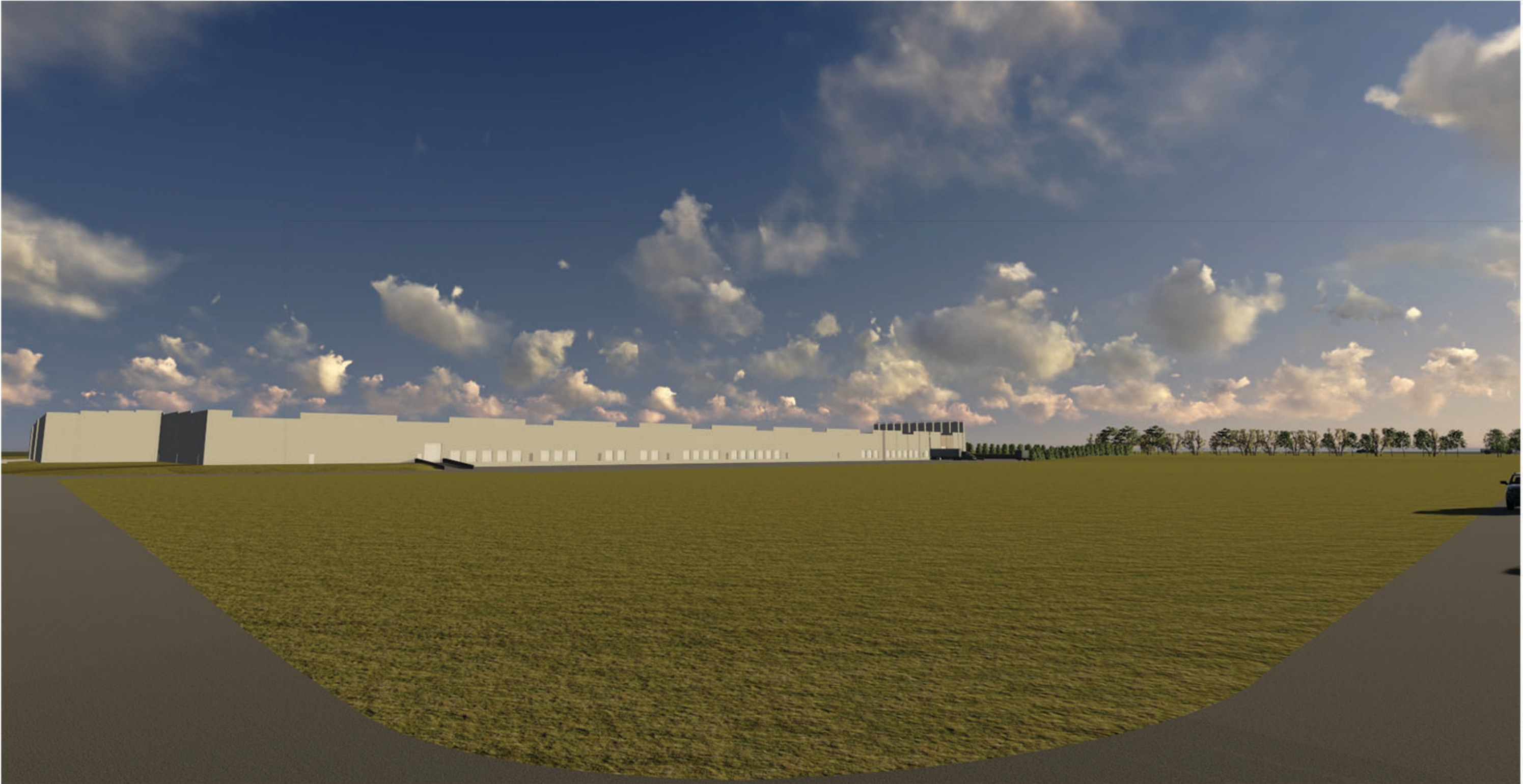


LOLLICUP, USA

SITE VIEW STUDY:
CORNER OF CORPORATE CROSSING & DISCOVERY BLVD.
ROCKWALL, TX



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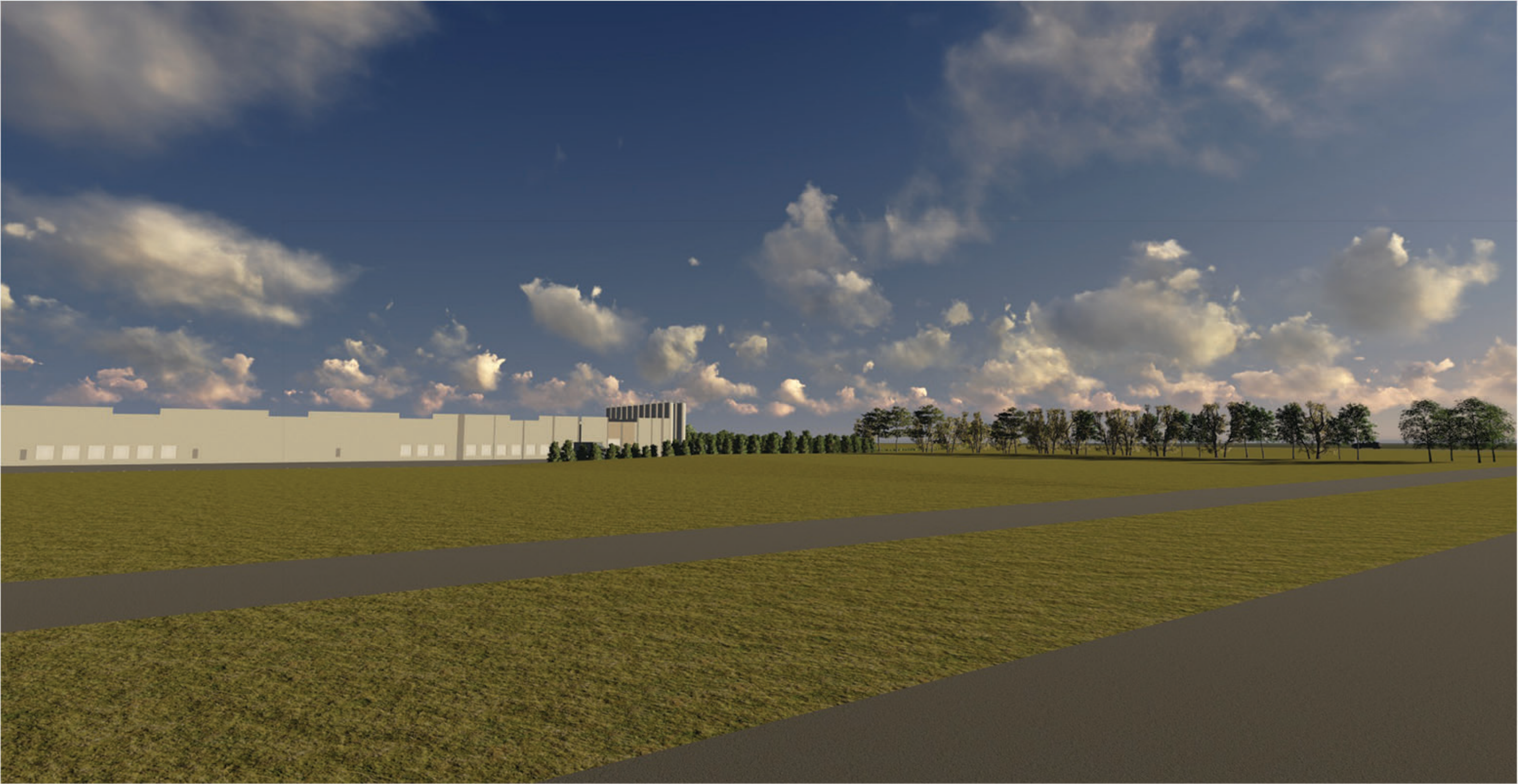


LOLLICUP, USA

SITE VIEW STUDY:
NORTH CORNER OF CORPORATE CROSSING
ROCKWALL, TX



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LOLLICUP, USA CASE NUMBER:SP2019-XXX	



LOLLICUP, USA

SITE VIEW STUDY:
SOUTHBOUND ON CORPORATE CROSSING
ROCKWALL, TX



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LOLLICUP, USA CASE NUMBER:SP2019-XXX	



LOLLICUP, USA
SITE VIEW STUDY:
REAR VIEW OF BUILDING
ROCKWALL, TX



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LOLLICUP, USA

SITE VIEW STUDY:
REAR CORNER OF BUILDING
ROCKWALL, TX



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<p>LOLLICUP, USA CASE NUMBER:SP2019-XXX</p>	



LOLLICUP, USA

SITE VIEW STUDY:
VIEW FROM ADJACENT OPEN FIELD
ROCKWALL, TX



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<p>LOLLICUP, USA CASE NUMBER:SP2019-XXX</p>	



August 15, 2019

ATTN: KYLE MCCULLAH
CALLAWAY ARCHITECTURE
1207 HAMPSHIRE LANE,
Richardson, TX 75080

RE: AMENDING SITE PLAN (SP2019-012), 3201 Capital Blvd.

Dear Applicant:

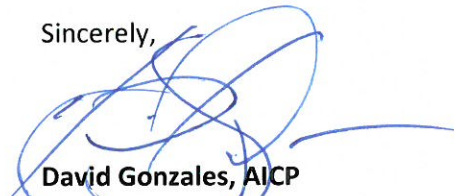
This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council / Planning and Zoning Commission on 05/14/2019. The following is a record of all recommendations, voting records and conditions of approval:

PLANNING AND ZONING COMMISSION:

On May 14, 2019, the Planning and Zoning Commission's motion to to approve the request to amend the site plan with staff conditions and the Architectural Review Board (ARB) recommendations passed by a vote of 4 to 1 with Commissioner Womble dissenting, and Commissioners Logan and Moeller absent.

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