PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2020-043 **P&Z DATE** 11/10/20 **CC DATE** 11/16/20 **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. Z2020-043

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
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Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	1245 Highway 276				
Subdivision	Platinum Storage Addition	Lot	4	Block	A
General Location	Southeast of IH30, southwest of TL Townsend Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial (C) District	Current Use	Self-Storage (Mini-warehouse)
Proposed Zoning	Commercial (C) District	Proposed Use	Self-Storage (Mini-warehouse)
Acreage	2.857	Lots [Current]	1
		Lots [Proposed]	1

[N/A] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner	Wolverine Self-Storage Investments-Rockwall EDP,LLC	[X] Applicant	Maxwell Fisher, AICP, Masterplan
Contact Person	Anthony Gould, General Partner/ Benjamin Carr, General Partner	Contact Person	Maxwell Fisher, AICP
Address	4057 Vega Loop	Address	2201 Main Street, Suite 1280
City, State & Zip	Shingle Springs, CA 95682	City, State & Zip	Dallas, TX 75201
Phone	530.409.8978	Phone	214.470.3972
E-Mail	gouldanthonyj@[redacted]gmail.com/ benjamin.x.carr@gmail.com	E-Mail	maxwell@masterplantexas.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Anthony J. Gould [*Owner*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ #242.86 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 7 *day of* October *, 20* 20 *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

Given under my hand and seal of office on this the 7 *day of* October *, 20* 20.

SEE ATTACHED NOTARY CERTIFICATE

Owner's Signature Anthony J. Gould

Notary Public in and for the State of CA

My Commission Expires 03/31/2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado)

On 10/07/2020 before me, Keenan T. Johnson, Notary Public
(insert name and title of the officer)

personally appeared Anthony J. Gould.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KEENAN T. JOHNSON
COMM.# 2236483
NOTARY PUBLIC-CALIFORNIA
EL DORADO COUNTY
MY COMM. EXP. MAR. 31, 2022

Signature _____ **(Seal)**

City of Rockwall
The New Horizon

RockwallPLL

Receipt#: 1908
Date: 10/8/2020

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	PZZONING	Z2020-043	PZSUP

Tender Type / Description	Amount
CHECK- CHECK	242.86
Sub Total:	**242.86**

Fees:

Fee Codes / Description	Amount
PZSPECIFIC- PZ - Specific Use Permit App Fee	242.86
Sub Total:	**242.86**

Total Amount Due: **242.86**
Total Payment: **242.86**

City of Rockwall

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

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

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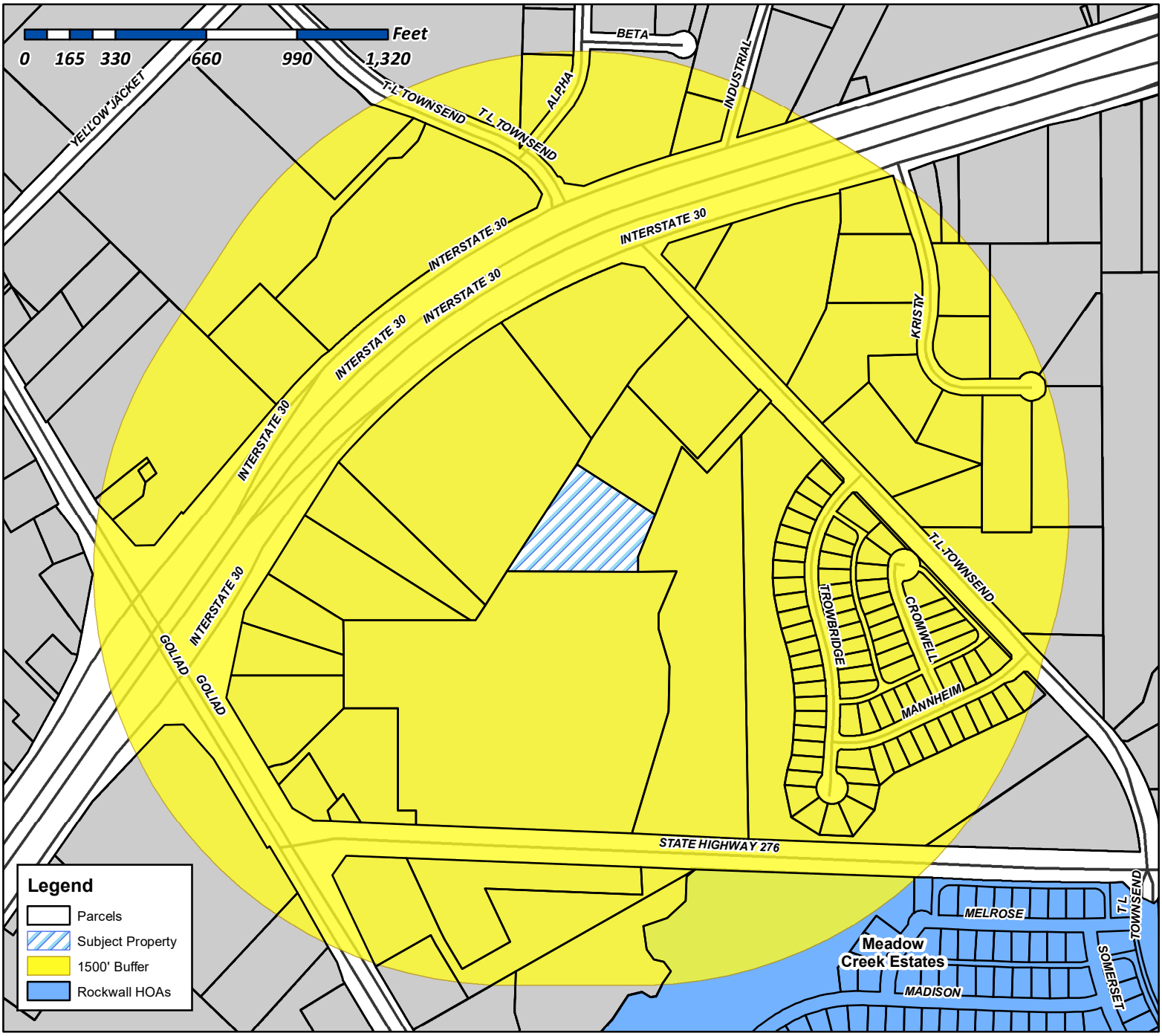
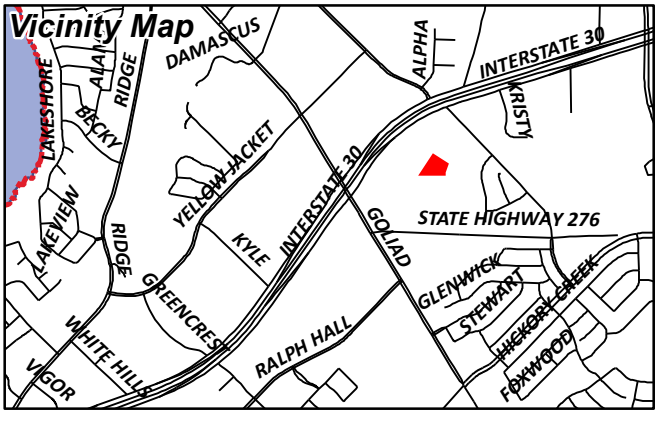


Case Number: Z2020-043
Case Name: SUP for 1245 State Highway 276
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1245 State Highway 276

Date Created: *10/8/2020*
For Questions on this Case Call (972) 771-7745



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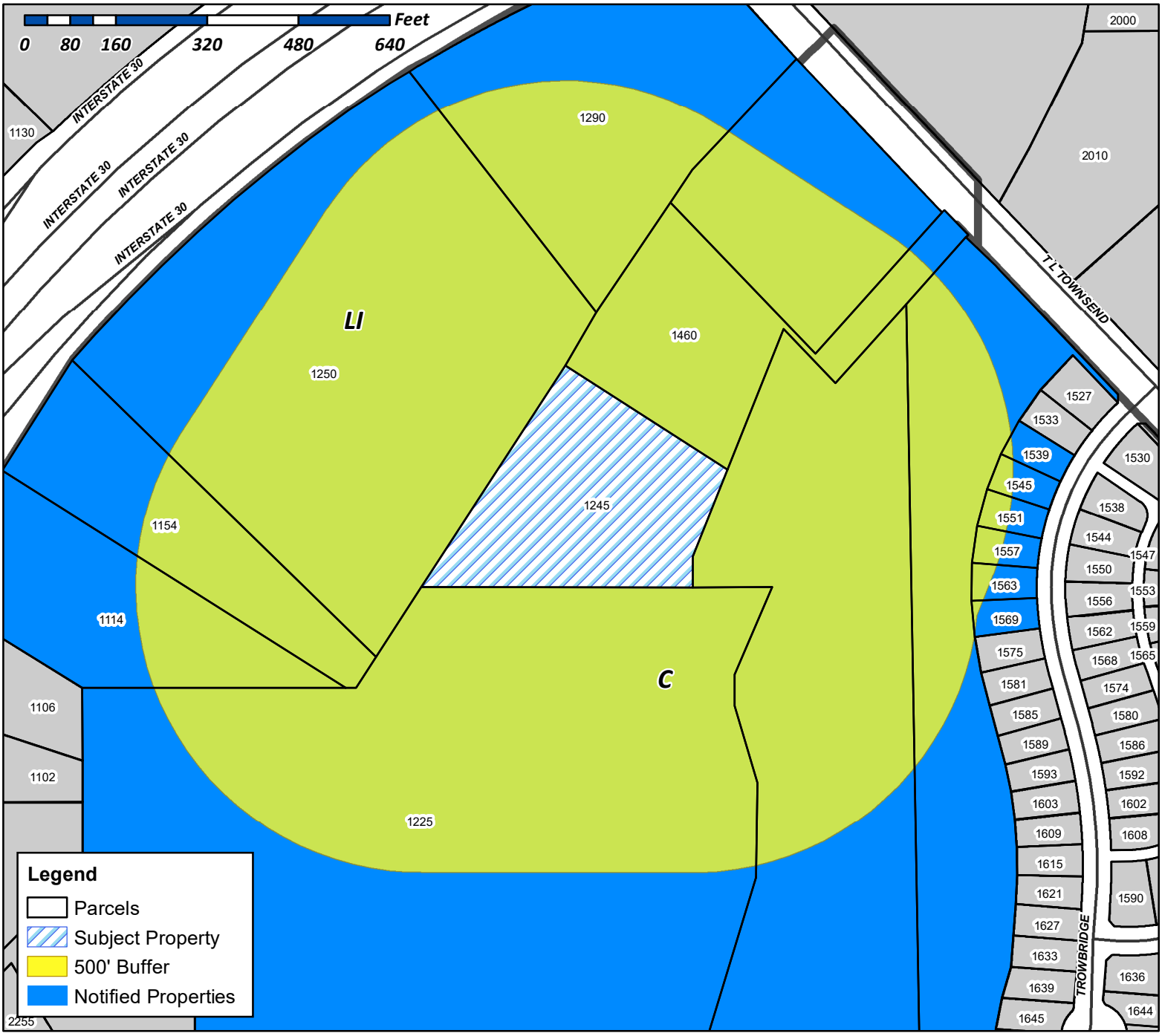

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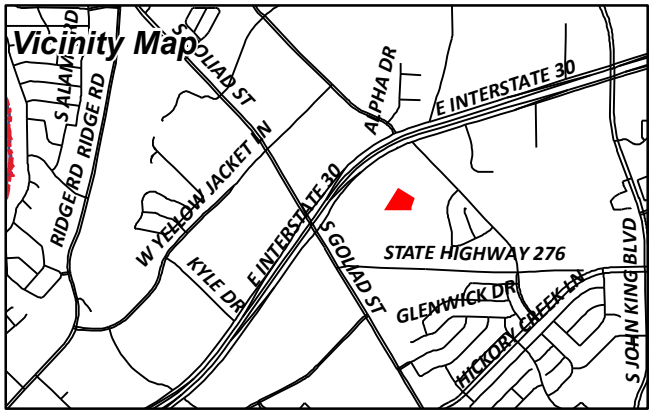

POTOMAC ROCKWALL PARTNERSHIP LP
10676 KING WILLIAM
DALLAS, TX 75220

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
1114 E I30
ROCKWALL, TX 75032

POTOMAC ROCKWALL PARTNERSHIP LP
1154 E I30
ROCKWALL, TX 75032

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
1225 HWY 276
ROCKWALL, TX 75032

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
1245 HWY276DR
ROCKWALL, TX 75032

JACKSON AUTOMOTIVE REAL ESTATE INV LLC
DBA TOYOTA OF ROCKWALL
1250 E INTERSTATE 30
ROCKWALL, TX 75087

CTE PHASE I LP
1290 I30
ROCKWALL, TX 75032

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

SARO PARTNERS LLC
1460 S TOWNSEND DR
ROCKWALL, TX 75032

FARR TRAVIS AND MELLISA
1539 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

COURT CRAIG B & MONDA J
1545 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

FENG YI
1551 TROWBRIDGECIR
ROCKWALL, TX 75032

MOTA SAMUEL ALVES AND LEIGH-ANNE
1557 TROWBRIDGE CIR
ROCKWALL, TX 75032

SCHULMAN SUN
1563 TROWBRIDGE CIR
ROCKWALL, TX 75032

SUN RAY
1569 TROWBRIDGECIR
ROCKWALL, TX 75032

CTMGT ROCKWALL 38 LLC
1800 VALLEY VIEW LN SUITE 300
FARMERS BRANCH, TX 75234

CITY OF HEATH
200 LAURENCE DRIVE
HEATH, TX 75032

CTE PHASE I LP
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

FENG YI
2757 SCENIC DR
PLANO, TX 75025

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
311 BILTMORE WAY
LAFAYETTE, LA 70508

SUN RAY
3409 CALEO CT
PLANO, TX 75025

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
4057 VEGA LOOP
SHINGLE SPRINGS, CA 95682

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
999 LAKE DR
ISSAQUAH, WA 98027

CITY OF ROCKWALL

ORDINANCE NO. 14-25

SPECIFIC USE PERMIT NO. S-121

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Master Plan, on behalf of Rockwall SH-205 Venture, LLC for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, which is generally located south of the intersection of the IH-30 Frontage Road and Townsend Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by 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 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 for the construction of a mini-warehouse facility within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and set forth in Section 2.1.10, *Wholesale, Distribution and Storage*, of Article IV, *Permissible Uses*, of the Unified Development Code

[*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 Operational Conditions

The following conditions pertain to the operation of a mini-warehouse facility on the *Subject Property*, and conformance to these operational conditions are required for continued operations:

1) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [*Ordinance No. 04-38*] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.

2) All construction and operations on this property shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.

3) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in *Exhibit 'C'* of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.

4) The maximum number of storage units provided shall not exceed 579 units for the facility.

5) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.

6) The height of the building shall not exceed four (4) stories or 60-feet in total height.

7) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A', and shall be entirely screened by a row of evergreen trees (i.e. Leyland Cypress) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

10) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.

11) All light poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of Article VII, *Environmental Performance*, of the Unified Development Code.

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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JULY, 2014.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 16, 2014

2nd Reading: July 7, 2014

Exhibit A: Legal Description

BEING a 2.857 acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the JOSEPTH CADLE SURVEY, ABST#65 and the N.M. BALLARD SURVEY ABST. #48, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in Volume 4663, page 281 of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20 feet to a 5/8 inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05 feet to a 5/8 inch iron road to be set in the southwest line of said 65.96 acre tract of land being the southeast corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692 acre tract of land and traveling through said 65.96 acre tract of land the following course and distances:

SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8 inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8 inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the POINT OF BEGINNING;

Exhibit B: Concept Plan

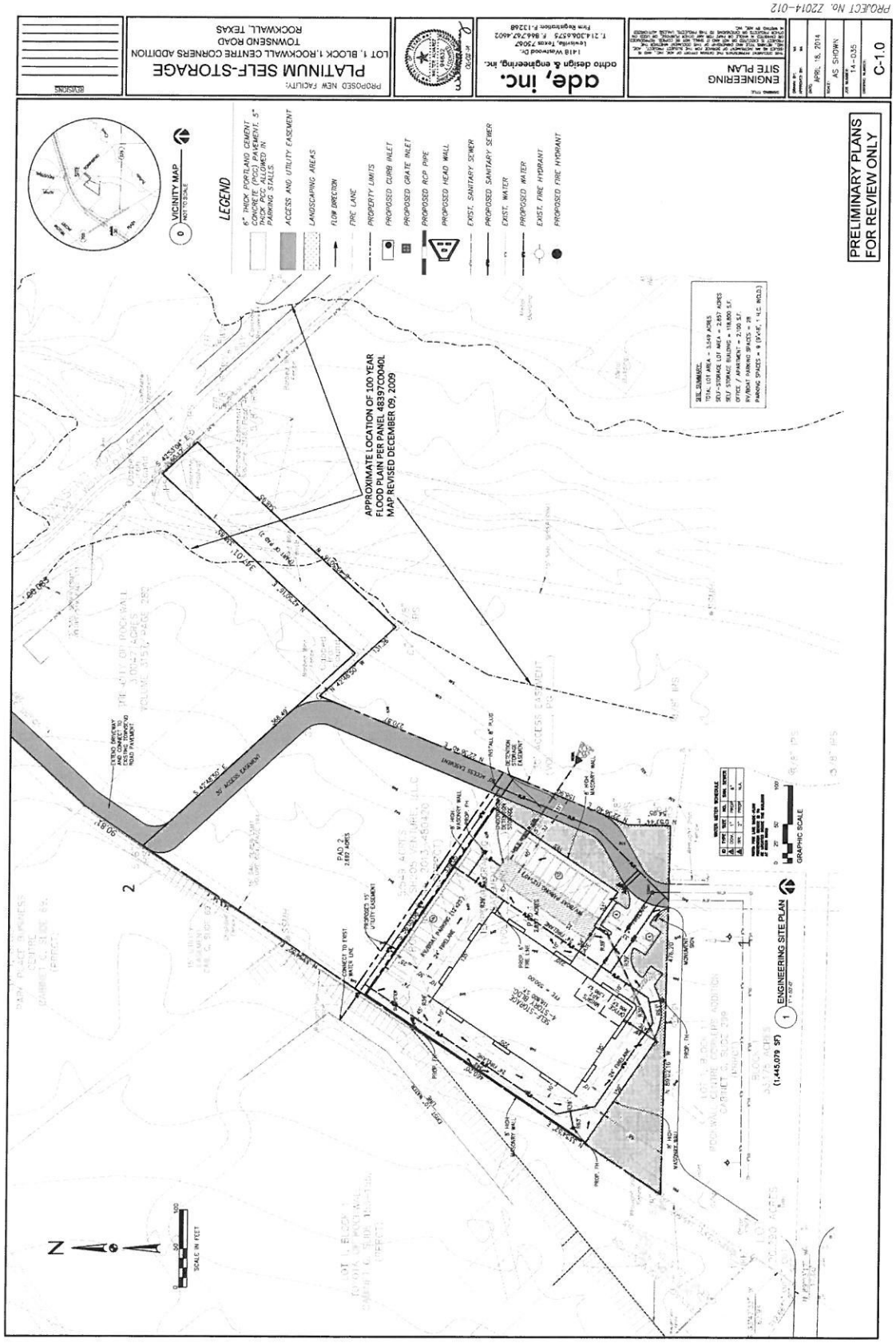

Exhibit C: Concept Building Elevations

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-043

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

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Contact Person	Anthony Gould, General Partner/ Benjamin Carr, General Partner	Contact Person	Maxwell Fisher, AICP
Address	4057 Vega Loop	Address	2201 Main Street, Suite 1280
City, State & Zip	Shingle Springs, CA 95682	City, State & Zip	Dallas, TX 75201
Phone	530.409.8978	Phone	214.470.3972
E-Mail	gouldanthonyj@[redacted]gmail.com/ benjamin.x.carr@gmail.com	E-Mail	maxwell@masterplantexas.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Anthony J. Gould [*Owner*] the undersigned, who stated the information on this application to be true and certified the following:

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Given under my hand and seal of office on this the 7 *day of* October *, 20* 20.

SEE ATTACHED NOTARY CERTIFICATE

Owner's Signature Anthony J. Gould

Notary Public in and for the State of CA

My Commission Expires 03/31/2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado)

On 10/07/2020 before me, Keenan T. Johnson, Notary Public
(insert name and title of the officer)

personally appeared Anthony J. Gould.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KEENAN T. JOHNSON
COMM.# 2236483
NOTARY PUBLIC-CALIFORNIA
EL DORADO COUNTY
MY COMM. EXP. MAR. 31, 2022

Signature _____ **(Seal)**

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
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Rockwall, Texas 75087
(P): (972) 771-7745
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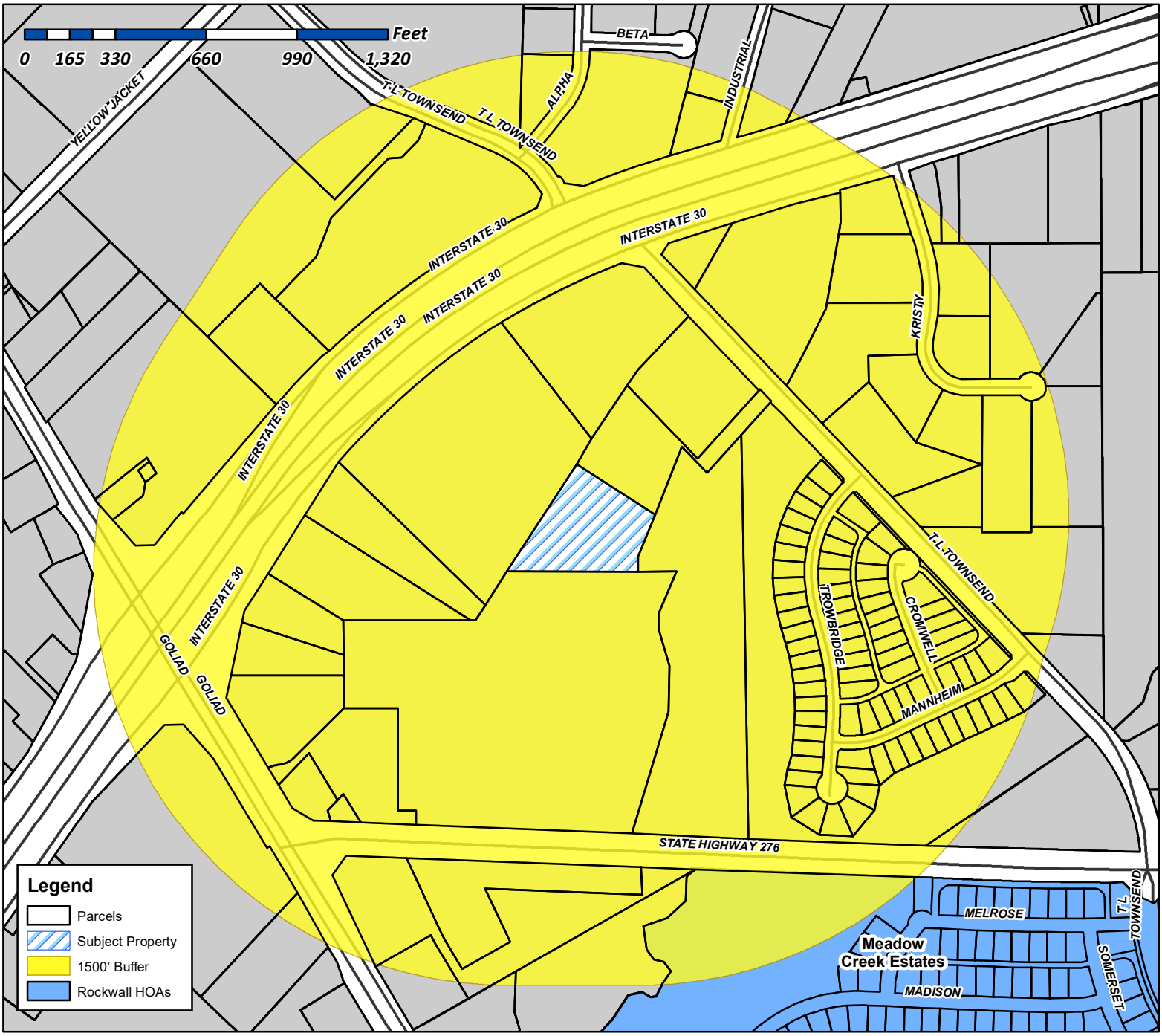
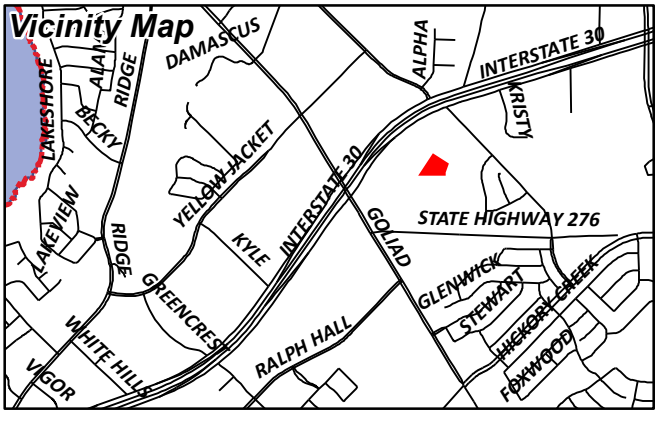


Case Number: Z2020-043
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1245 SH-276

Date Created: *10/19/2020*
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Wednesday, October 21, 2020 2:20 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program
Attachments: Public Notice (10.20.2020).pdf; HOA Map Z2020-043.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2020-043 Specific Use Permit for Mini-Storage
Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing *Specific Use Permit* for the purpose of increasing the number of storage units permitted by *Ordinance No. 14-25* to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

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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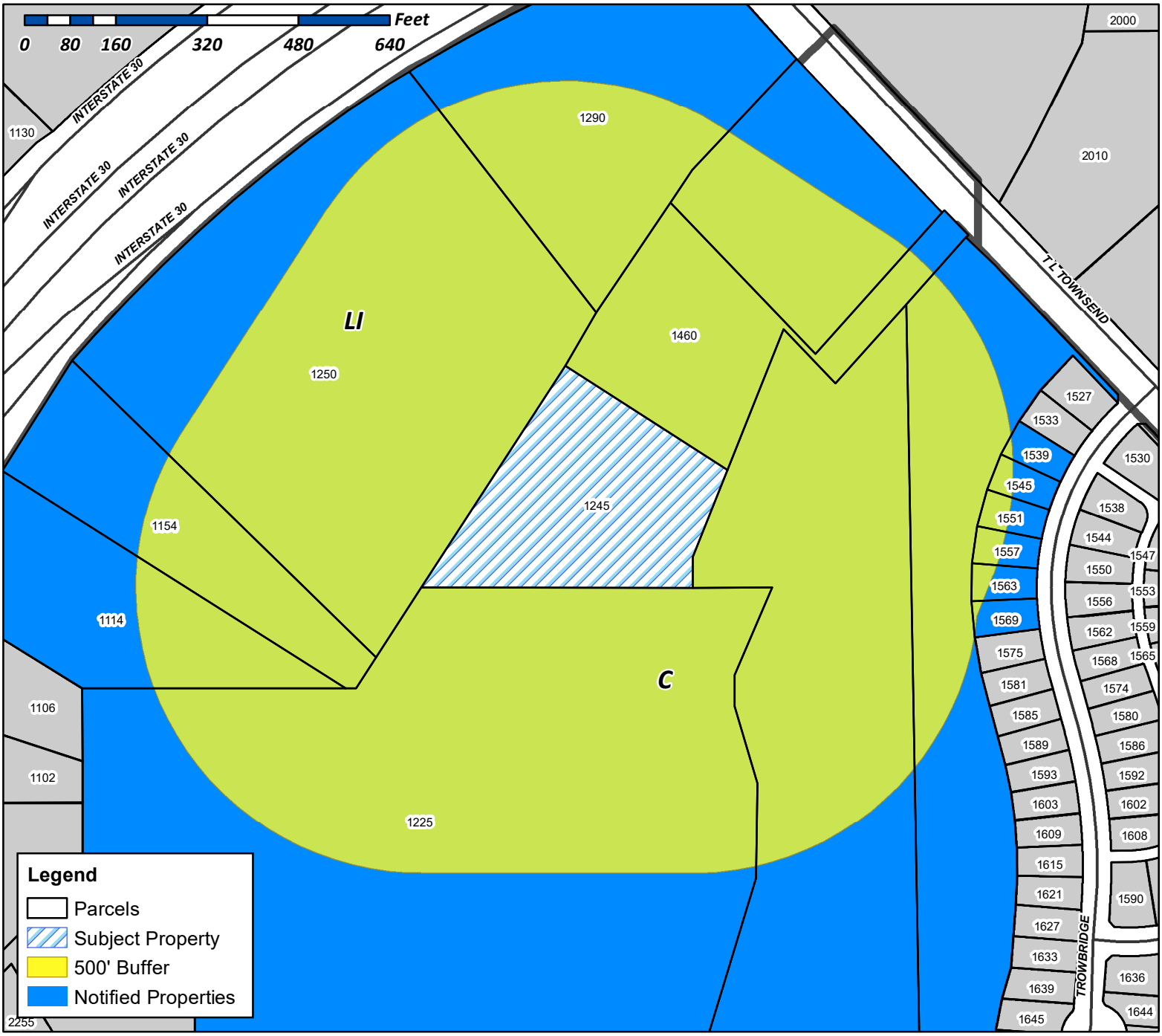
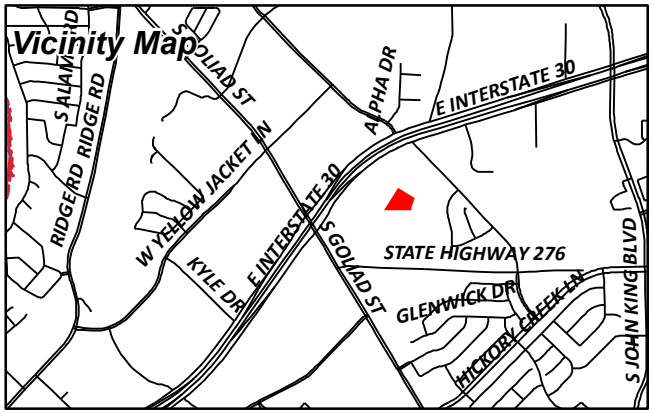


Case Number: Z2020-043
Case Name: SUP For Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1245 SH-276

Date Created: *10/19/2020*
For Questions on this Case Call (972) 771-7745



POTOMAC ROCKWALL PARTNERSHIP LP
10676 KING WILLIAM
DALLAS, TX 75220

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
1114 E I30
ROCKWALL, TX 75032

POTOMAC ROCKWALL PARTNERSHIP LP
1154 E I30
ROCKWALL, TX 75032

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
1225 HWY 276
ROCKWALL, TX 75032

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
1245 HWY276DR
ROCKWALL, TX 75032

JACKSON AUTOMOTIVE REAL ESTATE INV LLC
DBA TOYOTA OF ROCKWALL
1250 E INTERSTATE 30
ROCKWALL, TX 75087

CTE PHASE I LP
1290 I30
ROCKWALL, TX 75032

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

SARO PARTNERS LLC
1460 S TOWNSEND DR
ROCKWALL, TX 75032

FARR TRAVIS AND MELLISA
1539 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

COURT CRAIG B & MONDA J
1545 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

FENG YI
1551 TROWBRIDGECIR
ROCKWALL, TX 75032

MOTA SAMUEL ALVES AND LEIGH-ANNE
1557 TROWBRIDGE CIR
ROCKWALL, TX 75032

SCHULMAN SUN
1563 TROWBRIDGE CIR
ROCKWALL, TX 75032

SUN RAY
1569 TROWBRIDGECIR
ROCKWALL, TX 75032

CTMGT ROCKWALL 38 LLC
1800 VALLEY VIEW LN SUITE 300
FARMERS BRANCH, TX 75234

CITY OF HEATH
200 LAURENCE DRIVE
HEATH, TX 75032

CTE PHASE I LP
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

FENG YI
2757 SCENIC DR
PLANO, TX 75025

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
311 BILTMORE WAY
LAFAYETTE, LA 70508

SUN RAY
3409 CALEO CT
PLANO, TX 75025

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
4057 VEGA LOOP
SHINGLE SPRINGS, CA 95682

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
999 LAKE DR
ISSAQUAH, WA 98027

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2020-043: Specific Use Permit for Mini-Storage

Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing Specific Use Permit for the purpose of increasing the number of storage units permitted by Ordinance No. 14-25 to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, 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, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. 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:

Ryan Miller
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 *Monday, November 16, 2020 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2020-043: Specific Use Permit for Mini-Storage

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:

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

CITY OF ROCKWALL

ORDINANCE NO. 14-25

SPECIFIC USE PERMIT NO. S-121

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Master Plan, on behalf of Rockwall SH-205 Venture, LLC for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, which is generally located south of the intersection of the IH-30 Frontage Road and Townsend Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by 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 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 for the construction of a mini-warehouse facility within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and set forth in Section 2.1.10, *Wholesale, Distribution and Storage*, of Article IV, *Permissible Uses*, of the Unified Development Code

[*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 Operational Conditions

The following conditions pertain to the operation of a mini-warehouse facility on the *Subject Property*, and conformance to these operational conditions are required for continued operations:

1) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [*Ordinance No. 04-38*] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.

2) All construction and operations on this property shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.

3) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in *Exhibit 'C'* of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.

4) The maximum number of storage units provided shall not exceed 579 units for the facility.

5) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.

6) The height of the building shall not exceed four (4) stories or 60-feet in total height.

7) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A', and shall be entirely screened by a row of evergreen trees (i.e. Leyland Cypress) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

10) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.

11) All light poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of Article VII, *Environmental Performance*, of the Unified Development Code.

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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JULY, 2014.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 16, 2014

2nd Reading: July 7, 2014

Exhibit A: Legal Description

BEING a 2.857 acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the JOSEPTH CADLE SURVEY, ABST#65 and the N.M. BALLARD SURVEY ABST. #48, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in Volume 4663, page 281 of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20 feet to a 5/8 inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05 feet to a 5/8 inch iron road to be set in the southwest line of said 65.96 acre tract of land being the southeast corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692 acre tract of land and traveling through said 65.96 acre tract of land the following course and distances:

SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8 inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8 inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the POINT OF BEGINNING;

Exhibit B: Concept Plan

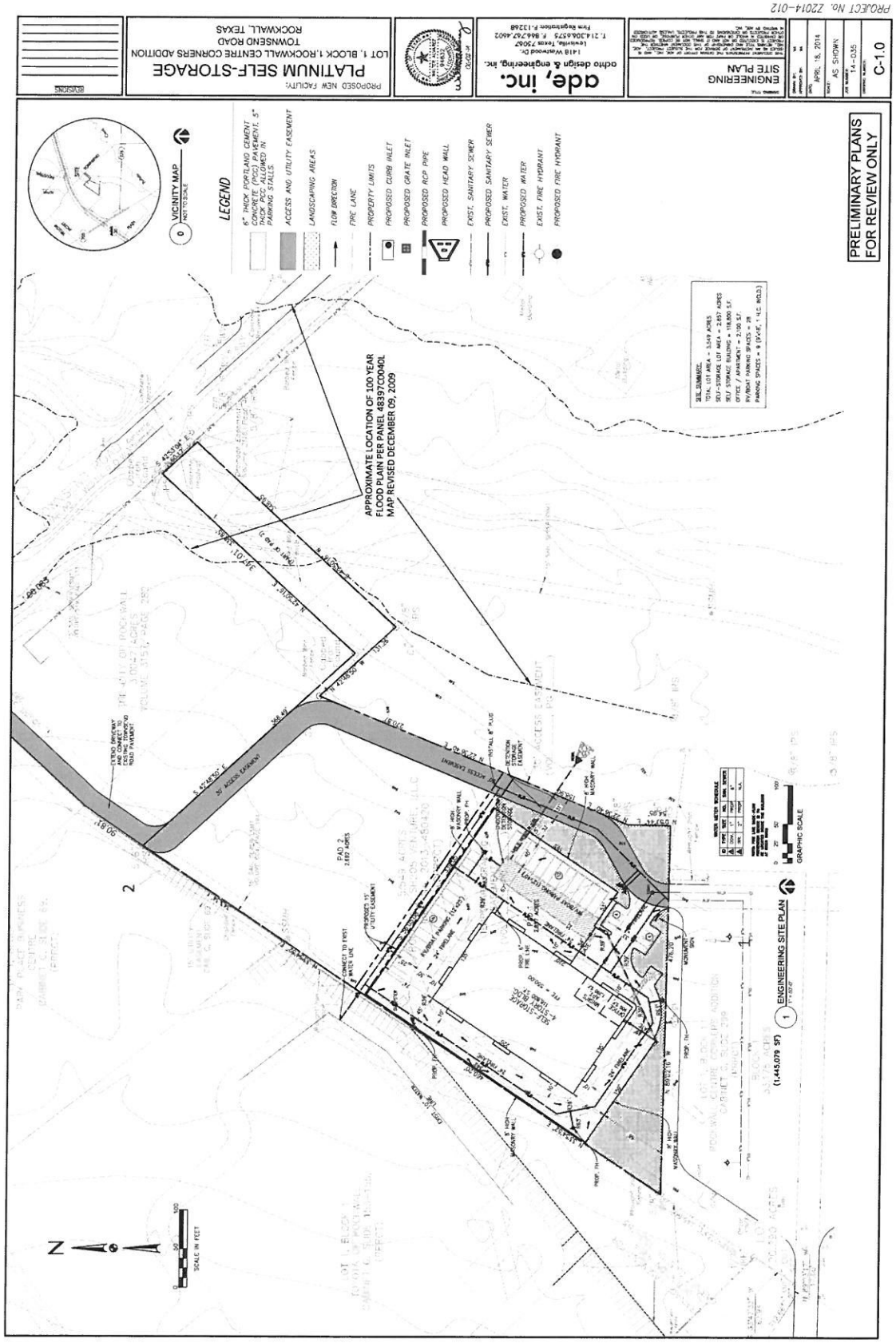
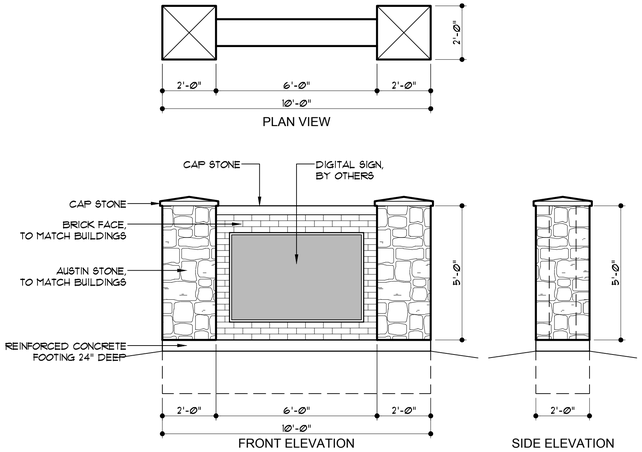


Exhibit C: Concept Building Elevations



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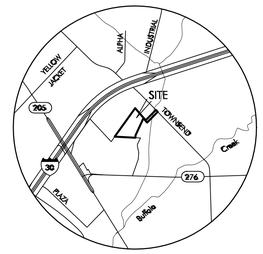
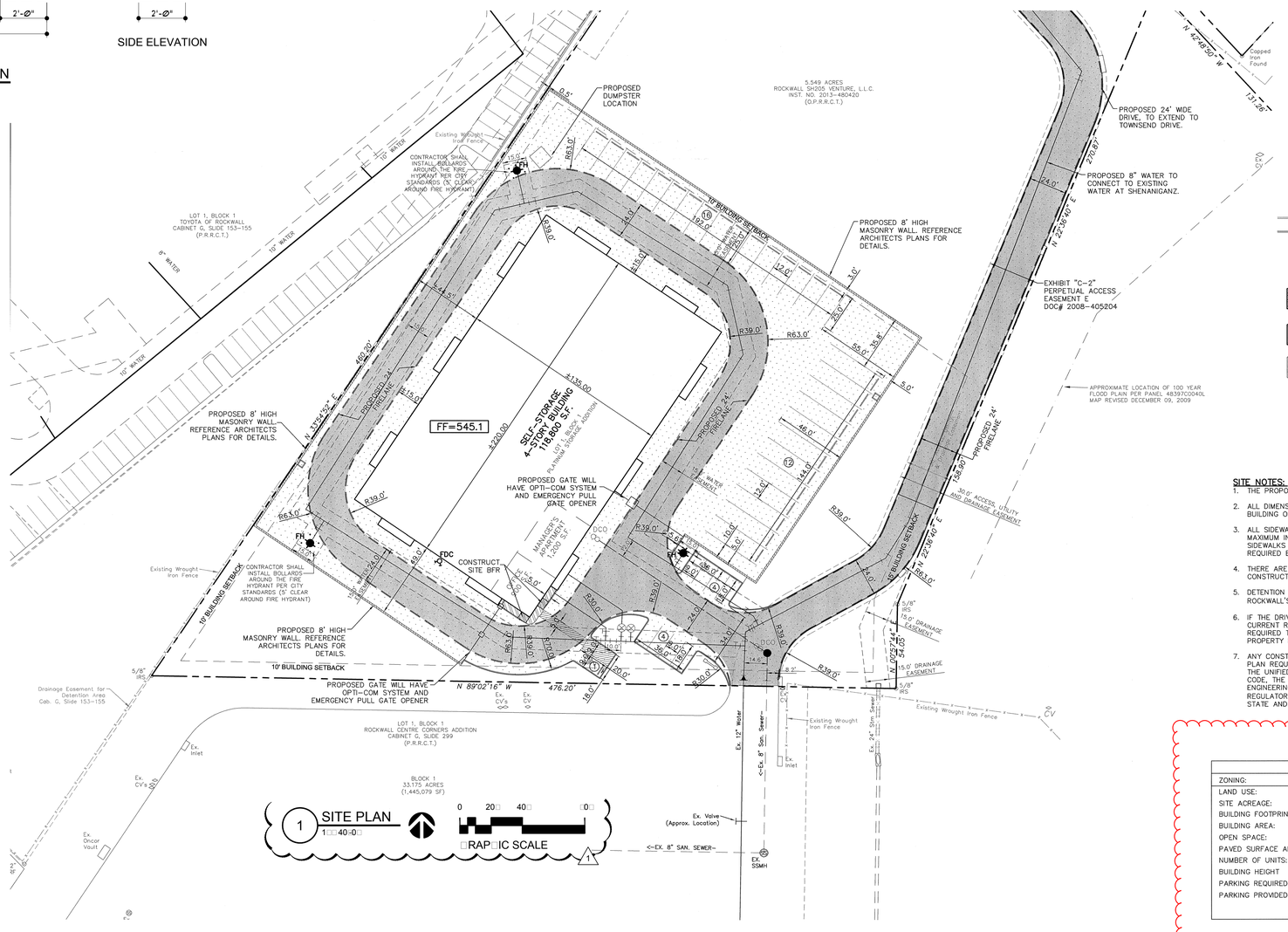


0 VICINITY □AP
NOT TO SCALE


PROPOSED DUMPSTER LOCATION
5.549 ACRES
ROCKWALL SH205 VENTURE, L.L.C.
INST. NO. 2013-480420
(O.P.R.R.C.T.)
PROPOSED 24' WIDE DRIVE, TO EXTEND TO TOWNSEND DRIVE.
PROPOSED 8" WATER TO CONNECT TO EXISTING WATER AT SHENANIGANZ.
PROPOSED 8' HIGH MASONRY WALL. REFERENCE ARCHITECTS PLANS FOR DETAILS.
EXHIBIT "C-2" PERPETUAL ACCESS EASEMENT E DOC# 2008-405204
APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN PER PANEL 48397C0040L MAP REVISED DECEMBER 09, 2009
LOT 1, BLOCK 1 TOYOTA OF ROCKWALL CABINET G, SLIDE 153-155 (P.R.R.C.T.)
PROPOSED 8' HIGH MASONRY WALL. REFERENCE ARCHITECTS PLANS FOR DETAILS.
FF=545.1
SELF-STORAGE 4-STORY BUILDING 118,800 S.F.
PROPOSED GATE WILL HAVE OPTI-COM SYSTEM AND EMERGENCY PULL GATE OPENER
CONTRACTOR SHALL INSTALL BOLLARDS AROUND THE FIRE HYDRANT PER CITY STANDARDS (5' CLEAR AROUND FIRE HYDRANT)
CONSTRUCT SITE BFR
MANAGER'S APARTMENT 1,200 S.F.
PROPOSED 24' FIRELANE
30.0' ACCESS, UTILITY AND DRAINAGE EASEMENT
10' BUILDING SETBACK
20' BUILDING SETBACK
PROPOSED GATE WILL HAVE OPTI-COM SYSTEM AND EMERGENCY PULL GATE OPENER
N 89°02'16" W 476.20'
LOT 1, BLOCK 1 ROCKWALL CENTRE CORNERS ADDITION CABINET G, SLIDE 299 (P.R.R.C.T.)
BLOCK 1 33.175 ACRES (1,445,079 SF)
Drainage Easement for Detention Area Cab. G, Slide 153-155
Existing Wrought Iron Fence
Ex. 12" Water
Ex. 8" San. Sewer
Ex. 24" San. Sewer
Ex. Valve (Approx. Location)
<-EX. 8" SAN. SEWER-
EX SSMH
Ex. Inlet
Ex. CV's
Ex. Oncor Vault
Capped Iron Found
N 42°48'50" W 131.26'
N 22°06'40" E 270.87'
N 22°06'40" E 258.90'
N 00°25'24" E 24.15'
5/8" IRS
15.0' DRAINAGE EASEMENT
R63.0'
R39.0'
R220.0'
R86.5'
R15.0'
24.0'
26.0'
12.0'
5.0'
46.0'
144.0'
36.8'
55.0'
14.6'
8.2'
0.5'
3.0'
±135.00
±220.00
±469.29
S 21°52'52" E
S 89°02'16" E
S 00°57'44" W
S 89°02'16" E
S 00°57'44" W
S 89°02'16" E
S 00°57'44" W

Masterplan

Explanation of Request

South and east of IH30, south and west of Townsend Road

Site:

The 2.857-acre SUP site, located north of Costco and southeast of the Toyota dealership, is developed with a 4-story, 119,000-square foot climate controlled self storage facility operated by Cube Smart. The facility also includes 29 outside vehicle storage spaces for lease.

Specific Use Permit:

The City of Rockwall adopted Specific Use Permit 121 (S-121, Ordinance 14-25) on July 7, 2014, authorizing development of the 4-story 118,800-square foot self storage facility. The City of Rockwall issued the building permit in August of 2015 and after construction and inspection, a certified of occupancy in September of 2016. The property is in the process of undergoing a change of ownership. During review of site development data, a few discrepancies were found between S-121, the permitted building plans, and the actual facility. The request is to modify the SUP to align with actual development to address non-conformities that present real estate or transactional issues. The items requested to be addressed include:

Maximum storage unit count: The concept plan exhibit tied to S-121 cites a maximum storage unit count of 579 units. A total of 579 units is also referenced on the site plan carried forward and included in the approved building plans; however, the floor plans in the same approved building plan set shows 827 units. The facility was constructed with over 800 units initially, but the number of interior units has been decreased to 778 currently. This flexibility is needed to adapt and meet customer needs of certain unit sizes. The change in sizes impacts the total number of units.

The “579” figure was inadvertently placed on the site plan and conveyed as part of the SUP application materials. As such, the total count of 579 units cited as part of the SUP application was an oversight and underrepresented the total number of units planned for a facility of this type and size. Self-storage facilities that are multi-story, and predominately climate-controlled generally have a disproportionate number of smaller units of 5’ x 5’ or 5’ x 10’ as opposed to a greater number of larger units found with one-story conventional facilities with drive up access. The subject facility’s mixture caters to domestic needs where smaller units accommodate a limited amount of stored goods that customers can comfortably transport in an elevator to an upper story. Platinum Storage, the developer and currently a minority owner of the facility, always intended to accommodate 800 or more total storage units depending on the fluctuating sub-market demand from customers. The floor plans submitted as part of the building plans supports this intent. Furthermore, there are several multi-story self storage facilities

in DFW that have unit counts between 700 to 1,000 units or more. The chart at the bottom of the next section provides a few examples of comparable facilities.

Maximum unit density: The City of Rockwall, unlike most municipalities, limits the unit density of self storage facilities with a cap of 125 units per acre. S-121 allowing a maximum of 579 units on 2.857 acres, yields a density of 202 units per acre. The approved building plans allowing 827 units, yields a density of 289 units per acre. The proposal of 794 units would yield a density of 278 units per acre. As may be recalled, the property is buried behind and at a lower elevation than adjacent retail buildings. Thus, for this type of facility to have the visibility necessary to be successful, it had to be constructed at four stories in height, and a density that supports and that is commensurate with the invested infrastructure. The maximum density in the development code of only 125 storage units per acre would merely accommodate the first generational one story non-climate controlled facilities. It is common for three- and four-story self storage facilities to yield densities around 200 units per acre or more. The City of Rockwall's density parameter would never accommodate a modern multi story class A climate controlled facility unless the land for which it sits coincidentally were large enough to minimize the density. The number of units and density of this facility is not uncommon. Here are some of the many modern class A facilities in DFW that have comparable characteristics of scale and high density:

FACILITY	ADDRESS	CITY	FLOOR AREA	NO. OF UNITS	DENSITY UNITS/PER ACRE
Storage 365	3400 Post Oak Boulevard	Fort Worth	151,000	966	241
CubeSmart	6831 W. Northwest Highway	Dallas	80,000	528	704
Storage 365	3940 Plano Parkway	Plano	119,600	885	640
Storage 365	2696 Burney Road	Arlington	152,400	1,059	185
Storage 365	Abrams	Richardson	149,000	1,041	400
Public Storage	2104 Hedgcoxe	Plano	103,000	805	206

Maximum floor area: The concept plan exhibit tied to S-121 cites a maximum floor area of 118,800 square feet. The approved building plans cite a maximum floor area of 124,480 square feet. The most recent survey of the property reflects a building floor area of 119,000 square feet. The proposed SUP amendment would modify the maximum floor area to align with the approved building plans from 118,800 to 119,000 square feet. The discrepancy in total floor area is minor and inconsequential particularly considering the scale of the development and the lack of occupancy and intensity of a self storage development. The difference in floor area is imperceptible and poses no harm or detriment to the health, safety and welfare.

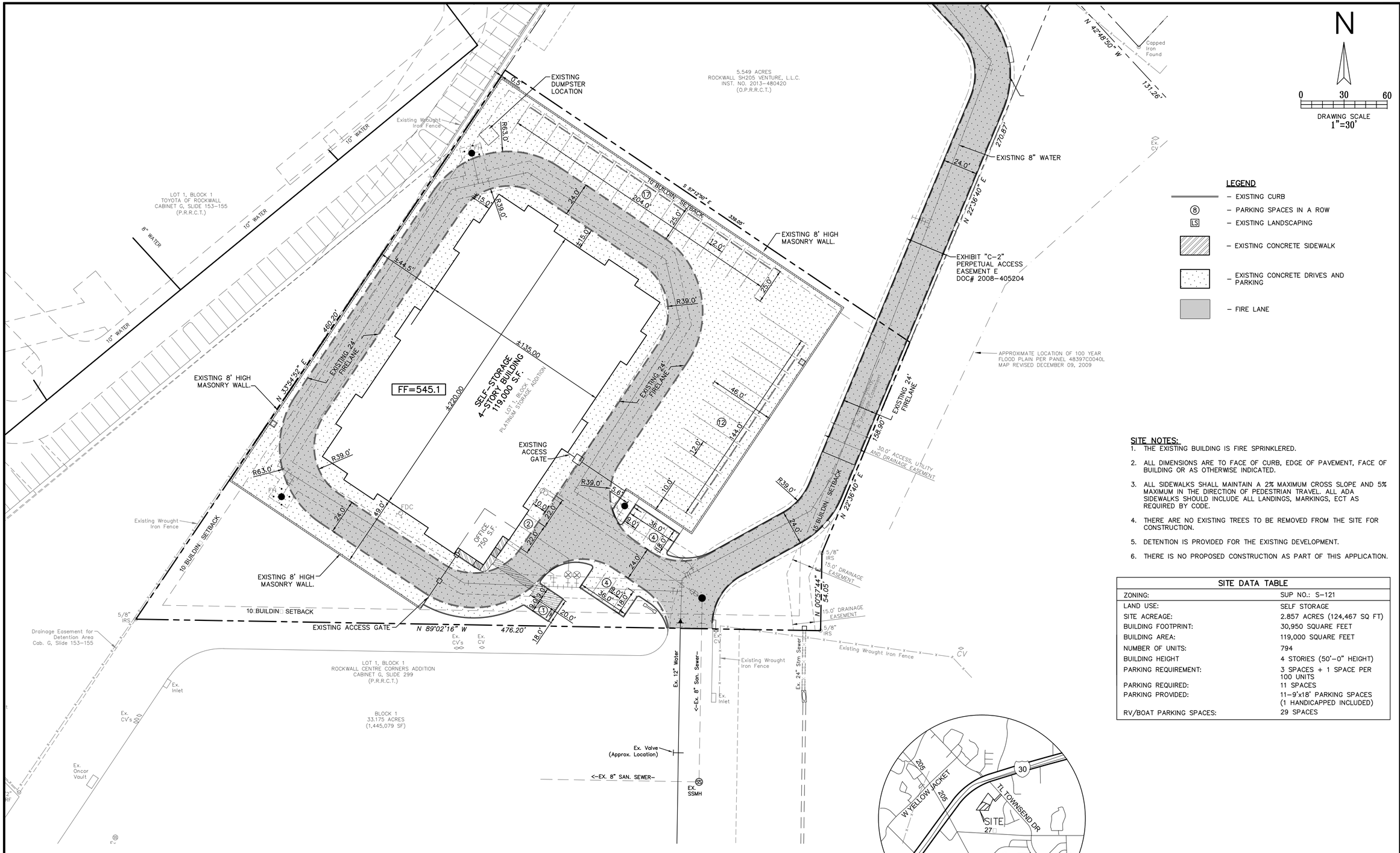
Parking compliance: The off-street parking requirement is based on the number of storage units. The City of Rockwall requires a base of three parking spaces and one parking space for each 100 storage units. The SUP amendment would include adjusting the required parking from nine to 11 to align with the adjustment to the total number of storage units. There are currently nine parking spaces on-site.

The enclosed updated Concept Plan reflects striping two additional parallel spaces on existing concrete near the office to provide a total of 11 spaces to satisfy the parking requirement. Self storage facilities generate minimal traffic of 2 to 4 visitors per hour. Moreover, most visitors are customers who would park in an unloading/loading area adjacent to the building as opposed to a conventional parking space. Conventional parking spaces are typically used by one employee, the occasional prospective customer visiting the office, or an occasional service or delivery truck. As such, most of the 11 parking spaces (or currently nine spaces) go underutilized. Nonetheless, the proposal includes adjusting the supply to comply with the city's parking requirements.

Outside vehicle storage spaces: SUP-121 grants 28 outside vehicle storage spaces for recreational vehicles, boats, and other large vehicles. There is capacity for one additional storage space at the far northern corner near the dumpster. The request includes authorization to allow the one additional storage space for a total of 29 outside vehicle spaces. The entire vehicle storage area is completely enclosed and screened from adjacent properties. The one additional space has no impact to adjacent properties. Below is a summary of the discrepancies in chart form:

DEVELOPMENT STANDARD	SPECIFIC USE PERMIT (SF)	APPROVED BUILDING PLANS/CO	ACTUAL	PROPOSED
Floor area	118,800	124,480	119,000	119,000
Total units	579	827	778	794
Unit density	203	289	273	278
Parking required (3 + 1/100 units)	9	12	11	11
Outside vehicle spaces	28	28	29	29
Parking provided	9	9	9	11

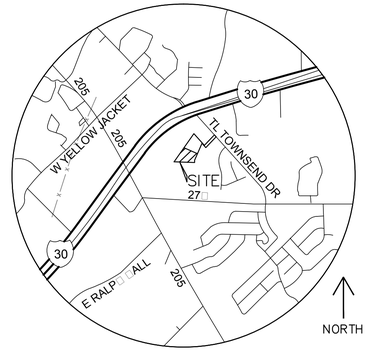
Masterplan requests amendment of SUP - 121 to align the development site data in the Specific Use Permit ordinance with the permitted and actual development. The developer always intended to have approximately 800 units, not unlike many comparable facilities in DFW. We ask the city to approve the amendment to resolve these matters. The facility is the only one of its kind in the sub-market and it caters to customers who prefer to use a climate control facility in a retail area vs. a conventional one story drive up facility in an industrial area. The facility is at 89% capacity, indicating there is strong demand and no oversupply. The previously presented size and scale of the building is generally consistent with actual development. Also, the total number of units and density of self storage, as opposed to apartments or office, has minimal if any realized impact on the area given the very limited traffic generation and lack of consistent human occupancy of these facilities. The site accommodated one additional vehicle storage space at the north/northwest corner of the site.



SITE NOTES:

1. THE EXISTING BUILDING IS FIRE SPRINKLERED.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
5. DETENTION IS PROVIDED FOR THE EXISTING DEVELOPMENT.
6. THERE IS NO PROPOSED CONSTRUCTION AS PART OF THIS APPLICATION.

SITE DATA TABLE	
ZONING:	SUP NO.: S-121
LAND USE:	SELF STORAGE
SITE ACREAGE:	2.857 ACRES (124,467 SQ FT)
BUILDING FOOTPRINT:	30,950 SQUARE FEET
BUILDING AREA:	119,000 SQUARE FEET
NUMBER OF UNITS:	794
BUILDING HEIGHT	4 STORIES (50'-0" HEIGHT)
PARKING REQUIREMENT:	3 SPACES + 1 SPACE PER 100 UNITS
PARKING REQUIRED:	11 SPACES
PARKING PROVIDED:	11-9'x18' PARKING SPACES (1 HANDICAPPED INCLUDED)
RV/BOAT PARKING SPACES:	29 SPACES



VICINITY MAP
NTS

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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written consent of Cumulus Design is prohibited.

ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
FAX: 214-235-0546

OWNER:
WOLVERINE SELF-STORAGE
INVESTMENTS-ROCKWALL EDP LLC
4057 VEGA LOOP
SHINGLE SPRINGS, CA 95682

Cumulus Design
Frisco, Texas 75034
2000 N. Dallas Parkway, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0317

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/21/20.

CONCEPT PLAN

SELF-STORAGE ON TOWNSEND DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLOT DATE	10/21/20
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	CP

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *EXISTING MINI-WAREHOUSE FACILITY* ON A 2.857-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP for the approval of a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* for the purpose of amending S-121 [*Ordinance No. 14-25*] to account for as-built conditions on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District], addressed as 1245 SH-276, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-25*; and,

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(J)(1), *Mini-Warehouse*, of Article 04, *Permissible Uses*, and the development standards

DRAFT 10.27.2020

contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) All construction and operations on this property shall generally conform to the *Concept Plan* contained in *Exhibit 'B'* and the *Building Elevations* contained in *Exhibit 'C'* of this ordinance.

2) The maximum number of storage units permitted on the *subject property* shall be 794-units.

3) All transparent fences shall be wrought iron, and when necessary shall incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing is prohibited.

4) The height of the building shall not exceed four (4) stories or 60-feet in total height.

5) Outside storage shall be limited to the areas depicted on the *Concept Plan* in *Exhibit 'A'*, and shall be entirely screened by a row of evergreen trees (*i.e. Leyland Cypress*) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the *Concept Plan*. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

8) All signage shall be required to conform to the requirements stipulated by the Municipal Code of Ordinances. In addition, pole signage shall be prohibited on this site.

9) All poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

DRAFT ORDINANCE 10.27.2020

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 DECEMBER, 2020.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *November 16, 2020*

2nd Reading: *December 7, 2020*

DRAFT ORDINANCE 10.27.2020

Exhibit 'A'
Legal Description and Location Map

Address: *1245 SH-276*
Legal Description: *Lot 4, Block A, Platinum Storage Addition*

DRAFT
10/6/2020

Exhibit 'A'
Legal Description and Location Map

BEING a 2.857-acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the *JOSEPTH CADLE SURVEY, ABST#65* and the *N.M. BALLARD SURVEY ABST. #48*, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in *Volume 4663, page 281* of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8-inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in *Cabinet G, Slide 299* of the *Plat Records* of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20-feet to a 5/8-inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in *Cabinet G, Slide 153-155* of the *Plat Records* of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05-feet to a 5/8-inch iron road to be set in the southwest line of said 65.96-acre tract of land being the southeast corner of a 2.692-acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692-acre tract of land and traveling through said 65.96-acre tract of land the following course and distances:

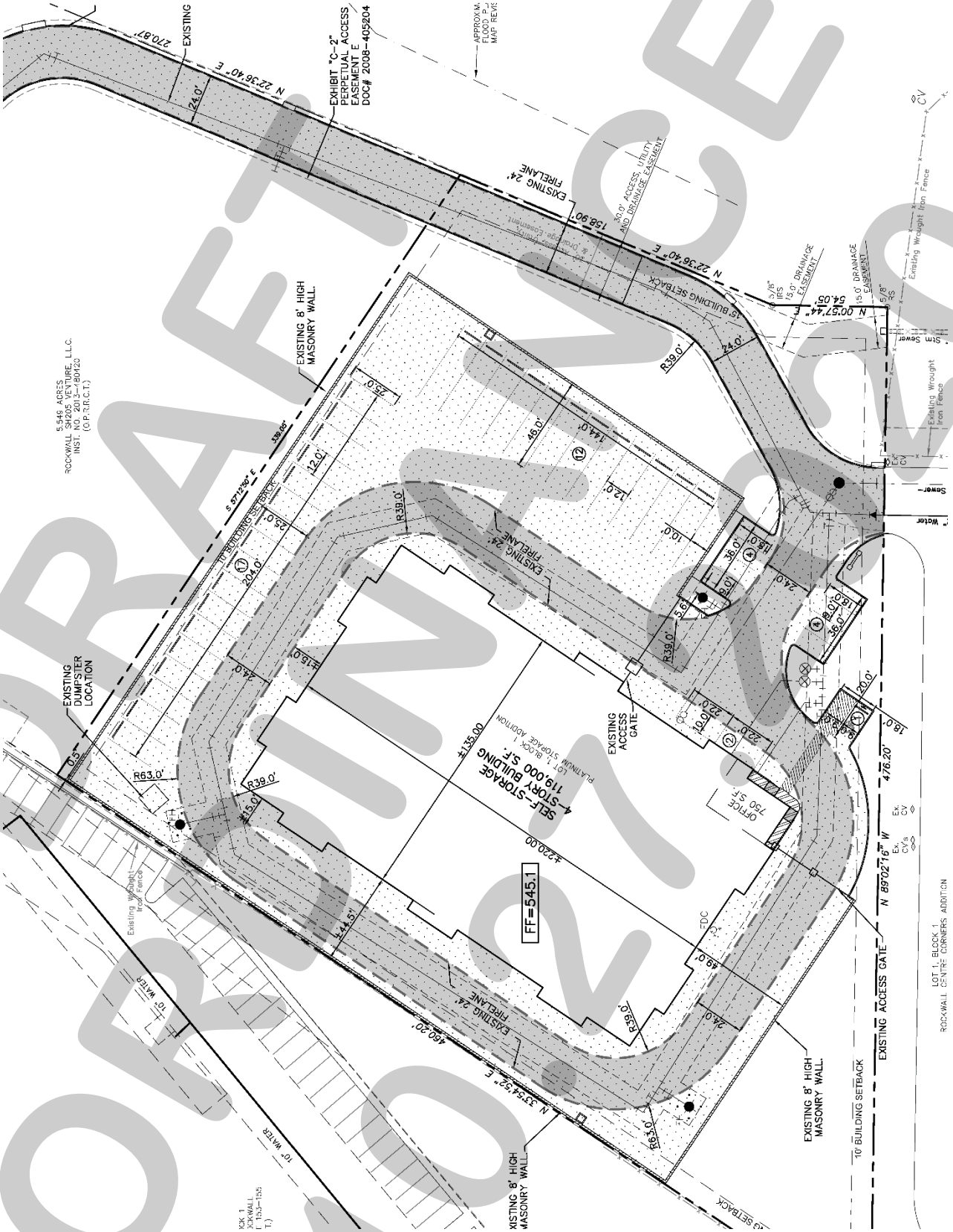
SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8-inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8-inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the *POINT OF BEGINNING*;

DRAFT ORDINANCE 10.27.2020

Exhibit 'B':
Concept Plan



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OFFICE
10/27/20

Exhibit 'C':
Building Elevations

DRAFT ORDINANCE 10.27.2020

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:	Ryan Miller, *Director of Planning and Zoning*
DATE:	October 27, 2020
SUBJECT:	Z2020-043; *Specific Use Permit for an Existing Mini-Warehouse Facility*

On July 7, 2014, the City Council approved a Specific Use Permit (SUP) [*S-121; Ordinance No. 14-25*] allowing a 579-unit mini-warehouse facility on the subject property at 1245 SH-276. This approval allowed the facility to be completely enclosed and permitted the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles. Up to this point, outside storage in conjunction with a mini-warehouse had not been approved by the City Council. This approval also granted the applicant more units than what was permitted by the land use requirements for the mini-warehouse land use as stipulated by the Unified Development Code (UDC) [*i.e. the ordinance permits 125-units per acre and the applicant was granted 207-units per acre or 222-units more that what was permitted by the ordinances*]. Upon receiving approval of the Specific Use Permit (SUP), the applicant submitted a site plan (*SP2014-033*) in December 2014, which was approved by the Planning and Zoning Commission on January 13, 2015. A final plat (*P2015-013*) was approved by the City Council on May 4, 2015. A subsequent replat (*P2015-041*) was approved by the City Council -- *with a variance allowing the subject property to be established without lot frontage* -- on December 21, 2015. Finally, a building permit was applied for on May 22, 2015 and approved on August 19, 2015 (*BLD2015-0685*). The building itself was finaled on September 2, 2016 and a Certificate of Occupancy (CO) was issued on September 20, 2016 (*CO2016-0063*).

More recently, on October 6, 2020, staff received a phone call from the applicant -- *Maxwell Fisher, AICP of Masterplan* -- stating that the existing mini-warehouse facility was in the process of being conveyed to a new ownership group and a few discrepancies were found between what was approved by the City Council as part of the Specific Use Permit (SUP) [*S-121; Ordinance No. 14-25*] and what was actually constructed. Since these discrepancies were holding up the sale of the property, the applicant stated that he was going to submit a request to amend the Specific Use Permit (SUP) to account for what was actually built on the property. This application was made on October 8, 2020. As part of this submittal, the applicant submitted a letter of explanation outlining the following discrepancies:

(1) *Number of Units*. The approved Specific Use Permit (SUP) allowed a maximum of 579-units. The actual number of units constructed was 778-units. The applicant states in his letter that 827-units were approved as part of the building plans; however, after reviewing these plans and counting the individual units, staff has identified 872-units on plans despite the cover sheet calling out 579-units.

(2) *Unit Density*. The unit density permitted by the Unified Development Code (UDC) is 125-units per acre. The unit density permitted as part of the Specific Use Permit (SUP) was 203-units per acre. The unit density shown on the building plans was 305-units per acre. The actual unit density constructed was 272-units per acre or 278.85% greater than what is permitted by the Unified Development Code (UDC).

(3) *Parking*. The parking requirement for a mini-warehouse is a ratio that is driven by the number of units, and which is three (3) parking spaces plus one (1) parking space per 100-units. In this case, the number of parking spaces required under the 579-units on the Specific Use Permit (SUP) was nine (9). The number of parking spaces required based on the 778-units actually constructed was 11. The actual number of parking spaces constructed was nine (9) or two (2) spaces less than the requirement.

Staff has identified the following additional discrepancies:

(1) *Floor Area*. The exhibit in the Specific Use Permit (SUP) showed a 118,800 SF building. The cover sheet of the building plans shows that same building at a building area of 122,800 SF. The actual building that was built is -- *estimated by the applicant* -- to be ~119,000 SF.

(2) *Outside Storage*. The Specific Use Permit (SUP) showed 16 RV/Boat parking spaces along the northeast property line and 12 along the southeast property line for a total of 28 RV/Boat parking spaces. Based on a 2020 aerial image (*see image below*), there appears to actually be 17 RV/Boat parking spaces along the northeast property line and 12 along the southeast property line for a total of 29 RV/Boat parking spaces.

IMAGE 1: 2020 AERIAL IMAGE (GOOGLE)

In addition, according to the applicant's letter: *The '579' figure was inadvertently placed on the site plan and conveyed as part of the SUP application materials. As such, the total count of 579 units cited as part of the SUP application was an oversight and underrepresented the total number of units planned for a facility of this type and size … Platinum Storage, the developer and currently a minority owner of the facility, always intended to accommodate 800 or more total storage units depending on the fluctuating sub-market demand for customers. The floor plans submitted as part of the building plans support this intent.*

Taking this statement into consideration, staff is obligated to point out that the applicant's request letter, the application for site plan, and all submitted exhibits for the Specific Use Permit (SUP), site plan and engineering plans all indicated that the project consisted of 579-units. Staff should also point out that the building permit coversheet -- *which is what is used for unit counts, square footages, and other site information* -- indicated 579-units. The only document that showed more units than the '*579*' figure was the actual construction plans behind the cover page; however, no other unit count on the plans exists beyond the provided cover page. For the Planning and Zoning Commission's reference staff has provided the following table that shows the units indicated with each submittal and the compliance to the requirements of the Unified Development Code (UDC):

TABLE 1: CONFORMANCE OR APPROVED PLANS AND ACTUAL CONSTRUCTION

UDC REQUIREMENT		APPROVED PLANS				BUILDING PLANS (ACTUAL PLANS)	CONSTRUCTED
		SPECIFIC USE PERMIT	SITE PLAN	ENGINEERING	BUILDING PLANS (COVER SHEET)		
SITE AREA	5-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES
BUILDING AREA	N/A	118,800 SF	122,800 SF	122,800 SF	122,800 SF	120,900 SF	119,000 SF
MAXIMUM # OF UNITS	625 @ 5-ACRES	579-UNITS	579-UNITS	579-UNITS	579-UNITS	872-UNITS (1)	778-UNITS
MAX. UNIT DENSITY/ACRE	125 UNITS	203-U/AC	203-U/AC	203-U/AC	203-U/AC	305-U/AC	272-U/AC
MAXIMUM HEIGHT	1 STORY	4 STORIES	4 STORIES	4 STORIES	4 STORIES	4 STORIES	4 STORIES
PARKING REQUIREMENT	3+1/100-UNITS	9 SPACES	9 SPACES	9 SPACES	9 SPACES	9 SPACES (2)	9 SPACES (2)
EXTERIOR WALLS	BRICK	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)

LANDSCAPING	CLUSTERED LANDSCAPING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING
ACCESS GATES	YES	YES	YES	YES	YES	YES	YES
SCREENING FENCE	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON
MINIMUM ROOF PITCH	1:3	FLAT ROOF	FLAT ROOF	FLAT ROOF	FLAT ROOF	FLAT ROOF	FLAT ROOF
PAVING	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
MAX. LIGHTING HEIGHT	20-FEET	20-FEET	20-FEET	20-FEET	20-FEET	20-FEET	20-FEET
RESIDENTIAL UNIT	1,600 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	0 SF	0 SF
OUTSIDE STORAGE	PROHIBITED	28-SPACES	28-SPACES	28-SPACES	28-SPACES	28-SPACES	29-SPACES

NOTES:
BLACK: IN CONFORMANCE WITH THE UDC REQUIREMENTS
RED: REQUIREMENTS NOT CONFORMING TO THE UDC
HIGHLIGHTED OR HIGLIGHTED: CHANGES FROM APPROVED SPECIFIC USE PERMIT (SUP) AND ACTUAL CONSTRUCTION
(1): APPLICANT INDICATED 827 STAFF COUNTED 872-UNITS.
(2): BASED ON THE NUMBER OF UNITS CONSTRUCTED THE REQUIREMENT WOULD HAVE BEEN FOR 11 PARKING SPACES.
(3): MEETS OVERLAY DISTRICT BUT DOES NOT ADHERE TO THE LAND USE REQUIREMENTS.

The following is the same chart looking at just the discrepancies as they exist on the approved Specific Use Permit (SUP), the actual building that was constructed, and what is currently being requested by the applicant:

TABLE 2: APPROVED SUP, CONSTRUCTED BUILDING, AND PROPOSED REQUEST

REQUIREMENT	SPECIFIC USE PERMIT	CONSTRUCTED	REQUESTED
SITE AREA	2.857-ACRES	2.857-ACRES	2.857-ACRES
BUILDING AREA	118,800 SF	119,000 SF	119,000 SF
MAXIMUM # OF UNITS	579-UNITS	778-UNITS	794-UNITS
MAX. UNIT DENSITY/ACRE	203-U/AC	272-U/AC	278-U/AC
PARKING REQUIREMENT	9 SPACES	9 SPACES (1)	9 SPACES (2)
OUTSIDE STORAGE	28-SPACES	29-SPACES	29-SPACES (2)

NOTES:
BLACK: IN CONFORMANCE WITH THE UDC REQUIREMENTS
RED: REQUIREMENTS NOT CONFORMING TO THE UDC
HIGHLIGHTED OR HIGLIGHTED: CHANGES FROM APPROVED SPECIFIC USE PERMIT (SUP) AND ACTUAL CONSTRUCTION
(1): BASED ON THE NUMBER OF UNITS CONSTRUCTED THE REQUIREMENT WOULD HAVE BEEN FOR 12 PARKING SPACES.
(2): VARIANCE IS BEING REQUESTED

In summation, the applicant is requesting that the Planning and Zoning Commission and City Council approve a new Specific Use Permit (SUP) that will [*1*] increase the unit count from 579-units to 794-units, [*2*] increase the maximum unit density from 203-units/acre to 278-units/acre, [*3*] change the approved building square footage from 118,800 SF to 119,000 SF (*i.e. a new concept plan showing an as-built condition*), [*4*] grant a variance to the parking requirement allowing the site to be two (2) parking spaces deficient, and [*5*] increase the number of outside storage parking spaces from 28 to 29. This request will be subject to the following schedule:

Planning and Zoning Commission Work Session: October 27, 2020
Planning and Zoning Commission Public Hearing: November 10, 2020
City Council Public Hearing and First Reading: November 16, 2020
City Council Second Reading: December 7, 2020

In addition, staff will mail the necessary property owner notifications, Homeowner's Association (HOA) notifications, and post an advertisement in the Rockwall Herald Banner. Should the Planning and Zoning Commission have any questions staff will be available at the Planning and Zoning Commission Work Session on *October 27, 2020*.

PROJECT COMMENTS

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

DATE: 10/23/2020

PROJECT NUMBER:	Z2020-043	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	SUP for 1245 State Highway 276	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	1245 STATE HIGHWAY 276, ROCKWALL, 75032	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing Specific Use Permit for the purpose of increasing the number of storage units permitted by Ordinance No. 14-25 to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	10/22/2020	Approved w/ Comments

10/22/2020: Z2020-043; Specific Use Permit (SUP) for 1245 SH-276
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit for the purpose of increasing the number of storage units permitted by Ordinance No. 14-25 to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and addressed as 1245 SH-276.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.
M.3 For reference, include the case number (Z2020-043) in the lower right-hand corner of all pages on future submittals.
I.4 Based on what was approved on the Specific Use Permit (SUP) and what was actually constructed staff has identified the following variances/non-conformities with regard to this request:

(1) The Specific Use Permit (SUP) allows for a total of 579-units, but 778-units were constructed.
(2) The Specific Use Permit (SUP) allows for an 118,800 SF building, but a 119,000 SF building was constructed.
(3) The Specific Use Permit (SUP) allows for a unit density of 203-units/acre, but 272-units/acre were constructed.
(4) The mini-warehouse facility was constructed with nine (9) parking spaces based on the number of units represented at the time of Specific Use Permit (SUP), site plan, engineering plans, and on the cover page of the building permit. The actual number of units constructed by the applicant will require a minimum of 11 parking spaces.
(5) The mini-warehouse facility was approved for 28 recreational vehicle and boat parking spaces per the Specific Use Permit (SUP); however, the actual number of recreation vehicle and boat parking spaces provided on the site is 29.

M.5 Please review the attached Draft Ordinance prior to the October 27, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 3, 2020. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 3, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 10, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 27, 2020.
I.7 The projected City Council meeting dates for this case will be November 16, 2020 [1st Reading] and December 7, 2020 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/22/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/20/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	10/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/20/2020	Approved

10/20/2020: No comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-043

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[ ] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[X] 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)
[ ] Variance Request ($100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	1245 Highway 276				
Subdivision	Platinum Storage Addition	Lot	4	Block	A
General Location	Southeast of IH30, southwest of TL Townsend Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial (C) District	Current Use	Self-Storage (Mini-warehouse)
Proposed Zoning	Commercial (C) District	Proposed Use	Self-Storage (Mini-warehouse)
Acreage	2.857	Lots [Current]	1
		Lots [Proposed]	1

[N/A] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner	Wolverine Self-Storage Investments-Rockwall EDP,LLC	[X] Applicant	Maxwell Fisher, AICP, Masterplan
Contact Person	Anthony Gould, General Partner/ Benjamin Carr, General Partner	Contact Person	Maxwell Fisher, AICP
Address	4057 Vega Loop	Address	2201 Main Street, Suite 1280
City, State & Zip	Shingle Springs, CA 95682	City, State & Zip	Dallas, TX 75201
Phone	530.409.8978	Phone	214.470.3972
E-Mail	gouldanthonyj@[redacted]gmail.com/ benjamin.x.carr@gmail.com	E-Mail	maxwell@masterplantexas.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Anthony J. Gould [*Owner*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ #242.86 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 7 *day of* October *, 20* 20 *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

Given under my hand and seal of office on this the 7 *day of* October *, 20* 20.

SEE ATTACHED NOTARY CERTIFICATE

Owner's Signature Anthony J. Gould

Notary Public in and for the State of CA

My Commission Expires 03/31/2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado)

On 10/07/2020 before me, Keenan T. Johnson, Notary Public
(insert name and title of the officer)

personally appeared Anthony J. Gould.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KEENAN T. JOHNSON
COMM.# 2236483
NOTARY PUBLIC-CALIFORNIA
EL DORADO COUNTY
MY COMM. EXP. MAR. 31, 2022

Signature _____ **(Seal)**

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
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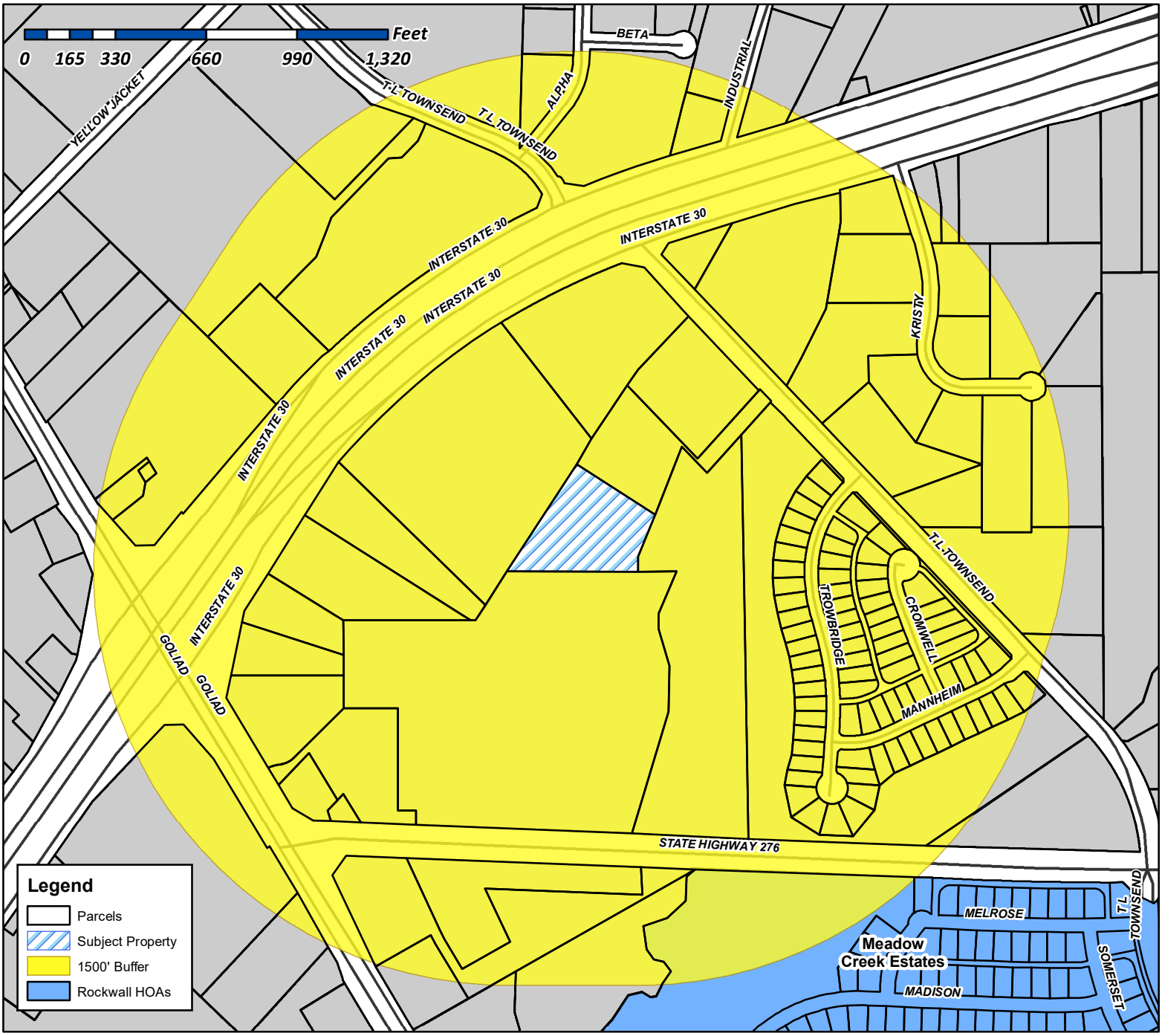
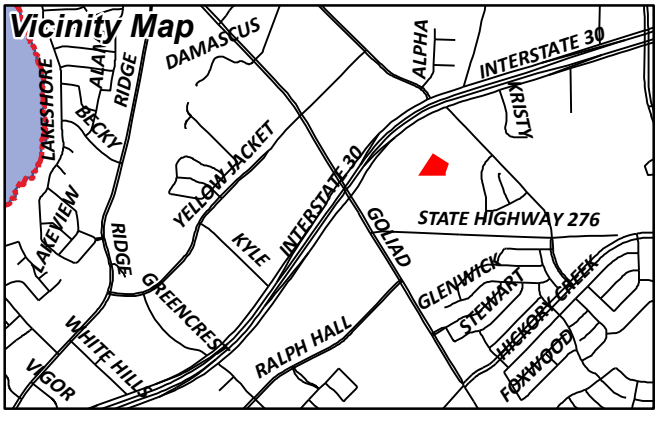


Case Number: Z2020-043
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1245 SH-276

Date Created: *10/19/2020*
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Wednesday, October 21, 2020 2:20 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program
Attachments: Public Notice (10.20.2020).pdf; HOA Map Z2020-043.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2020-043 Specific Use Permit for Mini-Storage
Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing *Specific Use Permit* for the purpose of increasing the number of storage units permitted by *Ordinance No. 14-25* to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

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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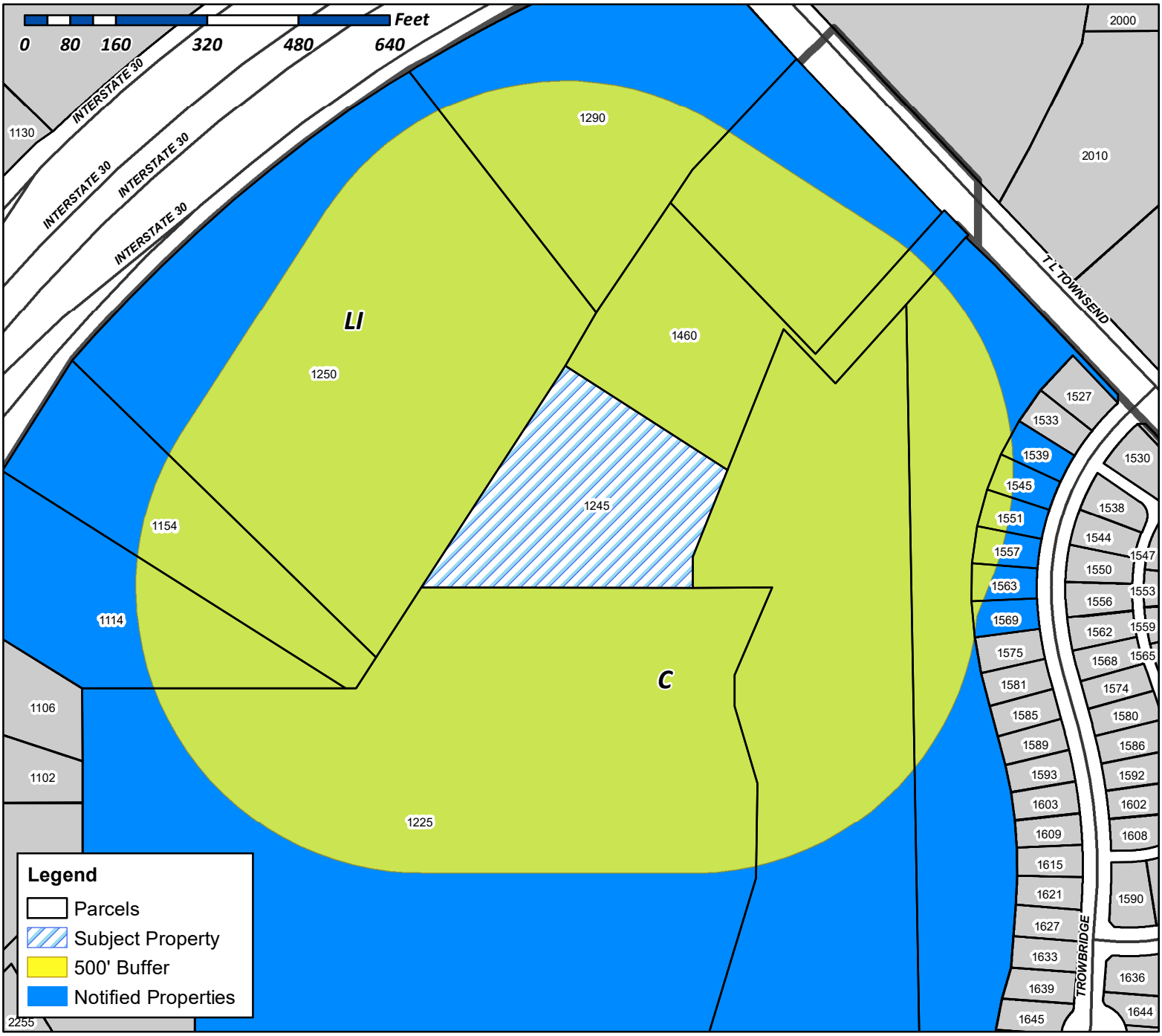
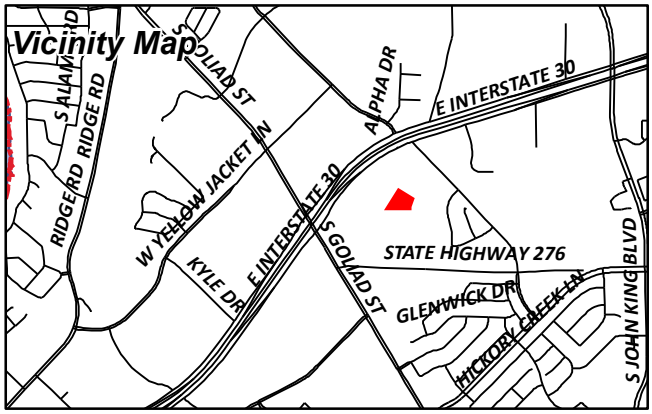


Case Number: Z2020-043
Case Name: SUP For Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1245 SH-276

Date Created: *10/19/2020*
For Questions on this Case Call (972) 771-7745



POTOMAC ROCKWALL PARTNERSHIP LP
10676 KING WILLIAM
DALLAS, TX 75220

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
1114 E I30
ROCKWALL, TX 75032

POTOMAC ROCKWALL PARTNERSHIP LP
1154 E I30
ROCKWALL, TX 75032

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
1225 HWY 276
ROCKWALL, TX 75032

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
1245 HWY276DR
ROCKWALL, TX 75032

JACKSON AUTOMOTIVE REAL ESTATE INV LLC
DBA TOYOTA OF ROCKWALL
1250 E INTERSTATE 30
ROCKWALL, TX 75087

CTE PHASE I LP
1290 I30
ROCKWALL, TX 75032

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

SARO PARTNERS LLC
1460 S TOWNSEND DR
ROCKWALL, TX 75032

FARR TRAVIS AND MELLISA
1539 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

COURT CRAIG B & MONDA J
1545 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

FENG YI
1551 TROWBRIDGECIR
ROCKWALL, TX 75032

MOTA SAMUEL ALVES AND LEIGH-ANNE
1557 TROWBRIDGE CIR
ROCKWALL, TX 75032

SCHULMAN SUN
1563 TROWBRIDGE CIR
ROCKWALL, TX 75032

SUN RAY
1569 TROWBRIDGECIR
ROCKWALL, TX 75032

CTMGT ROCKWALL 38 LLC
1800 VALLEY VIEW LN SUITE 300
FARMERS BRANCH, TX 75234

CITY OF HEATH
200 LAURENCE DRIVE
HEATH, TX 75032

CTE PHASE I LP
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

FENG YI
2757 SCENIC DR
PLANO, TX 75025

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
311 BILTMORE WAY
LAFAYETTE, LA 70508

SUN RAY
3409 CALEO CT
PLANO, TX 75025

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
4057 VEGA LOOP
SHINGLE SPRINGS, CA 95682

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
999 LAKE DR
ISSAQUAH, WA 98027

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2020-043: Specific Use Permit for Mini-Storage

Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing Specific Use Permit for the purpose of increasing the number of storage units permitted by Ordinance No. 14-25 to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, 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, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. 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:

Ryan Miller
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 *Monday, November 16, 2020 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2020-043: Specific Use Permit for Mini-Storage

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:

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

CITY OF ROCKWALL

ORDINANCE NO. 14-25

SPECIFIC USE PERMIT NO. S-121

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Master Plan, on behalf of Rockwall SH-205 Venture, LLC for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, which is generally located south of the intersection of the IH-30 Frontage Road and Townsend Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by 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 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 for the construction of a mini-warehouse facility within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and set forth in Section 2.1.10, *Wholesale, Distribution and Storage*, of Article IV, *Permissible Uses*, of the Unified Development Code

[*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 Operational Conditions

The following conditions pertain to the operation of a mini-warehouse facility on the *Subject Property*, and conformance to these operational conditions are required for continued operations:

1) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [*Ordinance No. 04-38*] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.

2) All construction and operations on this property shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.

3) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in *Exhibit 'C'* of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.

4) The maximum number of storage units provided shall not exceed 579 units for the facility.

5) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.

6) The height of the building shall not exceed four (4) stories or 60-feet in total height.

7) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A', and shall be entirely screened by a row of evergreen trees (i.e. Leyland Cypress) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

10) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.

11) All light poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of Article VII, *Environmental Performance*, of the Unified Development Code.

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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JULY, 2014.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 16, 2014

2nd Reading: July 7, 2014

Exhibit A: Legal Description

BEING a 2.857 acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the JOSEPTH CADLE SURVEY, ABST#65 and the N.M. BALLARD SURVEY ABST. #48, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in Volume 4663, page 281 of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20 feet to a 5/8 inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05 feet to a 5/8 inch iron road to be set in the southwest line of said 65.96 acre tract of land being the southeast corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692 acre tract of land and traveling through said 65.96 acre tract of land the following course and distances:

SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8 inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8 inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the POINT OF BEGINNING;

Exhibit B: Concept Plan

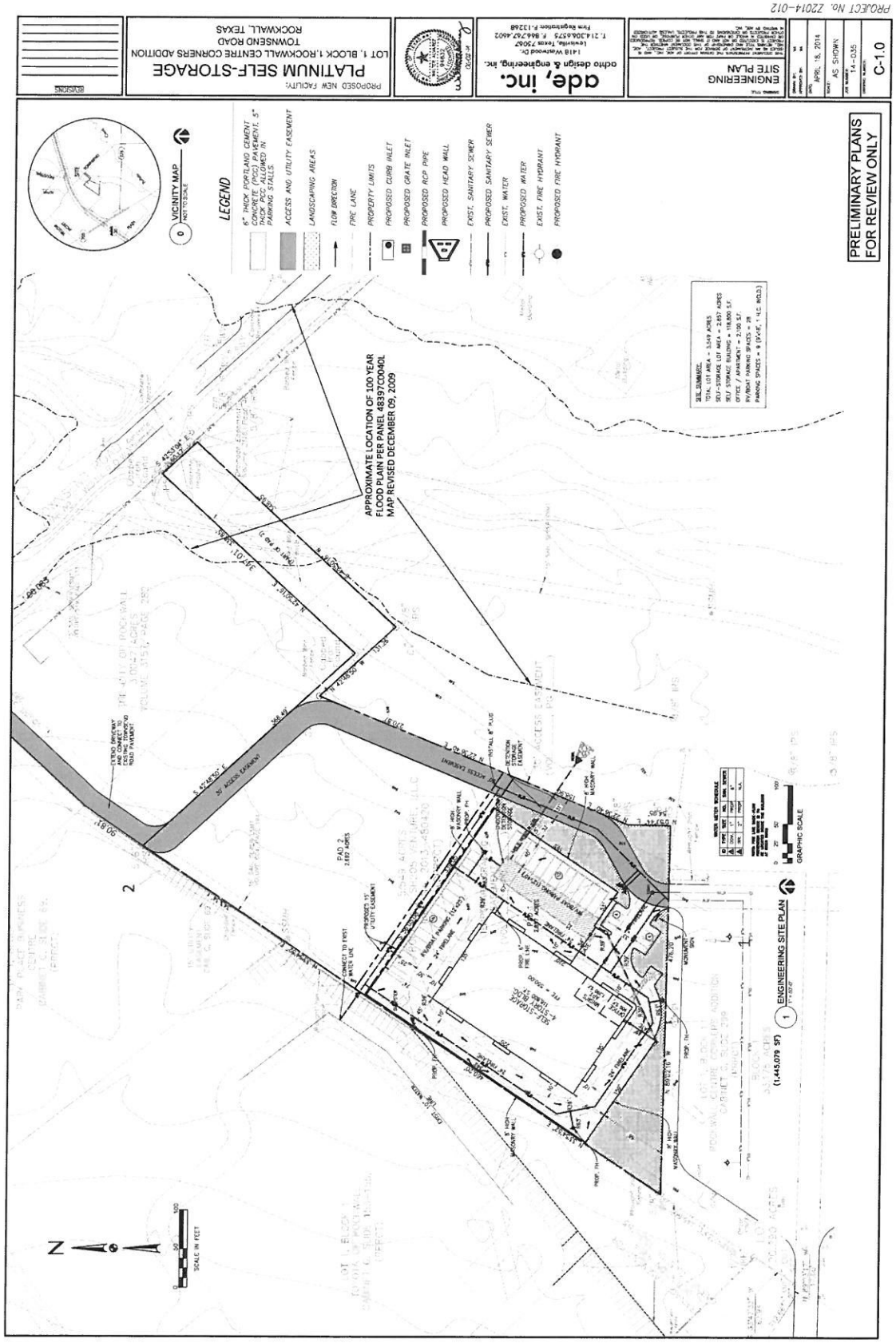
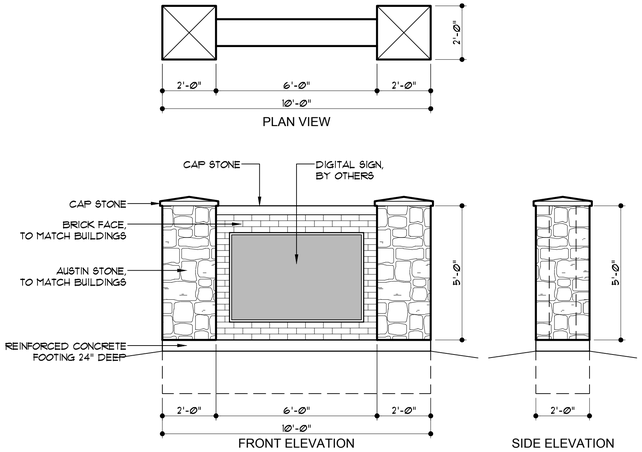


Exhibit C: Concept Building Elevations



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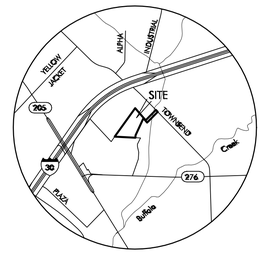

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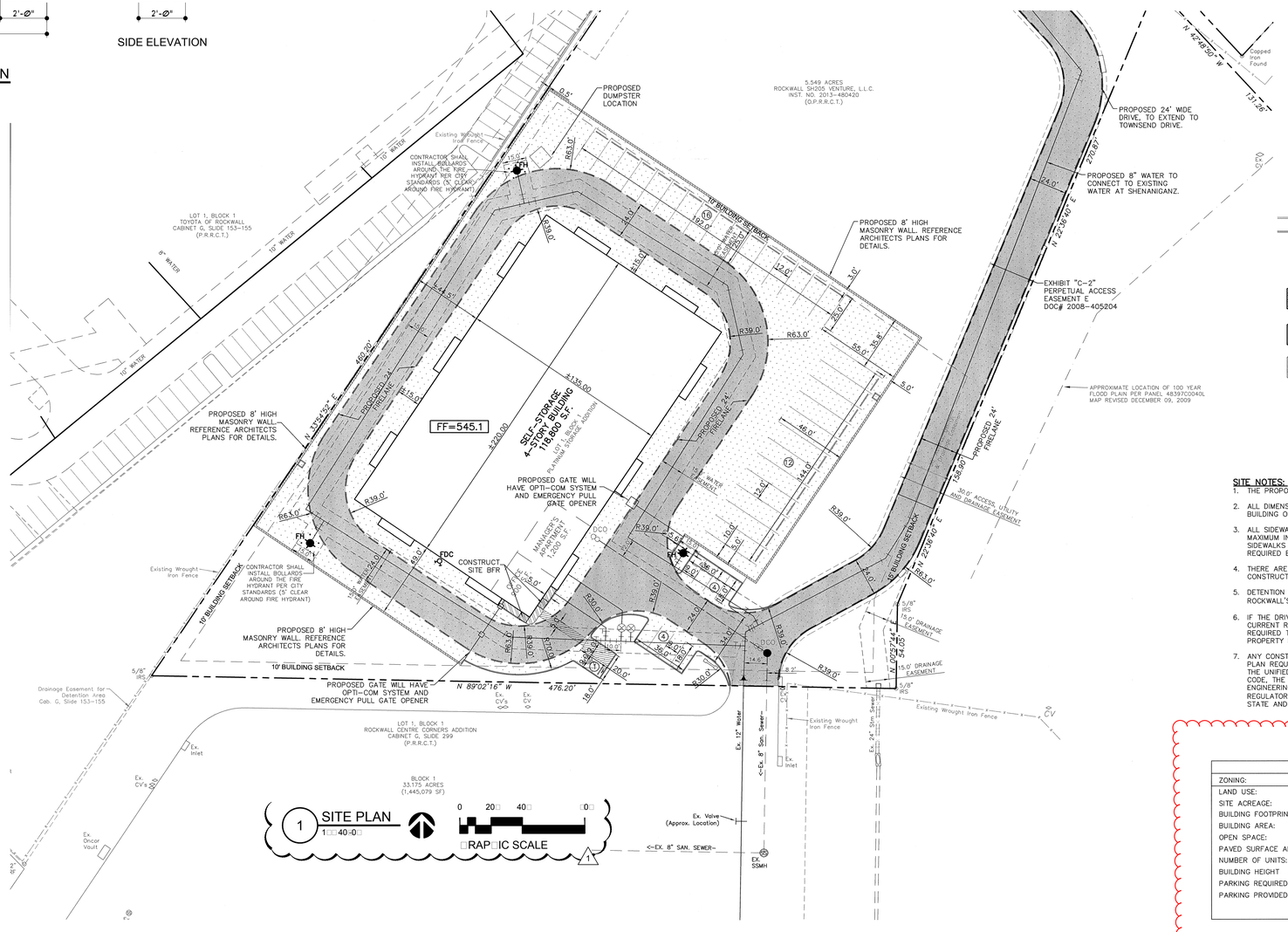
NOT TO SCALE


PROPOSED DUMPSTER LOCATION
5.549 ACRES
ROCKWALL SH205 VENTURE, L.L.C.
INST. NO. 2013-480420
(O.P.R.R.C.T.)
PROPOSED 24' WIDE DRIVE, TO EXTEND TO TOWNSEND DRIVE.
PROPOSED 8" WATER TO CONNECT TO EXISTING WATER AT SHENANIGANZ.
PROPOSED 8' HIGH MASONRY WALL. REFERENCE ARCHITECTS PLANS FOR DETAILS.
EXHIBIT "C-2" PERPETUAL ACCESS EASEMENT E DOC# 2008-405204
APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN PER PANEL 48397C0040L MAP REVISED DECEMBER 09, 2009
LOT 1, BLOCK 1 TOYOTA OF ROCKWALL CABINET G, SLIDE 153-155 (P.R.R.C.T.)
PROPOSED 8' HIGH MASONRY WALL. REFERENCE ARCHITECTS PLANS FOR DETAILS.
FF=545.1
SELF-STORAGE 4-STORY BUILDING 118,800 S.F.
PROPOSED GATE WILL HAVE OPTI-COM SYSTEM AND EMERGENCY PULL GATE OPENER
CONTRACTOR SHALL INSTALL BOLLARDS AROUND THE FIRE HYDRANT PER CITY STANDARDS (5' CLEAR AROUND FIRE HYDRANT)
CONSTRUCT SITE BFR
MANAGER'S APARTMENT 1,200 S.F.
PROPOSED 24' FIRELANE
30.0' ACCESS, UTILITY AND DRAINAGE EASEMENT
10' BUILDING SETBACK
20' BUILDING SETBACK
PROPOSED GATE WILL HAVE OPTI-COM SYSTEM AND EMERGENCY PULL GATE OPENER
N 89°02'16" W 476.20'
LOT 1, BLOCK 1 ROCKWALL CENTRE CORNERS ADDITION CABINET G, SLIDE 299 (P.R.R.C.T.)
BLOCK 1 33.175 ACRES (1,445,079 SF)
Drainage Easement for Detention Area Cab. G, Slide 153-155
Existing Wrought Iron Fence
Ex. 12" Water
Ex. 8" San. Sewer
Ex. 24" San. Sewer
Ex. Valve (Approx. Location)
<-EX. 8" SAN. SEWER-
EX SSMH
Ex. Inlet
Ex. CV's
Ex. Oncor Vault
Capped Iron Found
N 42°48'50" W 131.26'
N 22°06'40" E 270.87'
N 22°06'40" E 258.90'
N 00°25'24" E 24.15'
5/8" IRS
15.0' DRAINAGE EASEMENT
R63.0'
R39.0'
R220.0'
R86.5'
R15.0'
24.0'
26.0'
12.0'
5.0'
46.0'
144.0'
36.8'
55.0'
14.6'
8.2'
0.5'
3.0'
±135.00
±220.00
±469.29
S 21°52'52" E
S 89°02'16" E
S 00°57'44" W
S 89°02'16" E
S 00°57'44" W
S 89°02'16" E
S 00°57'44" W

Masterplan

Explanation of Request

South and east of IH30, south and west of Townsend Road

Site:

The 2.857-acre SUP site, located north of Costco and southeast of the Toyota dealership, is developed with a 4-story, 119,000-square foot climate controlled self storage facility operated by Cube Smart. The facility also includes 29 outside vehicle storage spaces for lease.

Specific Use Permit:

The City of Rockwall adopted Specific Use Permit 121 (S-121, Ordinance 14-25) on July 7, 2014, authorizing development of the 4-story 118,800-square foot self storage facility. The City of Rockwall issued the building permit in August of 2015 and after construction and inspection, a certified of occupancy in September of 2016. The property is in the process of undergoing a change of ownership. During review of site development data, a few discrepancies were found between S-121, the permitted building plans, and the actual facility. The request is to modify the SUP to align with actual development to address non-conformities that present real estate or transactional issues. The items requested to be addressed include:

Maximum storage unit count: The concept plan exhibit tied to S-121 cites a maximum storage unit count of 579 units. A total of 579 units is also referenced on the site plan carried forward and included in the approved building plans; however, the floor plans in the same approved building plan set shows 827 units. The facility was constructed with over 800 units initially, but the number of interior units has been decreased to 778 currently. This flexibility is needed to adapt and meet customer needs of certain unit sizes. The change in sizes impacts the total number of units.

The “579” figure was inadvertently placed on the site plan and conveyed as part of the SUP application materials. As such, the total count of 579 units cited as part of the SUP application was an oversight and underrepresented the total number of units planned for a facility of this type and size. Self-storage facilities that are multi-story, and predominately climate-controlled generally have a disproportionate number of smaller units of 5’ x 5’ or 5’ x 10’ as opposed to a greater number of larger units found with one-story conventional facilities with drive up access. The subject facility’s mixture caters to domestic needs where smaller units accommodate a limited amount of stored goods that customers can comfortably transport in an elevator to an upper story. Platinum Storage, the developer and currently a minority owner of the facility, always intended to accommodate 800 or more total storage units depending on the fluctuating sub-market demand from customers. The floor plans submitted as part of the building plans supports this intent. Furthermore, there are several multi-story self storage facilities

in DFW that have unit counts between 700 to 1,000 units or more. The chart at the bottom of the next section provides a few examples of comparable facilities.

Maximum unit density: The City of Rockwall, unlike most municipalities, limits the unit density of self storage facilities with a cap of 125 units per acre. S-121 allowing a maximum of 579 units on 2.857 acres, yields a density of 202 units per acre. The approved building plans allowing 827 units, yields a density of 289 units per acre. The proposal of 794 units would yield a density of 278 units per acre. As may be recalled, the property is buried behind and at a lower elevation than adjacent retail buildings. Thus, for this type of facility to have the visibility necessary to be successful, it had to be constructed at four stories in height, and a density that supports and that is commensurate with the invested infrastructure. The maximum density in the development code of only 125 storage units per acre would merely accommodate the first generational one story non-climate controlled facilities. It is common for three- and four-story self storage facilities to yield densities around 200 units per acre or more. The City of Rockwall's density parameter would never accommodate a modern multi story class A climate controlled facility unless the land for which it sits coincidentally were large enough to minimize the density. The number of units and density of this facility is not uncommon. Here are some of the many modern class A facilities in DFW that have comparable characteristics of scale and high density:

FACILITY	ADDRESS	CITY	FLOOR AREA	NO. OF UNITS	DENSITY UNITS/PER ACRE
Storage 365	3400 Post Oak Boulevard	Fort Worth	151,000	966	241
CubeSmart	6831 W. Northwest Highway	Dallas	80,000	528	704
Storage 365	3940 Plano Parkway	Plano	119,600	885	640
Storage 365	2696 Burney Road	Arlington	152,400	1,059	185
Storage 365	Abrams	Richardson	149,000	1,041	400
Public Storage	2104 Hedgcoxe	Plano	103,000	805	206

Maximum floor area: The concept plan exhibit tied to S-121 cites a maximum floor area of 118,800 square feet. The approved building plans cite a maximum floor area of 124,480 square feet. The most recent survey of the property reflects a building floor area of 119,000 square feet. The proposed SUP amendment would modify the maximum floor area to align with the approved building plans from 118,800 to 119,000 square feet. The discrepancy in total floor area is minor and inconsequential particularly considering the scale of the development and the lack of occupancy and intensity of a self storage development. The difference in floor area is imperceptible and poses no harm or detriment to the health, safety and welfare.

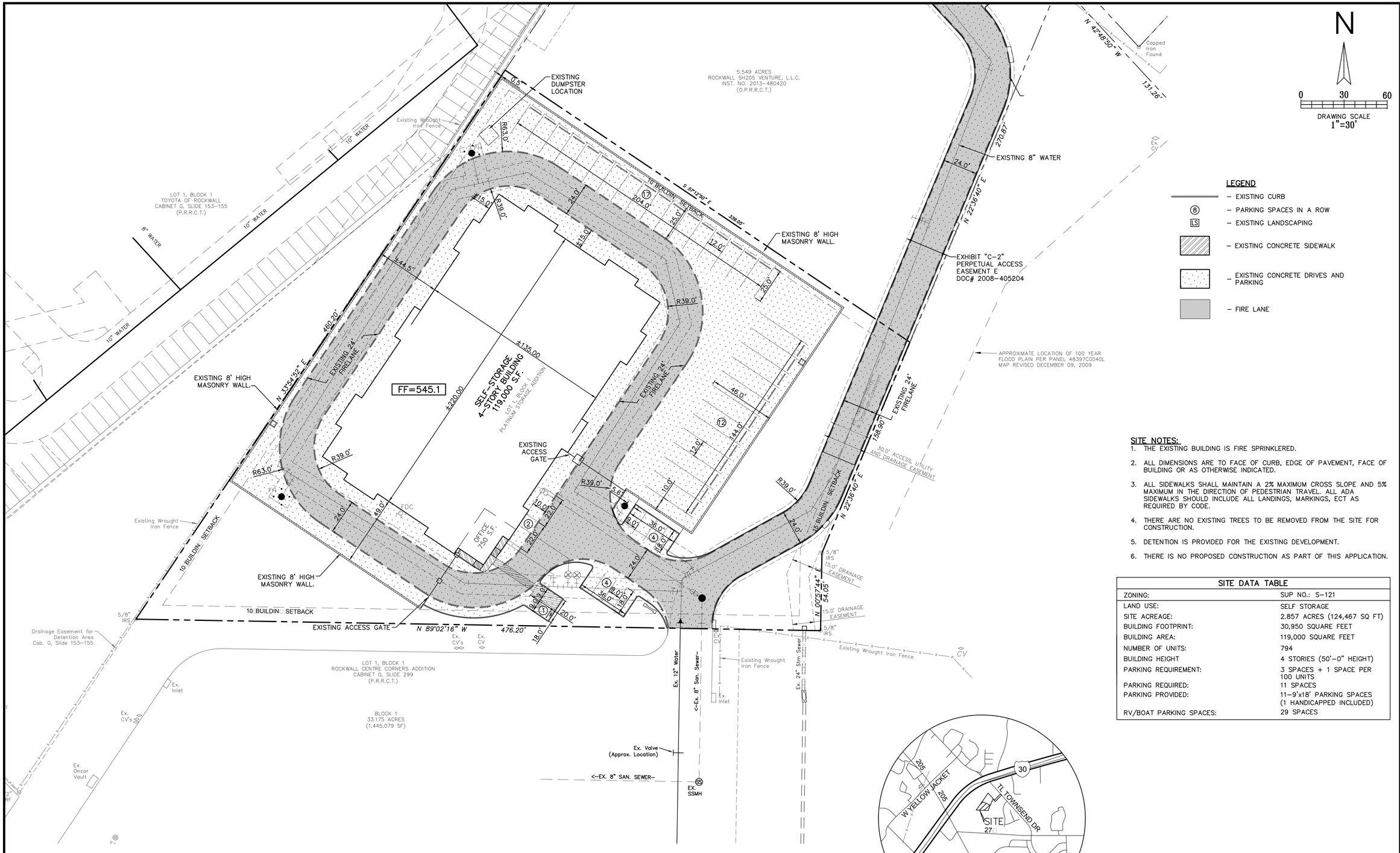
Parking compliance: The off-street parking requirement is based on the number of storage units. The City of Rockwall requires a base of three parking spaces and one parking space for each 100 storage units. The SUP amendment would include adjusting the required parking from nine to 11 to align with the adjustment to the total number of storage units. There are currently nine parking spaces on-site.

The enclosed updated Concept Plan reflects striping two additional parallel spaces on existing concrete near the office to provide a total of 11 spaces to satisfy the parking requirement. Self storage facilities generate minimal traffic of 2 to 4 visitors per hour. Moreover, most visitors are customers who would park in an unloading/loading area adjacent to the building as opposed to a conventional parking space. Conventional parking spaces are typically used by one employee, the occasional prospective customer visiting the office, or an occasional service or delivery truck. As such, most of the 11 parking spaces (or currently nine spaces) go underutilized. Nonetheless, the proposal includes adjusting the supply to comply with the city's parking requirements.

Outside vehicle storage spaces: SUP-121 grants 28 outside vehicle storage spaces for recreational vehicles, boats, and other large vehicles. There is capacity for one additional storage space at the far northern corner near the dumpster. The request includes authorization to allow the one additional storage space for a total of 29 outside vehicle spaces. The entire vehicle storage area is completely enclosed and screened from adjacent properties. The one additional space has no impact to adjacent properties. Below is a summary of the discrepancies in chart form:

DEVELOPMENT STANDARD	SPECIFIC USE PERMIT (SF)	APPROVED BUILDING PLANS/CO	ACTUAL	PROPOSED
Floor area	118,800	124,480	119,000	119,000
Total units	579	827	778	794
Unit density	203	289	273	278
Parking required (3 + 1/100 units)	9	12	11	11
Outside vehicle spaces	28	28	29	29
Parking provided	9	9	9	11

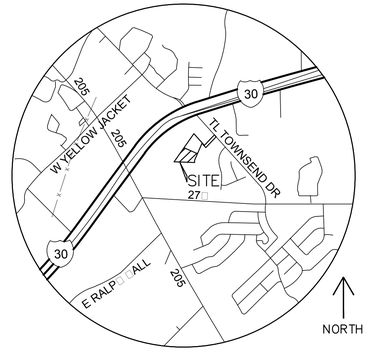
Masterplan requests amendment of SUP - 121 to align the development site data in the Specific Use Permit ordinance with the permitted and actual development. The developer always intended to have approximately 800 units, not unlike many comparable facilities in DFW. We ask the city to approve the amendment to resolve these matters. The facility is the only one of its kind in the sub-market and it caters to customers who prefer to use a climate control facility in a retail area vs. a conventional one story drive up facility in an industrial area. The facility is at 89% capacity, indicating there is strong demand and no oversupply. The previously presented size and scale of the building is generally consistent with actual development. Also, the total number of units and density of self storage, as opposed to apartments or office, has minimal if any realized impact on the area given the very limited traffic generation and lack of consistent human occupancy of these facilities. The site accommodated one additional vehicle storage space at the north/northwest corner of the site.



SITE NOTES:

1. THE EXISTING BUILDING IS FIRE SPRINKLERED.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
5. DETENTION IS PROVIDED FOR THE EXISTING DEVELOPMENT.
6. THERE IS NO PROPOSED CONSTRUCTION AS PART OF THIS APPLICATION.

SITE DATA TABLE	
ZONING:	SUP NO.: S-121
LAND USE:	SELF STORAGE
SITE ACREAGE:	2.857 ACRES (124,467 SQ FT)
BUILDING FOOTPRINT:	30,950 SQUARE FEET
BUILDING AREA:	119,000 SQUARE FEET
NUMBER OF UNITS:	794
BUILDING HEIGHT	4 STORIES (50'-0" HEIGHT)
PARKING REQUIREMENT:	3 SPACES + 1 SPACE PER 100 UNITS
PARKING REQUIRED:	11 SPACES
PARKING PROVIDED:	11-9'x18' PARKING SPACES (1 HANDICAPPED INCLUDED)
RV/BOAT PARKING SPACES:	29 SPACES



VICINITY MAP
NTS

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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This drawing is the property of Cumulus Design
Any modification or use of this drawing without the express
written consent of Cumulus Design is prohibited.

ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
FAX: 214-235-0546

OWNER:
WOLVERINE SELF-STORAGE
INVESTMENTS-ROCKWALL EDP LLC
4057 VEGA LOOP
SHINGLE SPRINGS, CA 95682

Cumulus Design
Frisco, Texas 75034
2000 N. Dallas Parkway, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0317

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/21/20.

CONCEPT PLAN

SELF-STORAGE ON TOWNSEND DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLOT DATE	10/21/20
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	CP

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *EXISTING MINI-WAREHOUSE FACILITY* ON A 2.857-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP for the approval of a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* for the purpose of amending S-121 [*Ordinance No. 14-25*] to account for as-built conditions on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District], addressed as 1245 SH-276, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-25*; and,

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(J)(1), *Mini-Warehouse*, of Article 04, *Permissible Uses*, and the development standards

DRAFT 10.27.2020

contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) All construction and operations on this property shall generally conform to the *Concept Plan* contained in *Exhibit 'B'* and the *Building Elevations* contained in *Exhibit 'C'* of this ordinance.

2) The maximum number of storage units permitted on the *subject property* shall be 794-units.

3) All transparent fences shall be wrought iron, and when necessary shall incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing is prohibited.

4) The height of the building shall not exceed four (4) stories or 60-feet in total height.

5) Outside storage shall be limited to the areas depicted on the *Concept Plan* in *Exhibit 'A'*, and shall be entirely screened by a row of evergreen trees (*i.e. Leyland Cypress*) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the *Concept Plan*. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

8) All signage shall be required to conform to the requirements stipulated by the Municipal Code of Ordinances. In addition, pole signage shall be prohibited on this site.

9) All poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

DRAFT ORDINANCE 10.27.2020

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 DECEMBER, 2020.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *November 16, 2020*

2nd Reading: *December 7, 2020*

DRAFT ORDINANCE 10.27.2020

Exhibit 'A'
Legal Description and Location Map

Address: *1245 SH-276*
Legal Description: *Lot 4, Block A, Platinum Storage Addition*

DRAFT
10/6/2020

Exhibit 'A'
Legal Description and Location Map

BEING a 2.857-acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the *JOSEPTH CADLE SURVEY, ABST#65* and the *N.M. BALLARD SURVEY ABST. #48*, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in *Volume 4663, page 281* of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8-inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in *Cabinet G, Slide 299* of the *Plat Records* of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

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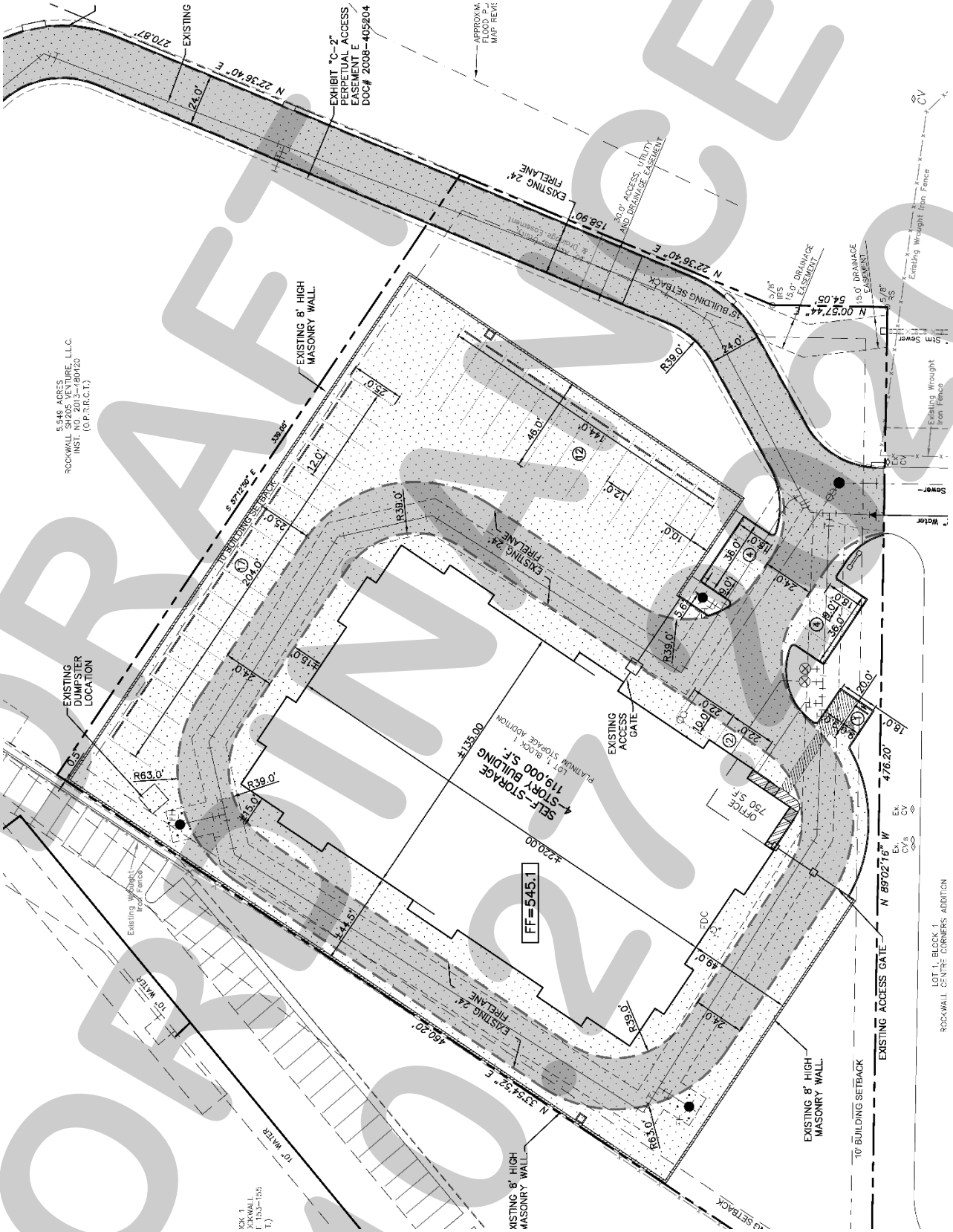
SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8-inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8-inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the *POINT OF BEGINNING*;

DRAFT ORDINANCE 10.27.2020

Exhibit 'B':
Concept Plan



DRAFT
OFFICE
10/27/20

Exhibit 'C':
Building Elevations

DRAFT ORDINANCE 10.27.2020

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 29, 2014
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Craig Renfro at 6:00 p.m. with the following members present: Wendi Conley, Connie Jackson, Kristen Minth, John McCutcheon and Matthew Nielsen. Jonathan Lyons was not present.

The following staff members from the Planning Department were present: David Gonzales and JoDee Sanford. Additionally, Engineering Department staff members, Tim Tumulty, Amy Williams, and Kathleen Moreno, were in attendance.

II. PUBLIC HEARINGS

1. Z2014-009
   Hold a public hearing to discuss and consider a request by Gregory D. Ollom for the approval of a change in zoning from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on a 7.969-acre tract of land situated in the William Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, being located at 941 Cornelius Road and take any action necessary.

Gonzales explained that the applicant, Mr. Gregory D. Ollom, is requesting to rezone his property from Agricultural (AG) District to Single Family Estate 4.0 (SFE-4.0) District. The property was annexed in January 2010 along with other properties along the south side of Cornelius Road. This annexed area generally has single family home sites on the properties that remain agriculturally zoned.

Prior to annexation, a home on this lot was destroyed by fire, and subsequently the applicant is requesting to rebuild a home on this site. Mr. Ollom is requesting the zoning change for the purpose of constructing a home on his property.

The zoning request is in conformance with the City's Comprehensive Plan and Future Land Use Map.

A notice was published on April 17, 2014 in the Rockwall County News, on the City's website, and six (6) notices were mailed to property owners of record within 200-ft of the subject property. At the time of this report, staff has received one (1) notice "in favor of" and none "opposed to" the request.

Chairman Renfro opened the public hearing at 6:03pm.

As no one came forward to speak on this item, Chairman Renfro closed the public hearing at 6:03pm.

Commissioner Conley made a motion to approve Z2014-009, a request by Gregory D. Ollom for the approval of a change in zoning from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on a 7.969-acre tract of land situated in the William Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, being located at 941 Cornelius Road, with staff recommendations.

Commissioner Jackson seconded the motion.

A vote was taken and the motion passed 6-0.

III. DISCUSSION ITEMS

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Kristi Mase spoke on behalf of the ARB. Board member Mase stated that the Board reviewed SP2014-006, a site plan for Peak Pedi – a medical office building. The Board recommended that the applicant add a header and seal to detail the front windows as well as extend the roof eaves on either side in order to meet the horizontal articulation standards.

3. Z2014-010
Hold a public hearing to discuss and consider a request by the Fenton Motor Group, LLC, on behalf of the LaFon Family, for the revocation of SUP No. 111 [Ordinance No. 13-36], which grants a Specific Use Permit (SUP) for a new car dealership on a 1.06-acre tract of land identified as Tract 12 of the John Lockhart Survey, Abstract No. 134 and a 10.51-acre parcel of land identified as Lot 1, Block A of the Lafon Addition, being a total 11.568-acres, zoned Commercial (C) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located east of John King Boulevard and south of IH-30, and take any action necessary.

Chairman Renfro indicated that case # Z2014-010 has been withdrawn by the applicant.

4. Z2014-011
Hold a public hearing to discuss and consider a request by Dewayne Cain, on behalf of the Cain Family Revocable Trust, for the approval of a zoning change from a Single Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential-Office (RO) District uses and to amend the boundaries of Planned Development District 53 (PD-53) [Ordinance No. 02-33] for a 0.651-acre parcel of land identified as Lot 3, Block A, Lee Rhoades Subdivision, City of Rockwall, Rockwall County, Texas, addressed as 1002 Ridge Road, and take any action necessary.

Sanford described the location of the property and briefly discussed the case.

Commissioner Minth expressed concern about access drives to the property. Williams indicated that the property already has access off of Ridge Road.

Dewayne Cain
Rockwall, Texas

Mr. Cain explained that he is requesting to extend the zoning for PD-53 to his property. He also wants to improve the look of the property.

Commissioner Nielsen expressed concerned about traffic in this area. Mr. Cain explained that PD-53 allows for office use. Sanford stated that some limited retail uses are permitted within a Residential-Office District, but many of those uses would require a Specific Use Permit.

5. Z2014-012
Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

Gonzales described the request to the Commission.

Commissioner McCutcheon clarified the access to the property. Gonzales explained the access to the property.

Commissioner Nielsen asked about a nearby neighborhood. Discussion took place regarding screening and other development in the area.

Dallas Cothran
900 Jackson St
Dallas, Texas

Mr. Cothran explained the request.

Commissioner Nielsen expressed concern regarding the proposed facility being 4-stories. Discussion took place regarding signage for the development.

Commissioner Jackson asked if the facility will rent U-haul type trucks and trailers. Mr. Cothran stated that they will not rent those types of trucks. Commissioner Jackson clarified that the screening wall is a masonry wall. Mr. Cothran confirmed that it is a masonry wall. Commissioner Jackson also asked for the height of several surrounding properties. She also wanted to know if it is important to the developer to permit the storage of vehicles, RVs, and boats. Mr. Cothran expressed that he thinks it is important, but they would likely require that the vehicles be operable.

Commissioner Minth asked for a visual from all sides of the building in order for the Commission to visualize the business from the different sides. Commissioner Minth stated that she is concerned with signage in the windows of the building.

6. Z2014-013
   Hold a public hearing to discuss and consider a request by Dean Cathey, on behalf of ASCDT Investments, LLC, for the approval of a zoning change from a Zero Lot Line (ZL-5) District to a Planned Development District for single-family attached uses for a 1.25-acre subdivision of land identified as Lots 4, 5, 6 & 7 of the Integrity Addition Phase 2, City of Rockwall, Rockwall County, Texas, addressed as 617, 619, 621 & 623 Boydstun Avenue, and take any action necessary.

Gonzales explained the zoning request.

7. SP2014-006
   Discuss and consider a request by Peak Pedi, LLC for the approval of a site plan for a medical office on a one (1) acre tract of land identified at Tract 1-2 of the J. M. Allen Survey, Abstract 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276) District, located on the north side of SH-276 west of Innovation Drive, and take any action necessary.

Sanford discussed the case and described the location of the property.

8. SP2014-007
   Discuss and consider a request by Stephen Seitz Architects, Inc., on behalf of the owner of the property, for the approval of a site plan for a professional office building on a 0.75-acre tract of land identified as Lot E, Block 117 & Lot D, Block 117 of B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the northeast corner of the intersection of SH-205 [S. Goliad Street] and St. Mary's Street, and take any action necessary.

Sanford briefed the Commission on the case.

Commissioner Nielsen asked the purpose behind disallowing stucco within the first 8 feet above grade. Gonzales stated it is an aesthetic issue.

Steve Seitz
22231 Ridge Road
Rockwall, Texas

Mr. Seitz explained the request.

Commissioner Jackson asked about a dumpster. Mr. Seitz stated that the tenant will utilize a rolling poly cart. It will be screened when not in use.

9. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

   - ✓ Z2014-007: Breezy Hill Amendments (PD-74) [Denied]
   - ✓ Z2014-008: Change in Zoning from AG to HC (SH-66) [Denied]
   - ✓ Z2014-001: Amendments to the Notification Procedures (2nd Reading) [Approved]

Gonzales briefly updated the Commission on the above listed cases.

IV. ADJOURNMENT

The meeting adjourned at 6:52 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 10th day of June, 2014.

Craig Renfro, Chairman

Attest:

JoDee Sanford, Planning Technician

parking requirements stipulated in Article VI, Parking and Loading Standards, of the Unified Development Code [Ordinance 04-38],

5) A six (6) foot, wood fence constructed to a residential standard is required adjacent to all single family residential adjacencies (i.e. the northern and western property lines) for the purpose of screening the parking area,

6) Prior to the Subject Property being utilized for any use other than a single family residential dwelling a site plan must be submitted, reviewed and approved by the Director of Planning or his designee, and

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

Chairman Renfro opened the public hearing at 6:06pm.

Dewayne Cain
305 Stonebridge
Rockwall, Texas

Mr. Cain indicated his desire to rezone his property in order to keep it consistent with the adjacent properties and so that he can remove the existing structure and replace it with a new structure.

Commissioner Nielsen expressed his concern with the drive off of Ridge Road and asked about future tenants at the property. Mr. Cain stated that at this time his does not know the future tenants. Mr. Cain stated that the only entrance can be going south on Ridge Road. He hopes to gain an exit onto Summit Ridge. Miller indicated that this issue would be addressed during the site plan process.

Additional discussion took place regarding access off of Ridge Road.

As no one else wished to speak on this item, Chairman Renfro closed the public hearing at 6:10pm.

Commissioner Jackson made a motion to approve Z2014-011, a request by Dewayne Cain, on behalf of the Cain Family Revocable Trust, for the approval of a zoning change from a Single Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential-Office (RO) District uses and to amend the boundaries of Planned Development District 53 (PD-53) [Ordinance No. 02-33] for a 0.651-acre parcel of land identified as Lot 3, Block A, Lee Rhoades Subdivision, City of Rockwall, Rockwall County, Texas, addressed as 1002 Ridge Road, with staff recommendations.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion passed 7-0.

2. Z2014-012
Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

Miller stated that the applicant has requested to postpone the public hearing to the May 27th Planning & Zoning meeting. No action was taken on the item.

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 27, 2014
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Vice-Chairman John McCutcheon at 6:00 p.m. with the following members present: Wendi Conley, Connie Jackson, Jonathan Lyons, and Matthew Nielsen. Craig Renfro and Kristen Minth were not present.

The following staff members from the Planning Department were present: Robert LaCroix, Ryan Miller, David Gonzales, and JoDee Sanford. Additionally, Engineering Department staff members, Tim Tumulty, Amy Williams, and Kathleen Moreno, were in attendance.

II. CONSENT AGENDA

1. Approval of Minutes for the April 8, 2014 Planning and Zoning Commission meeting.

2. P2014-012
   Discuss and consider a request by Terrence Rowe of Double T. Ventures, LLC for the approval of a replat for Lot 1, Block A, Double T. Ventures Addition being one (1) lot currently identified as a portion of Lot 24, Amick Addition, zoned Planned Development District 50 (PD-50), located at 807 N. Goliad Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Commissioner Jackson made a motion to approve the consent agenda.

Commissioner Nielsen seconded the motion.

A vote was take and the motion passed by a vote of 5-0.

III. PUBLIC HEARING ITEMS

3. Z2014-012
   Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary. [Request to Postpone to the June 10, 2014 Planning and Zoning Commission Meeting]

Vice-Chairman McCutcheon announced that the applicant has requested to postpone the public hearing until the June 10, 2014 meeting. No other action was taken.

IV. ACTION ITEMS

4. Appointment with Dick Skorburg of the Skorburg Company to consider a request to submit a new zoning application for Planned Development District 74 (PD-74) in accordance with Section 8.3, Council Approval or Denial, of Article II, Authority and Administrative Procedures, of the Unified Development Code, and take any action necessary.

On April 21, 2014, the City Council denied a request to amend Planned Development District 74 (PD-74) [Case No. Z2014-007], and since the request was denied without an indication of prejudice the action was considered to be a denial with prejudice (§8.3.B, Article II). This motion restricts

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 10, 2014
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Craig Renfro at 6:00 p.m. with the following members present: Wendi Conley, Connie Jackson, Jonathan Lyons, John McCutcheon and Matthew Nielsen. Kristen Minth was not present.

The following staff members from the Planning Department were present: Robert LaCroix, Ryan Miller, David Gonzales, and JoDee Sanford. Additionally, Engineering Department staff members, Tim Tumulty, Amy Williams, and Kathleen Moreno, were in attendance.

II. CONSENT AGENDA ITEMS

1. Approval of Minutes for the April 29, 2014 Planning and Zoning Commission meeting.

Commissioner Jackson made a motion to approve the minutes.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion passed 5-0, with Commissioner Lyons abstaining.

2. Approval of Minutes for the May 13, 2014 Planning and Zoning Commission meeting.

Commissioner Jackson made a motion to approve the minutes.

Commissioner Lyons seconded the motion.

A vote was taken and the motion passed 6-0.

3. Approval of Minutes for the May 27, 2014 Planning and Zoning Commission meeting.

Commissioner Lyons made a motion to approve the minutes.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion passed 5-0, with Chairman Renfro abstaining.

III. PUBLIC HEARING ITEMS

4. Z2014-012
Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

Miller stated that according to the Permissible Use Charts located in Article 4, Permissible Uses, of the Unified Development Code (UDC) a mini-warehouse facility requires a Specific Use Permit (SUP) within a Commercial (C) District. In conformance with this requirement the applicant, Masterplan Consulting, submitted an application on April 18, 2014 requesting an SUP on a 2.857-acre portion of a larger 5.549-acre tract of vacant land zoned Commercial (C) District. The subject

property is located behind Shenaniganz Entertainment Center and Toyota of Rockwall, and is south of the intersection of IH-30 and T. L. Townsend Drive.

The applicant has submitted a conceptual site plan, building elevations and landscape plans detailing the anticipated layout of the proposed mini-warehouse facility. According to the conceptual site plan the proposed facility will be composed of one (1) building with a capacity of 579 storage units and be situated on a 2.857-acre tract of land. The subject property is located between three (3) large developments (i.e. CostCo Wholesale Center, Shenaniganz and Toyota of Rockwall) along the northern and western property lines and adjacent to floodplain containing dense vegetation protected by a conservation easement along the eastern property line. The site is visibly shielded from all public rights-of-way and will not have frontage on to a public street. The site is accessible by two cross access easements that [1] extend from T. L. Townsend Drive onto the City of Rockwall's water storage facility property and [2] from SH-276 onto CostCo Wholesale Center's property. If this Specific Use Permit (SUP) request is approved the applicant will be required to connect the two (2) cross access easements as generally shown on the concept site plan. Additionally, if approved the City Council will in effect be granting a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District standards (§4.5.C.2, Article V, UDC).

The facility being proposed by the applicant will have the appearance of a four (4) story office building and will not have any units facing to the exterior of the building. The facility will be gated and further screened by a six (6) foot masonry fence that will completely enclose the proposed building, parking areas and outside storage areas. As stated above visibility of the site is impaired by adjacent development and floodplain with dense vegetation. Additionally, the building itself will be situated on a lower grade than the adjacent development, and all parking and outside storage areas will be further screened by the proposed masonry wall and adjacent landscaping. The applicant is preparing a line of site study and will be taking pictures of the property from a sky-crane to address the concerns the Planning and Zoning Commission raised in the work session meeting on April 27, 2014.

Section 2.1.10 of Article IV, Permissible Uses, of the Unified Development Code (UDC) details the specific land use requirements for a Mini-Warehouse Facility.

It is important to note that the requirements contained within Section 2.1.10 of the UDC (listed above) were prepared with the intent of regulating campus style facilities that incorporate several buildings, generally being one (1) story in height, and that have storage units that are accessible from the exterior of the building. The facility being proposed by the applicant is more comparable or similar to an office or retail building. As a result the proposed building is not in compliance with several of the standards that are intended to regulate a typical mini-warehouse building. Specifically, the structure exceeds one (1) story in height and incorporates a flat roof with a parapet (more typical of an office or commercial development) as opposed to a pitched roof, which is required by the code. In addition, the applicant is requesting to incorporate outside storage on the grounds that the site has limited visibility from adjacent properties and a six (6) foot masonry fence will be incorporated surrounding the site and parking areas. Finally, the applicant is requesting a maximum of 579 units, which represents 207 units per acre as opposed to the permitted 125 units per acre. If approved the SUP ordinance will limit the number of units to a maximum of 579 units. With the exception of these items, the applicant's proposal meets all the requirements stipulated by the UDC.

In order to insure that the plan, submitted by the applicant, for the Specific Use Permit will conform to the future site plan submittal, staff has incorporated both the conceptual site plan and building elevations into the SUP ordinance, as well as, the operational conditions listed in the Recommendations section.

On May 2, 2014, staff mailed 21 notices to property owners within 200 feet of the subject property. Additionally, staff posted a sign adjacent to the closest roadway (i.e. Townsend Drive) as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff had received one (1) notification in favor of the applicant's request.

If the Planning & Zoning Commission and City Council choose to approve the applicant's request for a Specific Use Permit (SUP) for a Mini-Warehouse Facility on the subject property then staff would recommend the following conditions of approval:

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

a) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [Ordinance No. 04-38] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.
b) All construction and operations on this property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance.
c) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in Exhibit 'C' of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.
d) The maximum number of storage units provided shall not exceed 579 units for the facility.
e) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.
f) The height of the building shall not exceed four (4) stories or 60-feet in total height.
g) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A' and shall be screened from adjacent properties using a minimum of an eight (8) foot masonry fence. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.
h) Businesses shall not be allowed to operate within individual storage units.
i) The commercial operation of rental trucks and trailers shall be prohibited.
j) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.
k) All light poles shall be limited to a maximum height of 20-feet and all light fixture proposed for the site shall comply with the requirements of Article VII, Environmental Performance, of the Unified Development Code.

2) In conformance with the requirements of Section 2.2 of Article XI, Zoning-Related Applications, of the UDC the applicant shall be required to submit a site plan prior to the issuance of a building permit;

3) Unless specifically addressed within this case memo the site plan, landscape plan, building elevations and photometric plan shall comply with the land use requirements for the Mini-Warehouse land use stipulated by Section 2.1.10, Wholesale, Distribution and Storage, of Article IV, Permissible Uses, of the UDC;

4) Prior to the issuance of a building permit the applicant will be required to certify that the driveway existing on the City's water storage facility property will meet current city standard for fire lane. If the driveway does not meet the City's current requirements for fire lane the applicant will be required to upgrade the driveway to ensure the subject property has proper fire protection;

5) A final plat shall be required for the subject property prior to the issuance of a building permit. Additionally, through the approval of the Specific Use Permit a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District shall be considered to be approved for the purpose of platting the property;

6) The City Council reserves the right to review this SUP request [Case No. Z2014-012] one (1) year after the approval and adoption of the SUP ordinance; and

7) Any construction or building necessary to complete this request must conform to the requirements set forth bythe UDC, the 2009 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.

Commissioner Nielsen stated that typically outside storage is generally not allowed with mini-warehouse facilities regardless of the size of the development.

Chairman Renfro opened the public hearing at 6:10pm.

Dallas Cothran
900 Jackson Street
Dallas, Texas

Mr. Cothran gave a brief presentation over the proposed development. He stated that this is a difficult site to develop which makes it a good site for this type of development. Additionally, the project is a significant investment.

Commissioner Nielsen stated that he appreciated the applicant's presentation. He additionally stated his concern with the outside storage even with the masonry wall. He is also concerned with lit signage for the facility. Mr. Cothran stated that they are allowed a monument sign, so the signage on the building facing the interstate is critical. He explained that the outside storage is appropriate for this particular development through the SUP process, because this is large site and the storage is at the back of the property adjacent to Toyota's property.

Additional discussion took place regarding the outside storage.

Commissioner Lyons asked if the facility will have roof-top units. Mr. Cothran stated that they will have roof-top units that will be screen with a parapet. Miller explained that any roof-top equipment would be required to be screened from view.

Commissioner McCutcheon asked for clarification on the parking for the facility. Mr. Cothran pointed out the parking for the facility.

As no one else wished to speak on this item, Chairman Renfro closed the public hearing at 6:32pm.

Commissioner Nielsen stated that he is still concerned with the outside storage for the facility even with the masonry wall many vehicles will be taller than the wall. He additionally expressed concern with the lack of a pitched roof.

Commissioner Nielsen made a motion to approve Z2014-012, a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, with staff recommendations and without the outside storage component.

Commissioner Jackson expressed that there may be other storage facilities in the area that are storing vehicles without approval. She also would rather have people store items in these types of facilities rather than keeping them in neighborhoods.

LaCroix explained that outside storage of vehicles larger than the masonry wall could be disallowed if the Commission would prefer.

Commissioner Nielsen does not believe that this will not deter those individuals that choose to store vehicles illegally.

General discussion took place regarding the outside storage component of the SUP.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion failed 1-5, with Conley, Jackson, Lyons, Renfro, and McCutcheon against.

Commissioner Jackson made a motion to approve Z2014-012, a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, with staff recommendations and limiting outside storage to property that is 8 feet or less in height.

Commissioner Lyons seconded the vote.

A vote was taken and the motion passed 6-0.

5. Z2014-015
   Hold a public hearing to discuss and consider a request by Dennis D. Alsup for the approval of a Specific Use Permit (SUP) for an accessory building that does not conform to the size requirements as specified by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code for a property in a Single-Family 10 (SF-10) District on a 0.74-acre parcel of land identified as a portion of Block 4, Garner Addition, zoned Single-Family 10 (SF-10) District, situated within the North Goliad Overlay (NGC OV) District, located at 921 Alamo Road, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Chairman Renfro announced that this case has been postponed until the June 24, 2014 meeting.

6. Z2014-016
   Hold a public hearing to discuss and consider a request by Scott W. Blackwood for the approval of a zoning change from Agricultural (AG) District to a Planned Development District for limited commercial/retail land uses on a 12.493-acre tract of land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, located west of the intersection of SH-205 [S. Goliad Street] and S. FM-549, and take any action necessary.

Miller explained that on January 21, 2014, the subject property was annexed under *Case No. A2013-001* (*Ordinance No. 14-04*) and issued an Agricultural (AG) District zoning designation. The intent of the applicant's request is to change the zoning designation of the subject property from an Agricultural (AG) District to a Planned Development District for limited commercial/retail land uses to facilitate the sale of the property. According to a letter provided by the owner of the property the reason the Planned Development District is being requested is to limit the potential uses and provide transition between the commercial property to the north and the residential property to the south. Currently, the 12.493-acre tract of land is being utilized for residential land uses and has an existing single family home situated on it.

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

North: **Directly north of the subject property is a 7.32-acre tract of land zoned Commercial (C) District that has a residential structure being utilized as an office building. To the northeast of the subject property is a residential home situated on a 6.0-acre tract of land. Beyond these uses are S. Goliad Street [*SH-205*] and S. FM-549.**

South: **Directly south of the subject property is a residential home situated on a 12.5-acre tract of land. Beyond this is a 134.33-acre tract of vacant land that is a portion of a larger 254.082-acre tract of land. Both properties are zoned Agricultural (AG) District.**

East: **Directly east of the subject property is remainder of the 134.33-acre tract of vacant land that is a portion of a larger 254.082-acre tract of land zoned Agricultural (AG) District. Beyond this property is S. Goliad Street [*SH-205*].**

West: **Directly west of the subject property is S. FM-549 followed by the Oaks of Buffalo Way, which is a 109.57-acre development containing 58 single-family homes that are zoned Single Family Estate 1.5 (SFE-1.5) District.**

The UDC indicates that Commercial (C) Districts are general in nature and contain development standards that are less stringent than the development standards required for the Residential-Office (RO), Neighborhood Services (NS) and General Retail (GR) Districts (*§4.5.4; Art. V; UDC*). Additionally, it states that Commercial (C) Districts are generally developed with intensive commercial uses that carry large volumes of traffic and should be adjacent to arterials or major collectors that can absorb the added capacity (*§4.5.2; Art. V; UDC*). The subject property is approximately 650-feet from the intersection of SH-205 and FM-549, which is currently a 'T' intersection. On the north side of the intersection is a 43.812-acre tract of land that was rezoned to a Commercial (C) District designation on March 4, 2013 [*Case No. Z2013-002; Ordinance No. 13-03*]. The City's current Thoroughfare Plan, contained within the Comprehensive Plan, indicates that this 43.812-acre tract of land will eventually be divided by the realignment of FM-549, which will connect into the existing 'T' intersection. In addition, the 7.32-acre tract of land located at the southern corner of the intersection was rezoned to a Commercial (C) District designation on April 4, 2010 [*Case No. Z2010-021; Ordinance No. 11-12*]. The approval of this zoning case would increase the commercial acreage offered at this intersection from 51.132-acres to 63.625-acres. It is also important to note that the 7.130-acre property on the west side of the intersection is currently zoned Agricultural (AG) District; however, due to the adjacent land uses and the size and location of the property it would best be served by a Commercial (C) District (*or comparable*) zoning designation. Additionally, it is designated for *Commercial* land uses on the Future Land Use Map.

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Low Density Residential* land uses. Should the City Council approve the applicant's request, the Future Land Use Map will be required to be amended with the next Comprehensive Plan update to reflect the proposed change in land use from *Low Density Residential* to a *Commercial* designation.

On May 30, 2014, staff mailed 17 notices to property owners and residents within 500 feet of the subject property. Staff also sent a notice to the Oaks of Buffalo Way Homeowner's Associations (HOA), which is the only HOA located within 1,500 feet of the subject property. Additionally, staff posted a sign along FM-549, which is the only street frontage adjacent to the subject property as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

If the Planning and Zoning Commission recommends approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for limited commercial/retail uses then staff would propose the following conditions of approval:

1) The *Subject Property* shall comply with all the requirements specified by Section 4.1, *General Commercial District Standards*, and Section 4.5, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] unless specifically stated within the draft ordinance,

2) Any structure exceeding 36-feet in height shall require a Specific Use Permit (SUP) with the maximum permissible building height on the *Subject Property* being limited to 60-feet,

3) The *Subject Property* shall be used only in accordance with the uses stipulated by the attached list of *Permissible Uses*,

4) Prior to the acceptance of a preliminary plat and/or site plan for the *Subject Property* a PD Development Plan shall be required to be submitted and reviewed by the Planning and Zoning Commission, and upon recommendation by the Planning and Zoning Commission, acted on by the City Council,

5) Prior to the acceptance of a preliminary plat for the *Subject Property* a PD Site Plan shall be required to be considered by the Planning and Zoning Commission, and if applicable acted on by the City Council, and

6) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building

Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Commissioner Nielsen asked for clarification on 20% opposition rule. Miller stated that because 20% of the area within 200 ft of the property is in opposition to the request, it will require a ¾ majority vote at City Council.

Commissioner McCutcheon asked about the widening for FM549 and the timeframe for completion. Williams stated that this is in the design phase for a 6 lane roadway with an approximate timeframe of 2030.

Chairman Renfro opened the public hearing at 6:58pm.

Scott Blackwood
5205 S. FM549
Rockwall, Texas

Stephen Straughn
5802 Constellation Circle
Rockwall, Texas

Mr. Straughn stated that he looked at the highest and best use of the land. He believes that the best use of the property is as a transition between commercial to residential through a planned development district in order to limit any heavy commercial uses. He additionally asked for a height restriction for the district.

Kathryn Thurmond
5170 Bear Claw Lane
Rockwall, Texas

Ms. Thurmond appreciates the agricultural feel of the property in this location and would like to protect that and the value of the current residential properties in the area. She stated that she is in opposition to commercial of any type for this property.

As no one else wished to speak on this item, Chairman Renfro closed the public hearing at 7:04pm.

Chairman Renfro clarified the uses being requested within the planned development. Miller explained the uses being requested for this zoning change to the planned development.

Commissioner Nielsen stated that he doesn't know yet whether this is a transitioning area and he does not agree that some of these uses are transitional uses.

Commissioner Nielsen made a motion to deny Z2014-016, a request by Scott W. Blackwood for the approval of a zoning change from Agricultural (AG) District to a Planned Development District for limited commercial/retail land uses on a 12.493-acre tract of land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, located west of the intersection of SH-205 [S. Goliad Street] and S. FM-549.

Commissioner Jackson seconded the motion.

A vote was taken and the motion passed 5-1, with Commissioner Lyons against.

7. Z2014-017
Hold a public hearing to discuss and consider a request by Dick Skorburg of the Skorburg Company on behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and allow for changes to the development standards contained in Exhibit 'C' of Ordinance 12-26 for 405.184-acres of land identified as Tract 7 & 7-1 of the J. Strickland Survey,

Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

Miller stated that the property was annexed in 2008 after three (3) years of litigation that lead to the execution of a Chapter 212 Development Agreement. In accordance with this agreement, the property was zoned to Planned Development District 74 (PD-74) on April 20, 2009 with the intention of being a master planned residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing 212 Development Agreement -- which originally permitted 810 single family residential lots and did not contain any retail acreage -- to include 658 single family residential lots and a 59-acre tract of land designated for general retail land uses. The retail tract of land is located at the northeast corner of the intersection of FM-552 and John King Boulevard.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) modifying the concept plan to remove the school sites that were originally required by the *Facilities Agreement* and adjusting the lot mix accordingly [*i.e. increasing the number of lots from 658 to 691*].

The applicant has submitted an alternate concept plan depicting a reduction in the number of acres designated for retail land uses from 59-acres to 33.7-acres for the purpose of amending Planned Development District 74 (PD-74). The reduction in the retail acreage is to accommodate a new phase of the Breezy Hill Subdivision that will incorporate 92, 60' x 120' lots, or *Type 'A'* lots. As part of this change the applicant has included adjustments to the lot percentages contained in the PD Ordinance; however, this does not change the number of large lots (*i.e. Type 'C' & 'D' lots*) being proposed.

The Future Land Use Map contained within the Comprehensive Plan designates the subject property for *Commercial* land uses. If the zoning case is approved the Future Land Use Map will be required to be amended with the next Comprehensive Plan update to reflect the proposed land use change.

On May 30, 2014, staff mailed 16 notices to property owners and residents within 500 feet of the subject property. Staff also sent notices to the Stoney Hollow and Stone Creek Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign at the northwest corner of the intersection of FM-552 and John King Boulevard as required by the Unified Development Code (UDC). Staff received one notice from a property owner located within the ETJ area.

If the Planning and Zoning Commission recommends approval of the applicant's request to amend Planned Development District 74 (PD-74) then staff would propose the following conditions of approval:

1) The proposed development shall be prohibited from providing access to Breezy Hill Road,

2) Prior to accepting a Preliminary Plat for the proposed phase (i.e. depicted in pink of the *PD Concept* Plan in *Exhibit 'D'*) the applicant shall submit a replat of Phase IIB to incorporate the proposed roadway connecting the two phases,

3) Prior to accepting a Preliminary Plat and/or a Planned Development Site Plan for the remaining area designated as *retail* on the *PD Concept Plan*, a *PD Development Plan* must be approved by City Council, and

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

Chairman Renfro opened the public hearing at 7:15pm.

Adam Buczek

8214 Westchester Drive, Suite 710
Dallas, Texas

Mr. Buczek gave a brief presentation of the request.

Chairman Renfro clarified the request.

Discussion took place regarding the history of the property and future development of the property.

Commissioner McCutcheon stated that he doesn't believe the current amount of commercial property is viable.

Chairman Renfro stated his agreement with Commissioner McCutcheon. He stated that he believes that what is being proposed is a good compromise.

Commissioner Lyons also stated that he is in agreement with reducing the amount of commercial property in this area.

As no one else wished to speak on this item, Chairman Renfro closed the public hearing at 7:34pm.

Commissioner Conley made a motion to approve Z2014-017, a request by Dick Skorburg of the Skorburg Company on behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and allow for changes to the development standards contained in Exhibit 'C' of Ordinance 12-26 for 405.184-acres of land identified as Tract 7 & 7-1 of the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, with staff recommendations.

Commissioner Jackson seconded the motion.

A vote was taken and the motion passed 5-1, with Nielsen against.

IV. ACTION ITEMS

8. SP2014-008
Discuss and consider a request by Ken Hill of NADC Architects, LLC on behalf of Heritage Buick, Pontiac, GMC, for the approval of an amended site plan to allow for changes in the existing building façade and for a variance to the material requirements stipulated by Section 6.6, IH-30 Overlay (IH-30) District, of Article V, District Development Standards, of the Unified Development Code for a 5.285-acre parcel of land identified as Lot 1, Block 1, Heritage BPG Addition, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 930 E. IH-30, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Miller explained that on January 18, 2000, the City Council approved a Conditional Use Permit (CUP) [*Case No. PZ1999-101-01*] to allow a Chrysler Dealership on the 5.285-acre subject property; however, this dealership was never constructed. In 2006, the current owner of the property, Robert Bobo, submitted a site plan application proposing the construction of a Buick, Pontiac, and GMC dealership. This site plan request was approved on November 14, 2006 by the Planning and Zoning Commission upon a positive recommendation by the Architectural Review Board (ARB). At the time of approval the site plan conformed to all requirements stipulated by the CUP ordinance (*i.e. Ordinance No. 00-01*) and the IH-30 Overlay (IH-30 OV) and Commercial (C) Districts as stated in the Unified Development Code (UDC).

The purpose of this site plan amendment is to revise the existing building elevations to allow for the use of Aluminum Composite Material (ACM) on the majority of the exterior façade. According to a letter submitted by the applicant the automobile manufacturer (*i.e. General Motors*), *and not the owner of the property*, has requested that the building conform to the branding scheme adopted for all Buick/GMC Dealerships.

According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards*, of the UDC the masonry requirements for properties located within this corridor are 90% masonry (*excluding windows and doors*) with a minimum of 20% of the masonry requirement being a natural or quarried stone. Currently, the existing building conforms to these standards and incorporates a blend of natural/native stone, split faced concrete masonry units (CMU), glazed CMU tile, EIFS, and architectural aluminum. Currently, the UDC allows ACM to be used as a secondary material or non-masonry material (*i.e. allowed to be incorporated on up to ten [10%] percent of the building's façade*).

On May 27, 2014 the Architectural Review Board (ARB) reviewed the request and recommended that the building maintain conformance to the masonry requirements stated in Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards*, of the UDC. Specifically, the ARB recommended that if used the ACM should not exceed ten (10%) percent of the building's façade.

Ken Hill
908 Beau D'Arc
Forney, Texas

Mr. Hill stated that General Motors has requested that the local owner reclad the building in ACM; however, the local owner appreciates the current look of the building. Mr. Hill additionally asked that the Commissioner reject the request.

Commissioner Jackson asked if the owner would be penalized for not complying with the request from GM. Mr. Hill stated that he will not be penalized.

Commissioner McCutcheon made a motion to deny SP2014-008, a request by Ken Hill of NADC Architects, LLC on behalf of Heritage Buick, Pontiac, GMC, for the approval of an amended site plan to allow for changes in the existing building façade and for a variance to the material requirements stipulated by Section 6.6, IH-30 Overlay (IH-30) District, of Article V, District Development Standards, of the Unified Development Code for a 5.285-acre parcel of land identified as Lot 1, Block 1, Heritage BPG Addition, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 930 E. IH-30, City of Rockwall, Rockwall County, Texas.

Commissioner Lyons seconded the motion.

A vote was taken and the motion carried 6-0.

9. SP2014-009
   Discuss and consider a request by Lori Stevens of Patriot PAWS for the approval of a site plan to allow for an addition to an existing facility, which is located on a 1.5304-acre parcel of land, being identified as Lot 4, Block A, Maverick Ranch Addition, zoned Commercial (C) District, and located at 254 Ranch Trail, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Gonzales stated that Lori Stevens of Patriot PAWS (a non-profit organization) has submitted an application for site plan approval for an additional facility to their existing operations in order to meet demand for their services. The proposed 4,000 sq. ft. training facility (with indoor kennels) will be located behind the two existing metal buildings located at 254 Ranch Trail. Due to the limited visibility from Ranch Trail, the applicant will be seeking an exterior materials exception to allow for less than a 90% masonry exterior for the south, east & west elevations. Please see the attached color renderings.

The proposed site will contain a 4,000 sq. ft. single story metal building that will be utilized as a training facility for service animals and will contain indoor kennels used during the process. The facility will also contain an office and additional storage space for their operations. The site will have access from two existing drive approaches along Ranch Trail. The applicant is providing a total of thirty-seven (37) parking spaces for the site, exceeding the City's standards for this type of facility.

The site has an assortment of existing trees, primarily along the southwest property line of the lot; however, the applicant is providing an additional eight (8) trees (4 Live Oaks & 4 Shumard Oaks) that will provide additional shading of the lot. Also, an assortment of Yaupon's and Crape Myrtle's will be used as accent trees while incorporating Dwarf Buford Holly and Dwarf Yaupon Holly shrubs as additional accents for the site.

The UDC requires all lighting to be contained on site at a maximum intensity of 20-FC and that lighting at the property lines is not to exceed 0.2-FC in order to control glare and spillover lighting. The plan meets the intent of the UDC.

The proposed 4,000 sq. ft. building will be composed of pre-engineered metal walls & roof matching the two existing buildings on the property; however, the new building will incorporate a Lueder's chopped random roughback masonry wainscot (42-inch height) on the south, east & west elevations, exposed CMU under roof (dog run area) on the east & west elevations, and CMU on the north elevation. Additionally, the applicant will treat the existing metal buildings with a Lueder's chopped random roughback masonry wainscot, thematically matching that of the proposed building. The relocation of the entry feature will provide relief to the existing buildings, while incorporating an architectural feature for interest.

Based on the standards established for the commercial district and the general location of the 4,000 sq. ft. training facility, the applicant is requesting an exception to the exterior materials requirements. The requested exception is to allow for:

> *Not meeting the minimum 90% masonry requirement for the south, east and west exterior elevations and allowing exposed pre-engineered metal finished panels for these particular elevations.*
>
> *Under Sec. 4.1. General commercial district standards.*
> *A. Construction materials.*
>
> *1. Exterior walls. Each exterior wall shall consist of 90 percent masonry materials as defined in article XIII, Definitions, excluding doors and windows, on walls which are visible from a public street or open space, including a minimum of 20 percent stone. All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials...Exceptions to this requirement may be permitted on a case by case basis by the council upon submission and approval of elevation drawings...*

Staff would point out that the majority of the existing commercial buildings along Ranch Trail are metal buildings, many of which were built during the annexation process in 2004. Given the limited visibility, the proposed 4,000 sq. ft. metal building will generally be screened from the view of public rights-of-way; however, the majority of the building will contain a masonry product, but this remains a discretionary action for the Planning and Zoning Commission and City Council.

If approved, staff would offer the following conditions:

1. Adherence to all engineering and fire department standards.
2. Submittal and approval of a building permit.
3. Submittal and approval of replat.
4. Approval of an exception to the exterior material requirements to allow for a metal building by the City Council.

Commissioner Jackson made a motion to approve SP2014-009, a request by Lori Stevens of Patriot PAWS for the approval of a site plan to allow for an addition to an existing facility, which is located on a 1.5304-acre parcel of land, being identified as Lot 4, Block A, Maverick Ranch Addition, zoned Commercial (C) District, and located at 254 Ranch Trail, City of Rockwall, Rockwall County, Texas, with staff recommendations.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion passed 6-0.

Former Mayor Bill Cecil asked to speak. He expressed appreciation to the Commission for approving the request.

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2014-012: Replat 807 N. Goliad Street (Approved)
- ✓ MIS2014-007: Chandler's Masonry Exception (Approved)
- ✓ Z2014-011: Change in Zoning from SF-10 to PD-53 (1002 Ridge Road) [Approved; 2nd Reading]

LaCroix briefed the Commission on the results of the above listed cases.

V. ADJOURNMENT

The meeting adjourned at 7:50 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 24th day of June, 2014.

Craig Renfro, Chairman

Attest:

JoDee Sanford, Planning Technician

IX. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Mr. Craig Renfro, Chairman of the Planning & Zoning Commission, came forth and briefed the council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. The council took no action related to this agenda item.

2. Appointment with Michael Turner to discuss and consider proposed changes to the city's Recreational Vehicle (RV) ordinance regulations, and take any action necessary.

Michael Turner
925 Mont Cascades
Rockwall, TX 75087

Mr. Turner came forth and explained that he has concerns related to the city's ordinance regulating parking of boats in neighborhoods for loading and unloading purposes. He explained that he would like some clarity in the ordinance regulations related to the definition of "loading and unloading." He explained that he feels harassed by neighbors who constantly call the city to complain about his boat or utility trailer being parked for "loading and unloading" in front of his home. After brief comments, the council took no action related to this agenda item.

X. PUBLIC HEARING ITEMS

1. **Z2014-012** - Hold a public hearing to discuss and consider approval of an **ordinance** for a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary. **(1st Reading)**

Planning Director Robert LaCroix provided background information related to this item, indicating notices were mailed out to twenty-one adjacent property owners located within two hundred feet of the property with one notice being returned in favor. He explained the Planning & Zoning commission did recommend approval of this facility with the caveat that any and all storage would be limited to a maximum height of eight feet and would be fully screened behind the 8' masonry wall.

Mayor Sweet opened the public hearing and called the applicant forth.

Maxwell Fisher
Master Plan

Mr. Fisher came forth and provided a presentation to council, detailing the characteristics of this proposed mini-warehouse facility. He explained that the product his company builds is not like traditional storage facilities. Instead, the buildings look more like very nice office buildings. He showed renderings / drawings as well as pictures of facilities like this proposed one that have been built in other cities.

Councilmember White made a motion to approve Z2014-012. Councilmember Milder seconded the motion. Mayor Pro Tem Pruitt asked for clarification regarding if the motion does or does not include the stipulation of requiring an eight foot fence. Councilmember White amended his motion to clarify approval of the item, indicating a requirement that the applicant must install an 8' masonry fence in addition to planting Leland Cypress trees to screen anything above the 8' screening fence. Councilmember Milder seconded the amended motion.

Councilmember Daniels asked if the facility would have twenty-four hour access for renters. Mr. Fisher indicated that access will be from 6:00 a.m. until 9:00 p.m., but there will be 24/7 surveillance.

The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 14-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

The motion passed by a vote of 7 ayes to 0 nays.

2. **Z2014-015** - Hold a public hearing to discuss and consider approval of an **ordinance** for a request by Dennis D. Alsup for the approval of a Specific Use Permit (SUP) for an accessory building that does not conform to the size requirements as specified by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code for a property in a Single-Family 10 (SF-10) District on a 0.74-acre parcel of land identified as a portion of Block 4, Garner Addition, zoned Single-Family 10 (SF-10) District, situated within the North Goliad Overlay (NGC OV) District, located at 921 Alamo Road, City

Mayor Sweet read a proclamation into the record to recognize Soroptimist and their community outreach efforts.

IX. OPEN FORUM

Mayor Sweet explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time.

Ruth Peck – 108 Lakedale Drive, Rockwall, Texas
Ms. Peck came forth to discuss Rockwall Music Fest for Labor Day and introduce Michael Manley as the new conductor. She thanked the Council for their continued support.

X. CONSENT AGENDA

1. Consider approval of the minutes from the June 12-14 annual city council retreat, and take any action necessary.

2. Consider approval of the minutes from the June 16, 2014 regular city council meeting, and take any action necessary.

3. Consider authorizing the City Manager to engage Fox, Byrd & Company P.C. as the firm to conduct the City's audit for the fiscal year ending September 30, 2014 and take any action necessary.

4. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 38. Subdivisions to create a new Article, Article V. related to grading, excavation, earthwork and erosion control for developments, and taking any action necessary. **(1st reading)**

5. Consider approval of Change Order No. 1 to City Contract CIP2013-004, Central Water and Sewer Improvements with Barson Utilities, Inc. in the amount of $107,766.25 for additional pavement repairs and related appurtenances with funding from 2008 revenue bonds and take any action necessary.

6. Consider approval of a resolution allowing a temporary partial closure of northbound shoulder of SH 205 from the YMCA facility to Memorial Drive to facilitate the Dirty Rocks Triathlon on Sunday, July 20, 2014 from 7:00 AM to 12:00 PM, and take any action necessary.

7. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 22. Miscellaneous Offenses, Article II. Offenses Regarding Minors, Division 5. Sex Offender Residency to modify provisions specifying victims' age, to add a section regarding notice to residents of registered sex offenders, and take any action necessary. **(1st reading)**

8. **P2014-007** - Consider a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing for the approval of a replat of Lots 1-10, Block A, The Cabanas at Chandler's Landing, City of Rockwall, Rockwall County, Texas, for a 1.13-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, zoned Planned Development District 8

(PD-8) for multi-family or condominium uses as established in Ordinance 73-48 & 84-04, generally located south of Yacht Club Drive and west of Harbor View Drive, and take any action necessary.

9. **P2014-013** - Consider a request by Tommy Pulliam of Pulliam Construction Management Inc. on behalf of Rayburn Electric Cooperation, Inc. for the approval of a final plat for Lots 1-3, Block A, Rayburn Country Addition being 11.407-acres of land situated in the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District and Agricultural (AG) District, located on the south side of Sids Road west of S. Goliad Street [SH-205], and take any action necessary.

10. **P2014-014** - Consider a request by Rich Houston on behalf of R. Fifty Green Homes, LLC for the approval of a final plat for Lots 1-6, Block A, Solar Village Addition, containing six (6) single family lots on a 2.055-acre tract of land situated within the Rueben Ballard Survey, Abstract No. 29, Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, located directly west of the intersection of Williams Street (SH-66) and Caruth Lane, and take any action necessary.

11. Consider approval of the bid award for the FM 3097 Utility Relocation Project contract to War Horse Enterprises, Inc. in the amount of $135,872.72 to be funded from 2008 revenue bonds, and take any action necessary.

12. **Z2014-012** - Consider approval of an **ordinance** for a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary. **(2nd Reading)**

13. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 12, Article III, Section 12 to add Sections 12-66 to 12-68, regulating peddler activities to occupants of vehicles on public roadways in the city and solicitation in public areas, and take any action necessary. **(1st reading)**

14. Consider approval of an **ordinance** (re)establishing prohibition regarding temporary habitation in a public place in Chapter 22. Miscellaneous Offenses, Article I. In General, Section 22-4, and take any action necessary. **(1st reading)**

Mayor Pro Tem Pruitt pulled items #4, #5 and #13.

Councilmember Lewis made a motion to approve the remaining Consent Agenda items. Councilmember White seconded the motion. The ordinances for #7, #12 and #14 were read as follows:

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 14-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE OF ORDINANCES IN CHAPTER 22. MISCELLANEOUS OFFENSES, ARTICLE II. OFFENSES REGARDING MINORS, DIVISION 5. SEX OFFENDER RESIDENCY, SECTIONS 22-136 AND 22-137 TO MODIFY PROVISIONS SPECIFYING VICTIMS AGE; ADDING A SECTION REGARDING NOTICE TO RESIDENTS OF REGISTERED SEX OFFENDERS; PROVIDING FOR SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 14-___
SPECIFIC USE PERMIT NO. S-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 14-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ESTABLISHING A PROHIBITION REGARDING TEMPORARY HABITATION IN PUBLIC PLACES IN CHAPTER 22. MISCELLANEOUS OFFENSES. ARTICLE I. IN GENERAL, SECTION 22-4; PROVIDING FOR SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

After the ordinances were read, the motion passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Pruitt made a motion to approve Consent Agenda Item #4 contingent upon the proposed ordinance not having an effect on homeowners as it pertains to their yards. Councilmember White seconded the motion, which passed unanimously of council (7 ayes to 0 nays).

Mayor Pro Tem Pruitt pulled item #5 to ask further questions regarding the width of the extension and the delay in repairs. City Engineer Tim Tumulty gave brief history and explanation of the project. Mayor Pro Tem Pruitt made a motion to approve Consent Agenda Item #5. Councilmember Daniels seconded the motion, which passed unanimously of council (7 ayes to 0 nays).

Mayor Pro Tem Pruitt made a motion to approve Consent Agenda Item #13 contingent upon the language of previsions only as it relates to people in private parking lots.

Masterplan

Explanation of Request

South and east of IH30, south and west of Townsend Road

Site:

The 2.8-acre SUP site is part of an undeveloped 5.5-acre parcel located north of Costco and southeast of the Toyota dealership. The site is removed from public rights-of-way; and as such, it has limited visibility and circuitous access, making retail development infeasible. The site also sits lower than the properties to the north so this grade differential and the existing building infrastructure further limit view from nearby public rights-of-way. Access to the site would be provided via access easements across the Costco site and across the property northeast to Townsend Road.

Specific Use Permit:

The request is for approval of a specific use permit to construct a 4-story, 118,800-square foot mini-warehouse. The facility would include a 1,200-square foot caretaker's quarters as well as a 900-square foot office. Nearly all the units would be accessed from interior corridors.

Although this is a storage facility, the exterior elevations will include complimentary masonry materials along with glazing akin to an office development. It will look and feel like an office without the office traffic. The elevations also include wall and roof articulation for additional visual appeal.

This would be an upscale facility offering a temperature controlled wine cellar, safety deposit boxes for jewelry and other valuable items, and a small ancillary component of boat and RV storage. Although the site is removed from public streets and its visibility is limited, there would be a minimum 8-foot tall masonry screen wall surrounding the entire perimeter. Robust landscaping is planned around the perimeter to enhance site aesthetics from adjacent properties, in compliance with city landscaping standards.

Exceptions:

The proposal includes waiver of the storage unit density parameter of 125 units per acre. This facility would include up to 579 units on 2.8 acres, yielding a density of 207 units per acre. In order for this type of facility to have the visibility necessary to be successful, it must be 4 stories tall and have a density that supports, and is commensurate with the invested infrastructure. If the entire 5.5 acres were developed with a conventional one-story storage facility, it could yield up to 687 storage units.

Likewise, the proposal also includes an exception to the one-story building height parameter for mini-warehouses. We believe the one-story height parameter is intended to regulate the height of conventional storage facilities with exterior accessed units. The additional height is required to accommodate this particular style of storage facility that relies on visibility from the highway. Furthermore, this type of storage facility, as opposed to a conventional one, would be superior from a visual standpoint. Other factors that mitigate the height of the building include the aforementioned grade differential as well as its shear distance to major streets.

We request an exception of the pitched roof requirement. We believe this requirement is geared toward a conventional one-story facility whereas a flat roof with parapet better suits the taller, office looking facility. Likewise, a pitched roof would be better suited in a traditional residential setting.

The proposal also includes an ancillary component of outside RV/boat storage limited to the area shown on the preliminary site plan. There is demand for storage of recreational vehicles. The convenient location will allow those in the community a convenient storage option, which deters homeowners from storing recreational vehicles illegally at home or on the street in conventional neighborhoods where they can have functional and aesthetic impacts.

We see this as a great site to allow limited RV/boat storage. View of the storage area would be obstructed by the building, the 8-foot perimeter walls and the site's distance and grade differential from its surroundings. It gives another storage option with no little to any impact on the area.

PROPOSED NEW FACILITY
FOR: PLATINU□ SELF-STORA□E

TOWNSEND RD.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1 NE PERSPECTIVE VIEW
NOT TO SCALE

AREA SUMMARY

DESCRIPTION	AREA (S.F.)
OFFICE (AT FIRST FLOOR)	750
FIRST FLOOR	30,370
SECOND FLOOR	31,120
THIRD FLOOR	31,120
FOURTH FLOOR	31,120
TOTAL BUILDING AREA	124,480

SITE INFORMATION:
TOTAL LOT AREA = 5.549 ACRES

PARKING

ITEM	REQUIRED	PROVIDED
SELF-STORAGE	NONE	6 SPACES
OFFICE	1 SP. / 300 S.F. = 750 / 300 = 3	3 SPACES
TOTAL SPACES PROVIDED		9 SPACES (1) ADA INCLUDED

BUILDING CODE DATA

BUILDING	GROUP	STORY	CONST.	SPRK.
OFFICE AREA	B	1-STORY	II-A	YES
STORAGE AREA	S-1	4-STORY	II-A	YES

SPRK. = PROVIDED WITH FIRE SPRINKLER NFPA 13 WET SYSTEM

ALLOWABLE BUILDING AREA & HEIGHT PER 2009 IBC

GROUP	S-1 (STORAGE)
CONSTRUCTION TYPE	II.A
FIRE SPRINKLER SYSTEM?	YES
TABULAR AREA PER FLOOR	26,000 S.F.
FIRE SPRINKLER AREA INCREASE	200%
TOTAL AREA ALLOWABLE PER FLOOR	52,000 S.F.
PROPOSED MAX. AREA PER FLOOR	31,120 S.F.
ALLOWABLE MAX. BUILDING HEIGHT	65 FEET
PROPOSED MAX. BUILDING HEIGHT	50 FEET
MAXIMUM NUMBER OF STORIES	4 STORIES
PROPOSED NUMBER OF STORIES	4 STORIES
DATA USED, PER 2009 IBC SECT. 503 & 506	

MEANS OF EGRESS - SELF STORAGE

FUNCTION OF SPACE	WAREHOUSE
FLOOR AREA S.F. PER OCCUPANT	500 GROSS
TOTAL FLOOR AREA S.F.	123,130 S.F.
TOTAL OCCUPANT LOAD	246 OCCUPANTS
MINIMUM REQUIRED EGRESS WIDTH (STAIRS)	73.8 INCHES
EGRESS WIDTH PROVIDED (2 STAIRWAYS)	48 INCHES X 2 = 96 INCHES
MINIMUM REQUIRED EGRESS WIDTH (DOORS)	49.2 INCHES
EGRESS WIDTH PROVIDED (6 ENTRANCES)	576 INCHES (6 x 8' DOORS)
ACCESSIBLE MEANS OF EGRESS	2 STAIRWAYS WITH REFUGES
BUILDING IS PROVIDED WITH AUTOMATIC FIRE SPRINKLER SYSTEM, THROUGHOUT.	

MEANS OF EGRESS - OFFICE

FUNCTION OF SPACE	BUSINESS
FLOOR AREA S.F. PER OCCUPANT	100 GROSS
TOTAL FLOOR AREA S.F.	750 S.F.
TOTAL OCCUPANT LOAD	8 OCCUPANTS
MINIMUM REQUIRED EGRESS WIDTH (DOORS)	16 INCHES
EGRESS WIDTH PROVIDED (ENTRANCE DOOR)	36 INCHES
ACCESSIBLE MEANS OF EGRESS	RAMP PROVIDED

1

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5	A1.3	FLOOR PLAN - THIRD LEVEL
6	A1.4	FLOOR PLAN - FOURTH LEVEL
7	A1.5	ROOF PLAN
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9	A2.2	EXTERIOR ELEVATIONS
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30	M2.4	MECHANICAL ROOF PLAN
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32	E1.0	ONE LINE DIAGRAM & LOAD ANALYSIS
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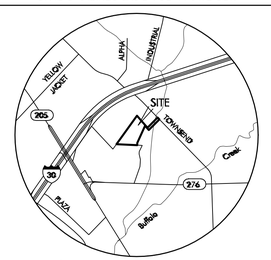
CIVIL DRAWINGS UNDER SEPARATE SET.



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DATE: □AY, 2015

□ENERAL CONTRACTOR:

PLATINUM SELF-STORAGE
1□34 F□□. 551
FATE, TX 751□□
P□ONE: (4□□)□71□-0451
CONTACT: S□AWN VALK

OWNER:

PLATINUM SELF-STORAGE
CONTACT: S□AWN
P□□: (4□□) 222-15□7

BUILDIN□ CODE DATA:

200□ INTERNATIONAL BUILDIN□ CODE
200□ INTERNATIONAL □EC□ANICAL CODE
200□ INTERNATIONAL PLU□BIN□ CODE
200□ INTERNATIONAL ENER□Y CONSERVATION CODE
200□ INTERNATIONAL FUEL CODE
200□ NATIONAL ELECTRICAL CODE
2012 TEXAS ACCESSIBILITY STANDARDS

CONSULTANTS:

DESI□N □ ARC□ITECTURAL
JL BUILDING SYSTEMS, LLC.
& PAUL DEELEY, ARCH.
CONTACT: JOSE LABASTIDA
4700 KE□BLE ST.
FORT WORT□, TX 7□103
P□ONE: □17□534-□57□

STRUCTURAL
BLAKE WILSON ENGINEERING, PLLC
BLAKE WILSON, PE
□37 W. □URST BLVD.
□URST, TX 7□053
P□ONE: □17□2□□-2345

□EP
MEP GREEN DESIGNS, PLLC
DUN□ DUC VU, P.E.
14047 EL CA□INO REAL, STE. 211
□OUSTON, TX 7705□
P□ONE: □17□534-□57□

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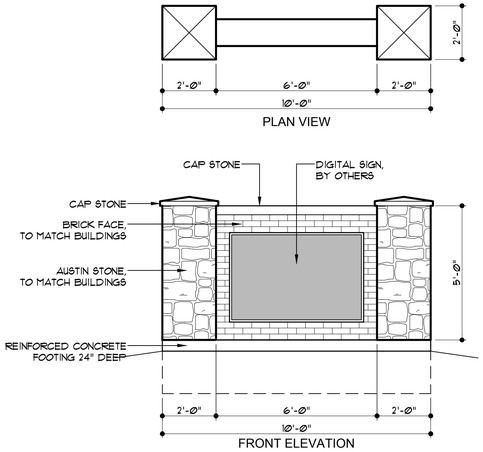

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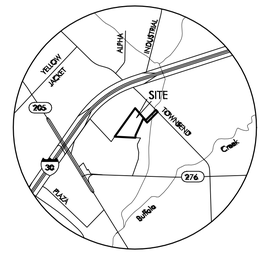

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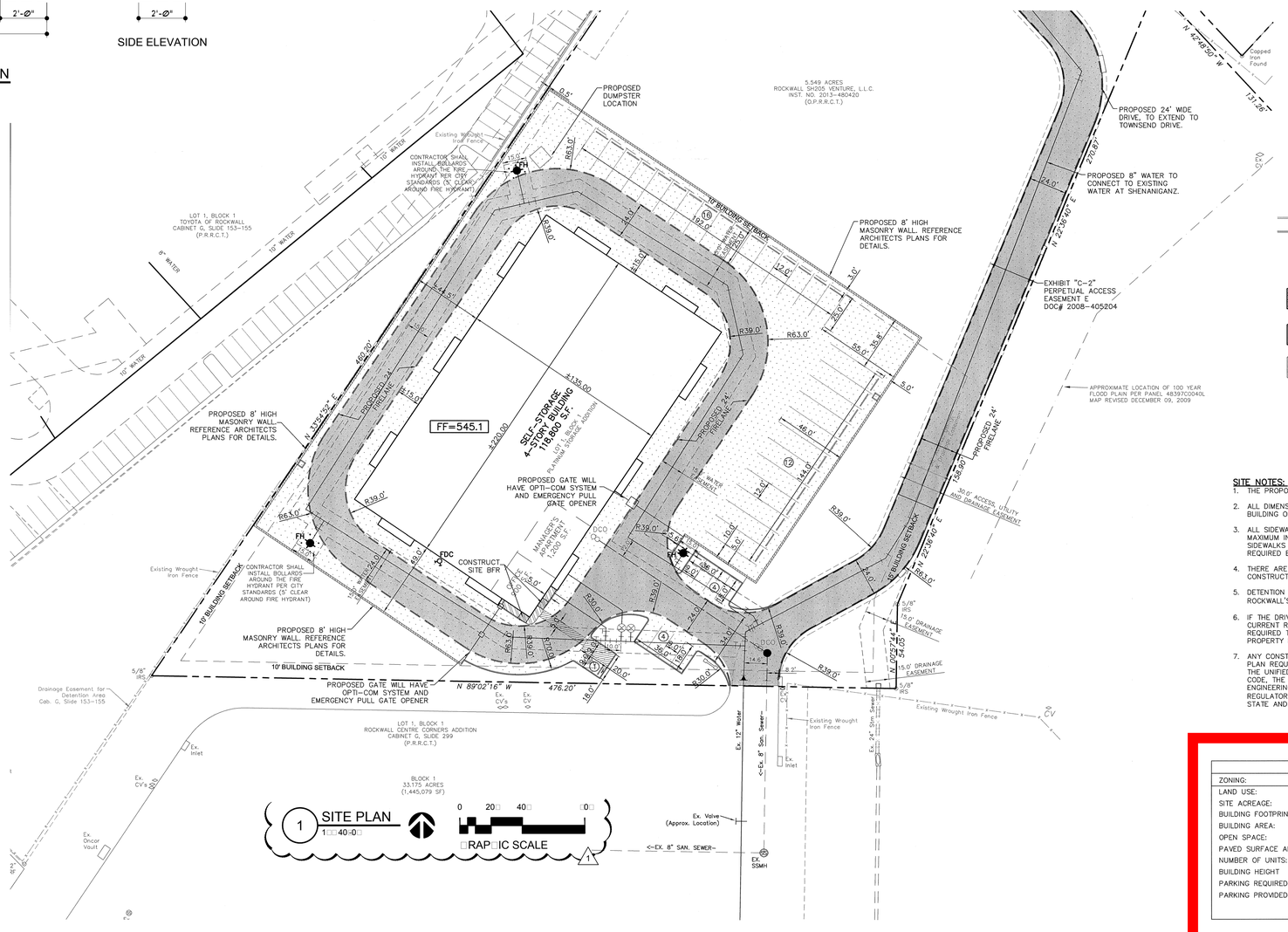
NOT TO SCALE



LEGEND

- ——— – EXISTING CURB
- ——— – PROPOSED CURB
- BFR – PROPOSED BARRIER FREE RAMP
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 3000 PSI CONCRETE WITH NO. 3 BARS AT 24" CENTERS EACH WAY (MIN. 5.5 SACK MIX).
- 3600 PSI CONCRETE WITH NO. 3 BARS AT 24" CENTERS EACH WAY (MIN 6.5 SACK MIX).
- – PROPOSED FIRE LANE

SITE NOTES:

1. THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
5. DETENTION WILL BE PROVIDED AS REQUIRED, PER THE CITY OF ROCKWALL'S ENGINEERING DEPARTMENT.
6. IF THE DRIVEWAY AT TOWNSEND DRIVE DOES NOT MEET THE CITY'S CURRENT REQUIREMENTS FOR FIRE LANE, THE APPLICANT WILL BE REQUIRED TO UPGRADE THE DRIVEWAY TO ENSURE THE SUBJECT PROPERTY HAS PROPER FIRE PROTECTION.
7. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2009 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.

SITE DATA TABLE FOR LOT 1	
ZONING:	SUP NO.: S-121
LAND USE:	SELF STORAGE
SITE ACREAGE:	2.857 ACRES (124,468 SQ FT)
BUILDING FOOTPRINT:	30,700 SQUARE FEET
BUILDING AREA:	122,800 SQUARE FEET
OPEN SPACE:	43,254/124,468 : 34%
PAVED SURFACE AREA:	50,513/124,468 : 40%
NUMBER OF UNITS:	579
BUILDING HEIGHT	4 STORIES (50' 00" HEIGHT)
PARKING REQUIRED:	MINIMUM 2 PARKING SPACES
PARKING PROVIDED:	28 RV/BOAT PARKING SPACES 9-9'x18' PARKING SPACES (1 HANDICAPPED INCLUDED)

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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

ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
FAX: 214-235-0546

OWNER:
RON VAUK
1834 S.FM 551
FATE, TEXAS 75189

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ENGINEER
STATE OF TEXAS
8-14-15

4700KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

FLOOR PLAN
1ST. LEVEL

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.0

50 units around perimeter

14 units

9 units

11 units

9 units

20 units

9 units

11 units

8 units

141 units total

1 FLOOR PLAN - FIRST LEVEL
1/□□□ 1'-0□

KNOX BOXES:

AT FRONT OF THE BUILDING AND AT THE FIRE RISER ROOM ENTRANCE SHALL INCLUDE A GRAND MASTER KEY, FIRE ALARM KEYS, AND ANY OTHER SPECIAL KEYS.

ELEVATOR KEY BOXES:

1. THE KEY BOX SHALL BE COMPATIBLE WITH AN EXISTING RAPID ENTRY KEY BOX SYSTEM IN USE IN THE JURISDICTION AND APPROVED BY THE FIRE CODE OFFICIAL.
2. THE FRONT COVER SHALL BE PERMANENTLY LABELED WITH THE WORDS "FIRE DEPARTMENT USE ONLY - ELEVATOR KEYS".
3. THE KEY BOX SHALL BE MOUNTED AT EACH ELEVATOR BANK AT THE LOBBY NEAREST TO THE LOWEST LEVEL OF FIRE DEPT. ACCESS.
4. THE KEY BOX SHALL BE MOUNTED 5'-6" ABOVE THE FINISH FLOOR ON THE RIGHT SIDE OF THE ELEVATOR BANK.
5. CONTENTS OF THE KEY BOX ARE LIMITED TO FIRE SERVICE ELEVATOR KEYS.
6. ADDITIONAL KEY BOXES SHALL BE PROVIDED FOR EACH INDIVIDUAL ELEVATOR OR ELEVATOR BANK SEPARATED BY MORE THAN 30 FEET.

NO.	REVISION
1	07-24-2015
2	0□-14-2015

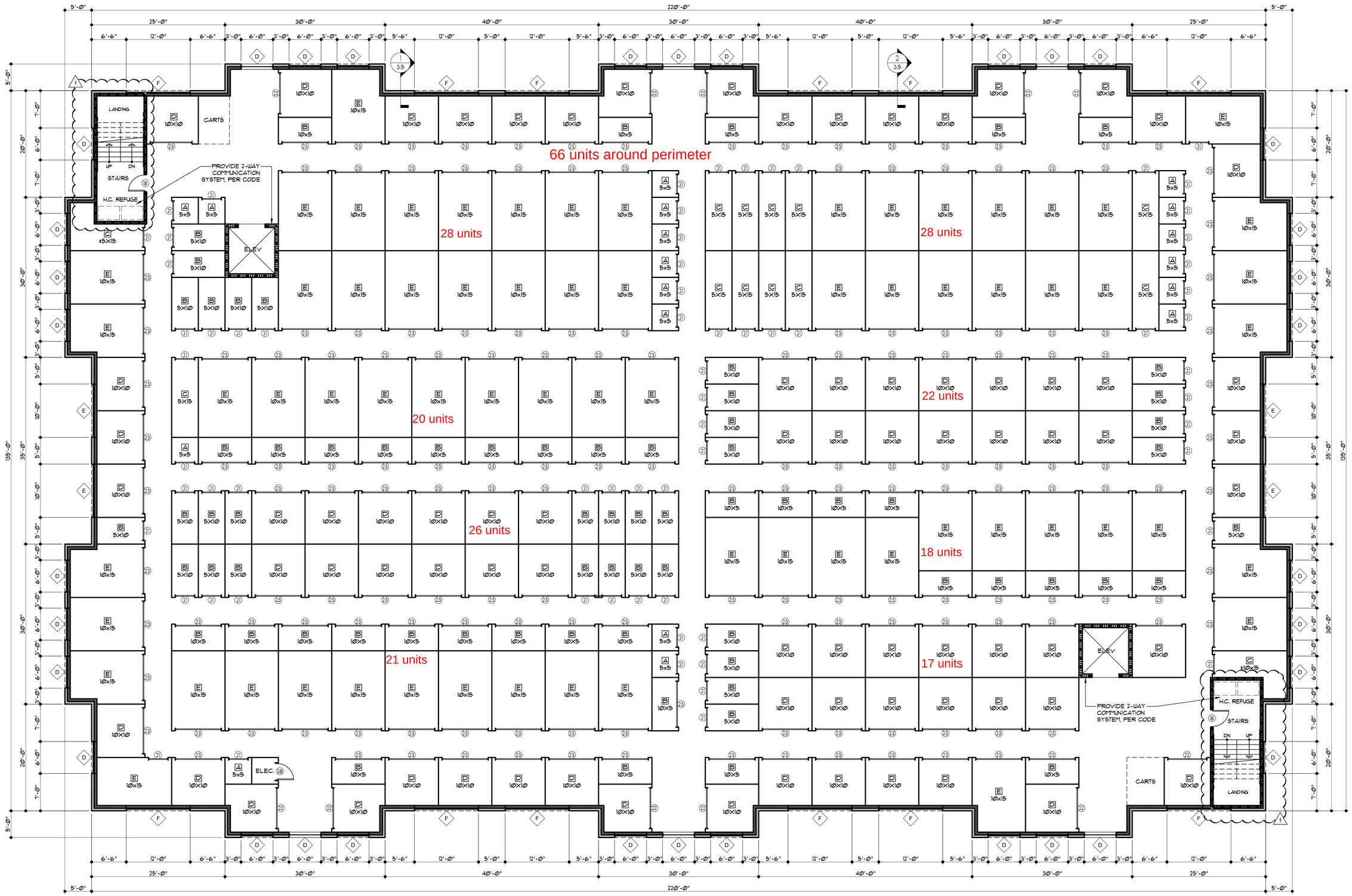
PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KOWLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

FLOOR PLAN
1ST. LEVEL

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.1



1 FLOOR PLAN - SECOND LEVEL
1/8" = 1'-0"

NO.	REVISION
1	07-24-2015
2	08-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KWELL ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

FLOOR PLAN
2ND. LEVEL

Date	04-15-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.2

64 units around perimeter

27 units

28 units

20 units

22 units

26 units

18 units

21 units

17 units

241 units total

1 FLOOR PLAN - THIRD LEVEL
1/16" = 1'-0"

NO.	REVISION
1	07-24-2015
2	08-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750[illegible]7

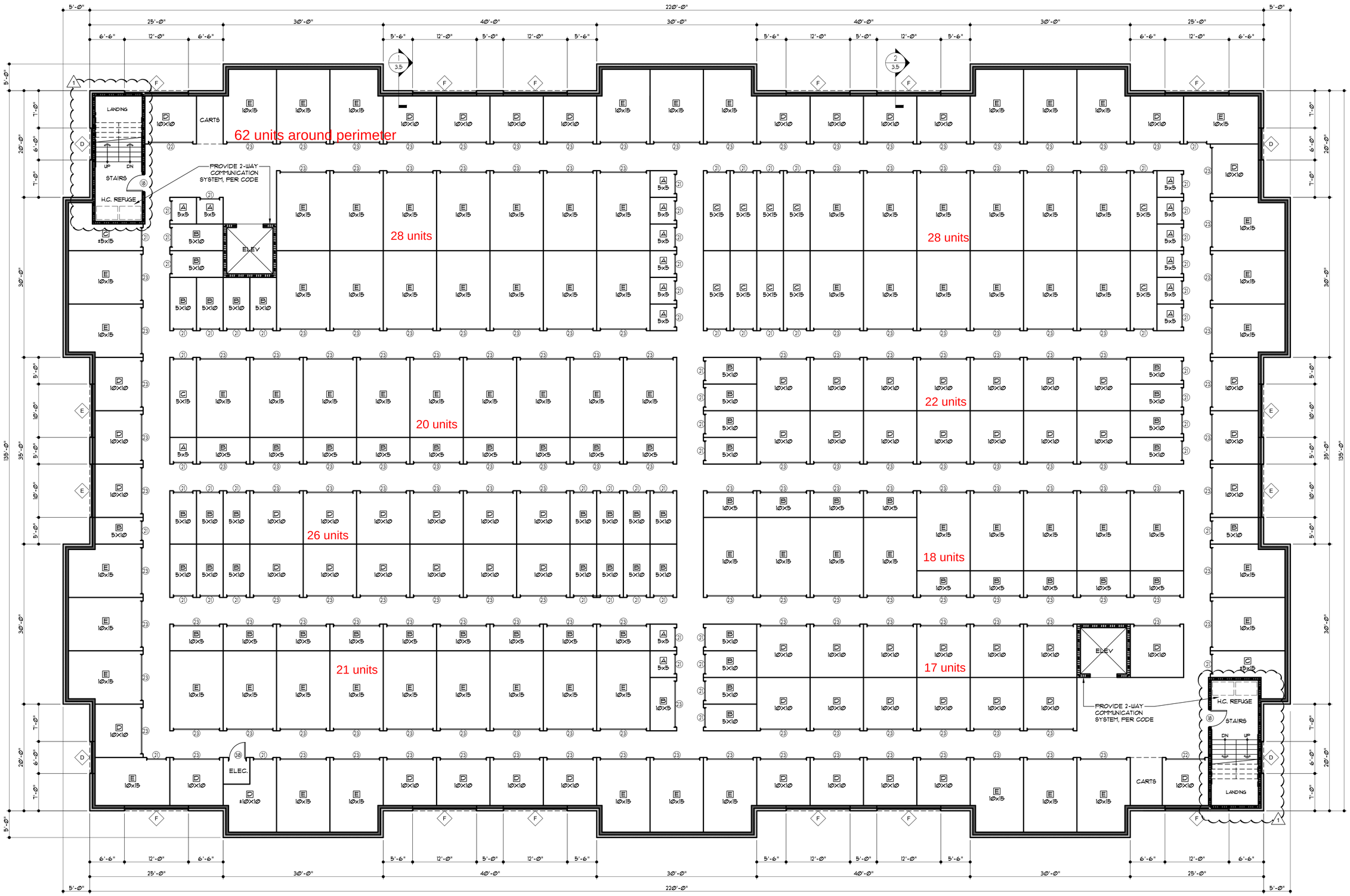
REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

FLOOR PLAN
3RD. LEVEL

Date	04-1[illegible]-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.3



242 units total

1 FLOOR PLAN - FOURT□ LEVEL
1□□□1-0□

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

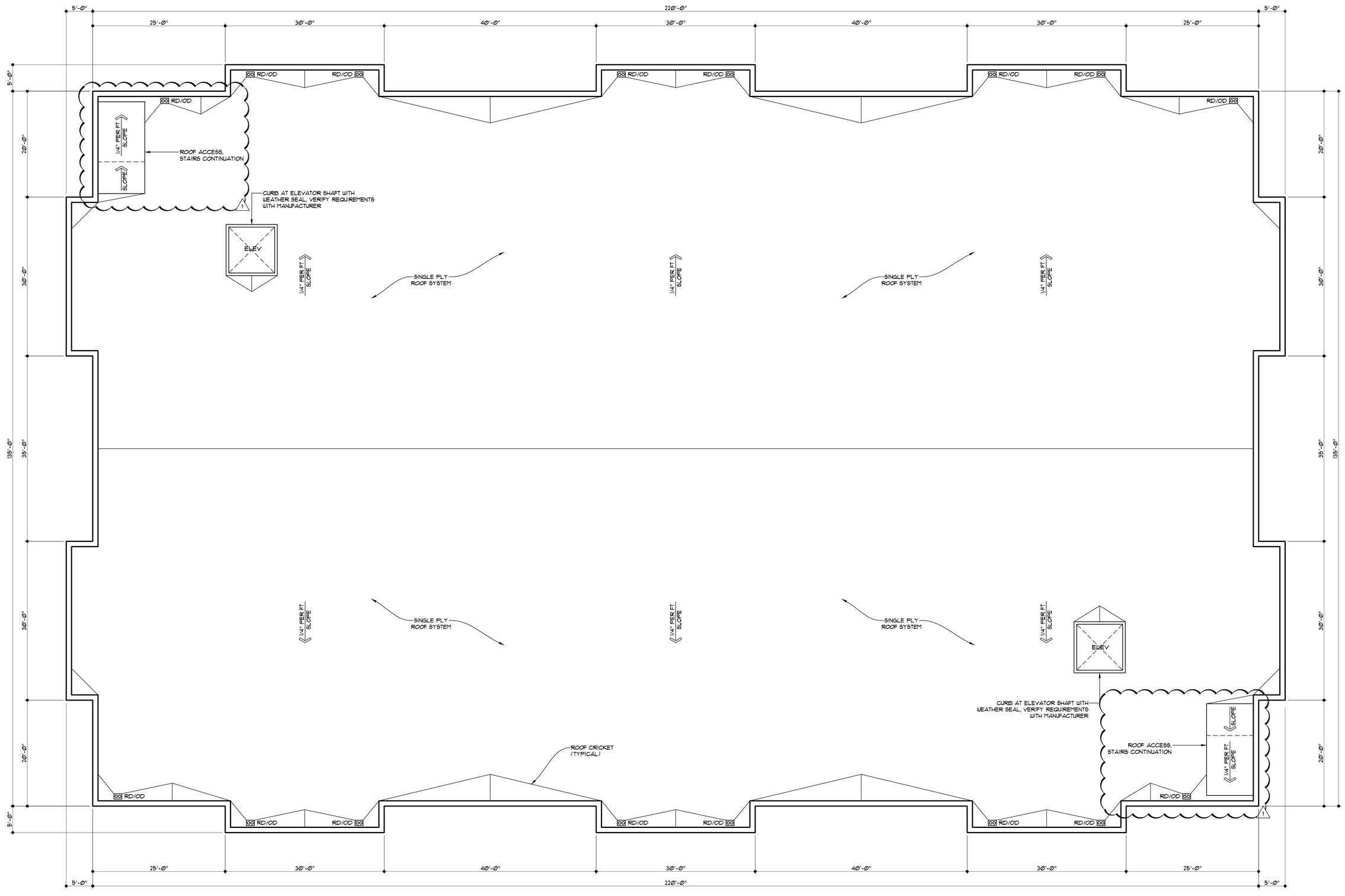
REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KWELL ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

FLOOR PLAN
4T□. LEVEL

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.4



1 ROOF PLAN
1/□□□ 1'-0□

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

FLOOR PLAN
4T□. LEVEL

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.5

1 NORTH ELEVATION

1/8" = 1'-0"

2 SOUTH ELEVATION

1/8" = 1'-0"

NO.	REVISION
1	07-24-2015
2	08-14-2015

PROPOSED NEW FACILITY:

PLATINUM SELF-STORAGE

TOWNSEND ROAD

ROCKWALL, TEXAS 750[illegible]7

REGISTERED ARCHITECT JAMES L. LEWIS STATE OF TEXAS

8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
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JL BUILDING SYSTEMS, LLC

BUILDING ELEVATIONS

Date	04-14-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A2.1

1 EAST ELEVATION
1" = 1'-0"

2 WEST ELEVATION
1" = 1'-0"

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

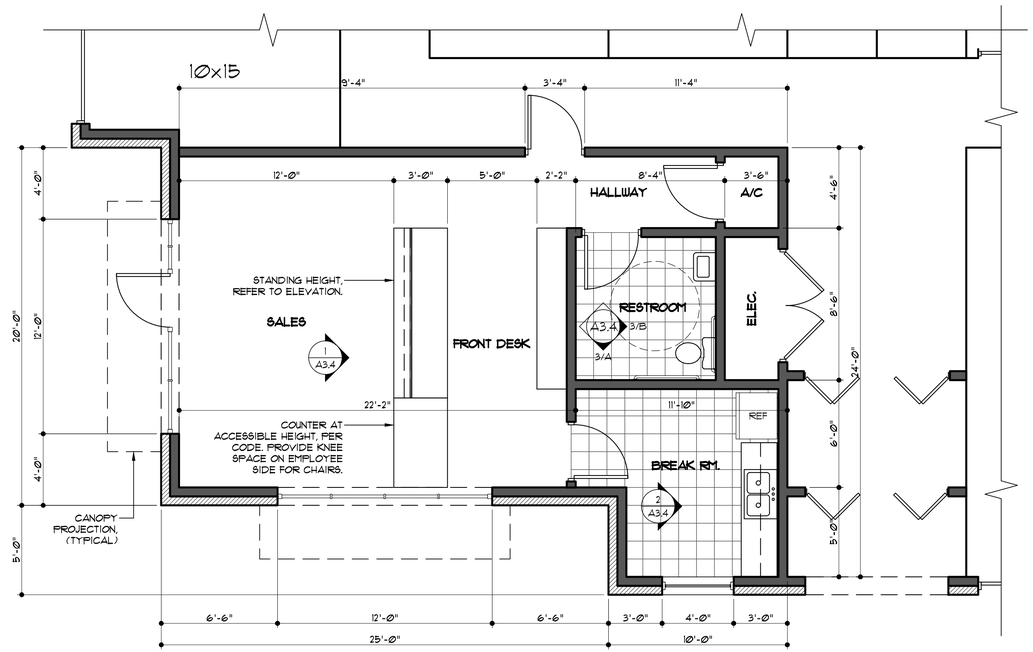
REGISTERED ARCHITECT
JAMES L. LEE
1988
STATE OF TEXAS
8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

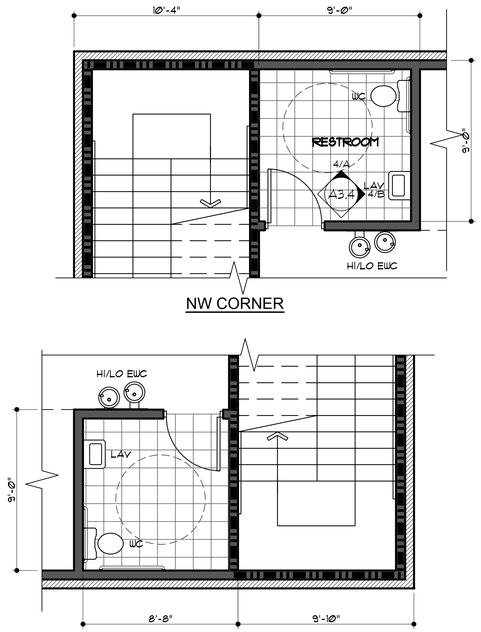
BUILDIN□ ELEVATIONS

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014

Sheet
A2.2



1 ENLARGED FLOOR PLAN - BLDG. A
1/4" = 1'-0" (OFFICE AREA)



NW CORNER

SE CORNER

2 ENLARGED PLAN - RESTROOMS 1ST. TO 4TH. LEVEL
1/4" = 1'-0"

NO.	REVISION
1	07-24-2015
2	08-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
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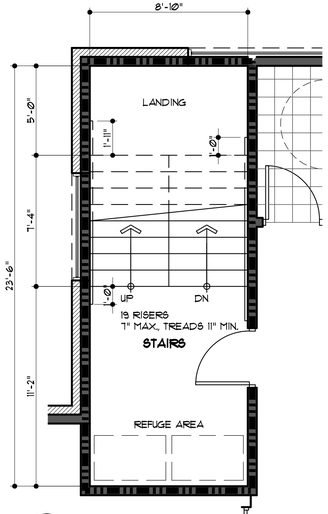
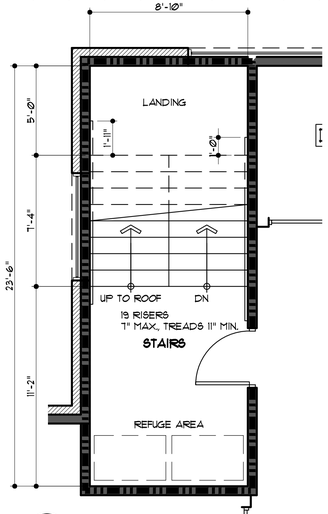
JL BUILDING SYSTEMS, LLC

ENLARGED FLOOR PLANS

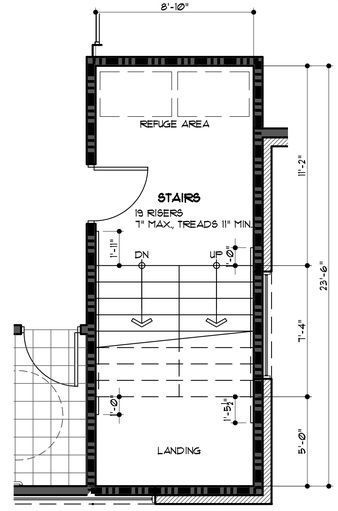
Date	04-10-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A3.1



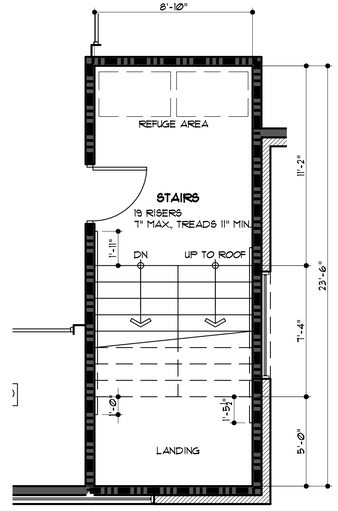
3 STAIRS ENLAR□ED PLAN - 3RD. FLOOR
1/4□□1-0□



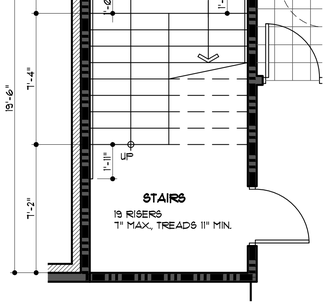
4 STAIRS ENLAR□ED PLAN - 4T□. FLOOR
1/4□□1-0□



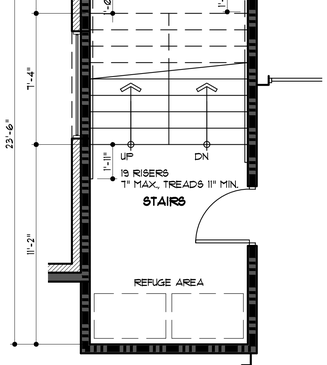
7 STAIRS ENLAR□ED PLAN - 2ND. FLOOR
1/4□□1-0□



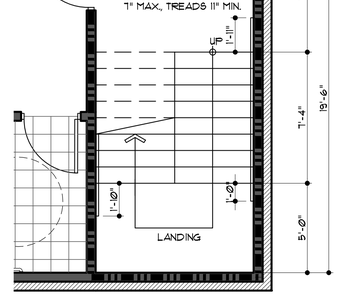
□ STAIRS ENLAR□ED PLAN - 4T□. FLOOR
1/4□□1-0□



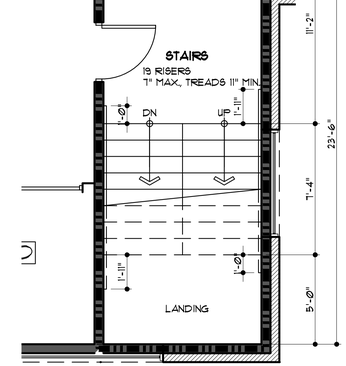
1 STAIRS ENLAR□ED PLAN - 1ST. FLOOR
1/4□□1-0□



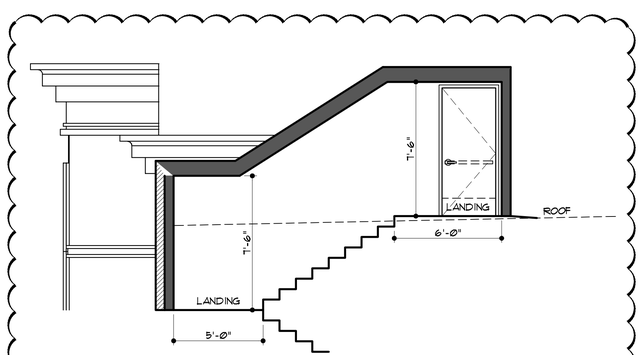
2 STAIRS ENLAR□ED PLAN - 2ND. FLOOR
1/4□□1-0□



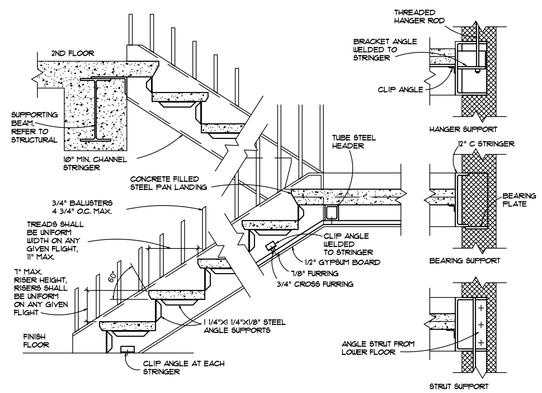
5 STAIRS ENLAR□ED PLAN - 1ST. FLOOR
1/4□□1-0□



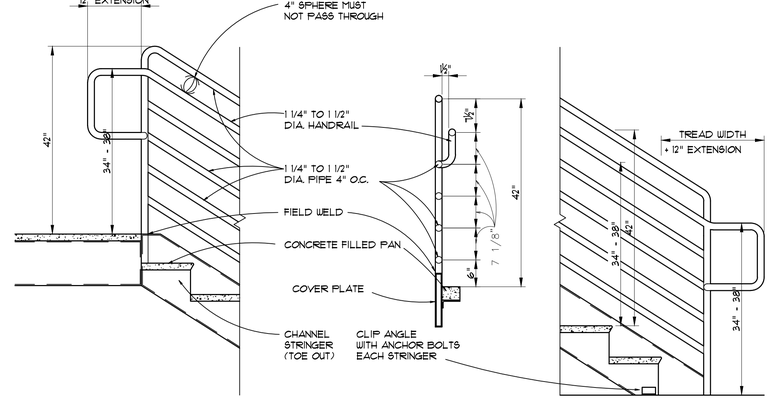
□ STAIRS ENLAR□ED PLAN - 2ND. FLOOR
1/4□□1-0□



□ ROOF ACCESS DETAIL
1/4□□1-0□



10 STAIRS DETAIL
3/4□□1-0□



11 STAIRS RAILIN□ DETAILS
3/4□□1-0□

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ENGINEER
STATE OF TEXAS
8-14-15

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JL BUILDING SYSTEMS, LLC

STAIRS DETAILS

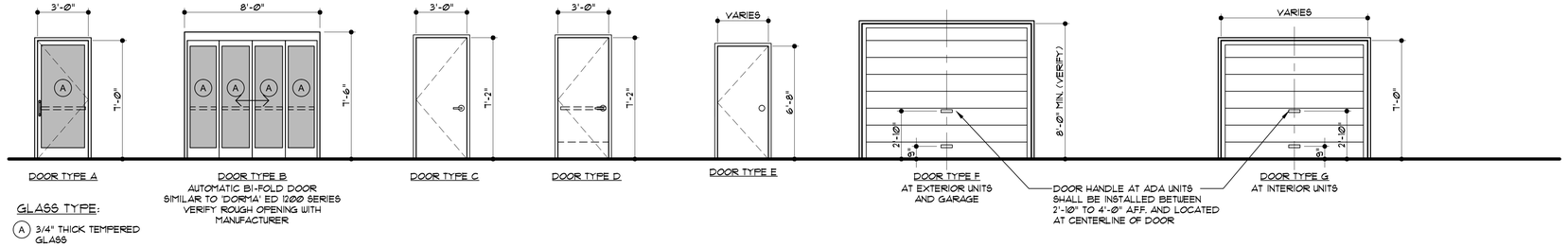
Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A3.2

DOOR SCHEDULE

MK.	TYPE	FRAME	SHGC	U-FACTOR	DIMENSIONS / HARDWARE	REMARKS
1	A	ALUM.	Ø.45	Ø.85	3Ø'Ø", PANIC HARDWARE, LOCK SET, CLOSER	ALUMINUM STOREFRONT W/ WINDOW ASSEMBLY
2	D	H.M.	N/A	N/A	3Ø'Ø", PANIC HARDWARE, LOCK SET, KICK PLATE	METAL DOOR, 3/4 HR. FIRE RATED
3	E	H.M.	N/A	N/A	3Ø'Ø", LOCK SET	SOLID CORE WOOD DOOR
4	C	H.M.	N/A	N/A	3Ø'Ø", PRIVACY SET	SOLID CORE WOOD DOOR
5	C	H.M.	N/A	N/A	3Ø'Ø", LOCK SET	SOLID CORE WOOD DOOR
[illegible]	N/A	H.M.	N/A	N/A	4Ø'Ø", DOUBLE DOOR	METAL DOOR, 3/4 HR. FIRE RATED
7	C	H.M.	N/A	N/A	3Ø'Ø", PRIVACY SET	METAL DOOR
1[illegible]	D	H.M.	N/A	N/A	3Ø'Ø", PANIC HARDWARE, CLOSER, KICK PLATE	2Ø GA. STEEL DOOR, 16 GA. FRAME, 1-1/2 HR. FIRE RATED
1[illegible]	B	H.M.	N/A	Ø.55	3Ø'Ø", PANIC HARDWARE, CLOSER	AUTOMATIC, BI-FOLD
2Ø	G	H.M.	N/A	N/A	3'-Ø" X 7'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (INTERIOR)
21	G	H.M.	N/A	N/A	3'-8" X 7'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (INTERIOR)
22	G	H.M.	N/A	N/A	8'-Ø" X 7'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (INTERIOR)
23	G	H.M.	N/A	N/A	8'-8" X 7'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (INTERIOR)
24	G	H.M.	N/A	N/A	1Ø'-8" X 7'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (INTERIOR)
25	F	H.M.	N/A	Ø.55	3'-Ø" X 8'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
2[illegible]	F	H.M.	N/A	Ø.55	3'-8" X 8'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
27	F	H.M.	N/A	Ø.55	8'-Ø" X 8'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
2[illegible]	F	H.M.	N/A	Ø.55	8'-8" X 8'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
2[illegible]	F	H.M.	N/A	Ø.55	8'-Ø" X 1Ø'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
3Ø	F	H.M.	N/A	Ø.55	8'-8" X 1Ø'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
31	F	H.M.	N/A	Ø.55	1Ø'-Ø" X 8'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
32	F	H.M.	N/A	Ø.55	1Ø'-8" X 8'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
33	F	H.M.	N/A	Ø.55	1Ø'-Ø" X 1Ø'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
34	F	H.M.	N/A	Ø.55	1Ø'-8" X 1Ø'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
35	F	H.M.	N/A	Ø.55	13'-Ø" X 1Ø'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
3[illegible]	F	H.M.	N/A	Ø.55	13'-8" X 1Ø'-Ø" OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)
37	C	H.M.	N/A	Ø.55	3Ø'Ø", LOCK SET	2Ø GA. STEEL DOOR, 16 GA. FRAME
3[illegible]	C	H.M.	N/A	N/A	3Ø'Ø", LOCK SET, 24"X24" LOUVER	2Ø GA. STEEL DOOR, 16 GA. FRAME, 1-1/2 HR FIRE RATED
3[illegible]	F	H.M.	N/A	N/A	18'-Ø" W X 8'-Ø" H, OVERHEAD ROLL-UP, LOCK SET	METAL DOOR SELECTED BY OWNER (EXTERIOR)

STORAGE UNITS

NOTES:
1. NOT ALL DOOR TYPES ARE USED IN THIS PROJECT.
2. USE GRADE 2 HARDWARE ON ALL EXTERIOR DOORS.
3. INSTALL WEATHER STRIPPING ON HOLLOW METAL EXTERIOR DOOR FRAMES.
4. PROVIDE DOOR STOPS AT WALL OR FLOOR, AS NECESSARY.
5. TEMPERED GLASS SHALL BE PROVIDED AT DOORS PER CODE.
6. GLASS PANELING AT EXTERIOR DOORS SHALL COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENTS.



DOOR TYPE A

DOOR TYPE B
AUTOMATIC BI-FOLD DOOR
SIMILAR TO 'DORMA' ED 12Ø Ø SERIES
VERIFY ROUGH OPENING WITH MANUFACTURER

DOOR TYPE C

DOOR TYPE D

DOOR TYPE E

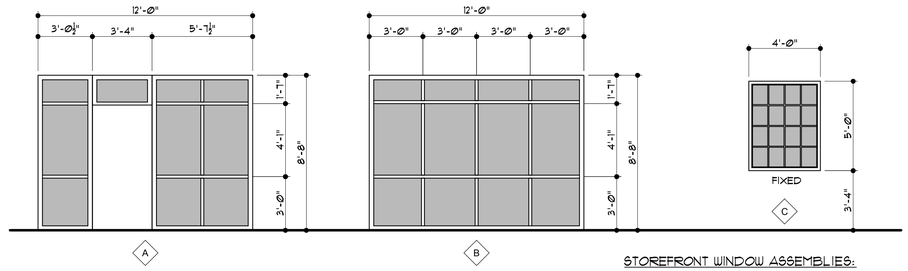
DOOR TYPE F
AT EXTERIOR UNITS AND GARAGE

DOOR HANDLE AT ADA UNITS SHALL BE INSTALLED BETWEEN 2'-1Ø" TO 4'-Ø" AFF. AND LOCATED AT CENTERLINE OF DOOR

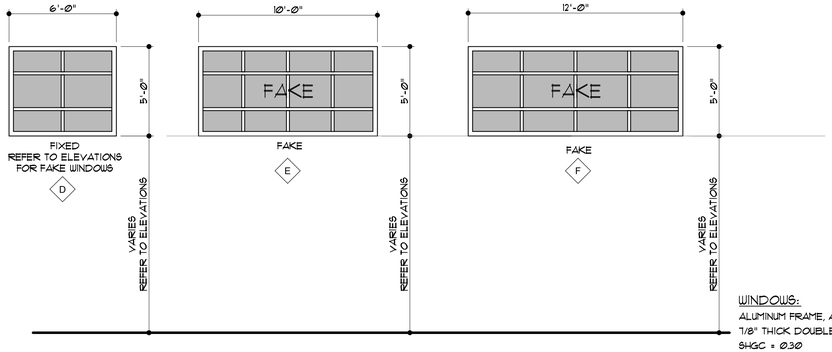
DOOR TYPE G
AT INTERIOR UNITS

GLASS TYPE:
(A) 3/4" THICK TEMPERED GLASS

WINDOW SCHEDULE



STOREFRONT WINDOW ASSEMBLIES:
ALUMINUM FRAME, AS SELECTED BY OWNER
7/8" THICK TEMPERED
LOW-E TINTED GLASS



WINDOWS:
ALUMINUM FRAME, AS SELECTED BY OWNER
7/8" THICK DOUBLE-PANE GLASS
SHGC = Ø.3Ø
U-FACTOR = Ø.35

NO.	REVISION
1	07-24-2015
2	0[illegible]-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750[illegible]7

REGISTERED ARCHITECT
JAMES M. LEWIS
I 2Ø88
STATE OF TEXAS
8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
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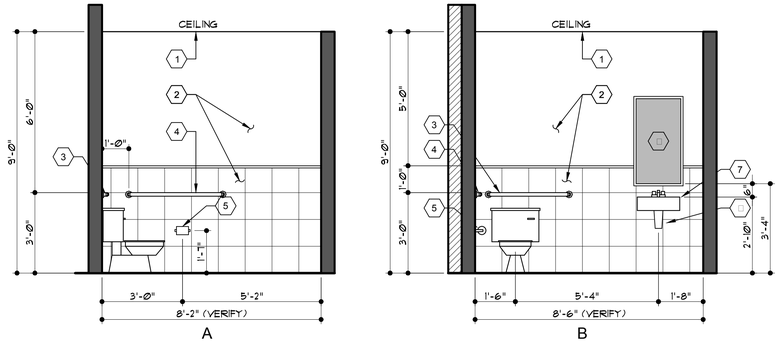
WWW.JLBUILDSYS.COM

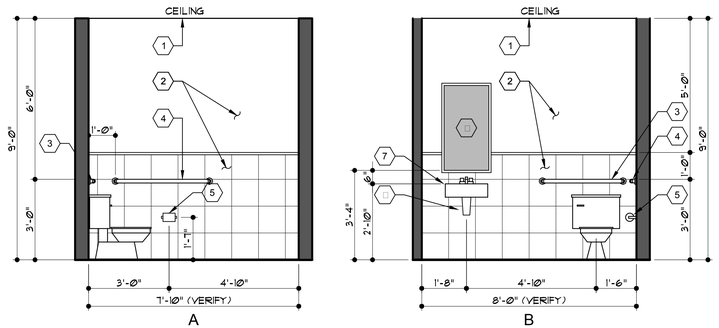
JL BUILDING SYSTEMS, LLC

DOORS [illegible]
WINDOWS

Date	04-1[illegible]-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A3.3



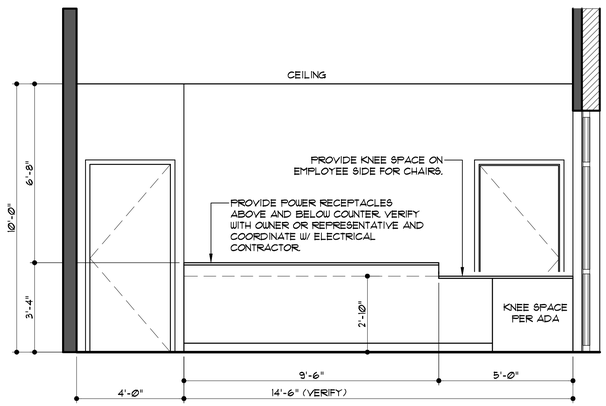
4 RESTROO□ ELEVATIONS □ STORA□E AREAS
3□□□ 1-0□



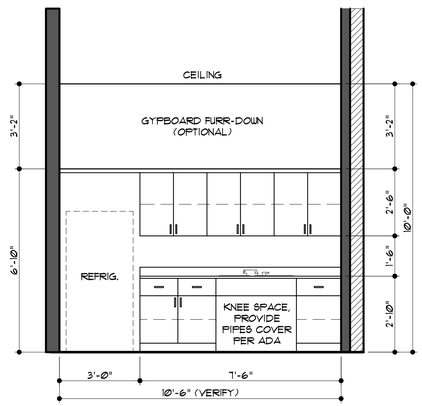
3 RESTROO□ ELEVATIONS □ OFFICE AREA
3□□□ 1-0□

NOTES BY SYMBOL "⬡"

1. 5/8" GYPBOARD CEILING, TAPE-BE WITH SMOOTH PAINT FINISH
2. CERAMIC TILE TO BE 4'-Ø" HIGH MINIMUM, GYPBOARD ABOVE FINISHED WITH TAPE-BED AND SMOOTH PAINT
3. 1-1/2" DIAM. STAINLESS STEEL GRAB BAR 36" LONG MOUNTED 6" FROM SIDE WALL
4. 1-1/2" DIAM. STAINLESS STEEL GRAB BAR 42" LONG MOUNTED 6" FROM SIDE WALL
5. TOILET TISSUE DISPENSER, FRONT EDGE MOUNTED 36" FROM BACK WALL
6. 36"X22" MIRROR, INSTALL AT ADA HEIGHT PER CODE
7. WALL HUNG LAVATORY WITH ADA COMPLIANT FAUCET SET
8. ADA COMPLIANT TOILET, REFER TO PLUMBING DWG'S.
9. PROVIDE APPROVED PIPING COVER UNDER LAVATORY PER CODE



1 SALES COUNTER ELEVATION
3□□□ 1-0□



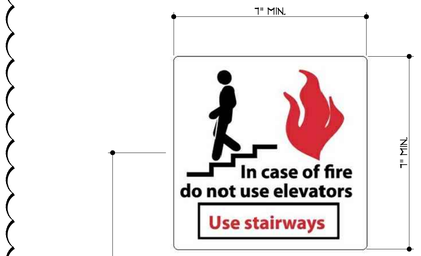
2 BREAK ROO□ ELEVATION
3□□□ 1-0□

MILLWORK:

COUNTER-TOP, BACK SPLASH AND CABINETS SHALL BE MILLWORK WITH PLASTIC LAMINATED FINISH AS SELECTED BY OWNER.

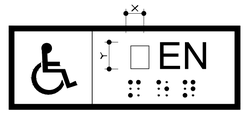
NOTE:
REFER TO ACCESSIBILITY STANDARDS DETAILS/NOTES SHEETS FOR ADDITIONAL REQUIREMENTS.

ELEVATOR SIGNAGE:
AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.



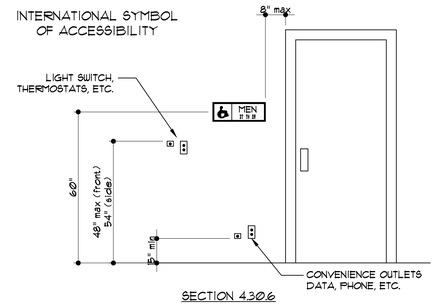
SI□N AT ELEVATOR LOBBIES

INTERNATIONAL SYMBOL OF ACCESSIBILITY



LETTERS & NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 & 1:1 AND A STROKE - WIDTH TO HEIGHT RATIO BETWEEN 1:5 & 1:10. LETTERS & NUMBERS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF OR SIMPLE SERIF FONT AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHACACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2"

SECTION 4.30.4



SECTION 4.30.6

5 SI□NA□E DETAILS PER TAS
NOT TO SCALE

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ARCHITECT STATE OF TEXAS
8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
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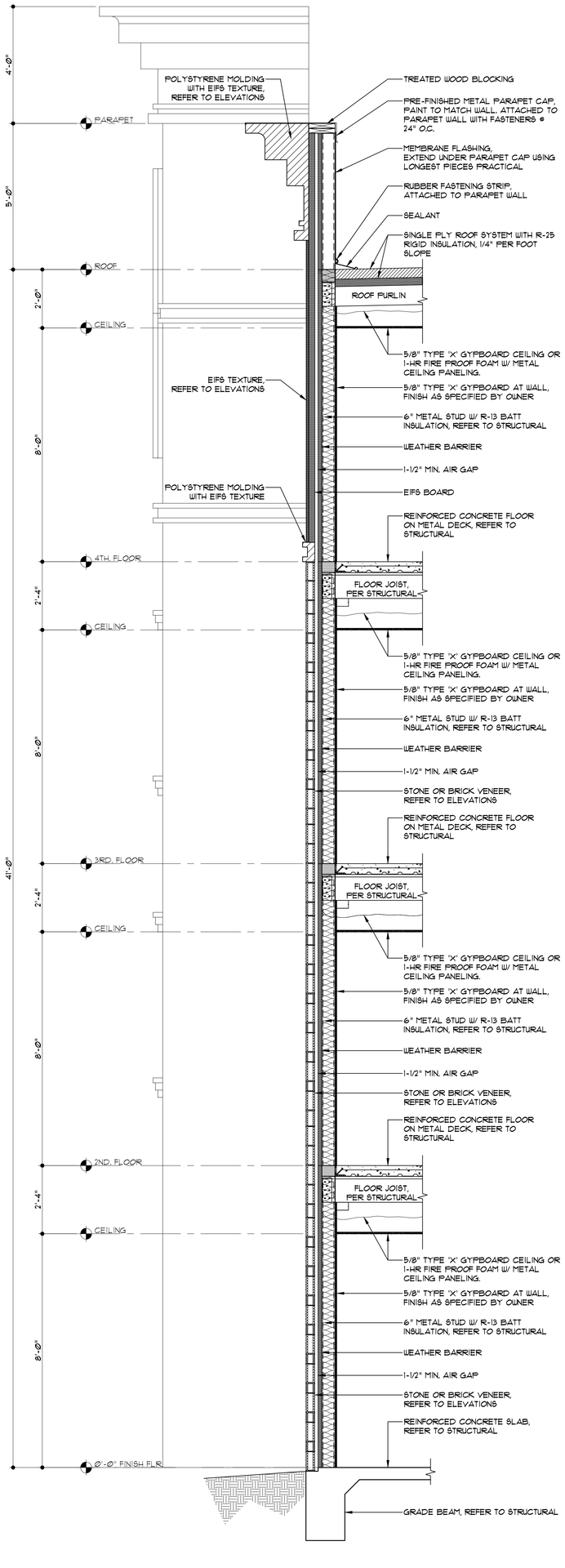
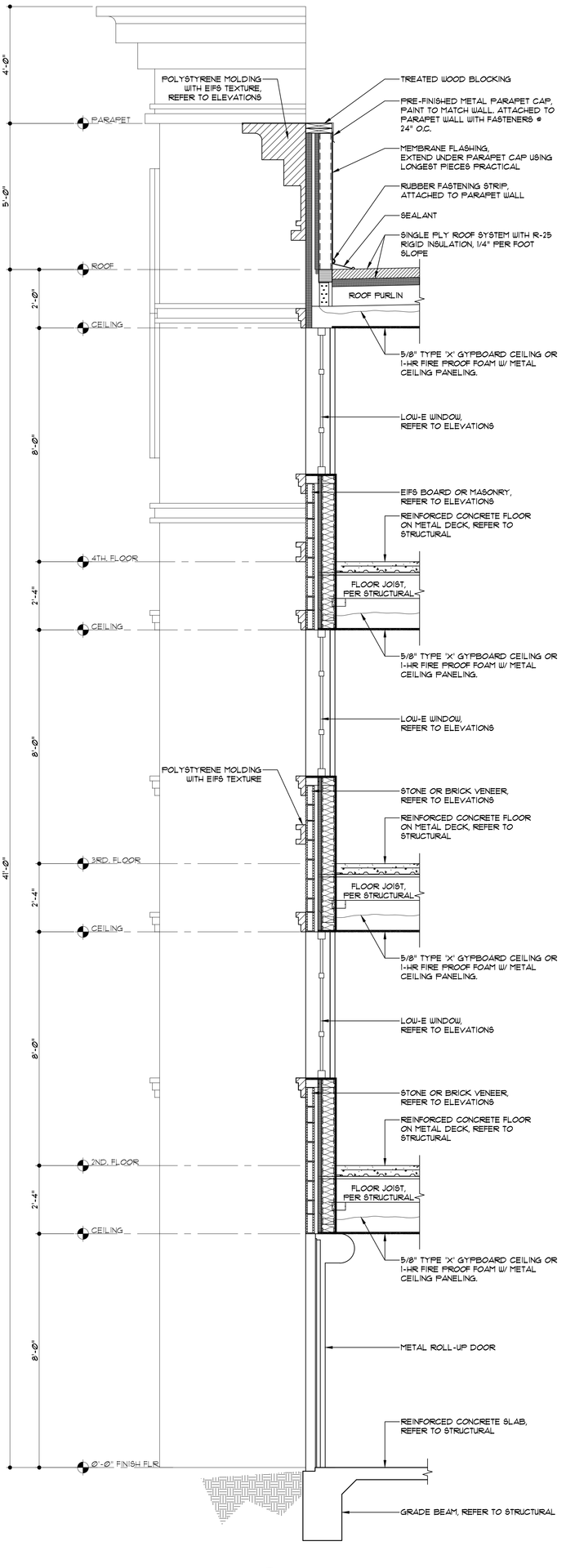
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

INTERIOR ELEVATIONS

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A3.4



1 WALL SECTION A
1/2" = 1'-0"



2 WALL SECTION B
1/2" = 1'-0"

Sheet	A3.5
Job	14014
Drawn	JLL
Scale	As Noted
Date	04-1-2015
	WALL SECTIONS

JL Building Systems, LLC
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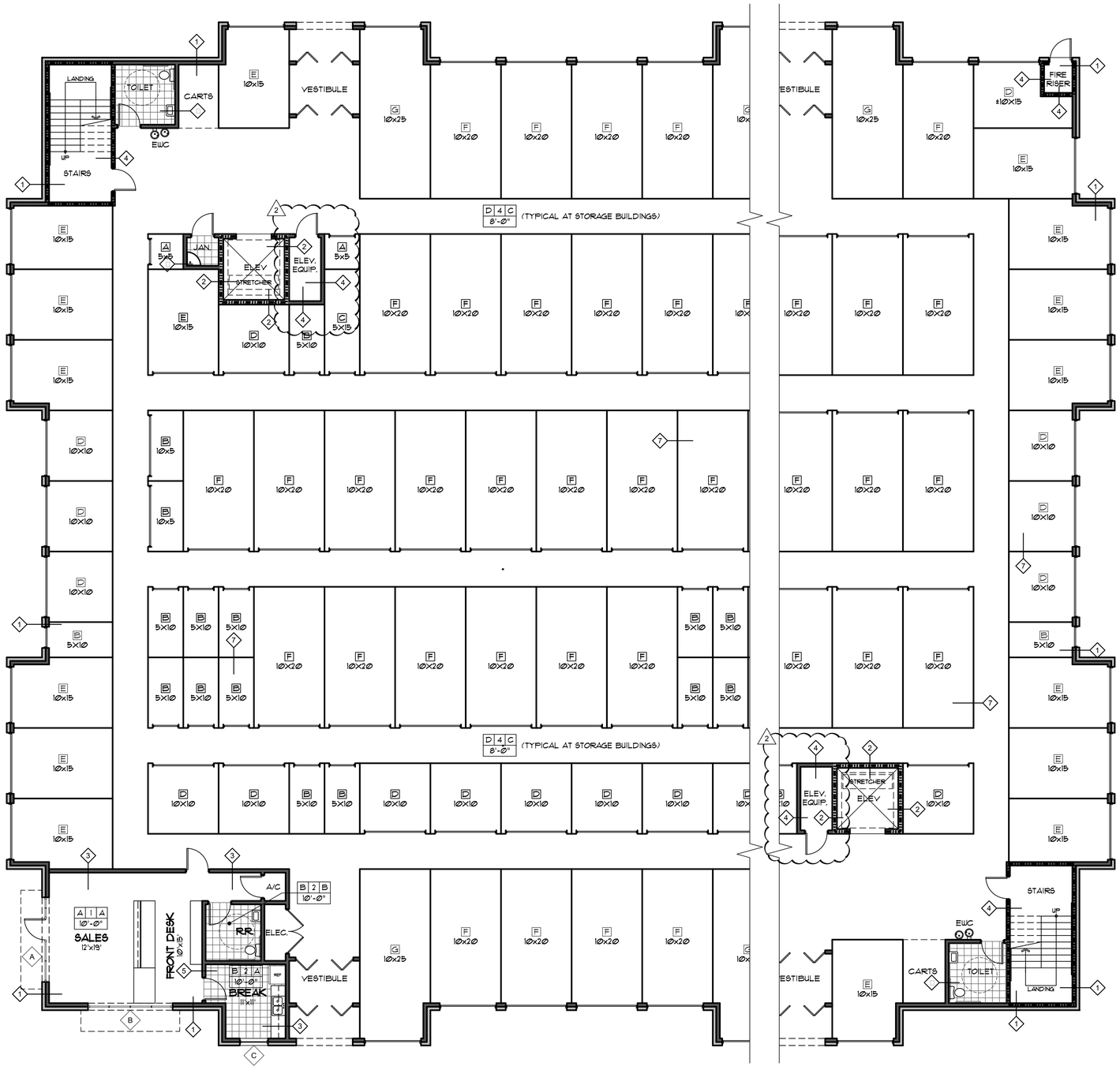
8-11-15

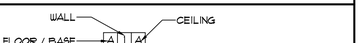
PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

NO.	REVISION	
1	07-24-2015	
2	0 - 14-2015	



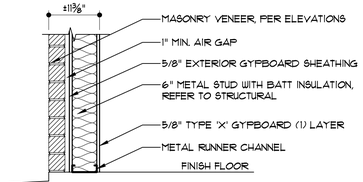
1 INTERIOR FINIS□ PLAN
1□□□ 1-0□

ROO□ FINIS□ KEY

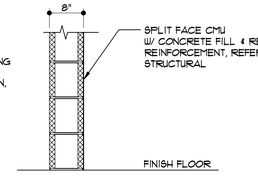


ROOM FINISH CODE

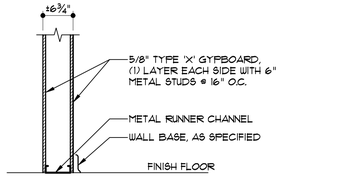
	FLOOR / BASE		WALLS		CEILINGS
A	STAINED CONCRETE/ 4" RUBBER WALL BASE	1	GYPBOARD FINISH WITH TAPE-BED, TEXTURE AND PAINT	A	2' X 2' TILE CEILING, AS SELECTED BY OWNER
B	CERAMIC TILE / CERAMIC TILE BASE	2	GREEN GYPBOARD WHERE PLUMBING OCCURS, TAPE-BED, PAINT TEXTURE	B	2' X 2' TILE CEILING WITH WASHABLE VINYL COVERING
C	CARPET / 4" RUBBER BASE	3	CERAMIC TILE 4' HIGH, GYPBOARD TAPE-BED, PAINT, TEXTURE ABOVE	C	METAL PANELING PER BUILDING MANUFACTURER
D	CONCRETE SLAB	4	METAL PANELING PER BUILDING MANUFACTURER	D	GYPBOARD FINISH WITH TAPE-BED, TEXTURE AND PAINT



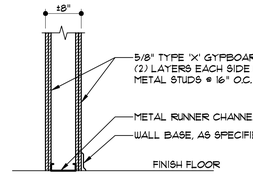
1 EXTERIOR WALL 1-HR FIRE RATED
PER UL DESIGN NO. 418



2 CMU WALL @ ELEVATOR SHAFTS
2-HR FIRE RATED PER UL DESIGN NO. U906



3 DEMISING WALL, 1-HR. FIRE RATED
PER UL DESIGN NO. 425



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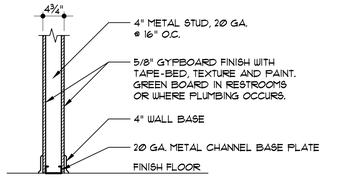
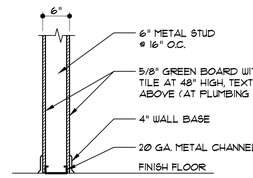
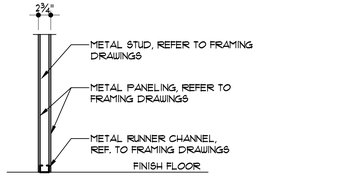
PER UL DESIGN NO. 425



5 PARTITION WALL



□ DEMISING AND/OR PLUMBING WALL



7 PARTITION
BETWEEN STORAGE UNITS

2 WALL TYPES
3/4□□ 1-0□

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

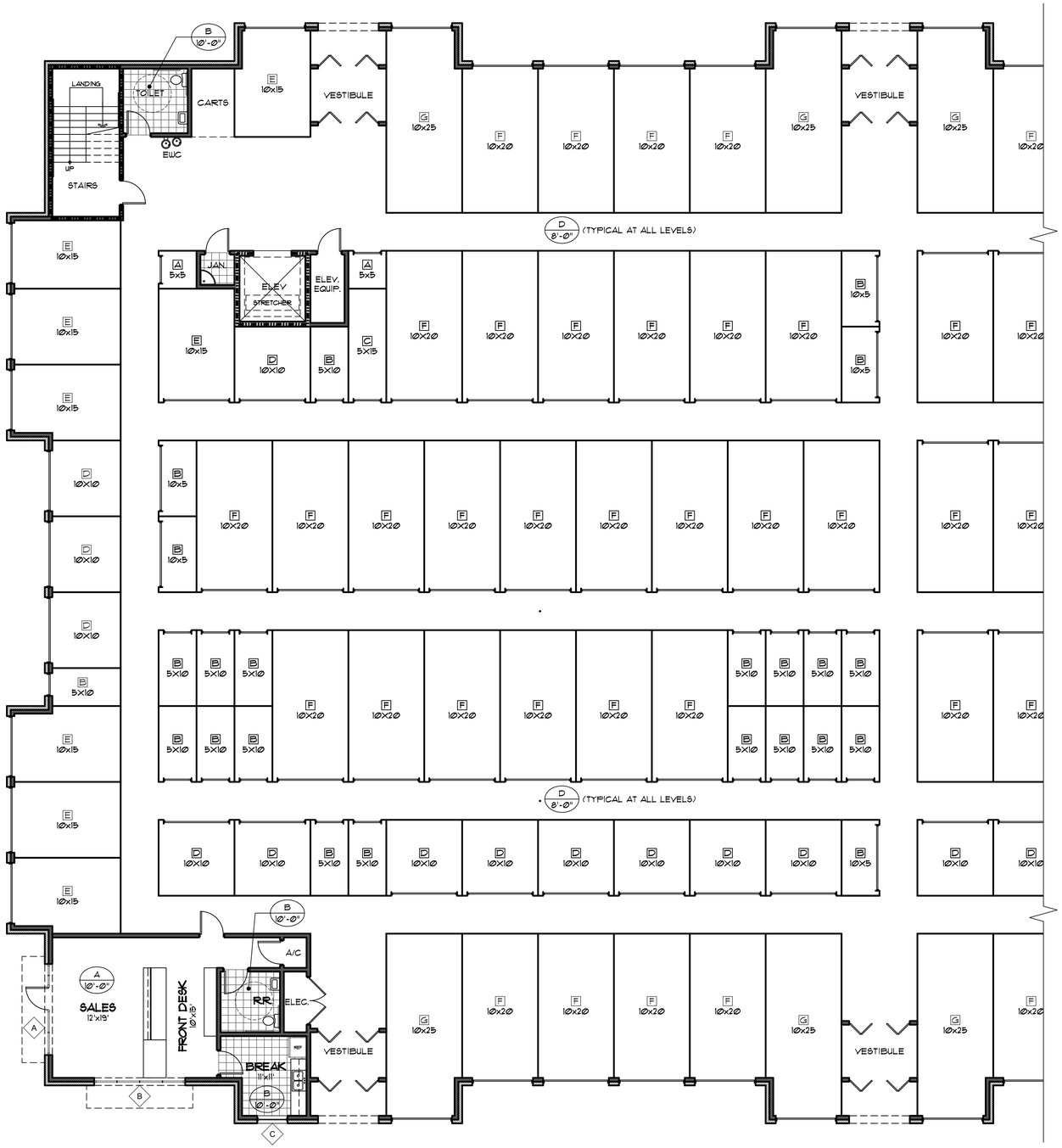
REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

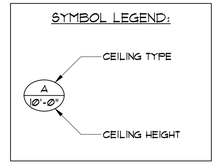
INTERIOR FINIS□

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A4.1



1 CEILIN□ PLAN
1□□□1□-0□

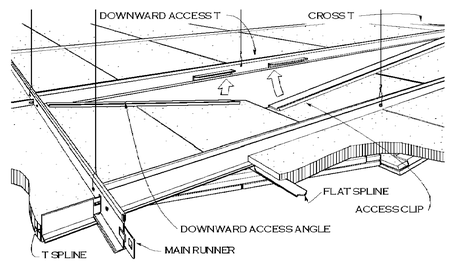
SYMBOL LEGEND:



CEILING TYPES:

A - 2'X2' SUSPENDED TILE CEILING, AS SPECIFIED.
B - 2'X2' SUSPENDED TILE CEILING WITH VINYL COVERING
C - GYPBOARD CEILING W/ TEXTURE AND PAINT, AS SPECIFIED.
D - METAL PANELING CEILING, BY OTHERS.

3 TILE-CEILIN□ SUSPENSION DETAIL
NOT TO SCALE



(END PIVOT SHOWN; SIDE PIVOT AVAILABLE)

2 TILE-CEILIN□ ACCESS DETAIL
NOT TO SCALE

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

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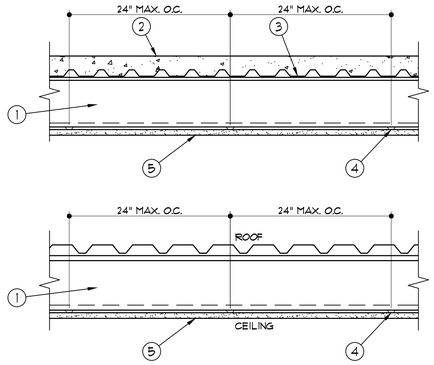
CEILIN□ PLAN

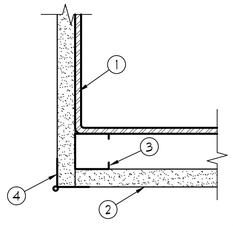
Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A4.2

DESIGN NO. D501
FLOOR/CEILING AND ROOF ASSEMBLY - 1 HR.



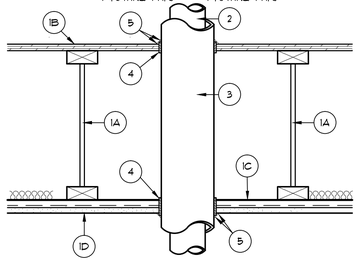
1. STRUCTURAL STEEL JOIST, REFER TO STRUCTURAL DRAWINGS.
2. LIGHT WEIGHT CONCRETE, 4" THICK, REINFORCED WITH W4.0xW4.0 6"x6" WWF, REFER TO STRUCTURAL DRAWINGS.
3. STEEL DECK, 24GA., TF 75 TENSIL FORM BY WHEELING
4. FURRING CHANNEL 25 MSG GALV STEEL, 2-5/8 IN. WIDE BY 7/8 IN. DEEP, SPACED 24 IN. O.C. AT GYPSUM BOARD END JOINTS ONE ROW OF FURRING CHANNELS USED ON EACH SIDE AND SPACED 3 IN. FROM THE END JOINT. SECURED TO STEEL FLOOR UNITS WITH A DOUBLE STRAND OF 18 SWG GALV STEEL WIRE, SPACED 24 IN. O.C., INSERTED THROUGH TWO 1/8 IN. DIAM HOLES DRILLED THROUGH CRESTS OR VALLEYS OF STEEL FLOOR UNITS PRIOR TO CONCRETE POUR ADJOINING LENGTHS OF CHANNELS LAPPED 6 IN. AND TIED AT BOTH ENDS OF LAP WITH DOUBLE STRAND OF 18 SWG GALV STEEL WIRE. WHEN NO COLD-ROLLED CHANNELS ARE USED, MAX DEPTH BETWEEN TOP OF FURRING CHANNEL AND BOTTOM OF FLOOR UNITS TO BE 3 IN. WHERE A LARGER PLENUM DEPTH IS DESIRED, FURRING CHANNELS WIRE TIED WITH A DOUBLE STRAND OF 18 SWG GALV STEEL TIE WIRE TO 1-1/2 IN. COLD-ROLLED CHANNELS FORMED FROM 16 MSG PAINTED STEEL AND SUSPENDED FROM FLOOR UNITS WITH 12 SWG GALV STEEL WIRE. NO. 12 SWG WIRES PIGTAILED THROUGH FLOOR UNITS AND EMBEDDED IN CONCRETE. SPACING OF 1-1/2 IN. COLD-ROLLED CHANNELS NOT TO EXCEED 24 IN. O.C. SPACING OF HANGER WIRES SUPPORTING COLD-ROLLED CHANNELS NOT TO EXCEED 48 IN. O.C. AS AN ALTERNATE TO THE RESILIENT FURRING CHANNELS, STEEL FRAMING MEMBERS• (ITEM 6A) MAY BE USED.
5. GYPSUM BOARD - 5/8 IN. THICK, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO STEEL FLOOR UNITS OR TO FURRING CHANNELS. GYPSUM BOARD FASTENED TO FLOOR UNITS OR FURRING CHANNELS WITH DRYWALL SCREWS SPACED 8 IN. OC ADJACENT TO END JOINTS, 12 IN. OC PERPENDICULAR TO AND 24 IN. OC PARALLEL TO LONG DIMENSION IN THE FIELD OF EACH BOARD. SCREWS ALONG SIDE EDGES OF BOARD SPACED 1 IN. FROM THE EDGE. 2-3/4 IN. WIDE STRIPS OF GYPSUM BOARD PLACED BETWEEN THE CHANNELS ON TOP OF GYPSUM BOARD END JOINTS. END JOINTS MAY BE STAGGERED OR IN-LINE. JOINTS MAY BE COVERED WITH JOINT TAPE AND COMPOUND OR LEFT UNCOVERED. WHEN GYPSUM BOARD IS ATTACHED DIRECTLY TO UNDERSIDE OF FLOOR UNITS, CARE MUST BE TAKEN NOT TO DRIVE THE DRYWALL SCREWS INTO THE SIDE JOINT OF TYPE S AND S-L UNITS.

DESIGN NO. X528
FIRE RESISTANT COLUMN PROTECTION, 1-HR RATING



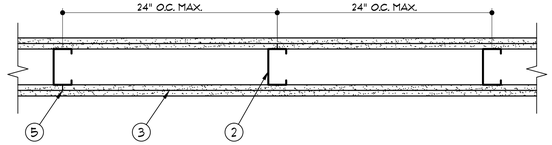
1. STEEL COLUMN -TUBULAR STEEL, REFER TO STRUCTURAL DRAWINGS.
2. GYPSUM BOARD - FOR 1 HR RATING, ANY 5/8 IN. OR 1/2 IN. THICK GYPSUM WALLBOARD CLASSIFIED FOR USE IN FIRE RESISTANCE (TYPE "X").
3. STEEL STUD - 1-5/8 IN. WIDE WITH 1-5/16 AND 1-7/16 IN. LEGS HAVING A 1/4- IN. FOLDED FLANGE, FABRICATED FROM 25 MSG GALV STEEL. LENGTH TO BE 1/2 IN. LESS THAN THE ASSEMBLY HEIGHT.
3A. AS AN ALTERNATE TO ITEM 3 STEEL FRAMING MEMBERS - GALV. STEEL CLIPS SPACED 4 FT OC AND 1-1/4 IN. FROM TOP AND BOTTEM OF COLUMN. A NO. 28 MSG GALV STEEL SUPPORT ANGLE WITH 1-1/4 IN. LENGTH SHALL BE PLACED OVER CLIPS AND SECURED WITH SCREWS ATTACHING THE WALLBOARD. THE ANGLE CUT 1 IN. LESS THAN ASSEMBLY HEIGHT SPLICES IN ANGLE TO OCCUR OVER CLIPS. THE CLIPS FOR USE WITH WIDE FLANGE COLUMNS ONLY.
4. CORNER BEADS - NO. 28 MSG GALV STEEL, 1-1/4 IN. LEGS TO BE ATTACHED TO THE WALLBOARD WITH NO. 6 BY 1 IN. SCREWS SPACED 12 IN. OC MAX.
5. TIE WIRE - NO. 18 SWG STEEL WIRE SPACED 24 IN. OC USED WITH SECOND LAYER OF WALLBOARD.
6. SCREWS - FOR ATTACHING FIRST LAYER OF WALLBOARD TO STEEL STUDS, AND THIRD LAYER OF WALLBOARD TO 2 IN. BY 2 IN. STEEL ANGLE (25 GA) TO BE NO. 6 BY 1 IN. (OR 1-1/4 IN. FOR 3/4 IN. THICK WALLBOARD) PHILLIPS HEAD SELF-DRILLING, SELFTAPPING DOUBLE LEAD SCREWS SPACED 24 IN. OC FOR ATTACHING SECOND LAYER OF WALLBOARD TO STEEL STUDS AND FOURTH LAYER OF WALLBOARD TO 2 IN. BY 2 IN. STEEL ANGLE (25 GA) TO BE NO. 6 BY 1-3/4 IN. (OR 2-1/4 IN. FOR 3/4 IN. THICK WALLBOARD) STEEL SCREWS OF THE SAME TYPE SPACED 12 IN. OC FOR ATTACHING THIRD LAYER OF WALLBOARD TO STEEL STUDS TO BE NO. 8 BY 2-1/4 IN. SCREWS OF THE SAME TYPE SPACED 12 IN. OC
7. FINISHING SYSTEM - (NOT SHOWN) - JOINT COMPOUND APPLIED OVER CORNER BEADS TO A THICKNESS OF 1/16 IN.

PIPE PEN. at CEILING/FLOOR
SYSTEM NO. FC5002
(FORMERLY SYSTEM NO. 454)
F RATING-1 HR. T RATING-1 HR.



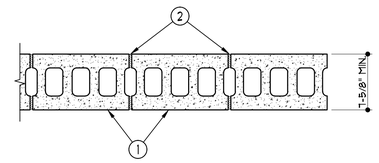
1. FLOOR ASSEMBLY-THE FIRE RATED WOOD TRUSS OR COMBINATION WOOD AND STEEL TRUSS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL L500 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   a. TRUSSES-MIN 12 IN. DEEP PARALLEL CHORD TRUSSES FABRICATED FROM 2 BY 4 IN. LUMBER IN CONJUNCTION WITH GALV STEEL TRUSS PLATES OR STRUCTURAL WOOD MEMBERS• WITH BRIDGING AS REQUIRED.
   b. FLOORING-NOM 3/4 IN. THICK PLYWOOD FLOORING WITH OR WITHOUT FLOOR TOPPING MIXTURE•. MAX DIAM OF HOLE-SAWED OPENING IN FLOORING 15 7 IN.
   c. FURRING CHANNELS-RIGID OR RESILIENT GALV STEEL FURRING CHANNELS INSTALLED PERPENDICULAR TO BOTTOM CHORD OF TRUSSES.
   d. WALLBOARD, GYPSUM•-NOM 4 FT. WIDE BY 5/8 IN. THICK, SCREW-ATTACHED TO FURRING CHANNELS. DIAM OF HOLE-SAWED OPENING IN GYPSUM WALLBOARD CEILING 15 7 IN.
2. PIPE-NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE OR NOM 3 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER PIPE. PIPE TO BE INSTALLED APPROXIMATELY MIDWAY BETWEEN TRUSSES AND CENTERED IN CIRCULAR CUTOUTS IN FLOORING (ITEM 1B) AND GYPSUM WALLBOARD CEILING (ITEM 1D.). DIAM OF CIRCULAR CUTOUTS IN FLOORING AND GYPSUM WALLBOARD CEILING TO BE 1/2 TO 3/4 IN. LARGER THAN OUTSIDE DIAM OF PIPE COVERING (ITEM 3.) OR TUBE INSULATION (ITEM 3A.) ON PIPE. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY.
3. PIPE COVERING•-NOM 1 IN. THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MIN 3.5 PCF) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY-APPLIED SELF-SEALING LAP TAPE. TRANSVERSE JOINTS SECURED WITH METAL FASTENERS OR WITH BUTT STRIP TAPE SUPPLIED WITH THE PRODUCT.
   SEE PIPE AND EQUIPMENT COVERING-MATERIALS• (BRGU) CATEGORY IN BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY BY USED.
3A. TUBE INSULATION-PLASTICS•-AS AN ALTERNATE TO THE GLASS FIBER PIPE COVERING (ITEM 3.), NOM 1/2 OF 5/8 IN. THICK ACRYLONITRILE BUTADIENE/POLYVINYL CHLORIDE (AB/PVC) FLEXIBLE FOAM FURNISHED IN THE FORM OF TUBING WITH SKIN MAY BE USED.
   SEE PLASTICS (QMFZ) CATEGORY IN THE RECOGNIZED COMPONENT DIRECTORY FOR NAMES OF MANUFACTURERS. ANY RECOGNIZED COMPONENT TUBE INSULATION MATERIAL MEETING THE ABOVE SPECIFICATIONS AND HAVING A UL 94 FLAMMABILITY CLASSIFICATION OF 94-5VA MAY BE USED.
4. FILL, VOID OR CAVITY MATERIAL5•-WRAP STRIP-NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2 IN. WIDE STRIPS. NOM 2 IN. WIDE STRIP TIGHTLY WRAPPED AROUND PIPE COVERING OR TUBE INSULATION (FOIL SIDE EXPOSED), SECURED WITH TWO STEEL TIE WIRES AND SLID INTO HOLE-SAWED OPENING IN FLOORING (ITEM 1B) AND IN GYPSUM WALLBOARD CEILING (ITEM 1D.) BOTTOM EDGE OF WRAP STRIP TO PROJECT 5/16 TO 11/16 IN. BELOW BOTTOM SURFACE OF FLOORING AND BELOW (CEILING) SURFACE OF GYPSUM WALLBOARD. MINNESOTA MINING & MFG. CO.-TYPE FS-195
5. FILL, VOID OR CAVITY MATERIAL5•-CAULK-NOM 1/4 IN. THICKNESS OF CAULK TO BE APPLIED TO THE EXPOSED EDGE OF THE WRAP STRIP LAYER (TOP OF FLOORING AND BOTTOM OF GYPSUM WALLBOARD CEILING). GENEROUS APPLICATION OF CAULK TO BE APPLIED TO FILL ALL GAPS AT THE WRAP STRIP/FLOORING AND WRAP STRIP/GYPSUM WALLBOARD CEILING INTERFACES. MINNESOTA MINING & MFG. CO.-TYPES CP-25 WB, CP-25 WB+
•BEARING THE UL CLASSIFICATION MARKING

DESIGN NO. U419
NONBEARING WALL RATINGS - 1 AND 2 HR.
(1 HR - 1 LAYER EACH SIDE, 2 HR - 2 LAYERS EACH SIDE)



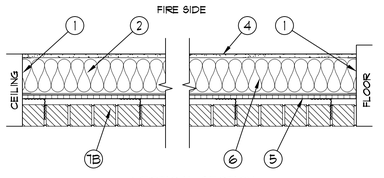
1. FLOOR AND CEILING RUNNERS - (NOT SHOWN) METAL CHANNEL SHAPED FABRICATED FROM MIN. 25 GA CORROSION-PROTECTED STEEL, MINIMUM WIDTH TO ACCOMMODATE STUD SIZE WITH MIN 1 IN. LONG LEGS ATTACHED TO FLOOR AND CEILING WITH FASTENERS 24 IN. O.C. MAXIMUM.
2. STEEL (METAL) STUDS - CHANNEL SHAPED, FABRICATED FROM MIN 25 MSG CORROSION-PROTECTED STEEL, MIN WIDTH 3-1/2", MIN 1-1/4 IN. FLANGES AND 1/4 IN. RETURN, SPACED A MAX OF 24 IN. OC. STUDS TO BE CUT 3/8 TO 3/4 IN. LESS THAN ASSEMBLY HEIGHT.
3. GYPSUM BOARD - GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. VERTICAL JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED ONE STUD CAVITY. HORIZONTAL JOINTS NEED NOT BE BACKED BY STEEL FRAMING. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED A MIN OF 12 IN. THE THICKNESS NUMBER OF LAYERS: 1 EACH SIDE FOR 1 HR AND 2 EACH SIDE FOR 2 HR.
4. FASTENERS - (NOT SHOWN) - FOR USE WITH ITEM 2 - TYPE S OR S-12 STEEL SCREWS USED TO ATTACH PANELS TO STUDS (ITEM 2). SINGLE LAYER SYSTEMS: 1 IN. LONG FOR 1/2 AND 5/8 IN. THICK PANELS OR 1-1/4 IN. LONG FOR 3/4 IN. THICK PANELS, SPACED 8 IN. OC WHEN PANELS ARE APPLIED HORIZONTALLY, OR 8 IN. OC ALONG VERTICAL AND BOTTOM EDGES AND 12 IN. OC IN THE FIELD WHEN PANELS ARE APPLIED VERTICALLY. TWO LAYER SYSTEMS: FIRST LAYER- 1 IN. LONG FOR 1/2 AND 5/8 IN. THICK PANELS OR 1-1/4 IN. LONG FOR 3/4 IN. THICK PANELS, SPACED 16 IN. OC. SECOND LAYER- 1-5/8 IN. LONG FOR 1/2 IN., 5/8 IN. THICK PANELS OR 2-1/4 IN. LONG FOR 3/4 IN. THICK PANELS, SPACED 16 IN. OC WITH SCREWS OFFSET 8 IN. FROM FIRST LAYER.
5. JOINT TAPE AND COMPOUND - VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYER PANELS. PAPER TAPE AND JOINT COMPOUND MAY BE OMITTED WHEN GYPSUM PANELS ARE SUPPLIED WITH A SQUARE EDGE.

BEARING WALL RATING - 2 HR
NONBEARING WALL RATING - 2 HR
UL DESIGN NO. U906



1. CONCRETE BLOCKS - CLASSIFICAON D-2 (2 HR).
2. MORTAR - BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8 IN. THICK, OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.

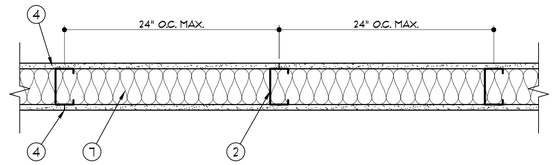
BEARING WALL RATING - 1 OR 2 HR
(EXPOSED TO FIRE ON INTERIOR ONLY)
UL DESIGN NO. U418
(1 HR - ONE LAYER GYPSUM BOARD, 2 HR - 2 TWO LAYERS G.B.)



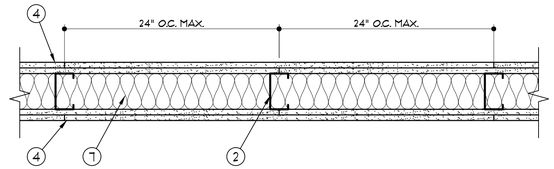
VERTICAL SECTION

1. FLOOR AND CEILING TRACKS —CHANNEL SHAPED, 3-5/8 IN. OR 5-5/8 IN. WIDE WITH 1-1/2 IN. FLANGES, FABRICATED FROM NO. 18 GSG GALV STEEL, ATTACHED TO FLOOR AND CEILING WITH FASTENERS SPACED 24 IN. O.C.
2. STEEL STUDS —C-SHAPED, FABRICATED FROM MIN NO. 18 GSG (Ø.051 IN. THICK) GALV STEEL, 3-1/2 IN. OR 5-1/2 IN. WIDE WITH 1-1/2 IN. FLANGES AND 1/2 IN. RETURNS (STIFFENING FLANGES.) MIN YIELD STRENGTH 40,000 PSI. SEE ILL. 12 OF REPORT R7160-3, -4 DATED AUG. 23, 1976 FOR TABLES CONTAINING MAX ALLOWABLE AXIAL LOADS. REPORT ILL.S. AVAILABLE FROM U. S. STEEL CORP., RM. 1846, 600 GRANT ST., PITTSBURGH, PA 15230.
3. STEEL STRAPPING —FLAT STOCK, 2 IN. WIDE, FABRICATED FROM NO. 18 GSG GALV STEEL. LOCATED HORIZONTALLY AND ATTACHED TO BOTH SIDES OF THE STUDS AT THE THIRD POINTS USING ONE NO. 6-20 BY 1/2 IN. SELF-DRILLING STEEL SCREW AT EACH INTERSECTION.
4. GYPSUM BOARD - 5/8" THICK GYPSUM WALLBOARD BEARING THE UL CLASSIFICATION MARKING AS TO FIRE RESISTANCE (TYPE "X"). APPLIED VERTICALLY WITH JOINTS BETWEEN LAYERS STAGGERED. (2) LAYERS ON FIRE SIDE FOR 2-HR RATING.
5. GYPSUM SHEATHING —ONE LAYER OF NOMINAL 1/2 IN. THICK EXTERIOR SHEATHING, APPLIED VERTICALLY AND SECURED TO THE STUDS AND RUNNER TRACKS WITH 1 IN. LONG, Ø.142 IN. DIAM, TYPE S-12 BUGLE HEAD SCREWS SPACED 12 IN. OC ALONG THE STUDS AND THE RUNNER TRACKS.
6. BATTS AND BLANKETS - 3-1/2" GLASS FIBER BATTS, INSERTED BETWEEN EACH STUD TO FILL THE WALL CAVITY.
7. EXTERIOR FACINGS —
   7A. STEEL SIDING —SAME DESCRIPTION AS ABOVE (NO. 17 GSG) GAUGE Ø.017 IN. THICK.
   7B. BRICK VENEER —ANY TYPE 4 IN. WIDE BRICK. METAL TIES USED AS EVERY FOURTH COURSE SPACED 24 IN. OC HORIZONTALLY. FASTENED TO STEEL STUDS THROUGH GYPSUM SHEATHING WITH ONE NO. 6-20 STEEL SCREW PER TIE. ONE INCH AIR SPACE PROVIDED BETWEEN VENEER AND GYPSUM SHEATHING.
   7C. STUCCO —PORTLAND CEMENT TYPE —3/4 IN. MIN THICKNESS. METAL LATH OR MESH BASE ATTACHED TO STUDS WITH NO. 6-20 STEEL SCREWS. "T-NAILS," OR STAPLES APPROVED BY LOCAL BUILDING CODES, SPACED 6 IN. OC MAX AND DRIVEN THROUGH GYPSUM SHEATHING.

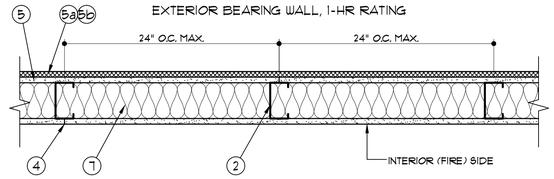
DESIGN NO. U425
INTERIOR BEARING WALL, 1-HR RATING



DESIGN NO. U425
INTERIOR BEARING WALL, 2-HR RATING



DESIGN NO. U425
EXTERIOR BEARING WALL, 1-HR RATING



1. STEEL FLOOR AND CEILING TRACKS - (NOT SHOWN) - TOP AND BOTTOM TRACKS OF WALL ASSEMBLIES SHALL CONSIST OF STEEL MEMBERS, MIN NO. 20 GAUGE STEEL, THAT PROVIDE A SOUND STRUCTURAL CONNECTION BETWEEN STEEL STUDS, AND TO ADJACENT ASSEMBLIES SUCH AS A FLOOR, CEILING, AND/OR OTHER WALLS. ATTACHED TO FLOOR AND CEILING ASSEMBLIES WITH STEEL FASTENERS SPACED NOT GREATER THAN 24 IN. O.C.
2. STEEL STUDS - CORROSION PROTECTED STEEL STUDS, MIN NO. 20 GAUGE STEEL OR MIN 3- 1/2 IN. WIDE, MIN NO. 20 GAUGE GALV STEEL. THE MAX STUD SPACING OF WALL ASSEMBLIES SHALL NOT EXCEED 24 IN. O.C. STUDS ATTACHED TO FLOOR AND CEILING TRACKS WITH 1/2 IN. LONG TYPE S-12 STEEL SCREWS ON BOTH SIDES OF STUDS OR BY WELDED OR BOLTED CONNECTIONS DESIGNED IN ACCORDANCE WITH THE AISI SPECIFICATIONS.
3. LATERAL SUPPORT MEMBERS - (NOT SHOWN) - WHERE REQUIRED FOR LATERAL SUPPORT OF STUDS, SUPPORT MAY BE PROVIDED BY MEANS OF STEEL STRAPS, CHANNELS OR OTHER SIMILAR MEANS AS SPECIFIED IN THE DESIGN OF A PARTICULAR STEEL STUD WALL SYSTEM.
4. GYPSUM BOARD - 5/8" THICK GYPSUM WALLBOARD BEARING THE UL CLASSIFICATION MARKING AS TO FIRE RESISTANCE (TYPE "X"), APPLIED VERTICALLY WITH JOINTS BETWEEN LAYERS STAGGERED.
5. GYPSUM SHEATHING —FOR EXTERIOR WALLS, 1/2 OR 5/8 IN. THICK EXTERIOR REGULAR GYPSUM SHEATHING APPLIED VERTICALLY AND ATTACHED TO STUDS AND RUNNER TRACKS WITH 1 IN. LONG TYPE S-12 BUGLE HEAD SCREWS SPACED 12 IN. ALONG STUDS AND TRACKS. ONE OF THE FOLLOWING EXTERIOR FACINGS ARE TO BE APPLIED OVER THE GYPSUM SHEATHING.
   a. SIDING, BRICK, OR STUCCO - ALUMINUM SIDING, STEEL SIDING, BRICK VENEER, OR STUCCO ATTACHED TO STUDS OVER GYPSUM SHEATHING AND MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES. WHEN A MIN 3-3/4 IN. THICK BRICK VENEER FACING IS USED, THE EXTERIOR WALL RATING IS APPLICABLE WITH EXPOSURE ON EITHER FACE. BRICK VENEER WALL ATTACHED TO STUDS WITH CORRUGATED METAL WALL TIES ATTACHED TO EACH STUD WITH STEEL SCREWS, NOT MORE THAN EACH SIXTH COURSE OF BRICK. WHEN A MIN 3-3/4 IN. THICK BRICK VENEER FACING IS USED, FOAMED PLASTIC (ITEM 10) MAY BE USED.
   b. CEMENTITIOUS BACKER UNITS - 1/2 OR 5/8 IN. THICK, SQUARE EDGE BOARDS, ATTACHED TO STEEL STUDS OVER GYPSUM SHEATHING WITH 1-5/8 IN. LONG, TYPE S-12, CORROSION RESISTANT, WAFER HEAD STEEL SCREWS, SPACED 8 IN. OC. STUDS SPACED A MAX OF 16 IN. OC. JOINTS COVERED WITH GLASS FIBER MESH TAPE UNITED STATES GYPSUM CO - DUROCK EXTERIOR CEMENT BOARD OR DUROCK BRAND CEMENT BOARD.
6. FASTENERS - (NOT SHOWN) - SCREWS USED TO ATTACH WALLBOARD TO STUDS: SELF-TAPPING BUGLE HEAD SHEET STEEL TYPE, SPACED 12 IN. O.C. FIRST LAYER TYPE S-12 BY 1 IN. LONG FOR 1/2 AND 5/8 IN. THICK WALLBOARDS AND 1-1/4 IN. LONG FOR 3/4 IN. THICK WALLBOARD. SECOND LAYER TYPE S-12 BY 1-5/8 IN. LONG FOR 1/2 AND 5/8 IN. THICK WALLBOARDS AND 2-1/4 IN. LONG FOR 3/4 IN. THICK WALLBOARD. THIRD LAYER TYPE S-12 BY 1-7/8 IN. LONG.
7. BATTS AND BLANKETS - PLACED IN STUD CAVITIES OF ALL EXTERIOR WALLS, MAY OR MAY NOT BE USED IN INTERIOR ANY GLASS FIBER OR MINERAL WOOL BATT MATERIAL BEARING THE UL CLASSIFICATION MARKING AS TO FIRE RESISTANCE, OF A THICKNESS TO COMPLETELY FILL STUD CAVITY.

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

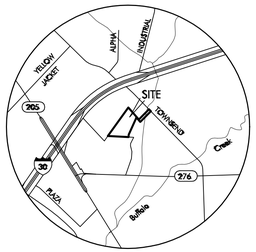
REGISTERED ARCHITECT
JAMES L. LOCKHART
STATE OF TEXAS
8-14-15

4700 KNOX ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

FIRE RATIN□ DETAILS

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A5.1



0 VICINITY MAP
NOT TO SCALE

LIFE SAFETY NOTES:

1. TWO WAY COMMUNICATION SYSTEMS SHALL PROVIDE COMMUNICATION BETWEEN EACH REQUIRED LOCATION AND THE FIRE COMMAND CENTER OR A CENTRAL CONTROL POINT LOCATION APPROVED BY THE FIRE DEPARTMENT. WHERE THE CENTRAL CONTROL POINT IS NOT CONSTANTLY ATTENDED, A TWO WAY COMMUNICATION SYSTEM SHALL HAVE A TIMED AUTOMATIC TELEPHONE DIAL OUT CAPABILITY TO A MONITORING LOCATION OR 911. THE TWO WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS.

2. DIRECTIONS FOR THE USE OF THE TWO WAY COMMUNICATION SYSTEM, INSTRUCTIONS FOR SUMMONING ASSISTANCE V/A THE TWO WAY COMMUNICATION SYSTEM AND WRITTEN IDENTIFICATION OF THE LOCATION SHALL BE POSTED ADJACENT TO THE TWO WAY COMMUNICATION SYSTEM.

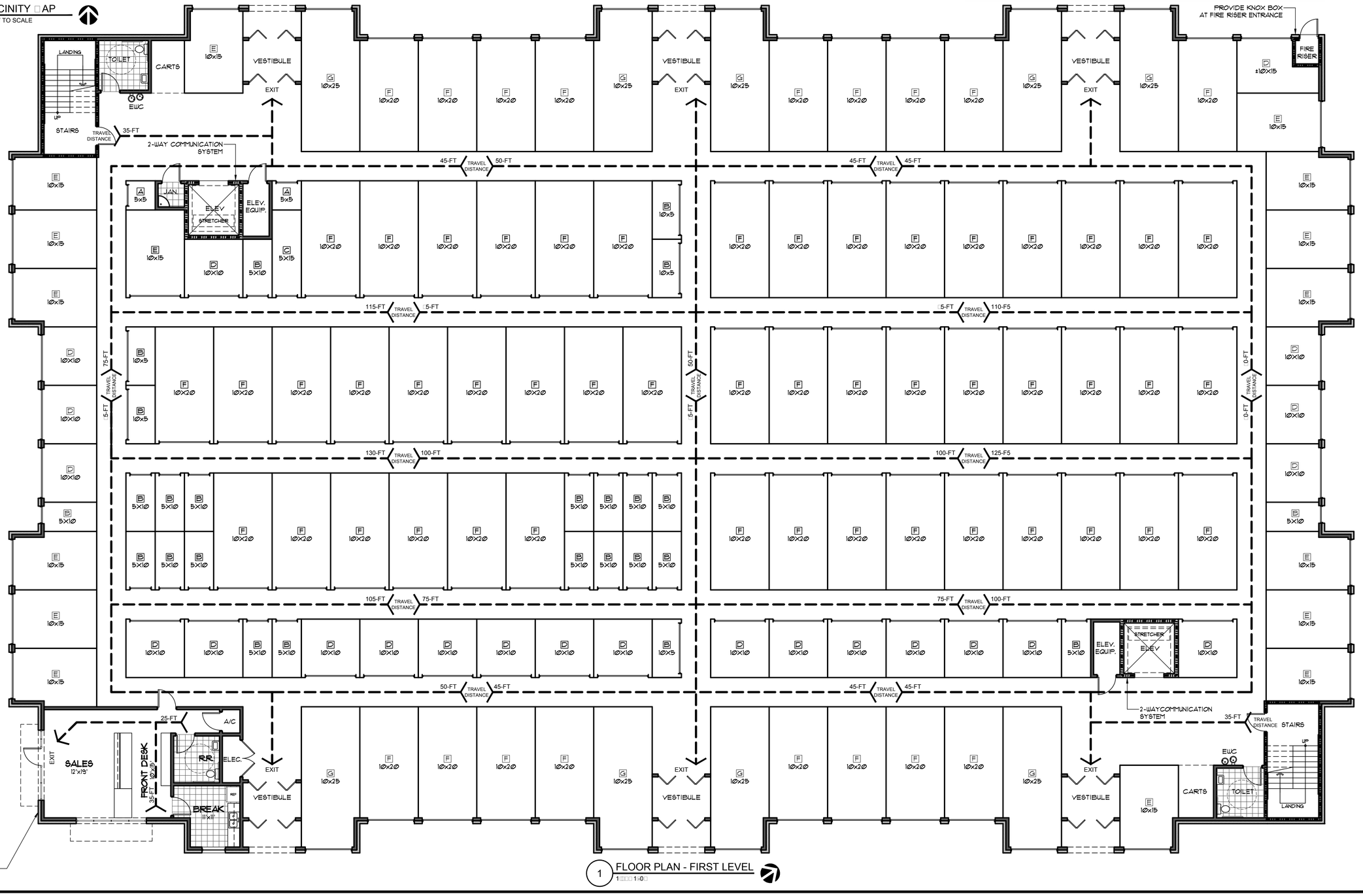
3. DIRECTION SIGNAGE INDICATING THE LOCATION OF THE OTHER MEANS OF EGRESS AND WHICH ARE ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED AT THE FOLLOWING:

   A. AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.
   B. AT ELEVATOR LANDINGS.
   C. WITHIN AREAS OF REFUGE .

2009 IBC CODE SUMMARY - FIRST FLOOR	
FUNCTION OF SPACE	WAREHOUSE + OFFICE
OCCUPANT LOAD (STORAGE + OFFICE)	69 OCCUPANTS
CONSTRUCTION TYPE	II-A
FIRE RATING - EXTERIOR WALLS	1 HR. PER UL DESIGN NO. 418
FIRE RATING - STAIRWAYS	2 HR. PER UL DESIGN NO. 425
FIRE RATING - ELEVATOR SHAFTS	2 HR. PER UL DESIGN NO. 906
FIRE RATING - FLOOR/CEILING ASSEMBLY	1 HR. PER UL DESIGN NO. G551
FIRE RATING - BEARING WALLS	1 HR. PER UL DESIGN NO. 425
ALLOWABLE AREA PER FLOOR (26,000 S.F. X 200% FIRE SPRINKLER)	52,000 S.F.
AREA PER FLOOR PROVIDED	31,120 S.F.

2009 IBC CODE SUMMARY - FIRST FLOOR (CONT'D.)	
MAX. TRAVEL DISTANCE ALLOWED	250 FEET
MAX. TRAVEL DISTANCE PROVIDED	130 FEET
MIN. EGRESS WIDTH REQUIRED (STAIRWAYS)	73.8 INCHES
EGRESS WIDTH PROVIDED (2 STAIRWAYS)	48 INCHES X 2 = 96 INCHES
MIN. EGRESS WIDTH REQUIRED (DOORS @ SELF-STORAGE)	49.2 INCHES
EGRESS WIDTH PROVIDED (DOORS @ SELF-STORAGE)	516 INCHES
MIN. EGRESS WIDTH REQUIRED (DOORS @ OFFICE)	1.6 INCHES
EGRESS WIDTH PROVIDED (DOORS @ OFFICE)	36 INCHES

NOTES:
1. BUILDING TO BE PROVIDED WITH AUTOMATIC FIRE SPRINKLER SYSTEM, THROUGHOUT.
2. STAIRWAYS TO BE PROVIDED WITH REFUGE AREAS.
3. EMERGENCY AND EXIT LIGHTING TO PROVIDED.
4. PANIC HARDWARE TO BE PROVIDED AT EXIT AND STAIRWAY DOORS.
5. TWO-WAY COMMUNICATION SYSTEMS TO BE PROVIDED AT STAIRWAY REFUGES AND ELEVATOR LOBBIES.



1 FLOOR PLAN - FIRST LEVEL
1/[illegible]"=1'-0"

NO.	REVISION
1	07-24-2015
2	0[illegible]-14-2015

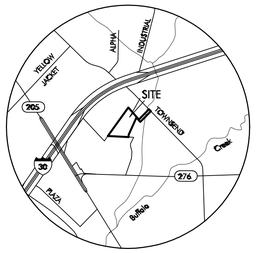
PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750[illegible]7

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

LIFE SAFETY PLAN
1ST. LEVEL

Date	04-1[illegible]-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A[illegible].1



0 VICINITY MAP
NOT TO SCALE

LIFE SAFETY NOTES:

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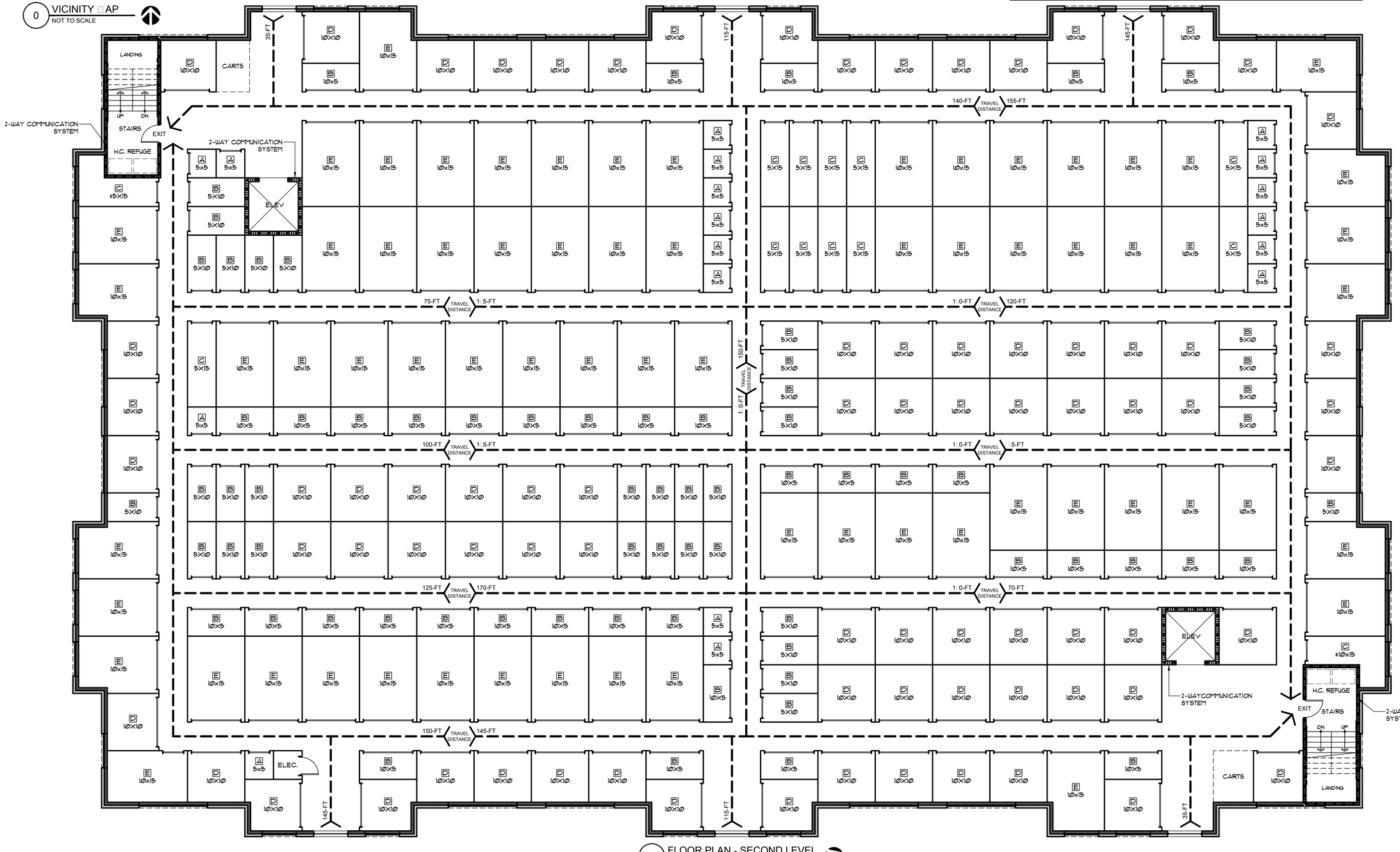
   A. AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.
   B. AT ELEVATOR LANDINGS.
   C. WITHIN AREAS OF REFUGE .

2009 IBC CODE SUMMARY - SECOND FLOOR	
FUNCTION OF SPACE	WAREHOUSE (SELF-STORAGE)
OCCUPANT LOAD (STORAGE)	62 OCCUPANTS
CONSTRUCTION TYPE	II-A
FIRE RATING - EXTERIOR WALLS	1 HR. PER UL DESIGN NO. 418
FIRE RATING - STAIRWAYS	2 HR. PER UL DESIGN NO. 425
FIRE RATING - ELEVATOR SHAFTS	2 HR. PER UL DESIGN NO. 906
FIRE RATING - FLOOR/CEILING ASSEMBLY	1 HR. PER UL DESIGN NO. G551
FIRE RATING - BEARING WALLS	1 HR. PER UL DESIGN NO. 425
ALLOWABLE AREA PER FLOOR (26,000 S.F. X 200% FIRE SPRINKLER)	52,000 S.F.
AREA PER FLOOR PROVIDED	31,120 S.F.

2009 IBC CODE SUMMARY - SECOND FLOOR (CONT'D.)	
MAX. TRAVEL DISTANCE ALLOWED	250 FEET
MAX. TRAVEL DISTANCE PROVIDED	195 FEET
MIN. EGRESS WIDTH REQUIRED (STAIRWAYS)	73.8 INCHES
EGRESS WIDTH PROVIDED (2 STAIRWAYS)	48 INCHES X 2 = 96 INCHES
MIN. EGRESS WIDTH REQUIRED (DOORS)	12.4 INCHES
EGRESS WIDTH PROVIDED (DOORS)	72 INCHES

NOTES:
1. BUILDING TO BE PROVIDED WITH AUTOMATIC FIRE SPRINKLER SYSTEM, THROUGHOUT.
2. STAIRWAYS TO BE PROVIDED WITH REFUGE AREAS.
3. EMERGENCY AND EXIT LIGHTING TO PROVIDED.
4. PANIC HARDWARE TO BE PROVIDED AT EXIT AND STAIRWAY DOORS.
5. TWO-WAY COMMUNICATION SYSTEMS TO BE PROVIDED AT STAIRWAY REFUGES AND ELEVATOR LOBBIES.



1 FLOOR PLAN - SECOND LEVEL
1/16"=1'-0"

NO.	REVISION
1	07-24-2015
2	0[illegible]-14-2015

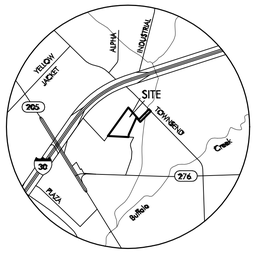
PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750[illegible]7

REGISTERED ARCHITECT
JAMES L. LEWIS
12998
STATE OF TEXAS
8-14-15

4700 KIMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

LIFE SAFETY PLAN
2ND. LEVEL

Date	04-1[illegible]-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A[illegible].2



LIFE SAFETY NOTES:

1. TWO WAY COMMUNICATION SYSTEMS SHALL PROVIDE COMMUNICATION BETWEEN EACH REQUIRED LOCATION AND THE FIRE COMMAND CENTER OR A CENTRAL CONTROL POINT LOCATION APPROVED BY THE FIRE DEPARTMENT. WHERE THE CENTRAL CONTROL POINT IS NOT CONSTANTLY ATTENDED, A TWO WAY COMMUNICATION SYSTEM SHALL HAVE A TIMED AUTOMATIC TELEPHONE DIAL OUT CAPABILITY TO A MONITORING LOCATION OR 911. THE TWO WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS.
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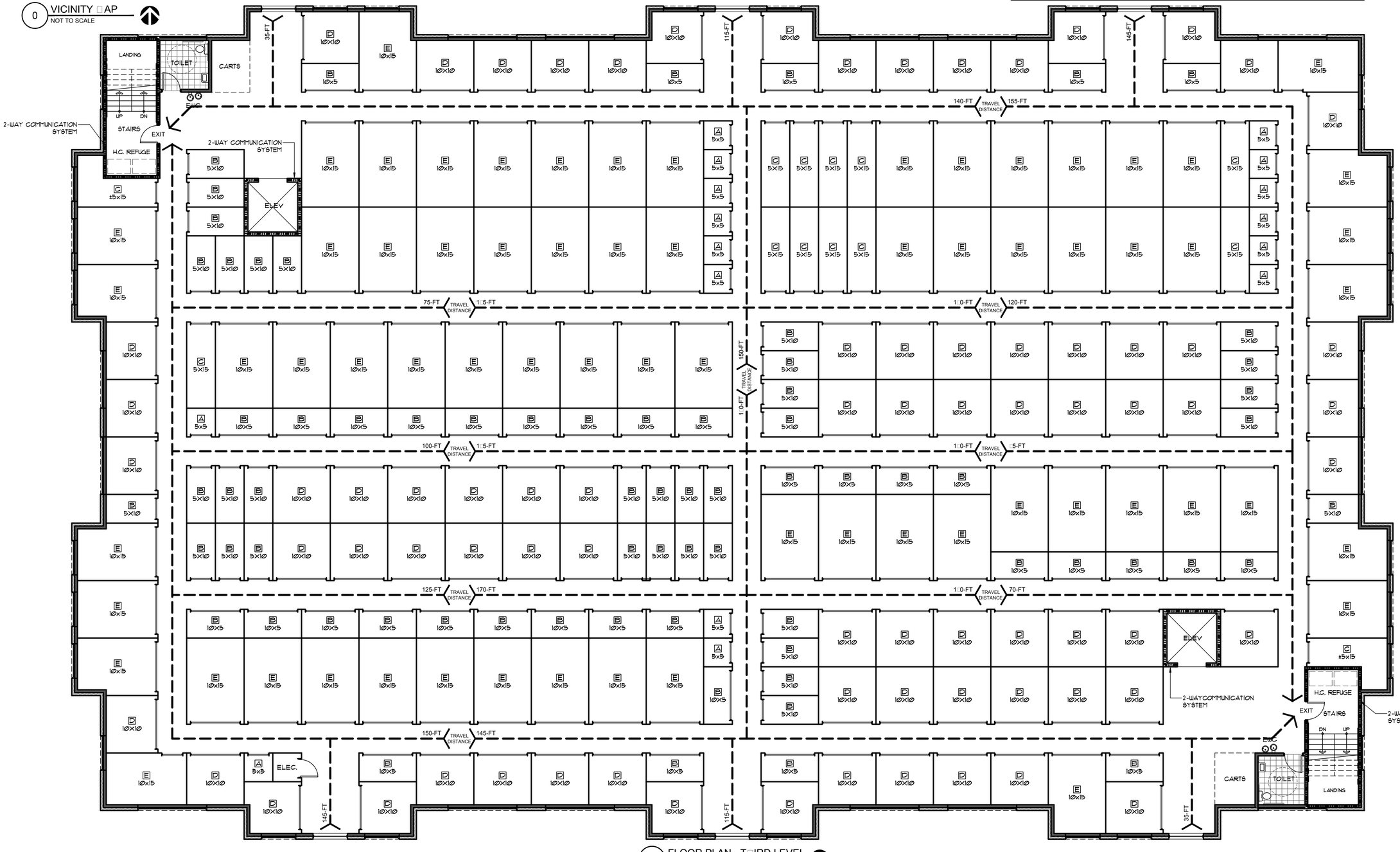
   A. AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.
   B. AT ELEVATOR LANDINGS.
   C. WITHIN AREAS OF REFUGE .

2009 IBC CODE SUMMARY - THIRD FLOOR	
FUNCTION OF SPACE	WAREHOUSE (SELF-STORAGE)
OCCUPANT LOAD (STORAGE)	62 OCCUPANTS
CONSTRUCTION TYPE	II-A
FIRE RATING - EXTERIOR WALLS	1 HR. PER UL DESIGN NO. 418
FIRE RATING - STAIRWAYS	2 HR. PER UL DESIGN NO. 425
FIRE RATING - ELEVATOR SHAFTS	2 HR. PER UL DESIGN NO. 906
FIRE RATING - FLOOR/CEILING ASSEMBLY	1 HR. PER UL DESIGN NO. G551
FIRE RATING - BEARING WALLS	1 HR. PER UL DESIGN NO. 425
ALLOWABLE AREA PER FLOOR (26,000 S.F. X 200% FIRE SPRINKLER)	52,000 S.F.
AREA PER FLOOR PROVIDED	31,120 S.F.

2009 IBC CODE SUMMARY - THIRD FLOOR (CONT'D.)	
MAX. TRAVEL DISTANCE ALLOWED	250 FEET
MAX. TRAVEL DISTANCE PROVIDED	195 FEET
MIN. EGRESS WIDTH REQUIRED (STAIRWAYS)	73.8 INCHES
EGRESS WIDTH PROVIDED (2 STAIRWAYS)	48 INCHES X 2 = 96 INCHES
MIN. EGRESS WIDTH REQUIRED (DOORS)	12.4 INCHES
EGRESS WIDTH PROVIDED (DOORS)	72 INCHES

NOTES:
1. BUILDING TO BE PROVIDED WITH AUTOMATIC FIRE SPRINKLER SYSTEM, THROUGHOUT.
2. STAIRWAYS TO BE PROVIDED WITH REFUGE AREAS.
3. EMERGENCY AND EXIT LIGHTING TO PROVIDED.
4. PANIC HARDWARE TO BE PROVIDED AT EXIT AND STAIRWAY DOORS.
5. TWO-WAY COMMUNICATION SYSTEMS TO BE PROVIDED AT STAIRWAY REFUGES AND ELEVATOR LOBBIES.

0 VICINITY MAP
NOT TO SCALE



1 FLOOR PLAN - THIRD LEVEL
1/16" = 1'-0"

NO.	REVISION
1	07-24-2015
2	08-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 75087

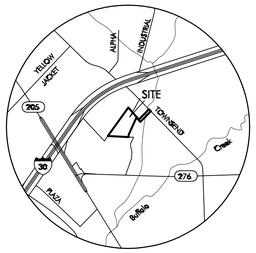
REGISTERED ARCHITECT
JAMES L. LOCKHART
12998
STATE OF TEXAS
8-14-15

4700 KIMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

LIFE SAFETY PLAN
3RD. LEVEL

Date	04-16-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A-3



LIFE SAFETY NOTES:

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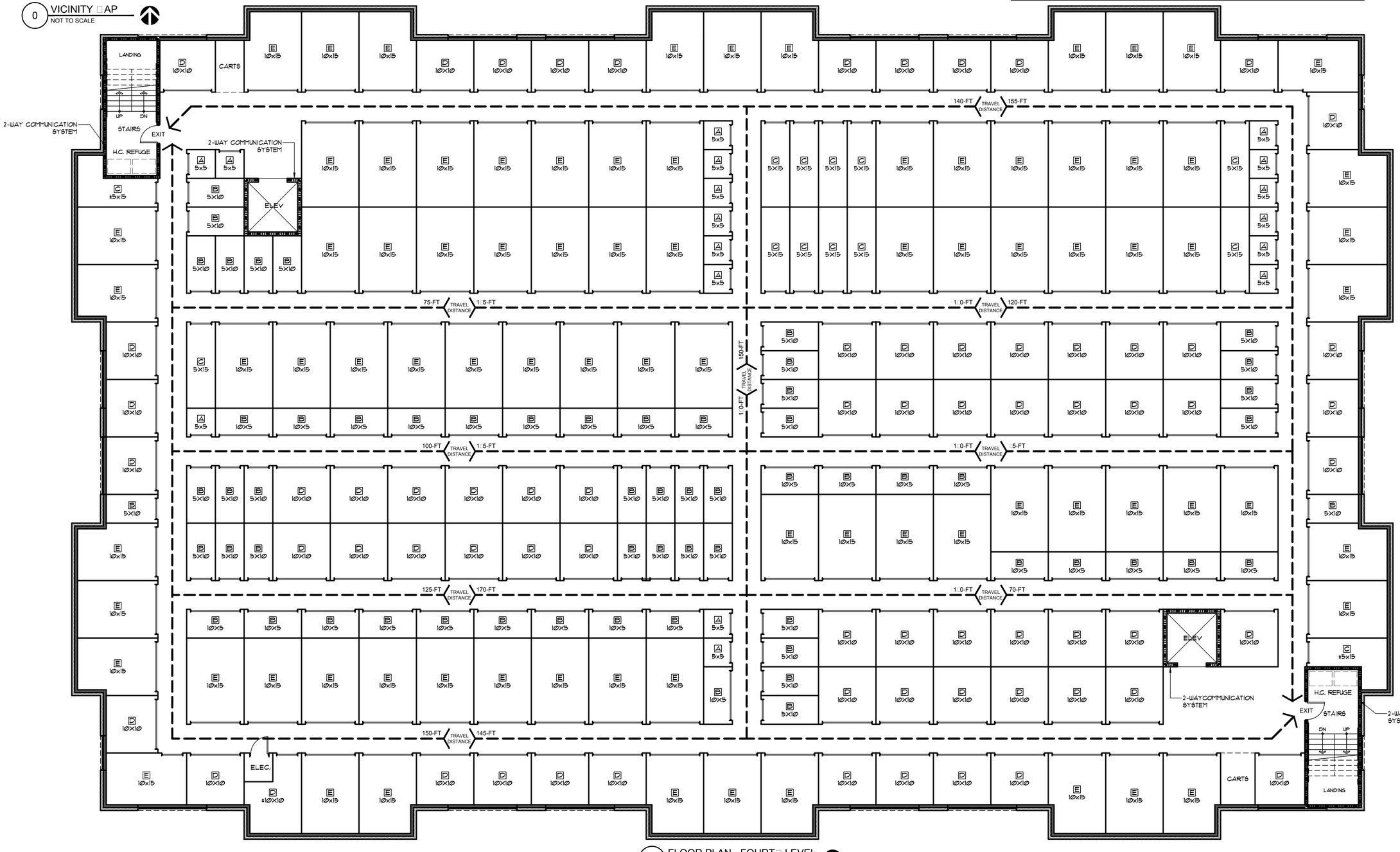
   A. AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS.
   B. AT ELEVATOR LANDINGS.
   C. WITHIN AREAS OF REFUGE .

2009 IBC CODE SUMMARY - FOURTH FLOOR	
FUNCTION OF SPACE	WAREHOUSE (SELF-STORAGE)
OCCUPANT LOAD (STORAGE)	62 OCCUPANTS
CONSTRUCTION TYPE	II-A
FIRE RATING - EXTERIOR WALLS	1 HR. PER UL DESIGN NO. 418
FIRE RATING - STAIRWAYS	2 HR. PER UL DESIGN NO. 425
FIRE RATING - ELEVATOR SHAFTS	2 HR. PER UL DESIGN NO. 906
FIRE RATING - FLOOR/CEILING ASSEMBLY	1 HR. PER UL DESIGN NO. G551
FIRE RATING - BEARING WALLS	1 HR. PER UL DESIGN NO. 425
ALLOWABLE AREA PER FLOOR (26,000 S.F. X 200% FIRE SPRINKLER)	52,000 S.F.
AREA PER FLOOR PROVIDED	31,120 S.F.

2009 IBC CODE SUMMARY - FOURTH FLOOR (CONT'D.)	
MAX. TRAVEL DISTANCE ALLOWED	250 FEET
MAX. TRAVEL DISTANCE PROVIDED	195 FEET
MIN. EGRESS WIDTH REQUIRED (STAIRWAYS)	73.8 INCHES
EGRESS WIDTH PROVIDED (2 STAIRWAYS)	48 INCHES X 2 = 96 INCHES
MIN. EGRESS WIDTH REQUIRED (DOORS)	12.4 INCHES
EGRESS WIDTH PROVIDED (DOORS)	72 INCHES

NOTES:
1. BUILDING TO BE PROVIDED WITH AUTOMATIC FIRE SPRINKLER SYSTEM, THROUGHOUT.
2. STAIRWAYS TO BE PROVIDED WITH REFUGE AREAS.
3. EMERGENCY AND EXIT LIGHTING TO PROVIDED.
4. PANIC HARDWARE TO BE PROVIDED AT EXIT AND STAIRWAY DOORS.
5. TWO-WAY COMMUNICATION SYSTEMS TO BE PROVIDED AT STAIRWAY REFUGES AND ELEVATOR LOBBIES.

0 VICINITY MAP
NOT TO SCALE



1 FLOOR PLAN - FOURT□ LEVEL
1□□□ 1=0□

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ARCHITECT
JAMES L. LEWIS
12998
STATE OF TEXAS
8-14-15

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FORT WORTH, TX 76103
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JL BUILDING SYSTEMS, LLC

LIFE SAFETY PLAN
4T□. LEVEL

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A□.4

4.2 SPACE ALLOWANCES AND REACH RANGES

TAS SECTIONS 4.2.1 – WHEELCHAIR PASSAGE WIDTH

A. The minimum clear width for single wheelchair passage shall be 32" at a point and 36" continuously

TAS SECTIONS 4.2.2 – WIDTH FOR WHEELCHAIR PASSING

A. The minimum clear width for two wheelchairs to pass is 60"

TAS SECTIONS 4.2.4.1 – SIZE AND APPROACH

A. Minimum clear floor space for a wheelchair and occupant shall be 30" wide x 48" long. Clear floor space shall be centered on the element it serves.

4.3 ACCESSIBLE ROUTE

TAS SECTIONS 4.3.2 – LOCATION

A. At least one accessible route shall be provided from public transportation stops, accessible parking and loading zones, and public streets or sidewalks to the accessible building entrance.

TAS SECTIONS 4.3.3 – WIDTH

A. The minimum clear width of an accessible route shall be 36" except at doors.

TAS SECTIONS 4.3.4 – PASSING SPACE

A. If an accessible route is less than 60" in width, then passing spaces of at least 60"x60" shall be provided at 200' max. spacing.

TAS SECTIONS 4.3.5 – HEAD ROOM

A. Accessible routes shall have 80" min. clear head room.

TAS SECTIONS 4.3.7 – SLOPE

A. Running slope shall not exceed 1:20. (If slope exceeds 1:20, refer to section 4.8)

B. Cross slope shall not exceed 1:50

4.4 PROTRUDING OBJECTS (REF. DET. 5.2 & 5.3)

TAS SECTIONS 4.4.1 – GENERAL

A. Objects projecting from walls (for example, telephones) with their leading edges between 27"–80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles. Objects mounted with their leading edges at or below 27" above the finished floor may protrude any amount. Freestanding objects mounted on posts or pylons may overhang 12" maximum from 27"–80" above the ground or finished floor. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.

4.5 GROUND AND FLOOR SURFACES (REF. DET. 5.1)

TAS SECTIONS 4.5.2 – CHANGES IN LEVEL

A. Changes in level up to 1/4" may be vertical and without edge treatment

B. Changes in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1:2.

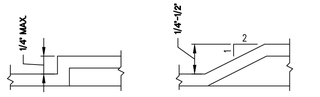
TAS SECTIONS 4.5.3 – CARPET

A. Carpet provided on a floor surface shall be securely attached; have a firm pad or backing, or no pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Maximum pile thickness shall be 1/2". Exposed edges of carpet shall be fastened to floor surfaces and have trim along the exposed edges.

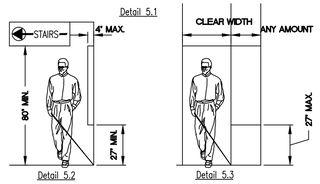
TAS SECTIONS 4.5.4 – GRATINGS

A. If gratings are located in walking surfaces or along accessible routes, then they shall have spaces no greater than 1/2" wide in one direction.

B. If gratings have elongated openings, then they shall be placed so that the long dimension is perpendicular to the dominant direction of travel.



Detail 5.1



Detail 5.2

Detail 5.3

4.6 PARKING AND PASSENGER LOADING ZONES

TAS SECTIONS 4.6.3 – PARKING SPACES

A. Accessible parking shall be at least 96" wide.

B. Parking access aisles shall be 60" wide.
Van accessible access aisles shall be 96" wide.

C. Surface slope shall not exceed 1:50 in all directions

TAS SECTIONS 4.6.4 – SIGNAGE

A. Characters and symbols on such signs shall be located 60" minimum above the ground.

B. Signage located within an accessible route shall be located 80" min. above the walking surface.

TAS SECTIONS 4.6.5 – VERTICAL CLEARANCE

A. Provide minimum vertical clearance of 114" at accessible passenger loading zones and along at least one vehicle access route from site entrances and exits.

TAS SECTIONS 4.6.6 – PASSENGER LOADING ZONE

A. Passenger loading zones shall provide an access aisle at least 60" wide and 20 ft long adjacent and parallel to the vehicle pull-up space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with 4.7 shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.

4.7 CURB RAMPS

TAS SECTIONS 4.7.2 – SLOPE (REFERENCE DETAIL 3.1)

A. Slopes of curb ramps shall comply with 4.8.2.

B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

TAS SECTIONS 4.7.3 – WIDTH (REFERENCE DETAIL 3.1)

A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

TAS SECTIONS 4.7.5 – SIDES OF CURB RAMPS (REFERENCE DETAIL 3.1)

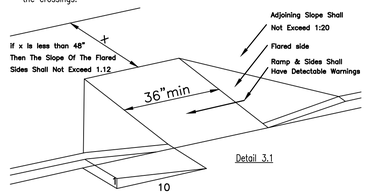
A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10

TAS SECTIONS 4.7.10 – DIAGONAL CURB RAMPS

A. If diagonal curb ramps have returned curbs or other well-defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48" minimum clear space. If diagonal curb ramps are provided at marked crossings, the 48" clear space shall be within the markings. If diagonal curb ramps have flared sides, they shall also have at least a 24" long segment of straight curb located on each side of the curb ramp and within the marked crossing.

TAS SECTIONS 4.7.11 – ISLANDS

A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long between the curb ramps in the part of the island intersected by the crossings.



Detail 3.1

4.8 RAMPS

TAS SECTIONS 4.8.1 – GENERAL

A. Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8

TAS SECTIONS 4.8.2 – SLOPE AND RISE

A. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30".

TAS SECTIONS 4.8.3 – CLEAR WIDTH

A. The minimum clear width of a ramp 30 ft or less in length shall be 36". Ramps more than 30 ft. in length shall have a minimum clear width of 44".

TAS SECTION 4.8.4 – LANDINGS

A. Level landings required at top and bottom of each run, with the following features:

1. Minimum Width: Equal to width of ramp
2. Length: Minimum 60" clear

TAS SECTION 4.8.5 – HANDRAILS

A. Height: 34–38" above ramp surface

B. The clear space between the handrail and the wall shall be 1–1/2".

TAS SECTIONS 4.8.7 – EDGE PROTECTION

A. Ramps and landings with drop offs shall have curbs, walls, railings, or projecting surfaces that prevent slipping off the ramp. Curbs shall be a minimum of 2" high.

4.9 STAIRS

TAS SECTIONS 4.9.2 – TREADS AND RISERS

A. All steps on a flight of stairs shall have uniform riser heights and tread widths

1. Minimum tread depth shall be 11", measured from riser to riser (not including nosing)
2. Open risers are not permitted

TAS SECTION 4.9.4 – HANDRAILS

A. Non–continuous handrails shall extend 12" beyond the top riser and 12" plus the width of one tread beyond the bottom riser. At the top, the extension shall be parallel to the floor. At the bottom, the handrail shall continue to slope for a distance of one tread width (11"); the remaining extension shall be horizontal.

B. Height: 34" – 38", measured from the stair nosing.

4.10 ELEVATORS

TAS SECTIONS 4.10.3 – HALL CALL BUTTONS

A. Shall be centered 42" above floor

TAS SECTIONS 4.10.4 – HALL LANTERNS

A. Visible signals shall have the following features:

1. Fixtures shall be mounted with centerline at least 72" above the lobby floor
2. Visual elements shall be at least 2–1/2" in the smallest dimension

TAS SECTIONS 4.10.5 – RAISED AND BRAILLE CHARACTERS ON HOISTWAY ENTRANCES

A. All elevator hoistway entrances shall have raised and Braille floor no. designations provided on both jambs. Centerline of the characters shall be 60" above the floor. Characters shall be 2" high.

TAS SECTIONS 4.10.6 – DOOR PROTECTIVE AND REOPENING DEVICE

A. Elevator doors shall open and close automatically. They shall be provided with a reopening device that will stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.

TAS SECTIONS 4.10.12 – CAR CONTROLS

A. All floor buttons shall be:

1. All control buttons shall be at least 3/4" in their smallest dim. They shall be flush or raised.
2. All control buttons shall be designated by Braille and by raised standard alphabet characters for letters, arabic characters for numerals. The call button for the main entry floor shall be designated by a raised star at the left of the floor designation.
3. Maximum 54" above floor where side approach is provided
4. Maximum 48" where forward approach is provided

B. Emergency Controls:

1. Shall have centerlines 35" minimum above floor
2. Shall be grouped at bottom of panel

4.11 PLATFORM LIFTS

TAS SECTIONS 4.11.2, 4.27.3 – OTHER REQUIREMENTS CONTROLS AND OPERATING SYSTEMS

A. Heights permitted:

Controls and operating mechanisms shall be located for either a forward or side approach from any direction of travel. They shall be located 28" min. and 48" maximum above the floor. They shall be operable with one hand. There shall be at least one handrail complying with 4.26.
Wheel stops and guardrails shall be provided where necessary.

4.13 DOORS

TAS SECTION 4.13.4 – DOUBLE – LEAF DOORWAYS

A. Doorways with two independently operated leaves shall have at least one leaf that meets the requirements in 4.13.5 and 4.13.6.

TAS SECTION 4.13.5 – CLEAR WIDTH

A. Doorways shall provide a clear opening of 32" minimum, with the door open 90°.

1. Clear opening shall be measured between the face of the door and stop.
2. Openings more than 24" in depth shall provide a clear opening of 36" minimum.

Exception: Doors not requiring full user passage, such as shallow closets, shall have a clear opening of 20" minimum.

TAS SECTION 4.13.6 – MANEUVERING CLEARANCES AT DOORS

A. Provide level and clear maneuvering area at doors as follows:
Front approach pull side – 18" min. beside strike edge
Front approach push side – 0" beside strike edge
12" if door has both a closer and a latch
Hinge side approach pull side – 60" min. width; 36" min. beside strike edge
Hinge side approach push side – 42" min. width
48" min. width if door has both a closer and latch
Latch side approach pull side – 48" min. width and 24" min. beside strike edge
54" min. width if door has closer
Latch side approach push side – 42" min. width and 24" min. beside strike edge
48" min. width if door has closer

TAS SECTION 4.13.8 – THRESHOLDS AT DOORWAYS

A. Maximum threshold height: 1/2" (3/4" at exterior sliding doors). Raised thresholds and floor level changes shall be beveled with a slope no greater than 1:2.

TAS SECTION 4.13.9 – DOOR HARDWARE

A. Handles, pulls, latches, locks, and other operating devices shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.

1. Lever–operated mechanisms, push–type mechanisms, and U–shaped handles are acceptable designs.
2. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides.
3. Hardware required for passage shall be mounted no higher than 48" above finished floor.

TAS SECTION 4.13.10 – DOOR CLOSERS

A. If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70°, the door will take at least 3 seconds to move to a point 3" from the latch, measured to the leading edge of the door.

TAS SECTION 4.13.11 – DOOR OPENING FORCE

A. The maximum force for pushing or pulling open a door shall be as follows:

1. Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.
2. Other doors
   a. Exterior hinged doors: no requirement.
   b. Interior hinged doors: 5.0 lbf.
   c. Sliding or folding doors: 5.0 lbf.

These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.

4.15 DRINKING FOUNTAINS

TAS SECTION 4.15.2 – SPOUT HEIGHT (REFERENCE DETAIL 11.1)

A. Spouts shall be no higher than 36", measured from the floor or ground surface to the spout outlet.

TAS SECTION 4.15.3 – SPOUT LOCATION

A. Spouts shall be located at the front of the unit and shall direct the water flow in a trajectory that is parallel or nearly parallel to the front of the unit.

1. The spout shall provide a flow of water at least 4" high.
2. If the fountain has a round or oval bowl, the spout must be positioned so the flow of water is within 3" of the front edge of the fountain.

1 ACCESSIBILITY STANDARDS
NOT TO SCALE

TAS SECTION 4.15.4 – CONTROLS

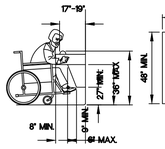
A. Unit controls shall be front mounted or side mounted near the front edge.

TAS SECTION 4.15.5 – CLEARANCES (REFERENCE DETAIL 11.1)

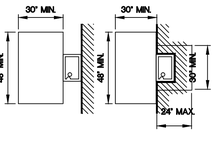
A. Wall and post mounted cantilever fountains shall have clear knee space as follows:

1. Minimum 27" high (from apron bottom to floor) minimum 30" wide, and 17" – 19" deep.
2. A minimum 30" by 48" clear floor space allowing a forward approach to the unit shall be provided.

B. Free standing or built–in units not having a clear knee space shall have a minimum 30" by 48" clear floor space allowing a parallel approach to the unit.



Detail 11.1



Detail 11.2

Detail 11.3

4.16 WATER CLOSETS

TAS SECTION 4.16.2 – CLEAR FLOOR SPACE

A. Clear floor space for water closets not in stalls shall be provided as follows:
Front approach – 48" min. wide x 66" min. long
Side approach – 56" min. to front of toilet x 48" min. wide
Both approach – 60" min. wide x 56" min. long

TAS SECTION 4.16.3 – HEIGHT (REFERENCE DETAIL 12.1.1)

A. The height to the top of the toilet seat shall be 17" – 19" above floor.

1. Seats shall not be sprung to return to a lifted position.

TAS SECTIONS 4.16.4, 4.26 – GRAB BARS (REFERENCE DETAILS 12.1.1 AND 12.1.2)

A. For water closets not located in toilet stalls, the following grab bars shall be provided, 33" – 36" above the finish floor:

1. Side wall: 42" long minimum, 12" from back wall.
2. Back wall: 36" long minimum, 12" minimum each side of water closet centerline.

Refer to 4.26 Grab Bars for size and structural elements.

TAS SECTIONS 4.16.5, 4.27.4 – FLUSH CONTROLS (REFERENCE DETAIL 12.1.2)

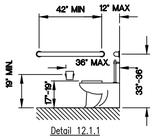
A. Controls shall be 44" maximum above the finish floor.

1. Controls for flush valves shall be mounted on the wide side of toilet areas.
2. Controls shall be hand operated or automatic.
3. Controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
4. The force required to activate controls shall be no greater than 5lbf.

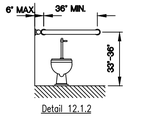
TAS SECTION 4.16.6 – DISPENSERS (REFERENCE DETAIL 12.1.1)

A. Toilet paper dispensers shall be installed on the side wall, a minimum 19" above the floor, and a maximum 36" from the rear wall.

1. Dispensers that control delivery or do not permit continuous paper flow shall not be used.



Detail 12.1.1



Detail 12.1.2

4.17 TOILET STALLS

TAS SECTION 4.22.4 – WHERE APPLICABLE

A. If toilet stalls are provided in a toilet room or bathroom, then at least one shall be a 'standard' accessible toilet stall (for wheelchair users) complying with this section.

B. If 6 or more toilet stalls are provided in a toilet room or bathroom in addition to the 'standard' accessible stall required; an additional 'alternate A' accessible stall 36" wide (for ambulatory persons with disabilities) complying with this section shall be provided.

C. Alterations/Existing Conditions: In alteration work, where provision of a 'standard' accessible stall is technically infeasible, or where plumbing code requirements prevent combining existing stalls to provide space, either 'alternate' stall (A or B) complying with this section may be provided in lieu of the standard stall.

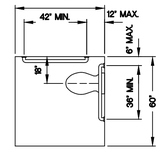
TAS SECTION 4.17.3 – SIZE AND ARRANGEMENT (REFERENCE DETAIL 12.2.1)

A. Toilet stalls may be arranged to provide either a left or a right handed approach. Accessible toilet stalls shall have the following dimensions:

1. 'Standard' Accessible Stall
60" minimum width.
59" minimum depth, with floor mounted water closet
56" minimum depth, with wall mounted water closet
Door: outward swinging (if door swings into stall, depth shall be increased by 36"

2. 'Alternate A' Accessible Stall (required when more than 6 stalls provided, permitted in lieu of standard stall in certain alterations)
36" minimum width.
69" minimum depth, with floor mounted water closet.
66" minimum depth with wall mounted water closet
Door: outward swinging.

3. 'Alternate B' accessible Stall (permitted in lieu of standard stall only in certain alterations)
48" minimum width.
54" minimum depth.
Door : outward swinging.



Detail 12.2.1

TAS SECTION 4.17.4 – TOE CLEARANCES

A. In 'Standard' accessible stalls, the front partition and at least one side partition shall provide a toe clearance of at least 9" above the floor.

B. If the depth of the stall is greater than 60", the toe clearance is not required.

TAS SECTION 4.17.5 – DOORS

A. Toilet stall doors, including hardware, shall comply with ELEMENT 10: DOORS

B. If toilet stall approach is from the latch side of the stall door, clearance between the door side of the stall and any obstruction shall be 42" minimum. (This is an exception from typical door maneuvering clearances)

TAS SECTION 4.17.6 – GRAB BARS (REFERENCE DETAILS 12.1.1, 12.1.2, AND 12.2.1)

A. Grab Bars mounted 33" – 36" above the floor, shall be provided as follows:

1. 'Standard' Accessible Stall: One 40" side wall grab bar (on near wall) and one rear wall grab bar.
2. 'Alternate A" Accessible Stall: 42" side wall grab bar each side.
3. 'Alternate B" Accessible stall: One 42" side wall grab bar (on near wall), one rear wall grab bar.
4. Side Wall Grab Bar: Minimum length as indicated, mounted 12" maximum off rear wall.
5. Rear Wall Grab Bar: Minimum length 36", 12" minimum each side of water closet centerline.

Refer to 4.26 Grab Bars for size and structural requirements.

4.18 URINALS

TAS SECTION 4.18.2 – HEIGHT (REFERENCE DETAIL 12.3.1)

A. Urinals shall be stall–type or wall hung with a tapered, elongated rim at 17" maximum above the finished floor.
The rim shall extend a minimum of 14" from the wall.

TAS SECTION 4.18.3 – CLEAR FLOOR SPACE (REFERENCE DETAIL 12.3.2)

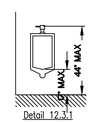
A. A clear floor space 30" wide by 48" deep minimum shall be provided in front of urinal to allow frontal approach.

1. This space shall adjoin or overlap an accessible route.
2. Urinal shield that do not extend beyond the front edge of the urinal rim may be provided with 29" clearance between them.
3. Urinals installed in alcoves deeper than 24" require a maneuvering area of at least 36" minimum wide.

TAS SECTION 4.18.4 – FLUSH CONTROLS (REFERENCE DETAIL 12.3.1)

A. Controls shall be 44" maximum above the finished floor.

1. Controls shall be hand operated or automatic.
2. Controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
3. The force required to activate controls shall be no greater than 5 lfb.



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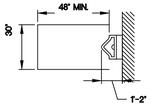

Detail 12.3.2

4.19 LAVATORIES & MIRRORS

TAS SECTION 4.19.2 – HEIGHT & CLEARANCES (REFERENCE DETAIL 12.5.1 AND 12.5.2)

A. Lavatories shall be mounted with the rim or counter surface no higher than 34" above the finished floor.

1. Lavatories shall extend 17" minimum from the wall.
2. Clearance of 29" minimum shall be provided from the finished floor to bottom of apron.
3. Knee clearance of 27" minimum shall extend 8" minimum under the edge of the lavatory.
4. Toe clearance of 9" minimum shall be provided for the full depth of the lavatory.

TAS SECTION 4.19.4 – EXPOSED PIPES AND SURFACES

A. Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact.

B. There shall be no sharp or abrasive surfaces under lavatories.

TAS SECTIONS 4.19.5, 4.27.4 – FAUCETS

A. Controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

B. The force required to activate controls shall be no greater than 5 lbf.

C. Lever–operated, push–type, and electronically controlled mechanisms are examples of acceptable designs.

D. If self–closing valves are used the faucet shall remain open for at least 10 seconds.

TAS SECTION 4.19.6 – MIRRORS (REFERENCE DETAIL 12.5.1)

A. Mirrors shall be mounted with the bottom edge of the reflecting surface 40" maximum above the finished floor.

NO.	REVISION
1	07-24-2015
2	08-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750[illegible]7

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

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JL BUILDING SYSTEMS, LLC

ACCESSIBILITY STANDARDS

Date	04-1[illegible]-2015
Scale	As Noted
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Job	14014
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4.20 BATHTUBS

TAS SECTION 4.20.2 – FLOOR SPACE

A. Clear floor space shall be provided in front of bathtubs as follows:
30" wide x 60" long beside the bathtub for side approach
48" wide x 60" long beside the bathtub for front approach

with seat at head of tub – 30" wide x 75" long beside tub

TAS SECTION 4.20.3 – SEAT

A. An in–tub seat or a seat at the head end of the tub shall be provided. Seats shall be mounted securely and shall not slip during use.

TAS SECTIONS 4.20.4 – GRAB BARS

A. Heights permitted:

1. With in Tub Seat:
Control wall: 24" long minimum, from outside wall, 33–36" above floor
Back wall: 2 bars, 24" long minimum, 12" maximum from foot end, 24" maximum from head end; one 33–36" above floor, one 9" above the tub
Head wall: 12" minimum, from outside wall, 33–36" above floor

2. With Seat at Head of Tub:
Control wall: 24" long minimum, from outside wall, 33–36" above floor
Back wall: 2 bars, 48" long minimum, 12" maximum from foot end, 15" maximum from head end; one 33–36" above floor, one 9" above the tub
Head wall: none

TAS SECTION 4.20.6 – SHOWER UNIT

A. A shower spray unit with a hose at least 60" long shall be provided.

4.21 SHOWER STALLS

TAS SECTION 4.21.2 – SIZE AND CLEARANCES

A. Shower stalls shall be either 36"x36" clear inside dimension or 30" min. x 60" min. clear inside dimension.

TAS SECTIONS 4.21.3 – SEAT

A. Seat is required in 36"x 36" stalls, and shall have the following features:

1. Shall be 17"–19" above bathroom floor
2. Shall extend the full depth of the stall
3. Shall be located on the wall opposite control wall
4. Maximum space between wall and seat edge shall be 1–1/2"
5. Shall project 16" maximum into stall width, except at the rear 15" maximum of the stall, where the seat may project 23"

TAS SECTIONS 4.21.4 – GRAB BARS

A. Grab bars shall be mounted 33–36" above floor

TAS SECTIONS 4.21.5 – CONTROLS

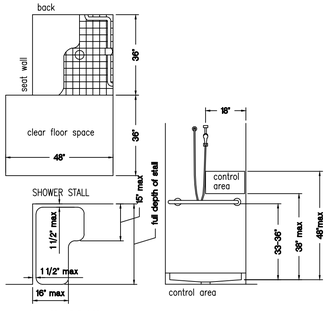
A. All shower controls shall be located 38" minimum and 48" maximum above the floor

TAS SECTION 4.21.6 – SHOWER UNIT

A. A shower spray unit with a hose at least 60" long that can be used both as a fixed shower head and as a hand held shower shall be provided. The mounting device shall comply with the requirements for Forward Reach.

TAS SECTIONS 4.21.7 – CURBS

A. If provided, curbs on transfer showers shall be no higher than 1/2" roll–in showers shall not have curbs



SHOWER SEAT DETAIL

4.22 TOILET ROOMS

TAS SECTIONS 4.22.2 – DOORS

A. All doors to accessible toilet rooms shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture. Clear floor turning space may overlap door swings.

TAS SECTIONS 4.22.3 – CLEAR FLOOR SPACE

A. The accessible fixtures and controls required in 4.22.4, 4.22.5, 4.22.6 4.22.7 shall be on an accessible route. An unobstructed turning space complying with 4.2.3 shall be provided within an accessible toilet room. The clear floor space at fixtures and controls, the accessible route, and the turning space may overlap, however; the only turning space provided shall not be located within a stall.

TAS SECTIONS 4.22.4 – WATER CLOSETS

A. If toilet stalls are provided, then at least one shall be a standard toilet stall complying with 4.17; where 6 or more stalls are provided in addition to the stall complying with 4.17.3, at least one stall 36" wide with an outward swinging, self–closing door and parallel grab bars shall be provided. Water closets in such stalls shall comply with 4.16.

TAS SECTIONS 4.22.5 – URINALS

A. If urinals are provided, then at least one shall comply with 4.18.

TAS SECTIONS 4.22.6 – LAVATORIES AND MIRRORS

A. If lavatories and mirrors are provided, then at least one of each shall comply with 4.19. Accessible lavatories and mirrors shall not be located within toilet stalls unless other accessible lavatories and mirrors are provided in the toilet room.

TAS SECTIONS 4.22.7 – CONTROLS AND DISPENSERS

A. If controls, dispensers, receptacles, or other equipment are provided, then at least one of each shall be on an accessible route and shall comply with 4.27 – (Controls & Operating Mechanisms).

4.23 – BATHROOMS, BATHING FACILITIES, AND SHOWER ROOMS

TAS SECTION 4.23.8 – BATHING AND SHOWER FACILITIES

A. If tubs and showers are provided, then at least one accessible tub that complies with 4.20 or at least one accessible shower that complies with 4.21 shall be provided

4.24 – SINKS

TAS SECTION 4.24.2 – HEIGHT (REFERENCE DETAIL 12.5.1)

A. Sinks shall be mounted with the rim or counter surface no higher than 34" above the finished floor.

TAS SECTIONS 4.24.3 – KNEE CLEARANCE (REFERENCE DETAIL 12.5.1)

A. Knee clearance of 27" high minimum, 30" wide minimum, and 19" deep minimum shall be provided underneath sinks.

TAS SECTION 4.24.4 – DEPTH

A. Each sink shall be a maximum of 6–1/2" deep.

TAS SECTION 4.24.6 – EXPOSED PIPES AND SURFACES

A. Hot water and drain pipes under sinks shall be insulated or otherwise configured to protext against contact.

B. There shall be no sharp or abrasive surfaces under sinks.

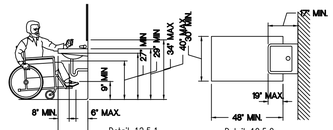
TAS SECTION 4.24.7, 4.27.4 – FAUCETS

A. Controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

B. The force required to activate controls shall be no greater than 5 lbf.

C. Lever–operated, push–type, and electronically controlled mechanisms are examples of acceptable designs.

D. If self–closing valves are used the faucet shall remain open for at least 10 seconds.



Detail 12.5.1 Detail 12.5.2

4.25 – STORAGE

TAS SECTION 4.25.1 – DEPTH (REFERENCE DETAIL 14.1)

A. Storage areas may be 36" in depth or less. If more than 36" in depth then area must allow 60" diameter of clear floor space for turning.

TAS SECTION 4.25.2 – CLEAR FLOOR SPACE: (REFERENCE DETAIL 14.2)

TAS SECTION 4.25.3 – HEIGHT (REFERENCE DETAIL 14.3 AND 14.4)

A. Where a forward reach is required, accessible storage spaces shall be 48" maximum and 15" minimum above the floor. If the forward reach is over an obstruction (with knee space equal to or greater than reach distance) 20"–25" deep, the maximum height shall be 44", if the obstruction is less than 20", maximum height shall be 48".

B. Where a side reach is provided, accessible storage spaces shall be 54" maximum and 9" minimum above the floor. Maximum height shall be 46" for side reach over an obstruction 34" maximum high and 24" maximum deep.

C. Clothes rods or shelves shall be a maximum 54" above floor where a side reach is required.

D. Where the distance from the wheelchair to the clothes rod or shelf exceeds 10" (as at closets with inaccessible doors) the following criteria shall be met:

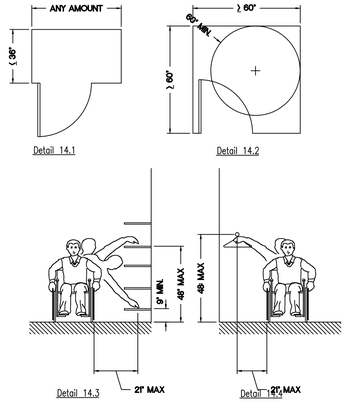
1. Shelves: Reach: 21" maximum; height: 48" maximum, 9" minimum.

2. Clothes rods: reach 21" maximum; height: 48" maximum.

TAS SECTIONS 4.25.4, 4.27.4 – HARDWARE

A. Hardware for accessible storage facilities shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

B. The force required to activate the hardware shall be no greater than 5 lbf



4.26 – GRAB BARS

TAS SECTION 4.26.2 – SIZE AND SPACING

A. Diameter or width of gripping surface shall be 1–1/4" to 1–1/2", or the shape shall provide an equivalent gripping surface.

1. The space between grab bars and adjacent walls shall be 1–1/2"

TAS SECTION 4.26.3 – STRUCTURAL STRENGTH

A. Grab bars and mounting devices shall meet the following requirements:

1. Bending stress induced by maximum bending moment from application of 250 lbf shall be less than allowable stress for material used.

2. Shear stress induced by application of 250 lbf shall be less than allowable shear stress for material used. If connection between grab bar and mounting bracket is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress.

3. Shear force induced in a fastener or mounting device from application of 250 lbf shall be less than allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.

4. Tensile force induced in a fastener by a direct tension force of 250 lbf plus the maximum moment from the application of 250 lbf shall be less than the allowable withdrawal load between the fastener and the supporting structure.

5. Grab bars shall not rotate within their fittings.

TAS SECTION 4.26.4 – ELIMINATING HAZARDS

A. Grab bars and adjacent wall surfaces shall be free of sharp or abrasive surfaces.

B. Edges shall have a radius of 1/8" minimum.

4.27 – CONTROLS AND OPERATING MECHANISMS

TAS SECTION 4.27.3 – HEIGHT (refer to detail 16.3)

A. Front approach – 48" max. to 15" min.
B. Side approach – 54" max. to 9" min., except per below.
C. Electrical & communication system receptacles shall be mounted no less than 15" above the floor.

4.28 – ALARMS

TAS SECTION 4.28.1 – GENERAL

A. When required, visual alarms shall be provided in each of the following areas, as a minimum: restrooms and any other general usage areas (e.g., meeting rooms), hallways, lobbies, and any other area for common use.

TAS SECTION 4.28.2 – AUDIBLE ALARMS

A. If provided, audible alarms shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by at least 15 dba or exceeds any maximum sound level with a duration of 60 seconds by 5 dba, whichever is louder.

B. Sound levels for alarm signals shall not exceed 120 dba.

TAS SECTION 4.28.3 – VISUAL ALARMS

A. Visual alarm signal appliances shall be integrated into the building or facility alarm system. If single station audible alarms are provided then single station visual alarm signals shall be provided.

Visual Alarm appliances shall have the following features:

1. The lamp shall be a xenon strobe type or equivalent.

2. The color shall be clear or nominal white (i.e. unfiltered or clear filtered white light).

3. The maximum pulse duration shall be two–tenths of one second with a maximum duty cycle of 40%. (The pulse duration is defined as the time interval between initial and final points of 10% of max signal)

4. The intensity shall be a minimum of 75 candela.

5. The flash rate shall be a minimum of 1 Hz and a maximum of 3 Hz

6. The appliance shall be placed 80" above the highest floor level within the space or 6" below the ceiling, whichever is lower.

7. In general, no place in any room or space shall be more than 50' from the signal (measured in a horizontal plane).

a. In large rooms and spaces exceeding 100' across, without obstructions 6' above the finished floor, such as auditoriums, devices may be place around the perimeter, spaced a maximum 100' apart, in lieu of suspending appliances from the ceiling.

8. No place in common corridors or hallways shall be more than 50' from the signal.

4.30 – SIGNAGE

TAS SECTIONS 4.1.2(7), 4.1.3(16)(a) – WHERE APPLICABLE

A. Signs which designate permanent rooms and spaces shall comply with the requirements listed below for:

1. Raised and Braille Characters, and Pictograms

2. Finish and Contrast

Mounting Location and Height

TAS SECTIONS 4.1.2(7), 4.1.3(16)(b) – WHERE APPLICABLE

A. Signs which provide direction to, or information about, functional spaces of the building shall comply with the requirements listed below for:

1. Character Proportion

2. Character Height

3. Finish and Contrast

Exception: Building directories, menus, and all other signs which are temporary are not required to comply.

TAS SECTION 4.1.2(7) – WHERE APPLICABLE

A. Element and spaces of accessible facilities which shall be identified by the International Symbol of Accessibility are:

1. Parking spaces designated as reserved for persons with disabilities.

2. Accessible passenger loading zones.

3. Accessible entrances when not all are accessible (inaccessible entrances shall have directional signage to indicate route to nearest accessible entrance).

4. Accessible toilet and bathing facilities when not all are accessible.

TAS SECTION 4.30.2 – CHARACTER PROPORTION (REFERENCE DETAIL 16.2)

A. Letters and numbers on signs shall have a width–to–height ratio between 3:5 and 1:1, and a stroke–width–to–height ratio between 1:5 and 1:10.

TAS SECTION 4.30.3 – OVERHEAD SIGNS

A. Characters and numbers on overhead signs shall be sized according to the viewing distance from which they are to be read.

1. For signs higher than 80" above the finished floor, character size shall be 3" minimum.

2. The minimum height is measured using an upper case X.

3. Lower case letters are permitted.

TAS SECTION 4.30.4 – RAISED AND BRAILLE CHARACTERS AND PICTOGRAMS>:

A. Letter and numerals shall be raised 1/32", upper case, sans serif and shall be accompanied by grade 2 Braille.

1. Raised character height: 5/8" minimum, 2" high maximum

2. Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram.

3. The border dimension of the pictogram shall be 6" minimum

TAS SECTION 4.30.5 – FINISH AND CONTRAST

A. The character and background of the signs shall be eggshell, matte, or other non–glare finish. Characters and symbols shall contrast with their background (either light characters on a dark background or dark characters on a light background).

TAS SECTION 4.30.6 – MOUNTING LOCATION AND HEIGHT (REFERENCE DETAIL 16.3)

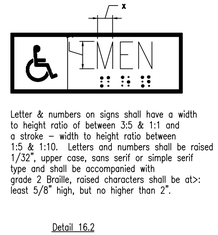
A. Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door.

B. Where there is no wall space to the latch side of the door, including at double–leaf doors, signs shall be placed on the nearest adjacent wall.

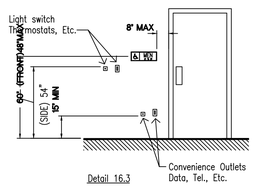
C. Mounting height shall be 60" above the finished floor to the centerline of the sign.

D. Mounting location for such signage shall be so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of a door.

International Symbol of Accessibility
Detail 16.1



Letter & numbers on signs shall have a width to height ratio of between 3:5 & 1:1 and a stroke – width to height ratio between 1:5 & 1:10. Letters and numbers shall be raised 1/32", upper case, sans serif or simple serif type and shall be accompanied with grade 2 Braille, raised characters shall be at>: least 5/8" high, but no higher than 2".
Detail 16.2



Detail 16.3

4.31 – PUBLIC TELEPHONES

TAS SECTION 4.1.3(17)(a) – WHERE APPLICABLE

A. If public pay telephones, public closed circuit telephones, or other public telephones if provided, then they shall comply with this section in the quantities below:

1. If one or more single unit of a type of public telephone is provided on a floor, then at least one of those phones shall comply with this section.

2. If one bank (defined as two or more adjacent public telephones, often installed as a unit) of a type of telephone is provided on a floor, then at least one of the telephones at the bank shall comply with this section.

3. If two or more banks of a type of public telephone are provided on a floor, then at least one telephone per bank shall comply with this section. The accessible unit may be installed as a single unit in proximity (either visible or with signage) to the bank. At least one public telephone per floor shall meet the requirements for a forward reach telephone.

Additional public telephones may be installed at any height.

Unless otherwise specified, accessible telephones may be either forward or side reach telephones.

TAS SECTION 4.1.3(17)(b) – WHERE APPLICABLE

A. All telephones required to be accessible shall be equipped with a volume control.

B. In addition, 25%, but never less than one, of all other public telephones provided shall be equipped with a volume control and shall be dispersed all type of telephones, including closed circuit telephones, throughout the building or facility.

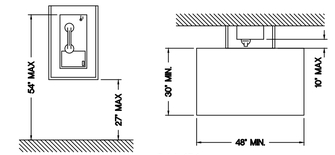
C. Signage displaying the International Symbol of Access for Hearing Loss shall be provided at each telephone equipped with a volume control.

TAS SECTION 51.3 – MOUNTING HEIGHT (REFERENCE DETAIL 17.1)

A. The highest operable part of the telephone shall be 48" maximum above the floor where a forward reach is required, and 54" maximum where a side reach is required.

B. If the forward reach is over an obstruction (with knee space equal to or greater than reach distance) 20"–25" deep the maximum height shall be 44"; if the obstruction is less than 20", maximum height shall be 48"

C. Maximum height shall be 46" for side reach over an obstruction 34" maximum high and 24" maximum deep.



Detail 17.1

4.32 – SEATING AND TABLES

TAS SECTION 4.32.2 – SEATING
A. If seating spaces for people in wheelchairs are provided at fixed tables or counters, clear floor space of 30" x 48" shall be provided. Floor space shall not overlap required knee space by more than 19"

TAS SECTION 4.32.3 – KNEE SPACE
B. If seating for people in wheelchairs is provided at fixed tables or counters, knee space at least 27" high, 30" wide and 19" deep shall be provided.

TAS SECTION 4.32.4 – HEIGHT OF TABLES OR COUNTER
C. The tops of accessible tables and counters shall be 28" minimum, and 34" maximum, above the finished floor.

4.34 – AUTOMATIC TELLER MACHINES

TAS SECTIONS 4.34.2 – CLEAR FLOOR SPACE

A. Floor space shall comply with 4.2.4 to allow a forward, parallel approach or both.

TAS SECTIONS 4.34.3 – REACH RANGES

A. Forward approach only: controls within forward approach specified in 4.2.5.

B. Parallel approach: controls within unobstructed reach range from clear floor space at protrusion of teller machine surround per table as follows:

Reach Depth	Maximum Height	Reach Depth	Maximum Height	Reach Depth	Maximum Height
in inches	in inches	in inches	in inches	in inches	in inches
10 or less	54	15	51	20	48 1/2
11	53 1/2	16	50 1/2	21	47 1/2
12	53	17	50	22	47
13	52 1/2	18	49 1/2	23	46 1/2
14	51 1/2	19	49	24	46

Note : above does not apply to drive up machines.

4.35 DRESSING AND FITTING ROOMS

TAS SECTIONS 4.35.4 – BENCH

A. Every accessible dressing room shall have a 24"x 48" bench fixed to the wall along the larger dimension. The bench shall be mounted 17" to 19" above the finish floor.

TAS SECTIONS 4.35.5 – MIRROR

A. A full–length mirror, measuring at least 18" wide by 54" high, shall be mounted in a position affording a view to a person on the bench as well as to a person in a standing position.

1 ACCESSIBILITY STANDARDS
NOT TO SCALE

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JLL BUILDING SYSTEMS, LLC

ACCESSIBILITY STANDARDS

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A5.3

GENERAL NOTES

CODES

1. BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC), 2009.
2. STRUCTURAL CONCRETE: AMERICAN CONCRETE INSTITUTE (ACI), BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 318-02.
3. POST-TENSIONED CONCRETE, POST-TENSIONING INSTITUTE (PTI), DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS-ON-GROUND, DC10.1-08.
4. CONCRETE MASONRY: MASONRY STANDARDS JOINT COMMITTEE CODE, ACI530-02/ASCE5-02/TMS402-02, 2002.

DESIGN LOADS

1. DEAD LOADS INCLUDE THE SELF-WEIGHT OF THE STRUCTURAL COMPONENT AND THE FOLLOWING:

CONC FLOOR DECK	43 PSF
FLOOR FRAMING	10 PSF
ROOF FRAMING	8 PSF
FLOOR MECHANICAL	5 PSF
ROOF MECHANICAL	5 PSF
PARTITION	5 PSF

2. LIVE LOADS INCLUDE THE FOLLOWING:

FLOOR	50 PSF
STORAGE	125 PSF
ROOF	20 PSF
NET UPLIFT AT ROOF	10 PSF

3. WIND LOAD PARAMETERS INCLUDE THE FOLLOWING:

BASIC WIND SPEED	90 MPH
EXPOSURE	B
IMPORTANCE FACTOR	1.0

4. ROOF AND FLOOR LIVE LOADS HAVE BEEN REDUCED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) 2009.
5. LOADING FOR MECHANICAL AND EQUIPMENT ROOMS ARE BASED ON THE OPERATING WEIGHT AND EQUIPMENT PADS AS INDICATED ON THE DRAWINGS. ANY CHANGES TO EQUIPMENT AND DEVICES OTHER THAN THE INFORMATION SUPPLIED TO THE ENGINEER DURING DESIGN SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR STRUCTURAL VERIFICATION.

SITE PREPARATION

1. SITE PREPARATION REQUIREMENTS ARE BASED ON THE GEOTECHNICAL REPORT BY: AMERICAN STRUCTURAL INSPECTIONS, REPORT NO.: GD 14001 DATED SEPTEMBER 2014.
2. TO PREPARE THE SITE, THE SURFACE SOIL UNDER THE SLAB AND 10 FEET BEYOND SHALL BE REMOVED TO A LEVEL 2 FEET BELOW THE CONCRETE SLAB AND STABILIZED WITH CHEMICAL PRESSURE INJECTION TO A DEPTH OF 12'-0" BELOW THE SLAB ELEVATION. THE SITE MAY THEN BE BACKFILLED TO GRADE USING SELECT COMPACTED BACKFILL PLACED IN LIFTS IN ACCORDANCE WITH THE PROJECT SOILS REPORT REFERENCED ABOVE.
3. THE SURFACE VEGETATION AND TOP SOIL SHALL BE REMOVED TO A MINIMUM OF 5'-0" OUTSIDE ALL BUILDING PERIMETERS OR TO THE EXTENT REQUIRED FOR DRAINAGE. SITE FILL MATERIAL REQUIRED FOR DRAINAGE SHALL NOT BE INSTALLED OVER EXISTING SURFACE VEGETATION. ALL ORGANIC MATERIAL, SATURATED SOIL, LOOSE SOIL, AND DEBRIS SHALL BE REMOVED PRIOR TO GRADING MODIFICATIONS.
4. SELECT BACKFILL MATERIAL REQUIRED TO ELEVATE PAD SHALL BE A SANDY-CLAY OR SANDY LOAM MATERIAL WITH A PLASTICITY INDEX BETWEEN 5 AND 20. THE FILL MATERIAL SHALL BE PLACED IN 6 INCH LOOSE LIFTS AND UNIFORMLY COMPACTED TO A MINIMUM DENSITY OF 95% AND MOISTURE CONTENT OF 1% BELOW TO 2% ABOVE THE OPTIMUM MOISTURE CONTENT.
5. MOISTURE CONTENT OF THE COMPLETED PAD SHALL BE MAINTAINED DURING CONSTRUCTION.
6. FILL MATERIAL SHALL BE PLACED TO A MINIMUM OF 10 FEET OUTSIDE THE BUILDING PERIMETER AND SHALL BE PROPERLY GRADED TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM THE BUILDING FOR DRAINAGE.
7. ALL EXCAVATIONS SHALL BE CLEARED OF ALL DEBRIS AND LOOSE OR SATURATED MATERIAL PRIOR TO CONCRETE PLACEMENT.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL

1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60 AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING CLEAR COVER FOR CAST-IN-PLACE REINFORCEMENT:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO THE EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER, NO.5 BAR AND SMALLER	1½"
CONCRETE EXPOSED TO EARTH OR WEATHER, NO.6 THROUGH NO.18 BARS	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND	¾"

3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.
4. HORIZONTAL PIPING PENETRATIONS THROUGH GRADE BEAM SHALL BE SLEEVED. GRADE BEAM REINFORCEMENT SHALL BE CONTINUOUS AT ALL PIPING PENETRATIONS. INCREASE THE GRADE BEAM DEPTH AS NECESSARY TO ALLOW THE PIPING TO PASS THROUGH THE MIDDLE THIRD OF THE GRADE BEAM DEPTH. NOTIFY THE ENGINEER WHENEVER THIS IS NOT POSSIBLE.
5. VERTICAL PIPING PENETRATIONS THROUGH GRADE BEAM IS PROHIBITED.
6. ALL REINFORCEMENT SHALL BE SUPPORTED ON AZTEC EZCHAIR BOLSTERS (800-745-3703) OR EQUAL SPACED AT 36" MAXIMUM IN ALL DIRECTIONS.

GRADE BEAM LEGEND

B1 - 30" DEEP x 16" WIDE PERIMETER BEAM WITH (3)-#5 TOP AND BOTTOM, STIRRUPS-#3 @ 2'-6" LOOP.

B2 - 30" DEEP x 16" WIDE INTERIOR BEAM WITH (3)-#5 TOP & BOTTOM, STIRRUPS-#3 @ 2'-6" LOOP.

B3 - 14" DEEP x 14" WIDE "SHOVEL" BEAM WITH (2)-#4 @ TOP & (3)-#5 @ BOTTOM, STIRRUPS-#3 @ 2'-6" LOOP, UNDER LOAD-BEARING STUD WALLS.

TESTING AND CONSTRUCTION REVIEW

1. SOIL COMPACTION SHOULD BE CONFIRMED WITH A MINIMUM OF FOUR FIELD DENSITY TESTS PER LIFT.
2. CONCRETE COMPRESSIVE STRENGTH SHOULD BE CONFIRMED WITH A MINIMUM OF ONE CYLINDER TEST PER DAY OR 150 CUBIC YARDS OR 5,000 SF OF SURFACE AREA FOR SLABS OR WALLS, WHICHEVER IS GREATER.
3. CONSTRUCTION OF THE FOUNDATION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL BUILDING CODE.
4. CONSTRUCTION REVIEW OF THE SLAB PREPARATION SHOULD BE PERFORMED BY A PROFESSIONAL ENGINEER.

SPECIAL INSPECTIONS PER IBC 2009 - SECTION 1705

THE SPECIAL INSPECTOR SHALL PERFORM AN INSPECTION OF THE STEEL FRAMING MEMBERS, CONNECTIONS AND METAL PANELS TO VERIFY COMPLIANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON APPROVED CONSTRUCTION DOCUMENTS.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

WIDE FLANGE SHAPES	ASTM A572, GRADE 50
ANGLE, CHANNEL, AND PLATE SHAPES	ASTM A36
PIPE	ASTM A501 OR ASTM A53, TYPE E OR S, GRADE B
TUBE	ASTM A500, GRADE B, FY = 46 KSI
COLD-FORMED STEEL	FY = 50 KSI

2. ALL SPLICES NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION.
3. ALL BARE, CUT OR OTHERWISE EXPOSED SURFACES SHALL BE COATED WITH AN EXTERIOR GRADE PRIMER TO A THICKNESS OF 3 MILS.

STRUCTURAL STEEL CONNECTIONS

WELDED:

1. ALL WELDING SHALL CONFORM TO ANSI/AWS D1.1, LATEST ADDITION.
2. ALL MOMENT CONNECTIONS DENOTED BY "MC" ON THE DRAWINGS SHALL BE WELDED OR AS OTHERWISE DETAILED TO DEVELOP THE FULL CAPACITY OF THE MEMBER.
3. UNSPECIFIED WELD SIZES SHALL BE THE GREATER OF 3/16" OR THE MINIMUM SIZE REQUIRED BY AISC CODE.
4. ROOF AND FLOOR EDGE ANGLES SHALL BE CONTINUOUS. WELD SPLICES SHALL DEVELOP THE FULL CAPACITY OF THE MEMBER AND IS ALLOWED ONLY AT A SUPPORT.

BOLTED:

5. ALL BOLTS SHALL CONFORM TO THE FOLLOWING:

ANCHOR BOLTS	ASTM A307
CONNECTION BOLTS	ASTM A325, TYPE "N" CONNECTION

6. USE AISC TYPE 2 SIMPLE FRAMING CONNECTIONS.
7. SHEAR TAB CONNECTIONS ARE PROHIBITED.
8. THE MINIMUM NUMBER OF ROWS OF BOLTS SHALL BE 1/3TH OF THE BEAM DEPTH ROUNDED UP TO THE NEXT WHOLE NUMBER.
9. BOLTS SHALL BE "SNUG TIGHT" UNLESS NOTED OTHERWISE.

METAL NON-COMPOSITE DECK

1. STEEL ROOF DECK SHALL CONFORM TO THE FOLLOWING:

DEPTH	1½"
TYPE	B
GAUGE	24
MINIMUM SECTION MODULUS	0.132 CUBIC INCHES

2. DECK SHALL BE GALVANIZED WITH A CLASS G60 COATING OR EQUAL.
3. DECK SHALL BE CONTINUOUS OVER THREE OR MORE SUPPORTS. FOR DECK SPANS LESS THAN THREE SUPPORTS, INTERMEDIATE SHORING FROM THE SUPPORTING BEAMS MAY BE REQUIRED DURING CONSTRUCTION TO SUPPORT CONSTRUCTION LOADS. CONTRACTOR MAY PROVIDE HEAVIER GAUGE DECK DESIGNED FOR SINGLE SPAN LENGTHS TO ELIMINATE SHORING REQUIREMENTS.
4. DECK CONNECTIONS SHALL CONFORM TO THE FOLLOWING:

INTERIOR SUPPORTS	5/8" PUDDLE WELDS AT EACH SIDE LAP AT 12" 5/8" PUDDLE WELDS AT 12" AT INTERMEDIATE RIBS
PERIMETER SUPPORTS	PUDDLE WELDS AT 12"
SIDE LAPS	2-#10 TEK SCREWS AT EQUAL SPACES BETWEEN SUPPORTS

5. PUDDLE WELDS SHALL BE MADE THROUGH WELD WASHERS FOR DECKING THINNER THAN BUT NOT INCLUDING 22 GAUGE.

LIGHT GAGE STEEL FRAMING

1. LIGHT GAGE COLD FORMED STEEL SHALL CONFORM TO THE FOLLOWING:

   CEES AND ZEES SHALL BE FORMED MEETING THE SPECIFICATIONS OF THE AISI MANUAL - 2002 EDITION.

2. CEES AND ZEES SHALL BE Fy = 50 KSI STEEL (MINIMUM).
3. THE FRAMING MEMBERS SHALL MEET MINIMUM THICKNESS SPECIFIED ON THE PLANS. THICKNESSES ARE INDICATED IN 1/1000 INCH.

   12 GAGE = 0.102 INCH
   14 GAGE = 0.074 INCH
   16 GAGE = 0.059 INCH

4. ALL BARE, CUT OR OTHERWISE EXPOSED SURFACES SHALL BE COATED WITH AN EXTERIOR GRADE PRIMER TO A THICKNESS OF 3 MILS.

STRUCTURAL FRAMING SCHEDULES

FRAMING SCHEDULE

ID MARK	MEMBER SPECIFICATION	FRAMING TYPE	NOTES
S1	4CS2.5x059 (16 GA)	LOAD BEARING STUDS - 4TH LEVEL	5'-0" SPACING
S2	4CS2.5x070 (14 GA)	LOAD BEARING STUDS - 3TH LEVEL	5'-0" SPACING
S3	6CS2.5x105 (12 GA)	LOAD BEARING STUDS - 2ND LEVEL	5'-0" SPACING
S4	8CS3.5x105 (12 GA)	LOAD BEARING STUDS - 1ST LEVEL	5'-0" SPACING - WITH STRAPPING
S5	4CS2.5x059 (16 GA)	INFILL STUDS EXTERIOR WALLS	2'-0" SPACING
C1	HSS 4x4x1/8	TUBE STEEL COLUMN	
C2	HSS 6x4x3/16	TUBE STEEL COLUMN	
C3	HSS 8x4x3/16	TUBE STEEL COLUMN	
C4	HSS 8x6x3/16	TUBE STEEL COLUMN	
P1	4ZS2.5x059 (16 GA)	ROOF PURLIN	5'-0" SPACING, 10'-6" MAX SPAN
P2	6ZS2.5x059 (16 GA)	ROOF PURLIN	5'-0" SPACING, 15'-6" MAX SPAN
P3	10ZS2.5x105 (12 GA)	FLOOR PURLIN 3RD LEVEL	5'-0" SPACING, 10'-6" MAX SPAN
P4	10ZS3.5x105 (12 GA)	FLOOR PURLIN 2ND AND 1ST LEVELS	5'-0" SPACING, 10'-6" MAX SPAN
P5	10CS2.5x105 (12 GA)	FLOOR RIM AT PERIMETER	SUPPORT EDGE OF CONCRETE FLOOR
H1	6ZS2.5x059 (16 GA)	ROOF HEADER	10'-6" MAX SPAN
H2	2-C8x2.5x059 (16 GA)	ROOF HEADER	15'-6" MAX SPAN
H3	2-10x2.5x105 (12 GA)	FLOOR SUPPORT HEADER	
B1	C8x11.5	STAIR SUPPORT BEAM	
B2	MC10X25	STEEL BEAM	
B3	W12x26	STEEL BEAM	
B4	W14x68	STEEL BEAM	
B5	W16x46	STEEL BEAM	
B6	W14X22	STEEL BEAM	
B7	W14x30	STEEL BEAM	
B8	W10x26	STEEL BEAM	
L1	HSS 4x6x3/16 WITH PL 1/2x8	LINTEL BEAM	13'-6" MAX SPAN

NOTES:
1. ALL LIGHT GAGE FRAMING Fy= 55 KSI
2. ALL WIDE FLANGE BEAMS Fy= 50 KSI
3. ALL TUBE STEEL COLUMNS AND BEAMS Fy=46 KSI
4. ALL STEEL CHANNELS, ANGLES AND PLATES Fy=36 KSI

STRUCTURAL FRAMING SPECIFICATIONS

TYPICAL FRAMING SHALL BE AS SCHEDULED BELOW, UNLESS OTHERWISE NOTED.

ROOF PANEL:
1.5x24 GA B-DECK BY VULCRAFT; 5'-10" MAX SPAN

EXTERIOR WALL PANEL:
26GA U-PANEL

PARTITIONS:
29GA U-PANEL - LEVEL 4
29GA U-PANEL - LEVEL 3
26GA U-PANEL - LEVEL 2
26GA U-PANEL - LEVEL 1

EXTERIOR SHEATHING TYP AT INSUL AND NON-INSUL WALLS:
26 GA M-PANEL - HORIZONTAL

INTERIOR SHEATHING AT INSULATED WALLS
SEE PARTITION SHEATHING SCHEDULE ABOVE

CONCRETE SLAB: (2ND, 3RD & 4TH LEVELS)
4" TOTAL DEPTH (TYP)
STEEL DECK: 24GA TF 75 TENSIL FORM BY WHEELING
SPAN: 5'-0" (MAX)
REINFORCING: W4.0x4.0 6"x6" WWF
HELD AT MID DEPTH 1½"-2" COVER
L4x4x⅜" EDGE ANGLE WITH
¼" DIAMETER x 4" HEADED STUDS AT 24" OC

REV NO.	ISSUE DATE	DESCRIPTION
0	04-28-15	FOR CONSTRUCTION
1	05-14-15	ADDED DETAIL FOR TALLER RETAINING WALL
2	05-27-15	ADDED DETAIL FOR GRADE BEAM RETAINING WALL
3	08-11-15	CORRECTED CODE REFERENCE

Blake Wilson Engineering PLLC
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Hurst, Texas 76053
Metro (817) 268-2345
Texas Firm Reg. No. F-3843

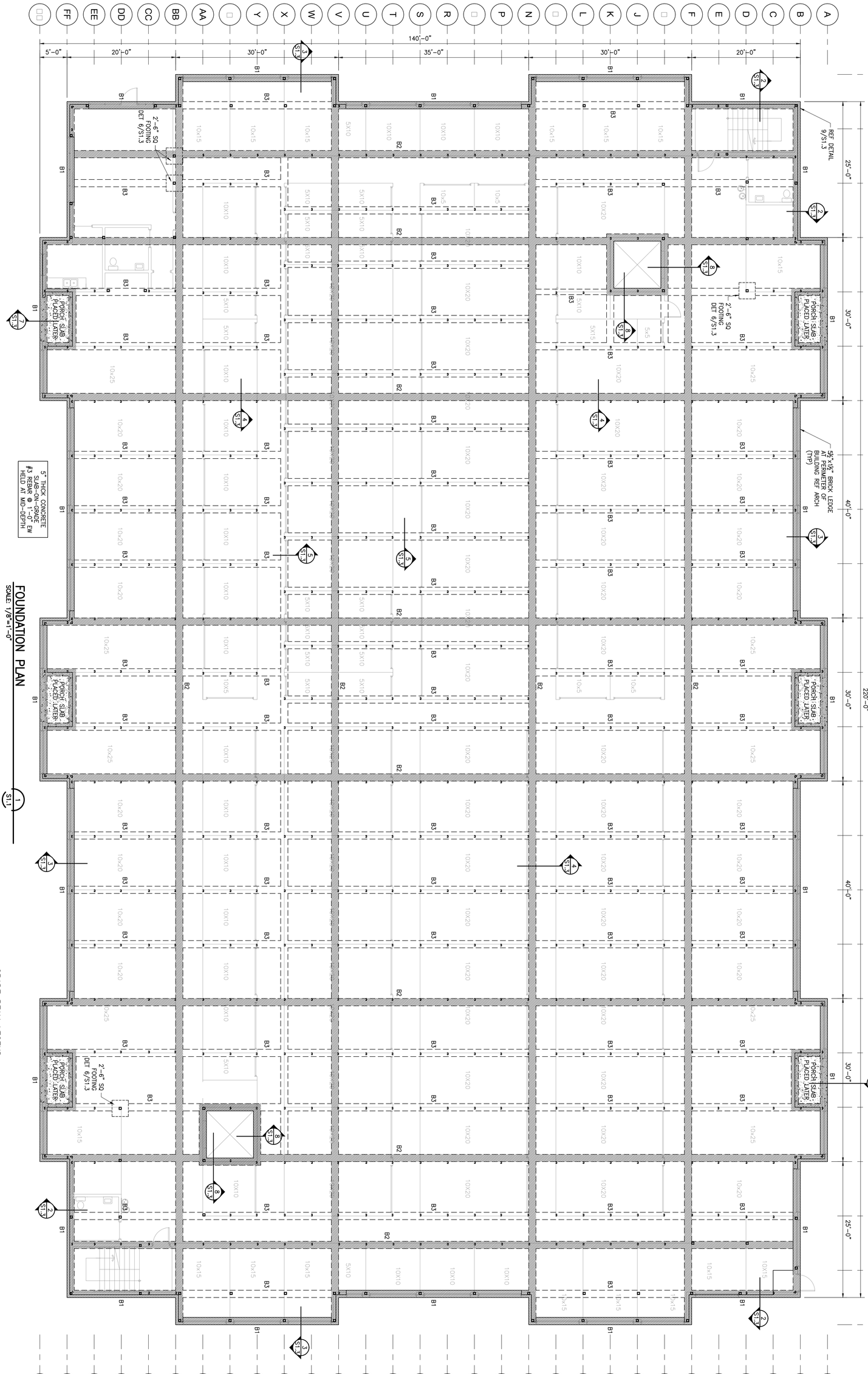
SEAL
STATE OF TEXAS
LICENSED PROFESSIONAL ENGINEER
T. BLAKE WILSON
67581
08-11-15

STRUCTURAL - GENERAL NOTES AND SPECIFICATIONS

PLATINUM SELF STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

DATE: AUG. 11, 2015
SCALE: AS NOTED
PROJECT NO: 10490A.0
FILE NAME: 10490A.0.DWG
DRAWN BY: M IBARRA
DESIGNED BY: B WILSON
CHECKED BY: B WILSON
APPROVED BY: B WILSON

SHEET NUMBER: S1.0



FOUNDATION PLAN

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

GRADE BEAM LEGEND

B1 - 12" DEEP x 14" WIDE PERIMETER BEAM WITH (3)-#5 TOP AND BOTTOM. STIRRUPS-#3 @ 2'-6" LOOP.

B2 - 30" DEEP x 16" WIDE, INTERIOR BEAM WITH (3)-#5 TOP & BOTTOM. STIRRUPS-#3 @ 2'-6" LOOP.

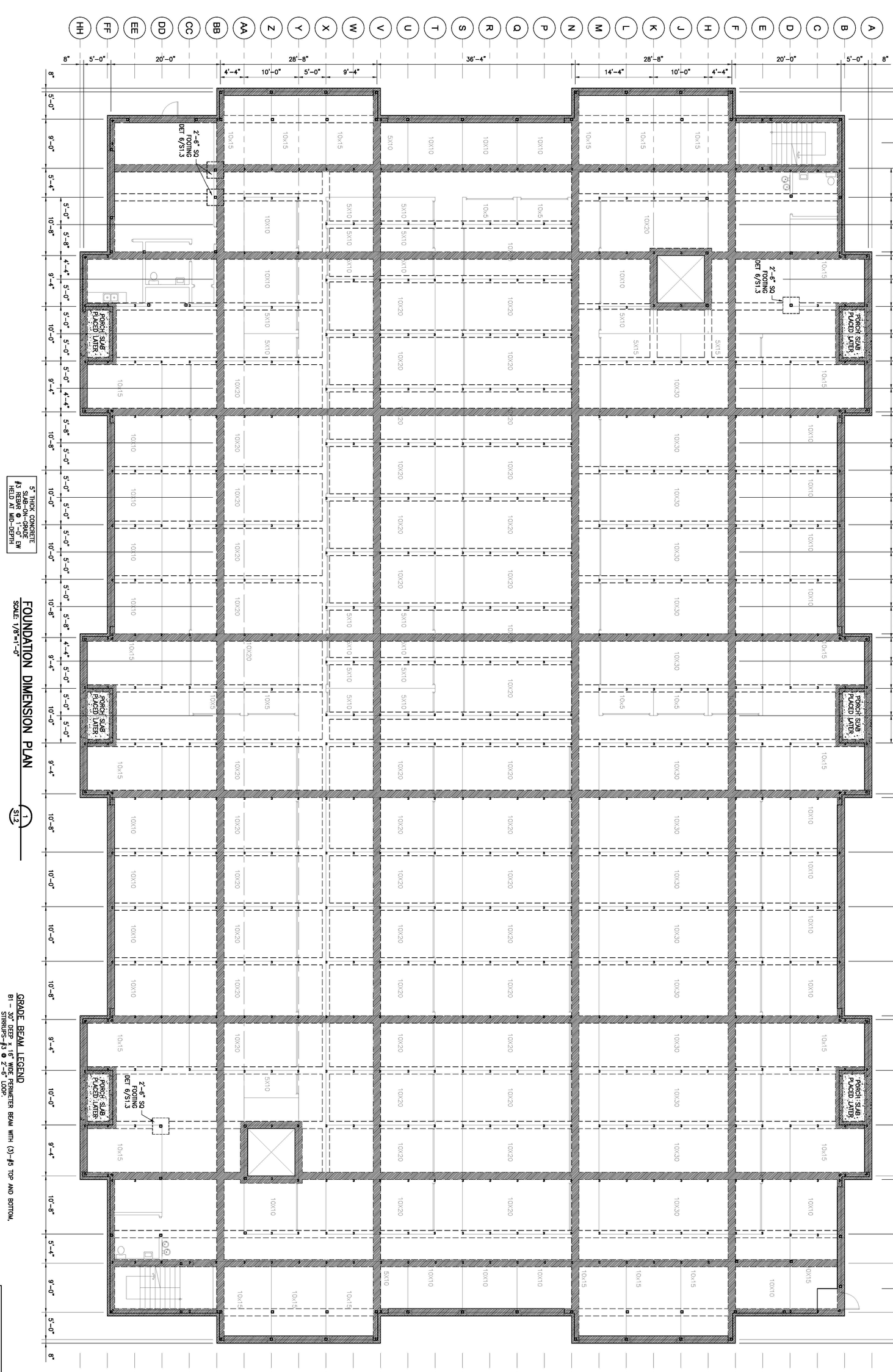
B3 - 14" DEEP x 14" WIDE "SHOVEL" BEAM WITH (2)-#4 @ TOP & (3)-#5 @ BOTTOM. STIRRUPS-#3 @ 2'-6" LOOP. UNDER LOAD-BEARING STUD WALLS.

DATE: APR 15, 2015	SCALE: AS NOTED	FOUNDATION PLAN	
SHEET NUMBER: S1.1	PROJECT NO: 104904.0 FILE NAME: 104904.0.DWG	PLATINU□ SELF STORA□E TOWNSEND ROAD ROCKWALL, TEXAS	
	DRAWN BY: M IBARRA DESIGNED BY: B WILSON CHECKED BY: B WILSON APPROVED BY: B WILSON		

SEAL: STATE OF TEXAS · T. BLAKE WILSON · 67581 · LICENSED · PROFESSIONAL ENGINEER · 04-15-14

REV NO.	ISSUE DATE	DESCRIPTION
0	04-15-15	FOR CONSTRUCTION

Blake Wilson Engineering, PLLC
□37 West □□rst Bo□le□ard
□□rst, Te□as 7□053
□etro □17□2□□-2345
Te□as Fir□ Re□. No. F-3□43



FOUNDATION DIMENSION PLAN

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

1 S1.2

GRADE BEAM LEGEND

B1 – 30" DEEP x 16" WIDE PERIMETER BEAM WITH (3)–#5 TOP AND BOTTOM. STIRRUPS–#3 @ 2'-6" LOOP.

B2 – 30" DEEP x 16" WIDE INTERIOR BEAM WITH (3)–#5 TOP & BOTTOM. STIRRUPS–#3 @ 2'-6" LOOP.

B3 – 14" DEEP x 14" WIDE "SHOVEL" BEAM WITH (2)–#4 @ TOP & (3)–#5 @ BOTTOM. STIRRUPS–#3 @ 2'-6" LOOP. UNDER LOAD-BEARING STUD WALLS.

ALL DIMENSIONS SHOWN ARE CENTERLINE OF GRADE BEAMS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

DATE: APR 15, 2015	SCALE: AS NOTED	FOUNDATION DIMENSION PLAN	
SHEET NUMBER: S1.2	PROJECT NO: 104904.0 FILE NAME: 104904.0.DWG DRAWN BY: M IBARRA DESIGNED BY: B WILSON CHECKED BY: B WILSON APPROVED BY: B WILSON	PLATINUM SELF STORAGE TOWNSEND ROAD ROCKWALL, TEXAS	

SEAL: STATE OF TEXAS · T. BLAKE WILSON · 67581 · LICENSED PROFESSIONAL ENGINEER · 04-15-14

REV NO.	ISSUE DATE	DESCRIPTION
0	04-15-15	FOR CONSTRUCTION

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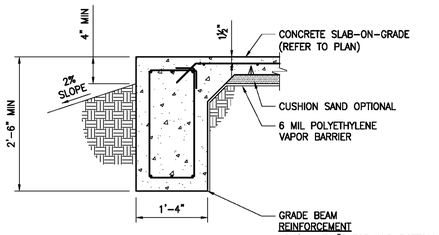
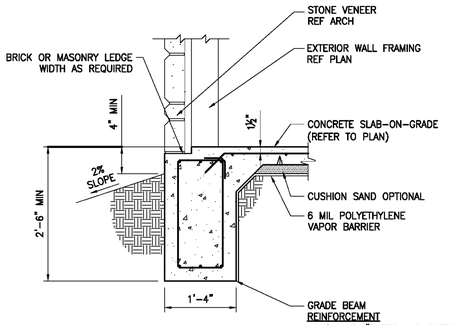
637 West Hurst Boulevard
Hurst, Texas 76053
Metro (817) 268-2345
Texas Firm Reg. No. F-3843



TYPICAL EXTERIOR GRADE BEAM DETAIL (1 / S1.3)
SCALE: NOT TO SCALE



TYPICAL EXTERIOR GRADE BEAM DETAIL (2 / S1.3)
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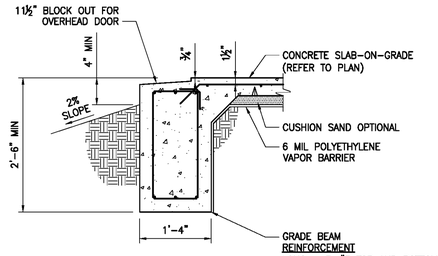

TYPICAL EXTERIOR GRADE BEAM DETAIL (3 / S1.3)
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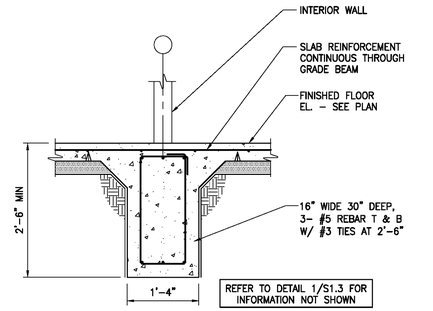
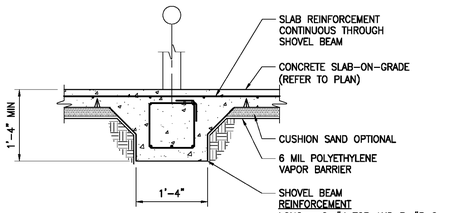
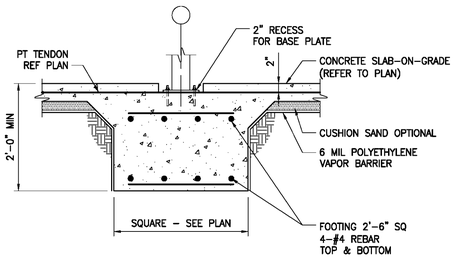


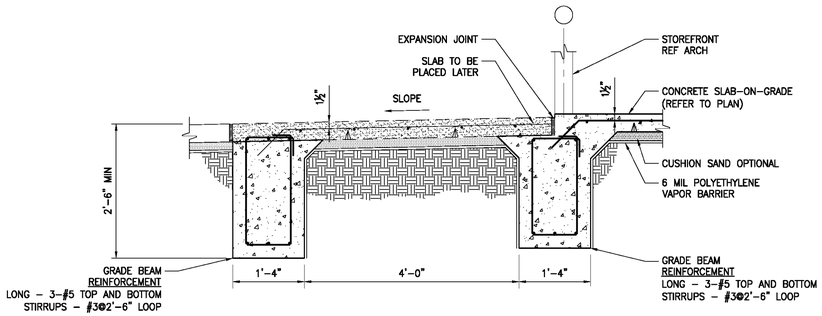
TYPICAL INTERIOR GRADE BEAM DETAIL (4 / S1.3)
SCALE: NOT TO SCALE



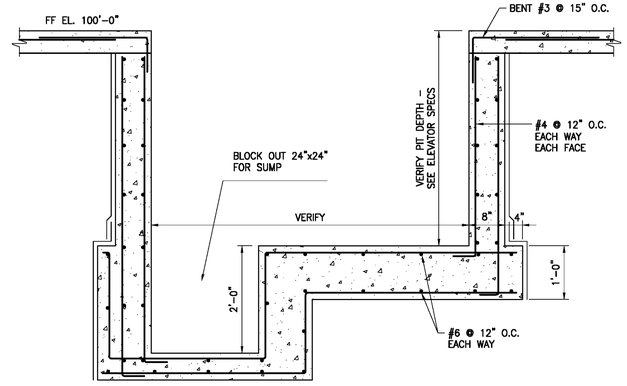
TYPICAL INTERIOR SHOVEL BEAM DETAIL (5 / S1.3)
SCALE: NOT TO SCALE



TYPICAL SQUARE FOOTING (6 / S1.3)
SCALE: NOT TO SCALE



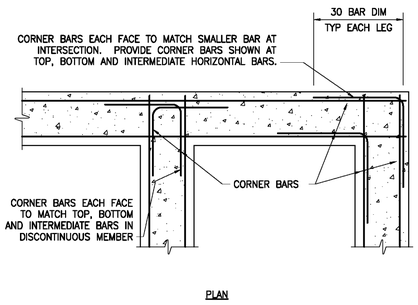
TYPICAL EXTERIOR GRADE BEAM DETAIL (7 / S1.3)
SCALE: NOT TO SCALE



SECTION @ ELEVATOR PIT (8 / S1.3)
SCALE: NOT TO SCALE

NOTE:

1. VERIFY ALL DIMENSIONS WITH ELEVATOR MANUFACTURER.



PLAN

TYP CORNER BAR SPLICE DETAIL (9 / S1.3)
SCALE: NOT TO SCALE

NOTES

1. WHERE 90 DEGREE HOOKS ARE SCHEDULED OR DETAILED FOR TOP BARS, CORNER BARS MAY BE OMITTED.
2. MATCH SIZE, LOCATION AND QUANTITY OF HORIZONTAL BEAM AND WALL BARS, EXCEPT THAT WHERE THERE ARE MORE THAN 2 TOP OR BOTTOM BARS, ONLY THE INSIDE AND OUTSIDE BARS MUST BE MATCHED.

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REV NO.	ISSUE DATE	DESCRIPTION
0	04-15-15	FOR CONSTRUCTION

SEAL — LICENSED PROFESSIONAL ENGINEER — T. BLAKE WILSON — 67581 — 04-15-14

FOUNDATION DETAILS

PLATINUM SELF STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

DATE: APR 15, 2015
SCALE: AS NOTED

PROJECT NO:	104904.0
FILE NAME:	104904.0.DWG
DRAWN BY:	IM IBARRA
DESIGNED BY:	B WILSON
CHECKED BY:	B WILSON
APPROVED BY:	B WILSON

SHEET NUMBER: S1.3

REF DETAIL 1/S3.0

REF DETAIL 9/S3.0

REF DETAIL 2/S3.1

TYPICAL – THIS LEVEL – UON (P4)

REF DETAIL 5/S3.0

REF DETAIL 1/S3.0

REF DETAIL 4/S3.0

REF DETAIL 4/S3.0

REF DETAIL 5/S3.0

REF DETAIL 1/S3.0

TYPICAL – INFILL STUDS

SIM 10/S3.2

STRUCTURAL FRAMING SCHEDULE – 1ST LEVEL:

TYPICAL FRAMING SHALL BE AS SCHEDULED BELOW, UNLESS OTHERWISE NOTED.
SEE SHEET S1.0 FOR FRAMING SCHEDULE AND SPECIFICATIONS

TYPICAL FLOOR FRAMING

P4 – FLOOR PURLINS:
10ZS3.5x105 (12 GA)

S4 – LOAD–BEARING STUDS
8CS3.5X105 (12 GA)

FRAMING PLAN – LEVEL 1
SUPPORTING LEVEL 2 SLAB

SCALE: 1/8"=1'–0"

STRUCTURAL STEEL ELEVATIONS

TOP OF 10" Z–PURLIN FLOOR JOISTS – SET ELEVATION 4" BELOW LEVEL OF 2ND LEVEL SLAB

TOP OF STRUCTURAL STEEL BEAMS SUPPORTING FLOOR JOIST PURLINS SET ELEVATION 4" BELOW LEVEL OF 2ND LEVEL SLAB.

REV NO.	ISSUE DATE	DESCRIPTION
0	04–15–15	FOR CONSTRUCTION

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637 West Hurst Boulevard
Hurst, Texas 76053
Metro (817) 268-2345
Texas Firm Reg. No. F-3843

SEAL
TEXAS REGISTERED
T. BLAKE WILSON
87581
LICENSED PROFESSIONAL ENGINEER
04-15-14

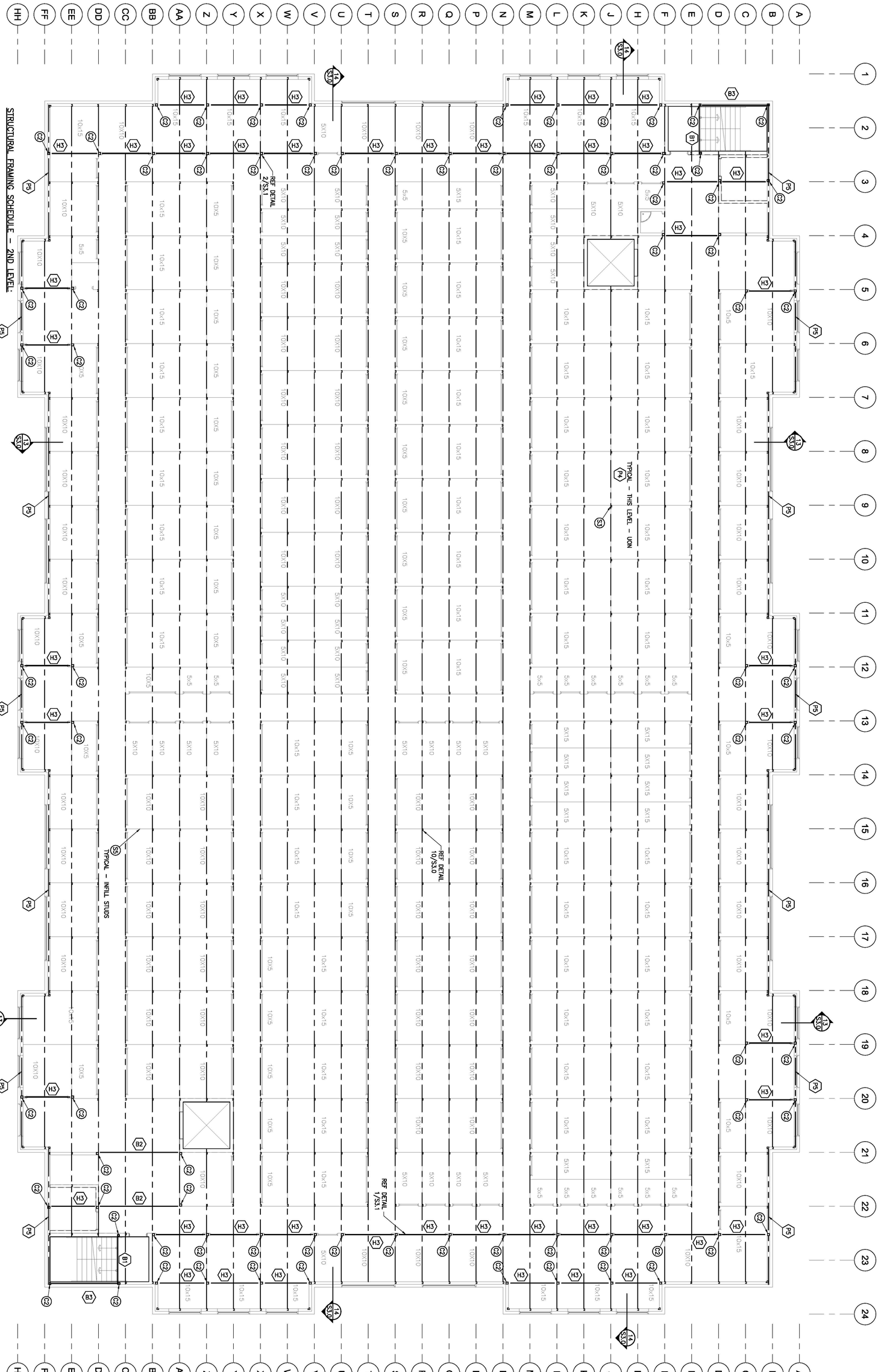
FRAMING PLAN - LEVEL 1

PLATINUM SELF STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

DATE: APR 15, 2015
SCALE: AS NOTED

PROJECT NO:	104904.0
FILE NAME:	104904.0.DWG
DRAWN BY:	M IBARRA
DESIGNED BY:	B WILSON
CHECKED BY:	B WILSON
APPROVED BY:	B WILSON

SHEET NUMBER:
S2.0



DATE: APR 15, 2015	SCALE: AS NOTED	FRAMING PLAN - LEVEL 2	
SHEET NUMBER: S2.1	PROJECT NO: 104904.0 FILE NAME: 104904.0.DWG DRAWN BY: M IBARRA DESIGNED BY: B WILSON CHECKED BY: B WILSON APPROVED BY: B WILSON	PLATINUM SELF STORAGE TOWNSEND ROAD ROCKWALL, TEXAS	

SEAL: STATE OF TEXAS – T. BLAKE WILSON – 67581 – LICENSED PROFESSIONAL ENGINEER – 04-15-14

REV NO.	ISSUE DATE	DESCRIPTION
0	04-15-15	FOR CONSTRUCTION

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Hurst, Texas 76053
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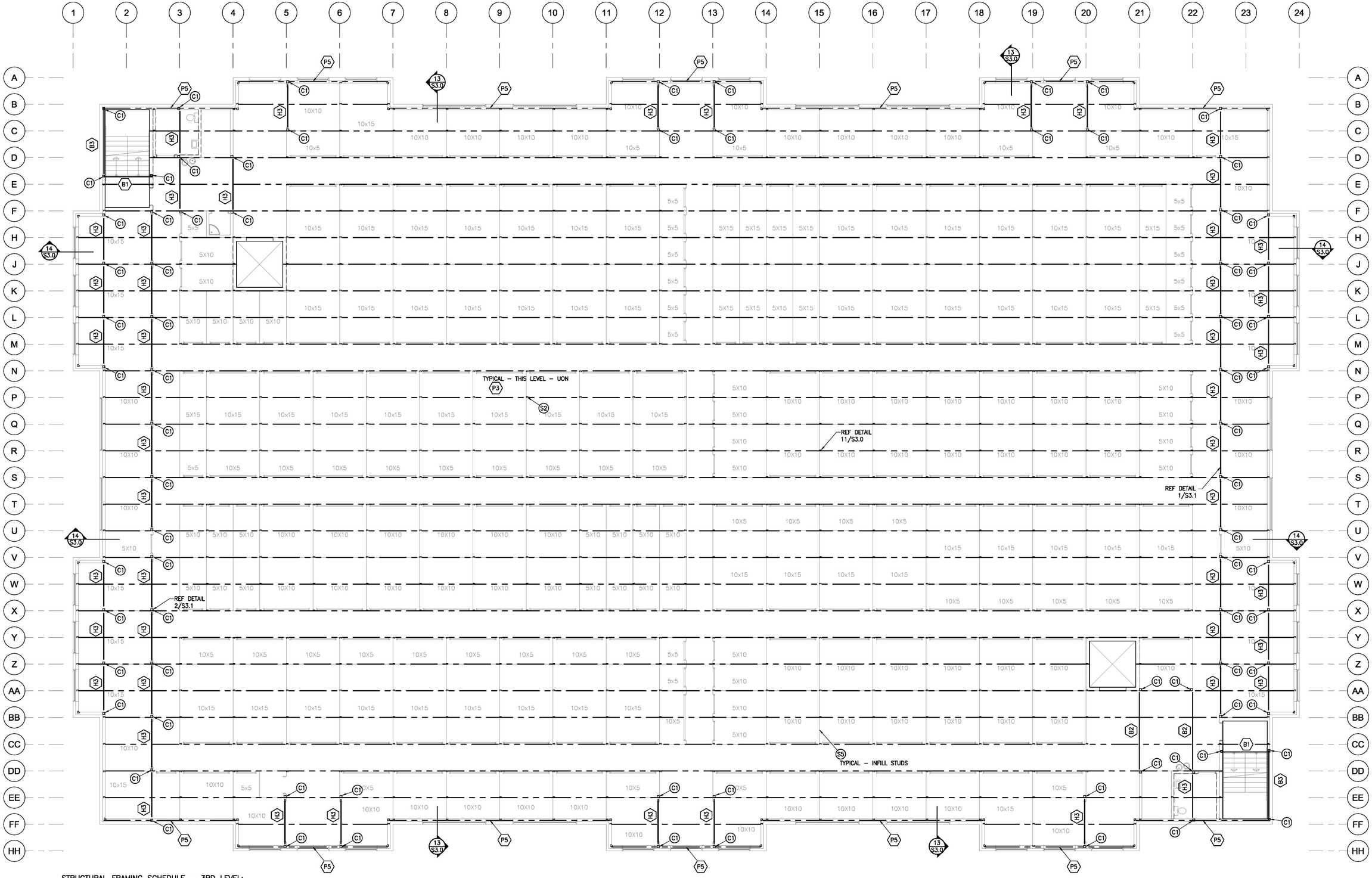

STRUCTURAL FRAMING SCHEDULE – 3RD LEVEL:

TYPICAL FRAMING SHALL BE AS SCHEDULED BELOW, UNLESS OTHERWISE NOTED.
SEE SHEET S1.0 FOR FRAMING SCHEDULE AND SPECIFICATIONS

TYPICAL FLOOR FRAMING

P3 – FLOOR PURLINS:
10ZS2.5x105 (12 GA)

S2 – LOAD BEARING STUDS
4CS2.5X070 (14 GA)

FRAMING PLAN – LEVEL 3
SUPPORTING LEVEL 4 SLAB

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

STRUCTURAL STEEL ELEVATIONS

TOP OF 10" Z-PURLIN FLOOR JOISTS – SET ELEVATION
4" BELOW LEVEL OF 2ND LEVEL SLAB

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REV NO.	ISSUE DATE	DESCRIPTION
0	04-15-15	FOR CONSTRUCTION

SEAL
STATE OF TEXAS
T. BLAKE WILSON
87581
LICENSED PROFESSIONAL ENGINEER
04-15-14

FRAMING PLAN - LEVEL 3

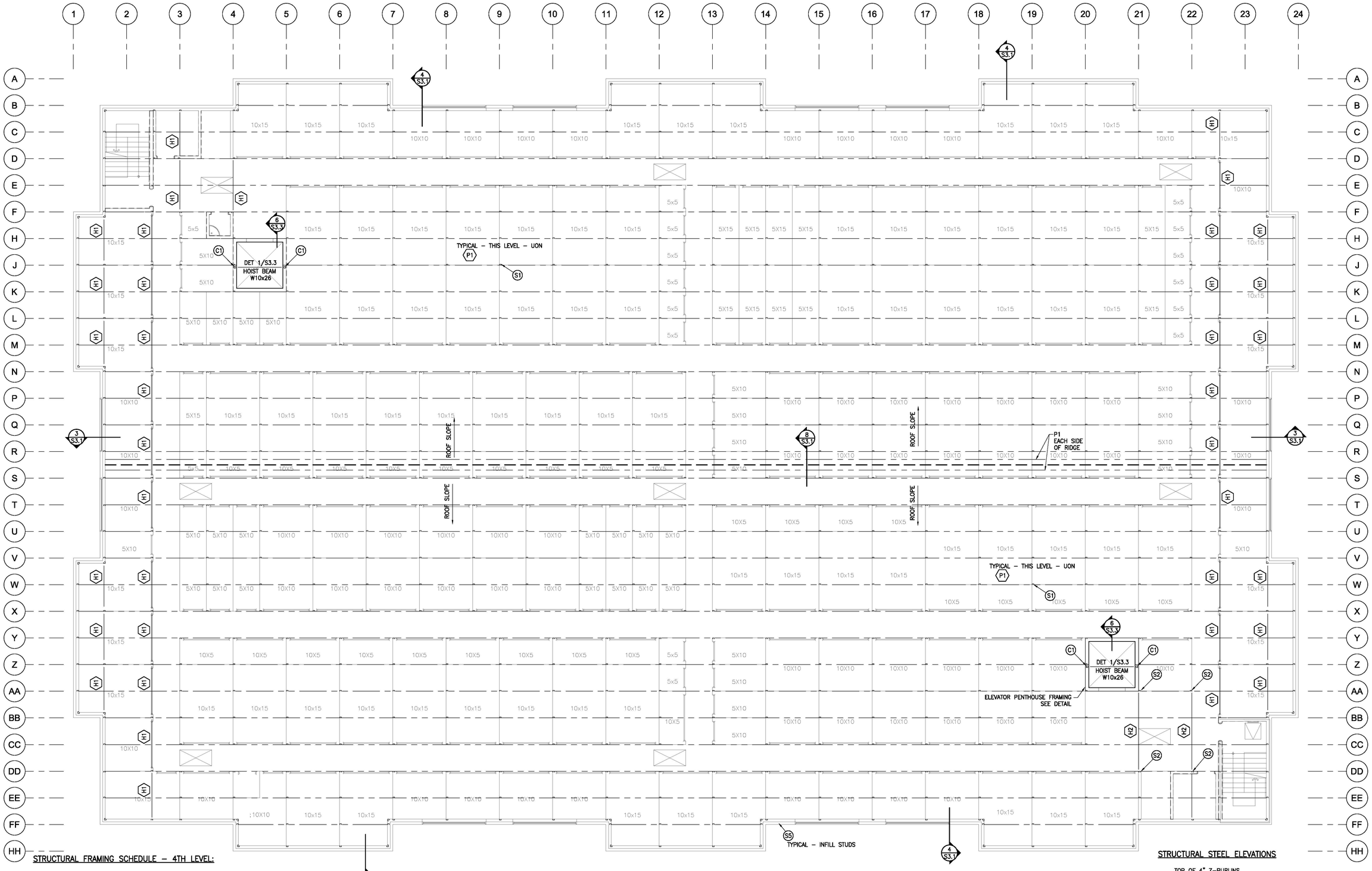
PLATINUM SELF STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

SCALE: AS NOTED

PROJECT NO:	104904.0
FILE NAME:	104904.0.DWG
DRAWN BY:	M IBARRA
DESIGNED BY:	B WILSON
CHECKED BY:	B WILSON
APPROVED BY:	B WILSON

DATE: APR 15, 2015

SHEET NUMBER:
S2.2



STRUCTURAL FRAMING SCHEDULE – 4TH LEVEL:

TYPICAL FRAMING SHALL BE AS SCHEDULED BELOW, UNLESS OTHERWISE NOTED.
SEE SHEET S1.0 FOR FRAMING SPECIFICATIONS

TYPICAL ROOF FRAMING

P1 – ROOF PURLINS:
4ZS2.25x059 (16GA)

P2 – ROOF PURLINS:
6ZS2.25x059 (16GA)

S1 – LOAD BEARING STUDS:
4CS2.0x059 (16GA)

S5 – INFILL STUDS – PERIMETER WALLS
4CS2.0x059 (16GA) @ 2'–0"

H1 – HEADERS TO SUPPORT ROOF PURLINS
6CS2.5x059 (16GA)

ROOF PANEL:
1.5x24 GA B–DECK BY VULCRAFT; 5'–10" MAX SPAN

FRAMING PLAN – LEVEL 4 SUPPORTING ROOF

SCALE: 1/8"=1'–0"

1 / S2.3

STRUCTURAL STEEL ELEVATIONS

TOP OF 4" Z–PURLINS
SET ELEVATION AS REQUIRED TO
MEET ROOF SLOPE

REV NO.	ISSUE DATE	DESCRIPTION
0	04–15–15	FOR CONSTRUCTION

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SEAL
STATE OF TEXAS
T. BLAKE WILSON
87581
LICENSED PROFESSIONAL ENGINEER
04-15-14

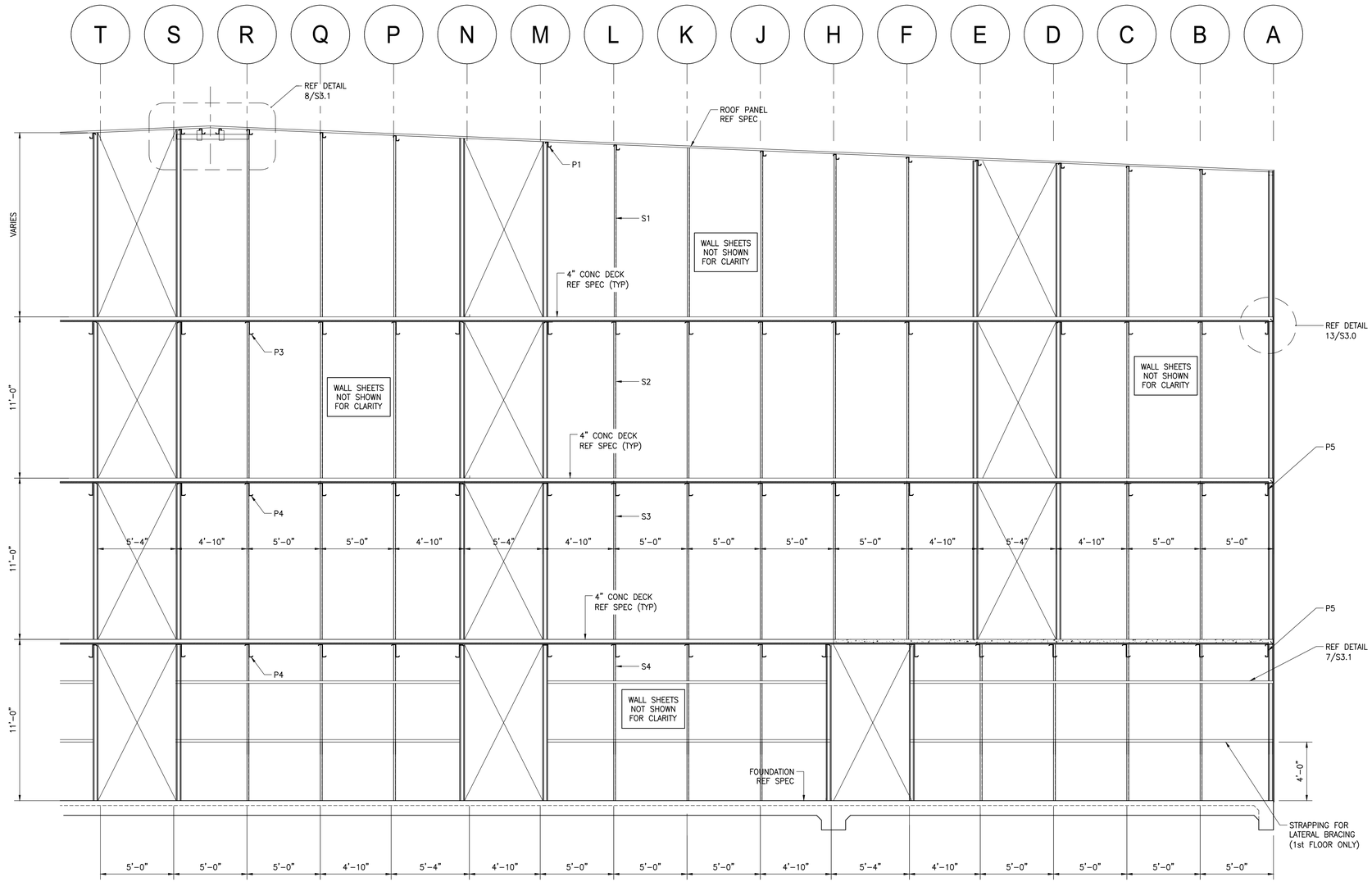
FRAMING PLAN - LEVEL 4

PLATINUM SELF STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

DATE: APR 15, 2015
SCALE: AS NOTED

PROJECT NO:	104904.0
FILE NAME:	104904.0.DWG
DRAWN BY:	M IBARRA
DESIGNED BY:	B WILSON
CHECKED BY:	B WILSON
APPROVED BY:	B WILSON

SHEET NUMBER: S2.3



TYPICAL BUILDING SECTION

SCALE: NOT TO SCALE

1 / S2.4

Blake Wilson Engineering, PLLC
37 West rst Bo le ard
rst, Te as 7 053
etro 17 2 2345
Te as Fir Re No. F-3 43

REV NO.	ISSUE DATE	DESCRIPTION
0	04-15-15	FOR CONSTRUCTION

SEAL — T. BLAKE WILSON 67581 LICENSED PROFESSIONAL ENGINEER — 04-15-14

BUILDING SECTION

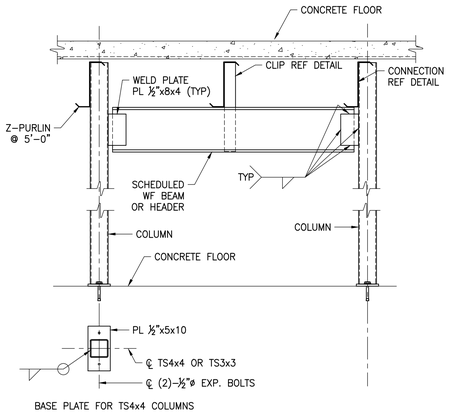
PLATINU SELF STORA E
TOWNSEND ROAD
ROCKWALL, TEXAS

SCALE: AS NOTED

PROJECT NO:	104904.0
FILE NAME:	104904.0.DWG
DRAWN BY:	M IBARRA
DESIGNED BY:	B WILSON
CHECKED BY:	B WILSON
APPROVED BY:	B WILSON

DATE: APR 15, 2015

SHEET NUMBER: S2.4



HEADER DETAIL (1 / S3.0)
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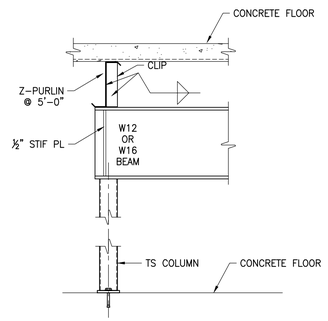

CONNECTION DETAIL (2 / S3.0)
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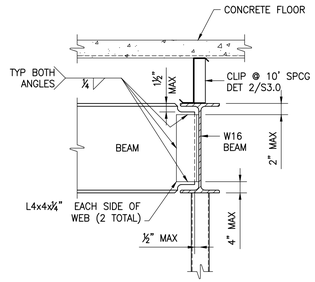

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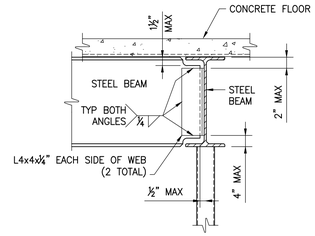

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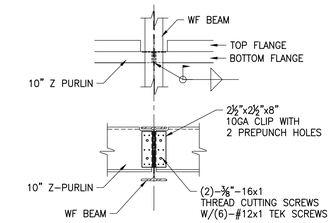

CONNECTION DETAIL (5 / S3.0)
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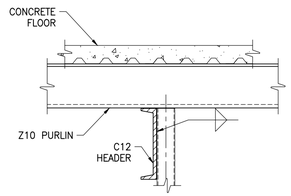

HEADER CONNECTION DETAIL (6 / S3.0)
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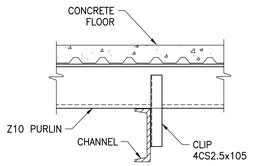

CONNECTION DETAIL (7 / S3.0)
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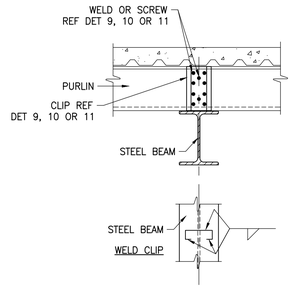

CONNECTION DETAIL (8 / S3.0)
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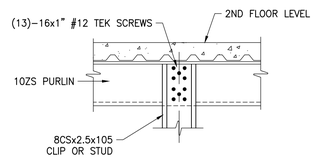
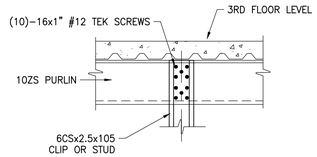


1ST LEVEL COLUMN TO PURLIN CONNECTION DETAIL (9 / S3.0)
SCALE: NOT TO SCALE



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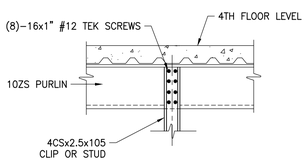

3RD LEVEL STUD TO PURLIN CONNECTION DETAIL (11 / S3.0)
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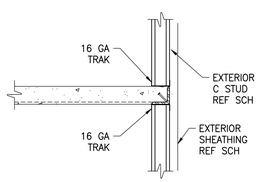

EXTERIOR WALL CONNECTION DETAIL (12 / S3.0)
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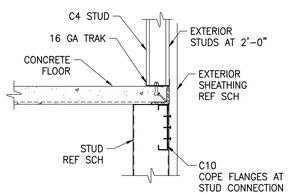
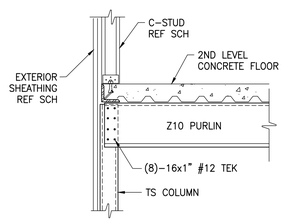


PURLIN OR HEADER CONNECTION DETAIL (13 / S3.0)
SCALE: NOT TO SCALE



PURLIN DETAIL (14 / S3.0)
SCALE: NOT TO SCALE

Blake Wilson Engineering, PLLC
□etro □17.2 □2345
□37 West □rst Bo le ard
□□rst, Te as 7 053
Te as Fir□ Re□ No. F-3 43

REV NO.	ISSUE DATE	DESCRIPTION
0	04-15-15	FOR CONSTRUCTION

SEAL — T. BLAKE WILSON — 67581 — LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS — T. Blake Wilson 04-15-14

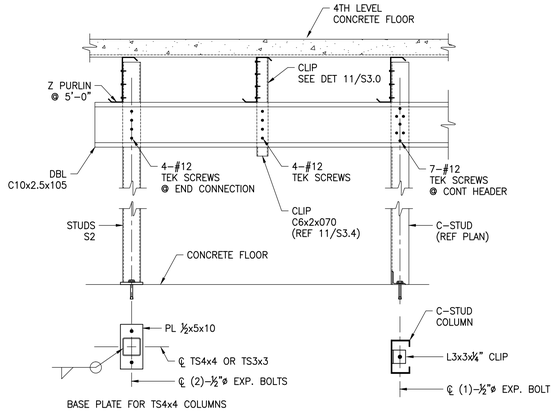
FRAMING CONNECTION DETAILS

PLATINU□ SELF STORA□E
TOWNSEND ROAD
ROCKWALL, TEXAS

DATE: APR 15, 2015
SCALE: AS NOTED

PROJECT NO:	104904.0
FILE NAME:	104904.0.DWG
DRAWN BY:	M IBARRA
DESIGNED BY:	B WILSON
CHECKED BY:	B WILSON
APPROVED BY:	B WILSON

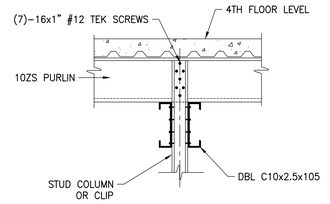
SHEET NUMBER: S3.0



HEADER "H3" TYPICAL DETAIL

SCALE: NOT TO SCALE

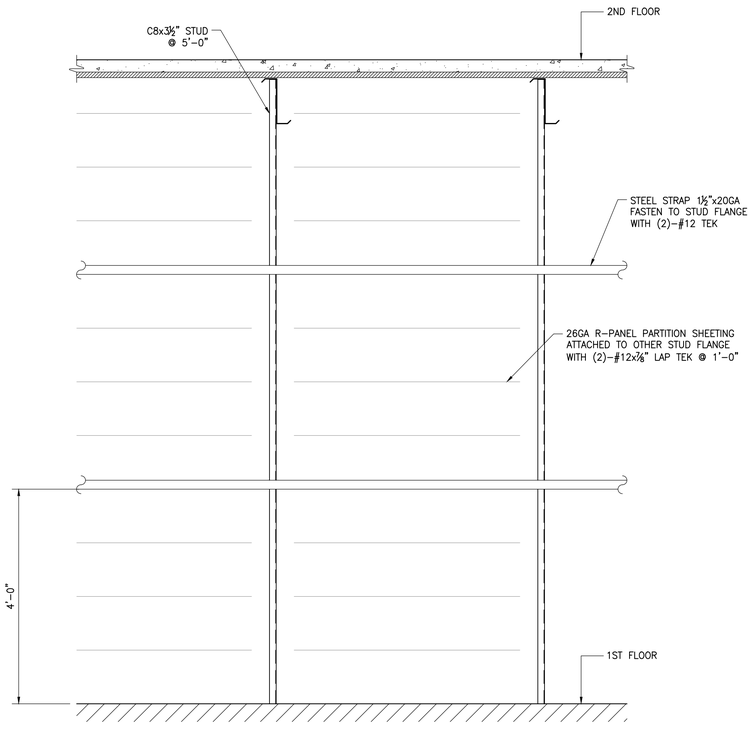
1 / S3.1



HEADER "H3" CONNECTION DETAIL

SCALE: NOT TO SCALE

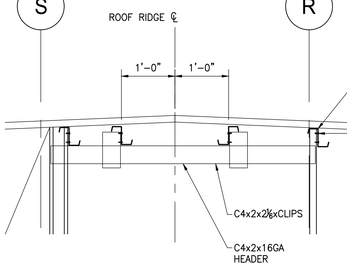
2 / S3.1



LATERAL BRACING DETAIL

SCALE: NOT TO SCALE

7 / S3.1



PARAPET DETAIL

SCALE: NOT TO SCALE

3 / S3.1

PARAPET DETAIL

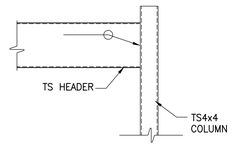
SCALE: NOT TO SCALE

4 / S3.1

BRICK VENEER HEADER

SCALE: NOT TO SCALE

5 / S3.1



BRICK VENEER HEADER

SCALE: NOT TO SCALE

6 / S3.1

RIDGE DETAIL

SCALE: NOT TO SCALE

8 / S3.1

Blake Wilson Engineering, PLLC
☐37 West ☐rst Bo le ard
☐☐rst, Te as 7 053
☐etro ☐17 2 ☐2345
Te as Fr☐ Re☐ No. F-3 43

REV. NO.	ISSUE DATE	DESCRIPTION
0	04-15-15	FOR CONSTRUCTION

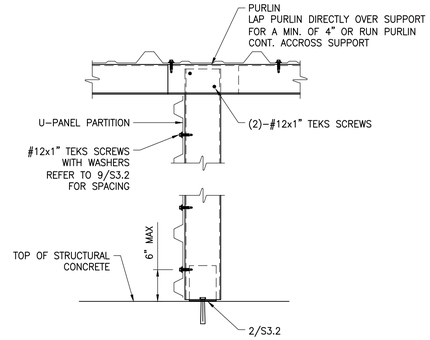
SEAL — T. BLAKE WILSON — 67581 — LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS — T. Blake Wilson 04-15-14

FRAMING DETAILS

PLATINU☐ SELF STORA☐E
TOWNSEND ROAD
ROCKWALL, TEXAS

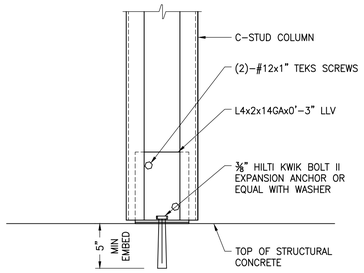
DATE: APR 15, 2015
SCALE: AS NOTED
SHEET NUMBER: S3.1

PROJECT NO:	104904.0
FILE NAME:	104904.0.DWG
DRAWN BY:	M IBARRA
DESIGNED BY:	B WILSON
CHECKED BY:	B WILSON
APPROVED BY:	B WILSON



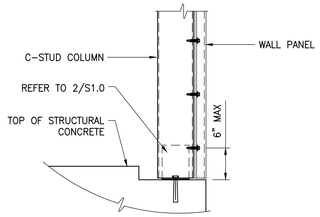
TRANSVERSE PARTITION SECTION (1 S3.2)

SCALE: 1-1/2"=1'-0"



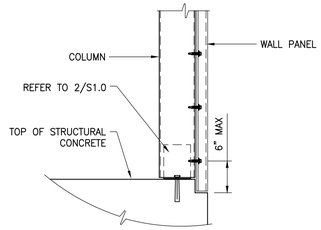
BASE CONNECTION (2 S3.2)

SCALE: 3"=1'-0"



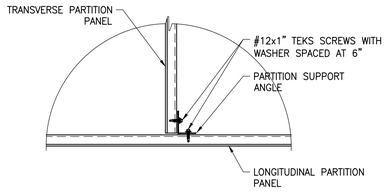
BASE DETAIL AT WALL WITH DOORS (3 S3.2)

SCALE: 1-1/2"=1'-0"



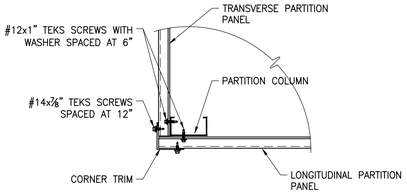
BASE DETAIL AT WALL WITHOUT DOORS (4 S3.2)

SCALE: 1-1/2"=1'-0"



PARTITION TEE CONNECTION DETAIL (5 S3.2)

SCALE: 1-1/2"=1'-0"



PARTITION OUTSIDE CORNER CONNECTION DETAIL (6 S3.2)

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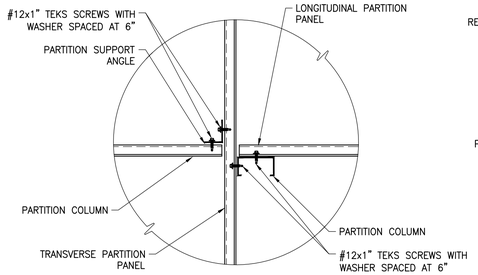

TRANSITION PARTITION/LONGITUDINAL PARTITION CONNECTION DETAIL (7 S3.2)

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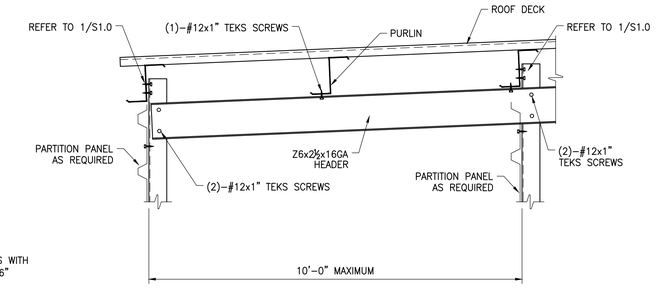

HEADER DETAIL (8 S3.2)

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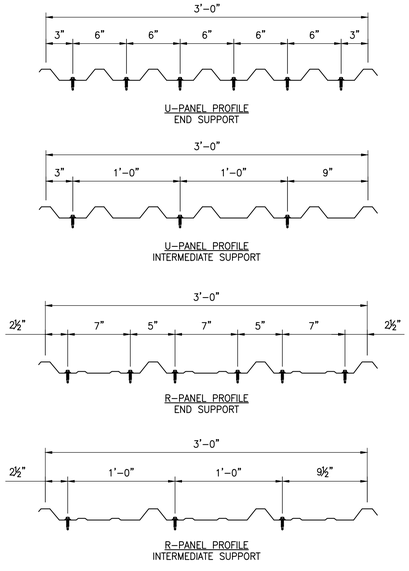

PANEL FASTENER PATTERN DETAIL (9 S3.2)

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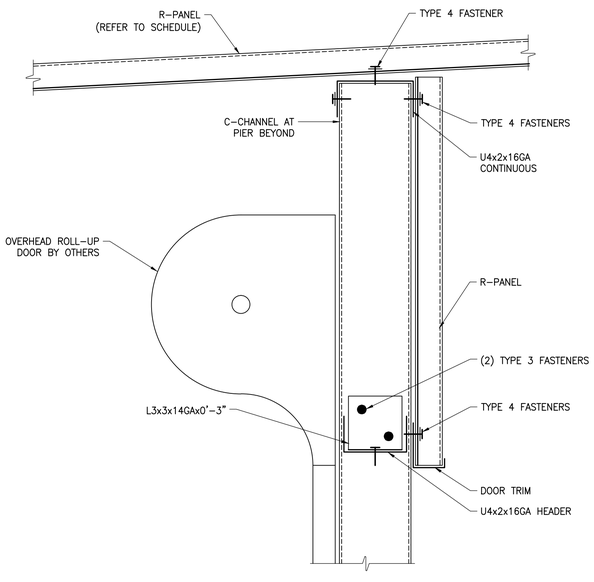

CONNECTION DETAIL (10 S3.2)

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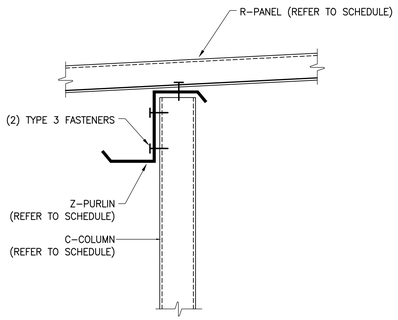
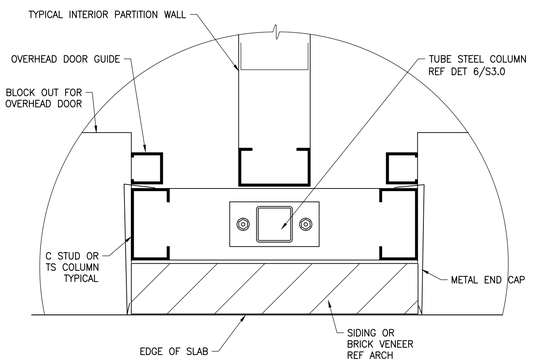


CONNECTION DETAIL (11 S3.2)

SCALE: NOT TO SCALE

FASTENER SCHEDULE:



TYPICAL PIER (12 S3.2)

SCALE: NOT TO SCALE

Blake Wilson Engineering, PLLC
37 West rst Bo le ard
rst, Te as 7 053
etro 17 2 2345
Te as Fir Re No. F-3 43

REV NO.	ISSUE DATE	DESCRIPTION
0	04-15-15	FOR CONSTRUCTION

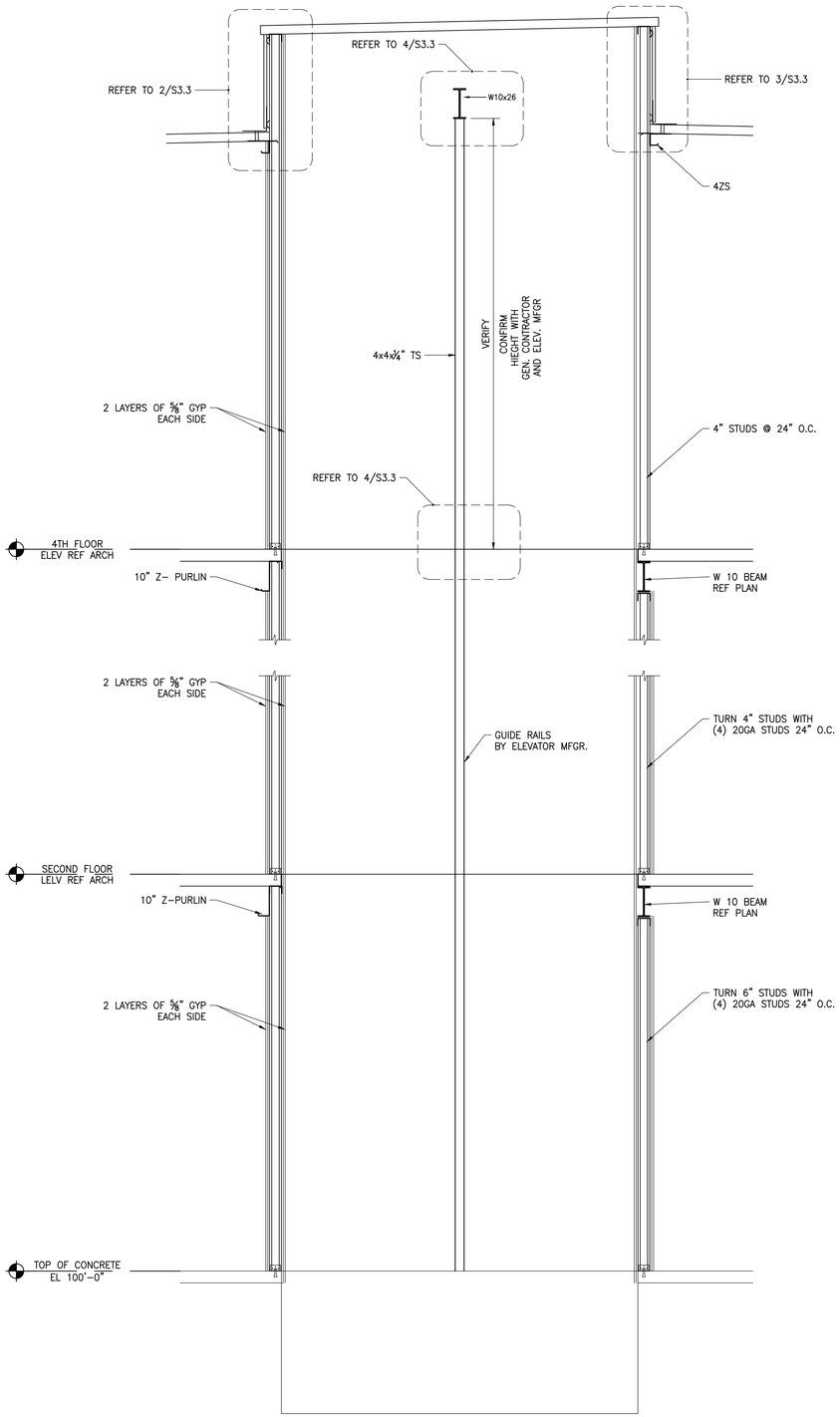
SEAL — T. BLAKE WILSON — 67581 — LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS — 04-15-14

PARTITION CONNECTION DETAILS

PLATINU SELF STORA E

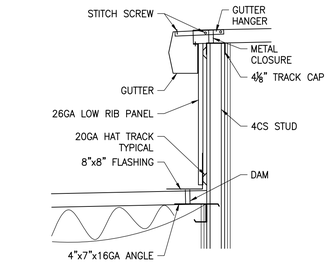
TOWNSEND ROAD
ROCKWALL, TEXAS

DATE: APR 15, 2015
SCALE: AS NOTED
PROJECT NO: 104904.0
FILE NAME: 104904.0.DWG
DRAWN BY: M IBARRA
DESIGNED BY: B WILSON
CHECKED BY: B WILSON
APPROVED BY: B WILSON
SHEET NUMBER: S3.2



ELEVATOR SHAFT SECTION (1 / S3.3)

SCALE: NOT TO SCALE



ELEVATOR ROOF DETAIL (2 / S3.3)

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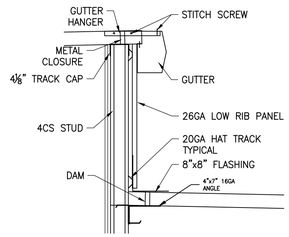

ELEVATOR ROOF DETAIL (3 / S3.3)

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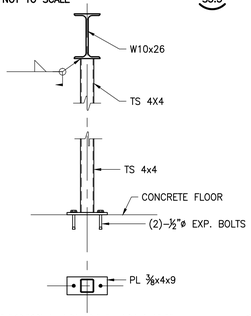

ELEVATOR HOIST BEAM DETAIL (4 / S3.3)

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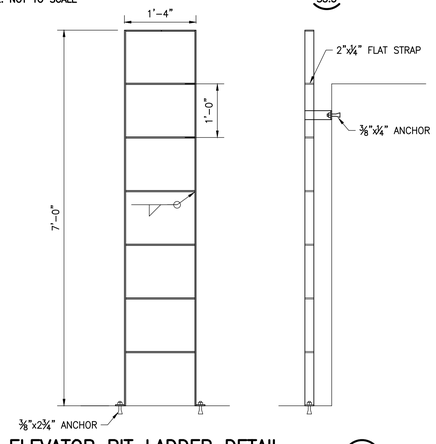
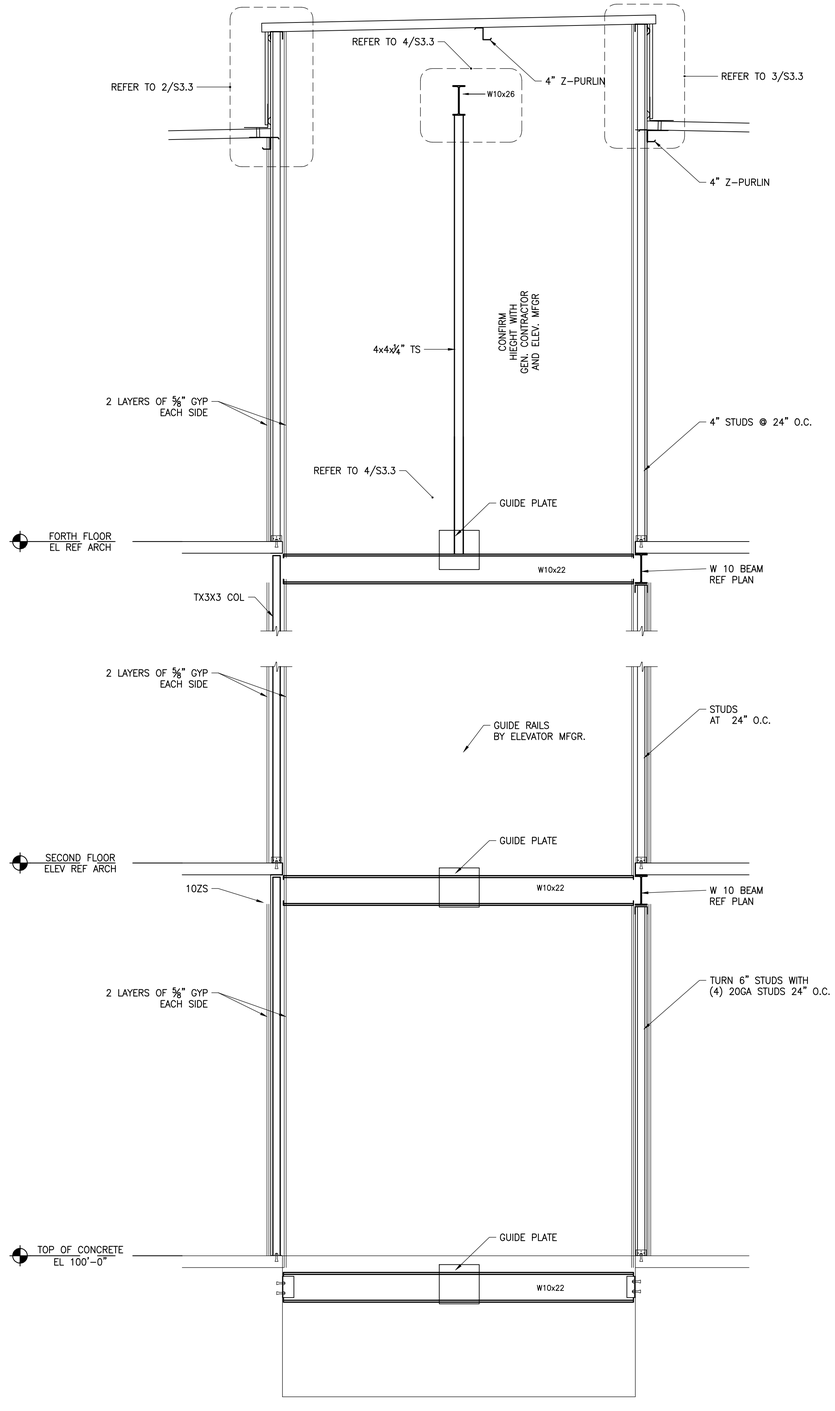


ELEVATOR PIT LADDER DETAIL (5 / S3.3)

SCALE: NOT TO SCALE



ELEVATOR SHAFT SECTION (6 / S3.3)

SCALE: NOT TO SCALE

Blake Wilson Engineering, PLLC
37 West rst Bo le ard
rst, Te as 7 053
etro 17 2 2345
Te as Fir Re No. F-3 43

REV NO.	ISSUE DATE	DESCRIPTION
0	04-15-15	FOR CONSTRUCTION

SEAL — LICENSED PROFESSIONAL ENGINEER — T. BLAKE WILSON — 67581 — STATE OF TEXAS — 04-15-14

ELEVATOR DETAILS

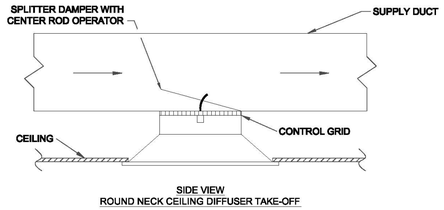
PLATINU SELF STORA E
TOWNSEND ROAD
ROCKWALL, TEXAS

DATE: APR 15, 2015

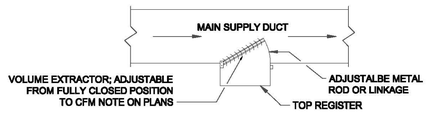
SCALE: AS NOTED

PROJECT NO:	104904.0
FILE NAME:	104904.0.DWG
DRAWN BY:	M. IBARRA
DESIGNED BY:	B WILSON
CHECKED BY:	B WILSON
APPROVED BY:	B WILSON

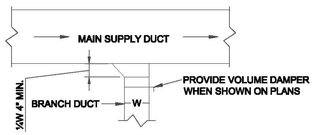
SHEET NUMBER: S3.3



SIDE VIEW
ROUND NECK CEILING DIFFUSER TAKE-OFF

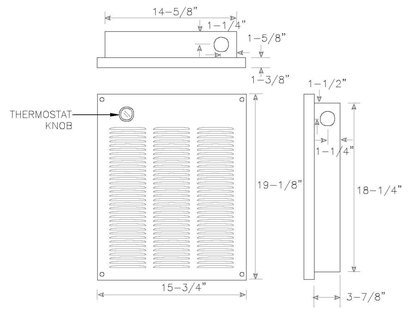


PLAN VIEW
SUPPLY REGISTER TAKE-OFF



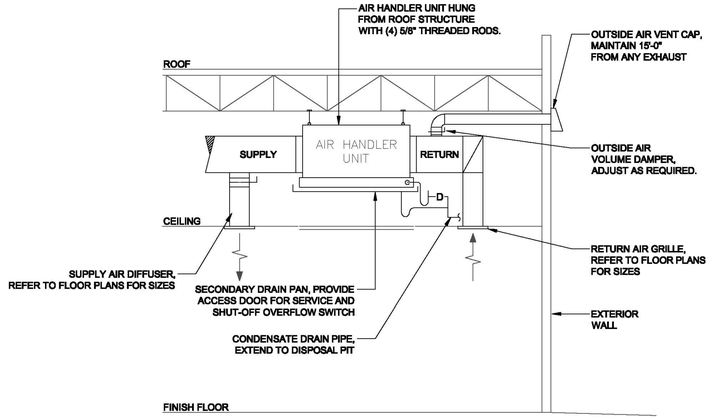
PLAN VIEW
BRANCH DUCT TAKE-OFF

2 SUPPLY DUCT TAKE-OFFS
NOT TO SCALE

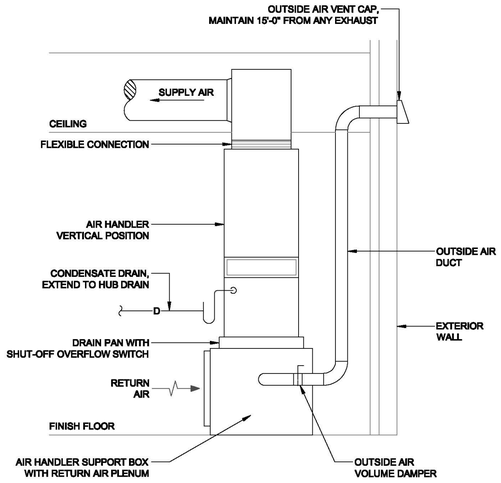


MOUNTING LIMITATIONS:
DO NOT INSTALL HEATER CLOSER THAN 8" FROM FLOOR OR ADJACENT WALL SURFACE, BEHIND TOWEL RACK OR DOOR, UPSIDE DOWN OR SIDE UP, IN FLOOR, CEILING OR CLOSET.

1 ELECTRIC UNIT HEATER
NOT TO SCALE



3 AIR HANDLER UNIT ABOVE CEILING
NOT TO SCALE



4 AIR HANDLER UNIT INSIDE CLOSET
NOT TO SCALE

MECHANICAL NOTES:

1. COMPLY WITH APPLICABLE CODES. PAY FOR FEES REQUIRED.
2. ASSURE AIR DELIVERY OF 5% PLUS OR MINUS OF INDICATED QUANTITIES. BALANCE SYSTEM USING A HOOD TYPE AIR FLOW METER.
3. VERIFY SYSTEM REQUIREMENTS PER CODE,
4. PROVIDE ALL WIRING AND PIPING REQ'D. FOR A/C UNITS.
5. DO NOT EXCEED FLEX DUCT LENGTH RECOMMENDATIONS, SEE DETAIL.
6. EXTEND & CONNECT CONDENSATE DRAIN TO CLOSEST SINK TRAP OR APPROVED DRAIN SYSTEM.
7. DUCT CONSTRUCTION AND INSULATION:
   SUPPLY AND RETURN AIR DUCTS FOR CONDITIONED AIR LOCATED IN UNCONDITIONED SPACES (SPACES NEITHER HEATED NOR COOLED) MUST BE INSULATED WITH A MINIMUM OF R-5. UNCONDITIONED SPACES INCLUDE ATTICS, CRAWL SPACES, UNHEATED BASEMENTS AND UNHEATED GARAGES.
   SUPPLY AND RETURN AIR DUCTS AND PLENUMS MUST BE INSULATED TO A MINIMUM OF R-8 WHEN LOCATED OUTSIDE THE BUILDING ENVELOPE.
   WHEN DUCTS ARE LOCATED IN EXTERIOR COMPONENTS (E.G., FLOORS OR ROOFS), MINIMUM R-5 INSULATION IS REQUIRED ONLY BETWEEN THE DUCT AND THE BUILDING EXTERIOR.
   ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK MUST BE SECURELY SEALED USING WELDMENTS, MECHANICAL FASTENERS WITH SEALS OR GASKETS OR MASTICS, MESH AND MASTIC SEALING SYSTEMS OR TAPES. TAPES AND MASTICS MUST BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A OR UL 181B.
   DUCTS MUST BE CONNECTED TO FANS AND OTHER AIR DISTRIBUTION EQUIPMENT INCLUDING MULTI-ZONE TERMINAL UNITS USING MECHANICAL FASTENERS WITH SEALS, MASTICS OR GASKETS.
   EACH SUPPLY AIR OUTLET OR DIFFUSER AND EACH ZONE TERMINAL DEVICE (SUCH AS VAV OR MIXING BOXES) MUST HAVE ITS OWN BALANCING DEVICE. ACCEPTABLE BALANCING DEVICES INCLUDE ADJUSTABLE DAMPERS LOCATED WITHIN THE DUCTWORK, TERMINAL DEVICES OR SUPPLY AIR DIFFUSER.
8. SYSTEM CONTROLS
   EACH HEATING OR COOLING SYSTEM SERVING A SINGLE ZONE MUST HAVE ITS OWN TEMPERATURE CONTROL DEVICE.
   THERMOSTATS CONTROLLING BOTH HEATING AND COOLING MUST BE CAPABLE OF HAVING A 5 DEG. F DEADBAND, OR RANGE OF TEMPERATURE WHERE NO HEATING OR COOLING IS AVAILABLE.
   EXCEPTION:
   DEADBAND CAPABILITY IS NOT REQUIRED IF THE THERMOSTAT REQUIRES MANUAL CHANGEOVER BETWEEN HEATING AND COOLING AND DOES NOT HAVE AUTOMATIC CHANGEOVER CAPABILITY.
   THE SYSTEM OR ZONE CONTROL MUST BE A PROGRAMMABLE THERMOSTAT OR OTHER AUTOMATIC CONTROL MEETING THE FOLLOWING CRITERIA:
   - CAPABLE OF AUTOMATICALLY SETTING BACK OR SHUTTING DOWN SYSTEMS DURING UNOCCUPIED HOURS FOR SEVEN DIFFERENT DAY SCHEDULES
   - HAVE AN ACCESSIBLE 2-HOUR OCCUPANT OVERRIDE
   - HAVE A BATTERY BACK-UP CAPABLE OF MAINTAINING PROGRAMMED SETTINGS FOR AT LEAST 10 HOURS IF POWER IS LOST.
   EXCEPTIONS:
   A SETBACK OR SHUTOFF CONTROL IS NOT REQUIRED ON THERMOSTATS CONTROLLING SYSTEMS SERVING AREAS THAT OPERATE CONTINUOUSLY.
   A SETBACK OR SHUTOFF CONTROL IS NOT REQUIRED ON SYSTEMS WITH A TOTAL ENERGY DEMAND OF 2KW (6,826 BTU/H) OR LESS.
9. ACCESS AND SERVICE SPACE MUST BE PROVIDED TO ALL APPLIANCES, INCLUDING ROOF TOP HVAC UNITS, TO ALLOW INSPECTION, REPAIR OR REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR DISABLING THE FUNCTION OF A REQUIRED FIRE-RESISTANCE-RATED-ASSEMBLY. IMC 2006 SECTION 306.
10. MECHANICAL EXHAUST SYSTEMS FROM BATHROOMS SHALL BE DISCHARGED TO THE OUTDOORS AT A POINT WHERE IT WILL NOT CAUSE A NUISANCE AND FROM WHICH IT CANNOT AGAIN BE READILY DRAWN IN BY A VENTILATING SYSTEM. (SEC. 501.3)
11. DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING TEN FEET (10') OR BY OTHER APPROVED DUCT SUPPORT SYSTEMS. FLEXIBLE DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. DUCTS SHALL NOT LIE ON CEILING GRID. (SEC. 606.2.2)
12. DUCT DETECTORS SHALL BE INSTALLED IN RETURN AIR SYSTEMS WITH A DESIGN CAPACITY GREATER OR EQUAL TO 2,000 CFM, IN THE RETURN AIR DUCT OR PLENUM UPSTREAM OF ANY FILTERS. (SEC. 606.2.1). AND SHALL BE CONNECTED TO THE FIRE ALARM SYSTEM IF BUILDING IS FIRE SPRINKLED.
13. A/C CONDENSATE DRAIN SHALL BE DIRECTED OUTSIDE STORAGE BUILDINGS TO DISPOSAL PITS, REFER TO FOR DETAIL.

MECHANICAL LEGEND

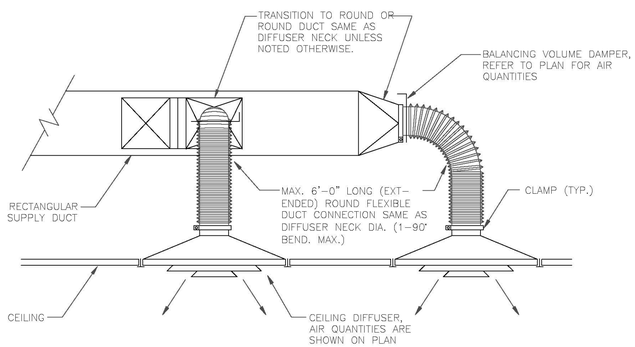
SYMBOL	DESCRIPTION
	HEAT PUMP UNIT
	AIR HANDLING UNIT - Vertical
	AIR HANDLING UNIT - Horizontal (above Ceiling)
	CEILING EXHAUST FAN
	CEILING MOUNTED SUPPLY DIFFUSER, REFER TO AIR DEVICE SCHEDULE
	WALL MOUNTED SUPPLY DIFFUSER, REFER TO AIR DEVICE SCHEDULE
	'RAG' RETURN AIR GRILLE, REFER TO AIR DEVICE SCHEDULE
	SUPPLY AIR DUCT
	EXHAUST VENTILATION
	TURNING VANES OR LONG RADIUS, EVERY DUCTED ELBOW U.N.O.
14 / 10	DIMENSIONS CLEAR INSIDE DUCT
	DUCT REDUCTION
	TRANSITION - RECTANGULAR TO ROUND
	FLEXIBLE DUCT
T	PROGRAMMABLE THERMOSTAT
	VOLUME DAMPER
	VOLUME FIRE DAMPER
D	DUCT SMOKE DETECTOR, INSTALL IN RETURN PLENUM AT UNITS 5 TON AND HIGHER.
D	CONDENSATE DRAIN
	POINT OF CONNECTION BETWEEN NEW AND EXISTING WORK.
A 8" / 200	AIR DEVICE TAG, MARK, NECK SIZE AND CFM. REFER TO AIR DEVICE SCHED.
B	RETURN AIR GRILLE TAG, REFER TO AIR DEVICE SCHEDULE
	FIRE DAMPER - FD

NOTE: ALL SYMBOLS ON THIS LEGEND NOT NECESSARILY USED ON THIS PROJECT.

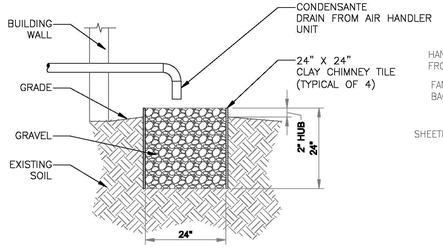
MECHANICAL EQUIPMENT NOTE:

AIR CONDITIONING (COOL & HEAT) EQUIPMENT EFFICIENCY SHALL BE EQUAL OR HIGHER THAN WHAT'S LISTED ON TABLE ON THE INT'L. ENERGY CONSERVATION CODE.

NOTE:
OPENINGS FOR PLUMBING, REFRIGERANT LINES AND GAS LINES SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED IN AN APPROVED MANNER TO COMPLY WITH INT'L. ENERGY CONSERVATION CODE.

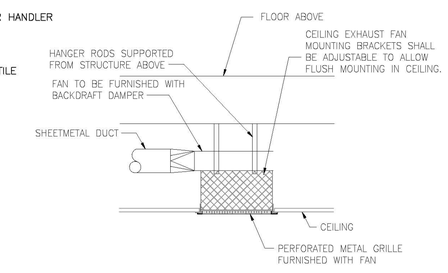


5 CEILING DIFFUSER CONNECTIONS DETAIL
NOT TO SCALE

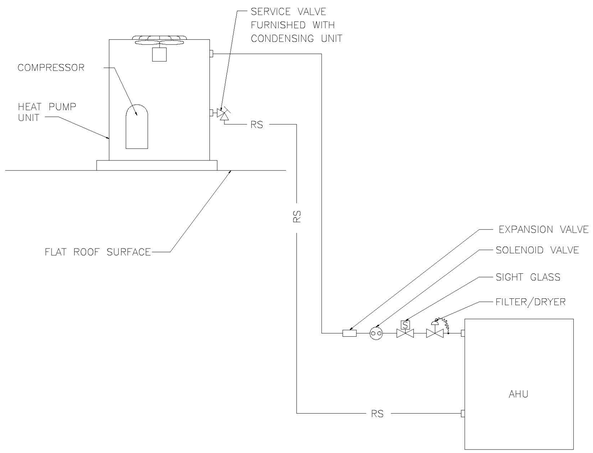


NOTE: REFER TO MECHANICAL FLOOR PLANS FOR PIT DISPOSAL LOCATIONS.

6 CONDENSATE DISPOSAL PIT
NOT TO SCALE



7 CEILING EXHAUST FAN DETAIL
NOT TO SCALE



7 REFRIGERENT PIPING DIAGRAM
NOT TO SCALE

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

MEP GREEN DESIGNS,PLLC.
REGISTRATION #: F-10982
17047 El Camino Real,
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Fax: (281)-282-9144
www.mepgreendesigns.com

4700KEMBLE
STE
FORT
WORTH,
TX
76103
PH:
FAX:534-6579
817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

MECHANICAL NOTES & SCHEDULES

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	M1.0

AIR CONDITIONING SCHEDULE - HEAT PUMPS

MRK	SERVES	NOM. TON	TOTAL CFM	O.A. CFM	COOLING BTU/HR	HEATING	VOLTS / PH	MCA	MCO HACR	SEER	HSPF	WEIGHT	MANUFACTURER	MODEL	NOTES
HP-1	OFFICE	3.5	—	—	42,000	39.0 MBTU	208 /1	23.0	40	15	9.0	277	TRANE	4TWR5042G1	1,2
AHU-1		—	1,200	240	—	3.6 KW	208 / 1	27.0	30	15		163	TRANE	GAM5B0C42M31	1,3
HP-2	FIRST LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-2		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-3	FIRST LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-3		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-4	FIRST LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-4		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-5	FIRST LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-5		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-6	FIRST LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-6		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-7	FIRST LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-7		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-8	SECOND LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-8		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-9	SECOND LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-9		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-10	SECOND LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-10		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-11	SECOND LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-11		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-12	SECOND LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-12		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-13	SECOND LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-13		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-14	THIRD LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-14		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-15	THIRD LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-15		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-16	THIRD LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-16		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-17	THIRD LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-17		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-18	THIRD LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-18		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-19	THIRD LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-19		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-20	FOURTH LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-20		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-21	FOURTH LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-21		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-22	FOURTH LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-22		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-23	FOURTH LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-23		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-24	FOURTH LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-24		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4
HP-25	FOURTH LEVEL	5.0	—	—	56,500	54.0 MBTU	208 /1	41.0	60	15	9.0	330	TRANE	4TWR6060A1	1
AHU-25		—	2,000	310	—	5.8 KW	208 / 1	41.0	45	15		175	TRANE	TAM7B0C60H51	1,3,4

NOTES:
1. PROVIDE AIR CONDITIONING EQUIPMENT WITH FILTERS, PROGRAMMABLE THERMOSTATS AND ALL WIRING & PIPING REQUIRED.
2. PROVIDE WITH 4" THICK CONCRETE PAD.
3. INSTALL AIR HANDLER UNIT ABOVE CEILING, HANG FROM ROOF STRUCTURE WITH (4) 5/8"Ø THREADED RODS, PROVIDE WITH DRAIN PAN AND ACCESS PANEL FOR SERVICE.
4. PROVIDE WITH SMOKE DUCT DETECTOR ON RETURN PLENUM, CONNECT TO FIRE ALARM SYSTEM.

OUTSIDE AIR REQUIREMENTS PER TABLE 403.3 - 2012 IMC

AREA SERVED	FLOOR AREA (Square feet)	OCCUPANT LOAD	OUTDOOR AIR PER TABLE 403.3 (CFM/Square feet)	OUTSIDE AIR REQUIRED (CFM)	OUTSIDE AIR PROVIDED (CFM)
FIRST LEVEL	29,550	--	0.06	1,773	1,860 (6 AHUs x 310CFM)
SECOND LEVEL	30,276	--	0.06	1,817	1,860 (6 AHUs x 310CFM)
THIRD LEVEL	30,276	--	0.06	1,817	1,860 (6 AHUs x 310CFM)
FOURTH LEVEL	30,276	--	0.06	1,817	1,860 (6 AHUs x 310CFM)

AIR DEVICE SCHEDULE

MRK	DUTY	TYPE	MOUNTING	VOLUME CONTROL	SIZE		MANUFACTURER	MODEL NO.	MATERIAL	NOTES
					FACE	NECK				
A	SUPPLY	LOUVERED	LAY-IN CEILING	NO	24"X24"	NOTE 1	TITUS	TMS	STEEL	1,2
B	RETURN	PERFORATED	LAY-IN CEILING	NO	NOTE 3	NOTE 3	TITUS	PAR	STEEL	3
C	EXHAUST	GRILLE	LAY-IN CEILING	OBD	12"X12"	6"Ø	TITUS	300FL	ALUMINUM	4
D	SUPPLY	LOUVERED	LAY-IN CEILING	NO	12"X12"	NOTE 1	TITUS	TMS	STEEL	1,2
E	SUPPLY	LOUVERED	LAY-IN CEILING	NO	12"X6"	NOTE 1	TITUS	250	STEEL	1,2
F	SUPPLY	LOUVERED	LAY-IN CEILING	NO	8"X4"	NOTE 1	TITUS	250	STEEL	1,2

NOTES:
1. 6"Ø (50-100 CFM); 8"Ø (101-300 CFM); 10"Ø (301-400 CFM); 12"Ø (401-600 CFM).
2. REFERENCE AIR DEVICE CONNECTION DETAIL FOR VOLUME CONTROL REQUIREMENTS.
3. REFER TO FLOOR PLAN FOR RETURN AIR GRILLE SIZE.
4. PROVIDE WITH BACKDRAFT DAMPER.

FAN SCHEDULE

MRK	SERVES	LOCATION	CFM	EXT. S.P.	DRIVE	MOTOR				MANUFACTURER	MODEL NO.	NOTES
						HP	WATTS	RPM	VOLTS/PH			
EF-1	OFFICE R.R.	CEILING	75	0.125	BELT	-	65	-	120 / 1	LOREN COOK	GEMINI GC-220	1,2
EF-2	FIRST LEVEL	CEILING	75	0.125	BELT	-	65	-	120 / 1	LOREN COOK	GEMINI GC-220	1,2
EF-3	FIRST LEVEL	CEILING	75	0.125	BELT	-	65	-	120 / 1	LOREN COOK	GEMINI GC-220	1,2
EF-4	THIRD LEVEL	CEILING	75	0.125	BELT	-	65	-	120 / 1	LOREN COOK	GEMINI GC-220	1,2
EF-5	THIRD LEVEL	CEILING	75	0.125	BELT	-	65	-	120 / 1	LOREN COOK	GEMINI GC-220	1,2

NOTES:
1. PROVIDE WITH BACKDRAFT DAMPER.
2. VENT THROUGH ROOF CAP.
3. VENT THROUGH WALL CAP.
4. PROVIDE WITH ROOF CURB.

ELECTRIC WALL HEATER SCHEDULE

MRK	SERVES	INSTALLATION	FUEL	VOLTS / PH	WATTS	AMPS	BTU/HR	MANUFACTURER	MODEL NO.	NOTES
EWH	FIRE RISER ROOMS	WALL RECESSED	ELECTRIC	120 / 1	1500	12.5	5120	QMARK	SED1512	1,2

NOTES:
1. PROVIDE WITH THERMOSTAT.
2. VERIFY LOCATION HEIGHT WITH MANUFACTURER.

REVISION	NO.
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PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

MEP GREEN DESIGNS,PLLC.
REGISTRATION #: F-10982
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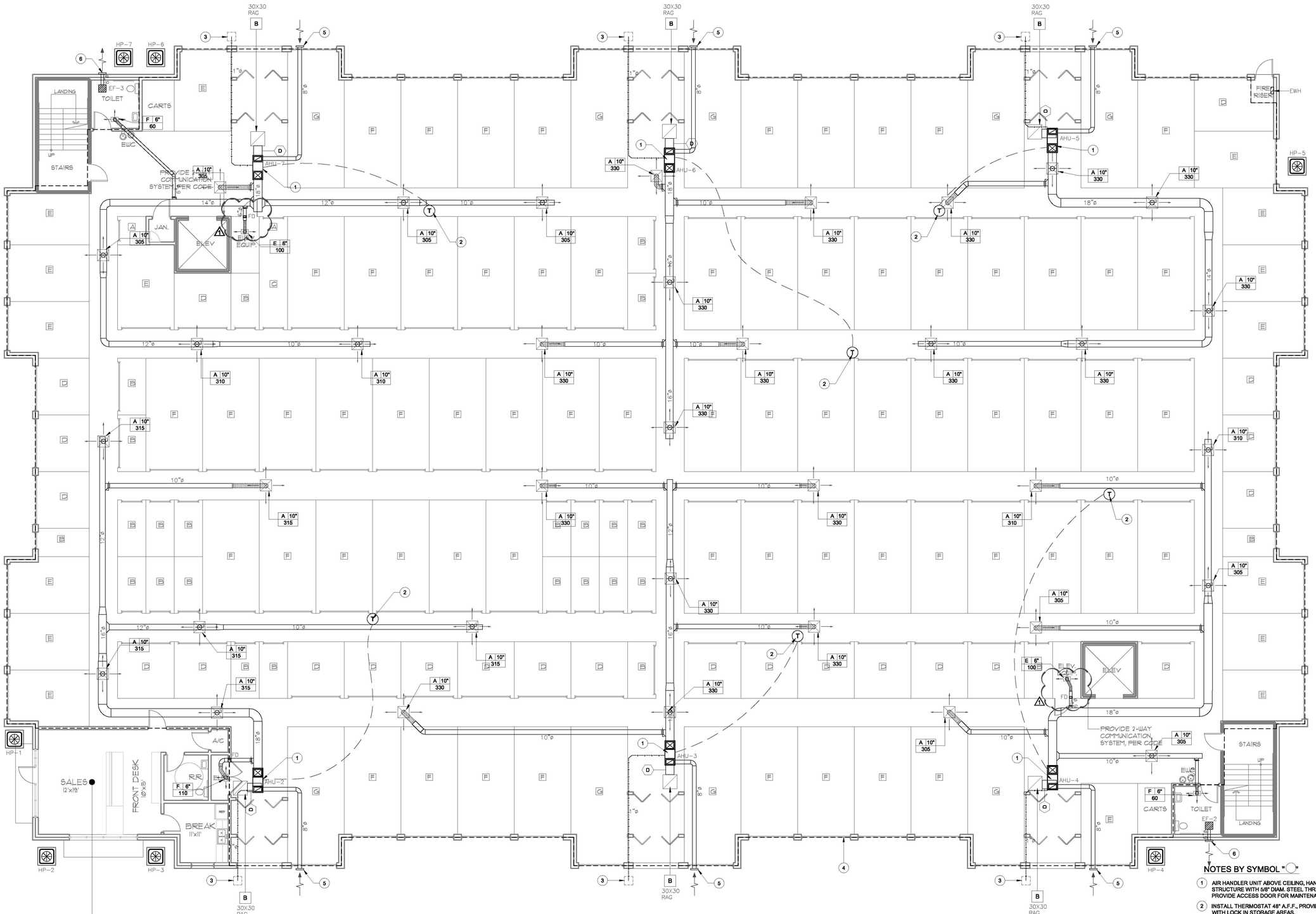
76103
PH:
817-534-6579
FAX:
817-386-5365

MECHANICAL EQUIPMENT SCHEDULE

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	M1.1



1 MECHANICAL FLOOR PLAN - FIRST LEVEL
1/8" = 1'-0"

NOTES BY SYMBOL "⬡"

1. AIR HANDLER UNIT ABOVE CEILING, HANG FROM ROOF STRUCTURE WITH 5/8" DIAM. STEEL THREADED RODS. PROVIDE ACCESS DOOR FOR MAINTENANCE AND DRAIN PAN.
2. INSTALL THERMOSTAT 48" A.F.F., PROVIDE PLASTIC COVER WITH LOCK IN STORAGE AREAS.
3. A/C CONDENSATE DISPOSAL PIT, REFER TO DETAIL
4. R-11 INSULATED WALL
5. 14"X12" OUTSIDE AIR GRILLE WALL MOUNTED @ 310CFM, INSTALL ABOVE OVERHEAD DOOR, PROVIDE AIR VOLUME DAMPER, ADJUST AS NECESSARY.
6. 8"X8" EXHAUST AIR GRILLE WALL MOUNTED, INSTALL ABOVE OVERHEAD DOOR.

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED
PROFESSIONAL ENGINEER

MEP GREEN DESIGNS,PLLC.
REGISTRATION #: F-10982
17047 El Camino Real,
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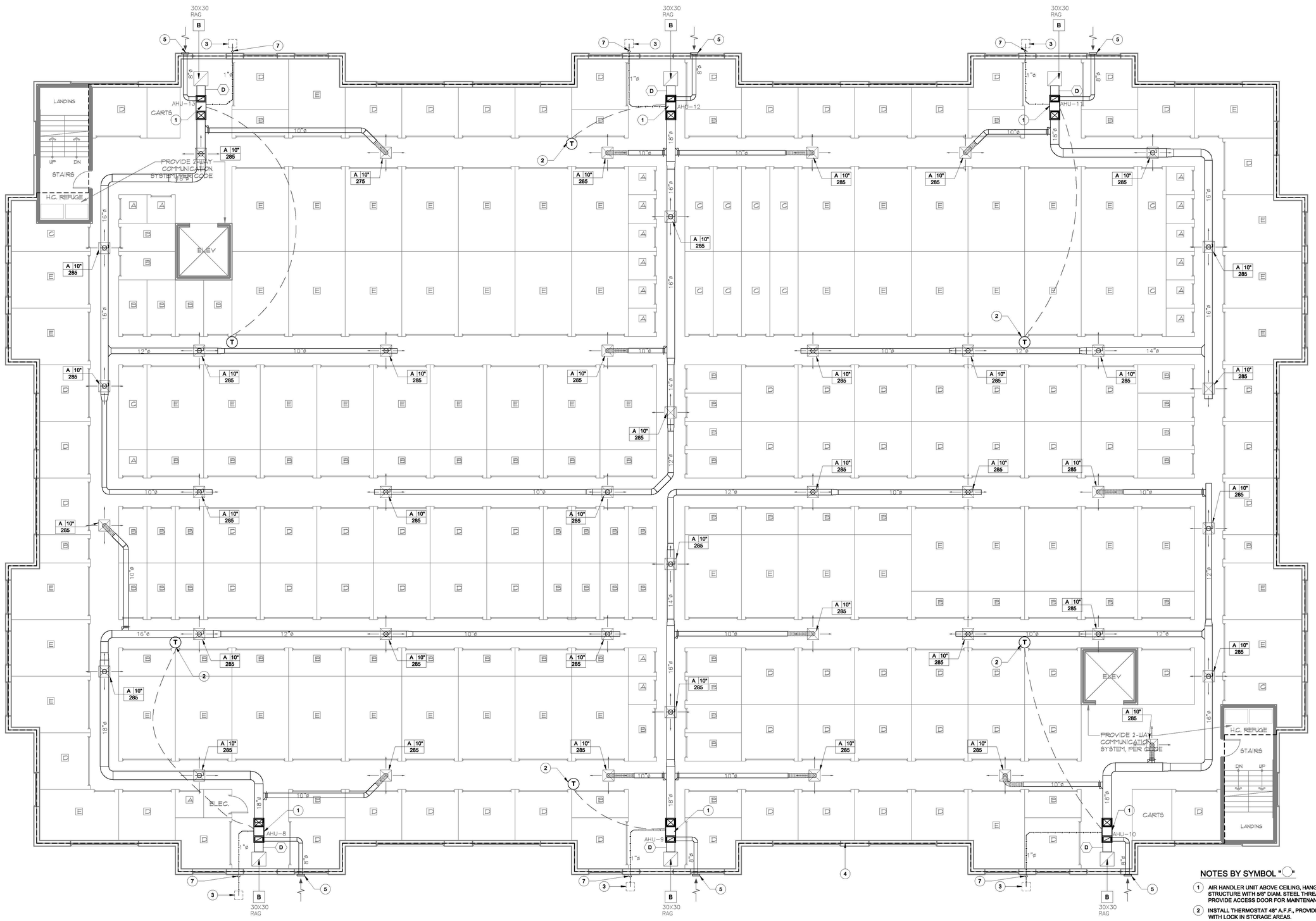
MECHANICAL FIRST LEVEL

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	M2.0



NOTES BY SYMBOL "◯"

1. AIR HANDLER UNIT ABOVE CEILING, HANG FROM ROOF STRUCTURE WITH 5/8" DIAM. STEEL THREADED RODS. PROVIDE ACCESS DOOR FOR MAINTENANCE AND DRAIN PAN.
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6. 8"X8" EXHAUST AIR GRILLE WALL MOUNTED, INSTALL ABOVE OVERHEAD DOOR.
7. A/C CONDENSATE DROP DOWN TO FIRST LEVEL

1 MECHANICAL FLOOR PLAN - SECOND LEVEL
1/8" = 1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

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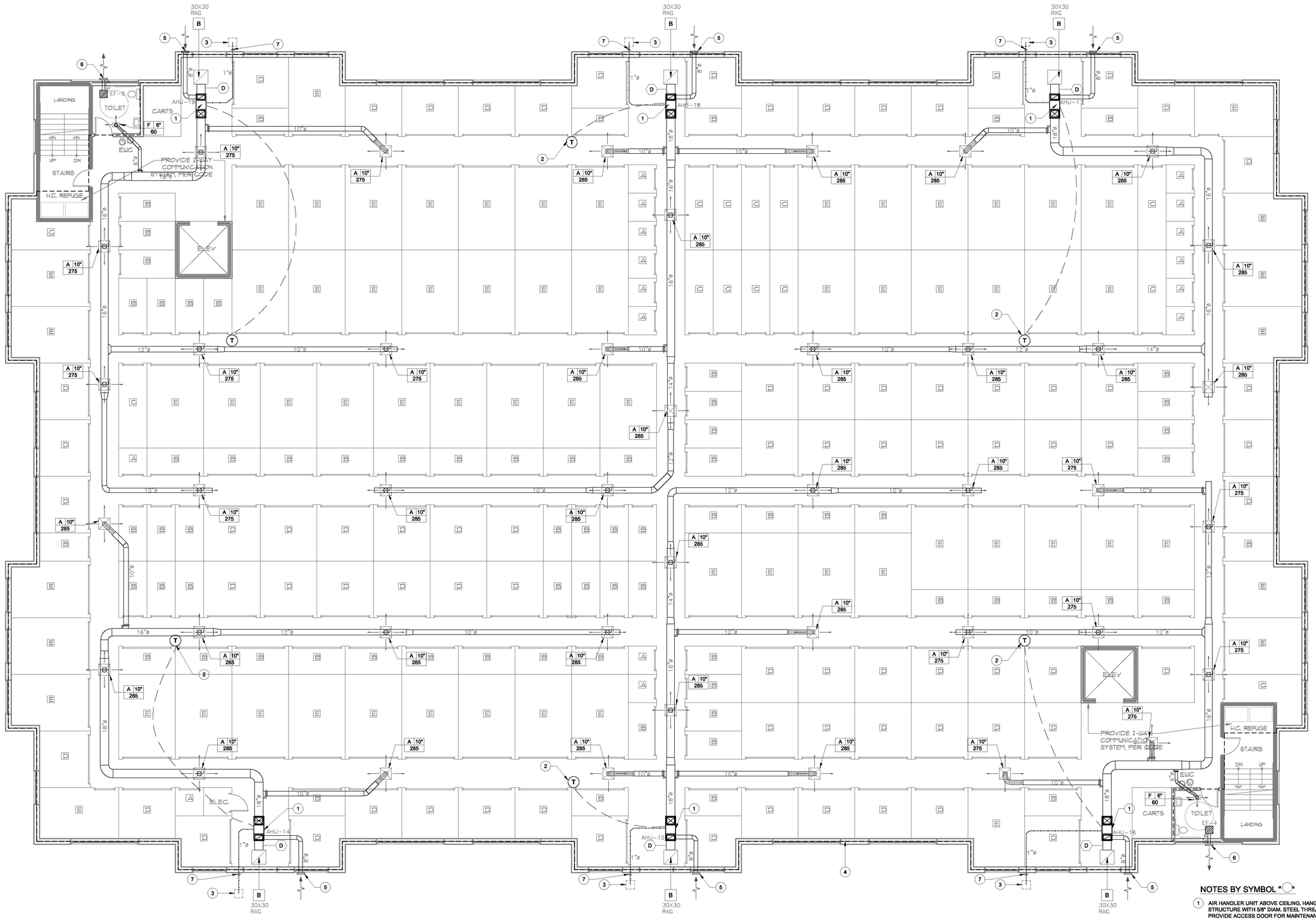
JL BUILDING SYSTEMS, LLC

MECHANICAL
SECOND LEVEL

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	M2.1



1 MECHANICAL FLOOR PLAN - THIRD LEVEL
1/8" = 1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

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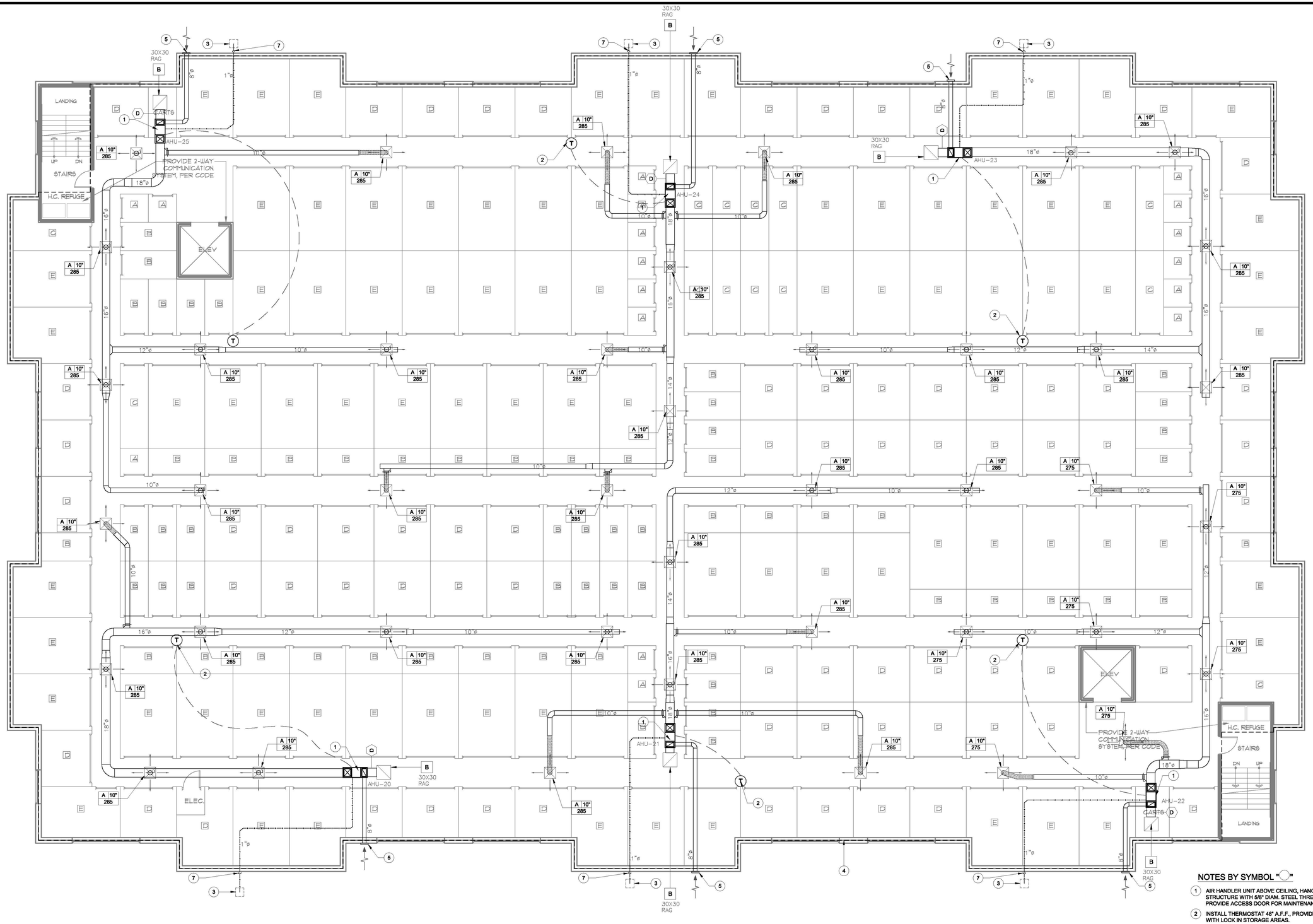
MECHANICAL
THIRD LEVEL

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	M2.2



NOTES BY SYMBOL "◯"

1. AIR HANDLER UNIT ABOVE CEILING, HANG FROM ROOF STRUCTURE WITH 5/8" DIAM. STEEL THREADED RODS. PROVIDE ACCESS DOOR FOR MAINTENANCE AND DRAIN PAN.
2. INSTALL THERMOSTAT 48" A.F.F., PROVIDE PLASTIC COVER WITH LOCK IN STORAGE AREAS.
3. A/C CONDENSATE DISPOSAL PIT, REFER TO DETAIL
4. R-11 INSULATED WALL - - - - - - - - - - - - - - -
5. 14"X12" OUTSIDE AIR GRILLE WALL MOUNTED @310CFM, INSTALL ABOVE OVERHEAD DOOR, PROVIDE AIR VOLUME DAMPER, ADJUST AS NECESSARY.
6. 8"X8" EXHAUST AIR GRILLE WALL MOUNTED, INSTALL ABOVE OVERHEAD DOOR.
7. A/C CONDENSATE DROP DOWN TO FIRST LEVEL

1 MECHANICAL FLOOR PLAN - FOURTH LEVEL
1/8" = 1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

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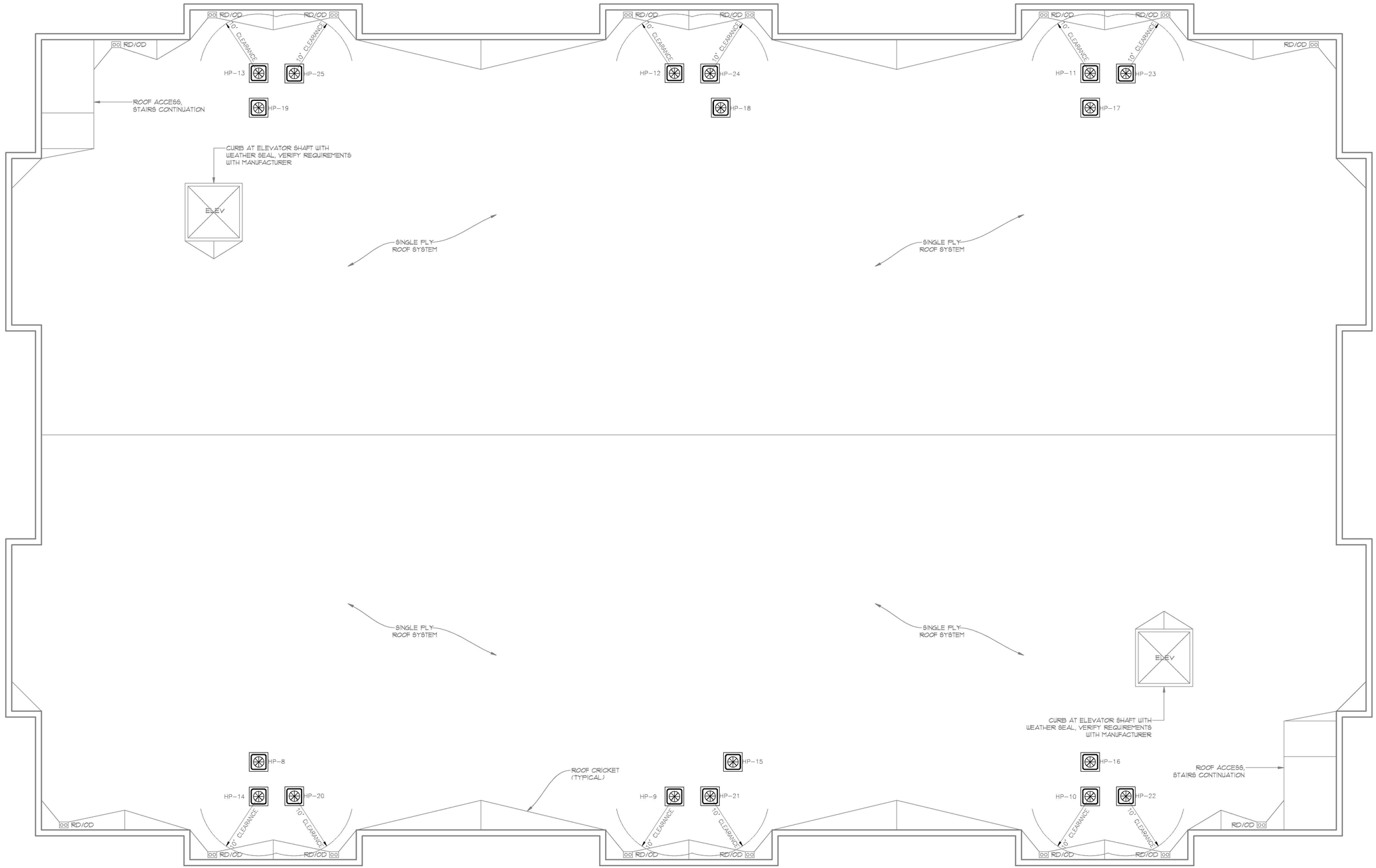
MECHANICAL FOURTH LEVEL

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	M2.3



1 MECHANICAL ROOF PLAN
1/8" = 1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

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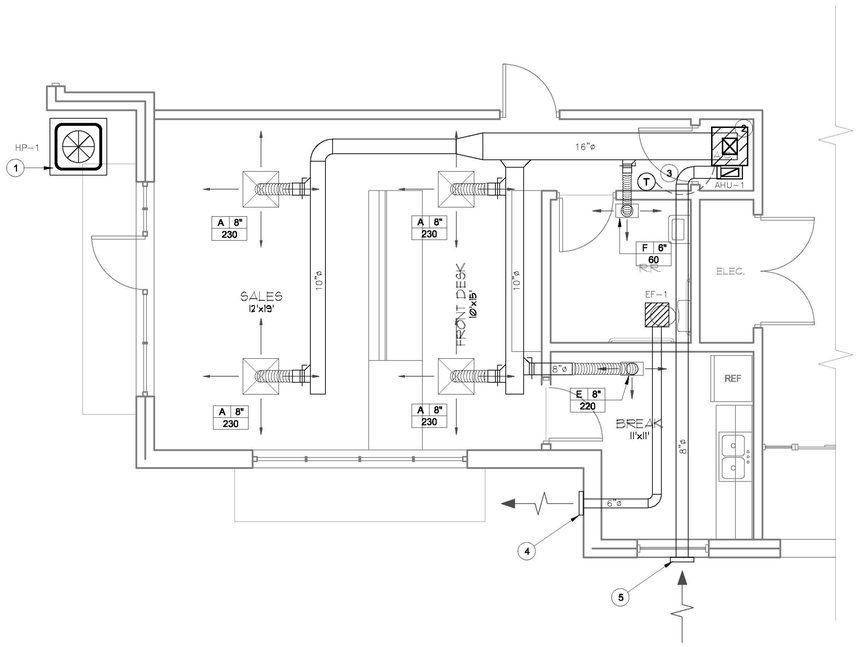
MECHANICAL ROOF PLAN

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	M2.4

NOTES BY SYMBOL "◯"

1. CONDENSING UNIT ON CONCRETE PAD.
2. AIR HANDLER UNIT IN CLOSET, INSTALL ON BASE DECK WITH DRAIN PAN.
3. PROVIDE 24"X24" RETURN AIR GRILLE MOUNTED ON DOOR.
4. 8"X8" EXHAUST AIR GRILLE WALL MOUNTED, INSTALL ABOVE OVERHEAD DOOR.
5. 12"X10" OUTSIDE AIR GRILLE WALL MOUNTED @ 240CFM, INSTALL ABOVE OVERHEAD DOOR, PROVIDE AIR VOLUME DAMPER, ADJUST AS NECESSARY.



1 MECHANICAL FLOOR PLAN
1/4" = 1'-0" (OFFICE)

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY:
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MECHANICAL
FIRST LEVEL

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	M2.5

ELECTRICAL LOAD ANALYSIS (NEC 2008 ARTICLE 220)

		LOAD	KW	AMPS @ 208/120V, 3P,4W			
				PHASE "A"	PHASE "B"	PHASE "C"	NEUTRAL
A.		SELF-STORAGE					
	A.	LIGHTING CONNECTED LOAD 23,312W	39.00	108	108	108	108
		CODE LOAD (TABLE 220.12)					
		(124,800 SF x 0.25 W/SF) = 31,200 W					
		SELECT : CODE LOAD = 31,200 W					
		TOTAL = 31,200 W x 1.25 (DF) = 39,000W					
	B.	GENERAL RCPTS 69@180 VA FIRST 10,000W @ 100%	10	28	28	28	28
		REMAINING 2,420 W @ 50%	0.97	3	3	3	3
	C.	HEAT PUMPS	209.46	581	581	581	
	D.	AHUs (HEATING)	210.29	584	584	584	
	E.	HEATERS	13.50	37	37	37	37
	F.	PUMPS	15.00	42	42	42	42
	G.	25% LARGEST MOTOR (HP-2)	2.13	6	6	6	
		TOTAL DEMAND LOAD:	**500.34**	1,389	1,389	1,389	218
B.		WIRE: (TABLE 310.16) @ 75^{0}C (167^0 F) RATING		4-600KCM CU, THWN	4-600KCM CU, THWN	4-600KCM CU, THWN	4-600KCM CU, THWN
C.		AMPACITY		1,680	1,680	1,680	1,680
D.		SERVICE CAPACITY (A)		1,600	1,600	1,600	1,600

FIRE PUMP FEEDER CALCULATION (NEC 2008 ARTICLE 430)

	LOAD	HP	FULL LOAD AMPS @ 208, 3P,3W		
			PHASE "A"	PHASE "B"	PHASE "C"
A.	FIRE PUMP	40	114	114	114
B.	JOCKEY PUMP	1.5	7	7	7
C.	TOTAL DEMAND LOAD: (114x1.25 + 7) (Article 430.24)		150	150	150
D.	WIRE: (TABLE 310.16) @ 75^{0}C (167^0 F) RATING		4/0	4/0	4/0
E.	AMPACITY		230	230	230

NOTES:

1) FIRE PUMP IS ON SEPARATE SERVICE (SEE ONE-LINE DIAGRAM)
2) MAXIMUM LOCKED-ROTOR CURRENT OF FIRE PUMP: 641 A
3) MAXIMUM LOCKED-ROTOR CURRENT OF JOCKEY PUMP: 44A
(TABLE 430-251(B) NEC 2011)
4) ELECTRICAL CONTRACTOR SHALL VERIFY HPs, CABLE SIZES, BREAKER LUGS, DS, ETC OF FIRE PUMPS WITH FIRE CONTRACTOR PRIOR TO INSTALLATION.
5) CONDUCTORS SUPPLYING ONLY A FIRE PUMP MOTOR SHALL HAVE A MINIMUM AMPACITY IN ACCORDANCE WITH 430.22 AND SHALL COMPLY WITH THE VOLTAGE DROP REQUIREMENTS IN 695.7.

ELECTRICAL SHORT CIRCUIT (NEC 2008)

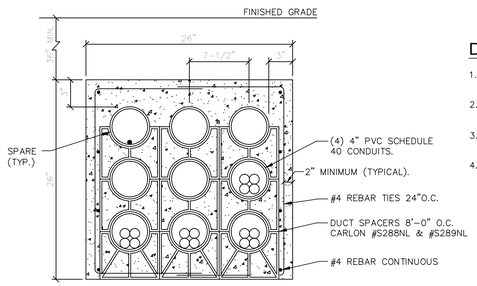
TRANSFORMER FULL LOAD AMPERES:				**TRANSFORMER MULTIPLIER:**		
I_{L-L}	= (KVA X 1000)/(E_{L-L} X 1.732)			M_{TRANS}	=	100/%Z_{TRANS}
E_{L-L}	=	208	V	%Z_{TRANS}	=	3.5 %
KVA	=	750	KVA	M_{TRANS}	=	28.57
I_{L-L}	=	2082	A			
LET-THRU SHORT-CIRCUIT CURRENT:						
$I_{S.C.}$	= I_{L-L} X M_{TRANS}					
$I_{S.C.}$	=	59482	A			
F FACTOR, M & $I_{S.C.\ SYM}$:						
F	= (1.732 X L X I_{3PH})/(C X E_{L-L})					
L	= LENGTH OF CONDUCTOR TO THE FAULT					
C	= CONSTANT FROM TABLE B (COOPER BUSSMANN) FOR CONDUCTORS & BUSWAY					
I_{3PH}	= AVAILABLE SHORT-CIRCUIT CURRENT IN AMPERES AT BEGINNING OF CIRCUIT.					
M	= 1/(1+F)					
$I_{S.C.\ SYM}$	= I_{3PH} X M					

FAULT #1 (AT MDP):				**FAULT #2 (AT LA1):**				**FAULT #3 (AT LA2):**			
I_{3PH}	=	59482	A	I_{3PH}	=	37337	A	I_{3PH}	=	37337	A
L	=	110	FT	L	=	10	FT	L	=	13	FT
C	=	22965		C	=	22185		C	=	10755	
COND./P	=	4		COND./PI	=	1		COND./P	=	1	
C_{RESULT}		91860		C_{RESULT}		22185		C_{RESULT}		10755	
F	=	0.5931		F	=	0.0389		F	=	0.1042	
M	=	0.6277		M	=	0.9626		M	=	0.9056	
$I_{S.C.\ SYM}$		**37337**	A	$I_{S.C.\ SYM}$		**35940**	A	$I_{S.C.\ SYM}$		**33813**	

FAULT #4 (AT LB):				**FAULT #5 (AT LC):**				**FAULT #5 (AT LC):**			
I_{3PH}	=	37337	A	I_{3PH}	=	37337	A	I_{3PH}	=	37337	A
L	=	21	FT	L	=	32	FT	L	=	43	FT
C	=	22965		C	=	22965		C	=	22965	
COND./P	=	1		COND./PI	=	1		COND./P	=	1	
C_{RESULT}		22965		C_{RESULT}		22965		C_{RESULT}		22965	
F	=	0.2843		F	=	0.4332		F	=	0.5821	
M	=	0.7786		M	=	0.6977		M	=	0.6321	
$I_{S.C.\ SYM}$		**29072**	A	$I_{S.C.\ SYM}$		**26051**	A	$I_{S.C.\ SYM}$		**23599**	A

FEEDER SCHEDULE

KEY	SETS	TYPE	RATING @ 75°C (167°F)	SIZE	GROUND	CONDUIT
①	1	COPPER, THWN	175A	4 #2/0 AWG	# 4G	2"C
②	1	COPPER, THWN	380A	4 #500 KCMIL	# 1/0G	3-1/2"C
③	1	COPPER, THWN	420A	4 #600 KCMIL	# 1/0G	4"C
④	4	COPPER, THWN	1680A	4 #600 KCMIL	# 3/0 G	4"C
⑤	1	COPPER, THWN	230A	3 #4/0 AWG	# 2G	2-1/2"C

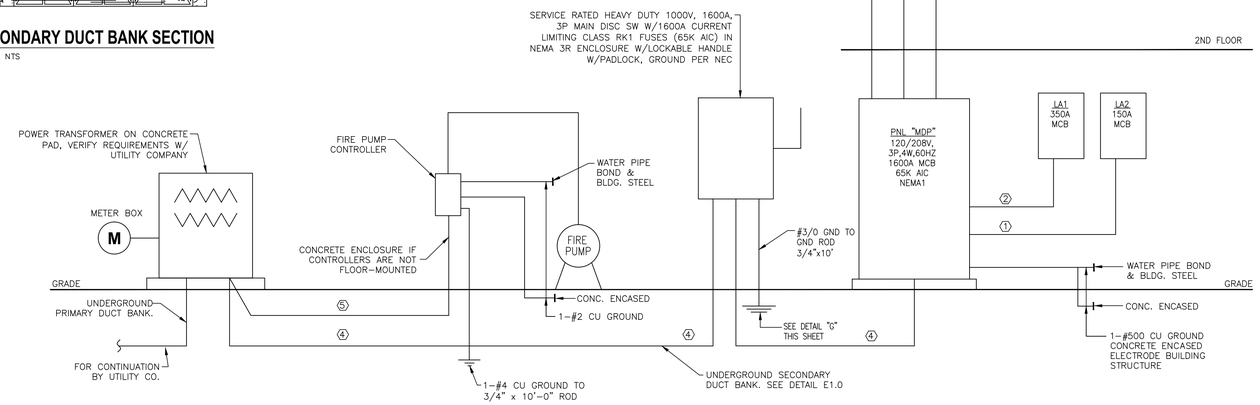


SECONDARY DUCT BANK SECTION

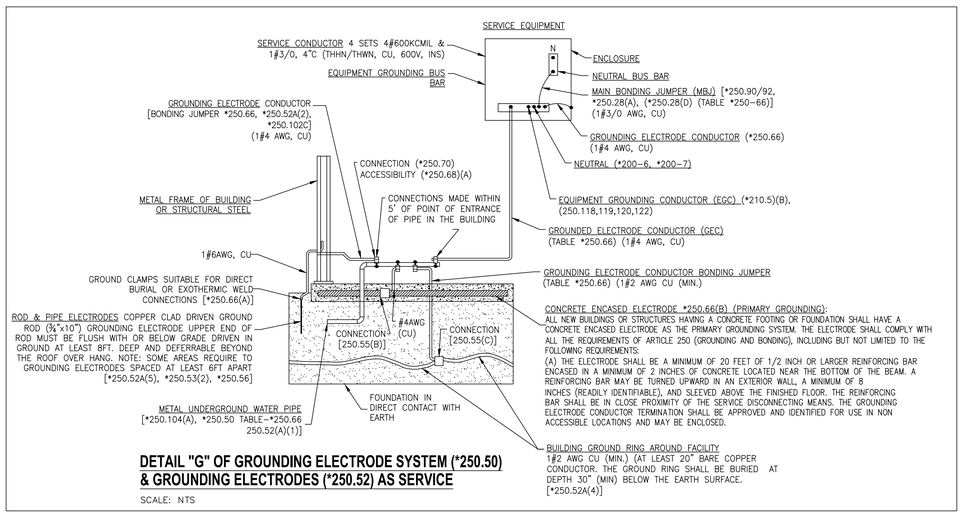
SCALE: NTS

DUCT BANK NOTES:

1. CONDUITS MUST BE ANCHORED IN PLACE AT 8' INTERVALS BY SUITABLE MEANS TO KEEP CONDUITS FROM FLOATING IN CONCRETE AFTER POURING.
2. ALL MATERIALS REQUIRED FOR CONCRETE ENCASEMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
3. INSTALL MARKER TAPE 1'-0" FROM THE TOP OF THE DUCT BANK FOR THE ENTIRE LENGTH OF THE BANK.
4. WHERE DUCT BANK RUNS UNDER SLAB, DEPTH SHALL BE MEASURED FROM UNDER SLAB.



ELECTRICAL ONE LINE DIAGRAM



DETAIL "G" OF GROUNDING ELECTRODE SYSTEM (*250.50) & GROUNDING ELECTRODES (*250.52) AS SERVICE

SCALE: NTS

WORKING SPACE PER NEC 110.26 SUFFICIENT ACCESS AND WORKING SPACE SHALL BE PROVIDED AND MAINTAINED ABOUT ALL ELECTRIC EQUIPMENT TO PERMIT READY AND SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT. ENCLOSURES HOUSING ELECTRICAL APPARATUS THAT ARE CONTROLLED BY A LOCK(S) SHALL BE CONSIDERED ACCESSIBLE TO QUALIFIED PERSONS.

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ONE LINE DIAGRAM & LOAD ANALYSIS

Date	07-23-2015
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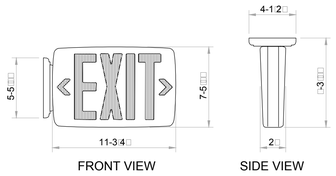
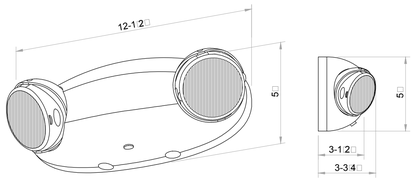
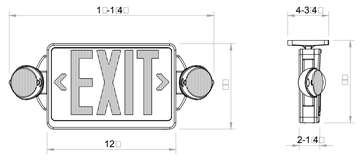
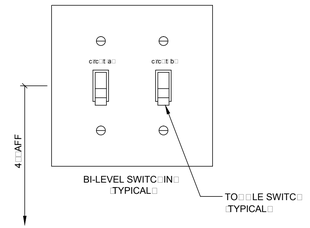
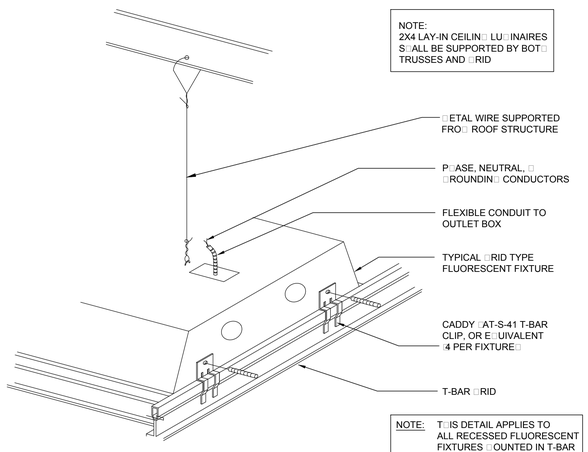
Job	14014
Sheet	E1.0











SYMBOL LIST

SYMB.	DESCRIPTION	MOUNTING OR AS INDICATED
	FLUORESCENT LIGHT FIXT. W/LETTER DESIG.	SURFACE/ WALL
	STRIP FLUORESCENT LIGHT W/LETTER DESIG.	SURFACE
A	LIGHT FIXTURE WITH LETTER DESIGNATION	RECESSED OR SURFACE
A	LIGHT FIXTURE WITH LETTER DESIGNATION	WALL
	EMERGENCY LIGHT FIXTURE W/BATTERY PACK	WALL
	EMERGENCY LIGHT FIXTURE W/REMOTE BATTERY	WALL
x	EXIT LIGHT W/LTR. DESIG. (SHADE IND. FACE)	CEILING
x	EXIT LIGHT W/LTR. DESIG. (SHADE IND. FACE)	WALL
$	SINGLE POLE SWITCH	WALL – 48"AFF
$3	THREE–WAY SWITCH	WALL – 48"AFF
T$	TIMER SWITCH, PUSH BUTTON TYPE	WALL – 48"AFF
T$3	3–WAY TIMER SWITCH, PUSH BUTTON TYPE	WALL – 48"AFF
	MOTION SENSOR SWITCH (2)	CEILING
	DUPLEX RECEPTACLE	WALL – 18"AFF
	QUAD–PLEX RECEPTACLE	WALL – 18"AFF
	SPLIT DUPLEX REC. W/LOWER OUTLET SWITCHED	WALL – 18"AFF
	GFI DUPLEX RECEPTACLE	WALL – 18"AFF
	GFI QUAD–PLEX RECEPTACLE	WALL
	SPECIAL OUTLET (SEE SCHEDULE)	FLOOR
K	SPECIAL OUTLET (SEE SCHEDULE)	WALL
	TELEPHONE OUTLET	FLOOR
	TELEPHONE OUTLET (3)	WALL – 18"AFF
P	PAY TELEPHONE OUTLET (3)	WALL – 42"AFF
	TELEVISION OUTLET (4)	WALL – 18"AFF
	CARD READER	
	DATA OUTLET	WALL – 18"AFF
J	JUNCTION BOX	
	SAFETY SWITCH	AS NOTED
F	FUSTAT – BUSSMAN	ON EQUIPMENT
	MOTOR	
T	THERMOSTAT	WALL – 60"AFF
	DUPLEX VOICE/DATA OUTLET	WALL – 18"AFF
	FLOOR DUPLEX VOICE/DATA OUTLET	FLOOR
	ELECTRICAL PANELBOARD (SURFACE MTD.)	
	ELECTRICAL PANELBOARD (FLUSH MTD.)	
	'HOME RUN' W/2 CONDUCTORS (1)	WALL OR CEILING
	HOME RUN WITH 2 HOTS & 1 GRD. (1)	WALL OR CEILING
	HOME RUN WITH 1 HOTS 1 NEUTRAL & 1 GRD. (1)	FLOOR OR EARTH
	HOME RUN WITH 2 HOTS & 1 NEUTRAL	
	HOME RUN WITH 3 HOTS & 1 NEUTRAL	
	HOME RUN W/3 HOTS & 1 NEUTRAL & 1 GRD.	
a,b,c,...	SWITCHING SCHEME	
AFF	ABOVE FINISHED FLOOR	
AFG	ABOVE FINISHED GRADE	
DF	DRINKING FOUNTAIN	
E	INDICATES DEVICE ON EMERGENCY CIRCUIT	
EWH	ELECTRIC WALL HEATER	
GFI	GROUND FAULT INTERRUPTER	
IG	ISOLATED GROUND	
NL	NIGHT LIGHT	
U.G	WEATHER PROOF	
U.N.O.	UNLESS NOTED OTHERWISE	
W.H	WATER HEATER	
WP	WEATHER PROOF	

1. CONDUIT SIZE SHALL BE MINIMUM 1/2". CONDUCTOR SIZE SHALL BE MINIMUM No.12 CU AWG. CONDUCTOR SIZES INDICATED AT 'HOME RUN' SHALL BE CARRIED THROUGHOUT ENTIRE CIRCUIT RUN, UNLESS NOTED OTHERWISE ON PLANS.
2. WATTSTOPPER No.CX–105 WITH No.A120E–P POWER PACK.
3. INSTALL 3/4" CONDUIT WITH PULL STRING FROM OUTLET TO PBX ROOM. COMBINE (2) TELEPHONE OUTLETS PER HOME RUN. TYPICAL FOR COMMON AREAS, SEE PLANS FOR GUESTROOM REQUIREMENTS.
4. INSTALL 3/4" CONDUIT WITH PULL STRING FROM OUTLET TO NETWORK RM. TYP. FOR COMMON AREAS, SEE PLANS FOR GUESTROOM REQUIREMENTS.

SPECIAL OUTLET SCHEDULE

SYMB.	DESCRIPTION	OUTLET
L	COMPUTER OUTLET: 15A.,2P.,3W.,125V. NEMA 5–15R DUPLEX RECEPTACLE HUBBELL No.IG5262 INSTALLED IN THE WALL WITH HUBBELL No.PJ8C COVERPLATE. COVERPLATE SHALL BE PERMANENTLY MARKED 'COMPUTER ONLY'.	

ALL WIRING SHALL BE RUN CONCEALED WHERE FEASIBLE. CONTRACTOR TO PROVIDE WIREMOLD SYSTEM TO CONCEAL WIRING IN EXPOSED CEILING AREAS. SUBMIT SHOW DRAWING FOR APPROVAL

ELECTRICAL NOTES:

1. ALL ELECTRICAL DESIGN HAS BEEN DONE IN ACCORDANCE WITH THE 2008 NATIONAL ELECTRICAL CODE. ⚠1
2. ALL RECEPTACLES LOCATED IN BATHROOMS SHALL BE GFCI PROTECTED. (SEC. 210.8 (B)(1))
3. A MAIN SERVICE DISCONNECT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING BY THE METER AND BE PERMANENTLY LABELED IDENTIFYING IT AS A SERVICE DISCONNECT. (SECTION 230.70)
4. SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND THAT ARE BURIED EIGHTEEN INCHES (18") OR MORE BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST TWELVE INCHES (12") ABOVE THE UNDERGROUND INSTALLATION. (SECTION 300.5 (D) (3))
5. CONDUCTORS INSTALLED IN CONDUIT ABOVE GROUND AND EXPOSED TO PHYSICAL DAMAGE SHALL BE INSTALLED IN RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT OR SCHEDULE 80 PVC RIGID NONMETALLIC CONDUIT. (SECTION 300–5 (D) (4))
6. ALL METAL BOXES SHALL BE GROUNDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 250. (SECTION 314.4) IT IS RECOMMENDED THAT EQUIPMENT BONDING JUMPERS BE INSTALLED IN EACH BOX.
7. IF MC CABLE IS USED, IT SHALL BE SUPPORTED AND SECURED AT INTERVALS NOT EXCEEDING SIX FOOT (6') AND NOT LIE ON ANY CEILING GRID. CABLES NO LARGER THAN No. 10 WITH FOUR (4) OR LESS CONDUCTORS SHALL BE SECURED WITHIN TWELVE INCHES (12") OF EVERY BOX, CABINET OF FITTING. (SECTION 330.30)
8. CONTRACTOR TO VERIFY POWER REQUIREMENTS WITH OWNER AND/OR REPRESENTATIVE.
9. ALL WIRE TO BE MC AND COPPER ⚠1

LIGHTING FIXTURES NOTES:

ALL RECESSED LIGHTING FIXTURES SHALL COMPLY WITH LATEST INTERNATIONAL ENERGY CONSERVATION CODE. MUST BE AIR–TIGHT AND RATED FOR INSULATION CONTACT (IC).

NOTE:

BI–LEVEL SWITCHING SHALL BE PROVIDED TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 50% EXCEPTION:

1) AREAS THAT HAVE ONLY ONE (1) LUMINAIRE.

2) CORRIDORS, REST ROOMS OR PUBLIC LOBBIES.

LI□□TIN□ FIXTURE SC□EDULE

□ALL LI□□TIN□ FIXTURES WILL BE VERIFIED BY ARC□ITECT/OWNER PRIOR TO INSTALLATION.)

TYPE	□ANUFACTURER #	DESCRIPTION	LA□P TYPE	WATTS	VOLTS
A2	LIT□ONIA #□T□2 32	2X4 LENSED TROFFER	□2) T8 FLUORESCENT	32	120
A3	LIT□ONIA #□T□3 32	2X4 LENSED TROFFER	□3) T8 FLUORESCENT	32	120
B2	LIT□ONIA #M 2 32 120	4□LINEAR WRAPAROUND SURFACE □OUNTED	□2) T8 FLUORESCENT	32	120
C	□SELECTED BY OWNER□	SURFACE MOUNTED VAPOR PROOF W/ TWIST-ON WIRE GUARD	□1) CO□PACT FLUOR.	26	120
D	□SELECTED BY OWNER□	SURFACE □OUNTED WIT□ □LASS DO□E	□2) CO□PACT FLUOR.	13	120
E	□SELECTED BY OWNER□	SURFACE □OUNTED 4FT WRAP 2 LA□P	□2) T8 FLUORESCENT	32	120
F	□SELECTED BY OWNER□	CEILIN□ FAN W□□LASS DO□E	□2) CO□PACT FLUOR.	26	120
G	□SELECTED BY OWNER□	WALL SCONCE W/ □LASS DIFFUSER	□2) CO□PACT FLUOR.	26	120
H	□SELECTED BY OWNER□	OUTDOOR WALL SCONCE □NOTES 2, 4)	□1) CO□PACT FLUOR.	26	120
K	□SELECTED BY OWNER□	6" RECESSED CAN, WEAT□ER PROOF	□1) CO□PACT FLUOR.	26	208
L	□SELECTED BY OWNER□	6" RECESSED CAN, IC RATED	□1) CO□PACT FLUOR.	26	120
M	LEVITON #□□□3-SEN	LA□P □OLDER WIT□ OCCUPANCY SENSONR, CL□. □OUNT	□1) CO□PACT FLUOR.	13	120
S	LIT□ONIA □C	4□FLUORESCENT STRIP	□1) T8 FLUORESCENT	32	120
SA	LIT□ONIA #KAD 250S R3	POLES LI□□T	□1) □PS	250	208
SA	LIT□ONIA #KAD 250S R3	POLES LI□□T	□2) □PS	250	208
U	LIT□ONIA □CUC	CLOSET FIXTURE W/ ?ULL STRIN□ SWITC□	□1) T8 FLUORESCENT	15	120
W1	RAB LI□□TIN□ □WPLED	OUTDOOR WALL □OUNTED □NOTE 5)	□1) LED	26	208
W2	LIT□ONIA #TWA	OUTDOOR WALL PACK □NOTE 6)	□1) □ETAL □ALIDE	250	208
X1	LIT□ONIA #HQM	E□ER□ENCY / EXIT CO□BO LI□□T W□BATTERY BACKUP	INCANDESCENT	20	120
X2	LIT□ONIA #EL□	E□ER□ENCY LI□□T W/ BATTERY BACKUP	INCANDESCENT	20	120
X3	LIT□ONIA #QM	EXIT LI□□T W□BATTERY BACKUP	LED	---	120

NOTES:
1. PROVIDE ELECTRONIC BALLASTS FOR ALL FLUORESCENT LA□PS, INCLUDIN□ CO□PACT FLUORESCENTS.
2. EXTERIOR LI□□TIN□ S□ALL BE PROVIDED WIT□ P□OTOCELL CONTROLLERS AND/OR TI□E CLOCK.
3. S□ADED FIXTURES S□OWN ON PLANS S□ALL BE PROVIDED WIT□ BATTERY BACKUP PACK.
4. BOTTO□ OF ALL WALL SCONCES S□ALL BE 7'-0"□A.F.F. □INI□U□ U.N.O.
5. INSTALL AT 10'□A.F.F. □INI□U□.
6. INSTALL AT 18'□A.F.F. □INI□U□.

FRONT VIEW SIDE VIEW

LI□□TIN□ FIXTURE TYPE 'X3'

FRONT VIEW SIDE VIEW

LI□□TIN□ FIXTURE TYPE 'X2'

FRONT VIEW SIDE VIEW

LI□□TIN□ FIXTURE TYPE 'X1'

1 E□ER□ENCY LI□□TIN□ DETAILS
NOT TO SCALE

NOTE: ALL E□ER□ENCY LI□□TIN□ S□ALL BE PROVIDED WIT□ □0-□INUTE □INI□U□ BATTERY BACK-UP.

3 LI□□TIN□ SWITC□ ELEVATION
NOT TO SCALE

2 LI□□TIN□ FIXTURE DETAIL
NOT TO SCALE

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
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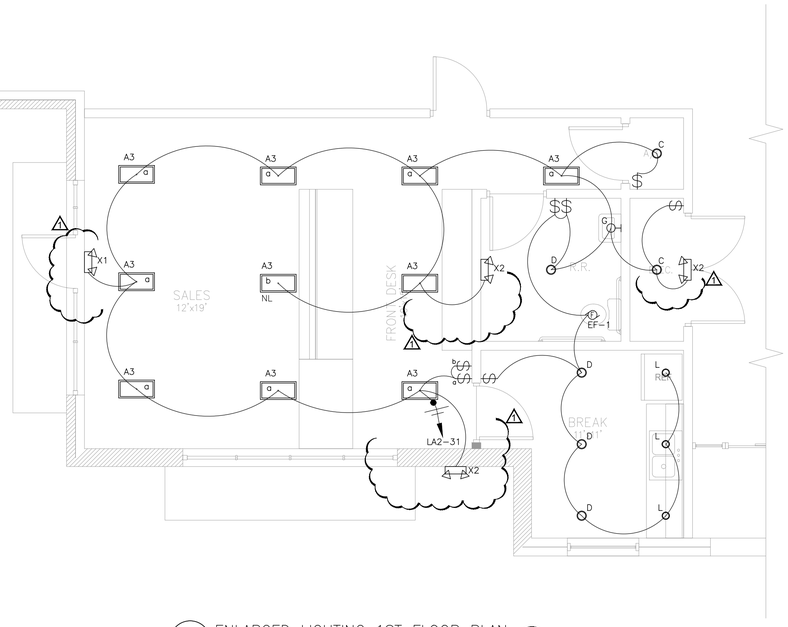
ELECT. NOTES & SYMBOL

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	E1.1



1 ENLARGED LIGHTING 1ST FLOOR PLAN
1/4" = 1'-0" (OFFICE)

1 ENLARGED POWER 1ST FLOOR PLAN
1/4" = 1'-0" (OFFICE)

NOTES:

1. THE EMERGENCY AND EXIT LIGHTS THAT CONNECT TO LOCAL AREA NORMAL LIGHTING CIRCUITS WILL BE CONNECTED AHEAD OF ANY LOCAL SWITCHES COMPLY WITH NEC 700.12(F).

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

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ELECTRICAL
ENLARGED 1ST LEVEL

Date	07-23-2015
Scale	As Noted
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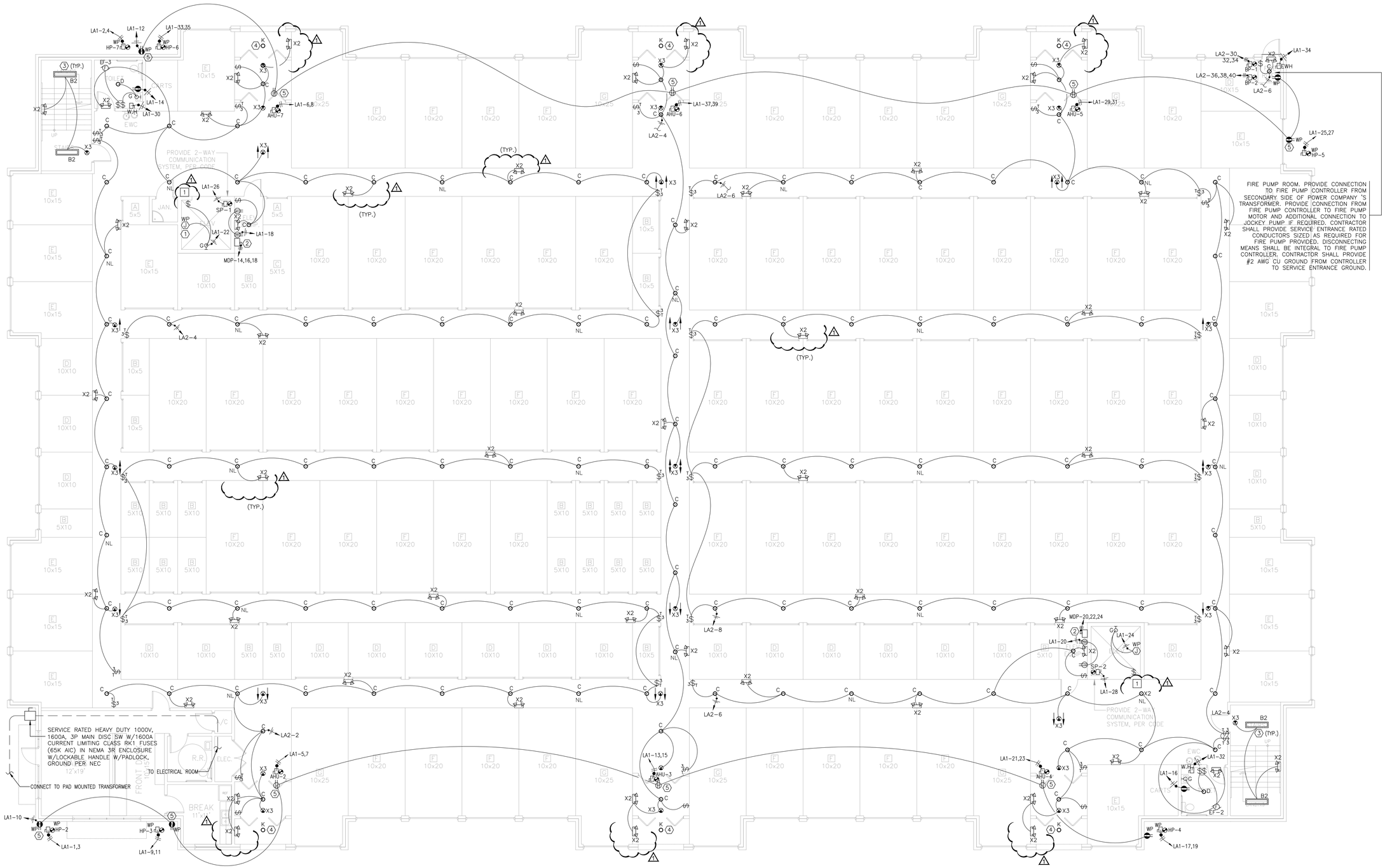
Sheet	E2.0



KEY NOTES:

1. LOCATE IN PIT PER ELEVATOR CONTR.
2. 250A/3P,N-I, SHUNT-TRIP BREAKER INTERLOCK WITH ELEVATOR CONTROLS.
3. CONNECT ALL TYPE "X1", "X2", "X3", & "B2" LIGHTS TO LA2-10, USING 2#10, 1/2"C. CONTRACTOR WILL PROVIDED A LOCK-ON FEATURE FOR THIS CIRCUIT AS REQUIRED BY NEC 700.12(F).
4. CONNECT ALL TYPE "K" LIGHTS TO LA2-12,14 USING 2#10, 1/2"C
5. RECEPTACLE OUTLETS FOR MAINTENANCE

NOTES:

1. THE EMERGENCY AND EXIT LIGHTS THAT CONNECT TO LOCAL AREA NORMAL LIGHTING CIRCUITS WILL BE CONNECTED AHEAD OF ANY LOCAL SWITCHES COMPLY WITH NEC 700.12(F).

1 ELECTRICAL FLOOR PLAN - FIRST LEVEL
1□□□ 1:□0□

KEY NOTES:

1. INSTALL ELEVATOR KEY BOXES AT EACH ELEVATOR COMPLYING WITH THE FOLLOWING:
   a. THE KEY BOX SHALL BE COMPATIBLE WITH AN EXISTING RAPID ENTRY KEY BOX SYSTEM IN USE IN THE JURISDICTION AND APPROVED BY THE FIRE CODE OFFICIAL.
   b. THE FRONT COVER SHALL BE PERMANENTLY LABELED WITH THE WORDS "FIRE DEPARTMENT USE ONLY-ELEVATOR KEYS."
   c. THE KEY BOX SHALL BE MOUNTED AT EACH ELEVATOR BANK AT THE LOBBY NEAREST TO THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
   d. THE KEY BOX SHALL BE MOUNTED 5 FEET 6 INCHES (1676 MM) ABOVE THE FINISHED FLOOR TO THE RIGHT SIDE OF THE ELEVATOR BANK.
   e. CONTENTS OF THE KEY BOX ARE LIMITED TO FIRE SERVICE ELEVATOR KEYS. ADDITIONAL ELEVATOR ACCESS TOOLS, KEYS AND INFORMATION PERTINENT TO EMERGENCY PLANNING OR ELEVATOR ACCESS SHALL BE PERMITTED WHEN AUTHORIZED BY THE FIRE CODE OFFICIAL.
   f. ADDITIONAL KEY BOXES SHALL BE PROVIDED FOR EACH INDIVIDUAL ELEVATOR OR ELEVATOR BANK SEPARATED BY MORE THAN 30 FEET (9144 MM).

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CITY OF ROCKWALL REVIEW	1

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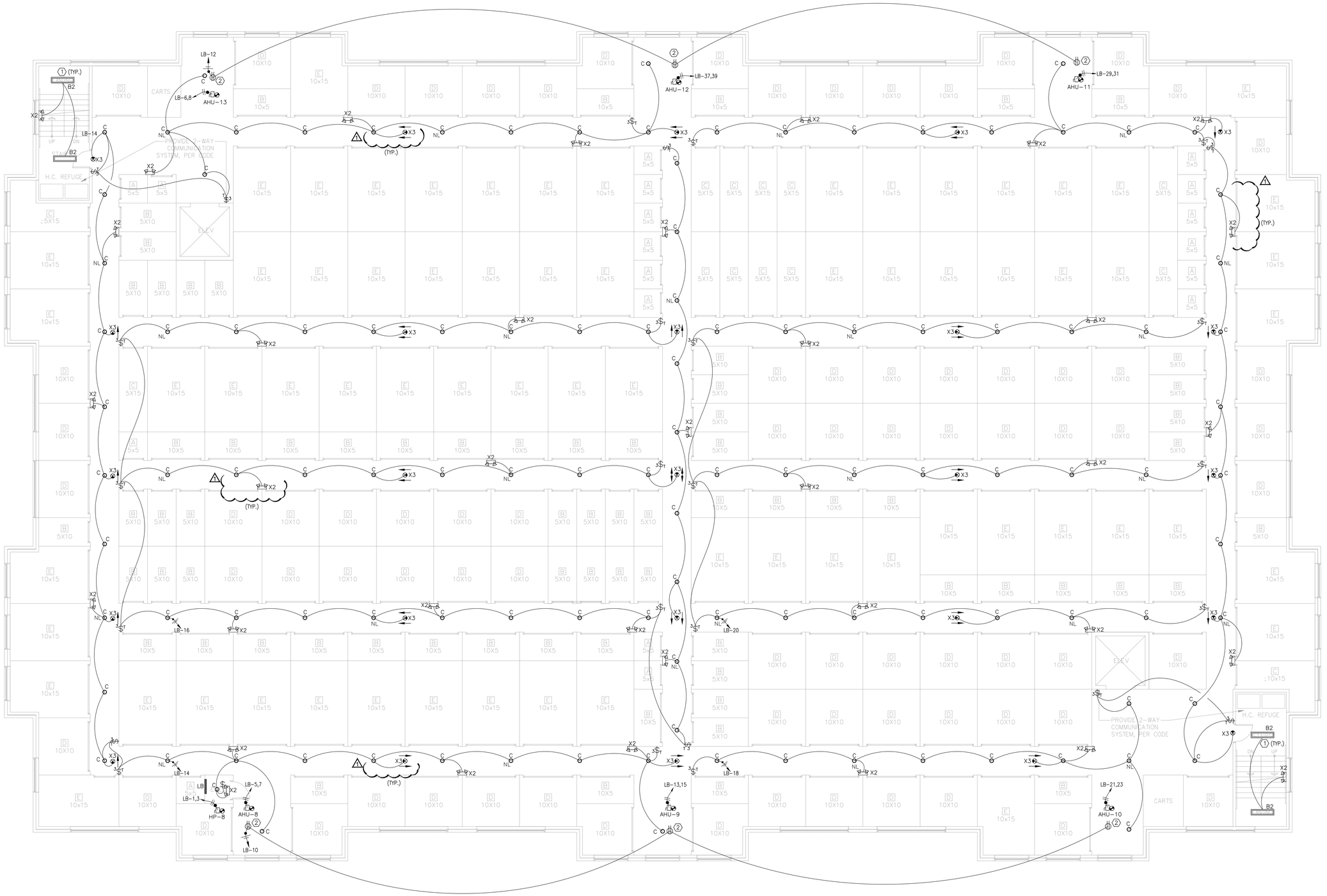
ELECTRICAL
FIRST LEVEL

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	E2.1



KEY NOTES:

1. CONNECT ALL STAIRCASE LIGHTS TO LB-22, USING 2#10, 1/2"C
2. RECEPTACLE OUTLETS FOR MAINTENANCE

NOTES:

1. THE EMERGENCY AND EXIT LIGHTS THAT CONNECT TO LOCAL AREA NORMAL LIGHTING CIRCUITS WILL BE CONNECTED AHEAD OF ANY LOCAL SWITCHES COMPLY WITH NEC 700.12(F).

1 ELECTRICAL FLOOR PLAN - SECOND LEVEL
1/8" = 1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

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ELECTRICAL
SECOND LEVEL

Date	07-23-2015
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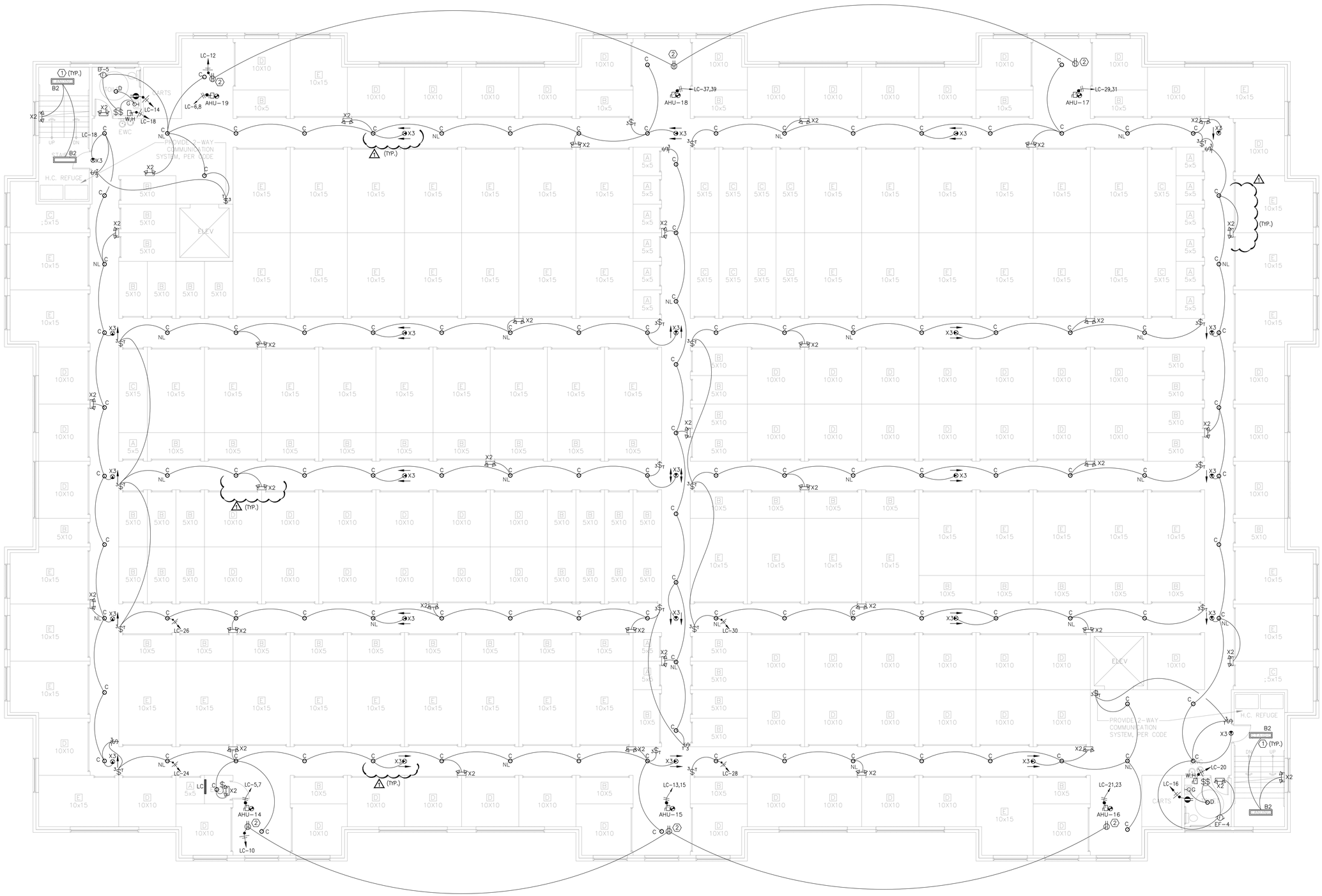
Sheet	E2.2



KEY NOTES:

1. CONNECT ALL STAIRCASE LIGHTSTO LC-32, USING 2#10, 1/2"C
2. RECEPTACLE OUTLETS FOR MAINTENANCE

NOTES:

1. THE EMERGENCY AND EXIT LIGHTS THAT CONNECT TO LOCAL AREA NORMAL LIGHTING CIRCUITS WILL BE CONNECTED AHEAD OF ANY LOCAL SWITCHES COMPLY WITH NEC 700.12(F).

1 ELECTRICAL FLOOR PLAN - THIRD LEVEL

1/8" = 1'-0"

REVISION	NO.
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ELECTRICAL
THIRD LEVEL

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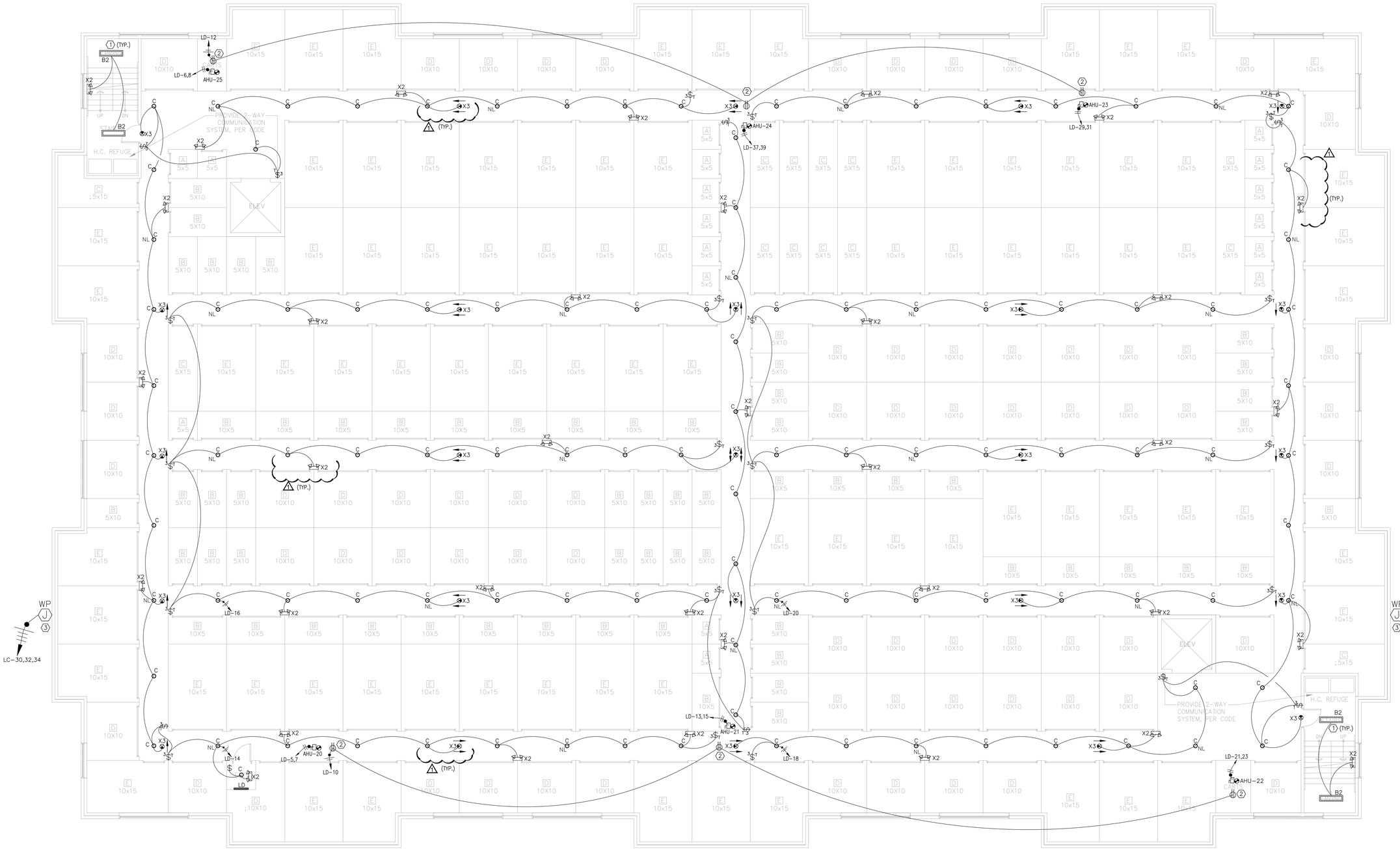
Sheet	E2.3



KEY NOTES:

1. CONNECT ALL STAIRCASE LIGHTS TO LD-22, USING 2#10, 1/2"C
2. RECEPTACLE OUTLETS FOR MAINTENANCE
3. LOCATION FOR SIGN CONNECTION. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.

NOTES:

1. THE EMERGENCY AND EXIT LIGHTS THAT CONNECT TO LOCAL AREA NORMAL LIGHTING CIRCUITS WILL BE CONNECTED AHEAD OF ANY LOCAL SWITCHES COMPLY WITH NEC 700.12(F).

1 ELECTRICAL FLOOR PLAN - FOURT□ LEVEL
1□□□ 1-0□

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FOURTH LEVEL

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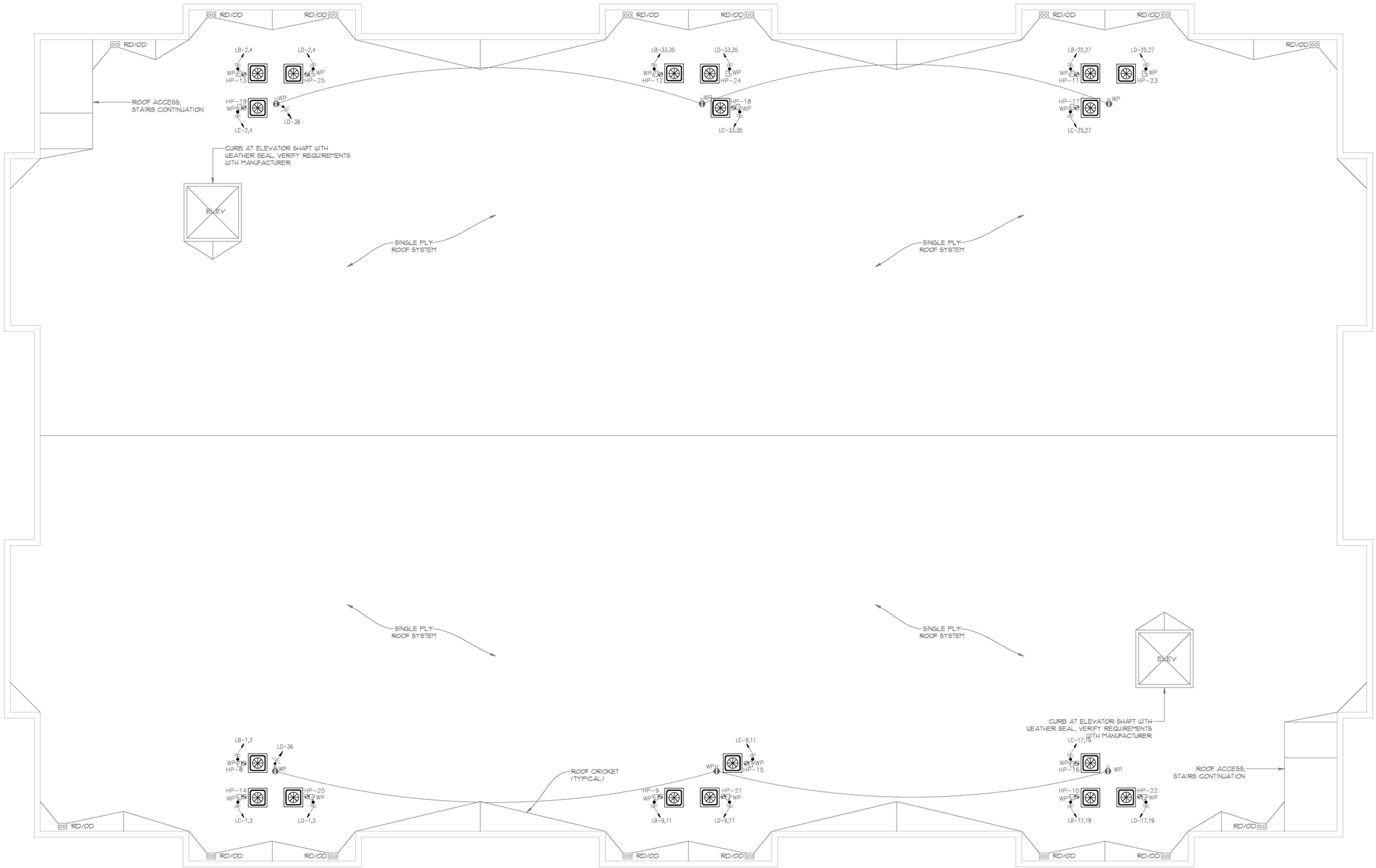
Sheet	E2.4



1 ELECTRICAL ROOF PLAN
1/8" = 1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

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ELECTRICAL ROOF PLAN

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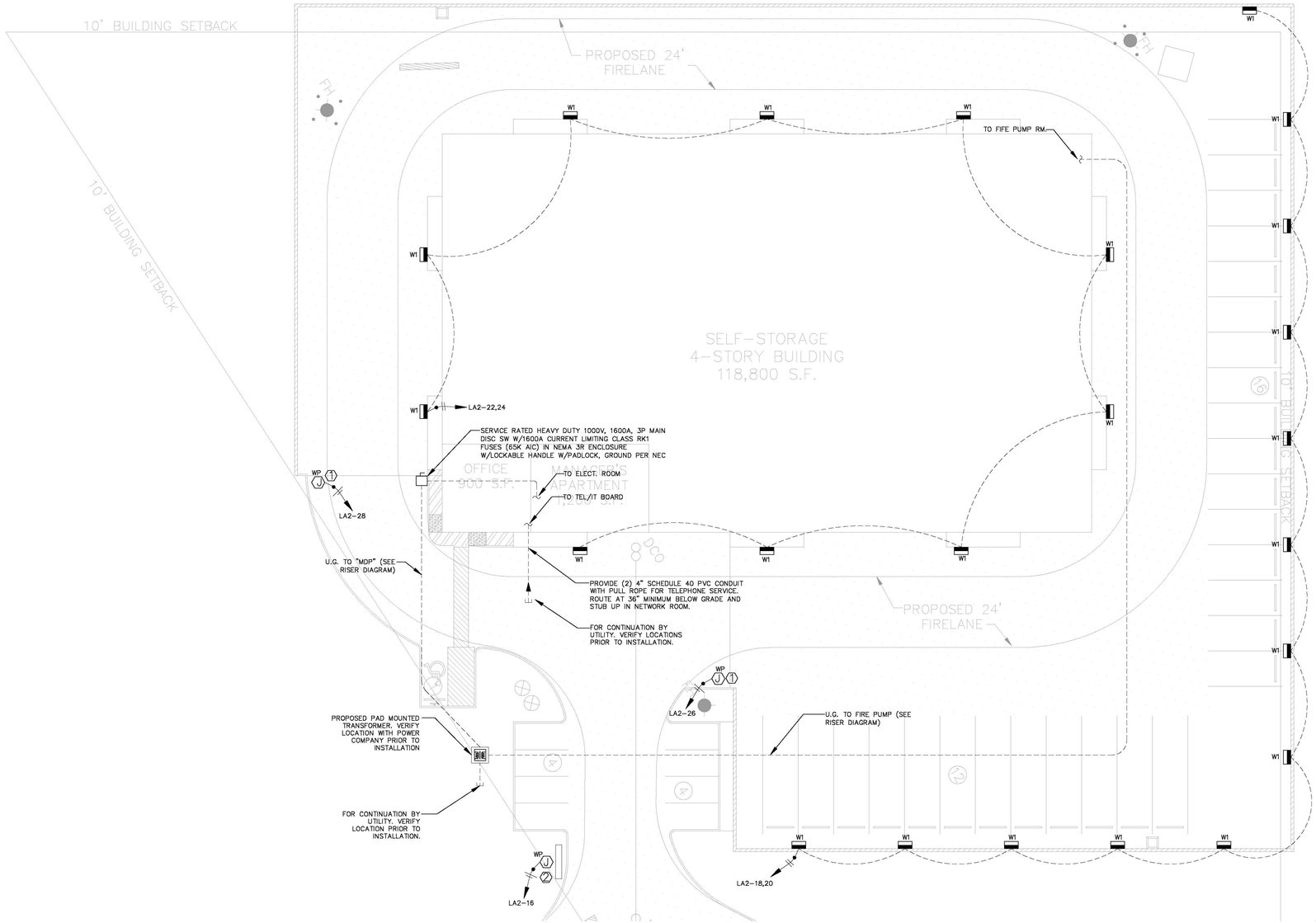
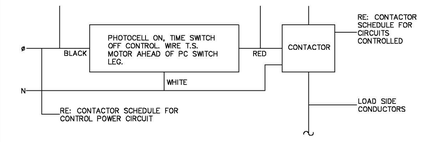
Sheet	E2.5



1 SITE PLAN
SCALE: 1" = 20'-0"

NOTES:

1. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
2. ALL OUTDOOR LIGHTING SHALL BE PROVIDED WITH PHOTOCELL AND TIME CLOCK CONTROLLER PER INTERNATIONAL ENERGY CONSERVATION CODE.
3. CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS AND ALL EXPENSES TO PROVIDE ALL UTILITIES SHALL BE INCLUDED IN THEIR BIDS.
4. BACK FILLING, TRENCHING AND SITE RESTORATION SHALL BE COORDINATED WITH ALL TRADES. SELECT BACK FILL MATERIAL SHALL NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
5. CONTRACTOR(S) SHALL COORDINATE ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCING ANY DIGGING IN THE SITE.
6. REFER TO CIVIL DRAWINGS FOR LOCATION OF UTILITIES IN THE SITE.
7. ALL POWER INCLUDING UTILITIES MUST BE RAN UNDERGROUND. ⚠



2 CONTACTOR CONTROL DIAGRAM
SCALE: N.T.S

GENERAL SITE NOTES:

1. FOR EXTERIOR LIGHTING CONTROL DIAGRAM SEE #2, E3.0
2. PROVIDE METER AND CT'S PER UTILITY CO. SPECIFICATIONS.
3. INSTALL PAD MOUNTED TRANSFORMER PER UTILITY CO. SPECIFICATIONS. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
4. CONTRACTOR SHALL PROVIDE 5" SCHEDULE 40 PVC CONDUITS WITH PULL ROPE AT A MINIMUM OF 30" BELOW GRADE. TERMINATE CONDUIT AT A LOCATION SPECIFIED BY UTILITY CO. COORDINATE ALL REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS. FAILURE TO DO SO WILL NOT RESULT IN ANY EXTRA FINANCIAL COMPENSATION FROM THE OWNER. CONTRACTOR SHALL HAVE ALL UTILITY SERVICE REQUIREMENTS IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING, TRENCHING AND SITE RESTORATION, THE SELECT BACKFILL MATERIAL MUST NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
8. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL ELECTRIC UTILITY FEES TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.
9. SEE SHEET E1.1 FOR LIGHTING FIXTURE SCHEDULE.

KEY NOTES:

1. NEMA 3R, JUNCTION BOX FOR MOTORIZED GATE.
2. NEMA 3R, 30A, DISCONNECT FOR SIGN. VERIFY LOCATION WITH OWNER.

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JL BUILDING SYSTEMS, LLC

ELECTRICAL SITE PLAN

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	E3.0

PROJECT NAME:	PLATINUM SELF-STORAGE														
PROJECT NUMBER:	MEPGREEN 05-07-15														
PANEL:	LA1				A.I.C RATING:			50 KA							
VOLTAGE:	120/208V, 3PH, 4W				BUS:	350 AMP		MAINS:	350 AMP		MOUNTING:	SURFACE MOUNTED			
	NEMA-1					COPPER			M.C.B		LOCATION:	ELECTRICAL ROOM- 1ST FLOOR			
CODES:	0=LIGHTS 1=RECEP 2=EQUIP 3=A/C 4=HTG 5=125% LGST MTR 6=KITCHEN 7=PREVIOUSLY CALCULATED														
CODE	WIRE	LOAD	CIRCUIT DESCRIPTION			BKR	CKT	PH	CKT	BKR	CIRCUIT DESCRIPTION			LOAD	WIRE	CODE
4	6	4264	HP-2			60/2	1	A	2	60/2	HP-7			4264	6	4
4	↓	4264	↓			↓	3	B	4	↓	↓			4264	↓	4
4	8	4264	AHU-2			45/2	5	C	6	45/2	AHU-7			4264	8	4
4	↓	4264	↓			↓	7	A	8	↓	↓			4264	↓	4
4	6	4264	HP-3			60/2	9	B	10	20/1	RCPTS-FOR MAINTENANCE			1080	10	1
4	↓	4264	↓			↓	11	C	12	20/1	RCPTS-FOR MAINTENANCE			1080	10	1
4	8	4264	AHU-3			45/2	13	A	14	20/1	RCPTS-REST ROOM			180	12	1
4	↓	4264	↓			↓	15	B	16	20/1	RCPTS-REST ROOM			180	12	1
4	6	4264	HP-4			60/2	17	C	18	20/1	RCPTS-ELEV. EQUIP.			360	12	1
4	↓	4264	↓			↓	19	A	20	20/1	RCPTS-ELEV. EQUIP.			360	12	1
4	8	4264	AHU-4			45/2	21	B	22	20/1	LTS/RCPT-ELEVATOR			232	12	0
4	↓	4264	↓			↓	23	C	24	20/1	LTS/RCPT-ELEVATOR			232	12	0
4	6	4264	HP-5			60/2	25	A	26	20/1	SP-1			1500	12	2
4	↓	4264	↓			↓	27	B	28	20/1	SP-2			1500	12	2
4	8	4264	AHU-5			45/2	29	C	30	20/1	W.H- TOILET			1500	12	4
4	↓	4264	↓			↓	31	A	32	20/1	W.H- TOILET			1500	12	4
4	6	4264	HP-6			60/2	33	B	34	20/1	EWH- FIRE RISER			1500	12	4
4	↓	4264	↓			↓	35	C	36	20/1	SPARE					
4	8	4264	AHU-6			45/2	37	A	38							
4	↓	4264	↓			↓	39	B	40							
			SPARE			20/1	41	C	42							
		LIGHTS	RECEP.	EQUIP.	MOTORS	EL. HEAT	PHASE		F.T.L.		PHASE	CONN.KVA	LOAD FACTORS	DES. KVA	DES. AMP	
		0	540	1500	0	39876	A				A	41.916	LIGHTS @ 125%	41.916	116	
		232	1260	1500	0	35612	B				B	38.604	EQUIP. @ 100%	38.662	107	
		232	1440	0	0	31348	C				C	33.02	LG. MOTOR @125%	33.078	92	
		464	3240	3000	0	106836	TOTAL				TOTAL	113.54	RECEPS @ 10kW+50%	113.656	315	
													GRAND TOTAL	113.656	315.5	

PROJECT NAME:	PLATINUM SELF-STORAGE														
PROJECT NUMBER:	MEPGREEN 05-07-15														
PANEL:	LB				A.I.C RATING:			50 KA							
VOLTAGE:	120/208V, 3PH, 4W				BUS:	400 AMP		MAINS:	400 AMP		MOUNTING:	SURFACE MOUNTED			
	NEMA-1					COPPER			M.C.B		LOCATION:	ELECTRICAL ROOM- 2ND FLOOR			
CODES:	0=LIGHTS 1=RECEP 2=EQUIP 3=A/C 4=HTG 5=125% LGST MTR 6=KITCHEN 7=PREVIOUSLY CALCULATED														
CODE	WIRE	LOAD	CIRCUIT DESCRIPTION			BKR	CKT	PH	CKT	BKR	CIRCUIT DESCRIPTION			LOAD	WIRE	CODE
4	6	4264	HP-8			60/2	1	A	2	60/2	HP-13			4264	6	4
4	↓	4264	↓			↓	3	B	4	↓	↓			4264	↓	4
4	8	4264	AHU-8			45/2	5	C	6	45/2	AHU-13			4264	8	4
4	↓	4264	↓			↓	7	A	8	↓	↓			4264	↓	4
4	6	4264	HP-9			60/2	9	B	10	20/1	RCPTS-FOR MAINTENANCE			540	10	1
4	↓	4264	↓			↓	11	C	12	20/1	RCPTS-FOR MAINTENANCE			540	10	1
4	8	4264	AHU-9			45/2	13	A	14	20/1	LTS-CORRIDOR/LOBBY			1001	10	0
4	↓	4264	↓			↓	15	B	16	20/1	LTS-CORRIDOR/LOBBY			858	10	0
4	6	4264	HP-10			60/2	17	C	18	20/1	LTS-CORRIDOR/LOBBY			845	10	0
4	↓	4264	↓			↓	19	A	20	20/1	LTS-CORRIDOR/LOBBY			546	10	0
4	8	4264	AHU-10			45/2	21	B	22	20/1	LTS-STAIRCASE LIGHTS			276	10	0
4	↓	4264	↓			↓	23	C	24	20/1	SPARE					
4	6	4264	HP-11			60/2	25	A	26							
4	↓	4264	↓			↓	27	B	28							
4	8	4264	AHU-11			45/2	29	C	30							
4	↓	4264	↓			↓	31	A	32							
4	6	4264	HP-12			60/2	33	B	34							
4	↓	4264	↓			↓	35	C	36							
4	8	4264	AHU-12			45/2	37	A	38							
4	↓	4264	↓			↓	39	B	40							
			SPARE			20/1	41	C	42							
		LIGHTS	RECEP.	EQUIP.	MOTORS	EL. HEAT	PHASE		F.T.L.		PHASE	CONN.KVA	LOAD FACTORS	DES. KVA	DES. AMP	
		1547	0	0	0	38376	A				A	39.923	LIGHTS @ 125%	40.30975	112	
		1134	540	0	0	34112	B				B	35.786	EQUIP. @ 100%	36.0695	100	
		845	540	0	0	29848	C				C	31.233	LG. MOTOR @125%	31.44425	87	
		3526	1080	0	0	102336	TOTAL				TOTAL	106.942	RECEPS @ 10kW+50%	107.8235	299	
													GRAND TOTAL	107.8235	299.3	

PROJECT NAME:	PLATINUM SELF-STORAGE														
PROJECT NUMBER:	MEPGREEN 05-07-15														
PANEL:	LD				A.I.C RATING:			65 KA							
VOLTAGE:	120/208V, 3PH, 4W				BUS:	400 AMP		MAINS:	400 AMP		MOUNTING:	SURFACE MOUNTED			
	NEMA-1					COPPER			M.C.B		LOCATION:	ELECTRICAL ROOM- 4TH FLOOR			
CODES:	0=LIGHTS 1=RECEP 2=EQUIP 3=A/C 4=HTG 5=125% LGST MTR 6=KITCHEN 7=PREVIOUSLY CALCULATED														
CODE	WIRE	LOAD	CIRCUIT DESCRIPTION			BKR	CKT	PH	CKT	BKR	CIRCUIT DESCRIPTION			LOAD	WIRE	CODE
3	6	4264	HP-20			60/2	1	A	2	60/2	HP-25			4264	6	3
3	↓	4264	↓			↓	3	B	4	↓	↓			4264	↓	3
4	8	4264	AHU-20			45/2	5	C	6	45/2	AHU-25			4264	8	4
4	↓	4264	↓			↓	7	A	8	↓	↓			4264	↓	4
3	6	4264	HP-21			60/2	9	B	10	20/1	RCPTS-FOR MAINTENANCE			540	10	1
3	↓	4264	↓			↓	11	C	12	20/1	RCPTS-FOR MAINTENANCE			540	10	1
4	8	4264	AHU-21			45/2	13	A	14	20/1	LTS-CORRIDOR/LOBBY			1001	10	0
4	↓	4264	↓			↓	15	B	16	20/1	LTS-CORRIDOR/LOBBY			858	10	0
3	6	4264	HP-22			60/2	17	C	18	20/1	LTS-CORRIDOR/LOBBY			845	10	0
3	↓	4264	↓			↓	19	A	20	20/1	LTS-CORRIDOR/LOBBY			546	10	0
4	8	4264	AHU-22			45/2	21	B	22	20/1	LTS-STAIRCASE LIGHTS			276	10	0
4	↓	4264	↓			↓	23	C	24	20/1	SIGN (NOTE 1)			1500	12	0
3	6	4264	HP-23			60/2	25	A	26					1500	↓	0
3	↓	4264	↓			↓	27	B	28					1500	↓	0
4	8	4264	AHU-23			45/2	29	C	30	20/1	SIGN (NOTE 1)			1500	12	0
4	↓	4264	↓			↓	31	A	32					1500	↓	0
3	6	4264	HP-24			60/2	33	B	34					1500	↓	0
3	↓	4264	↓			↓	35	C	36	20/1	RCPTS- ROOF			540	12	1
4	8	4264	AHU-24			45/2	37	A	38	20/1	RCPTS- ROOF			540	12	1
4	↓	4264	↓			↓	39	B	40	20/1	SPARE					
			SPARE			20/1	41	C	42	↓	↓					
		LIGHTS	RECEP.	EQUIP.	MOTORS	EL. HEAT	PHASE		F.T.L.		PHASE	CONN.KVA	LOAD FACTORS	DES. KVA	DES. AMP	
		4547	540	0	17056	21320	A				A	43.463	LIGHTS @ 125%	44.59975	124	
		4134	540	0	21320	12792	B				B	38.786	EQUIP. @ 100%	39.8195	111	
		3845	1080	0	12792	17056	C				C	34.773	LG. MOTOR @125%	35.73425	99	
		12526	2160	0	51168	51168	TOTAL				TOTAL	117.022	RECEPS @ 10kW+50%	120.1535	334	
													GRAND TOTAL	120.1535	333.5	

NOTES : 1- CONTROLLED BY A 20A,6P,N-1, MECH. HELD LIGHTING CONTACTORS WHICH IS CONTROLLED BY A 7-DAY, N-1 TIME CLOCK WITH 4 HRS BATTERIES IN PANEL LA

NOTE:

1. CONTRACTOR SHALL PROVIDE A PERMANENTLY AFFIXED LABEL SHALL BE APPLIED WITH THE FAULT CURRENT AT TIME OF INSTALLATION AND CALCULATION. THE LABEL SHALL BE 2"X3" IN SIZE AND SHALL BE BLUE LETTERING ON A CONTRASTING BACKGROUND.

PROJECT NAME:	PLATINUM SELF-STORAGE														
PROJECT NUMBER:	MEPGREEN 05-07-15														
PANEL:	LA2				A.I.C RATING:			50 KA							
VOLTAGE:	120/208V, 3PH, 4W				BUS:	150 AMP		MAINS:	150 AMP		MOUNTING:	SURFACE MOUNTED			
	NEMA-1					COPPER			M.C.B		LOCATION:	ELECTRICAL ROOM- 1ST FLOOR			
CODES:	0=LIGHTS 1=RECEP 2=EQUIP 3=A/C 4=HTG 5=125% LGST MTR 6=KITCHEN 7=PREVIOUSLY CALCULATED														
CODE	WIRE	LOAD	CIRCUIT DESCRIPTION			BKR	CKT	PH	CKT	BKR	CIRCUIT DESCRIPTION			LOAD	WIRE	CODE
4	8	2392	HP-1			40/2	1	A	2	20/1	LTS-CORRIDOR			702	10	0
4	↓	2392	↓			↓	3	B	4	20/1	LTS-CORRIDOR			1025	10	0
4	10	2808	AHU-1			30/2	5	C	6	20/1	LTS-CORRIDOR			843	10	0
4	↓	2808	↓			↓	7	A	8	20/1	LTS-CORRIDOR			546	10	0
1	12	1620	RCPTS-SALES/ FRONT DESK			20/1	9	B	10	20/1	LTS-STAIRCASE LIGHTS			296	10	0
1	12	720	RCPTS- FRONT DESK			20/1	11	C	12	20/2	LTS-TYPE "K"			250	10	0
1	12	720	RCPTS- FRONT DESK			20/1	13	A	14	↓	↓			250	↓	0
1	12	180	RCPTS- REST ROOM			20/1	15	B	16	20/1	MAIN SIGN			1500	10	0
1	12	540	RCPTS- ELEC. RM./ AC RM.			20/1	17	C	18	20/2	LTS - WALL PACK (NOTE 1)			260	10	0
1	12	1000	REF.- BREAK RM.			20/1	19	A	20	↓	↓			260	10	0
2	12	1500	APPLIANCES - BREAK RM.			20/1	21	B	22	20/2	LTS - WALL PACK (NOTE 1)			130	10	0
4	12	1500	W.H- REST ROOM			20/1	23	C	24	↓	↓			130	10	0
4	12	1500	W.H- BREAK RM.			20/1	25	A	26	20/1	MOTORIZED GATE			1500	12	2
2	12	1500	TEL/IT BOARD			20/1	27	B	28	20/1	MOTORIZED GATE			1500	12	2
0	12	480	DISPOSER - BREAK RM.			20/1	29	C	30	30/3	BOOSTER PUMP			2000	10	2
0	12	1246	LTS-OFFICE AREAS			20/1	31	A	32	↓	↓			2000	↓	2
			SPARE			20/1	33	B	34	↓	↓			2000	↓	2
			↓	↓		↓	35	C	36	30/3	BOOSTER PUMP			2000	10	2
							37	A	38	↓	↓			2000	↓	2
							39	B	40	↓	↓			2000	↓	2
						↓	41	C	42	20/1	SPARE					
		LIGHTS	RECEP.	EQUIP.	MOTORS	EL. HEAT	PHASE		F.T.L.		PHASE	CONN.KVA	LOAD FACTORS	DES. KVA	DES. AMP	
		3004	1720	5500	0	6700	A				A	16.924	LIGHTS @ 125%	17.675	49	
		2951	1800	8500	0	2392	B				B	15.643	EQUIP. @ 100%	16.38075	45	
		1963	1260	4000	0	4308	C				C	11.531	LG. MOTOR @125%	12.02175	33	
		7918	4780	18000	0	13400	TOTAL				TOTAL	44.098	RECEPS @ 10kW+50%	46.0775	128	
													GRAND TOTAL	46.0775	127.9	

NOTES : 1- CONTROLLED BY A 20A,6P,N-1, MECH. HELD LIGHTING CONTACTORS WHICH IS CONTROLLED BY A 7-DAY, N-1 TIME CLOCK WITH 4 HRS BATTERIES IN PANEL LA2.

PROJECT NAME:	PLATINUM SELF-STORAGE														
PROJECT NUMBER:	MEPGREEN 05-07-15														
PANEL:	LC				A.I.C RATING:			50 KA							
VOLTAGE:	120/208V, 3PH, 4W				BUS:	400 AMP		MAINS:	400 AMP		MOUNTING:	SURFACE MOUNTED			
	NEMA-1					COPPER			M.C.B		LOCATION:	ELECTRICAL ROOM- 3RD FLOOR			
CODES:	0=LIGHTS 1=RECEP 2=EQUIP 3=A/C 4=HTG 5=125% LGST MTR 6=KITCHEN 7=PREVIOUSLY CALCULATED														
CODE	WIRE	LOAD	CIRCUIT DESCRIPTION			BKR	CKT	PH	CKT	BKR	CIRCUIT DESCRIPTION			LOAD	WIRE	CODE
4	6	4264	HP-14			60/2	1	A	2	60/2	HP-19			4264	6	4
4	↓	4264	↓			↓	3	B	4	↓	↓			4264	↓	4
4	8	4264	AHU-14			45/2	5	C	6	45/2	AHU-19			4264	8	4
4	↓	4264	↓			↓	7	A	8	↓	↓			4264	↓	4
4	6	4264	HP-15			60/2	9	B	10	20/1	RCPTS-FOR MAINTENANCE			540	12	1
4	↓	4264	↓			↓	11	C	12	20/1	RCPTS-FOR MAINTENANCE			540	12	1
4	8	4264	AHU-15			45/2	13	A	14	20/1	RCPTS-REST ROOM			180	12	1
4	↓	4264	↓			↓	15	B	16	20/1	RCPTS-REST ROOM			180	12	1
4	6	4264	HP-16			60/2	17	C	18	20/1	W.H- TOILET			1500	12	4
4	↓	4264	↓			↓	19	A	20	20/1	W.H- TOILET			1500	12	4
4	8	4264	AHU-16			45/2	21	B	22	20/1	SPARE					
4	↓	4264	↓			↓	23	C	24	20/1	LTS-CORRIDOR/LOBBY			1001	10	0
4	6	4264	HP-17			60/2	25	A	26	20/1	LTS-CORRIDOR/LOBBY			858	10	0
4	↓	4264	↓			↓	27	B	28	20/1	LTS-CORRIDOR/LOBBY			845	10	0
4	8	4264	AHU-17			45/2	29	C	30	20/1	LTS-CORRIDOR/LOBBY			546	10	0
4	↓	4264	↓			↓	31	A	32	20/1	LTS-STAIRCASE LIGHTS			276	10	0
4	6	4264	HP-18			60/2	33	B	34	20/1	SPARE					
4	↓	4264	↓			↓	35	C	36							
4	8	4264	AHU-18			45/2	37	A	38							
4	↓	4264	↓			↓	39	B	40							
			SPARE			20/1	41	C	42							
		LIGHTS	RECEP.	EQUIP.	MOTORS	EL. HEAT	PHASE		F.T.L.		PHASE	CONN.KVA	LOAD FACTORS	DES. KVA	DES. AMP	
		1134	180	0	0	39876	A				A	41.19	LIGHTS @ 125%	41.4735	115	
		845	720	0	0	34112	B				B	35.677	EQUIP. @ 100%	35.88825	100	
		1547	540	0	0	31348	C				C	33.435	LG. MOTOR @125%	33.82175	94	
		3526	1440	0	0	105336	TOTAL				TOTAL	110.302	RECEPS @ 10kW+50%	111.1835	309	
													GRAND TOTAL	111.1835	308.6	

NOTES : 1- CONTROLLED BY A 20A,6P,N-1, MECH. HELD LIGHTING CONTACTORS WHICH IS CONTROLLED BY A 7-DAY, N-1 TIME CLOCK WITH 4 HRS BATTERIES IN PANEL LA

PROJECT NAME:	PLATINUM SELF-STORAGE														
PROJECT NUMBER:	MEPGREEN 05-07-15														
PANEL:	MDP				A.I.C RATING:			65 KA							
VOLTAGE:	120/208V, 3PH, 4W				BUS:	1600 AMP		MAINS:	1600 AMP		MOUNTING:	SURFACE MOUNTED			
	NEMA-1					COPPER			M.C.B		LOCATION:	ELECT. RM - 1ST FLOOR			
CODES:	0=LIGHTS 1=RECEP 2=EQUIP 3=A/C 4=HTG 5=125% LGST MTR 6=KITCHEN 7=PREVIOUSLY CALCULATED														
CODE	WIRE	LOAD	CIRCUIT DESCRIPTION			BKR	CKT	PH	CKT	BKR	CIRCUIT DESCRIPTION			LOAD	WIRE	CODE
2	500	37885	PANEL LA1			350/3	1	A	2	150/3	PANEL LA2			15359	2/0	2
2	↓	37885	↓			↓	3	B	4	↓	↓			15359	↓	2
2	↓	37885	↓			↓	5	C	6	↓	↓			15359	↓	2
2	600	37061	PANEL LB			400/3	7	A	8	400/3	PANEL LC			40051	600	2
2	↓	37061	↓			↓	9	B	10	↓	↓			40051	↓	2
2	↓	37061	↓			↓	11	C	12	↓	↓			40051	↓	2
2	600	40051	PANEL LD			400/3	13	A	14	250/3	LIFT MOTOR			7200	300	2
2	↓	40051	↓			↓	15	B	16	↓	↓			7200	↓	2
2	↓	40051	↓			↓	17	C	18	↓	↓			7200	↓	2
			SPACE ONLY				19	A	20	250/3	LIFT MOTOR			7200	300	2
			↓	↓			21	B	22	↓	↓			7200	↓	2
							23	C	24	↓	↓			7200	↓	2

NOTES :

1- SWITCHBOARD IS "FULLY" RATED TO INCLUDE 100K AIC BREAKER

2- SWBD IS NOT TO EXCEED 6'-0" WIDE

3 - SEE ONE-LINE DIAGRAM FOR COMPLETE FEEDER SIZES

4- FIELD VERIFY HP PRIOR TO INSTALLING BRKR, CONDUIT,WIRE, ETC.

5- SWITCHBOARD IS TO BE EQUIPPED WITH GROUND-FAULT PROTECTION AS PER NEC 230.95

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED
PROFESSIONAL ENGINEER

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FX: 817-386-5365
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JL BUILDING SYSTEMS, LLC

ELECTRICAL PANELS

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	E4.0

PLUMBING GENERAL NOTES:

PART 1 – GENERAL AND RELATED DOCUMENTS:

DRAWING AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND OTHER DIVISION–1 SPECIFICATION SECTIONS, APPLY TO WORK OF THIS SECTION.

WORK INCLUDED: THE PLUMBING SYSTEM FOR THIS WORK INCLUDES ALL NATURAL GAS, COLD WATER DISTRIBUTION, DOMESTIC WATER HEATING AND DISTRIBUTION, VENTS AND WASTES, FLOOR DRAIN, EQUIPMENT, PLUMBING FIXTURES AND TRIM, AND ALL OTHER PLUMBING ITEMS INDICATED ON THE DRAWINGS OR DESCRIBED IN THESE SPECIFICATIONS, PLUS ALL OTHER PLUMBING ITEMS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

CODES ANS STANDARDS: IN ADDITION TO COMPLYING WITH ALL PERTINENT CODES AND REGULATIONS, COMPLY WITH THE FOLLOWING:

LOCAL GAS, MECHANICAL, AND THE PLUMBING CODE LATEST EDITIONS; INCLUDING LOCAL AMENDMENTS.
LOCAL UTILITY COMPANIES REGULATIONS.
TEXAS ACCESSIBILITY STANDARDS (TAS) OF THE ARCHITECTURAL BARRIERS ACT ARTICLE 9102
TEXAS CIVIL STATUTES DATED APRIL 1, 1994, CERITIFICATION OF REVIEW AND INSPECTION WILL BE BY THE DEPARTMENT OF LICENSING AND REGULATION.
THE FEDERAL ACT DATED JULY 26, 1990,AMERICAN WITH DISABILITIES ACT (ADA)
THE FEDERAL MINIMUM ENERGY POLICY AND CONSERVATION ACT OF 1992 (EPACT)

SUBMITTALS:

PRODUCT DATA: WITHIN 15 CALENDAR DAYS AFTER AWARD OF CONTRACT, SUBMIT COMPLETE MATERIALS LIST OF ALL ITEMS PROPOSED TO BE FURNISHED AND INSTALLED UNDER THIS SECTION, ALONG WITH CATALOG CUTS AND OTHER DATA REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.

OPERATION AND MAINTENANCE MANUAL: UPON COMPLETION OF THE WORK, AND AS A CONDITION OF ITS ACCEPTANCE, COMPILE AND SUBMIT MANUALS AS REQUIRED.

PRODUCT HANDLING/PROTECTION: USE ALL MEANS NECESSARY TO PROTECT THE MATERIALS OF THIS SECTION BEFORE, DURING, AND AFTER INSTALLATION AND TO PROTECT THE WORK AND MATERIALS OF ALL OTHER TRADES.
REPLACEMENT: IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

PART 2 – PRODUCTS

PIPE – SOIL, WASTE, AND VENTS IN BUILDING SHALL BE SCHEDULE 40 P.V.C. WITH SOLVENT WELD CONNECTIONS, UNLESS OTHERWISE NOTED ON THE DRAWING.

DOMESTIC WATER PIPING: ALL HOT AND COLD WATER PIPING, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, SHALL BE HARD–DRAWN COPPER TUBE EQUALING OR EXCEEDING THE QUALITY OF "REYNOLDS", MADE UP WITH WROUGHT OR FORGED COPPER FITTINGS AND 95–5 TIN ANTIMONY SOLDER. BELOW–GRADE AND BELOW–SLAB COPPER PIPE SHALL BE TYPE "K", ALL OTHER COPPER PIPING SHALL BE TYPE "L". NO JOINTS OR CONNECTION SHALL BE MADE IN OR BELOW THE SLAB. REFER TO LOCAL CODE FOR ANY OTHER REQUIREMENTS FOR TYPE OF MATERIALS APPROVED AND METHODS OF JOINING.

PIPE WRAPPING: WRAP ALL PIPE BURIED IN THE GROUND, AND OTHER PIPE WHERE SO NOTED ON THE DRAWING, WITH "SCOTCHRAP". WRAP ALL STRAIGHT RUNS WITH 0.020–INCH THICK TAPE, APPLIED IN HALF–LAP LAYERS. PRE–WRAP ALL JOINTS, VALVES AND SIMILAR IRREGULAR SURFACES USING 0.010–INCH THICK TAPE.

VALVES: ALL VALVE DESIGN IS BASED ON THE USE OD "WALWORTH" IN THE MODEL SHOWN BELOW. PROVISE VALVES EQUALING AND EXCEEDING THE QUALITY OF THOSE UPON WHICH DESIGN IS BASED.

TYPE	SIZE RANGE:	PART NUMBER:
GATE	3" AND SMALLER	3
GLOBE	2" AND SMALLER	95
CHECK	2" AND SMALLER	412
GAS COCK	1" AND SMALLER	597
GAS COCK	1 1/4" AND LARGER	655 & 7904

WRENCH–CHANGED FOR USE WITH EACH COCK.

VALVE BOXES: ALL VALVE BOXES, UNLESS OTHERWISE SHOWN ON THE DRAWING, SHALL EQUAL THE QUALITY OF "FOMI", TRAFFIC TYPE, OF THE REQUIRED DEPTH, AND SHALL HAVE LOCK TYPE CAST IRON COVERS LABELED WATER OR GAS AS REQUIRED. PIPE SLEEVES AND ESCUTCHEONS: ALL PIPE SLEEVES AND ESCHTCHEONS SHALL EQUAL OR EXCEED THE QUALITY OF "ADJUSTO–CRETE", SHALL HAVE AMPLE CLEARANCE FOR PIPE AND COVERING, AND SHALL HAVE CHROME PLATED WALL AND FLOOR ESCUTCHEONS OVER THE PIPE IN FINISHED AREAS.

HANGERS AND SUPPORTS, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, SHALL EQUAL OR EXCEED THE QUALITY OF THE FOLLOWING:

ITEM:	MANUFACTURER & MODEL NO.
PIPE RING HANGER	GRINNEL 107R
SIDE BEAM CLAMP	GRINNEL 202
TRAPEZE HANGERS	SUPERSTRUT A1200
VERTICAL RISER	GRINNEL 261

HANGER RODS SHALL CONFORM TO THE FOLLOWING:

PIPE SIZE:	ROD DIAMETER:
1/2 " TO 2"	3/8 "
2 1/2 " TO 3 1/2 "	1/2 "
4" TO 5"	5/8 "

AT THE CONTRACTOR'S OPTION, TRAPEZE HANGERS MAY BE USED WHERE PARALLEL RUNS OF PIPE OCCURS. ALL RODS ON TRAPEZE HANGERS SHALL BE ½" MINIMUM.

VENT FLASHING: PROVIDE VENT FLASHING AT EACH VENT THROUGH THE ROOF, EQUAL TO OR EXCEEDING THE QUALITY OF "SEMO" NUMBER 1100–2 FLASHING AND COUNTER FLASHING.

SHOCK ABSORBERS: PROVIDE 12" HIGH AIR CHAMBER AT EACH FIXTURE ON BOTH HOT AND COLD WATER. SIZE TO BE THE SAME AS BRANCH LINE AT POINT OF TEE UPWARD.

CLEANOUT: PROVIDE CLEANOUTS EQUALING OR EXCEEDING THE QUALITY OF THE FOLLOWING:
- FLOOR CLEANOUT: J.R. SMITH # 4016
- GRADE CLEATOUR: J.R. SMITH #4011 WITH ROUND FRAME & COVER.

ALL EXPOSED PARTS OF FLOOR CLEANOUTS IN FINISHED AREAS SHALL BE SCORIATED NICKEL BRONZE. ALL OTHER INTERIOR CLEANOUTS SHALL BE POLISHED SCORIATED BRONZE. ALL GRADE CLEANOUTS SHALL HAVE ROUGH SCORIATED BRONZE COVERS.

ISOLATE ALL DISSIMILAR METALS WITH ISOLATORS EQUALING OR EXCEEDING THE QUALITY OF "EPCO" DIELECTRIC UNIONS.

FLOOR DRAINS: PROVIDE FLOOR DRAINS EQUALING OR EXCEEDING THE QUALITY OF J.R. SMITH FIGURE 2010–A, 2" SIZE, WITH 5" DIAMETER STRAINER AND PROVIDE TRAP PRIMER IF PRIMER IS REQUIRED BY CODE, SMITH 2699 TRAP PRIMER. ON ANY FLOOR DRAIN THAT HAS A PIPE DRAINING INTO IN, PROVIDE FUNNEL #3580. ROOMS WITH WATER CLOSETS SHALL HAVE A 3" FLOOR DRAIN.

PIPING INSULATION
ALL HOT WATER PIPING SHALL BE INSULATED WITH 1" THICK (MIN.) INSULATION HAVING A CONDUCTIVITY NO GREATER THAN 0.28 BTU–IN/(H–FT2–DEGREE F).
ALL COLD WATER PIPING CONCEALED ABOVE CEILINGS, IN ATTICS AND CONCEALED IN EXTERIOR WALLS SHALL BE INSULATED WITH 1" THICK (MIN.) INSULATION HAVING A CONDUCTIVITY NO GREATER THAN 0.28 BTU–IN./(H–FT2–DEGREE F).
ALL EXPOSED EXTERIOR COLD WATER PIPING SHALL BE INSULATED AS SPECIFIED ABOVE AND HAVE ALUMINUM JACKETING APPLIED OVER INSULATION.

ACCESS PLATES: PROVIDE ACCESS PLATES EQUALING OR EXCEEDING THE QUALITY OF SMITH # 4760, PRIME COATED STEEL FOR PAINTED WALLS, WITH ALLEN KEY LOCKING DEVICES. EACH GUEST ROOM SHALL HAVE A SINGLE HOT AND COLD WATER VALVE THAT CAN CUT OFF ALL HOT AND COLD WATER TO THE ROOM WITHOUT CUTTING OFF WATER TO ANY OTHER GUEST ROOM.

OTHER MATERIAL: ALL OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION OF THE WORK OF THIS SECTION , SHALL BE NEW, FIRST QUALITY OF THEIR RESPECTIVE KINDS, AND AS SELECTED BY THE ARCHITECT. INSPECTION: EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE INSTALLED. CORRECT CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PLUMBING SYSTEM LAYOUT: LAYOUT THE PLUMBING SYSTEM IN CAREFUL COORDINATION WITH THE DRAWINGS, DETERMINING PROPER ELEVATIONS FOR ALL COMPONENTS OF THE SYSTEM AND USING ONLY THE MINIMUM NUMBER OF BENDS TO PRODUCE A SATISFACTORY FUNCTIONING SYSTEM. FOLLOW THE GENERAL LAYOUT SHOWN ON THE DRAWINGS IN ALL CASES EXCEPT WHERE OTHER WORK MAY INTERFERE. LAYOUT ALL PIPES TO FALL WITHIN PARTITION, WALLS, OR ROOF CAVITIES, AND TO NOT REQUIRE FURRING OTHER THAN AS SHOWN ON THE DRAWINGS.

TRENCHING AND BACKFILLING: GENERAL– DIG TRENCHES STRAIGHT AND TRUE TO LINE AND GRADE, WITH BOTTOM OF TRENCH FREE FROM ROCK POINTS AND WITH PIPE CUSHION CONSISTING OF EITHER UNDISTURBED NATURAL SOIL OR COMPACTED FINE SAND. PROVIDE A MINIMUM TRENCH OF 16" FOR MAIN SOIL AND DRAINAGE PIPE, AND A MINIMUM OF 24" COVER BELOW FINISHED GRADE WHEREVER CONDITIONS WILL PERMIT. WHERE CONDITIONS REQUIRE VARIANCE FROM THESE MINIMUMS, SECURE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE VARIANCE. PERFORM ALL SUCH VARIANCES AT NO ADDITIONAL COST TO THE OWNER.

BACKFILLING: BACK FILL PROMPTLY UPON RECEIPT OF ALL NECESSARY VARIANCES, USING STOCKPILED MATERIAL EXCAVATED FROM THE TRENCH, OR USING OTHER MATERIAL APPROVED BY THE ARCHITECT. ALL BACKFILL MATERIAL SHALL BE FREE FROM ROCKS, LARGE CLODS, ROOTS, AND OTHER FOREIGN MATTER, AND SHALL BE COMPACTED IN 6" LAYERS TO A MINIMUM OF 95 PERCENT COMPACTION. JETTING OF BACKFILL WILL NOT BE PERMITTED. PROMPTLY REMOVE ALL EXCESS EXCAVATED MATERIAL FROM THE SITE.

INSTALLATION, GENERAL: DO NOT CUT INTO OR REDUCE THE SIZE OF ANY LOAD–CARRING STRUCTURAL MEMBER WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT. INSTALL ALL PIPES TO CLEAR ALL BEAMS AND OBSTRUCTIONS AND IN ACCORDANCE WITH THE FOLLOWING:

1. INSTALL ALL PIPING PROMPLY, CAPPING OR PLUGGING ALL OPEN ENDS.
2. INSTALL ALL PIPING GENERALLY LEVEL AND PLUMB, FREE FROM TRAPS, AND IN A MANNER TO CONSERVE SPACE FOR OTHER WORK.
3. CUSHION ALL TRAPS AND BEARING TO MINIMIZE TRANSFER OF SOUND. PROVIDE COMPLETE ISOLATION OF ALL DISSIMILAR METALS. FIRMLY ANCHOR ALL PIPES INTO POSITION.
4. PROVIDE UNIFORM PIPCH OF AT LEAST ¼" PER FOOT FOR ALL HORIZONTAL WASTE AND SOIL PIPING WITHIN THE BUILDING. PITCH ALL VENTS FOR PROPER DRAINAGE. INSTALL VENT PIPING WITH EACH BEND 45 DEGREES MINIMUM FROM THE HORIZONTAL WHEREVER STRUCTURAL CONDITIONS WILL PERMIT.
5. PROVIDE AIR CHAMBERS OR WATER HAMMER ARRESTORS ON HOT AND COLD WATER AT THE FIXTURES.
6. CONCEAL ALL PIPING UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
7. INSPECT EACH PIECE OF PIPE, COUPLINGS, FITTINGS, AND EQUIPMENT FOR DEFECTS AND OBSTRUCTIONS. PROMPTLY REMOVE ALL DEFECTIVE MATERIAL FROM THE SITE.
8. PLUMBER SHALL CUT ALL HOLES IN CABINETS FOR LAVATORIES, SINKS AND FAUCETS.

JOINTS AND CONNECTIONS: PREPARATION – PROPERLY REAM ALL CUT PIPE. CUT ALL THREADS STRAIGHT AND TRUE. APPLY BEST QUALITY TEFLON TAPE TO MALE PIPE THREADS, BUT NOT TO INSIDE OF FITTINGS. USE GRAPHITE ON ALL CLEANOUT PLUGS. PACKING: PACK ALL JOINTS IN CAST IRON SOIL AND WASTE PIPE AND FITTINGS, USING OAKUM, AND SECURING WITH ONE INCH DEEP CAULKING OF LEAD. FULLY AND PROPERLY CAULK AND FINISH.

COPPER: MAKE ALL JOINTS IN COPPER TUBING WITH 95–5 TIN–ANITOMY SOLDER, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.

PVC: MAKE ALL JOINTS IN PVC PIPING WITH PROPER JOINT CEMENT, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.

SUPPORTING: USE A SEPARATE HANGER FOR EACH BRANCH. SUPPORT VERTICAL RISERS AT THE FLOOR WITH THE EXTENSION PIPE CLAMPS APPROVED BY THE ARCHITECTS. WHEREVER INSULATED PIPE IS SUPPORTED BY RING HANGERS, THE RINGS SHALL PASS FREELY AROUND THE INSULATION AT POINT OF CONTACT WITH SADDLES APPROVED BY THE ARCHITECT.

SLEEVING, SEALING, ESCUTHEONS AND FIRE SAFING: ALL PIPING THROUGH ALL INTERIOR AND EXTERIOR WALLS SHALL BE SLEEVED. ANNULAR SPACE BETWEEN PIPING AND SLEEVE SHALL BE SEALED WATERTIGHT WITH NON–HARDENING COMPOUND (WHERE WALLS ARE NOT FIRE RATED) OR FIRE SAFING (WHERE WALLS ARE FIRE RATED). SLEEVE AND FIRE SAFING SHALL MAINTAIN FIRE RATING OF WALL ASSEMBLY. EACH END OF SLEEVE SHALL BE FITTED WITH TWO PIECE CHROME PLATED ESCUTHEON PLATE.

WATER HAMMER ABSORBING DEVICES EACH PLUMBING FIXTURE SHALL BE PROVIDED WITH AIR CHAMBERS OR LISTED MECHANICAL DEVICES ON BOTH THE COLD WATER AND HOT WATER CONNECTIONS TO THE FIXTURE. ALL QUICK ACTING VALVES SHALL HAVE LISTED MECHANICAL DEVICES INSTALLED AS CLOSE AS POSSIBLE TO THE QUICK ACTING VALVE AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. AIR CHAMBERS SHALL BE SIZED AND INSTALLED AS PER SECTION 609.10 OF UNIFORM PLUMBING CODE. LISTED MECHANICAL DEVICES SHALL BE PDI APPROVED.

INSTALLATION
COLD WATER PIPING: COAT ALL COLD WATER PIPING CONCEALED WITHIN THE WALL AND CEILING, USING THE SPECIFIED PLASTIC COATING TO A MINIMUM THICKNESS OF 1/16", AND APPLYING IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.

HOT WATER PIPING: INSULATE ALL HOT WATER PIPING WITH THE SPECIFIED INSULATION, APPLYING IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS, AND: TIGHTLY BUTT ALL JOINTS TOGETHER. HOLD THE LONGITUDINAL SEAMS WITH COPPER–CLAD INSULATING STAPLES (AT LEAST FOUR STAPLES PER THREE FOOT SECTION). INSULATE FITTINGS WITH INSULATING CEMENT TO THE THICKNESS ON THE ADJACENT PIPES. APPLY INSULATION IN TWO LAYERS, ALLOWING FIRST COAT TO DRY BEFORE APPLYING THE SECOND COAT. TROWEL THE FINAL COAT TO A SMOOTH AND EVEN FINISH, THEN COVER THE FITTING WITH AND EIGHT OUNCE CANVAS AND "ARBOL LAGGING ADHESIVE" TO A SMOOTH FINISHED SURFACE. UPON COMPLETION OF INSULATING, FINISH ALL EXPOSED CANVAS JACKETING WITH TWO COATS OF "ARBOL LAGGING ADHESIVE".

STERILIZATION OF PIPES

CHLORINATION: AFTER PRELIMINARY PURGING OF THE SYSTEM, CHLORINATE THE ENTIRE POTABLE WATER SYSTEM IN ACCORDANCE WITH THE CURRENT PROCEDURE OF THE AMERICAN WATERWORKS ASSOCIATION FOR FLUSHING AND DISINFECTING WATER MAINS, AND IN ACCORDANCE WITH ALL OTHER PERTINENT RULES AND REGULATIONS. WHEN STERILIZATION IS COMPLETE, ARRANGE WITH THE PERTINENT AUTHORITIES FOR TEST ON MAINS AND SYSTEM. CHLORINATE ONLY WHEN BUILDING IS UNOCCUPIED. CLOSING IN UNINSPECTED WORK: DO NOT COVER UP OR ENCLOSE WORK UNTIL IT HAS BEEN PROPERLY AND COMPLETELY INSPECTED AND APPROVED. SHOULD ANY OF THE WORK BR COVERED UP OR ENCLOSED PRIOR TO ALL REQUIRED INSPECTIONS APPROVALS, UNCOVER THE WORK AS REQUIRED AND, AFTER IT HAS BEEN COMPLETELY INSPECTED AND APPROVED, MAKE ALL REPAIRS AND REPLACEMENTS WITH SUCH MATERIALS AND WORKMANSHIP AS ARE NECESSARY TO THE APPROVAL OF THE ARCHITECT, AND AT NO ADDITIONAL COST TO THE OWNER.

TESTING:
GENERAL: FURNISH ALL TEST PUMPS, GAGES, EQUIPMENT, AND PERSONNEL REQUIRED, AND TEST AS NECESSARY TO DEMONSTRATE THE INTEGRITY OF THE FINISHED INSTALLATION TO THE APPROVAL OF ALL PERTINENT AUTHORITIES AND THE ARCHITECT.

SOIL & WASTE: UNLESS OTHERWISE DIRECTED, PLUG ALL OPENING AND FILL WITH WATER TO A HEIGHT EQUAL TO THE LOWEST VENT. ALLOW TO STAND ONE HOUR OR LONGER AS REQUIRED. RECAULK LEAKING JOINTS AS DIRECTED AND THEN RE–TEST.

WATER LINES: TEST AND MAKE TIGHT AT 150 PSI WATER GAGE, RETAIN FOR FOUR HOURS; REPAIR ALL LEAKING JOINTS AS DIRECTED AND THEN RE–TEST.

GAS: AIR TEST TO PRESSURE EQUAL TO 100 PSI; RETAIN FOR FOUR HOURS; SOAP TEST IF THE THE PRESSURE DROPS; REPAIR ALL LEAKS; AND THEN RE–TEST.

VALVES: TEST ALL VALVE BONNETS FOR TIGHTNESS. TEST OPERATE ALL VALVES AT LEAST ONCE FROM CLOSED TO–OPEN–TO CLOSED POSITION WHILE VALVE IS UNDER PRESSURE. TEST ALL AUTOMATIC VALVES FOR PROPER OPERATION AT THE SETTING INDICATED. TEST PRESSURE RELIEF VALVE AT LEAST THREE TIMES.

OTHER: TEST ALL PIPING SPECIALITIES FOR PROPER OPERATION. TEST ALL VENT POINTS TO ENSURE THAT AIR HAS BEEN VENTED.

DUCTS OR PLENUMS:
COMBUSTIBLE PIPING MATERIALS, SUCH AS PVC OR ABS, SHALL NOT BE INSTALLED WITHIN ANY DUCTS OR PLENUMS.

SYMBOLS AND LEGEND

SYMBOLS	ABBREV.	DESCRIPTION	MATERIAL
———	WASTE	SOIL OR WASTE	40 P.V.C. WITH SOLVENT WELD CONNECTIONS, UNLESS OTHERWISE NOTED ON THE DRAWING
– – – – – – – –	V	VENT	
—·—·—·—·—	CW	COLD WATER	HARD–DRAWN COPPER TUBE EQUALING OR EXCEEDING THE QUALITY OF "REYNOLDS", MADE UP WITH WROUGHT OR FORGED COPPER FITTINGS AND 95–5 TIN ANTIMONY SOLDER
—·—·—·—·—	HW	HOT WATER	
FD	FD	FLOOR DRAIN	EQUALING OR EXCEEDING THE QUALITY OF J.R. SMITH FIGURE 2010–A, 2" SIZE, WITH 5" DIAMETER STRAINER, MEETS ASME STANDARD A112.6.3–2001
FS	FS	FLOOR SINK	
WH	WH	WATER HEATER	POINT–OF–USE ELECTRIC WATER HEARTER
FCO	FCO	FLOOR CLEAN OUT	
WCO	WCO	WALL CLEAN OUT	
CO	CO	CLEAN OUT	
G.V.w/B.C.	G.V.w/B.C.	GATE VALVE WITH BALL COCK	BASED ON THE USE OD "WALWORTH" IN THE MODEL SHOWN IN GENERAL NOTES
C.V	C.V	CHECK VALVE	
WM		WATER METER	
BP		BACKFLOW PREVENTOR	

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED
PROFESSIONAL ENGINEER

MEP GREEN DESIGNS,PLLC.
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PLUMBING NOTES & LEGEND

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	P1.0

PLUMBING FIXTURE SCHEDULE

ITEM	FIXTURE	SOIL OR WASTE	VENT	COLD WATER	HOT WATER	WASTE FU	COLD WATER FU	DESCRIPTION
WC	WATER CLOSET	4	2	3/4		6	5	AMERICAN STANDARD CADET, FLOOR MOUNTED, VITREOUS CHINA PRESSURE ASSISTED EL WATER CLOSET TO FLUSH ON 1.1 GALLONS/FLUSH, MODEL 2467.100, WITH CLOSE-COUPLED FLUSHMETER TANK AND CHURCH #9500, OPEN FRONT HEAVY DUTY PLASTIC SEAT. HIGH EFFICIENCY, ULTRA LOW- CONSUMPTION (1.1 GPF/4.2 LPF)
LAV	LAVATORY	2	2	1/2	1/2	1	1.5	KOHLER VERTICYL UNDER-MOUNT BATHROOM SINK MODEL K-2882. SUPPLY WITH FAUCET MODEL K-15597-P-CP SINK FAUCET WITH GROUND JOINTS, 0.5 GPM SPRAY, GRID DRAIN AND 3-1/4" LEVER HANDLE
SK	DOUBLE SINK	2	2	1/2	1/2	3	4	ELKAY LRQ3321. 33"x 21" DOUBLE COMPARTMENT WITH FAUCET DECK. 18 GAUGE, TYPE 302 STAINLESS STEEL, SELF-RIMMING, COATED UNDER SIDE FOR SOUNDPROOFING. CHICAGO FAUCET No. 200-AGNBAE3-317XKCP, WITH GNBA GOOSENECK SPOUT, 317 4" BLADE HANDLES AND E4 SPRAY OUTLET. CHROME PLATED BRASS GRID DRAIN WITH TAILPIECE McGUIRE No. 8912, 17 GAUGE P-TRAP. CHICAGO FAUCET No. 1006 LOOSE KEY SUPPLY/STOPS WITH RISERS.
MS	MOP SINK	3	2	3/4	3/4	2		FLORESTONE MODEL #97 HALF ROUND TERRAZZO MOP RECEPTOR, FLOOR MODEL. MR-374 WEDGE-LOK SEAL (3"). MR-371 SPEAKMAN FAUCET 2.2 GPM AT 60 PSI W/VACUUM BREAKER, DOUBLE STOPS AND BUCKET HOOK WITH BRACE, MR-370 5/5" HOSE, 5' LONG WITH CLAMP, MR-372 MOP HOLDER, MR-373 STAINLESS STEEL RIM GUARD & MR-377 TWO (2) EACH 24" PANELS.
FD	FLOOR DRAIN	3	2			2		EQUALING OR EXCEEDING THE QUALITY OF J.R. SMITH FIGURE 2010-A, 2" SIZE, WITH 5" DIAMETER STRAINER, MEETS ASME STANDARD A112.6.3-2001
FS	FLOOR SINK	3	2			1.5		CAST IRON FLANGE RECEPTOR SEEPAGE HOLES, ACID RESISTANT COATED INTERIOR, NICKEL BRONZE RIM AND SECURED GRATE PROVIDE WITH DOME STRAINER OR SEDIMENT BUCKET.
FCO	CLEANOUT							WADE W-6004-Y, CAST IRON W/ADJUSTABLE HOUSING, ROUND HEAVY CAST IRON VANDAL PROOP TOP. (ALTERNATE JOSAM NO. 58014-15)
MV	MIXING VALVE							WATT SERIES 1170-UT-M2 AT SINKS AND LAVATORY
WCO	WALL CO	4 UNO						WADE MODEL No. W-8453-R6, WITH BRASS PLUG AND ROUND STAINLESS STEEL SECURED ACCESS COVER. (ALTERNATE JOSAM MODEL No. 58713)
BF-1	BACKFLOW PREVENTOR			1				WATTS 909 BACKFLOW PREVENTOR SIZED TO MATCH INCOMING WATER LINE
TP	TRAP PRIMER			1				JOSAM 583-70A-2 TRAP SEAL PRIMER VALVE
EDF	ELECTRIC DRINKING FOUNTAIN	2"	2"	1/2 "		0.5	0.25	ELECTRIC HALSEY TAYLORMODEL OVL-II SEREE -Q ELECTONIC EYE, BARRIER FREE COOLER ELECTRIC DRINKING FOUNTAIN 7.5 GPH OF 50 DEGREE WATER (AUTOMATIC ACTUATION)

ELECTRIC WATER HEATER

NO.	DESCRIPTION	MANUFACTURER	DESCRIPTION
7	POINT-OF-USE ELECTRIC WATER HEARTER	RHEEM-81VP2S	120V, 1.44kW INPUT, 2.5 GALLONS

COLD WATER SUPPLY FIXTURE UNITS

NO.	FIXTURE	X	cwsfu	=	TOTAL
5	WATER CLOSET	X	5	=	25
5	LAVATORY	X	1.5	=	7.5
1	SERVICE SINK	X	2.25	=	2.25
1	MOP SINK	X	2.25	=	2.25
10	HOSE BIBB	X	1	=	10
4	EDF	X	0.25	=	1
1	REF	X	1	=	1
					49

TOTAL DEMAND BASED ON 49 FIXTURE UNIT FOR FLUSH TANK = 29 GPM. USE 2" MAIN. LOSS PER 100 FEET: 0.9 PSI

COLD WATER CALCULATION COMPLY WITH 2012 INTERNATIONAL PLUMBING CODE

DRAINAGE FIXTURE UNITS (dfu) SUMMARY

NO.	FIXTURE	X	dfu	=	TOTAL
5	WATER CLOSET	X	4	=	20
5	LAVATORY	X	1	=	5
1	SERVICE SINK	X	2	=	2
1	MOP SINK	X	2	=	2
7	FLOOR DRAIN	X	2	=	14
1	FLOOR SINK	X	1.5	=	1.5
4	EDF	X	0.5	=	2
					46.5

USE 6" MAIN SLOPED @1/8" PER FOOT

SANITARY SEWER CALCULATION COMPLY WITH 2012 INTERNATIONAL PLUMBING CODE

SYSTE□ PRESSURE CALCULATION

BOOSTER PUMP HEAD CALCULATION

	FEET	PSI
STATIC HEAD - BUIDLING HEIGHT (PSI = FEET x 0.431)	34	14.66
FRICTION HEAD - FRICTION LOSS (ESTIMATED AT 10% OF STATIC HEAD)		+1.5
HIGHEST OUTLET PRESSURE REQUIRED (AVERAGE ESTIMATED VALUE = 40 PSI)		+40
SYSTEM REQUIRED PRESSURE		56.16
MINIMUM SUCTION PRESSURE		-40
SYSTEM BOOST PRESSURE		16.16
PRV LOSSES (ESTIMATED AT 5 PSI)		+5
PUMP HEAD REQUIRED	49	21.16

PUMPING CAPACITY: 28.5 GPM
(SEE COLD WATER SUPPLY FIXTURE UNITS)

CAPACITY SPLIT

SYSTEM TYPE	%	%
DUPLEX	50	50
	P1 - GPM	P2 - GPM
PUMP CAPACITY (TOTAL CAPACITY x % SPLIT)	80	80

SELECT BOOSTER SYSTEM: ARMSTRONG DUPLEX BOOSTER MODEL 6800 SERIES # VMS 1002.
SEE BOOSTER PUMP SCHEDULE @ P4.1

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED
PROFESSIONAL ENGINEER

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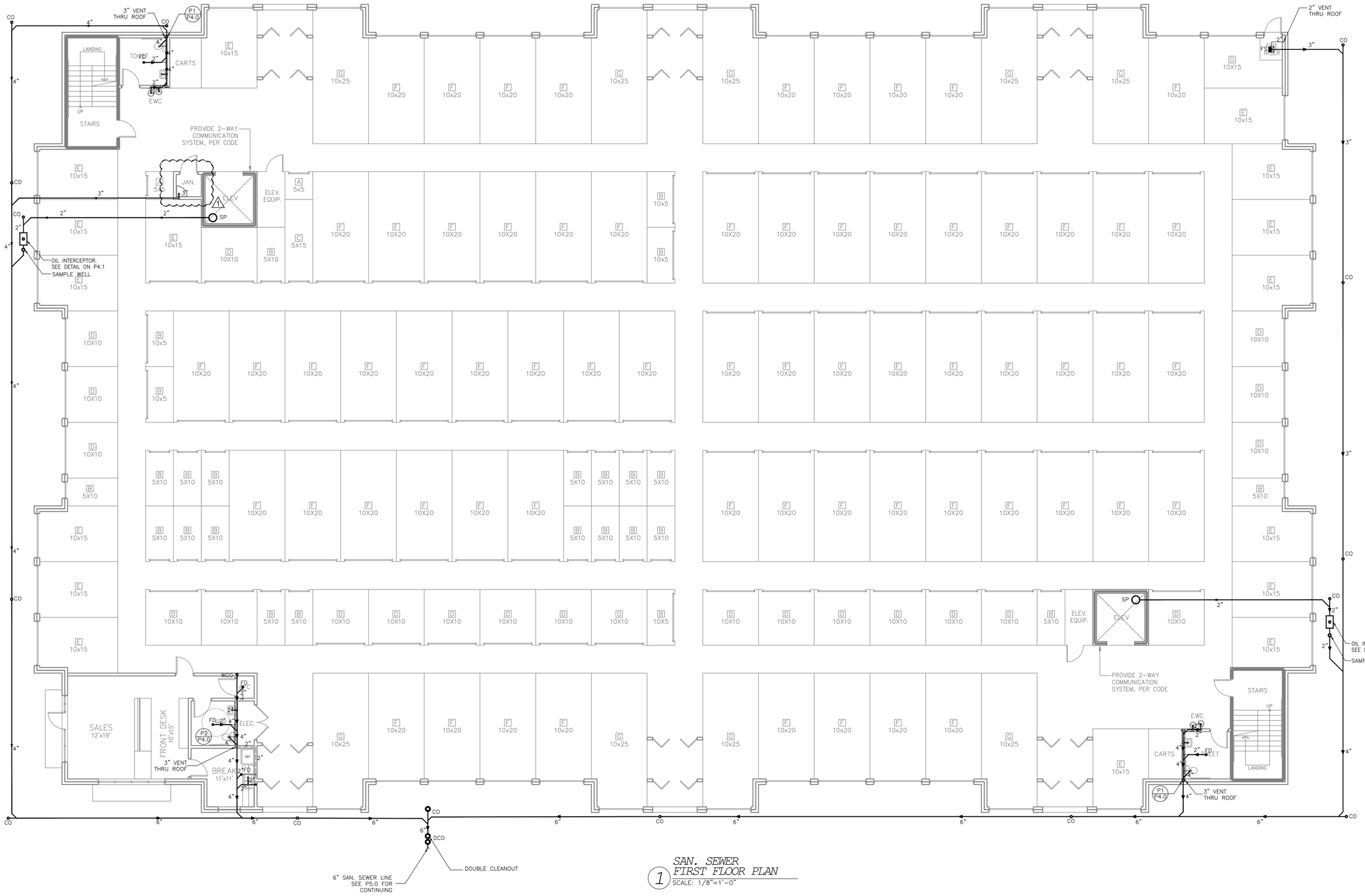
PLUMBING SPECS

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	P1.1



1 *SAN. SEWER FIRST FLOOR PLAN*
SCALE: 1/8"=1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY: PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED
PROFESSIONAL ENGINEER

MEP GREEN DESIGNS,PLLC.
REGISTRATION #: F-10982
17047 El Camino Real,
Ste 211
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TX
76103
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FAX: 817-386-5365
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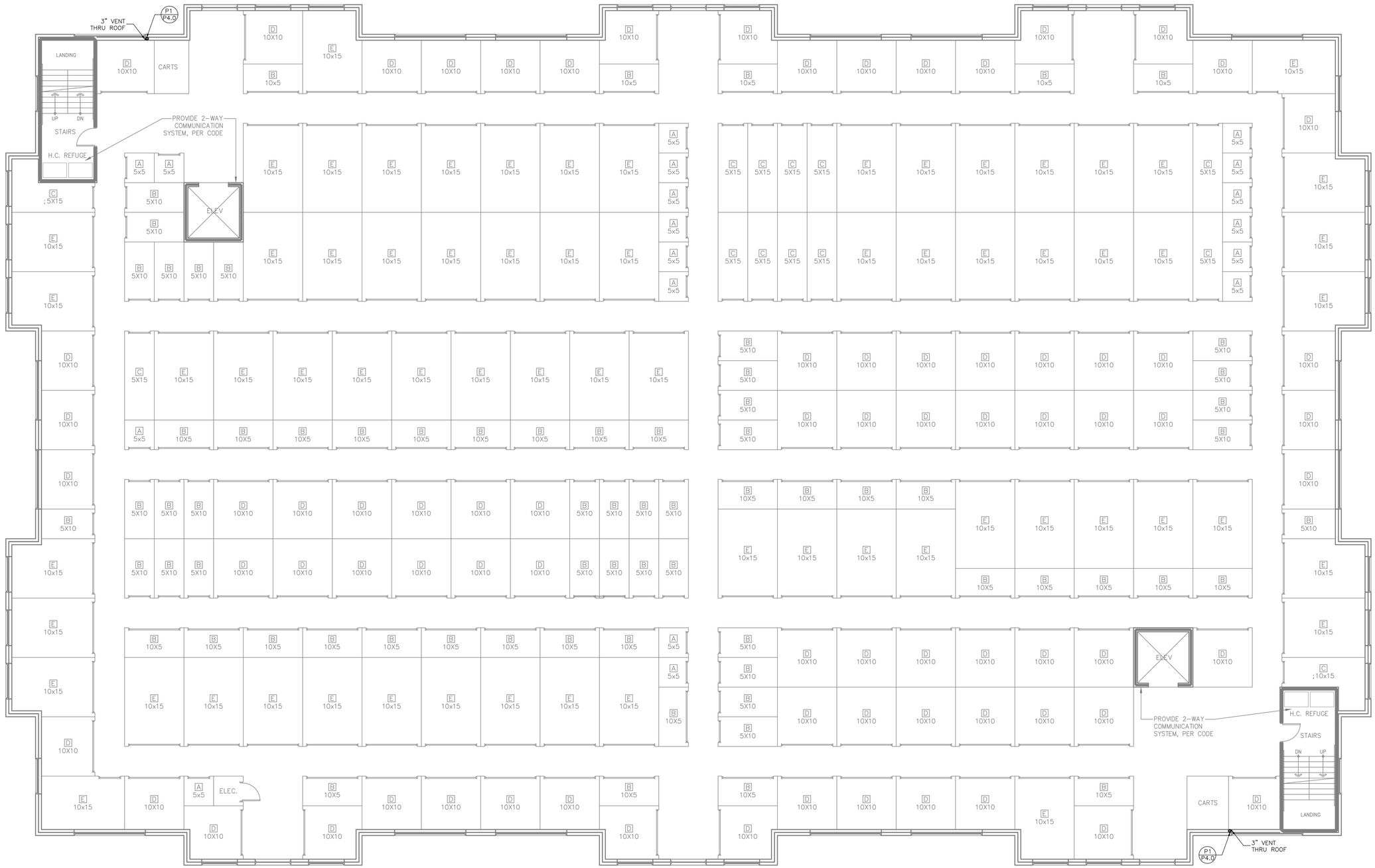
SAN. SEWER FIRST FLOOR PLAN

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	P2.0



1 SAN. SEWER SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY: PLATINUM SELF-STORAGE
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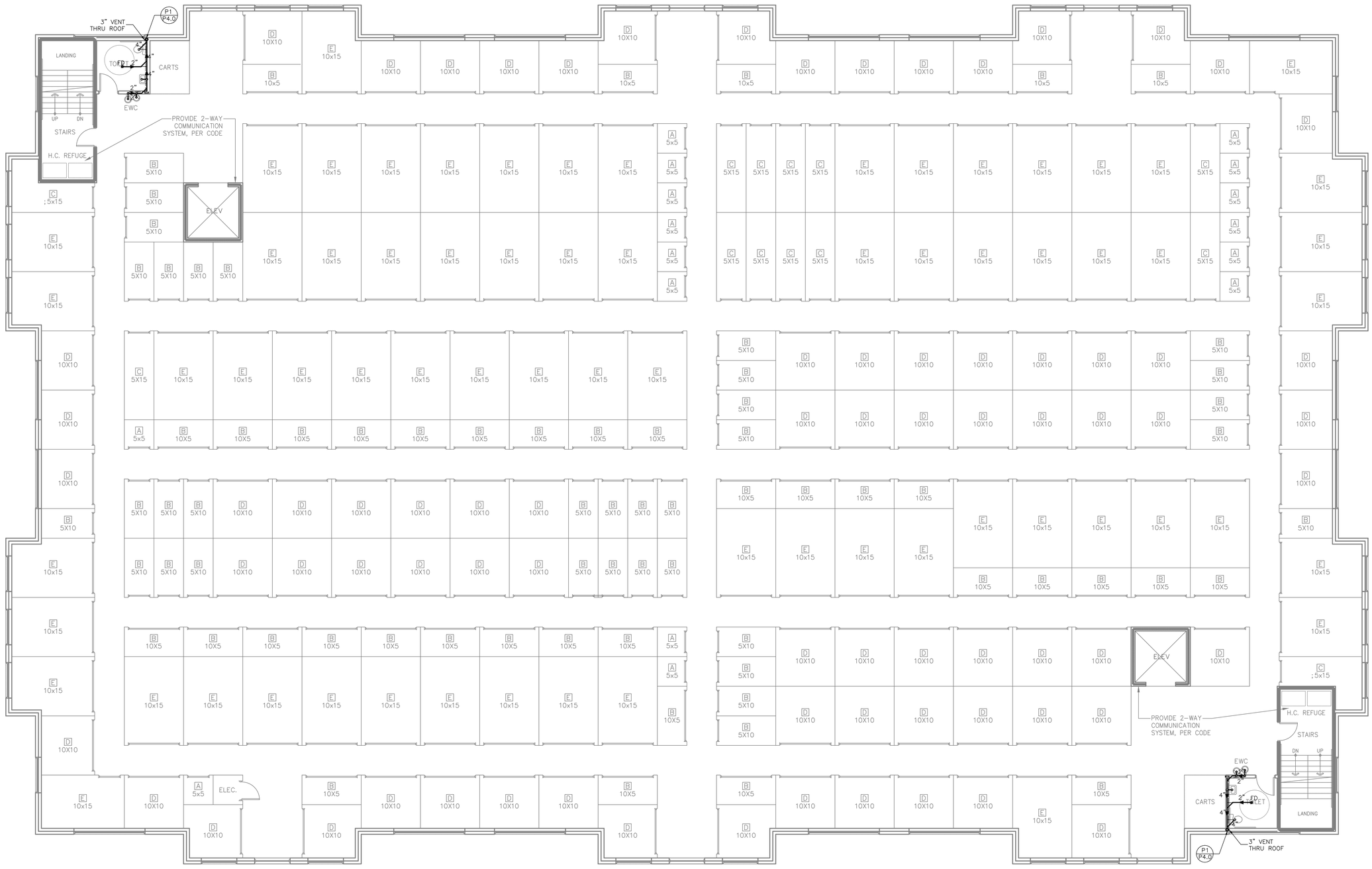
SAN. SEWER SECOND FLOOR PLAN

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	P2.1



1 SAN. SEWER THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
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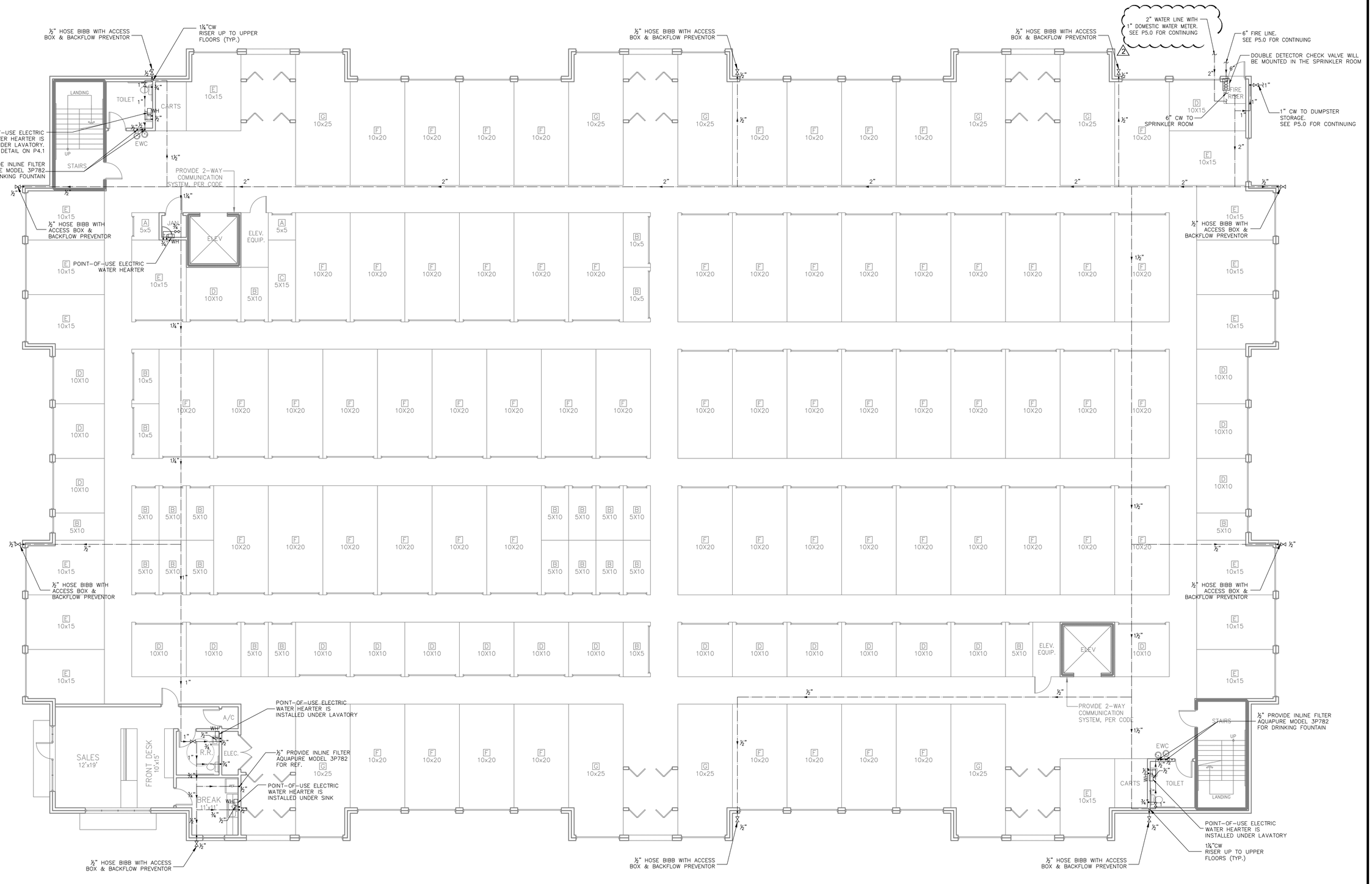
SAN. SEWER
THIRD FLOOR PLAN

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	P2.2



1 DOM. WATER FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1
CITY OF ROCKWALL REVIEW	2

PROPOSED NEW FACILITY:
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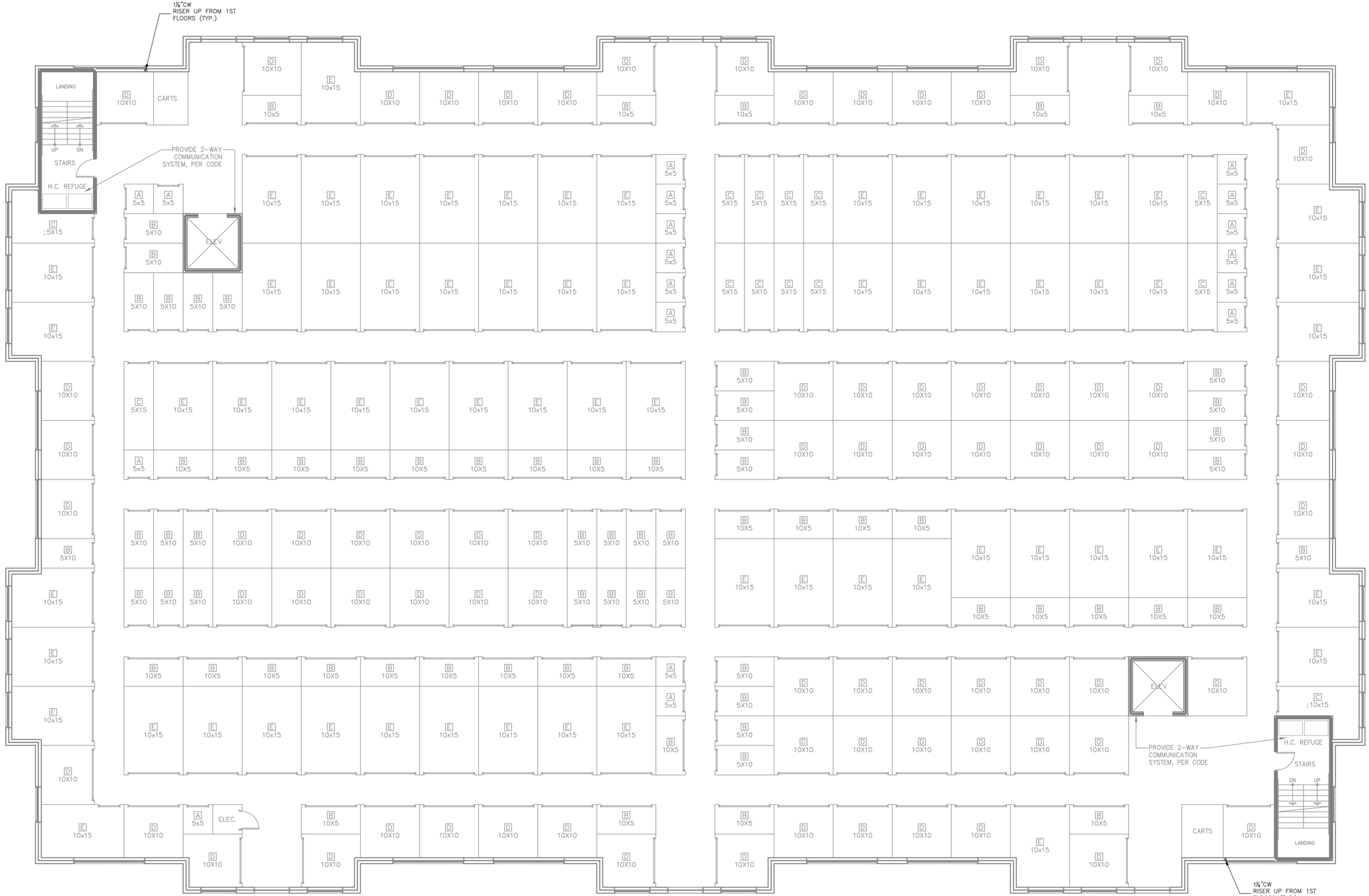
DOM. WATER FIRST FLOOR PLAN

Date	01-17-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	P3.0



1 DOM. WATER SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY: PLATINUM SELF-STORAGE
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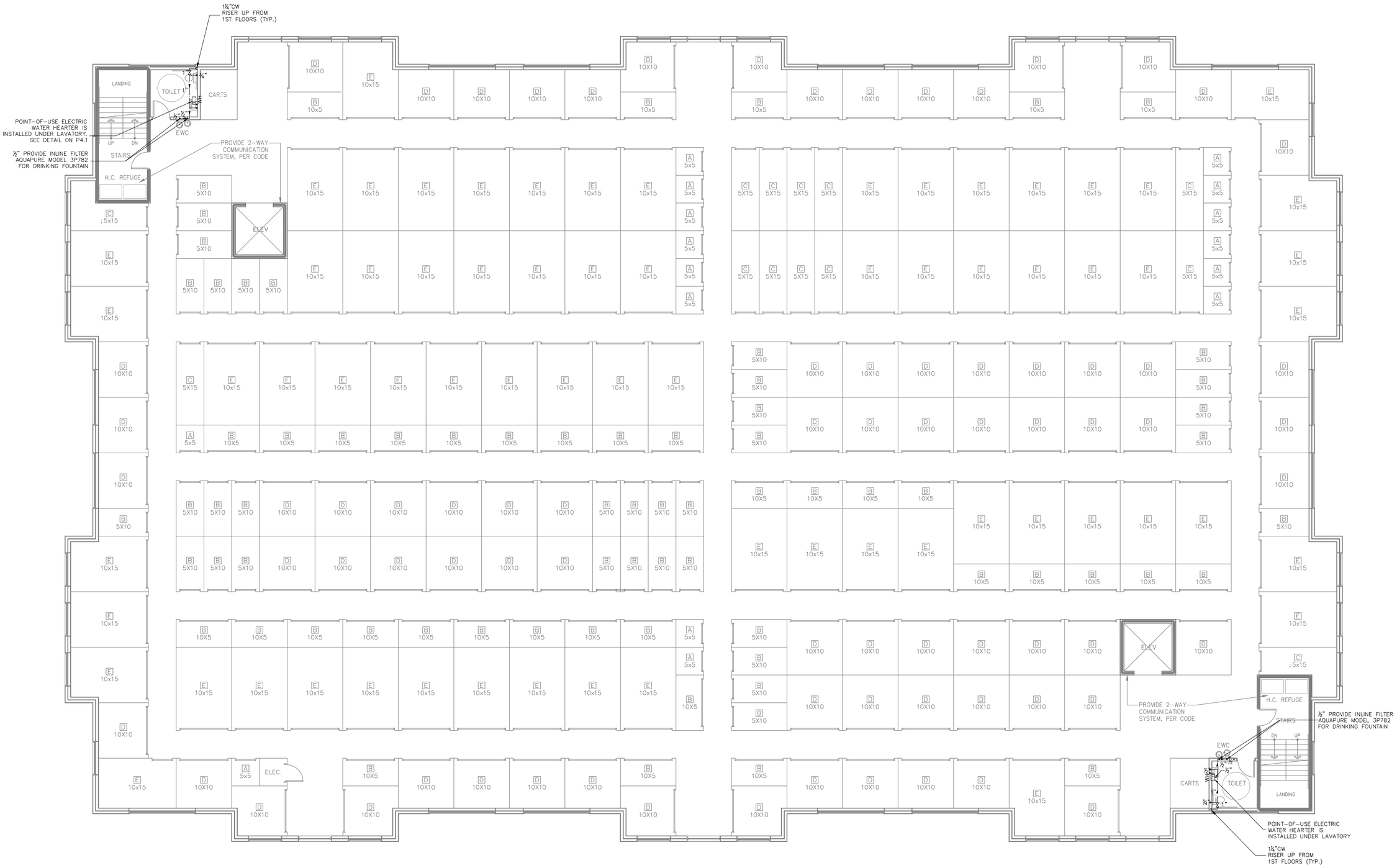
DOM. WATER
SECOND FLOOR PLAN

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	P3.1



1 *DOM. WATER THIRD FLOOR PLAN*
SCALE: 1/8"=1'-0"

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

PROPOSED NEW FACILITY:
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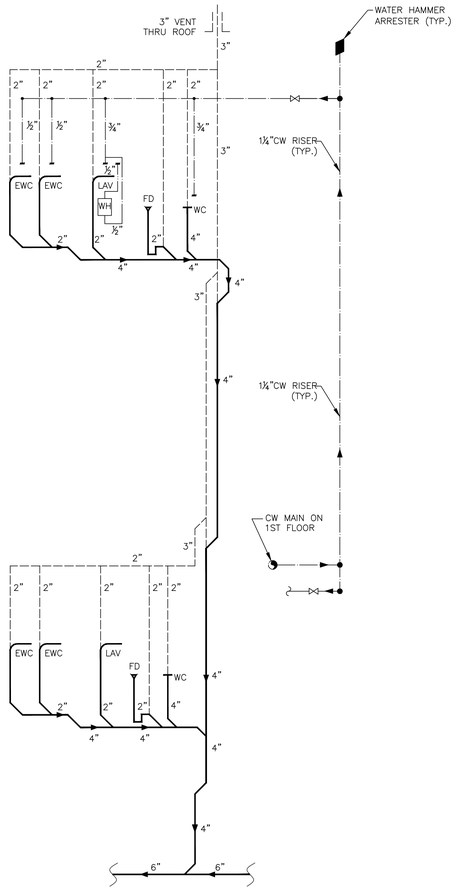
DOM. WATER
THIRD FLOOR PLAN

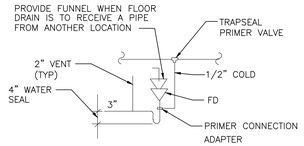
Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	P3.2



P1 SANITARY WASTE FLOW SCHEMATIC DIAGRAM

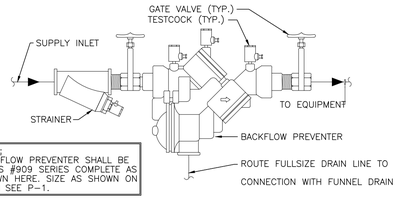
SCALE: N.T.S

NOTE: TRAP PRIMERS REQUIRED AT ALL FLOOR DRAINS.



FLOOR DRAIN DETAIL

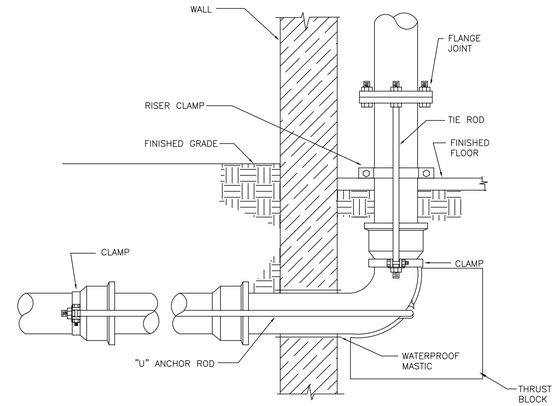
SCALE: N.T.S



NOTE:
BACKFLOW PREVENTER SHALL BE WATTS #909 SERIES COMPLETE AS SHOWN HERE. SIZE AS SHOWN ON PLAN SEE P-1.

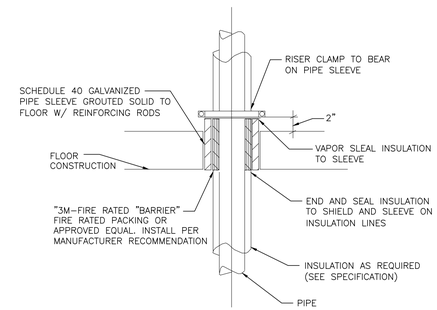
BACKFLOW PREVENTER DETAIL

SCALE: N.T.S



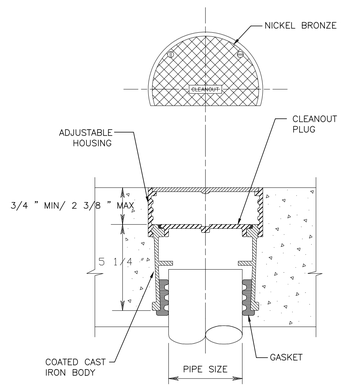
DOMESTIC WATER SERVICE ENTRY DETAIL

SCALE: NTS



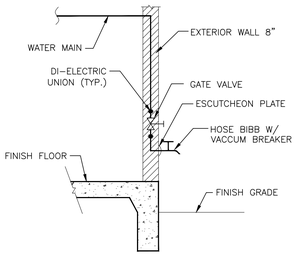
PIPE THRU ROOF

SCALE: N.T.S



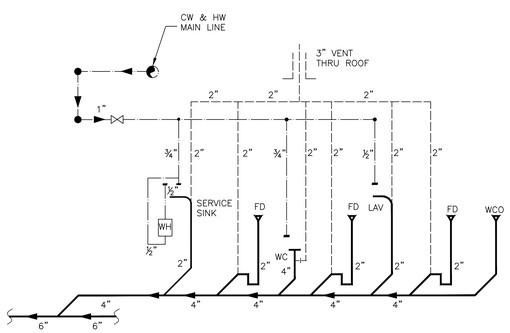
FLOOR CLEANOUT

SCALE: N.T.S



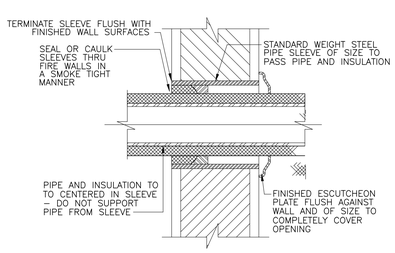
COLD WATER HOSE BIB DETAIL

SCALE: N.T.S



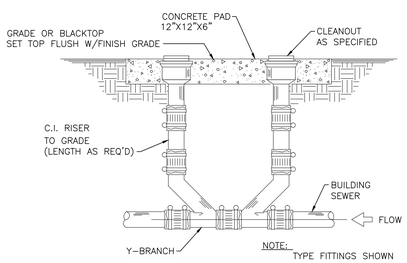
P2 SANITARY WASTE FLOW SCHEMATIC DIAGRAM

SCALE: N.T.S



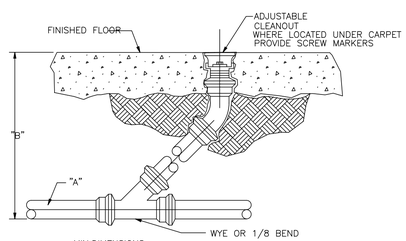
WALL SLEEVE DETAIL

SCALE: N.T.S



DOUBLE CLEANOUT

SCALE: N.T.S



MIN.DIMENSIONS
"A" = PIPE SIZE
"B" = PIPE INVERT

"A"	4"	5"	6"
"B"	1'-6 1/2"	1'-7 1/2"	1'-8 3/4"

TYPICAL CLEANOUT TO FINISHED FLOOR

SCALE: NTS

REVISION	NO.
CITY OF ROCKWALL REVIEW	1

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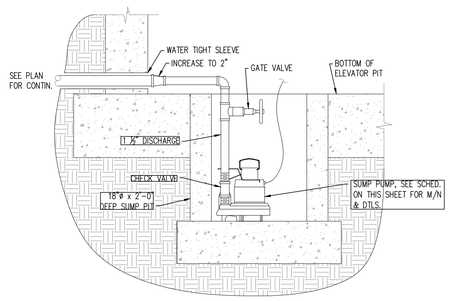
PLUMBING RISERS & DETAIL

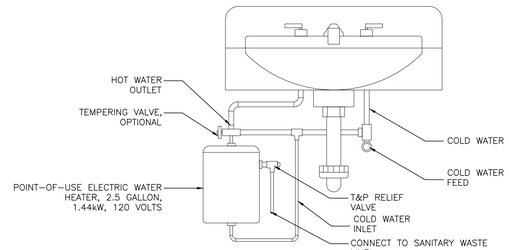
Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	P4.0

PUMP SCHEDULE											
MARK	LOCATION	MANUFACTURER	MODEL	TYPE	GPM	HEAD (FT.)	MOTOR			CONNECTIONS	
							HP	RPM	VOLTAGE	SUCTION	DISCHARGE
SP	ELEVATOR SUMP PIT	ZOELLER	M98	SUBMERSIBLE	61	10	1/2	1725	120/1ϕ/60	N/A	1 1/2"



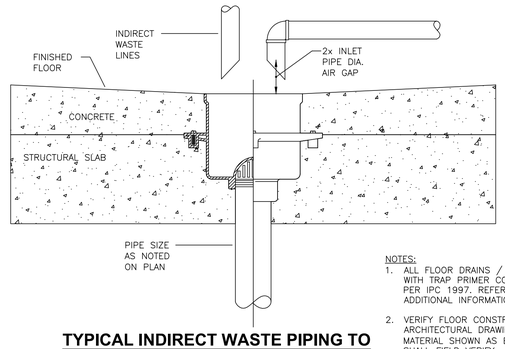
SUMP PUMP DETAIL

SCALE: NTS



POINT-OF-USE WATER HEATER

SCALE: N.T.S

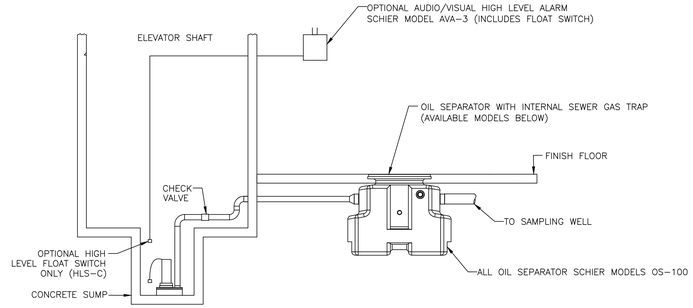


TYPICAL INDIRECT WASTE PIPING TO FLOOR DRAIN/SINK DETAIL

SCALE: NTS

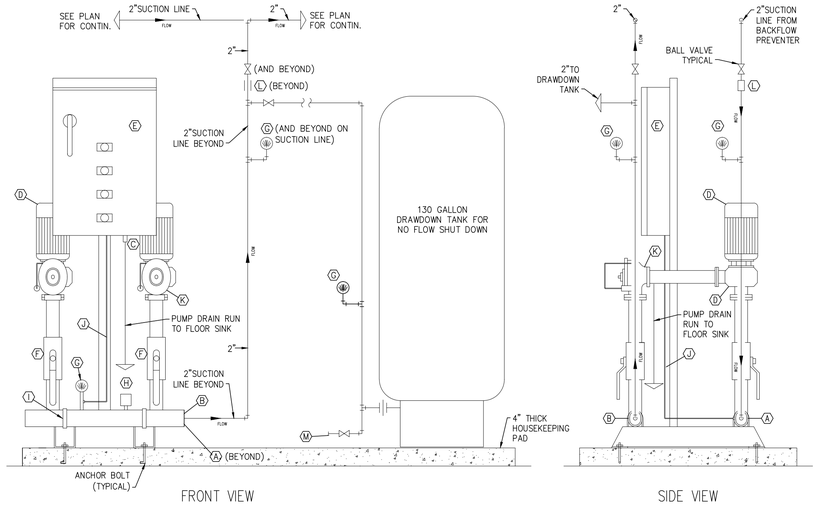
NOTES:

1. ALL FLOOR DRAINS / SINKS SHALL BE PROVIDED WITH TRAP PRIMER CONNECTIONS AND VENT PIPING PER IPC 1997. REFER TO FLOOR DRAIN DETAIL FOR ADDITIONAL INFORMATION.
2. VERIFY FLOOR CONSTRUCTION TYPE WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS. MATERIAL SHOWN AS EXAMPLE "ONLY". CONTRACTOR SHALL FIELD VERIFY EXISTING FLOOR TYPE PRIOR TO INSTALLATION.



ELEVATOR SUMP OIL SEPARATE DETAIL

SCALE: N.T.S



DOMESTIC BOOSTER PUMP PIPING DIAGRAM

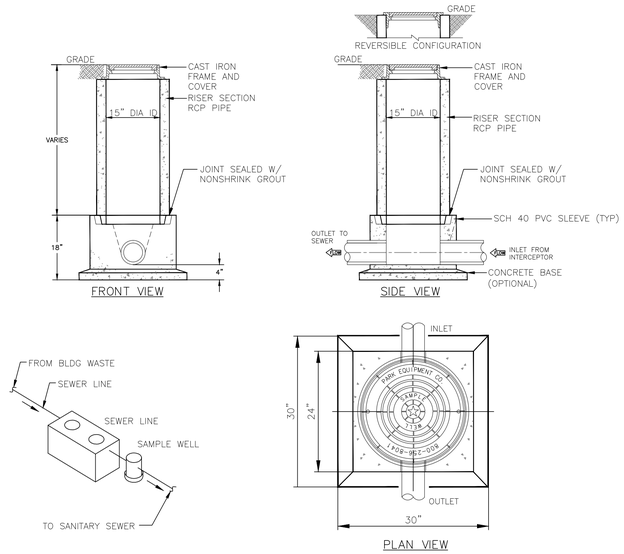
SCALE: N.T.S

EQUIPMENT LIST:

- (A) COPPER SUCTION HEADER FLANGE
- (B) COPPER DISCHARGE HEADER FLANGE
- (C) SOLENOID VALVE
- (D) PUMP & MOTOR (TYPICAL)
- (E) CONTROL PANEL
- (F) BRONZE BALL VALVE
- (G) PRESSURE GAUGE
- (H) AQUASTAT (TEMPERATURE GAUGE)
- (I) RUBBER ISOLATION CUSHION
- (J) SUCTION PRESSURE LINE
- (K) CHECK VALVE
- (L) LOW SYSTEM PRESSURE CUT OFF SWITCH
- (M) TANK DRAIN WITH MALE HOSE CONNECTION

BOOSTER PUMP NOTES:

1. BOOSTER SYSTEM SHALL EQUAL TO ARMSTRONG DUPLEX BOOSTER MODEL 6800
2. PUMPS SHALL BE ARMSTRONG SERIES # VMS-1002
3. PUMP SYSTEM SHALL BE COMPLETELY FACTORY ASSEMBLED, TESTED AT FACTORY AND SHIPPED TO INSTALLATION AS AN INTEGRAL UNIT READY FOR DOMESTIC SYSTEM PIPING INSTALLATION. CONTROL DEVICES SHALL BE PRE-SET. EQUIPMENT VENDOR SHALL SUPERVISE START-UP AND INITIAL RUN-IN PERIOD.
4. PUMP SYSTEM SHALL BE OF VARIABLE SPEED TYPE IN ORDER TO PROVIDE A CONSISTENT BUILDING WATER PRESSURE REGARDLESS OF PRESSURE FLUCTUATIONS IN STREET PRESSURE, SEE SPECIFICATIONS.



SAMPLING WELL DETAIL

SCALE: N.T.S

NOTES:

1. SAMPLING WELL MUST BE INSTALLED UNDER A SEPARATE PERMIT.
2. USE 15" T&G R.C.P. FOR INSTALLATION FOR INSTALLATION 6'-0" DEEP AND LESS
3. USE 24" T&G R.C.P. FOR INSTALLATION GREATER THAN 6'-0" DEEP. (STD RING AND M.H. COVER REQUIRED)
4. SAMPLING WELL MUST BE SET IN A CIRCULAR OR SQUARE CONCRETE PAD (1'-0" GREATER THAN OUTSIDE DIAMETER OF PIPE.)
5. INSIDE INSTALLATION NOT PERMITTED, WHERE OUTSIDE INSTALLATION IS POSSIBLE.
6. INSTALLATION INSIDE BLDG MUST BE POURED IN PLACE (15"MIN) NO CONCRETE PIPE IS PERMITTED, (AIR-TIGHT COVER REQUIRED.)
7. LAWN INSTALLATION MUST BE 4" ABOVE FINISHED GRADE.
8. DRIVE & SIDEWALK INSTALLATION MUST BE BROUGHT TO FINISHED GRADE
9. TO BE INSTALLED ON PRIVATE PROPERTY, IN AN ACCESSIBLE LOCATION TO CITY PERSONNEL.

SPECIFICATIONS:

CONCRETE: CLASS 1 CONCRETE WITH OF DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH

CI CASTINGS: CAST IRON FRAMES AND GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30, HEAVY-DUTY AASHTO H-20

PUMP SCHEDULE												
MARK	LOCATION	MANUFACTURER	MODEL	TYPE	GPM	HEAD (FT.)	MOTOR			CONNECTIONS		REMARKS
							HP	RPM	VOLTAGE	SUCTION	DISCHARGE	
BP	RISER RM	ARMSTRONG	6800	DUPLEX BOOSTER	80 (EA. PUMP)	95	1.5 (EA. PUMP)	3450	208/3ϕ/60	2"	2"	DUPLEX PACKAGED BOOSTER SYSTEM BASED ON ARMSTRONG NO. 6800 WITH (2) 1.5 HP VMS-1002 VARIABLE SPEED PUMPS. PROVIDE WITH INTEGRAL DISCONNECT.

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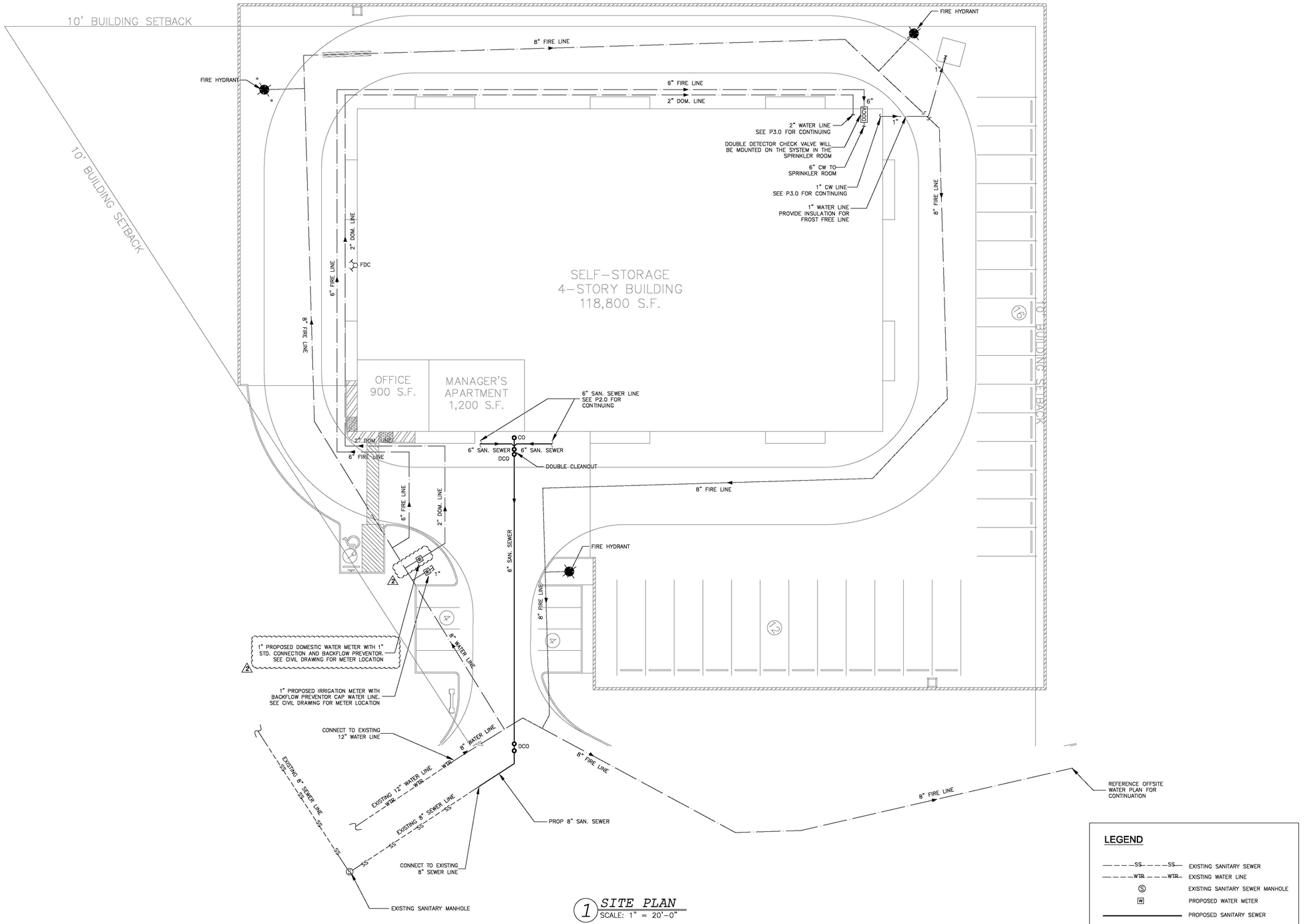
PLUMBING DETAILS

Date	07-23-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	P4.1



1 SITE PLAN
SCALE: 1" = 20'-0"

REVISION	NO.
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CITY OF ROCKWALL REVIEW	2

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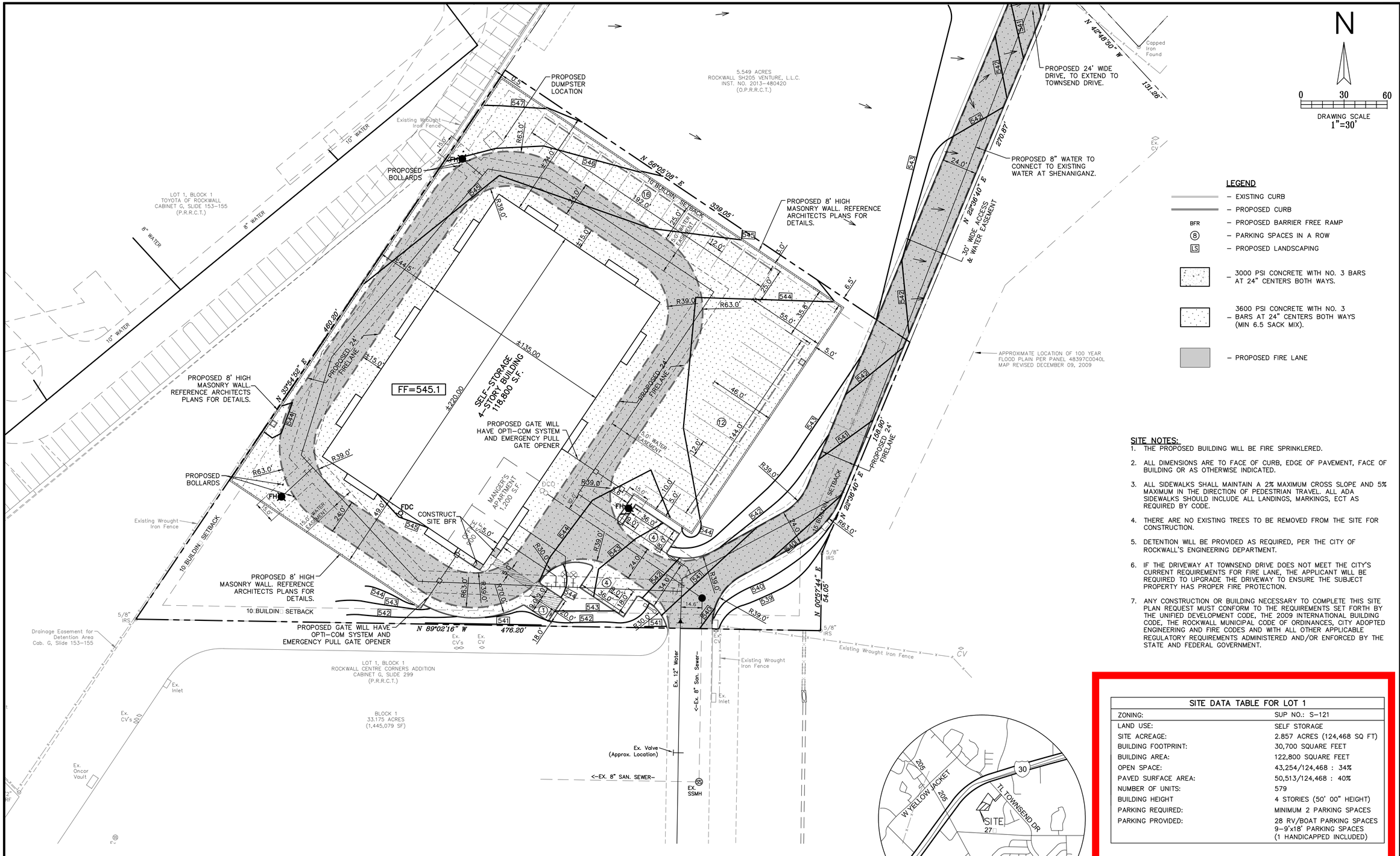
PLUMBING SITE PLAN

Date	08-17-2015
Scale	As Noted
Drawn	PL
Job	14014
Sheet	P5.0



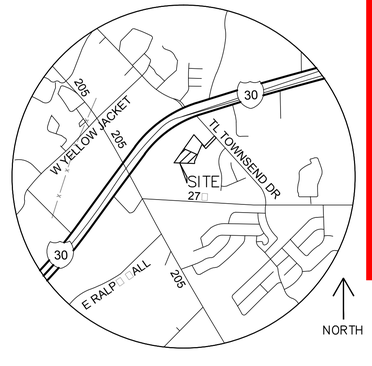
LEGEND

- EXISTING CURB
- PROPOSED CURB
- BFR – PROPOSED BARRIER FREE RAMP
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 3000 PSI CONCRETE WITH NO. 3 BARS AT 24" CENTERS BOTH WAYS.
- 3600 PSI CONCRETE WITH NO. 3 BARS AT 24" CENTERS BOTH WAYS (MIN 6.5 SACK MIX).
- PROPOSED FIRE LANE

SITE NOTES:

1. THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
5. DETENTION WILL BE PROVIDED AS REQUIRED, PER THE CITY OF ROCKWALL'S ENGINEERING DEPARTMENT.
6. IF THE DRIVEWAY AT TOWNSEND DRIVE DOES NOT MEET THE CITY'S CURRENT REQUIREMENTS FOR FIRE LANE, THE APPLICANT WILL BE REQUIRED TO UPGRADE THE DRIVEWAY TO ENSURE THE SUBJECT PROPERTY HAS PROPER FIRE PROTECTION.
7. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2009 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.

SITE DATA TABLE FOR LOT 1	
ZONING:	SUP NO.: S-121
LAND USE:	SELF STORAGE
SITE ACREAGE:	2.857 ACRES (124,468 SQ FT)
BUILDING FOOTPRINT:	30,700 SQUARE FEET
BUILDING AREA:	122,800 SQUARE FEET
OPEN SPACE:	43,254/124,468 : 34%
PAVED SURFACE AREA:	50,513/124,468 : 40%
NUMBER OF UNITS:	579
BUILDING HEIGHT	4 STORIES (50' 00" HEIGHT)
PARKING REQUIRED:	MINIMUM 2 PARKING SPACES
PARKING PROVIDED:	28 RV/BOAT PARKING SPACES 9-9'x18' PARKING SPACES (1 HANDICAPPED INCLUDED)



VICINITY MAP
NTS

REVISIONS		
REV NO.	DATE	DESCRIPTION

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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

ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
FAX: 214-235-0546

OWNER:
RON VALK
1834 S.FM 551
FATE, TEXAS 75189

CASE #SP2014-033

CUMULUS DESIGN
Fr 14410
200 N. hwa 30, Suite 240
rand Prarie, Texas 75050
Tel. 214.235.0307

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 01/08/15.

SITE PLAN

SELF-STORAGE ON TOWNSEND DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLOT DATE	01/08/15
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	SP

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\\SERVER-PC\SERVER\2014 PROJECTS\CD14111 - TOWNSEND ROAD STORAGE, ROCKWALL\PLANS\SITE PLAN CD14111.DWG

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/16/2014

APPLICANT: Maxwell Fisher; *Masterplan Consulting*

AGENDA ITEM: **Z2014-012**; Platinum Self-Storage (SUP)

SUMMARY:

Hold a public hearing to discuss and consider a request by Masterplan Consulting, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

PURPOSE OF REQUEST:

According to the *Permissible Use Charts* located in Article 4, *Permissible Uses*, of the Unified Development Code (UDC) a mini-warehouse facility requires a Specific Use Permit (SUP) within a Commercial (C) District. In conformance with this requirement the applicant, *Masterplan Consulting*, submitted an application on April 18, 2014 requesting an SUP on a 2.857-acre portion of a larger 5.549-acre tract of vacant land zoned Commercial (C) District. The subject property is located behind Shenaniganz Entertainment Center and Toyota of Rockwall, and is south of the intersection of IH-30 and T. L. Townsend Drive.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property is the remainder of the 5.549-acre tract of land (*i.e. 2.692-acre tract of land*) followed by a three (3) acre tract of land containing a City of Rockwall water storage facility, Shenaniganz Entertainment Center (*five [5] acres*), and Toyota of Rockwall (*11.26-acres*). Both Shenaniganz and Toyota of Rockwall are zoned Light Industrial (LI) District and the remainder of the properties are zoned Commercial (C) District.

South: Directly south of the subject property is a 20.29-acre parcel of land, zoned Commercial (C) District, and developed with a Costco Wholesale Center. Beyond this use is SH-276.

East: Directly east of the subject property is a tributary of Buffalo Creek containing several acres of 100-year floodplain and a conservation and drainage easement. East of this is the Townsend Village Subdivision, which contains 77 residential lots on 27.689-acres of land and is zoned Planned Development District 10 (PD-10).

West: Directly west of the subject property is the remainder of the Toyota of Rockwall property, which is zoned Light Industrial (LI) District. Beyond this is Interstate Highway 30 (IH-30).

CHARACTERISTICS OF REQUEST:

The applicant has submitted a conceptual site plan, building elevations and landscape plans detailing the anticipated layout of the proposed mini-warehouse facility. According to the conceptual site plan the proposed facility will be composed of one (1) building with a capacity of 579 storage units and be situated on a 2.857-acre tract of land. The subject property is located between three (3) large developments (*i.e. CostCo Wholesale Center, Shenaniganz and Toyota of Rockwall*) along the northern and western property lines and adjacent to floodplain containing dense vegetation protected by a conservation easement along the eastern property line. The site is visibly shielded from all public rights-of-way and will not have frontage on to a public street. The site is accessible by two cross access easements that [1] extend from T. L. Townsend Drive on to the City of Rockwall's water storage facility's' property and [2] from SH-276 onto CostCo Wholesale Center's property. If this Specific Use Permit (SUP) request is approved the applicant will be required to connect the two (2) cross access easements as generally shown on the concept site plan. Additionally, if approved the City Council will in effect be granting a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District standards (*§4.5.C.2, Article V, UDC*) [*see Conditions of Approval*].

The facility being proposed by the applicant will have the appearance of a four (4) story office building and will not have any units facing to the exterior of the building. The facility will be gated and further screened by a six (6) foot masonry fence that will completely enclose the proposed building, parking areas and outside storage areas. As stated above visibility of the site is impaired by adjacent development and floodplain with dense vegetation. Additionally, the building itself will be situated on a lower grade than the adjacent development, and all parking and outside storage areas will be further screened by the proposed masonry wall and adjacent landscaping. *The applicant is preparing a line of site study and will be taking pictures of the property from a sky-crane to address the concerns the Planning and Zoning Commission raised in the work session meeting on April 27, 2014.*

Section 2.1.10 of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) details the specific land use requirements for a *Mini-Warehouse Facility*. The following is a summary of the applicant's proposal and its compliance to these land use requirements:

Code Requirement	*Proposed Plan*	*Compliance*
The maximum site area shall not exceed five (5) acres.	2.857-Acres	In Compliance
The maximum number of storage units shall not exceed 125 units per acre.	A maximum of 579 units is permitted by the SUP Ordinance.	*Not In Conformance*
The maximum height shall not exceed one (1) story.	The building is constructed to emulate an office building and is not comparable to the standard mini-warehouse design. The design is permitted by the SUP Ordinance.	*Not In Conformance*
The minimum number of parking spaces required is two (2). Parking requirement is three (3) spaces plus one (1) per 100 units.	Nine (9) parking spaces are and nine (9) 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 Costco or the City's Water Storage Facility.	In Conformance
Overhead doors shall not face adjacent streets.	The buildings is 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 will incorporate brick and stone.	In Conformance

The front, side and rear building setback areas shall incorporate clustered landscaping.	The Concept Landscape Plan provided shows clustered landscaping along the front and sides of the facility; however, due to the visibility of the subject property the proposed facility is incompliance with the intent of this requirement.	Landscaping Plan (Site Plan); Concept Landscape Plan (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 as well as an eight (8) foot masonry face 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 building is constructed to emulate an office building and will incorporate a parapet wall and flat roof to achieve this look. The design is permitted by the SUP Ordinance.	*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.	Single Residential Unit (1,200 SF)	In Conformance
Outside Storage shall be prohibited.	The site will include limited outside storage of boats, recreation vehicles, vehicles and/or similar motor/self-propelled vehicles.	*Not In Conformance*

It is important to note that the requirements contained within Section 2.1.10 of the UDC (listed above) were prepared with the intent of regulating campus style facilities that incorporate several buildings, generally being one (1) story in height, and that have storage units that are accessible from the exterior of the building. The facility being proposed by the applicant is more comparable or similar to an office or retail building. As a result the proposed building is not in compliance with several of the standards that are intended to regulate a typical mini-warehouse building. Specifically, the structure exceeds one (1) story in height and incorporates a flat roof with a parapet (more typical of an office or commercial development) as opposed to a pitched roof, which is required by the code. In addition, the applicant is requesting to incorporate outside storage on the grounds that the site has limited visibility from adjacent properties and a six (6) foot masonry fence will be incorporated surrounding the site and parking areas. Finally, the applicant is requesting a maximum of 579 units, which represents 207 units per acre as opposed to the permitted 125 units per acre. If approved the SUP ordinance will limit the number of units to a maximum of 579 units. With the exception of these items, the applicant's proposal meets all the requirements stipulated by the UDC.

In order to insure that the plan, submitted by the applicant, for the Specific Use Permit will conform to the future site plan submittal, staff has incorporated both the conceptual site plan and building elevations into the SUP ordinance, as well as, the operational conditions listed in the *Recommendations* section below.

NOTIFICATION:

On May 2, 2014, staff mailed 21 notices to property owners within 200 feet of the subject property. Additionally, staff posted a sign adjacent to the closest roadway (i.e. Townsend Drive) as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received one (1) notification in favor of the applicant's request.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request for a Specific Use Permit (SUP) for a *Mini-Warehouse Facility* on the subject property then staff would recommend the following conditions of approval:

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

    a) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [*Ordinance No. 04*-38] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.

    b) All construction and operations on this property shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.

    c) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in *Exhibit 'C'* of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.

    d) The maximum number of storage units provided shall not exceed 579 units for the facility.

    e) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.

    f) The height of the building shall not exceed four (4) stories or 60-feet in total height.

    g) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A' and shall be screened from adjacent properties using a minimum of an eight (8) foot masonry fence. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

    j) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.

    k) All light poles shall be limited to a maximum height of 20-feet and all light fixture proposed for the site shall comply with the requirements of Article VII, *Environmental Performance*, of the Unified Development Code.

2) In conformance with the requirements of Section 2.2 of Article XI, *Zoning-Related Applications*, of the UDC the applicant shall be required to submit a site plan prior to the issuance of a building permit;

3) Unless specifically addressed within this case memo the site plan, landscape plan, building elevations and photometric plan shall comply with the land use requirements for the *Mini-Warehouse* land use stipulated by Section 2.1.10, *Wholesale, Distribution and Storage*, of Article IV, *Permissible Uses*, of the UDC;

4) Prior to the issuance of a building permit the applicant will be required to certify that the driveway existing on the City's water storage facility property will meet current city standard for fire lane. If the driveway does not meet the City's current requirements for fire lane the applicant will be required to upgrade the driveway to ensure the subject property has proper fire protection;

5) A final plat shall be required for the subject property prior to the issuance of a building permit. Additionally, through the approval of the Specific Use Permit a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District shall be considered to be approved for the purpose of platting the property;

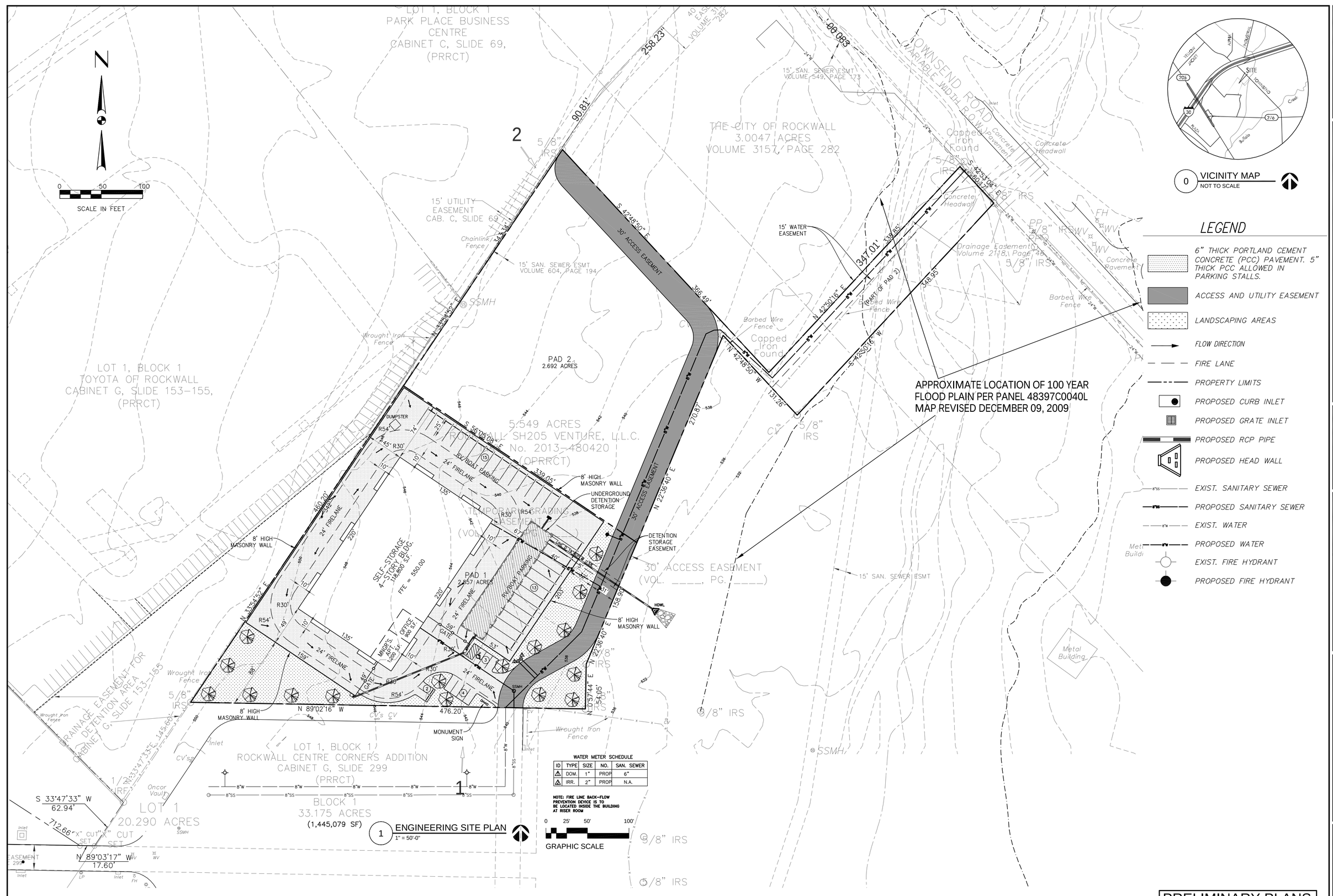
6) The applicant shall submit a revised legal description and address all Planning, Engineering and Fire comments prior to the approval of the Specific Use Permit (SUP);

7) The City Council reserves the right to review this SUP request [*Case No. Z2014-012*] one (1) year after the approval and adoption of the SUP ordinance; and

8) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the 2009 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 June 10, 2014 the Planning and Zoning Commission made a motion to approve the applicant's request for a Specific Use Permit (SUP) for a mini-warehouse facility per staff's recommendations with the caveat that all outside storage of boats, recreational vehicles and/or motor vehicles be limited to eight (8) feet in total height. The motion passed by a vote of 6-0, with Commissioner Minth absent.



PRELIMINARY PLANS FOR REVIEW ONLY

REVISIONS

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
LOT 1, BLOCK 1,ROCKWALL CENTRE CORNERS ADDITION
TOWNSEND ROAD
ROCKWALL, TEXAS

STATE OF TEXAS
WALTER ALVAREZ
94832
LICENSED PROFESSIONAL ENGINEER
04-18-14

ade, inc.
achto design & engineering, inc.
1418 Westwood Dr.
Lewisville, Texas 75067
T. 214.306.6575 F. 866.767.4602
Firm Registration: F-13268

DRAWING TITLE:
ENGINEERING SITE PLAN

THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF ADE, INC., AND IS INTENDED FOR USE ON THE PROJECT AS SPECIFICALLY IDENTIFIED HEREIN. ADE, INC. RETAINS TITLE AND OWNERSHIP OF THIS DOCUMENT, WHETHER THE PROJECT IS EXECUTED OR NOT, AND IT SHALL NOT BE COPIED, REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF ADE, INC. OTHER PROJECTS OR EXTENSIONS TO THIS PROJECTS, UNLESS AUTHORIZED IN WRITING BY ADE, INC.

DRAWN BY: WA
APPROVED BY: WA
DATE: APRIL 18, 2014
SCALE: AS SHOWN
JOB NUMBER: 14-035
DRAWING NUMBER: C-1.0

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:	Ryan Miller, *Director of Planning and Zoning*
DATE:	November 10, 2020
SUBJECT:	Z2020-043; *Specific Use Permit for an Existing Mini-Warehouse Facility*

On July 7, 2014, the City Council approved a Specific Use Permit (SUP) [*S-121; Ordinance No. 14-25*] allowing a 579-unit mini-warehouse facility on the subject property at 1245 SH-276. This approval allowed the facility to be completely enclosed and permitted the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles. Up to this point, outside storage in conjunction with a mini-warehouse had not been approved by the City Council. This approval also granted the applicant more units than what was permitted by the land use requirements for the mini-warehouse land use as stipulated by the Unified Development Code (UDC) [*i.e. the ordinance permits 125-units per acre and the applicant was granted 207-units per acre or 222-units more that what was permitted by the ordinances*]. Upon receiving approval of the Specific Use Permit (SUP), the applicant submitted a site plan (*SP2014-033*) in December 2014, which was approved by the Planning and Zoning Commission on January 13, 2015. A final plat (*P2015-013*) was approved by the City Council on May 4, 2015. A subsequent replat (*P2015-041*) was approved by the City Council -- *with a variance allowing the subject property to be established without lot frontage* -- on December 21, 2015. Finally, a building permit was applied for on May 22, 2015 and approved on August 19, 2015 (*BLD2015-0685*). The building itself was finaled on September 2, 2016 and a Certificate of Occupancy (CO) was issued on September 20, 2016 (*CO2016-0063*).

More recently, on October 6, 2020, staff received a phone call from the applicant -- *Maxwell Fisher, AICP of Masterplan* -- stating that the existing mini-warehouse facility was in the process of being conveyed to a new ownership group and a few discrepancies were found between what was approved by the City Council as part of the Specific Use Permit (SUP) [*S-121; Ordinance No. 14-25*] and what was actually constructed. Since these discrepancies were holding up the sale of the property, the applicant stated that he was going to submit a request to amend the Specific Use Permit (SUP) to account for what was actually built on the property. This application was made on October 8, 2020. As part of this submittal, the applicant submitted a letter of explanation outlining the following discrepancies:

(1) *Number of Units*. The approved Specific Use Permit (SUP) allowed a maximum of 579-units. The actual number of units constructed was 778-units. The applicant states in his letter that 827-units were approved as part of the building plans; however, after reviewing these plans and counting the individual units, staff has identified 872-units on plans despite the cover sheet calling out 579-units.

(2) *Unit Density*. The unit density permitted by the Unified Development Code (UDC) is 125-units per acre. The unit density permitted as part of the Specific Use Permit (SUP) was 203-units per acre. The unit density shown on the building plans was 305-units per acre. The actual unit density constructed was 272-units per acre or 278.85% greater than what is permitted by the Unified Development Code (UDC).

(3) *Parking*. The parking requirement for a mini-warehouse is a ratio that is driven by the number of units, and which is three (3) parking spaces plus one (1) parking space per 100-units. In this case, the number of parking spaces required under the 579-units on the Specific Use Permit (SUP) was nine (9). The number of parking spaces required based on the 778-units actually constructed was 11. The actual number of parking spaces constructed was nine (9) or two (2) spaces less than the requirement.

Staff has also identified the following additional discrepancies:

(1) *Floor Area*. The exhibit in the Specific Use Permit (SUP) showed a 118,800 SF building. The cover sheet of the building plans shows that same building at a building area of 122,800 SF. The actual building that was built is -- *estimated by the applicant* -- to be ~119,000 SF.

(2) *Outside Storage*. The Specific Use Permit (SUP) showed 16 RV/Boat parking spaces along the northeast property line and 12 along the southeast property line for a total of 28 RV/Boat parking spaces. Based on a 2020 aerial image (*see image below*), there appears to actually be 17 RV/Boat parking spaces along the northeast property line and 12 along the southeast property line for a total of 29 RV/Boat parking spaces.

IMAGE 1: 2020 AERIAL IMAGE (GOOGLE)

In addition, according to the applicant's letter: *The '579' figure was inadvertently placed on the site plan and conveyed as part of the SUP application materials. As such, the total count of 579 units cited as part of the SUP application was an oversight and underrepresented the total number of units planned for a facility of this type and size … Platinum Storage, the developer and currently a minority owner of the facility, always intended to accommodate 800 or more total storage units depending on the fluctuating sub-market demand for customers. The floor plans submitted as part of the building plans support this intent.*

Taking this statement into consideration, staff is obligated to point out that the applicant's request letter, the application for site plan, and all submitted exhibits for the Specific Use Permit (SUP), site plan and engineering plans all indicated that the project consisted of 579-units. Staff should also point out that the building permit coversheet -- *which is what is used for unit counts, square footages, and other site information* -- indicated 579-units. The only document that showed more units than the '*579*' figure was the actual construction plans behind the cover page; however, no other unit count on the plans exists beyond the provided cover page. For the Planning and Zoning Commission's reference staff has provided the following table that shows the units indicated with each submittal and the compliance to the requirements of the Unified Development Code (UDC):

TABLE 1: CONFORMANCE OR APPROVED PLANS AND ACTUAL CONSTRUCTION

UDC REQUIREMENT		APPROVED PLANS				BUILDING PLANS (ACTUAL PLANS)	CONSTRUCTED
		SPECIFIC USE PERMIT	SITE PLAN	ENGINEERING	BUILDING PLANS (COVER SHEET)		
SITE AREA	5-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES
BUILDING AREA	N/A	118,800 SF	122,800 SF	122,800 SF	122,800 SF	120,900 SF	119,000 SF
MAXIMUM # OF UNITS	625 @ 5-ACRES	579-UNITS	579-UNITS	579-UNITS	579-UNITS	872-UNITS (1)	778-UNITS
MAX. UNIT DENSITY/ACRE	125 UNITS	203-U/AC	203-U/AC	203-U/AC	203-U/AC	305-U/AC	272-U/AC
MAXIMUM HEIGHT	1 STORY	4 STORIES	4 STORIES	4 STORIES	4 STORIES	4 STORIES	4 STORIES
PARKING REQUIREMENT	3+1/100-UNITS	9 SPACES	9 SPACES	9 SPACES	9 SPACES	9 SPACES (2)	9 SPACES (2)
EXTERIOR WALLS	BRICK	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)

LANDSCAPING	CLUSTERED LANDSCAPING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING
ACCESS GATES	YES	YES	YES	YES	YES	YES	YES
SCREENING FENCE	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON
MINIMUM ROOF PITCH	1:3	FLAT ROOF	FLAT ROOF	FLAT ROOF	FLAT ROOF	FLAT ROOF	FLAT ROOF
PAVING	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
MAX. LIGHTING HEIGHT	20-FEET	20-FEET	20-FEET	20-FEET	20-FEET	20-FEET	20-FEET
RESIDENTIAL UNIT	1,600 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	0 SF	0 SF
OUTSIDE STORAGE	PROHIBITED	28-SPACES	28-SPACES	28-SPACES	28-SPACES	28-SPACES	29-SPACES

NOTES:
BLACK: IN CONFORMANCE WITH THE UDC REQUIREMENTS
RED: REQUIREMENTS NOT CONFORMING TO THE UDC
HIGHLIGHTED OR HIGLIGHTED: CHANGES FROM APPROVED SPECIFIC USE PERMIT (SUP) AND ACTUAL CONSTRUCTION
(1): APPLICANT INDICATED 827 STAFF COUNTED 872-UNITS.
(2): BASED ON THE NUMBER OF UNITS CONSTRUCTED THE REQUIREMENT WOULD HAVE BEEN FOR 11 PARKING SPACES.
(3): MEETS OVERLAY DISTRICT BUT DOES NOT ADHERE TO THE LAND USE REQUIREMENTS.

The following is the same chart looking at just the discrepancies as they exist on the approved Specific Use Permit (SUP), the actual building that was constructed, and what is currently being requested by the applicant:

TABLE 2: APPROVED SUP, CONSTRUCTED BUILDING, AND PROPOSED REQUEST

REQUIREMENT	SPECIFIC USE PERMIT	CONSTRUCTED	REQUESTED
SITE AREA	2.857-ACRES	2.857-ACRES	2.857-ACRES
BUILDING AREA	118,800 SF	119,000 SF	119,000 SF
MAXIMUM # OF UNITS	579-UNITS	778-UNITS	794-UNITS
MAX. UNIT DENSITY/ACRE	203-U/AC	272-U/AC	278-U/AC
PARKING REQUIREMENT	9 SPACES	9 SPACES (1)	9 SPACES (2)
OUTSIDE STORAGE	28-SPACES	29-SPACES	29-SPACES (2)

NOTES:
BLACK: IN CONFORMANCE WITH THE UDC REQUIREMENTS
RED: REQUIREMENTS NOT CONFORMING TO THE UDC
HIGHLIGHTED OR HIGLIGHTED: CHANGES FROM APPROVED SPECIFIC USE PERMIT (SUP) AND ACTUAL CONSTRUCTION
(1): BASED ON THE NUMBER OF UNITS CONSTRUCTED THE REQUIREMENT WOULD HAVE BEEN FOR 12 PARKING SPACES.
(2): VARIANCE IS BEING REQUESTED

In summation, the applicant is requesting that the Planning and Zoning Commission and City Council approve a new Specific Use Permit (SUP) that will [*1*] increase the unit count from 579-units to 794-units, [*2*] increase the maximum unit density from 203-units/acre to 278-units/acre, [*3*] change the approved building square footage from 118,800 SF to 119,000 SF (*i.e. a new concept plan showing an as-built condition*), [*4*] grant a variance to the parking requirement allowing the site to be two (2) parking spaces deficient, and [*5*] increase the number of outside storage parking spaces from 28 to 29.

On October 17, 2020, staff mailed 23 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Meadow Creek Estates Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) response from the original developer (*and current minority owner*) of the project stating support for the proposed change. Should the Planning and Zoning Commission have any questions staff will be available at the Planning and Zoning Commission Work Session on *November 10, 2020*.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-043

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[ ] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[X] 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)
[ ] Variance Request ($100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	1245 Highway 276				
Subdivision	Platinum Storage Addition	Lot	4	Block	A
General Location	Southeast of IH30, southwest of TL Townsend Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial (C) District	Current Use	Self-Storage (Mini-warehouse)
Proposed Zoning	Commercial (C) District	Proposed Use	Self-Storage (Mini-warehouse)
Acreage	2.857	Lots [Current]	1
		Lots [Proposed]	1

[N/A] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner	Wolverine Self-Storage Investments-Rockwall EDP,LLC	[X] Applicant	Maxwell Fisher, AICP, Masterplan
Contact Person	Anthony Gould, General Partner/ Benjamin Carr, General Partner	Contact Person	Maxwell Fisher, AICP
Address	4057 Vega Loop	Address	2201 Main Street, Suite 1280
City, State & Zip	Shingle Springs, CA 95682	City, State & Zip	Dallas, TX 75201
Phone	530.409.8978	Phone	214.470.3972
E-Mail	gouldanthonyj@[redacted]gmail.com/ benjamin.x.carr@gmail.com	E-Mail	maxwell@masterplantexas.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Anthony J. Gould [*Owner*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ #242.86 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 7 *day of* October *, 20* 20 *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

Given under my hand and seal of office on this the 7 *day of* October *, 20* 20.

SEE ATTACHED NOTARY CERTIFICATE

Owner's Signature Anthony J. Gould

Notary Public in and for the State of CA

My Commission Expires 03/31/2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado)

On 10/07/2020 before me, Keenan T. Johnson, Notary Public
(insert name and title of the officer)

personally appeared Anthony J. Gould.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KEENAN T. JOHNSON
COMM.# 2236483
NOTARY PUBLIC-CALIFORNIA
EL DORADO COUNTY
MY COMM. EXP. MAR. 31, 2022

Signature _____ **(Seal)**

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
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Rockwall, Texas 75087
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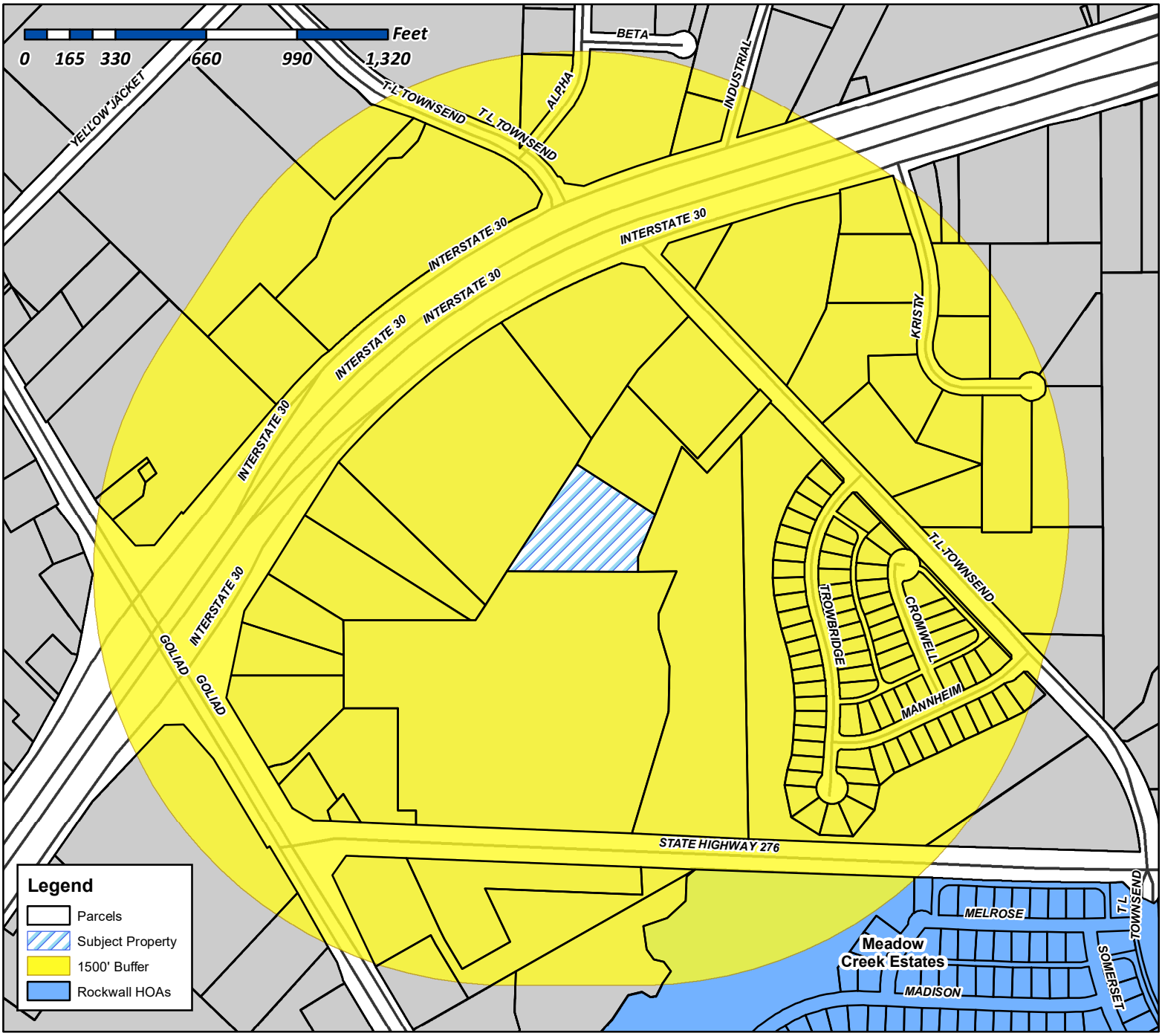
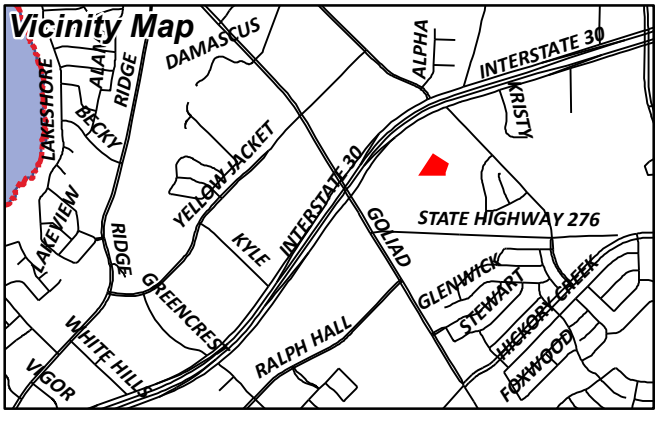


Case Number: Z2020-043
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1245 SH-276

Date Created: *10/19/2020*
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Wednesday, October 21, 2020 2:20 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program
Attachments: Public Notice (10.20.2020).pdf; HOA Map Z2020-043.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2020-043 Specific Use Permit for Mini-Storage
Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing *Specific Use Permit* for the purpose of increasing the number of storage units permitted by *Ordinance No. 14-25* to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

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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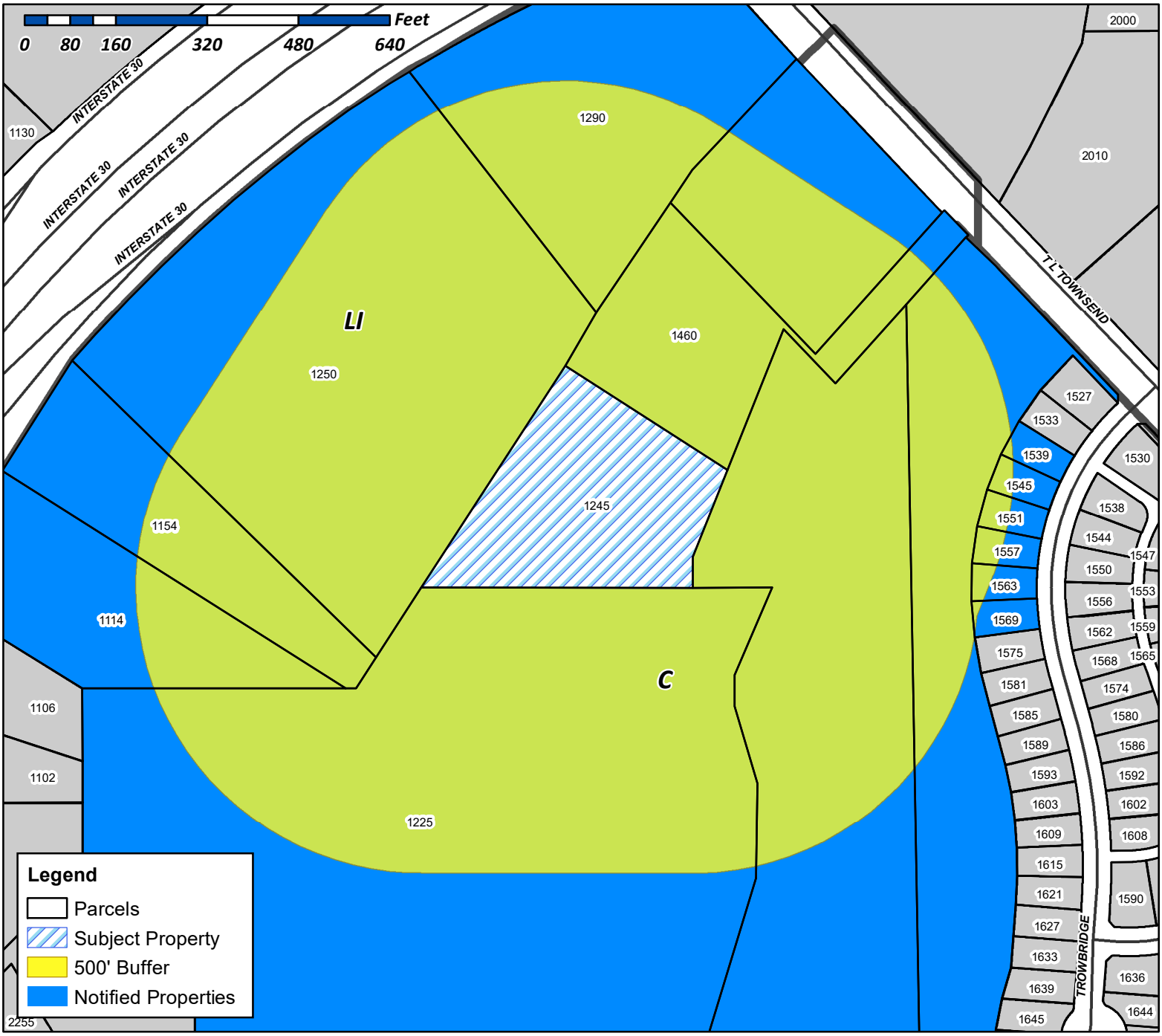
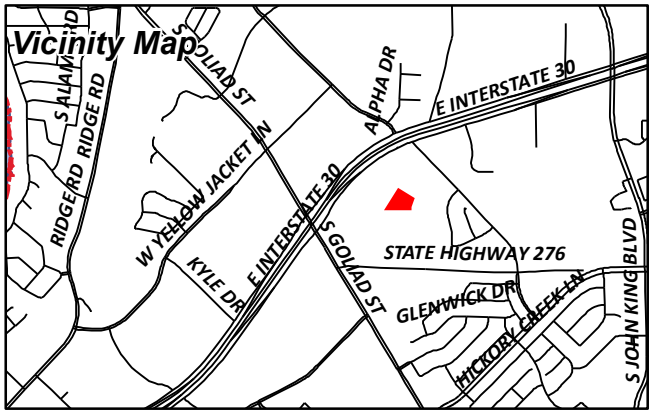


Case Number: Z2020-043
Case Name: SUP For Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1245 SH-276

Date Created: *10/19/2020*
For Questions on this Case Call (972) 771-7745



POTOMAC ROCKWALL PARTNERSHIP LP
10676 KING WILLIAM
DALLAS, TX 75220

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
1114 E I30
ROCKWALL, TX 75032

POTOMAC ROCKWALL PARTNERSHIP LP
1154 E I30
ROCKWALL, TX 75032

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
1225 HWY 276
ROCKWALL, TX 75032

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
1245 HWY276DR
ROCKWALL, TX 75032

JACKSON AUTOMOTIVE REAL ESTATE INV LLC
DBA TOYOTA OF ROCKWALL
1250 E INTERSTATE 30
ROCKWALL, TX 75087

CTE PHASE I LP
1290 I30
ROCKWALL, TX 75032

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

SARO PARTNERS LLC
1460 S TOWNSEND DR
ROCKWALL, TX 75032

FARR TRAVIS AND MELLISA
1539 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

COURT CRAIG B & MONDA J
1545 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

FENG YI
1551 TROWBRIDGECIR
ROCKWALL, TX 75032

MOTA SAMUEL ALVES AND LEIGH-ANNE
1557 TROWBRIDGE CIR
ROCKWALL, TX 75032

SCHULMAN SUN
1563 TROWBRIDGE CIR
ROCKWALL, TX 75032

SUN RAY
1569 TROWBRIDGECIR
ROCKWALL, TX 75032

CTMGT ROCKWALL 38 LLC
1800 VALLEY VIEW LN SUITE 300
FARMERS BRANCH, TX 75234

CITY OF HEATH
200 LAURENCE DRIVE
HEATH, TX 75032

CTE PHASE I LP
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

FENG YI
2757 SCENIC DR
PLANO, TX 75025

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
311 BILTMORE WAY
LAFAYETTE, LA 70508

SUN RAY
3409 CALEO CT
PLANO, TX 75025

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
4057 VEGA LOOP
SHINGLE SPRINGS, CA 95682

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
999 LAKE DR
ISSAQUAH, WA 98027

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2020-043: Specific Use Permit for Mini-Storage

Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing Specific Use Permit for the purpose of increasing the number of storage units permitted by Ordinance No. 14-25 to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, 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, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. 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:

Ryan Miller
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 *Monday, November 16, 2020 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2020-043: Specific Use Permit for Mini-Storage

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:

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

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2020-043: Specific Use Permit for Mini-Storage

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.

THIS HAS BEEN A GOOD ADDITION TO THE AREA AND HARMONIOUSLY BLENDS.

Name: SHAWN VALK

Address: 1450 S TL TOWNSEND #100 ROCKWALL, TX 75032

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

CITY OF ROCKWALL

ORDINANCE NO. 14-25

SPECIFIC USE PERMIT NO. S-121

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Master Plan, on behalf of Rockwall SH-205 Venture, LLC for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, which is generally located south of the intersection of the IH-30 Frontage Road and Townsend Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by 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 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 for the construction of a mini-warehouse facility within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and set forth in Section 2.1.10, *Wholesale, Distribution and Storage*, of Article IV, *Permissible Uses*, of the Unified Development Code

[*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 Operational Conditions

The following conditions pertain to the operation of a mini-warehouse facility on the *Subject Property*, and conformance to these operational conditions are required for continued operations:

1) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [*Ordinance No. 04-38*] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.

2) All construction and operations on this property shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.

3) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in *Exhibit 'C'* of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.

4) The maximum number of storage units provided shall not exceed 579 units for the facility.

5) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.

6) The height of the building shall not exceed four (4) stories or 60-feet in total height.

7) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A', and shall be entirely screened by a row of evergreen trees (i.e. Leyland Cypress) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

10) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.

11) All light poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of Article VII, *Environmental Performance*, of the Unified Development Code.

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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JULY, 2014.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 16, 2014

2nd Reading: July 7, 2014

Exhibit A: Legal Description

BEING a 2.857 acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the JOSEPTH CADLE SURVEY, ABST#65 and the N.M. BALLARD SURVEY ABST. #48, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in Volume 4663, page 281 of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20 feet to a 5/8 inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05 feet to a 5/8 inch iron road to be set in the southwest line of said 65.96 acre tract of land being the southeast corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692 acre tract of land and traveling through said 65.96 acre tract of land the following course and distances:

SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8 inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8 inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the POINT OF BEGINNING;

Exhibit B: Concept Plan

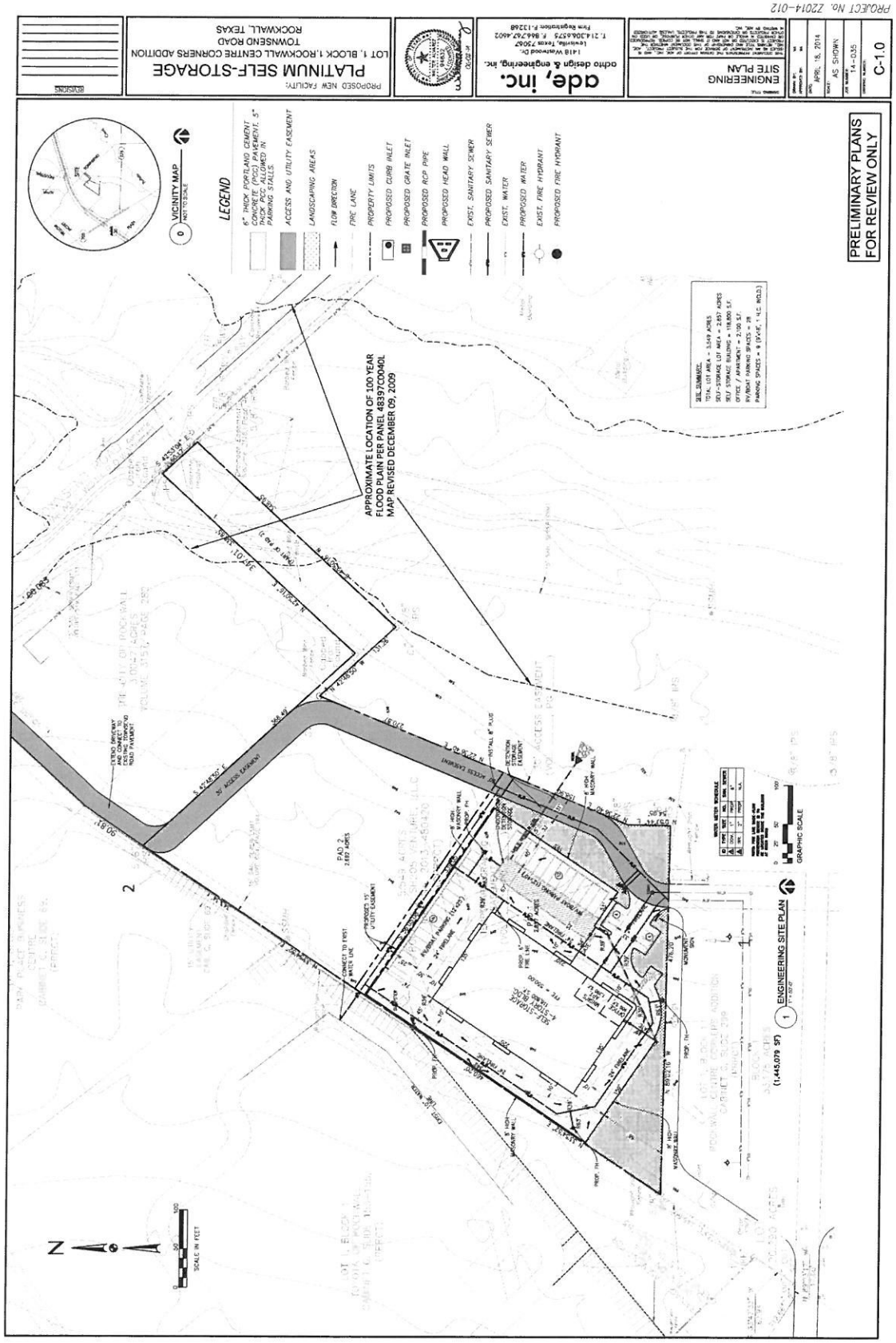

Exhibit C: Concept Building Elevations

PROPOSED NEW FACILITY
FOR: PLATINU□ SELF-STORA□E

TOWNSEND RD.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1 NE PERSPECTIVE VIEW
NOT TO SCALE

AREA SUMMARY

DESCRIPTION	AREA (S.F.)
OFFICE (AT FIRST FLOOR)	750
FIRST FLOOR	30,370
SECOND FLOOR	31,120
THIRD FLOOR	31,120
FOURTH FLOOR	31,120
TOTAL BUILDING AREA	124,480

SITE INFORMATION:
TOTAL LOT AREA = 5.549 ACRES

PARKING

ITEM	REQUIRED	PROVIDED
SELF-STORAGE	NONE	6 SPACES
OFFICE	1 SP. / 300 S.F. = 750 / 300 = 3	3 SPACES
TOTAL SPACES PROVIDED		9 SPACES (1) ADA INCLUDED

BUILDING CODE DATA

BUILDING	GROUP	STORY	CONST.	SPRK.
OFFICE AREA	B	1-STORY	II-A	YES
STORAGE AREA	S-1	4-STORY	II-A	YES

SPRK. = PROVIDED WITH FIRE SPRINKLER NFPA 13 WET SYSTEM

ALLOWABLE BUILDING AREA & HEIGHT PER 2009 IBC

GROUP	S-1 (STORAGE)
CONSTRUCTION TYPE	II.A
FIRE SPRINKLER SYSTEM?	YES
TABULAR AREA PER FLOOR	26,000 S.F.
FIRE SPRINKLER AREA INCREASE	200%
TOTAL AREA ALLOWABLE PER FLOOR	52,000 S.F.
PROPOSED MAX. AREA PER FLOOR	31,120 S.F.
ALLOWABLE MAX. BUILDING HEIGHT	65 FEET
PROPOSED MAX. BUILDING HEIGHT	50 FEET
MAXIMUM NUMBER OF STORIES	4 STORIES
PROPOSED NUMBER OF STORIES	4 STORIES
DATA USED, PER 2009 IBC SECT. 503 & 506	

MEANS OF EGRESS - SELF STORAGE

FUNCTION OF SPACE	WAREHOUSE
FLOOR AREA S.F. PER OCCUPANT	500 GROSS
TOTAL FLOOR AREA S.F.	123,130 S.F.
TOTAL OCCUPANT LOAD	246 OCCUPANTS
MINIMUM REQUIRED EGRESS WIDTH (STAIRS)	73.8 INCHES
EGRESS WIDTH PROVIDED (2 STAIRWAYS)	48 INCHES X 2 = 96 INCHES
MINIMUM REQUIRED EGRESS WIDTH (DOORS)	49.2 INCHES
EGRESS WIDTH PROVIDED (6 ENTRANCES)	576 INCHES (6 x 8' DOORS)
ACCESSIBLE MEANS OF EGRESS	2 STAIRWAYS WITH REFUGES
BUILDING IS PROVIDED WITH AUTOMATIC FIRE SPRINKLER SYSTEM, THROUGHOUT.	

MEANS OF EGRESS - OFFICE

FUNCTION OF SPACE	BUSINESS
FLOOR AREA S.F. PER OCCUPANT	100 GROSS
TOTAL FLOOR AREA S.F.	750 S.F.
TOTAL OCCUPANT LOAD	8 OCCUPANTS
MINIMUM REQUIRED EGRESS WIDTH (DOORS)	16 INCHES
EGRESS WIDTH PROVIDED (ENTRANCE DOOR)	36 INCHES
ACCESSIBLE MEANS OF EGRESS	RAMP PROVIDED

1

DRAWING INDEX

1	COVER	COVER SHEET WITH APPLICABLE CODES
2	A1.0	ARCHITECTURAL SITE PLAN
3	A1.1	FLOOR PLAN - FIRST LEVEL
4	A1.2	FLOOR PLAN - SECOND LEVEL
5	A1.3	FLOOR PLAN - THIRD LEVEL
6	A1.4	FLOOR PLAN - FOURTH LEVEL
7	A1.5	ROOF PLAN
8	A2.1	EXTERIOR ELEVATIONS
9	A2.2	EXTERIOR ELEVATIONS
10	A3.1	ENLARGED FLOOR PLANS - OFFICE & RESTROOMS
11	A3.2	STAIRS DETAILS
12	A3.3	DOORS & WINDOWS
13	A3.4	INTERIOR ELEVATIONS
14	A3.5	WALL SECTION
15	A4.1	INTERIOR FINISH PLAN
16	A4.2	CEILING PLAN
17	A5.1	FIRE RATING DETAILS
18	A5.2	ACCESSIBILITY STANDARDS
19	A5.3	ACCESSIBILITY STANDARDS
20	A6.1	LIFE SAFETY PLAN - 1ST. LEVEL
21	A6.2	LIFE SAFETY PLAN - 2ND. LEVEL
22	A6.3	LIFE SAFETY PLAN - 3RD. LEVEL
23	A6.4	LIFE SAFETY PLAN - 4TH. LEVEL
24	M1.0	MECHANICAL NOTES & SCHEDULES
25	M1.1	MECHANICAL EQUIPMENT SCHEDULE
26	M2.0	MECHANICAL FIRST LEVEL
27	M2.1	MECHANICAL SECOND LEVEL
28	M2.2	MECHANICAL THIRD LEVEL
29	M2.3	MECHANICAL FOURTH LEVEL
30	M2.4	MECHANICAL ROOF PLAN
31	M2.5	MECHANICAL FIRST LEVEL
32	E1.0	ONE LINE DIAGRAM & LOAD ANALYSIS
33	E1.1	ELECTRICAL NOTES & SYMBOL
34	E2.0	ELECTRICAL ENLARGED FIRST LEVEL
35	E2.1	ELECTRICAL FIRST LEVEL
36	E2.2	ELECTRICAL SECOND LEVEL
37	E2.3	ELECTRICAL THIRD LEVEL
38	E2.4	ELECTRICAL FOURTH LEVEL
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40	E3.0	ELECTRICAL SITE PLAN
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44	P1.1	PLUMBING SPECS
45	P2.0	SAN. SEWER FIRST FLOOR PLAN
46	P2.1	SAN. SEWER SECOND FLOOR PLAN
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48	P2.3	SAN. SEWER FOURD FLOOR PLAN
49	P3.0	DOM. WATER FIRST FLOOR PLAN
50	P3.1	DOM. WATER SECOND FLOOR PLAN
51	P3.2	DOM. WATER THIRD FLOOR PLAN
52	P3.3	DOM. WATER FOURTH FLOOR PLAN
53	P4.0	PLUMBING RISERS & DETAIL
54	P4.1	PLUMBING DETAILS
55	P5.0	PLUMBING SITE PLAN
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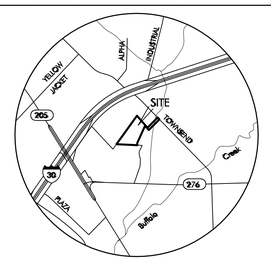
57	S1.1	STRUCTURAL - FOUNDATION PLAN
58	S1.2	STRUCTURAL - FOUNDATION DIMENSION PLAN
59	S1.3	STRUCTURAL - FOUNDATION DETAILS
60	S2.0	FRAMING PLAN - LEVEL 1 SUPPORTING LEVEL 2 SLAB
61	S2.1	FRAMING PLAN - LEVEL 2 SUPPORTING LEVEL 3 SLAB
62	S2.2	FRAMING PLAN - LEVEL 3 SUPPORTING LEVEL 4 SLAB
63	S2.3	FRAMING PLAN - LEVEL 4 SUPPORTING ROOF
64	S2.4	STRUCTURAL - TYPICAL BUILDING SECTION
65	S3.0	STRUCTURAL - FRAMING CONNECTION DETAILS
66	S3.1	STRUCTURAL - FRAMING DETAILS
67	S3.2	STRUCTURAL - PARTITION CONNECTION DETAILS
68	S3.3	STRUCTURAL - ELEVATOR DETAILS

CIVIL DRAWINGS UNDER SEPARATE SET.



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DATE: □AY, 2015

□ENERAL CONTRACTOR:

PLATINUM SELF-STORAGE
1□34 F□□. 551
FATE, TX 751□□
P□ONE: (4□□)□71□-0451
CONTACT: S□AWN VALK

OWNER:

PLATINUM SELF-STORAGE
CONTACT: S□AWN
P□□: (4□□) 222-15□7

BUILDIN□ CODE DATA:

200□ INTERNATIONAL BUILDIN□ CODE
200□ INTERNATIONAL □EC□ANICAL CODE
200□ INTERNATIONAL PLU□BIN□ CODE
200□ INTERNATIONAL ENER□Y CONSERVATION CODE
200□ INTERNATIONAL FUEL CODE
200□ NATIONAL ELECTRICAL CODE
2012 TEXAS ACCESSIBILITY STANDARDS

CONSULTANTS:

DESI□N □ ARC□ITECTURAL
JL BUILDING SYSTEMS, LLC.
& PAUL DEELEY, ARCH.
CONTACT: JOSE LABASTIDA
4700 KE□BLE ST.
FORT WORT□, TX 7□103
P□ONE: □17□534-□57□

STRUCTURAL
BLAKE WILSON ENGINEERING, PLLC
BLAKE WILSON, PE
□37 W. □URST BLVD.
□URST, TX 7□053
P□ONE: □17□2□□-2345

□EP
MEP GREEN DESIGNS, PLLC
DUN□ DUC VU, P.E.
14047 EL CA□INO REAL, STE. 211
□OUSTON, TX 7705□
P□ONE: □17□534-□57□

JL
BUILDING SYSTEMS, LLC
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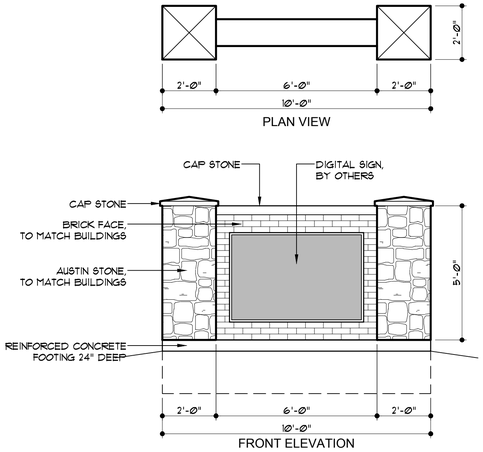
WWW.JLBUILDSYS.COM



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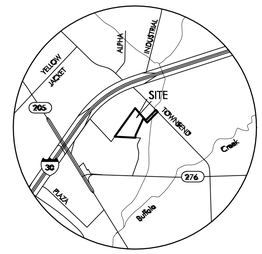
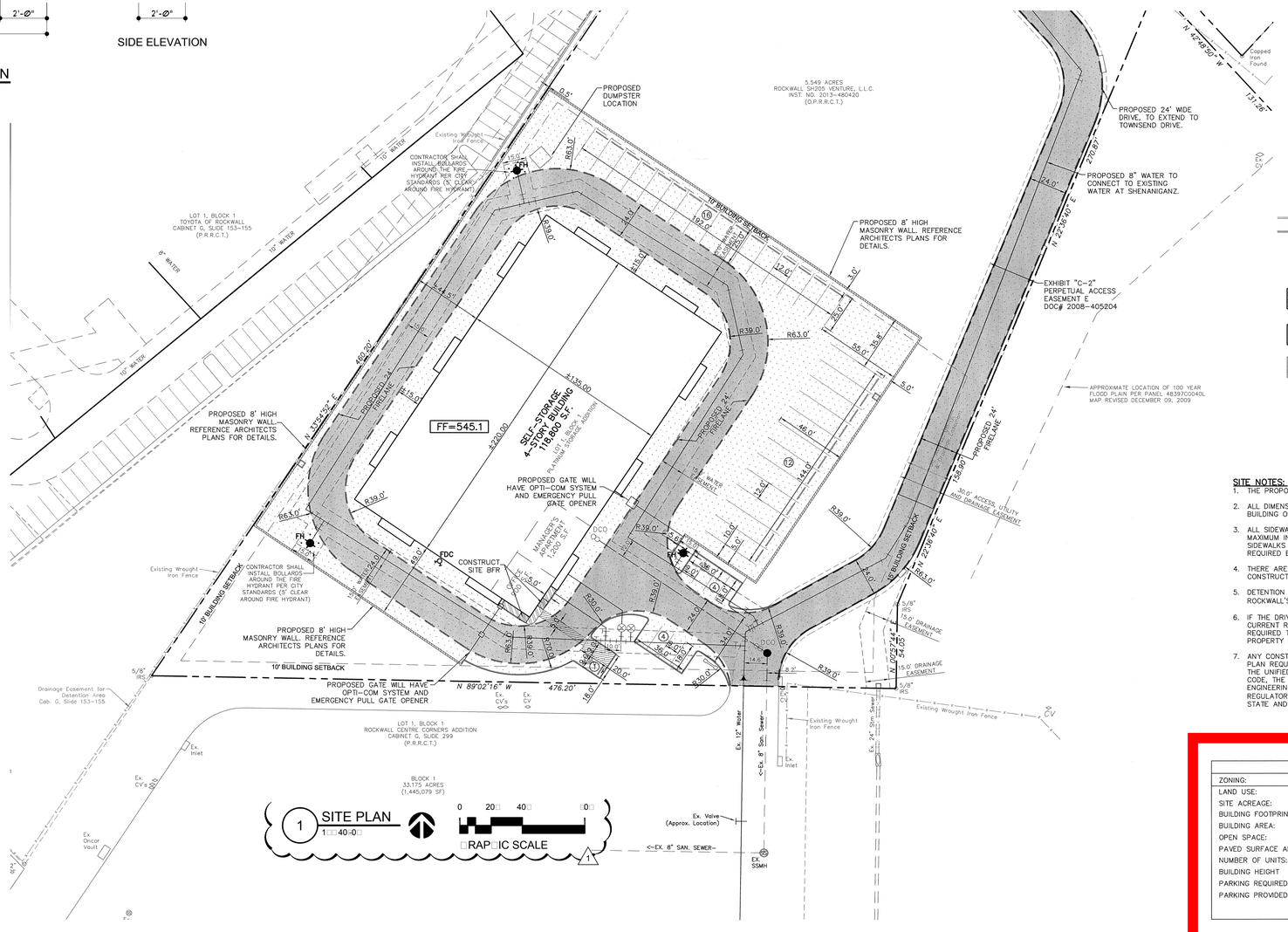


0 VICINITY □AP
NOT TO SCALE



LEGEND

- ——— – EXISTING CURB
- ——— – PROPOSED CURB
- BFR – PROPOSED BARRIER FREE RAMP
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 3000 PSI CONCRETE WITH NO. 3 BARS AT 24" CENTERS EACH WAY (MIN. 5.5 SACK MIX).
- 3600 PSI CONCRETE WITH NO. 3 BARS AT 24" CENTERS EACH WAY (MIN 6.5 SACK MIX).
- – PROPOSED FIRE LANE

SITE NOTES:

1. THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
5. DETENTION WILL BE PROVIDED AS REQUIRED, PER THE CITY OF ROCKWALL'S ENGINEERING DEPARTMENT.
6. IF THE DRIVEWAY AT TOWNSEND DRIVE DOES NOT MEET THE CITY'S CURRENT REQUIREMENTS FOR FIRE LANE, THE APPLICANT WILL BE REQUIRED TO UPGRADE THE DRIVEWAY TO ENSURE THE SUBJECT PROPERTY HAS PROPER FIRE PROTECTION.
7. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2009 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.

SITE DATA TABLE FOR LOT 1	
ZONING:	SUP NO.: S-121
LAND USE:	SELF STORAGE
SITE ACREAGE:	2.857 ACRES (124,468 SQ FT)
BUILDING FOOTPRINT:	30,700 SQUARE FEET
BUILDING AREA:	122,800 SQUARE FEET
OPEN SPACE:	43,254/124,468 : 34%
PAVED SURFACE AREA:	50,513/124,468 : 40%
NUMBER OF UNITS:	579
BUILDING HEIGHT	4 STORIES (50' 00" HEIGHT)
PARKING REQUIRED:	MINIMUM 2 PARKING SPACES
PARKING PROVIDED:	28 RV/BOAT PARKING SPACES 9-9'x18' PARKING SPACES (1 HANDICAPPED INCLUDED)

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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

ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
FAX: 214-235-0546

OWNER:
RON VAUK
1834 S.FM 551
FATE, TEXAS 75189

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ENGINEER
STATE OF TEXAS
8-14-15

4700KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

FLOOR PLAN
1ST. LEVEL

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.0

50 units around perimeter

14 units

9 units

11 units

9 units

20 units

9 units

11 units

8 units

141 units total

1 FLOOR PLAN - FIRST LEVEL
1/□□□ 1'-0□

KNOX BOXES:

AT FRONT OF THE BUILDING AND AT THE FIRE RISER ROOM ENTRANCE SHALL INCLUDE A GRAND MASTER KEY, FIRE ALARM KEYS, AND ANY OTHER SPECIAL KEYS.

ELEVATOR KEY BOXES:

1. THE KEY BOX SHALL BE COMPATIBLE WITH AN EXISTING RAPID ENTRY KEY BOX SYSTEM IN USE IN THE JURISDICTION AND APPROVED BY THE FIRE CODE OFFICIAL.
2. THE FRONT COVER SHALL BE PERMANENTLY LABELED WITH THE WORDS "FIRE DEPARTMENT USE ONLY - ELEVATOR KEYS".
3. THE KEY BOX SHALL BE MOUNTED AT EACH ELEVATOR BANK AT THE LOBBY NEAREST TO THE LOWEST LEVEL OF FIRE DEPT. ACCESS.
4. THE KEY BOX SHALL BE MOUNTED 5'-6" ABOVE THE FINISH FLOOR ON THE RIGHT SIDE OF THE ELEVATOR BANK.
5. CONTENTS OF THE KEY BOX ARE LIMITED TO FIRE SERVICE ELEVATOR KEYS.
6. ADDITIONAL KEY BOXES SHALL BE PROVIDED FOR EACH INDIVIDUAL ELEVATOR OR ELEVATOR BANK SEPARATED BY MORE THAN 30 FEET.

NO.	REVISION
1	07-24-2015
2	0□-14-2015

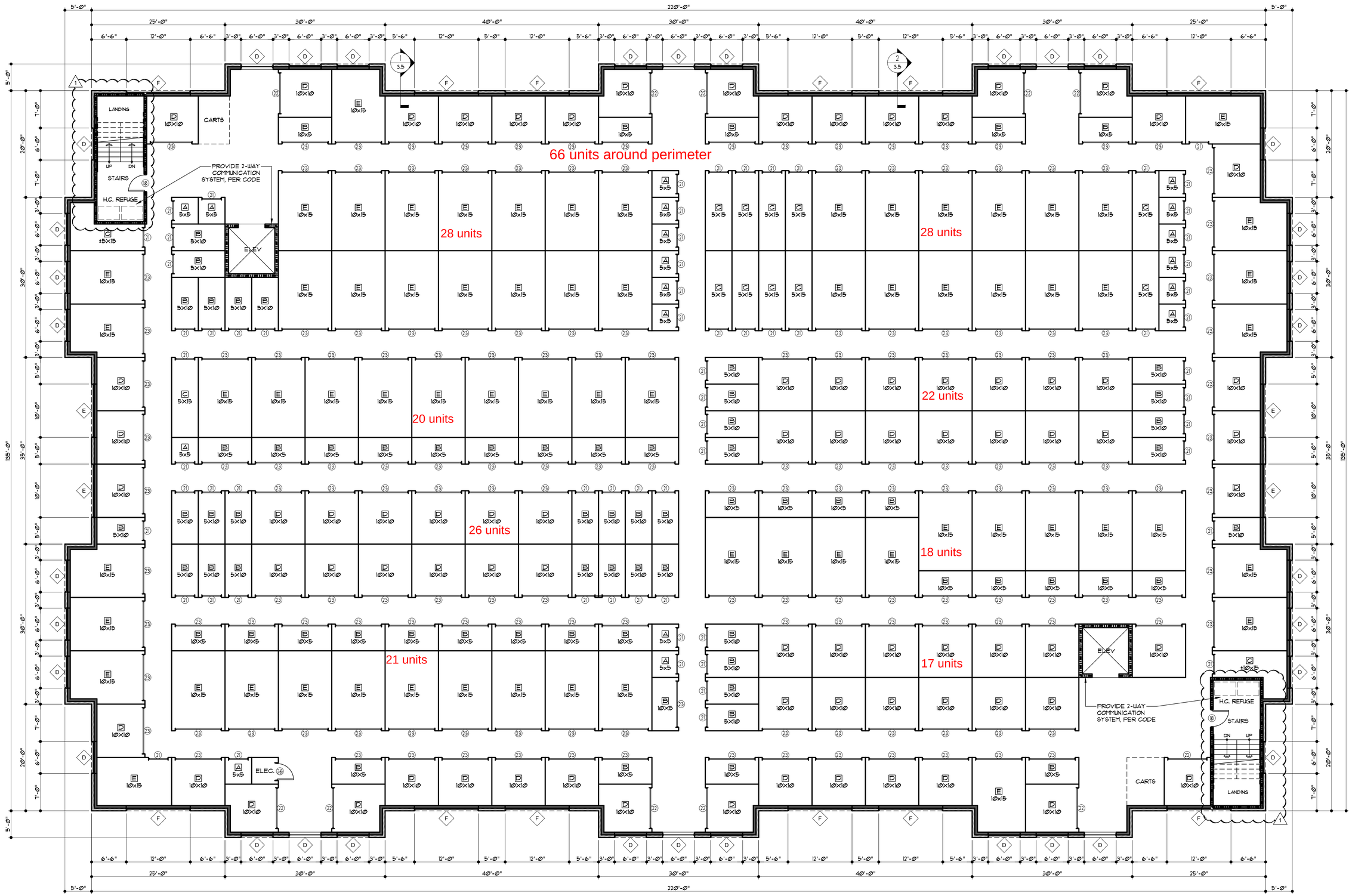
PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KOWLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

FLOOR PLAN
1ST. LEVEL

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.1



1 FLOOR PLAN - SECOND LEVEL
1/8" = 1'-0"

NO.	REVISION
1	07-24-2015
2	08-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KWELL ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

FLOOR PLAN
2ND. LEVEL

Date	04-15-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.2

64 units around perimeter

27 units

28 units

20 units

22 units

26 units

18 units

21 units

17 units

241 units total

1 FLOOR PLAN - THIRD LEVEL
1/16" = 1'-0"

NO.	REVISION
1	07-24-2015
2	08-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750[illegible]7

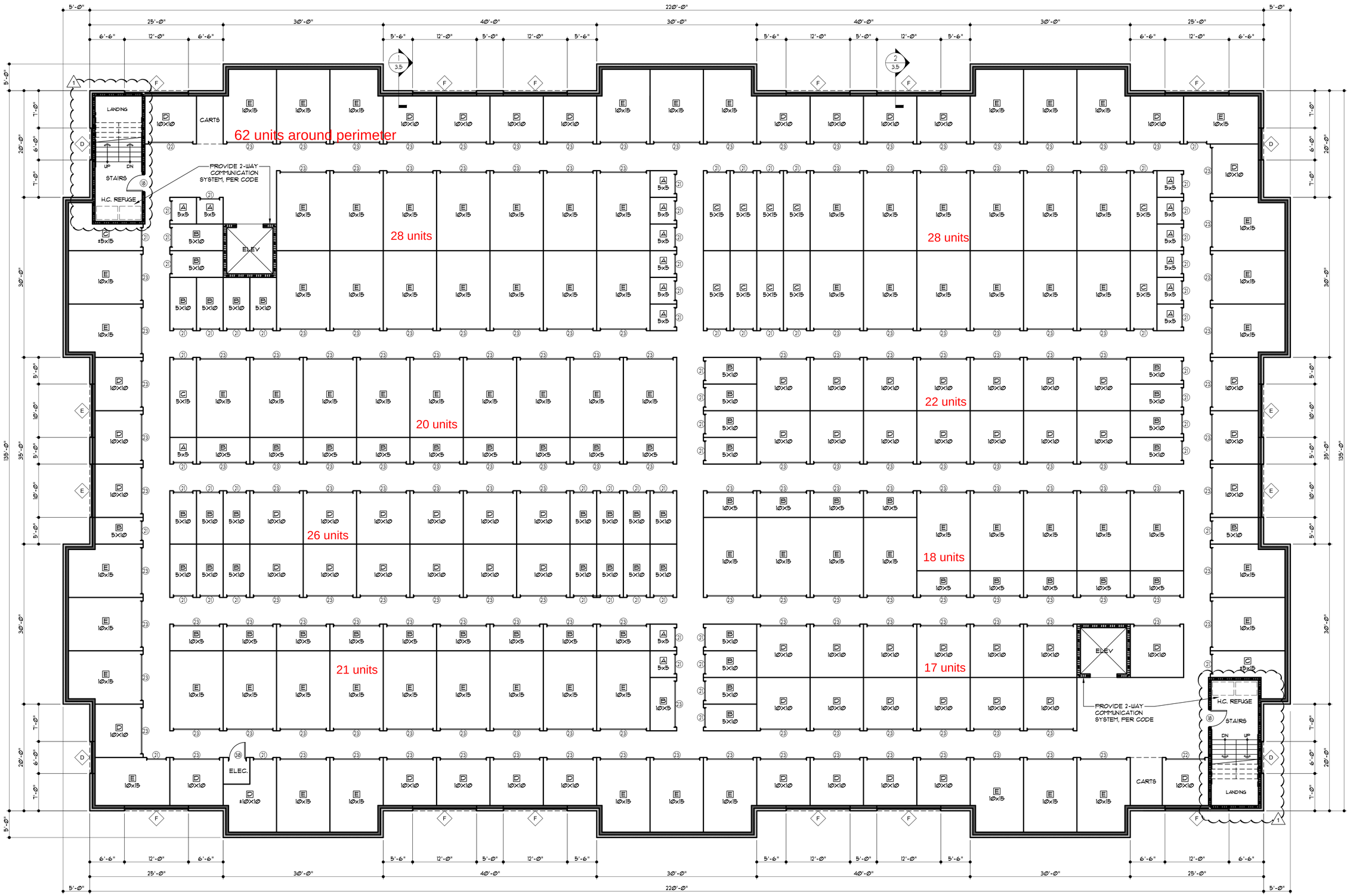
REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

FLOOR PLAN
3RD. LEVEL

Date	04-1[illegible]-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.3



242 units total

1 FLOOR PLAN - FOURT□ LEVEL
1□□□1-0□

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KWELL ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

FLOOR PLAN
4T□. LEVEL

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.4

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/16/2014

APPLICANT: Maxwell Fisher; *Masterplan Consulting*

AGENDA ITEM: **Z2014-012**; Platinum Self-Storage (SUP)

SUMMARY:

Hold a public hearing to discuss and consider a request by Masterplan Consulting, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

PURPOSE OF REQUEST:

According to the *Permissible Use Charts* located in Article 4, *Permissible Uses*, of the Unified Development Code (UDC) a mini-warehouse facility requires a Specific Use Permit (SUP) within a Commercial (C) District. In conformance with this requirement the applicant, *Masterplan Consulting*, submitted an application on April 18, 2014 requesting an SUP on a 2.857-acre portion of a larger 5.549-acre tract of vacant land zoned Commercial (C) District. The subject property is located behind Shenaniganz Entertainment Center and Toyota of Rockwall, and is south of the intersection of IH-30 and T. L. Townsend Drive.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property is the remainder of the 5.549-acre tract of land (*i.e. 2.692-acre tract of land*) followed by a three (3) acre tract of land containing a City of Rockwall water storage facility, Shenaniganz Entertainment Center (*five [5] acres*), and Toyota of Rockwall (*11.26-acres*). Both Shenaniganz and Toyota of Rockwall are zoned Light Industrial (LI) District and the remainder of the properties are zoned Commercial (C) District.

South: Directly south of the subject property is a 20.29-acre parcel of land, zoned Commercial (C) District, and developed with a Costco Wholesale Center. Beyond this use is SH-276.

East: Directly east of the subject property is a tributary of Buffalo Creek containing several acres of 100-year floodplain and a conservation and drainage easement. East of this is the Townsend Village Subdivision, which contains 77 residential lots on 27.689-acres of land and is zoned Planned Development District 10 (PD-10).

West: Directly west of the subject property is the remainder of the Toyota of Rockwall property, which is zoned Light Industrial (LI) District. Beyond this is Interstate Highway 30 (IH-30).

CHARACTERISTICS OF REQUEST:

The applicant has submitted a conceptual site plan, building elevations and landscape plans detailing the anticipated layout of the proposed mini-warehouse facility. According to the conceptual site plan the proposed facility will be composed of one (1) building with a capacity of 579 storage units and be situated on a 2.857-acre tract of land. The subject property is located between three (3) large developments (*i.e. CostCo Wholesale Center, Shenaniganz and Toyota of Rockwall*) along the northern and western property lines and adjacent to floodplain containing dense vegetation protected by a conservation easement along the eastern property line. The site is visibly shielded from all public rights-of-way and will not have frontage on to a public street. The site is accessible by two cross access easements that [1] extend from T. L. Townsend Drive on to the City of Rockwall's water storage facility's' property and [2] from SH-276 onto CostCo Wholesale Center's property. If this Specific Use Permit (SUP) request is approved the applicant will be required to connect the two (2) cross access easements as generally shown on the concept site plan. Additionally, if approved the City Council will in effect be granting a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District standards (*§4.5.C.2, Article V, UDC*) [*see Conditions of Approval*].

The facility being proposed by the applicant will have the appearance of a four (4) story office building and will not have any units facing to the exterior of the building. The facility will be gated and further screened by a six (6) foot masonry fence that will completely enclose the proposed building, parking areas and outside storage areas. As stated above visibility of the site is impaired by adjacent development and floodplain with dense vegetation. Additionally, the building itself will be situated on a lower grade than the adjacent development, and all parking and outside storage areas will be further screened by the proposed masonry wall and adjacent landscaping. *The applicant is preparing a line of site study and will be taking pictures of the property from a sky-crane to address the concerns the Planning and Zoning Commission raised in the work session meeting on April 27, 2014.*

Section 2.1.10 of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) details the specific land use requirements for a *Mini-Warehouse Facility*. The following is a summary of the applicant's proposal and its compliance to these land use requirements:

Code Requirement	*Proposed Plan*	*Compliance*
The maximum site area shall not exceed five (5) acres.	2.857-Acres	In Compliance
The maximum number of storage units shall not exceed 125 units per acre.	A maximum of 579 units is permitted by the SUP Ordinance.	*Not In Conformance*
The maximum height shall not exceed one (1) story.	The building is constructed to emulate an office building and is not comparable to the standard mini-warehouse design. The design is permitted by the SUP Ordinance.	*Not In Conformance*
The minimum number of parking spaces required is two (2). Parking requirement is three (3) spaces plus one (1) per 100 units.	Nine (9) parking spaces are and nine (9) 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 Costco or the City's Water Storage Facility.	In Conformance
Overhead doors shall not face adjacent streets.	The buildings is 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 will incorporate brick and stone.	In Conformance

The front, side and rear building setback areas shall incorporate clustered landscaping.	The Concept Landscape Plan provided shows clustered landscaping along the front and sides of the facility; however, due to the visibility of the subject property the proposed facility is incompliance with the intent of this requirement.	Landscaping Plan (Site Plan); Concept Landscape Plan (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 as well as an eight (8) foot masonry face 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 building is constructed to emulate an office building and will incorporate a parapet wall and flat roof to achieve this look. The design is permitted by the SUP Ordinance.	*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.	Single Residential Unit (1,200 SF)	In Conformance
Outside Storage shall be prohibited.	The site will include limited outside storage of boats, recreation vehicles, vehicles and/or similar motor/self-propelled vehicles.	*Not In Conformance*

It is important to note that the requirements contained within Section 2.1.10 of the UDC (listed above) were prepared with the intent of regulating campus style facilities that incorporate several buildings, generally being one (1) story in height, and that have storage units that are accessible from the exterior of the building. The facility being proposed by the applicant is more comparable or similar to an office or retail building. As a result the proposed building is not in compliance with several of the standards that are intended to regulate a typical mini-warehouse building. Specifically, the structure exceeds one (1) story in height and incorporates a flat roof with a parapet (more typical of an office or commercial development) as opposed to a pitched roof, which is required by the code. In addition, the applicant is requesting to incorporate outside storage on the grounds that the site has limited visibility from adjacent properties and a six (6) foot masonry fence will be incorporated surrounding the site and parking areas. Finally, the applicant is requesting a maximum of 579 units, which represents 207 units per acre as opposed to the permitted 125 units per acre. If approved the SUP ordinance will limit the number of units to a maximum of 579 units. With the exception of these items, the applicant's proposal meets all the requirements stipulated by the UDC.

In order to insure that the plan, submitted by the applicant, for the Specific Use Permit will conform to the future site plan submittal, staff has incorporated both the conceptual site plan and building elevations into the SUP ordinance, as well as, the operational conditions listed in the *Recommendations* section below.

NOTIFICATION:

On May 2, 2014, staff mailed 21 notices to property owners within 200 feet of the subject property. Additionally, staff posted a sign adjacent to the closest roadway (i.e. Townsend Drive) as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received one (1) notification in favor of the applicant's request.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request for a Specific Use Permit (SUP) for a *Mini-Warehouse Facility* on the subject property then staff would recommend the following conditions of approval:

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

    a) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [*Ordinance No. 04*-38] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.

    b) All construction and operations on this property shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.

    c) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in *Exhibit 'C'* of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.

    d) The maximum number of storage units provided shall not exceed 579 units for the facility.

    e) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.

    f) The height of the building shall not exceed four (4) stories or 60-feet in total height.

    g) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A' and shall be screened from adjacent properties using a minimum of an eight (8) foot masonry fence. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

    j) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.

    k) All light poles shall be limited to a maximum height of 20-feet and all light fixture proposed for the site shall comply with the requirements of Article VII, *Environmental Performance*, of the Unified Development Code.

2) In conformance with the requirements of Section 2.2 of Article XI, *Zoning-Related Applications*, of the UDC the applicant shall be required to submit a site plan prior to the issuance of a building permit;

3) Unless specifically addressed within this case memo the site plan, landscape plan, building elevations and photometric plan shall comply with the land use requirements for the *Mini-Warehouse* land use stipulated by Section 2.1.10, *Wholesale, Distribution and Storage*, of Article IV, *Permissible Uses*, of the UDC;

4) Prior to the issuance of a building permit the applicant will be required to certify that the driveway existing on the City's water storage facility property will meet current city standard for fire lane. If the driveway does not meet the City's current requirements for fire lane the applicant will be required to upgrade the driveway to ensure the subject property has proper fire protection;

5) A final plat shall be required for the subject property prior to the issuance of a building permit. Additionally, through the approval of the Specific Use Permit a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District shall be considered to be approved for the purpose of platting the property;

6) The applicant shall submit a revised legal description and address all Planning, Engineering and Fire comments prior to the approval of the Specific Use Permit (SUP);

7) The City Council reserves the right to review this SUP request [*Case No. Z2014-012*] one (1) year after the approval and adoption of the SUP ordinance; and

8) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the 2009 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 June 10, 2014 the Planning and Zoning Commission made a motion to approve the applicant's request for a Specific Use Permit (SUP) for a mini-warehouse facility per staff's recommendations with the caveat that all outside storage of boats, recreational vehicles and/or motor vehicles be limited to eight (8) feet in total height. The motion passed by a vote of 6-0, with Commissioner Minth absent.

Masterplan

Explanation of Request

South and east of IH30, south and west of Townsend Road

Site:

The 2.8-acre SUP site is part of an undeveloped 5.5-acre parcel located north of Costco and southeast of the Toyota dealership. The site is removed from public rights-of-way; and as such, it has limited visibility and circuitous access, making retail development infeasible. The site also sits lower than the properties to the north so this grade differential and the existing building infrastructure further limit view from nearby public rights-of-way. Access to the site would be provided via access easements across the Costco site and across the property northeast to Townsend Road.

Specific Use Permit:

The request is for approval of a specific use permit to construct a 4-story, 118,800-square foot mini-warehouse. The facility would include a 1,200-square foot caretaker's quarters as well as a 900-square foot office. Nearly all the units would be accessed from interior corridors.

Although this is a storage facility, the exterior elevations will include complimentary masonry materials along with glazing akin to an office development. It will look and feel like an office without the office traffic. The elevations also include wall and roof articulation for additional visual appeal.

This would be an upscale facility offering a temperature controlled wine cellar, safety deposit boxes for jewelry and other valuable items, and a small ancillary component of boat and RV storage. Although the site is removed from public streets and its visibility is limited, there would be a minimum 8-foot tall masonry screen wall surrounding the entire perimeter. Robust landscaping is planned around the perimeter to enhance site aesthetics from adjacent properties, in compliance with city landscaping standards.

Exceptions:

The proposal includes waiver of the storage unit density parameter of 125 units per acre. This facility would include up to 579 units on 2.8 acres, yielding a density of 207 units per acre. In order for this type of facility to have the visibility necessary to be successful, it must be 4 stories tall and have a density that supports, and is commensurate with the invested infrastructure. If the entire 5.5 acres were developed with a conventional one-story storage facility, it could yield up to 687 storage units.

Likewise, the proposal also includes an exception to the one-story building height parameter for mini-warehouses. We believe the one-story height parameter is intended to regulate the height of conventional storage facilities with exterior accessed units. The additional height is required to accommodate this particular style of storage facility that relies on visibility from the highway. Furthermore, this type of storage facility, as opposed to a conventional one, would be superior from a visual standpoint. Other factors that mitigate the height of the building include the aforementioned grade differential as well as its shear distance to major streets.

We request an exception of the pitched roof requirement. We believe this requirement is geared toward a conventional one-story facility whereas a flat roof with parapet better suits the taller, office looking facility. Likewise, a pitched roof would be better suited in a traditional residential setting.

The proposal also includes an ancillary component of outside RV/boat storage limited to the area shown on the preliminary site plan. There is demand for storage of recreational vehicles. The convenient location will allow those in the community a convenient storage option, which deters homeowners from storing recreational vehicles illegally at home or on the street in conventional neighborhoods where they can have functional and aesthetic impacts.

We see this as a great site to allow limited RV/boat storage. View of the storage area would be obstructed by the building, the 8-foot perimeter walls and the site's distance and grade differential from its surroundings. It gives another storage option with no little to any impact on the area.

A vote was taken and the motion passed 6-0.

III. DISCUSSION ITEMS

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Kristi Mase spoke on behalf of the ARB. Board member Mase stated that the Board reviewed SP2014-006, a site plan for Peak Pedi – a medical office building. The Board recommended that the applicant add a header and seal to detail the front windows as well as extend the roof eaves on either side in order to meet the horizontal articulation standards.

3. Z2014-010
Hold a public hearing to discuss and consider a request by the Fenton Motor Group, LLC, on behalf of the LaFon Family, for the revocation of SUP No. 111 [Ordinance No. 13-36], which grants a Specific Use Permit (SUP) for a new car dealership on a 1.06-acre tract of land identified as Tract 12 of the John Lockhart Survey, Abstract No. 134 and a 10.51-acre parcel of land identified as Lot 1, Block A of the Lafon Addition, being a total 11.568-acres, zoned Commercial (C) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located east of John King Boulevard and south of IH-30, and take any action necessary.

Chairman Renfro indicated that case # Z2014-010 has been withdrawn by the applicant.

4. Z2014-011
Hold a public hearing to discuss and consider a request by Dewayne Cain, on behalf of the Cain Family Revocable Trust, for the approval of a zoning change from a Single Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential-Office (RO) District uses and to amend the boundaries of Planned Development District 53 (PD-53) [Ordinance No. 02-33] for a 0.651-acre parcel of land identified as Lot 3, Block A, Lee Rhoades Subdivision, City of Rockwall, Rockwall County, Texas, addressed as 1002 Ridge Road, and take any action necessary.

Sanford described the location of the property and briefly discussed the case.

Commissioner Minth expressed concern about access drives to the property. Williams indicated that the property already has access off of Ridge Road.

Dewayne Cain
Rockwall, Texas

Mr. Cain explained that he is requesting to extend the zoning for PD-53 to his property. He also wants to improve the look of the property.

Commissioner Nielsen expressed concerned about traffic in this area. Mr. Cain explained that PD-53 allows for office use. Sanford stated that some limited retail uses are permitted within a Residential-Office District, but many of those uses would require a Specific Use Permit.

5. Z2014-012
Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

Gonzales described the request to the Commission.

Commissioner McCutcheon clarified the access to the property. Gonzales explained the access to the property.

Commissioner Nielsen asked about a nearby neighborhood. Discussion took place regarding screening and other development in the area.

Dallas Cothran
900 Jackson St
Dallas, Texas

Mr. Cothran explained the request.

Commissioner Nielsen expressed concern regarding the proposed facility being 4-stories. Discussion took place regarding signage for the development.

Commissioner Jackson asked if the facility will rent U-haul type trucks and trailers. Mr. Cothran stated that they will not rent those types of trucks. Commissioner Jackson clarified that the screening wall is a masonry wall. Mr. Cothran confirmed that it is a masonry wall. Commissioner Jackson also asked for the height of several surrounding properties. She also wanted to know if it is important to the developer to permit the storage of vehicles, RVs, and boats. Mr. Cothran expressed that he thinks it is important, but they would likely require that the vehicles be operable.

Commissioner Minth asked for a visual from all sides of the building in order for the Commission to visualize the business from the different sides. Commissioner Minth stated that she is concerned with signage in the windows of the building.

6. Z2014-013
   Hold a public hearing to discuss and consider a request by Dean Cathey, on behalf of ASCDT Investments, LLC, for the approval of a zoning change from a Zero Lot Line (ZL-5) District to a Planned Development District for single-family attached uses for a 1.25-acre subdivision of land identified as Lots 4, 5, 6 & 7 of the Integrity Addition Phase 2, City of Rockwall, Rockwall County, Texas, addressed as 617, 619, 621 & 623 Boydstun Avenue, and take any action necessary.

Gonzales explained the zoning request.

7. SP2014-006
   Discuss and consider a request by Peak Pedi, LLC for the approval of a site plan for a medical office on a one (1) acre tract of land identified at Tract 1-2 of the J. M. Allen Survey, Abstract 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276) District, located on the north side of SH-276 west of Innovation Drive, and take any action necessary.

Sanford discussed the case and described the location of the property.

8. SP2014-007
   Discuss and consider a request by Stephen Seitz Architects, Inc., on behalf of the owner of the property, for the approval of a site plan for a professional office building on a 0.75-acre tract of land identified as Lot E, Block 117 & Lot D, Block 117 of B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the northeast corner of the intersection of SH-205 [S. Goliad Street] and St. Mary's Street, and take any action necessary.

Sanford briefed the Commission on the case.

Commissioner Nielsen asked the purpose behind disallowing stucco within the first 8 feet above grade. Gonzales stated it is an aesthetic issue.

Steve Seitz
22231 Ridge Road
Rockwall, Texas

parking requirements stipulated in Article VI, Parking and Loading Standards, of the Unified Development Code [Ordinance 04-38],

5) A six (6) foot, wood fence constructed to a residential standard is required adjacent to all single family residential adjacencies (i.e. the northern and western property lines) for the purpose of screening the parking area,

6) Prior to the Subject Property being utilized for any use other than a single family residential dwelling a site plan must be submitted, reviewed and approved by the Director of Planning or his designee, and

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

Chairman Renfro opened the public hearing at 6:06pm.

Dewayne Cain
305 Stonebridge
Rockwall, Texas

Mr. Cain indicated his desire to rezone his property in order to keep it consistent with the adjacent properties and so that he can remove the existing structure and replace it with a new structure.

Commissioner Nielsen expressed his concern with the drive off of Ridge Road and asked about future tenants at the property. Mr. Cain stated that at this time his does not know the future tenants. Mr. Cain stated that the only entrance can be going south on Ridge Road. He hopes to gain an exit onto Summit Ridge. Miller indicated that this issue would be addressed during the site plan process.

Additional discussion took place regarding access off of Ridge Road.

As no one else wished to speak on this item, Chairman Renfro closed the public hearing at 6:10pm.

Commissioner Jackson made a motion to approve Z2014-011, a request by Dewayne Cain, on behalf of the Cain Family Revocable Trust, for the approval of a zoning change from a Single Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential-Office (RO) District uses and to amend the boundaries of Planned Development District 53 (PD-53) [Ordinance No. 02-33] for a 0.651-acre parcel of land identified as Lot 3, Block A, Lee Rhoades Subdivision, City of Rockwall, Rockwall County, Texas, addressed as 1002 Ridge Road, with staff recommendations.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion passed 7-0.

2. Z2014-012
Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

Miller stated that the applicant has requested to postpone the public hearing to the May 27th Planning & Zoning meeting. No action was taken on the item.

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 27, 2014
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Vice-Chairman John McCutcheon at 6:00 p.m. with the following members present: Wendi Conley, Connie Jackson, Jonathan Lyons, and Matthew Nielsen. Craig Renfro and Kristen Minth were not present.

The following staff members from the Planning Department were present: Robert LaCroix, Ryan Miller, David Gonzales, and JoDee Sanford. Additionally, Engineering Department staff members, Tim Tumulty, Amy Williams, and Kathleen Moreno, were in attendance.

II. CONSENT AGENDA

1. Approval of Minutes for the April 8, 2014 Planning and Zoning Commission meeting.

2. P2014-012
   Discuss and consider a request by Terrence Rowe of Double T. Ventures, LLC for the approval of a replat for Lot 1, Block A, Double T. Ventures Addition being one (1) lot currently identified as a portion of Lot 24, Amick Addition, zoned Planned Development District 50 (PD-50), located at 807 N. Goliad Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Commissioner Jackson made a motion to approve the consent agenda.

Commissioner Nielsen seconded the motion.

A vote was take and the motion passed by a vote of 5-0.

III. PUBLIC HEARING ITEMS

3. Z2014-012
   Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary. [Request to Postpone to the June 10, 2014 Planning and Zoning Commission Meeting]

Vice-Chairman McCutcheon announced that the applicant has requested to postpone the public hearing until the June 10, 2014 meeting. No other action was taken.

IV. ACTION ITEMS

4. Appointment with Dick Skorburg of the Skorburg Company to consider a request to submit a new zoning application for Planned Development District 74 (PD-74) in accordance with Section 8.3, Council Approval or Denial, of Article II, Authority and Administrative Procedures, of the Unified Development Code, and take any action necessary.

On April 21, 2014, the City Council denied a request to amend Planned Development District 74 (PD-74) [Case No. Z2014-007], and since the request was denied without an indication of prejudice the action was considered to be a denial with prejudice (§8.3.B, Article II). This motion restricts

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 10, 2014
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Craig Renfro at 6:00 p.m. with the following members present: Wendi Conley, Connie Jackson, Jonathan Lyons, John McCutcheon and Matthew Nielsen. Kristen Minth was not present.

The following staff members from the Planning Department were present: Robert LaCroix, Ryan Miller, David Gonzales, and JoDee Sanford. Additionally, Engineering Department staff members, Tim Tumulty, Amy Williams, and Kathleen Moreno, were in attendance.

II. CONSENT AGENDA ITEMS

1. Approval of Minutes for the April 29, 2014 Planning and Zoning Commission meeting.

Commissioner Jackson made a motion to approve the minutes.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion passed 5-0, with Commissioner Lyons abstaining.

2. Approval of Minutes for the May 13, 2014 Planning and Zoning Commission meeting.

Commissioner Jackson made a motion to approve the minutes.

Commissioner Lyons seconded the motion.

A vote was taken and the motion passed 6-0.

3. Approval of Minutes for the May 27, 2014 Planning and Zoning Commission meeting.

Commissioner Lyons made a motion to approve the minutes.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion passed 5-0, with Chairman Renfro abstaining.

III. PUBLIC HEARING ITEMS

4. Z2014-012
Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

Miller stated that according to the Permissible Use Charts located in Article 4, Permissible Uses, of the Unified Development Code (UDC) a mini-warehouse facility requires a Specific Use Permit (SUP) within a Commercial (C) District. In conformance with this requirement the applicant, Masterplan Consulting, submitted an application on April 18, 2014 requesting an SUP on a 2.857-acre portion of a larger 5.549-acre tract of vacant land zoned Commercial (C) District. The subject

property is located behind Shenaniganz Entertainment Center and Toyota of Rockwall, and is south of the intersection of IH-30 and T. L. Townsend Drive.

The applicant has submitted a conceptual site plan, building elevations and landscape plans detailing the anticipated layout of the proposed mini-warehouse facility. According to the conceptual site plan the proposed facility will be composed of one (1) building with a capacity of 579 storage units and be situated on a 2.857-acre tract of land. The subject property is located between three (3) large developments (i.e. CostCo Wholesale Center, Shenaniganz and Toyota of Rockwall) along the northern and western property lines and adjacent to floodplain containing dense vegetation protected by a conservation easement along the eastern property line. The site is visibly shielded from all public rights-of-way and will not have frontage on to a public street. The site is accessible by two cross access easements that [1] extend from T. L. Townsend Drive onto the City of Rockwall's water storage facility property and [2] from SH-276 onto CostCo Wholesale Center's property. If this Specific Use Permit (SUP) request is approved the applicant will be required to connect the two (2) cross access easements as generally shown on the concept site plan. Additionally, if approved the City Council will in effect be granting a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District standards (§4.5.C.2, Article V, UDC).

The facility being proposed by the applicant will have the appearance of a four (4) story office building and will not have any units facing to the exterior of the building. The facility will be gated and further screened by a six (6) foot masonry fence that will completely enclose the proposed building, parking areas and outside storage areas. As stated above visibility of the site is impaired by adjacent development and floodplain with dense vegetation. Additionally, the building itself will be situated on a lower grade than the adjacent development, and all parking and outside storage areas will be further screened by the proposed masonry wall and adjacent landscaping. The applicant is preparing a line of site study and will be taking pictures of the property from a sky-crane to address the concerns the Planning and Zoning Commission raised in the work session meeting on April 27, 2014.

Section 2.1.10 of Article IV, Permissible Uses, of the Unified Development Code (UDC) details the specific land use requirements for a Mini-Warehouse Facility.

It is important to note that the requirements contained within Section 2.1.10 of the UDC (listed above) were prepared with the intent of regulating campus style facilities that incorporate several buildings, generally being one (1) story in height, and that have storage units that are accessible from the exterior of the building. The facility being proposed by the applicant is more comparable or similar to an office or retail building. As a result the proposed building is not in compliance with several of the standards that are intended to regulate a typical mini-warehouse building. Specifically, the structure exceeds one (1) story in height and incorporates a flat roof with a parapet (more typical of an office or commercial development) as opposed to a pitched roof, which is required by the code. In addition, the applicant is requesting to incorporate outside storage on the grounds that the site has limited visibility from adjacent properties and a six (6) foot masonry fence will be incorporated surrounding the site and parking areas. Finally, the applicant is requesting a maximum of 579 units, which represents 207 units per acre as opposed to the permitted 125 units per acre. If approved the SUP ordinance will limit the number of units to a maximum of 579 units. With the exception of these items, the applicant's proposal meets all the requirements stipulated by the UDC.

In order to insure that the plan, submitted by the applicant, for the Specific Use Permit will conform to the future site plan submittal, staff has incorporated both the conceptual site plan and building elevations into the SUP ordinance, as well as, the operational conditions listed in the Recommendations section.

On May 2, 2014, staff mailed 21 notices to property owners within 200 feet of the subject property. Additionally, staff posted a sign adjacent to the closest roadway (i.e. Townsend Drive) as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff had received one (1) notification in favor of the applicant's request.

If the Planning & Zoning Commission and City Council choose to approve the applicant's request for a Specific Use Permit (SUP) for a Mini-Warehouse Facility on the subject property then staff would recommend the following conditions of approval:

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

a) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [Ordinance No. 04-38] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.
b) All construction and operations on this property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance.
c) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in Exhibit 'C' of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.
d) The maximum number of storage units provided shall not exceed 579 units for the facility.
e) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.
f) The height of the building shall not exceed four (4) stories or 60-feet in total height.
g) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A' and shall be screened from adjacent properties using a minimum of an eight (8) foot masonry fence. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.
h) Businesses shall not be allowed to operate within individual storage units.
i) The commercial operation of rental trucks and trailers shall be prohibited.
j) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.
k) All light poles shall be limited to a maximum height of 20-feet and all light fixture proposed for the site shall comply with the requirements of Article VII, Environmental Performance, of the Unified Development Code.

2) In conformance with the requirements of Section 2.2 of Article XI, Zoning-Related Applications, of the UDC the applicant shall be required to submit a site plan prior to the issuance of a building permit;

3) Unless specifically addressed within this case memo the site plan, landscape plan, building elevations and photometric plan shall comply with the land use requirements for the Mini-Warehouse land use stipulated by Section 2.1.10, Wholesale, Distribution and Storage, of Article IV, Permissible Uses, of the UDC;

4) Prior to the issuance of a building permit the applicant will be required to certify that the driveway existing on the City's water storage facility property will meet current city standard for fire lane. If the driveway does not meet the City's current requirements for fire lane the applicant will be required to upgrade the driveway to ensure the subject property has proper fire protection;

5) A final plat shall be required for the subject property prior to the issuance of a building permit. Additionally, through the approval of the Specific Use Permit a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District shall be considered to be approved for the purpose of platting the property;

6) The City Council reserves the right to review this SUP request [Case No. Z2014-012] one (1) year after the approval and adoption of the SUP ordinance; and

7) Any construction or building necessary to complete this request must conform to the requirements set forth bythe UDC, the 2009 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.

Commissioner Nielsen stated that typically outside storage is generally not allowed with mini-warehouse facilities regardless of the size of the development.

Chairman Renfro opened the public hearing at 6:10pm.

Dallas Cothran
900 Jackson Street
Dallas, Texas

Mr. Cothran gave a brief presentation over the proposed development. He stated that this is a difficult site to develop which makes it a good site for this type of development. Additionally, the project is a significant investment.

Commissioner Nielsen stated that he appreciated the applicant's presentation. He additionally stated his concern with the outside storage even with the masonry wall. He is also concerned with lit signage for the facility. Mr. Cothran stated that they are allowed a monument sign, so the signage on the building facing the interstate is critical. He explained that the outside storage is appropriate for this particular development through the SUP process, because this is large site and the storage is at the back of the property adjacent to Toyota's property.

Additional discussion took place regarding the outside storage.

Commissioner Lyons asked if the facility will have roof-top units. Mr. Cothran stated that they will have roof-top units that will be screen with a parapet. Miller explained that any roof-top equipment would be required to be screened from view.

Commissioner McCutcheon asked for clarification on the parking for the facility. Mr. Cothran pointed out the parking for the facility.

As no one else wished to speak on this item, Chairman Renfro closed the public hearing at 6:32pm.

Commissioner Nielsen stated that he is still concerned with the outside storage for the facility even with the masonry wall many vehicles will be taller than the wall. He additionally expressed concern with the lack of a pitched roof.

Commissioner Nielsen made a motion to approve Z2014-012, a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, with staff recommendations and without the outside storage component.

Commissioner Jackson expressed that there may be other storage facilities in the area that are storing vehicles without approval. She also would rather have people store items in these types of facilities rather than keeping them in neighborhoods.

LaCroix explained that outside storage of vehicles larger than the masonry wall could be disallowed if the Commission would prefer.

Commissioner Nielsen does not believe that this will not deter those individuals that choose to store vehicles illegally.

General discussion took place regarding the outside storage component of the SUP.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion failed 1-5, with Conley, Jackson, Lyons, Renfro, and McCutcheon against.

Commissioner Jackson made a motion to approve Z2014-012, a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, with staff recommendations and limiting outside storage to property that is 8 feet or less in height.

Commissioner Lyons seconded the vote.

A vote was taken and the motion passed 6-0.

5. Z2014-015
   Hold a public hearing to discuss and consider a request by Dennis D. Alsup for the approval of a Specific Use Permit (SUP) for an accessory building that does not conform to the size requirements as specified by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code for a property in a Single-Family 10 (SF-10) District on a 0.74-acre parcel of land identified as a portion of Block 4, Garner Addition, zoned Single-Family 10 (SF-10) District, situated within the North Goliad Overlay (NGC OV) District, located at 921 Alamo Road, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Chairman Renfro announced that this case has been postponed until the June 24, 2014 meeting.

6. Z2014-016
   Hold a public hearing to discuss and consider a request by Scott W. Blackwood for the approval of a zoning change from Agricultural (AG) District to a Planned Development District for limited commercial/retail land uses on a 12.493-acre tract of land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, located west of the intersection of SH-205 [S. Goliad Street] and S. FM-549, and take any action necessary.

Miller explained that on January 21, 2014, the subject property was annexed under *Case No. A2013-001* (*Ordinance No. 14-04*) and issued an Agricultural (AG) District zoning designation. The intent of the applicant's request is to change the zoning designation of the subject property from an Agricultural (AG) District to a Planned Development District for limited commercial/retail land uses to facilitate the sale of the property. According to a letter provided by the owner of the property the reason the Planned Development District is being requested is to limit the potential uses and provide transition between the commercial property to the north and the residential property to the south. Currently, the 12.493-acre tract of land is being utilized for residential land uses and has an existing single family home situated on it.

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

North: **Directly north of the subject property is a 7.32-acre tract of land zoned Commercial (C) District that has a residential structure being utilized as an office building. To the northeast of the subject property is a residential home situated on a 6.0-acre tract of land. Beyond these uses are S. Goliad Street [*SH-205*] and S. FM-549.**

South: **Directly south of the subject property is a residential home situated on a 12.5-acre tract of land. Beyond this is a 134.33-acre tract of vacant land that is a portion of a larger 254.082-acre tract of land. Both properties are zoned Agricultural (AG) District.**

East: **Directly east of the subject property is remainder of the 134.33-acre tract of vacant land that is a portion of a larger 254.082-acre tract of land zoned Agricultural (AG) District. Beyond this property is S. Goliad Street [*SH-205*].**

West: **Directly west of the subject property is S. FM-549 followed by the Oaks of Buffalo Way, which is a 109.57-acre development containing 58 single-family homes that are zoned Single Family Estate 1.5 (SFE-1.5) District.**

IX. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Mr. Craig Renfro, Chairman of the Planning & Zoning Commission, came forth and briefed the council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. The council took no action related to this agenda item.

2. Appointment with Michael Turner to discuss and consider proposed changes to the city's Recreational Vehicle (RV) ordinance regulations, and take any action necessary.

Michael Turner
925 Mont Cascades
Rockwall, TX 75087

Mr. Turner came forth and explained that he has concerns related to the city's ordinance regulating parking of boats in neighborhoods for loading and unloading purposes. He explained that he would like some clarity in the ordinance regulations related to the definition of "loading and unloading." He explained that he feels harassed by neighbors who constantly call the city to complain about his boat or utility trailer being parked for "loading and unloading" in front of his home. After brief comments, the council took no action related to this agenda item.

X. PUBLIC HEARING ITEMS

1. **Z2014-012** - Hold a public hearing to discuss and consider approval of an **ordinance** for a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary. **(1st Reading)**

Planning Director Robert LaCroix provided background information related to this item, indicating notices were mailed out to twenty-one adjacent property owners located within two hundred feet of the property with one notice being returned in favor. He explained the Planning & Zoning commission did recommend approval of this facility with the caveat that any and all storage would be limited to a maximum height of eight feet and would be fully screened behind the 8' masonry wall.

Mayor Sweet opened the public hearing and called the applicant forth.

Maxwell Fisher
Master Plan

Mr. Fisher came forth and provided a presentation to council, detailing the characteristics of this proposed mini-warehouse facility. He explained that the product his company builds is not like traditional storage facilities. Instead, the buildings look more like very nice office buildings. He showed renderings / drawings as well as pictures of facilities like this proposed one that have been built in other cities.

Councilmember White made a motion to approve Z2014-012. Councilmember Milder seconded the motion. Mayor Pro Tem Pruitt asked for clarification regarding if the motion does or does not include the stipulation of requiring an eight foot fence. Councilmember White amended his motion to clarify approval of the item, indicating a requirement that the applicant must install an 8' masonry fence in addition to planting Leland Cypress trees to screen anything above the 8' screening fence. Councilmember Milder seconded the amended motion.

Councilmember Daniels asked if the facility would have twenty-four hour access for renters. Mr. Fisher indicated that access will be from 6:00 a.m. until 9:00 p.m., but there will be 24/7 surveillance.

The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 14-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

The motion passed by a vote of 7 ayes to 0 nays.

2. **Z2014-015** - Hold a public hearing to discuss and consider approval of an **ordinance** for a request by Dennis D. Alsup for the approval of a Specific Use Permit (SUP) for an accessory building that does not conform to the size requirements as specified by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code for a property in a Single-Family 10 (SF-10) District on a 0.74-acre parcel of land identified as a portion of Block 4, Garner Addition, zoned Single-Family 10 (SF-10) District, situated within the North Goliad Overlay (NGC OV) District, located at 921 Alamo Road, City

Mayor Sweet read a proclamation into the record to recognize Soroptimist and their community outreach efforts.

IX. OPEN FORUM

Mayor Sweet explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time.

Ruth Peck – 108 Lakedale Drive, Rockwall, Texas
Ms. Peck came forth to discuss Rockwall Music Fest for Labor Day and introduce Michael Manley as the new conductor. She thanked the Council for their continued support.

X. CONSENT AGENDA

1. Consider approval of the minutes from the June 12-14 annual city council retreat, and take any action necessary.

2. Consider approval of the minutes from the June 16, 2014 regular city council meeting, and take any action necessary.

3. Consider authorizing the City Manager to engage Fox, Byrd & Company P.C. as the firm to conduct the City's audit for the fiscal year ending September 30, 2014 and take any action necessary.

4. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 38. Subdivisions to create a new Article, Article V. related to grading, excavation, earthwork and erosion control for developments, and taking any action necessary. **(1st reading)**

5. Consider approval of Change Order No. 1 to City Contract CIP2013-004, Central Water and Sewer Improvements with Barson Utilities, Inc. in the amount of $107,766.25 for additional pavement repairs and related appurtenances with funding from 2008 revenue bonds and take any action necessary.

6. Consider approval of a resolution allowing a temporary partial closure of northbound shoulder of SH 205 from the YMCA facility to Memorial Drive to facilitate the Dirty Rocks Triathlon on Sunday, July 20, 2014 from 7:00 AM to 12:00 PM, and take any action necessary.

7. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 22. Miscellaneous Offenses, Article II. Offenses Regarding Minors, Division 5. Sex Offender Residency to modify provisions specifying victims' age, to add a section regarding notice to residents of registered sex offenders, and take any action necessary. **(1st reading)**

8. **P2014-007** - Consider a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing for the approval of a replat of Lots 1-10, Block A, The Cabanas at Chandler's Landing, City of Rockwall, Rockwall County, Texas, for a 1.13-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, zoned Planned Development District 8

(PD-8) for multi-family or condominium uses as established in Ordinance 73-48 & 84-04, generally located south of Yacht Club Drive and west of Harbor View Drive, and take any action necessary.

9. **P2014-013** - Consider a request by Tommy Pulliam of Pulliam Construction Management Inc. on behalf of Rayburn Electric Cooperation, Inc. for the approval of a final plat for Lots 1-3, Block A, Rayburn Country Addition being 11.407-acres of land situated in the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District and Agricultural (AG) District, located on the south side of Sids Road west of S. Goliad Street [SH-205], and take any action necessary.

10. **P2014-014** - Consider a request by Rich Houston on behalf of R. Fifty Green Homes, LLC for the approval of a final plat for Lots 1-6, Block A, Solar Village Addition, containing six (6) single family lots on a 2.055-acre tract of land situated within the Rueben Ballard Survey, Abstract No. 29, Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, located directly west of the intersection of Williams Street (SH-66) and Caruth Lane, and take any action necessary.

11. Consider approval of the bid award for the FM 3097 Utility Relocation Project contract to War Horse Enterprises, Inc. in the amount of $135,872.72 to be funded from 2008 revenue bonds, and take any action necessary.

12. **Z2014-012** - Consider approval of an **ordinance** for a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary. **(2nd Reading)**

13. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 12, Article III, Section 12 to add Sections 12-66 to 12-68, regulating peddler activities to occupants of vehicles on public roadways in the city and solicitation in public areas, and take any action necessary. **(1st reading)**

14. Consider approval of an **ordinance** (re)establishing prohibition regarding temporary habitation in a public place in Chapter 22. Miscellaneous Offenses, Article I. In General, Section 22-4, and take any action necessary. **(1st reading)**

Mayor Pro Tem Pruitt pulled items #4, #5 and #13.

Councilmember Lewis made a motion to approve the remaining Consent Agenda items. Councilmember White seconded the motion. The ordinances for #7, #12 and #14 were read as follows:

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 14-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE OF ORDINANCES IN CHAPTER 22. MISCELLANEOUS OFFENSES, ARTICLE II. OFFENSES REGARDING MINORS, DIVISION 5. SEX OFFENDER RESIDENCY, SECTIONS 22-136 AND 22-137 TO MODIFY PROVISIONS SPECIFYING VICTIMS AGE; ADDING A SECTION REGARDING NOTICE TO RESIDENTS OF REGISTERED SEX OFFENDERS; PROVIDING FOR SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 14-___
SPECIFIC USE PERMIT NO. S-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 14-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ESTABLISHING A PROHIBITION REGARDING TEMPORARY HABITATION IN PUBLIC PLACES IN CHAPTER 22. MISCELLANEOUS OFFENSES. ARTICLE I. IN GENERAL, SECTION 22-4; PROVIDING FOR SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

After the ordinances were read, the motion passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Pruitt made a motion to approve Consent Agenda Item #4 contingent upon the proposed ordinance not having an effect on homeowners as it pertains to their yards. Councilmember White seconded the motion, which passed unanimously of council (7 ayes to 0 nays).

Mayor Pro Tem Pruitt pulled item #5 to ask further questions regarding the width of the extension and the delay in repairs. City Engineer Tim Tumulty gave brief history and explanation of the project. Mayor Pro Tem Pruitt made a motion to approve Consent Agenda Item #5. Councilmember Daniels seconded the motion, which passed unanimously of council (7 ayes to 0 nays).

Mayor Pro Tem Pruitt made a motion to approve Consent Agenda Item #13 contingent upon the language of previsions only as it relates to people in private parking lots.

Masterplan

Explanation of Request

South and east of IH30, south and west of Townsend Road

Site:

The 2.857-acre SUP site, located north of Costco and southeast of the Toyota dealership, is developed with a 4-story, 119,000-square foot climate controlled self storage facility operated by Cube Smart. The facility also includes 29 outside vehicle storage spaces for lease.

Specific Use Permit:

The City of Rockwall adopted Specific Use Permit 121 (S-121, Ordinance 14-25) on July 7, 2014, authorizing development of the 4-story 118,800-square foot self storage facility. The City of Rockwall issued the building permit in August of 2015 and after construction and inspection, a certified of occupancy in September of 2016. The property is in the process of undergoing a change of ownership. During review of site development data, a few discrepancies were found between S-121, the permitted building plans, and the actual facility. The request is to modify the SUP to align with actual development to address non-conformities that present real estate or transactional issues. The items requested to be addressed include:

Maximum storage unit count: The concept plan exhibit tied to S-121 cites a maximum storage unit count of 579 units. A total of 579 units is also referenced on the site plan carried forward and included in the approved building plans; however, the floor plans in the same approved building plan set shows 827 units. The facility was constructed with over 800 units initially, but the number of interior units has been decreased to 778 currently. This flexibility is needed to adapt and meet customer needs of certain unit sizes. The change in sizes impacts the total number of units.

The “579” figure was inadvertently placed on the site plan and conveyed as part of the SUP application materials. As such, the total count of 579 units cited as part of the SUP application was an oversight and underrepresented the total number of units planned for a facility of this type and size. Self-storage facilities that are multi-story, and predominately climate-controlled generally have a disproportionate number of smaller units of 5’ x 5’ or 5’ x 10’ as opposed to a greater number of larger units found with one-story conventional facilities with drive up access. The subject facility’s mixture caters to domestic needs where smaller units accommodate a limited amount of stored goods that customers can comfortably transport in an elevator to an upper story. Platinum Storage, the developer and currently a minority owner of the facility, always intended to accommodate 800 or more total storage units depending on the fluctuating sub-market demand from customers. The floor plans submitted as part of the building plans supports this intent. Furthermore, there are several multi-story self storage facilities

in DFW that have unit counts between 700 to 1,000 units or more. The chart at the bottom of the next section provides a few examples of comparable facilities.

Maximum unit density: The City of Rockwall, unlike most municipalities, limits the unit density of self storage facilities with a cap of 125 units per acre. S-121 allowing a maximum of 579 units on 2.857 acres, yields a density of 202 units per acre. The approved building plans allowing 827 units, yields a density of 289 units per acre. The proposal of 794 units would yield a density of 278 units per acre. As may be recalled, the property is buried behind and at a lower elevation than adjacent retail buildings. Thus, for this type of facility to have the visibility necessary to be successful, it had to be constructed at four stories in height, and a density that supports and that is commensurate with the invested infrastructure. The maximum density in the development code of only 125 storage units per acre would merely accommodate the first generational one story non-climate controlled facilities. It is common for three- and four-story self storage facilities to yield densities around 200 units per acre or more. The City of Rockwall's density parameter would never accommodate a modern multi story class A climate controlled facility unless the land for which it sits coincidentally were large enough to minimize the density. The number of units and density of this facility is not uncommon. Here are some of the many modern class A facilities in DFW that have comparable characteristics of scale and high density:

FACILITY	ADDRESS	CITY	FLOOR AREA	NO. OF UNITS	DENSITY UNITS/PER ACRE
Storage 365	3400 Post Oak Boulevard	Fort Worth	151,000	966	241
CubeSmart	6831 W. Northwest Highway	Dallas	80,000	528	704
Storage 365	3940 Plano Parkway	Plano	119,600	885	640
Storage 365	2696 Burney Road	Arlington	152,400	1,059	185
Storage 365	Abrams	Richardson	149,000	1,041	400
Public Storage	2104 Hedgcoxe	Plano	103,000	805	206

Maximum floor area: The concept plan exhibit tied to S-121 cites a maximum floor area of 118,800 square feet. The approved building plans cite a maximum floor area of 124,480 square feet. The most recent survey of the property reflects a building floor area of 119,000 square feet. The proposed SUP amendment would modify the maximum floor area to align with the approved building plans from 118,800 to 119,000 square feet. The discrepancy in total floor area is minor and inconsequential particularly considering the scale of the development and the lack of occupancy and intensity of a self storage development. The difference in floor area is imperceptible and poses no harm or detriment to the health, safety and welfare.

Parking compliance: The off-street parking requirement is based on the number of storage units. The City of Rockwall requires a base of three parking spaces and one parking space for each 100 storage units. The SUP amendment would include adjusting the required parking from nine to 11 to align with the adjustment to the total number of storage units. There are currently nine parking spaces on-site.

The enclosed updated Concept Plan reflects striping two additional parallel spaces on existing concrete near the office to provide a total of 11 spaces to satisfy the parking requirement. Self storage facilities generate minimal traffic of 2 to 4 visitors per hour. Moreover, most visitors are customers who would park in an unloading/loading area adjacent to the building as opposed to a conventional parking space. Conventional parking spaces are typically used by one employee, the occasional prospective customer visiting the office, or an occasional service or delivery truck. As such, most of the 11 parking spaces (or currently nine spaces) go underutilized. Nonetheless, the proposal includes adjusting the supply to comply with the city's parking requirements.

Outside vehicle storage spaces: SUP-121 grants 28 outside vehicle storage spaces for recreational vehicles, boats, and other large vehicles. There is capacity for one additional storage space at the far northern corner near the dumpster. The request includes authorization to allow the one additional storage space for a total of 29 outside vehicle spaces. The entire vehicle storage area is completely enclosed and screened from adjacent properties. The one additional space has no impact to adjacent properties. Below is a summary of the discrepancies in chart form:

DEVELOPMENT STANDARD	SPECIFIC USE PERMIT (SF)	APPROVED BUILDING PLANS/CO	ACTUAL	PROPOSED
Floor area	118,800	124,480	119,000	119,000
Total units	579	827	778	794
Unit density	203	289	273	278
Parking required (3 + 1/100 units)	9	12	11	11
Outside vehicle spaces	28	28	29	29
Parking provided	9	9	9	11

Masterplan requests amendment of SUP - 121 to align the development site data in the Specific Use Permit ordinance with the permitted and actual development. The developer always intended to have approximately 800 units, not unlike many comparable facilities in DFW. We ask the city to approve the amendment to resolve these matters. The facility is the only one of its kind in the sub-market and it caters to customers who prefer to use a climate control facility in a retail area vs. a conventional one story drive up facility in an industrial area. The facility is at 89% capacity, indicating there is strong demand and no oversupply. The previously presented size and scale of the building is generally consistent with actual development. Also, the total number of units and density of self storage, as opposed to apartments or office, has minimal if any realized impact on the area given the very limited traffic generation and lack of consistent human occupancy of these facilities. The site accommodated one additional vehicle storage space at the north/northwest corner of the site.

November 4, 2020

Hon. Eric Chodun and Rockwall Planning and Zoning Commission
Rockwall City Hall
385 South Goliad
Rockwall, Texas 75087

Attn: Ryan Miller, AICP
rmiller@rockwall.com

RE: **Z2020-043, Approval of an amendment to an existing Specific Use Permit ("SUP")**

Dear Chairman Chodun and Planning and Zoning Commission,

Thank you for the opportunity to allow us to request a modification to the Specific Use Permit referenced above. As the representative from the current ownership group of the self-storage facility at 1245 TX-276, Rockwall, TX 75032 (the "Property"), which is currently managed by CubeSmart, I would like to both introduce myself and relay a few thoughts/concerns after having watched the October 27, 2020 meeting. Having watched that video, we understand the issues raised by P&Z and respectfully request your consideration for our request given the circumstances presented in this letter.

In January of 2017, our seven-person group of friends and family formed Wolverine Self-Storage Investments ("Wolverine"). We pooled our funds and purchased the Property, which included the self-storage facility, from the developer, this is the only property that we purchased. At the October 27, 2020 P&Z meeting, it did not seem that this important fact was made clear - that Wolverine is a separate entity from the previous owner – the developer. Wolverine was not involved in the original SUP zoning or the construction of the building.

Over the almost four years we have owned the Property, we have used CubeSmart as the professional manager and we have strived to serve the Rockwall community at the highest level, which includes keeping the property looking sharp, offering the highest level of customer service and trying to be a positive influence through interaction with the chamber of commerce along with other activities. We have brought occupancy from less than 10% to 89% and we have over 650 tenants. This is a world-class, four-story, climate-controlled, state of the art storage facility not to be confused with a typical drive up product. If you have never visited the facility, I welcome you to do so and I think you will be impressed.

Prior to closing on the January 2017 acquisition, Wolverine relied on several due diligence items to ensure the property was worthy of continued and prospective operations including the September 2016 Certificate of Occupancy issued by the City that indicated to us that the City approved construction and operation of the Property.

We regret that we were not made aware of the difference in unit count from the SUP in our purchase diligence and would have insisted that the unit count upon issuance of Certificate of Occupancy agree

with the SUP before the purchase had we known. We learned of the discrepancy for the first time just a few weeks ago and began the process to try and correct the problem.

As noted at the October 27th P&Z meeting, the Property had over 874 self-storage units at the time we purchased it, and over the past few years we have consolidated to 774 self-storage units – a reduction in excess of 100 units. The unit reduction is a result of our focused approach on providing the product mix that the community demands and when possible, we have combined smaller units into larger ones. At this juncture, we do not foresee any further unit combinations for two reasons: 1) the existing offering appears to match the community's need as we are 89% occupied and 2) further unit combinations become very challenging physically as the unit layout does not support such combination without substantial physical alteration (if possible) and capital investment.

I noted that the unit density was the primary topic that was discussed at the October 27th P&Z meeting. I want to stress that we have not experienced any issues with traffic or with the nine parking spaces throughout our ownership period. The nature of operation of a self-storage property is such that customer visits are generally infrequent and for very short periods of time. I have attached a summary of data from the gate security system below for the first week of September 2020 which identifies every customer that enters the property who all have 24-hour secure access. This data shows we average about 28 visits per day during the peak 12-hour period that means we have about 2.4 visits per hour. Thus, we are using less than 30% of the current parking spaces. Our customers on average are visiting the property just 1.3 times per month or about every 23 days. It is our view that there will be no negative public impact if you were to grant our request.

We are of course very concerned about the impacts of denying the current request such as the need to reduce the number of units currently being rented and the lost revenue to both the City and our ownership which we understand should not be issues placed on the P&Z. We hope, though, that our reliance on the Certificate of Occupancy when we bought the facility from the developer is taken into consideration with this application and our attempt to correct the discrepancies.

We recognize the City of Rockwall must make decisions that benefit the community and align with parameters that govern activities of all sorts and in no way does the Wolverine group wish to upset or negatively impact anyone. Please consider the unique circumstances of this scenario when contemplating our request. We regret that you are having to address this matter and sincerely apologize that we come to you asking for help.

I plan to attend the November 10th meeting and offer any assistance or additional information you require. Absent any unforeseen air travel issues, I look forward to meeting all of you. I appreciate that Ryan Miller offered to share this note with you on my behalf. If you have any questions in the interim or would like other information prepared for the meeting please let Ryan know or reach out to me directly if you wish.

Sincerely,

Benjamin Carr

Contact Information:

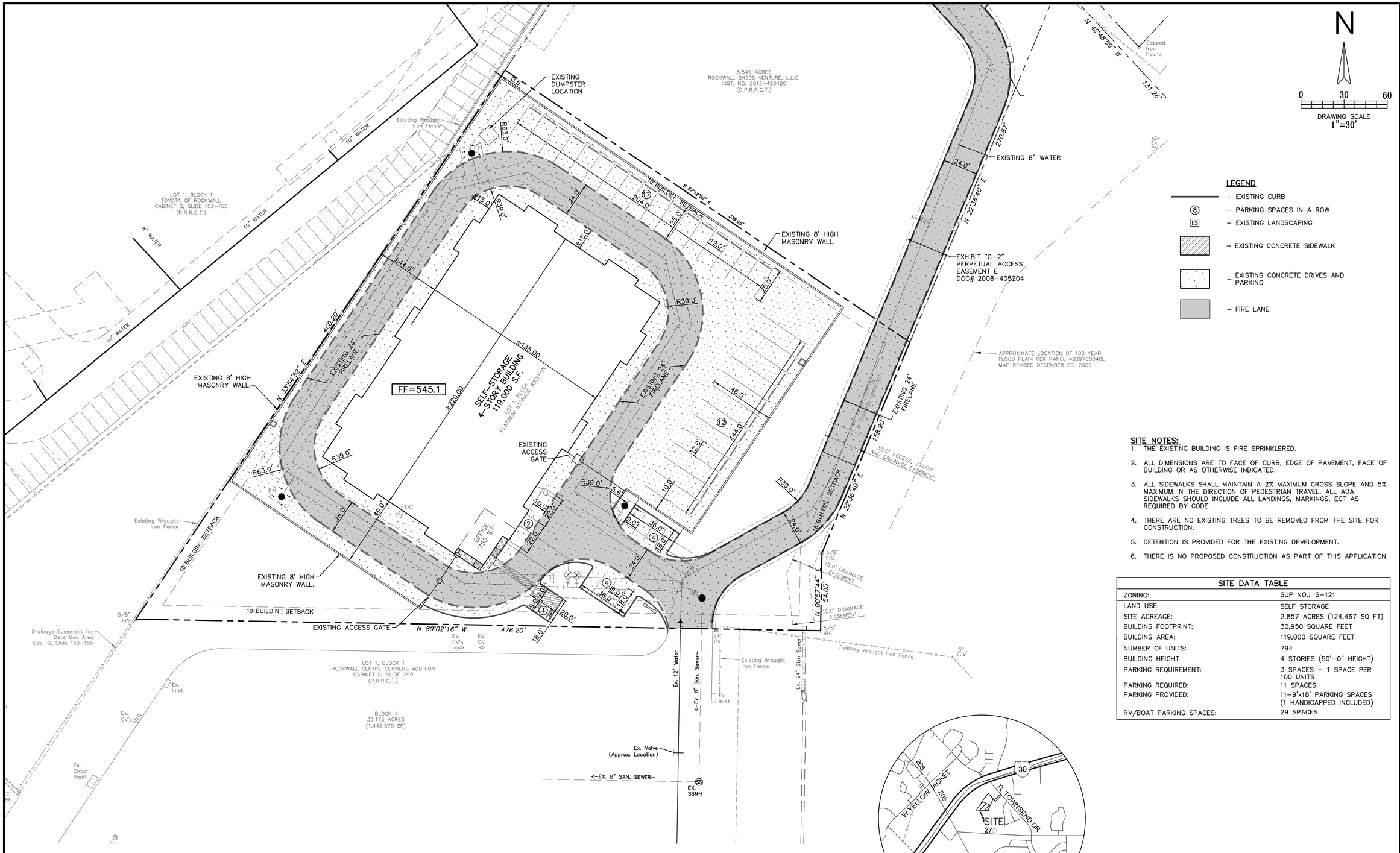
Benjamin.x.Carr@gmail.com

(215) 932-4198

Rockwall Customer Visits

Date	Day	Day count	12 hr day per hour
9/1/2020	Tuesday	25	2.08
9/2/2020	Wednesday	24	2.00
9/3/2020	Thursday	25	2.08
9/4/2020	Friday	34	2.83
9/5/2020	Saturday	32	2.67
9/6/2020	Sunday	22	1.83
9/7/2020	Monday	36	3.00

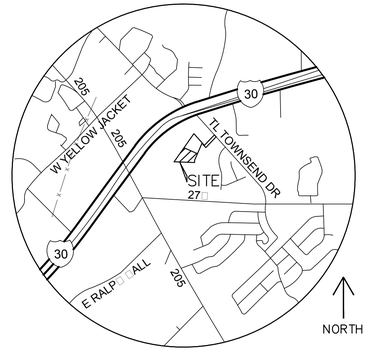
Actual Total for the Week	198
Average Per Day	28.3
# Of Visits Each 12 hours	2.4
Average Per Month	849
Current Customers Count	651
Visits Per Month	1.3
Days Between Visits	23



SITE NOTES:

1. THE EXISTING BUILDING IS FIRE SPRINKLERED.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
5. DETENTION IS PROVIDED FOR THE EXISTING DEVELOPMENT.
6. THERE IS NO PROPOSED CONSTRUCTION AS PART OF THIS APPLICATION.

SITE DATA TABLE	
ZONING:	SUP NO.: S-121
LAND USE:	SELF STORAGE
SITE ACREAGE:	2.857 ACRES (124,467 SQ FT)
BUILDING FOOTPRINT:	30,950 SQUARE FEET
BUILDING AREA:	119,000 SQUARE FEET
NUMBER OF UNITS:	794
BUILDING HEIGHT	4 STORIES (50'-0" HEIGHT)
PARKING REQUIREMENT:	3 SPACES + 1 SPACE PER 100 UNITS
PARKING REQUIRED:	11 SPACES
PARKING PROVIDED:	11-9'x18' PARKING SPACES (1 HANDICAPPED INCLUDED)
RV/BOAT PARKING SPACES:	29 SPACES



VICINITY MAP
NTS

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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written consent of Cumulus Design is prohibited.

ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
FAX: 214-235-0546

OWNER:
WOLVERINE SELF-STORAGE
INVESTMENTS-ROCKWALL EDP LLC
4057 VEGA LOOP
SHINGLE SPRINGS, CA 95682

Cumulus Design
Frisco, Texas 75034
2000 N. Dallas Parkway, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0317

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/21/20.

CONCEPT PLAN

SELF-STORAGE ON TOWNSEND DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLOT DATE	10/21/20
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	CP

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *EXISTING MINI-WAREHOUSE FACILITY* ON A 2.857-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP for the approval of a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* for the purpose of amending S-121 [*Ordinance No. 14-25*] to account for as-built conditions on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District], addressed as 1245 SH-276, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-25*; and,

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(J)(1), *Mini-Warehouse*, of Article 04, *Permissible Uses*, and the development standards

DRAFT ORDINANCE 2020

contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) All construction and operations on this property shall generally conform to the *Concept Plan* contained in *Exhibit 'B'* and the *Building Elevations* contained in *Exhibit 'C'* of this ordinance.

2) The maximum number of storage units permitted on the *subject property* shall be 794-units.

3) All transparent fences shall be wrought iron, and when necessary shall incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing is prohibited.

4) The height of the building shall not exceed four (4) stories or 60-feet in total height.

5) Outside storage shall be limited to the areas depicted on the *Concept Plan* in *Exhibit 'A'*, and shall be entirely screened by a row of evergreen trees (*i.e. Leyland Cypress*) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the *Concept Plan*. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

8) All signage shall be required to conform to the requirements stipulated by the Municipal Code of Ordinances. In addition, pole signage shall be prohibited on this site.

9) All poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

DRAFT ORDINANCE 11.10.2020

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 DECEMBER, 2020.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *November 16, 2020*

2nd Reading: *December 7, 2020*

DRAFT ORDINANCE 11.10.2020

Exhibit 'A'
Legal Description and Location Map

Address: *1245 SH-276*
Legal Description: *Lot 4, Block A, Platinum Storage Addition*

DRAFT

Exhibit 'A'
Legal Description and Location Map

BEING a 2.857-acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the *JOSEPTH CADLE SURVEY, ABST#65* and the *N.M. BALLARD SURVEY ABST. #48*, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in *Volume 4663, page 281* of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8-inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in *Cabinet G, Slide 299* of the *Plat Records* of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20-feet to a 5/8-inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in *Cabinet G, Slide 153-155* of the *Plat Records* of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05-feet to a 5/8-inch iron road to be set in the southwest line of said 65.96-acre tract of land being the southeast corner of a 2.692-acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692-acre tract of land and traveling through said 65.96-acre tract of land the following course and distances:

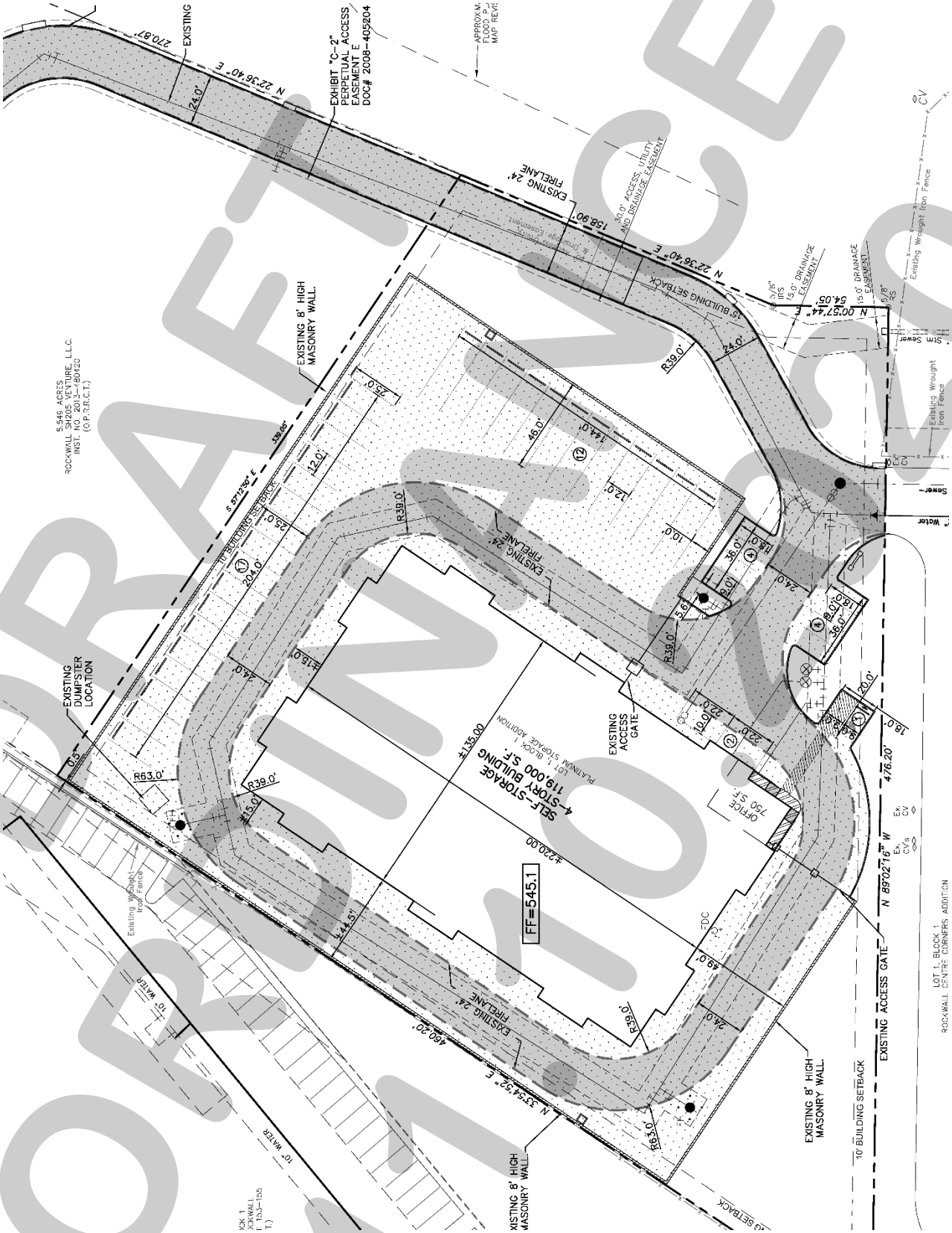
SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8-inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8-inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the *POINT OF BEGINNING*;

DRAFT ORDINANCE 11.10.2020

Exhibit 'B':
Concept Plan



DRAFT
NOT FOR EXECUTION

Exhibit 'C':
Building Elevations

DRAFT ORDINANCE 11.10.2020

CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	November 16, 2020
SUBJECT:	Z2020-043; *Specific Use Permit for an Existing Mini-Warehouse Facility*

On July 7, 2014, the City Council approved a Specific Use Permit (SUP) [*S-121; Ordinance No. 14-25*] allowing a 579-unit mini-warehouse facility on the subject property at 1245 SH-276. This approval allowed the facility to be completely enclosed and permitted the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles. Up to this point, outside storage in conjunction with a mini-warehouse had not been approved by the City Council. This approval also granted the applicant more units than what was permitted by the land use requirements for the mini-warehouse land use as stipulated by the Unified Development Code (UDC) [*i.e. the ordinance permits 125-units per acre and the applicant was granted 207-units per acre or 222-units more that what was permitted by the ordinances*]. Upon receiving approval of the Specific Use Permit (SUP), the applicant submitted a site plan (*SP2014-033*) in December 2014, which was approved by the Planning and Zoning Commission on January 13, 2015. A final plat (*P2015-013*) was approved by the City Council on May 4, 2015. A subsequent replat (*P2015-041*) was approved by the City Council -- *with a variance allowing the subject property to be established without lot frontage* -- on December 21, 2015. Finally, a building permit was applied for on May 22, 2015 and approved on August 19, 2015 (*BLD2015-0685*). The building itself was finaled on September 2, 2016 and a Certificate of Occupancy (CO) was issued on September 20, 2016 (*CO2016-0063*).

More recently, on October 6, 2020, staff received a phone call from the applicant -- *Maxwell Fisher, AICP of Masterplan* -- stating that the existing mini-warehouse facility was in the process of being conveyed to a new ownership group and a few discrepancies were found between what was approved by the City Council as part of the Specific Use Permit (SUP) [*S-121; Ordinance No. 14-25*] and what was actually constructed. Since these discrepancies were holding up the sale of the property, the applicant stated that he was going to submit a request to amend the Specific Use Permit (SUP) to account for what was actually built on the property. This application was made on October 8, 2020. As part of this submittal, the applicant submitted a letter of explanation outlining the following discrepancies:

(1) *Number of Units*. The approved Specific Use Permit (SUP) allowed a maximum of 579-units. The actual number of units constructed was 778-units. The applicant states in his letter that 827-units were approved as part of the building plans; however, after reviewing these plans and counting the individual units, staff has identified 872-units on plans despite the cover sheet calling out 579-units.

(2) *Unit Density*. The unit density permitted by the Unified Development Code (UDC) is 125-units per acre. The unit density permitted as part of the Specific Use Permit (SUP) was 203-units per acre. The unit density shown on the building plans was 305-units per acre. The actual unit density constructed was 272-units per acre or 278.85% greater than what is permitted by the Unified Development Code (UDC).

(3) *Parking*. The parking requirement for a mini-warehouse is a ratio that is driven by the number of units, and which is three (3) parking spaces plus one (1) parking space per 100-units. In this case, the number of parking spaces required under the 579-units on the Specific Use Permit (SUP) was nine (9). The number of parking spaces required based on the 778-units actually constructed was 11. The actual number of parking spaces constructed was nine (9) or two (2) spaces less than the requirement.

Staff has also identified the following additional discrepancies:

(1) *Floor Area*. The exhibit in the Specific Use Permit (SUP) showed a 118,800 SF building. The cover sheet of the building plans shows that same building at a building area of 122,800 SF. The actual building that was built is -- *estimated by the applicant* -- to be ~119,000 SF.

(2) *Outside Storage*. The Specific Use Permit (SUP) showed 16 RV/Boat parking spaces along the northeast property line and 12 along the southeast property line for a total of 28 RV/Boat parking spaces. Based on a 2020 aerial image (*see image below*), there appears to actually be 17 RV/Boat parking spaces along the northeast property line and 12 along the southeast property line for a total of 29 RV/Boat parking spaces.

IMAGE 1: 2020 AERIAL IMAGE (GOOGLE)

In addition, according to the applicant's letter: *The '579' figure was inadvertently placed on the site plan and conveyed as part of the SUP application materials. As such, the total count of 579 units cited as part of the SUP application was an oversight and underrepresented the total number of units planned for a facility of this type and size … Platinum Storage, the developer and currently a minority owner of the facility, always intended to accommodate 800 or more total storage units depending on the fluctuating sub-market demand for customers. The floor plans submitted as part of the building plans support this intent.*

Taking this statement into consideration, staff is obligated to point out that the applicant's request letter, the application for site plan, and all submitted exhibits for the Specific Use Permit (SUP), site plan and engineering plans all indicated that the project consisted of 579-units. Staff should also point out that the building permit coversheet -- *which is what is used for unit counts, square footages, and other site information* -- indicated 579-units. The only document that showed more units than the '*579*' figure was the actual construction plans behind the cover page; however, no other unit count on the plans exists beyond the provided cover page. For the Planning and Zoning Commission's reference staff has provided the following table that shows the units indicated with each submittal and the compliance to the requirements of the Unified Development Code (UDC):

TABLE 1: CONFORMANCE OR APPROVED PLANS AND ACTUAL CONSTRUCTION

UDC REQUIREMENT		APPROVED PLANS				BUILDING PLANS (ACTUAL PLANS)	CONSTRUCTED
		SPECIFIC USE PERMIT	SITE PLAN	ENGINEERING	BUILDING PLANS (COVER SHEET)		
SITE AREA	5-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES	2.857-ACRES
BUILDING AREA	N/A	118,800 SF	122,800 SF	122,800 SF	122,800 SF	120,900 SF	119,000 SF
MAXIMUM # OF UNITS	625 @ 5-ACRES	579-UNITS	579-UNITS	579-UNITS	579-UNITS	872-UNITS (1)	778-UNITS
MAX. UNIT DENSITY/ACRE	125 UNITS	203-U/AC	203-U/AC	203-U/AC	203-U/AC	305-U/AC	272-U/AC
MAXIMUM HEIGHT	1 STORY	4 STORIES	4 STORIES	4 STORIES	4 STORIES	4 STORIES	4 STORIES
PARKING REQUIREMENT	3+1/100-UNITS	9 SPACES	9 SPACES	9 SPACES	9 SPACES	9 SPACES (2)	9 SPACES (2)

EXTERIOR WALLS	BRICK	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)	BRICK, STONE AND STUCCO (3)
LANDSCAPING	CLUSTERED LANDSCAPING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING	CLUSTER LANDSCAING
ACCESS GATES	YES	YES	YES	YES	YES	YES	YES
SCREENING FENCE	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON	MASONRY AND WROUGHT IRON
MINIMUM ROOF PITCH	1:3	FLAT ROOF	FLAT ROOF	FLAT ROOF	FLAT ROOF	FLAT ROOF	FLAT ROOF
PAVING	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
MAX. LIGHTING HEIGHT	20-FEET	20-FEET	20-FEET	20-FEET	20-FEET	20-FEET	20-FEET
RESIDENTIAL UNIT	1,600 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	0 SF	0 SF
OUTSIDE STORAGE	PROHIBITED	28-SPACES	28-SPACES	28-SPACES	28-SPACES	28-SPACES	29-SPACES

NOTES:
BLACK: IN CONFORMANCE WITH THE UDC REQUIREMENTS
RED: REQUIREMENTS NOT CONFORMING TO THE UDC
HIGHLIGHTED OR HIGLIGHTED: CHANGES FROM APPROVED SPECIFIC USE PERMIT (SUP) AND ACTUAL CONSTRUCTION
(1): APPLICANT INDICATED 827 STAFF COUNTED 872-UNITS.
(2): BASED ON THE NUMBER OF UNITS CONSTRUCTED THE REQUIREMENT WOULD HAVE BEEN FOR 11 PARKING SPACES.
(3): MEETS OVERLAY DISTRICT BUT DOES NOT ADHERE TO THE LAND USE REQUIREMENTS.

The following is the same chart looking at just the discrepancies as they exist on the approved Specific Use Permit (SUP), the actual building that was constructed, and what is currently being requested by the applicant:

TABLE 2: APPROVED SUP, CONSTRUCTED BUILDING, AND PROPOSED REQUEST

REQUIREMENT	SPECIFIC USE PERMIT	CONSTRUCTED	REQUESTED
SITE AREA	2.857-ACRES	2.857-ACRES	2.857-ACRES
BUILDING AREA	118,800 SF	119,000 SF	119,000 SF
MAXIMUM # OF UNITS	579-UNITS	778-UNITS	794-UNITS
MAX. UNIT DENSITY/ACRE	203-U/AC	272-U/AC	278-U/AC
PARKING REQUIREMENT	9 SPACES	9 SPACES (1)	9 SPACES (2)
OUTSIDE STORAGE	28-SPACES	29-SPACES	29-SPACES (2)

NOTES:
BLACK: IN CONFORMANCE WITH THE UDC REQUIREMENTS
RED: REQUIREMENTS NOT CONFORMING TO THE UDC
HIGHLIGHTED OR HIGLIGHTED: CHANGES FROM APPROVED SPECIFIC USE PERMIT (SUP) AND ACTUAL CONSTRUCTION
(1): BASED ON THE NUMBER OF UNITS CONSTRUCTED THE REQUIREMENT WOULD HAVE BEEN FOR 12 PARKING SPACES.
(2): VARIANCE IS BEING REQUESTED

In summation, the applicant is requesting that the City Council approve a new Specific Use Permit (SUP) that will [*1*] increase the unit count from 579-units to 794-units, [*2*] increase the maximum unit density from 203-units/acre to 278-units/acre, [*3*] change the approved building square footage from 118,800 SF to 119,000 SF (*i.e. a new concept plan showing an as-built condition*), [*4*] grant a variance to the parking requirement allowing the site to be two (2) parking spaces deficient, and [*5*] increase the number of outside storage parking spaces from 28 to 29.

On October 17, 2020, staff mailed 23 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Meadow Creek Estates Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) response from the original developer (*and current minority owner*) of the project stating support for the proposed change.

On November 10, 2020, the Planning and Zoning Commission approved a motion to recommend denial of the applicant's request by a vote of 5-2, with Commissioners Chodun and Moeller dissenting. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC),

"(i)f such change [*zoning change or Specific Use Permit (SUP)*] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

Should the City Council have any questions staff will be available at the City Council meeting on *November 16, 2020*.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-043

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[ ] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[X] 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)
[ ] Variance Request ($100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	1245 Highway 276				
Subdivision	Platinum Storage Addition	Lot	4	Block	A
General Location	Southeast of IH30, southwest of TL Townsend Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial (C) District	Current Use	Self-Storage (Mini-warehouse)
Proposed Zoning	Commercial (C) District	Proposed Use	Self-Storage (Mini-warehouse)
Acreage	2.857	Lots [Current]	1
		Lots [Proposed]	1

[N/A] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner	Wolverine Self-Storage Investments-Rockwall EDP,LLC	[X] Applicant	Maxwell Fisher, AICP, Masterplan
Contact Person	Anthony Gould, General Partner/ Benjamin Carr, General Partner	Contact Person	Maxwell Fisher, AICP
Address	4057 Vega Loop	Address	2201 Main Street, Suite 1280
City, State & Zip	Shingle Springs, CA 95682	City, State & Zip	Dallas, TX 75201
Phone	530.409.8978	Phone	214.470.3972
E-Mail	gouldanthonyj@[redacted]gmail.com/ benjamin.x.carr@gmail.com	E-Mail	maxwell@masterplantexas.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Anthony J. Gould [*Owner*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ #242.86 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 7 *day of* October *, 20* 20 *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

Given under my hand and seal of office on this the 7 *day of* October *, 20* 20.

SEE ATTACHED NOTARY CERTIFICATE

Owner's Signature Anthony J. Gould

Notary Public in and for the State of CA

My Commission Expires 03/31/2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado)

On 10/07/2020 before me, Keenan T. Johnson, Notary Public
(insert name and title of the officer)

personally appeared Anthony J. Gould.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KEENAN T. JOHNSON
COMM.# 2236483
NOTARY PUBLIC-CALIFORNIA
EL DORADO COUNTY
MY COMM. EXP. MAR. 31, 2022

Signature _____ **(Seal)**

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
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Rockwall, Texas 75087
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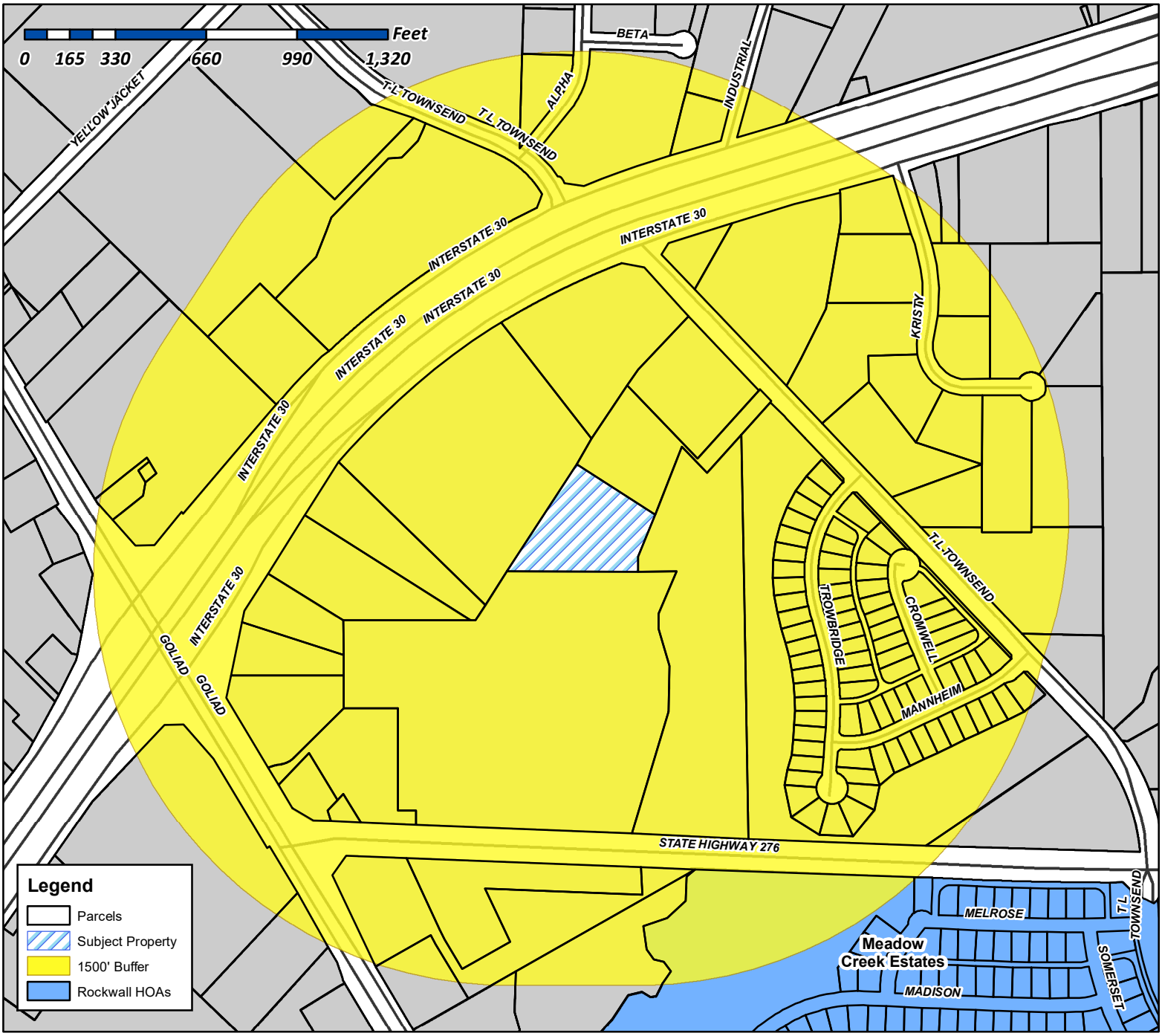
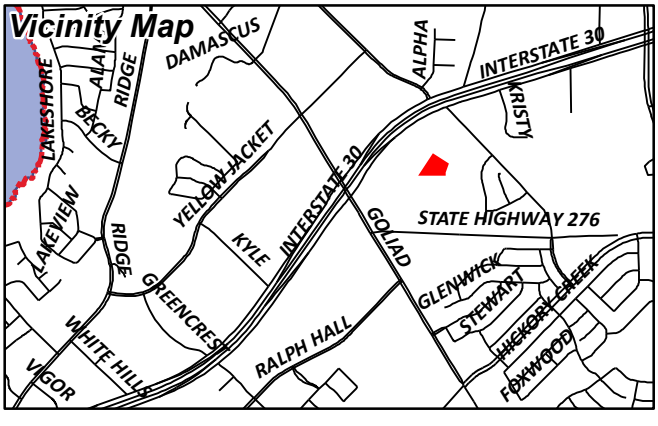


Case Number: Z2020-043
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1245 SH-276

Date Created: *10/19/2020*
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Wednesday, October 21, 2020 2:20 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program
Attachments: Public Notice (10.20.2020).pdf; HOA Map Z2020-043.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2020-043 Specific Use Permit for Mini-Storage
Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing *Specific Use Permit* for the purpose of increasing the number of storage units permitted by *Ordinance No. 14-25* to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

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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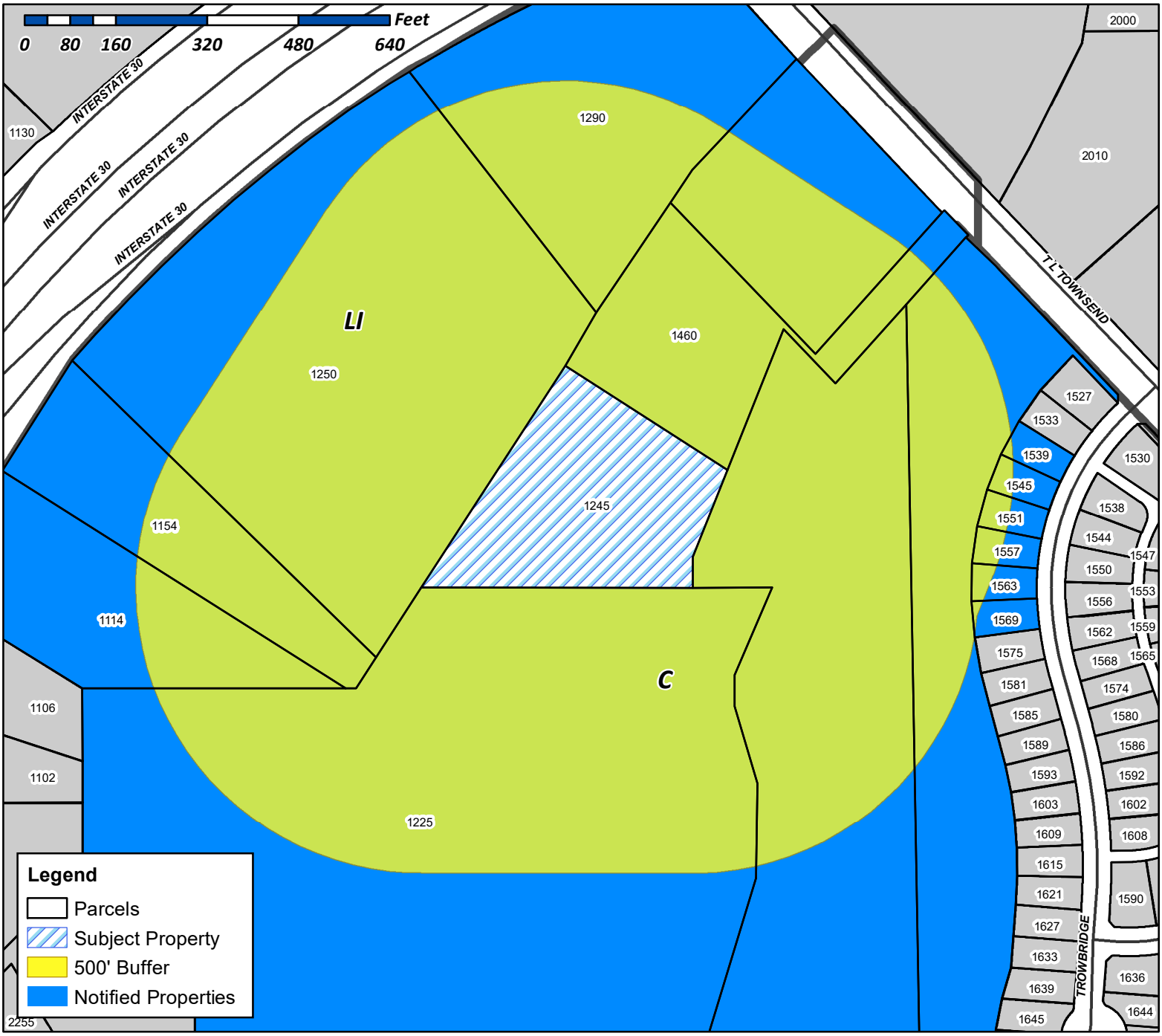
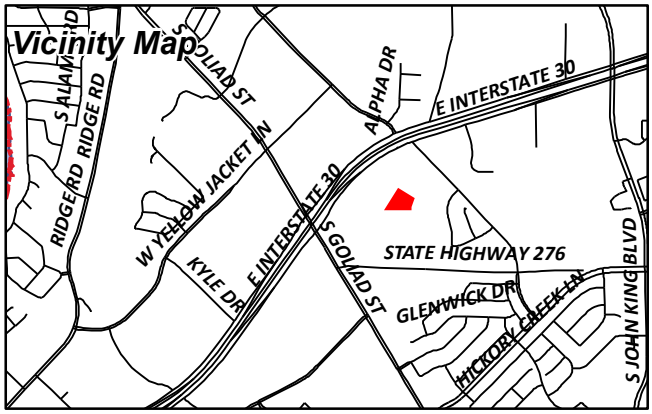


Case Number: Z2020-043
Case Name: SUP For Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1245 SH-276

Date Created: *10/19/2020*
For Questions on this Case Call (972) 771-7745



POTOMAC ROCKWALL PARTNERSHIP LP
10676 KING WILLIAM
DALLAS, TX 75220

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
1114 E I30
ROCKWALL, TX 75032

POTOMAC ROCKWALL PARTNERSHIP LP
1154 E I30
ROCKWALL, TX 75032

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
1225 HWY 276
ROCKWALL, TX 75032

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
1245 HWY276DR
ROCKWALL, TX 75032

JACKSON AUTOMOTIVE REAL ESTATE INV LLC
DBA TOYOTA OF ROCKWALL
1250 E INTERSTATE 30
ROCKWALL, TX 75087

CTE PHASE I LP
1290 I30
ROCKWALL, TX 75032

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

SARO PARTNERS LLC
1460 S TOWNSEND DR
ROCKWALL, TX 75032

FARR TRAVIS AND MELLISA
1539 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

COURT CRAIG B & MONDA J
1545 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

FENG YI
1551 TROWBRIDGECIR
ROCKWALL, TX 75032

MOTA SAMUEL ALVES AND LEIGH-ANNE
1557 TROWBRIDGE CIR
ROCKWALL, TX 75032

SCHULMAN SUN
1563 TROWBRIDGE CIR
ROCKWALL, TX 75032

SUN RAY
1569 TROWBRIDGECIR
ROCKWALL, TX 75032

CTMGT ROCKWALL 38 LLC
1800 VALLEY VIEW LN SUITE 300
FARMERS BRANCH, TX 75234

CITY OF HEATH
200 LAURENCE DRIVE
HEATH, TX 75032

CTE PHASE I LP
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

FENG YI
2757 SCENIC DR
PLANO, TX 75025

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
311 BILTMORE WAY
LAFAYETTE, LA 70508

SUN RAY
3409 CALEO CT
PLANO, TX 75025

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
4057 VEGA LOOP
SHINGLE SPRINGS, CA 95682

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
999 LAKE DR
ISSAQUAH, WA 98027

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2020-043: Specific Use Permit for Mini-Storage

Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing Specific Use Permit for the purpose of increasing the number of storage units permitted by Ordinance No. 14-25 to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, 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, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. 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:

Ryan Miller
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 *Monday, November 16, 2020 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2020-043: Specific Use Permit for Mini-Storage

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:

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

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2020-043: Specific Use Permit for Mini-Storage

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.

THIS HAS BEEN A GOOD ADDITION TO THE AREA AND HARMONIOUSLY BLENDS.

Name: SHAWN VALK

Address: 1450 S TL TOWNSEND #100 ROCKWALL, TX 75032

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

CITY OF ROCKWALL

ORDINANCE NO. 14-25

SPECIFIC USE PERMIT NO. S-121

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Master Plan, on behalf of Rockwall SH-205 Venture, LLC for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, which is generally located south of the intersection of the IH-30 Frontage Road and Townsend Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by 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 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 for the construction of a mini-warehouse facility within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and set forth in Section 2.1.10, *Wholesale, Distribution and Storage*, of Article IV, *Permissible Uses*, of the Unified Development Code

[*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 Operational Conditions

The following conditions pertain to the operation of a mini-warehouse facility on the *Subject Property*, and conformance to these operational conditions are required for continued operations:

1) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [*Ordinance No. 04-38*] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.

2) All construction and operations on this property shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.

3) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in *Exhibit 'C'* of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.

4) The maximum number of storage units provided shall not exceed 579 units for the facility.

5) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.

6) The height of the building shall not exceed four (4) stories or 60-feet in total height.

7) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A', and shall be entirely screened by a row of evergreen trees (i.e. Leyland Cypress) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

10) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.

11) All light poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of Article VII, *Environmental Performance*, of the Unified Development Code.

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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JULY, 2014.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 16, 2014

2nd Reading: July 7, 2014

Exhibit A: Legal Description

BEING a 2.857 acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the JOSEPTH CADLE SURVEY, ABST#65 and the N.M. BALLARD SURVEY ABST. #48, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in Volume 4663, page 281 of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20 feet to a 5/8 inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05 feet to a 5/8 inch iron road to be set in the southwest line of said 65.96 acre tract of land being the southeast corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692 acre tract of land and traveling through said 65.96 acre tract of land the following course and distances:

SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8 inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8 inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the POINT OF BEGINNING;

Exhibit B: Concept Plan

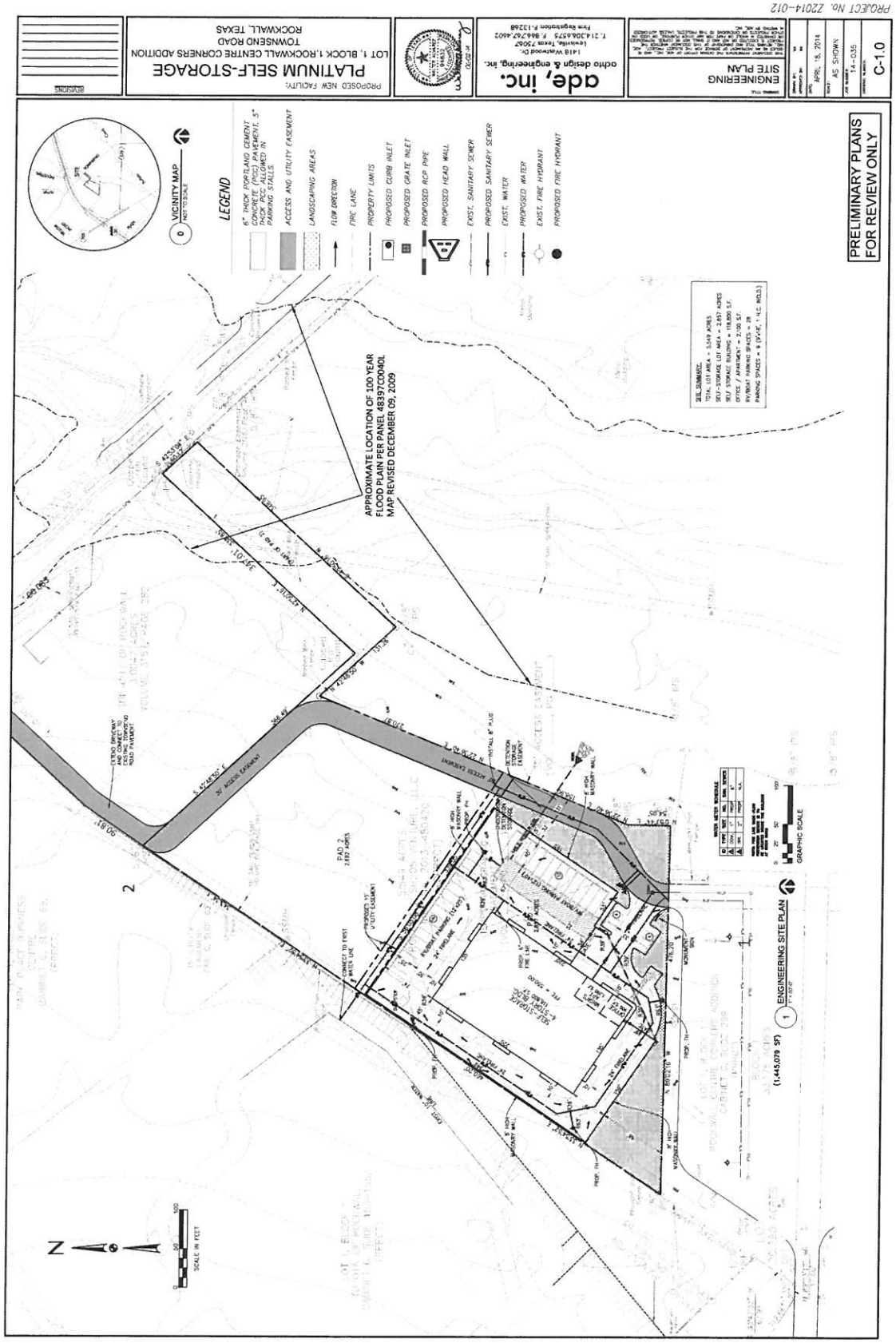

Exhibit C: Concept Building Elevations

PROPOSED NEW FACILITY
FOR: PLATINU□ SELF-STORA□E

TOWNSEND RD.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1 NE PERSPECTIVE VIEW
NOT TO SCALE

AREA SUMMARY

DESCRIPTION	AREA (S.F.)
OFFICE (AT FIRST FLOOR)	750
FIRST FLOOR	30,370
SECOND FLOOR	31,120
THIRD FLOOR	31,120
FOURTH FLOOR	31,120
TOTAL BUILDING AREA	124,480

SITE INFORMATION:
TOTAL LOT AREA = 5.549 ACRES

PARKING

ITEM	REQUIRED	PROVIDED
SELF-STORAGE	NONE	6 SPACES
OFFICE	1 SP. / 300 S.F. = 750 / 300 = 3	3 SPACES
TOTAL SPACES PROVIDED		9 SPACES (1) ADA INCLUDED

BUILDING CODE DATA

BUILDING	GROUP	STORY	CONST.	SPRK.
OFFICE AREA	B	1-STORY	II-A	YES
STORAGE AREA	S-1	4-STORY	II-A	YES

SPRK. = PROVIDED WITH FIRE SPRINKLER NFPA 13 WET SYSTEM

ALLOWABLE BUILDING AREA & HEIGHT PER 2009 IBC

GROUP	S-1 (STORAGE)
CONSTRUCTION TYPE	II.A
FIRE SPRINKLER SYSTEM?	YES
TABULAR AREA PER FLOOR	26,000 S.F.
FIRE SPRINKLER AREA INCREASE	200%
TOTAL AREA ALLOWABLE PER FLOOR	52,000 S.F.
PROPOSED MAX. AREA PER FLOOR	31,120 S.F.
ALLOWABLE MAX. BUILDING HEIGHT	65 FEET
PROPOSED MAX. BUILDING HEIGHT	50 FEET
MAXIMUM NUMBER OF STORIES	4 STORIES
PROPOSED NUMBER OF STORIES	4 STORIES
DATA USED, PER 2009 IBC SECT. 503 & 506	

MEANS OF EGRESS - SELF STORAGE

FUNCTION OF SPACE	WAREHOUSE
FLOOR AREA S.F. PER OCCUPANT	500 GROSS
TOTAL FLOOR AREA S.F.	123,130 S.F.
TOTAL OCCUPANT LOAD	246 OCCUPANTS
MINIMUM REQUIRED EGRESS WIDTH (STAIRS)	73.8 INCHES
EGRESS WIDTH PROVIDED (2 STAIRWAYS)	48 INCHES X 2 = 96 INCHES
MINIMUM REQUIRED EGRESS WIDTH (DOORS)	49.2 INCHES
EGRESS WIDTH PROVIDED (6 ENTRANCES)	576 INCHES (6 x 8' DOORS)
ACCESSIBLE MEANS OF EGRESS	2 STAIRWAYS WITH REFUGES
BUILDING IS PROVIDED WITH AUTOMATIC FIRE SPRINKLER SYSTEM, THROUGHOUT.	

MEANS OF EGRESS - OFFICE

FUNCTION OF SPACE	BUSINESS
FLOOR AREA S.F. PER OCCUPANT	100 GROSS
TOTAL FLOOR AREA S.F.	750 S.F.
TOTAL OCCUPANT LOAD	8 OCCUPANTS
MINIMUM REQUIRED EGRESS WIDTH (DOORS)	16 INCHES
EGRESS WIDTH PROVIDED (ENTRANCE DOOR)	36 INCHES
ACCESSIBLE MEANS OF EGRESS	RAMP PROVIDED

1

DRAWING INDEX

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2	A1.0	ARCHITECTURAL SITE PLAN
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4	A1.2	FLOOR PLAN - SECOND LEVEL
5	A1.3	FLOOR PLAN - THIRD LEVEL
6	A1.4	FLOOR PLAN - FOURTH LEVEL
7	A1.5	ROOF PLAN
8	A2.1	EXTERIOR ELEVATIONS
9	A2.2	EXTERIOR ELEVATIONS
10	A3.1	ENLARGED FLOOR PLANS - OFFICE & RESTROOMS
11	A3.2	STAIRS DETAILS
12	A3.3	DOORS & WINDOWS
13	A3.4	INTERIOR ELEVATIONS
14	A3.5	WALL SECTION
15	A4.1	INTERIOR FINISH PLAN
16	A4.2	CEILING PLAN
17	A5.1	FIRE RATING DETAILS
18	A5.2	ACCESSIBILITY STANDARDS
19	A5.3	ACCESSIBILITY STANDARDS
20	A6.1	LIFE SAFETY PLAN - 1ST. LEVEL
21	A6.2	LIFE SAFETY PLAN - 2ND. LEVEL
22	A6.3	LIFE SAFETY PLAN - 3RD. LEVEL
23	A6.4	LIFE SAFETY PLAN - 4TH. LEVEL
24	M1.0	MECHANICAL NOTES & SCHEDULES
25	M1.1	MECHANICAL EQUIPMENT SCHEDULE
26	M2.0	MECHANICAL FIRST LEVEL
27	M2.1	MECHANICAL SECOND LEVEL
28	M2.2	MECHANICAL THIRD LEVEL
29	M2.3	MECHANICAL FOURTH LEVEL
30	M2.4	MECHANICAL ROOF PLAN
31	M2.5	MECHANICAL FIRST LEVEL
32	E1.0	ONE LINE DIAGRAM & LOAD ANALYSIS
33	E1.1	ELECTRICAL NOTES & SYMBOL
34	E2.0	ELECTRICAL ENLARGED FIRST LEVEL
35	E2.1	ELECTRICAL FIRST LEVEL
36	E2.2	ELECTRICAL SECOND LEVEL
37	E2.3	ELECTRICAL THIRD LEVEL
38	E2.4	ELECTRICAL FOURTH LEVEL
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40	E3.0	ELECTRICAL SITE PLAN
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59	S1.3	STRUCTURAL - FOUNDATION DETAILS
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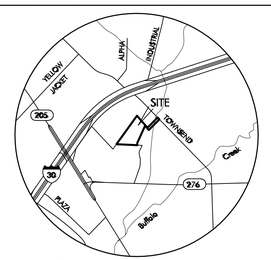
65	S3.0	STRUCTURAL - FRAMING CONNECTION DETAILS
66	S3.1	STRUCTURAL - FRAMING DETAILS
67	S3.2	STRUCTURAL - PARTITION CONNECTION DETAILS
68	S3.3	STRUCTURAL - ELEVATOR DETAILS

CIVIL DRAWINGS UNDER SEPARATE SET.



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DATE: □AY, 2015

□ENERAL CONTRACTOR:

PLATINUM SELF-STORAGE
1□34 F□□. 551
FATE, TX 751□□
P□ONE: (4□□)□71□-0451
CONTACT: S□AWN VALK

OWNER:

PLATINUM SELF-STORAGE
CONTACT: S□AWN
P□□: (4□□) 222-15□7

BUILDIN□ CODE DATA:

200□ INTERNATIONAL BUILDIN□ CODE
200□ INTERNATIONAL □EC□ANICAL CODE
200□ INTERNATIONAL PLU□BIN□ CODE
200□ INTERNATIONAL ENER□Y CONSERVATION CODE
200□ INTERNATIONAL FUEL CODE
200□ NATIONAL ELECTRICAL CODE
2012 TEXAS ACCESSIBILITY STANDARDS

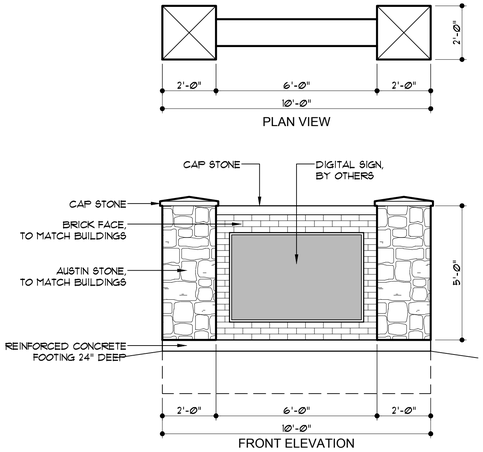
CONSULTANTS:

DESI□N □ ARC□ITECTURAL
JL BUILDING SYSTEMS, LLC.
& PAUL DEELEY, ARCH.
CONTACT: JOSE LABASTIDA
4700 KE□BLE ST.
FORT WORT□, TX 7□103
P□ONE: □17□534-□57□

STRUCTURAL
BLAKE WILSON ENGINEERING, PLLC
BLAKE WILSON, PE
□37 W. □URST BLVD.
□URST, TX 7□053
P□ONE: □17□2□□-2345

□EP
MEP GREEN DESIGNS, PLLC
DUN□ DUC VU, P.E.
14047 EL CA□INO REAL, STE. 211
□OUSTON, TX 7705□
P□ONE: □17□534-□57□

JL
BUILDING SYSTEMS, LLC
4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM



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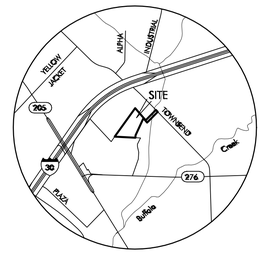

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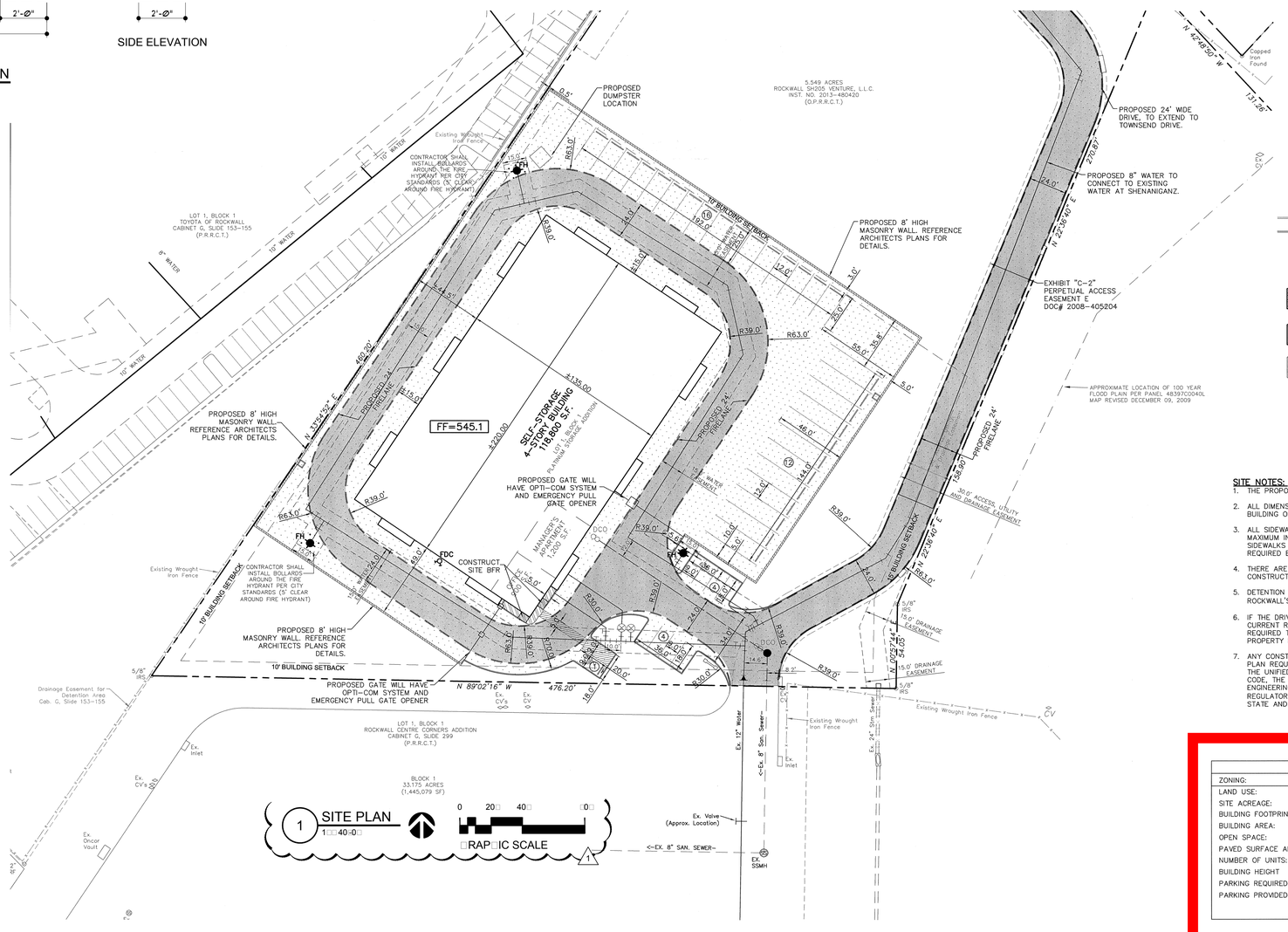
NOT TO SCALE



LEGEND

- ——— – EXISTING CURB
- ——— – PROPOSED CURB
- BFR – PROPOSED BARRIER FREE RAMP
- (8) – PARKING SPACES IN A ROW
- LS – PROPOSED LANDSCAPING
- 3000 PSI CONCRETE WITH NO. 3 BARS AT 24" CENTERS EACH WAY (MIN. 5.5 SACK MIX).
- 3600 PSI CONCRETE WITH NO. 3 BARS AT 24" CENTERS EACH WAY (MIN 6.5 SACK MIX).
- – PROPOSED FIRE LANE

SITE NOTES:

1. THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
5. DETENTION WILL BE PROVIDED AS REQUIRED, PER THE CITY OF ROCKWALL'S ENGINEERING DEPARTMENT.
6. IF THE DRIVEWAY AT TOWNSEND DRIVE DOES NOT MEET THE CITY'S CURRENT REQUIREMENTS FOR FIRE LANE, THE APPLICANT WILL BE REQUIRED TO UPGRADE THE DRIVEWAY TO ENSURE THE SUBJECT PROPERTY HAS PROPER FIRE PROTECTION.
7. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2009 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.

SITE DATA TABLE FOR LOT 1	
ZONING:	SUP NO.: S-121
LAND USE:	SELF STORAGE
SITE ACREAGE:	2.857 ACRES (124,468 SQ FT)
BUILDING FOOTPRINT:	30,700 SQUARE FEET
BUILDING AREA:	122,800 SQUARE FEET
OPEN SPACE:	43,254/124,468 : 34%
PAVED SURFACE AREA:	50,513/124,468 : 40%
NUMBER OF UNITS:	579
BUILDING HEIGHT	4 STORIES (50' 00" HEIGHT)
PARKING REQUIRED:	MINIMUM 2 PARKING SPACES
PARKING PROVIDED:	28 RV/BOAT PARKING SPACES 9-9'x18' PARKING SPACES (1 HANDICAPPED INCLUDED)

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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

ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
FAX: 214-235-0546

OWNER:
RON VAUK
1834 S.FM 551
FATE, TEXAS 75189

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ENGINEER
STATE OF TEXAS
8-14-15

4700KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

FLOOR PLAN
1ST. LEVEL

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.0

50 units around perimeter

14 units

9 units

11 units

9 units

20 units

9 units

11 units

8 units

141 units total

1 FLOOR PLAN - FIRST LEVEL
1/□□□ 1'-0□

KNOX BOXES:

AT FRONT OF THE BUILDING AND AT THE FIRE RISER ROOM ENTRANCE SHALL INCLUDE A GRAND MASTER KEY, FIRE ALARM KEYS, AND ANY OTHER SPECIAL KEYS.

ELEVATOR KEY BOXES:

1. THE KEY BOX SHALL BE COMPATIBLE WITH AN EXISTING RAPID ENTRY KEY BOX SYSTEM IN USE IN THE JURISDICTION AND APPROVED BY THE FIRE CODE OFFICIAL.
2. THE FRONT COVER SHALL BE PERMANENTLY LABELED WITH THE WORDS "FIRE DEPARTMENT USE ONLY - ELEVATOR KEYS".
3. THE KEY BOX SHALL BE MOUNTED AT EACH ELEVATOR BANK AT THE LOBBY NEAREST TO THE LOWEST LEVEL OF FIRE DEPT. ACCESS.
4. THE KEY BOX SHALL BE MOUNTED 5'-6" ABOVE THE FINISH FLOOR ON THE RIGHT SIDE OF THE ELEVATOR BANK.
5. CONTENTS OF THE KEY BOX ARE LIMITED TO FIRE SERVICE ELEVATOR KEYS.
6. ADDITIONAL KEY BOXES SHALL BE PROVIDED FOR EACH INDIVIDUAL ELEVATOR OR ELEVATOR BANK SEPARATED BY MORE THAN 30 FEET.

NO.	REVISION
1	07-24-2015
2	0□-14-2015

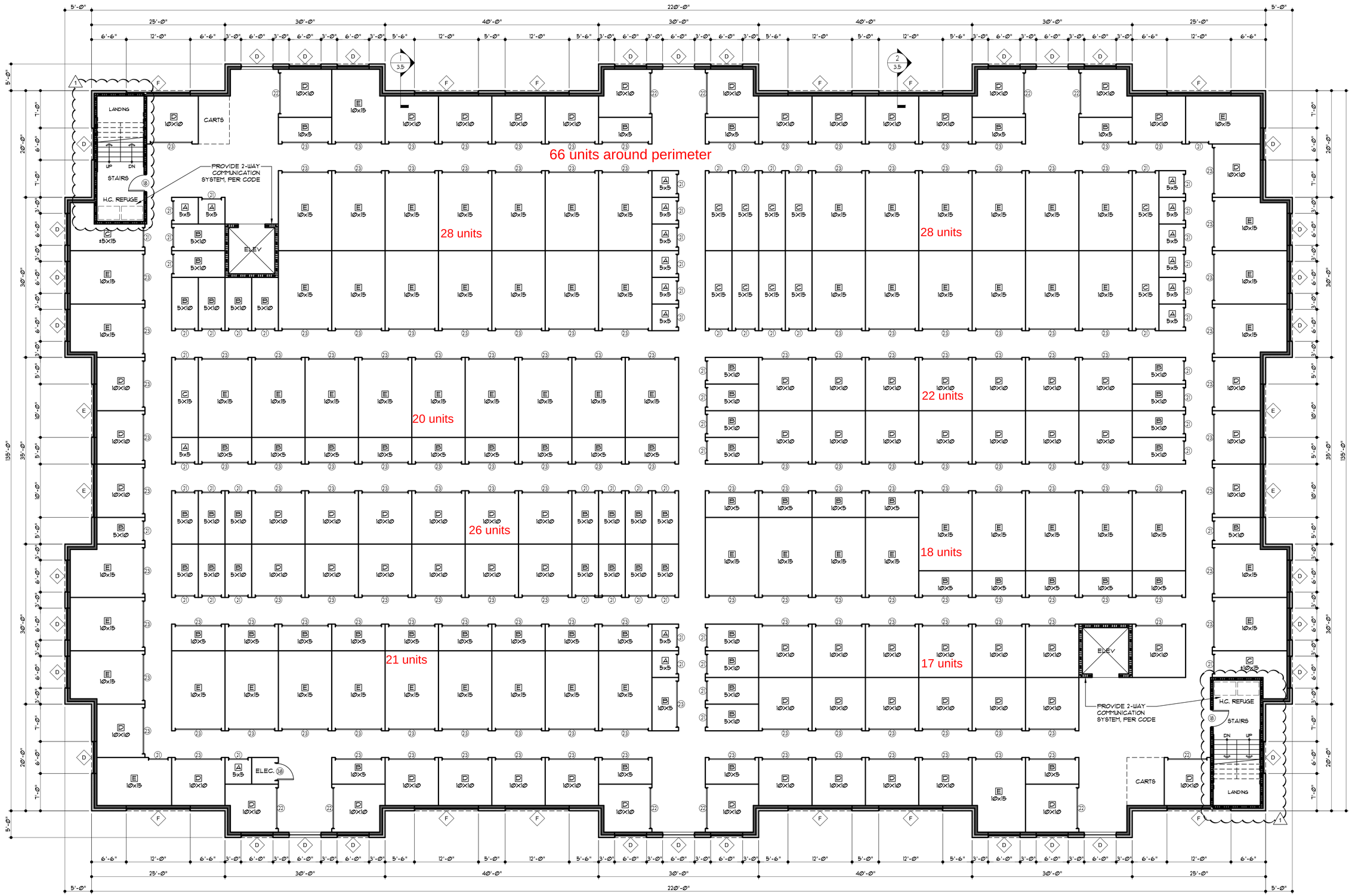
PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KOWLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

FLOOR PLAN
1ST. LEVEL

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.1



1 FLOOR PLAN - SECOND LEVEL
1/8" = 1'-0"

NO.	REVISION
1	07-24-2015
2	08-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KWELL ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

FLOOR PLAN
2ND. LEVEL

Date	04-15-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.2

64 units around perimeter

27 units

28 units

20 units

22 units

26 units

18 units

21 units

17 units

241 units total

1 FLOOR PLAN - THIRD LEVEL
1/16" = 1'-0"

NO.	REVISION
1	07-24-2015
2	08-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750[illegible]7

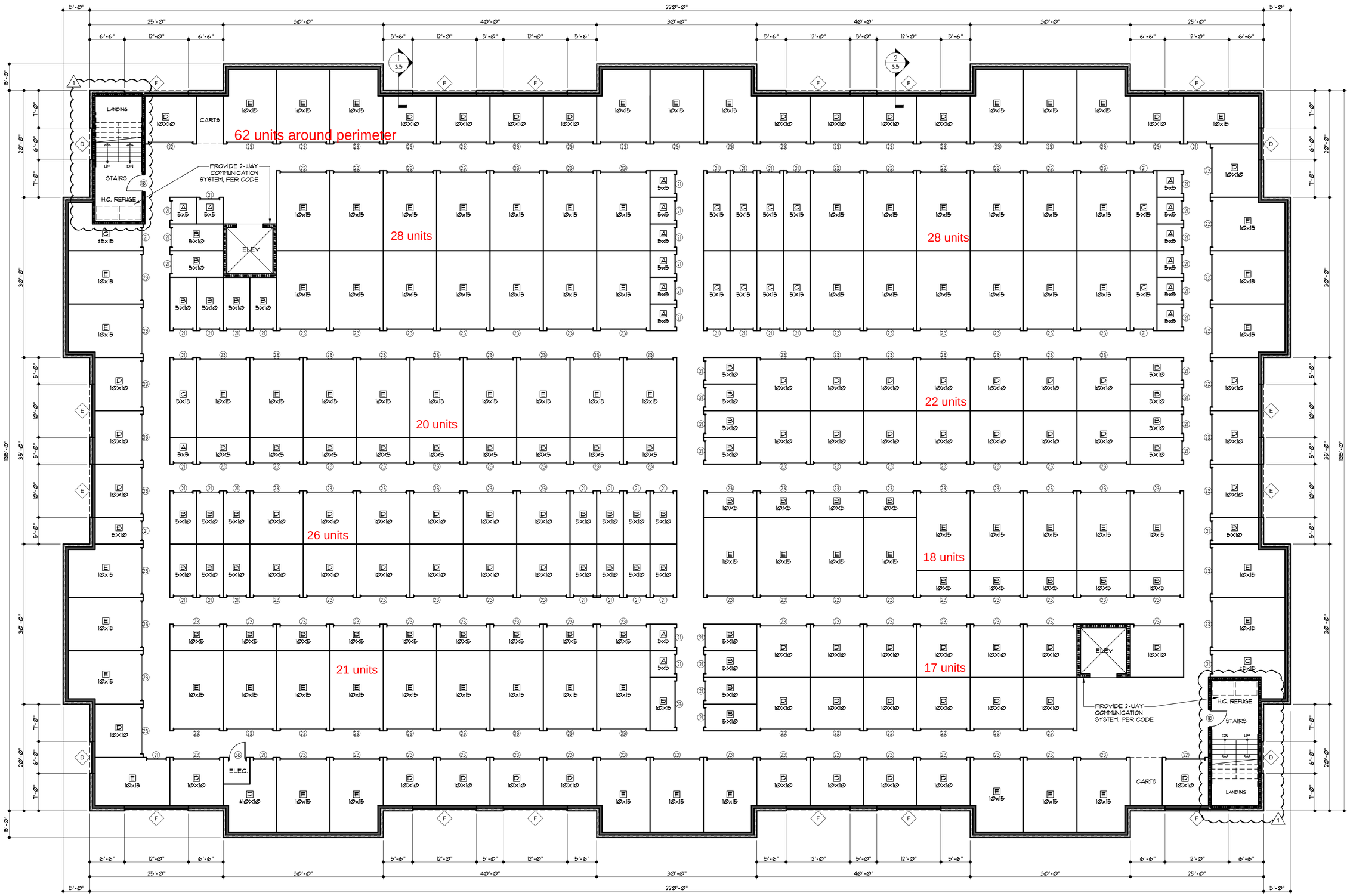
REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

FLOOR PLAN
3RD. LEVEL

Date	04-1[illegible]-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.3



242 units total

1 FLOOR PLAN - FOURT□ LEVEL
1□□□1-0□

NO.	REVISION
1	07-24-2015
2	0□-14-2015

PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
TOWNSEND ROAD
ROCKWALL, TEXAS 750□7

REGISTERED ARCHITECT
STATE OF TEXAS
8-14-15

4700 KWELL ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

JL BUILDING SYSTEMS, LLC

FLOOR PLAN
4T□. LEVEL

Date	04-1□-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.4

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 06/16/2014

APPLICANT: Maxwell Fisher; *Masterplan Consulting*

AGENDA ITEM: **Z2014-012**; Platinum Self-Storage (SUP)

SUMMARY:

Hold a public hearing to discuss and consider a request by Masterplan Consulting, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

PURPOSE OF REQUEST:

According to the *Permissible Use Charts* located in Article 4, *Permissible Uses*, of the Unified Development Code (UDC) a mini-warehouse facility requires a Specific Use Permit (SUP) within a Commercial (C) District. In conformance with this requirement the applicant, *Masterplan Consulting*, submitted an application on April 18, 2014 requesting an SUP on a 2.857-acre portion of a larger 5.549-acre tract of vacant land zoned Commercial (C) District. The subject property is located behind Shenaniganz Entertainment Center and Toyota of Rockwall, and is south of the intersection of IH-30 and T. L. Townsend Drive.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property is the remainder of the 5.549-acre tract of land (*i.e. 2.692-acre tract of land*) followed by a three (3) acre tract of land containing a City of Rockwall water storage facility, Shenaniganz Entertainment Center (*five [5] acres*), and Toyota of Rockwall (*11.26-acres*). Both Shenaniganz and Toyota of Rockwall are zoned Light Industrial (LI) District and the remainder of the properties are zoned Commercial (C) District.

South: Directly south of the subject property is a 20.29-acre parcel of land, zoned Commercial (C) District, and developed with a Costco Wholesale Center. Beyond this use is SH-276.

East: Directly east of the subject property is a tributary of Buffalo Creek containing several acres of 100-year floodplain and a conservation and drainage easement. East of this is the Townsend Village Subdivision, which contains 77 residential lots on 27.689-acres of land and is zoned Planned Development District 10 (PD-10).

West: Directly west of the subject property is the remainder of the Toyota of Rockwall property, which is zoned Light Industrial (LI) District. Beyond this is Interstate Highway 30 (IH-30).

CHARACTERISTICS OF REQUEST:

The applicant has submitted a conceptual site plan, building elevations and landscape plans detailing the anticipated layout of the proposed mini-warehouse facility. According to the conceptual site plan the proposed facility will be composed of one (1) building with a capacity of 579 storage units and be situated on a 2.857-acre tract of land. The subject property is located between three (3) large developments (*i.e. CostCo Wholesale Center, Shenaniganz and Toyota of Rockwall*) along the northern and western property lines and adjacent to floodplain containing dense vegetation protected by a conservation easement along the eastern property line. The site is visibly shielded from all public rights-of-way and will not have frontage on to a public street. The site is accessible by two cross access easements that [1] extend from T. L. Townsend Drive on to the City of Rockwall's water storage facility's' property and [2] from SH-276 onto CostCo Wholesale Center's property. If this Specific Use Permit (SUP) request is approved the applicant will be required to connect the two (2) cross access easements as generally shown on the concept site plan. Additionally, if approved the City Council will in effect be granting a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District standards (*§4.5.C.2, Article V, UDC*) [*see Conditions of Approval*].

The facility being proposed by the applicant will have the appearance of a four (4) story office building and will not have any units facing to the exterior of the building. The facility will be gated and further screened by a six (6) foot masonry fence that will completely enclose the proposed building, parking areas and outside storage areas. As stated above visibility of the site is impaired by adjacent development and floodplain with dense vegetation. Additionally, the building itself will be situated on a lower grade than the adjacent development, and all parking and outside storage areas will be further screened by the proposed masonry wall and adjacent landscaping. *The applicant is preparing a line of site study and will be taking pictures of the property from a sky-crane to address the concerns the Planning and Zoning Commission raised in the work session meeting on April 27, 2014.*

Section 2.1.10 of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) details the specific land use requirements for a *Mini-Warehouse Facility*. The following is a summary of the applicant's proposal and its compliance to these land use requirements:

Code Requirement	*Proposed Plan*	*Compliance*
The maximum site area shall not exceed five (5) acres.	2.857-Acres	In Compliance
The maximum number of storage units shall not exceed 125 units per acre.	A maximum of 579 units is permitted by the SUP Ordinance.	*Not In Conformance*
The maximum height shall not exceed one (1) story.	The building is constructed to emulate an office building and is not comparable to the standard mini-warehouse design. The design is permitted by the SUP Ordinance.	*Not In Conformance*
The minimum number of parking spaces required is two (2). Parking requirement is three (3) spaces plus one (1) per 100 units.	Nine (9) parking spaces are and nine (9) 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 Costco or the City's Water Storage Facility.	In Conformance
Overhead doors shall not face adjacent streets.	The buildings is 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 will incorporate brick and stone.	In Conformance

The front, side and rear building setback areas shall incorporate clustered landscaping.	The Concept Landscape Plan provided shows clustered landscaping along the front and sides of the facility; however, due to the visibility of the subject property the proposed facility is incompliance with the intent of this requirement.	Landscaping Plan (Site Plan); Concept Landscape Plan (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 as well as an eight (8) foot masonry face 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 building is constructed to emulate an office building and will incorporate a parapet wall and flat roof to achieve this look. The design is permitted by the SUP Ordinance.	*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.	Single Residential Unit (1,200 SF)	In Conformance
Outside Storage shall be prohibited.	The site will include limited outside storage of boats, recreation vehicles, vehicles and/or similar motor/self-propelled vehicles.	*Not In Conformance*

It is important to note that the requirements contained within Section 2.1.10 of the UDC (listed above) were prepared with the intent of regulating campus style facilities that incorporate several buildings, generally being one (1) story in height, and that have storage units that are accessible from the exterior of the building. The facility being proposed by the applicant is more comparable or similar to an office or retail building. As a result the proposed building is not in compliance with several of the standards that are intended to regulate a typical mini-warehouse building. Specifically, the structure exceeds one (1) story in height and incorporates a flat roof with a parapet (more typical of an office or commercial development) as opposed to a pitched roof, which is required by the code. In addition, the applicant is requesting to incorporate outside storage on the grounds that the site has limited visibility from adjacent properties and a six (6) foot masonry fence will be incorporated surrounding the site and parking areas. Finally, the applicant is requesting a maximum of 579 units, which represents 207 units per acre as opposed to the permitted 125 units per acre. If approved the SUP ordinance will limit the number of units to a maximum of 579 units. With the exception of these items, the applicant's proposal meets all the requirements stipulated by the UDC.

In order to insure that the plan, submitted by the applicant, for the Specific Use Permit will conform to the future site plan submittal, staff has incorporated both the conceptual site plan and building elevations into the SUP ordinance, as well as, the operational conditions listed in the *Recommendations* section below.

NOTIFICATION:

On May 2, 2014, staff mailed 21 notices to property owners within 200 feet of the subject property. Additionally, staff posted a sign adjacent to the closest roadway (i.e. Townsend Drive) as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received one (1) notification in favor of the applicant's request.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request for a Specific Use Permit (SUP) for a *Mini-Warehouse Facility* on the subject property then staff would recommend the following conditions of approval:

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

    a) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [*Ordinance No. 04*-38] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.

    b) All construction and operations on this property shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.

    c) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in *Exhibit 'C'* of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.

    d) The maximum number of storage units provided shall not exceed 579 units for the facility.

    e) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.

    f) The height of the building shall not exceed four (4) stories or 60-feet in total height.

    g) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A' and shall be screened from adjacent properties using a minimum of an eight (8) foot masonry fence. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

    j) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.

    k) All light poles shall be limited to a maximum height of 20-feet and all light fixture proposed for the site shall comply with the requirements of Article VII, *Environmental Performance*, of the Unified Development Code.

2) In conformance with the requirements of Section 2.2 of Article XI, *Zoning-Related Applications*, of the UDC the applicant shall be required to submit a site plan prior to the issuance of a building permit;

3) Unless specifically addressed within this case memo the site plan, landscape plan, building elevations and photometric plan shall comply with the land use requirements for the *Mini-Warehouse* land use stipulated by Section 2.1.10, *Wholesale, Distribution and Storage*, of Article IV, *Permissible Uses*, of the UDC;

4) Prior to the issuance of a building permit the applicant will be required to certify that the driveway existing on the City's water storage facility property will meet current city standard for fire lane. If the driveway does not meet the City's current requirements for fire lane the applicant will be required to upgrade the driveway to ensure the subject property has proper fire protection;

5) A final plat shall be required for the subject property prior to the issuance of a building permit. Additionally, through the approval of the Specific Use Permit a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District shall be considered to be approved for the purpose of platting the property;

6) The applicant shall submit a revised legal description and address all Planning, Engineering and Fire comments prior to the approval of the Specific Use Permit (SUP);

7) The City Council reserves the right to review this SUP request [*Case No. Z2014-012*] one (1) year after the approval and adoption of the SUP ordinance; and

8) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the 2009 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 June 10, 2014 the Planning and Zoning Commission made a motion to approve the applicant's request for a Specific Use Permit (SUP) for a mini-warehouse facility per staff's recommendations with the caveat that all outside storage of boats, recreational vehicles and/or motor vehicles be limited to eight (8) feet in total height. The motion passed by a vote of 6-0, with Commissioner Minth absent.

Masterplan

Explanation of Request

South and east of IH30, south and west of Townsend Road

Site:

The 2.8-acre SUP site is part of an undeveloped 5.5-acre parcel located north of Costco and southeast of the Toyota dealership. The site is removed from public rights-of-way; and as such, it has limited visibility and circuitous access, making retail development infeasible. The site also sits lower than the properties to the north so this grade differential and the existing building infrastructure further limit view from nearby public rights-of-way. Access to the site would be provided via access easements across the Costco site and across the property northeast to Townsend Road.

Specific Use Permit:

The request is for approval of a specific use permit to construct a 4-story, 118,800-square foot mini-warehouse. The facility would include a 1,200-square foot caretaker's quarters as well as a 900-square foot office. Nearly all the units would be accessed from interior corridors.

Although this is a storage facility, the exterior elevations will include complimentary masonry materials along with glazing akin to an office development. It will look and feel like an office without the office traffic. The elevations also include wall and roof articulation for additional visual appeal.

This would be an upscale facility offering a temperature controlled wine cellar, safety deposit boxes for jewelry and other valuable items, and a small ancillary component of boat and RV storage. Although the site is removed from public streets and its visibility is limited, there would be a minimum 8-foot tall masonry screen wall surrounding the entire perimeter. Robust landscaping is planned around the perimeter to enhance site aesthetics from adjacent properties, in compliance with city landscaping standards.

Exceptions:

The proposal includes waiver of the storage unit density parameter of 125 units per acre. This facility would include up to 579 units on 2.8 acres, yielding a density of 207 units per acre. In order for this type of facility to have the visibility necessary to be successful, it must be 4 stories tall and have a density that supports, and is commensurate with the invested infrastructure. If the entire 5.5 acres were developed with a conventional one-story storage facility, it could yield up to 687 storage units.

Likewise, the proposal also includes an exception to the one-story building height parameter for mini-warehouses. We believe the one-story height parameter is intended to regulate the height of conventional storage facilities with exterior accessed units. The additional height is required to accommodate this particular style of storage facility that relies on visibility from the highway. Furthermore, this type of storage facility, as opposed to a conventional one, would be superior from a visual standpoint. Other factors that mitigate the height of the building include the aforementioned grade differential as well as its shear distance to major streets.

We request an exception of the pitched roof requirement. We believe this requirement is geared toward a conventional one-story facility whereas a flat roof with parapet better suits the taller, office looking facility. Likewise, a pitched roof would be better suited in a traditional residential setting.

The proposal also includes an ancillary component of outside RV/boat storage limited to the area shown on the preliminary site plan. There is demand for storage of recreational vehicles. The convenient location will allow those in the community a convenient storage option, which deters homeowners from storing recreational vehicles illegally at home or on the street in conventional neighborhoods where they can have functional and aesthetic impacts.

We see this as a great site to allow limited RV/boat storage. View of the storage area would be obstructed by the building, the 8-foot perimeter walls and the site's distance and grade differential from its surroundings. It gives another storage option with no little to any impact on the area.

A vote was taken and the motion passed 6-0.

III. DISCUSSION ITEMS

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Kristi Mase spoke on behalf of the ARB. Board member Mase stated that the Board reviewed SP2014-006, a site plan for Peak Pedi – a medical office building. The Board recommended that the applicant add a header and seal to detail the front windows as well as extend the roof eaves on either side in order to meet the horizontal articulation standards.

3. Z2014-010
Hold a public hearing to discuss and consider a request by the Fenton Motor Group, LLC, on behalf of the LaFon Family, for the revocation of SUP No. 111 [Ordinance No. 13-36], which grants a Specific Use Permit (SUP) for a new car dealership on a 1.06-acre tract of land identified as Tract 12 of the John Lockhart Survey, Abstract No. 134 and a 10.51-acre parcel of land identified as Lot 1, Block A of the Lafon Addition, being a total 11.568-acres, zoned Commercial (C) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located east of John King Boulevard and south of IH-30, and take any action necessary.

Chairman Renfro indicated that case # Z2014-010 has been withdrawn by the applicant.

4. Z2014-011
Hold a public hearing to discuss and consider a request by Dewayne Cain, on behalf of the Cain Family Revocable Trust, for the approval of a zoning change from a Single Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential-Office (RO) District uses and to amend the boundaries of Planned Development District 53 (PD-53) [Ordinance No. 02-33] for a 0.651-acre parcel of land identified as Lot 3, Block A, Lee Rhoades Subdivision, City of Rockwall, Rockwall County, Texas, addressed as 1002 Ridge Road, and take any action necessary.

Sanford described the location of the property and briefly discussed the case.

Commissioner Minth expressed concern about access drives to the property. Williams indicated that the property already has access off of Ridge Road.

Dewayne Cain
Rockwall, Texas

Mr. Cain explained that he is requesting to extend the zoning for PD-53 to his property. He also wants to improve the look of the property.

Commissioner Nielsen expressed concerned about traffic in this area. Mr. Cain explained that PD-53 allows for office use. Sanford stated that some limited retail uses are permitted within a Residential-Office District, but many of those uses would require a Specific Use Permit.

5. Z2014-012
Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

Gonzales described the request to the Commission.

Commissioner McCutcheon clarified the access to the property. Gonzales explained the access to the property.

Commissioner Nielsen asked about a nearby neighborhood. Discussion took place regarding screening and other development in the area.

Dallas Cothran
900 Jackson St
Dallas, Texas

Mr. Cothran explained the request.

Commissioner Nielsen expressed concern regarding the proposed facility being 4-stories. Discussion took place regarding signage for the development.

Commissioner Jackson asked if the facility will rent U-haul type trucks and trailers. Mr. Cothran stated that they will not rent those types of trucks. Commissioner Jackson clarified that the screening wall is a masonry wall. Mr. Cothran confirmed that it is a masonry wall. Commissioner Jackson also asked for the height of several surrounding properties. She also wanted to know if it is important to the developer to permit the storage of vehicles, RVs, and boats. Mr. Cothran expressed that he thinks it is important, but they would likely require that the vehicles be operable.

Commissioner Minth asked for a visual from all sides of the building in order for the Commission to visualize the business from the different sides. Commissioner Minth stated that she is concerned with signage in the windows of the building.

6. Z2014-013
   Hold a public hearing to discuss and consider a request by Dean Cathey, on behalf of ASCDT Investments, LLC, for the approval of a zoning change from a Zero Lot Line (ZL-5) District to a Planned Development District for single-family attached uses for a 1.25-acre subdivision of land identified as Lots 4, 5, 6 & 7 of the Integrity Addition Phase 2, City of Rockwall, Rockwall County, Texas, addressed as 617, 619, 621 & 623 Boydstun Avenue, and take any action necessary.

Gonzales explained the zoning request.

7. SP2014-006
   Discuss and consider a request by Peak Pedi, LLC for the approval of a site plan for a medical office on a one (1) acre tract of land identified at Tract 1-2 of the J. M. Allen Survey, Abstract 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276) District, located on the north side of SH-276 west of Innovation Drive, and take any action necessary.

Sanford discussed the case and described the location of the property.

8. SP2014-007
   Discuss and consider a request by Stephen Seitz Architects, Inc., on behalf of the owner of the property, for the approval of a site plan for a professional office building on a 0.75-acre tract of land identified as Lot E, Block 117 & Lot D, Block 117 of B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the northeast corner of the intersection of SH-205 [S. Goliad Street] and St. Mary's Street, and take any action necessary.

Sanford briefed the Commission on the case.

Commissioner Nielsen asked the purpose behind disallowing stucco within the first 8 feet above grade. Gonzales stated it is an aesthetic issue.

Steve Seitz
22231 Ridge Road
Rockwall, Texas

parking requirements stipulated in Article VI, Parking and Loading Standards, of the Unified Development Code [Ordinance 04-38],

5) A six (6) foot, wood fence constructed to a residential standard is required adjacent to all single family residential adjacencies (i.e. the northern and western property lines) for the purpose of screening the parking area,

6) Prior to the Subject Property being utilized for any use other than a single family residential dwelling a site plan must be submitted, reviewed and approved by the Director of Planning or his designee, and

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

Chairman Renfro opened the public hearing at 6:06pm.

Dewayne Cain
305 Stonebridge
Rockwall, Texas

Mr. Cain indicated his desire to rezone his property in order to keep it consistent with the adjacent properties and so that he can remove the existing structure and replace it with a new structure.

Commissioner Nielsen expressed his concern with the drive off of Ridge Road and asked about future tenants at the property. Mr. Cain stated that at this time his does not know the future tenants. Mr. Cain stated that the only entrance can be going south on Ridge Road. He hopes to gain an exit onto Summit Ridge. Miller indicated that this issue would be addressed during the site plan process.

Additional discussion took place regarding access off of Ridge Road.

As no one else wished to speak on this item, Chairman Renfro closed the public hearing at 6:10pm.

Commissioner Jackson made a motion to approve Z2014-011, a request by Dewayne Cain, on behalf of the Cain Family Revocable Trust, for the approval of a zoning change from a Single Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential-Office (RO) District uses and to amend the boundaries of Planned Development District 53 (PD-53) [Ordinance No. 02-33] for a 0.651-acre parcel of land identified as Lot 3, Block A, Lee Rhoades Subdivision, City of Rockwall, Rockwall County, Texas, addressed as 1002 Ridge Road, with staff recommendations.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion passed 7-0.

2. Z2014-012
Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

Miller stated that the applicant has requested to postpone the public hearing to the May 27th Planning & Zoning meeting. No action was taken on the item.

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 27, 2014
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Vice-Chairman John McCutcheon at 6:00 p.m. with the following members present: Wendi Conley, Connie Jackson, Jonathan Lyons, and Matthew Nielsen. Craig Renfro and Kristen Minth were not present.

The following staff members from the Planning Department were present: Robert LaCroix, Ryan Miller, David Gonzales, and JoDee Sanford. Additionally, Engineering Department staff members, Tim Tumulty, Amy Williams, and Kathleen Moreno, were in attendance.

II. CONSENT AGENDA

1. Approval of Minutes for the April 8, 2014 Planning and Zoning Commission meeting.

2. P2014-012
   Discuss and consider a request by Terrence Rowe of Double T. Ventures, LLC for the approval of a replat for Lot 1, Block A, Double T. Ventures Addition being one (1) lot currently identified as a portion of Lot 24, Amick Addition, zoned Planned Development District 50 (PD-50), located at 807 N. Goliad Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Commissioner Jackson made a motion to approve the consent agenda.

Commissioner Nielsen seconded the motion.

A vote was take and the motion passed by a vote of 5-0.

III. PUBLIC HEARING ITEMS

3. Z2014-012
   Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary. [Request to Postpone to the June 10, 2014 Planning and Zoning Commission Meeting]

Vice-Chairman McCutcheon announced that the applicant has requested to postpone the public hearing until the June 10, 2014 meeting. No other action was taken.

IV. ACTION ITEMS

4. Appointment with Dick Skorburg of the Skorburg Company to consider a request to submit a new zoning application for Planned Development District 74 (PD-74) in accordance with Section 8.3, Council Approval or Denial, of Article II, Authority and Administrative Procedures, of the Unified Development Code, and take any action necessary.

On April 21, 2014, the City Council denied a request to amend Planned Development District 74 (PD-74) [Case No. Z2014-007], and since the request was denied without an indication of prejudice the action was considered to be a denial with prejudice (§8.3.B, Article II). This motion restricts

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 10, 2014
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Craig Renfro at 6:00 p.m. with the following members present: Wendi Conley, Connie Jackson, Jonathan Lyons, John McCutcheon and Matthew Nielsen. Kristen Minth was not present.

The following staff members from the Planning Department were present: Robert LaCroix, Ryan Miller, David Gonzales, and JoDee Sanford. Additionally, Engineering Department staff members, Tim Tumulty, Amy Williams, and Kathleen Moreno, were in attendance.

II. CONSENT AGENDA ITEMS

1. Approval of Minutes for the April 29, 2014 Planning and Zoning Commission meeting.

Commissioner Jackson made a motion to approve the minutes.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion passed 5-0, with Commissioner Lyons abstaining.

2. Approval of Minutes for the May 13, 2014 Planning and Zoning Commission meeting.

Commissioner Jackson made a motion to approve the minutes.

Commissioner Lyons seconded the motion.

A vote was taken and the motion passed 6-0.

3. Approval of Minutes for the May 27, 2014 Planning and Zoning Commission meeting.

Commissioner Lyons made a motion to approve the minutes.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion passed 5-0, with Chairman Renfro abstaining.

III. PUBLIC HEARING ITEMS

4. Z2014-012
Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

Miller stated that according to the Permissible Use Charts located in Article 4, Permissible Uses, of the Unified Development Code (UDC) a mini-warehouse facility requires a Specific Use Permit (SUP) within a Commercial (C) District. In conformance with this requirement the applicant, Masterplan Consulting, submitted an application on April 18, 2014 requesting an SUP on a 2.857-acre portion of a larger 5.549-acre tract of vacant land zoned Commercial (C) District. The subject

property is located behind Shenaniganz Entertainment Center and Toyota of Rockwall, and is south of the intersection of IH-30 and T. L. Townsend Drive.

The applicant has submitted a conceptual site plan, building elevations and landscape plans detailing the anticipated layout of the proposed mini-warehouse facility. According to the conceptual site plan the proposed facility will be composed of one (1) building with a capacity of 579 storage units and be situated on a 2.857-acre tract of land. The subject property is located between three (3) large developments (i.e. CostCo Wholesale Center, Shenaniganz and Toyota of Rockwall) along the northern and western property lines and adjacent to floodplain containing dense vegetation protected by a conservation easement along the eastern property line. The site is visibly shielded from all public rights-of-way and will not have frontage on to a public street. The site is accessible by two cross access easements that [1] extend from T. L. Townsend Drive onto the City of Rockwall's water storage facility property and [2] from SH-276 onto CostCo Wholesale Center's property. If this Specific Use Permit (SUP) request is approved the applicant will be required to connect the two (2) cross access easements as generally shown on the concept site plan. Additionally, if approved the City Council will in effect be granting a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District standards (§4.5.C.2, Article V, UDC).

The facility being proposed by the applicant will have the appearance of a four (4) story office building and will not have any units facing to the exterior of the building. The facility will be gated and further screened by a six (6) foot masonry fence that will completely enclose the proposed building, parking areas and outside storage areas. As stated above visibility of the site is impaired by adjacent development and floodplain with dense vegetation. Additionally, the building itself will be situated on a lower grade than the adjacent development, and all parking and outside storage areas will be further screened by the proposed masonry wall and adjacent landscaping. The applicant is preparing a line of site study and will be taking pictures of the property from a sky-crane to address the concerns the Planning and Zoning Commission raised in the work session meeting on April 27, 2014.

Section 2.1.10 of Article IV, Permissible Uses, of the Unified Development Code (UDC) details the specific land use requirements for a Mini-Warehouse Facility.

It is important to note that the requirements contained within Section 2.1.10 of the UDC (listed above) were prepared with the intent of regulating campus style facilities that incorporate several buildings, generally being one (1) story in height, and that have storage units that are accessible from the exterior of the building. The facility being proposed by the applicant is more comparable or similar to an office or retail building. As a result the proposed building is not in compliance with several of the standards that are intended to regulate a typical mini-warehouse building. Specifically, the structure exceeds one (1) story in height and incorporates a flat roof with a parapet (more typical of an office or commercial development) as opposed to a pitched roof, which is required by the code. In addition, the applicant is requesting to incorporate outside storage on the grounds that the site has limited visibility from adjacent properties and a six (6) foot masonry fence will be incorporated surrounding the site and parking areas. Finally, the applicant is requesting a maximum of 579 units, which represents 207 units per acre as opposed to the permitted 125 units per acre. If approved the SUP ordinance will limit the number of units to a maximum of 579 units. With the exception of these items, the applicant's proposal meets all the requirements stipulated by the UDC.

In order to insure that the plan, submitted by the applicant, for the Specific Use Permit will conform to the future site plan submittal, staff has incorporated both the conceptual site plan and building elevations into the SUP ordinance, as well as, the operational conditions listed in the Recommendations section.

On May 2, 2014, staff mailed 21 notices to property owners within 200 feet of the subject property. Additionally, staff posted a sign adjacent to the closest roadway (i.e. Townsend Drive) as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff had received one (1) notification in favor of the applicant's request.

If the Planning & Zoning Commission and City Council choose to approve the applicant's request for a Specific Use Permit (SUP) for a Mini-Warehouse Facility on the subject property then staff would recommend the following conditions of approval:

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

a) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [Ordinance No. 04-38] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.
b) All construction and operations on this property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance.
c) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in Exhibit 'C' of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.
d) The maximum number of storage units provided shall not exceed 579 units for the facility.
e) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.
f) The height of the building shall not exceed four (4) stories or 60-feet in total height.
g) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A' and shall be screened from adjacent properties using a minimum of an eight (8) foot masonry fence. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.
h) Businesses shall not be allowed to operate within individual storage units.
i) The commercial operation of rental trucks and trailers shall be prohibited.
j) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.
k) All light poles shall be limited to a maximum height of 20-feet and all light fixture proposed for the site shall comply with the requirements of Article VII, Environmental Performance, of the Unified Development Code.

2) In conformance with the requirements of Section 2.2 of Article XI, Zoning-Related Applications, of the UDC the applicant shall be required to submit a site plan prior to the issuance of a building permit;

3) Unless specifically addressed within this case memo the site plan, landscape plan, building elevations and photometric plan shall comply with the land use requirements for the Mini-Warehouse land use stipulated by Section 2.1.10, Wholesale, Distribution and Storage, of Article IV, Permissible Uses, of the UDC;

4) Prior to the issuance of a building permit the applicant will be required to certify that the driveway existing on the City's water storage facility property will meet current city standard for fire lane. If the driveway does not meet the City's current requirements for fire lane the applicant will be required to upgrade the driveway to ensure the subject property has proper fire protection;

5) A final plat shall be required for the subject property prior to the issuance of a building permit. Additionally, through the approval of the Specific Use Permit a variance to the minimum lot frontage on a public right-of-way stipulated by the Commercial (C) District shall be considered to be approved for the purpose of platting the property;

6) The City Council reserves the right to review this SUP request [Case No. Z2014-012] one (1) year after the approval and adoption of the SUP ordinance; and

7) Any construction or building necessary to complete this request must conform to the requirements set forth bythe UDC, the 2009 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.

Commissioner Nielsen stated that typically outside storage is generally not allowed with mini-warehouse facilities regardless of the size of the development.

Chairman Renfro opened the public hearing at 6:10pm.

Dallas Cothran
900 Jackson Street
Dallas, Texas

Mr. Cothran gave a brief presentation over the proposed development. He stated that this is a difficult site to develop which makes it a good site for this type of development. Additionally, the project is a significant investment.

Commissioner Nielsen stated that he appreciated the applicant's presentation. He additionally stated his concern with the outside storage even with the masonry wall. He is also concerned with lit signage for the facility. Mr. Cothran stated that they are allowed a monument sign, so the signage on the building facing the interstate is critical. He explained that the outside storage is appropriate for this particular development through the SUP process, because this is large site and the storage is at the back of the property adjacent to Toyota's property.

Additional discussion took place regarding the outside storage.

Commissioner Lyons asked if the facility will have roof-top units. Mr. Cothran stated that they will have roof-top units that will be screen with a parapet. Miller explained that any roof-top equipment would be required to be screened from view.

Commissioner McCutcheon asked for clarification on the parking for the facility. Mr. Cothran pointed out the parking for the facility.

As no one else wished to speak on this item, Chairman Renfro closed the public hearing at 6:32pm.

Commissioner Nielsen stated that he is still concerned with the outside storage for the facility even with the masonry wall many vehicles will be taller than the wall. He additionally expressed concern with the lack of a pitched roof.

Commissioner Nielsen made a motion to approve Z2014-012, a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, with staff recommendations and without the outside storage component.

Commissioner Jackson expressed that there may be other storage facilities in the area that are storing vehicles without approval. She also would rather have people store items in these types of facilities rather than keeping them in neighborhoods.

LaCroix explained that outside storage of vehicles larger than the masonry wall could be disallowed if the Commission would prefer.

Commissioner Nielsen does not believe that this will not deter those individuals that choose to store vehicles illegally.

General discussion took place regarding the outside storage component of the SUP.

Commissioner McCutcheon seconded the motion.

A vote was taken and the motion failed 1-5, with Conley, Jackson, Lyons, Renfro, and McCutcheon against.

Commissioner Jackson made a motion to approve Z2014-012, a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, with staff recommendations and limiting outside storage to property that is 8 feet or less in height.

Commissioner Lyons seconded the vote.

A vote was taken and the motion passed 6-0.

5. Z2014-015
   Hold a public hearing to discuss and consider a request by Dennis D. Alsup for the approval of a Specific Use Permit (SUP) for an accessory building that does not conform to the size requirements as specified by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code for a property in a Single-Family 10 (SF-10) District on a 0.74-acre parcel of land identified as a portion of Block 4, Garner Addition, zoned Single-Family 10 (SF-10) District, situated within the North Goliad Overlay (NGC OV) District, located at 921 Alamo Road, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Chairman Renfro announced that this case has been postponed until the June 24, 2014 meeting.

6. Z2014-016
   Hold a public hearing to discuss and consider a request by Scott W. Blackwood for the approval of a zoning change from Agricultural (AG) District to a Planned Development District for limited commercial/retail land uses on a 12.493-acre tract of land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, located west of the intersection of SH-205 [S. Goliad Street] and S. FM-549, and take any action necessary.

Miller explained that on January 21, 2014, the subject property was annexed under *Case No. A2013-001* (*Ordinance No. 14-04*) and issued an Agricultural (AG) District zoning designation. The intent of the applicant's request is to change the zoning designation of the subject property from an Agricultural (AG) District to a Planned Development District for limited commercial/retail land uses to facilitate the sale of the property. According to a letter provided by the owner of the property the reason the Planned Development District is being requested is to limit the potential uses and provide transition between the commercial property to the north and the residential property to the south. Currently, the 12.493-acre tract of land is being utilized for residential land uses and has an existing single family home situated on it.

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

North: **Directly north of the subject property is a 7.32-acre tract of land zoned Commercial (C) District that has a residential structure being utilized as an office building. To the northeast of the subject property is a residential home situated on a 6.0-acre tract of land. Beyond these uses are S. Goliad Street [*SH-205*] and S. FM-549.**

South: **Directly south of the subject property is a residential home situated on a 12.5-acre tract of land. Beyond this is a 134.33-acre tract of vacant land that is a portion of a larger 254.082-acre tract of land. Both properties are zoned Agricultural (AG) District.**

East: **Directly east of the subject property is remainder of the 134.33-acre tract of vacant land that is a portion of a larger 254.082-acre tract of land zoned Agricultural (AG) District. Beyond this property is S. Goliad Street [*SH-205*].**

West: **Directly west of the subject property is S. FM-549 followed by the Oaks of Buffalo Way, which is a 109.57-acre development containing 58 single-family homes that are zoned Single Family Estate 1.5 (SFE-1.5) District.**

IX. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Mr. Craig Renfro, Chairman of the Planning & Zoning Commission, came forth and briefed the council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. The council took no action related to this agenda item.

2. Appointment with Michael Turner to discuss and consider proposed changes to the city's Recreational Vehicle (RV) ordinance regulations, and take any action necessary.

Michael Turner
925 Mont Cascades
Rockwall, TX 75087

Mr. Turner came forth and explained that he has concerns related to the city's ordinance regulating parking of boats in neighborhoods for loading and unloading purposes. He explained that he would like some clarity in the ordinance regulations related to the definition of "loading and unloading." He explained that he feels harassed by neighbors who constantly call the city to complain about his boat or utility trailer being parked for "loading and unloading" in front of his home. After brief comments, the council took no action related to this agenda item.

X. PUBLIC HEARING ITEMS

1. **Z2014-012** - Hold a public hearing to discuss and consider approval of an **ordinance** for a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary. **(1st Reading)**

Planning Director Robert LaCroix provided background information related to this item, indicating notices were mailed out to twenty-one adjacent property owners located within two hundred feet of the property with one notice being returned in favor. He explained the Planning & Zoning commission did recommend approval of this facility with the caveat that any and all storage would be limited to a maximum height of eight feet and would be fully screened behind the 8' masonry wall.

Mayor Sweet opened the public hearing and called the applicant forth.

Maxwell Fisher
Master Plan

Mr. Fisher came forth and provided a presentation to council, detailing the characteristics of this proposed mini-warehouse facility. He explained that the product his company builds is not like traditional storage facilities. Instead, the buildings look more like very nice office buildings. He showed renderings / drawings as well as pictures of facilities like this proposed one that have been built in other cities.

Councilmember White made a motion to approve Z2014-012. Councilmember Milder seconded the motion. Mayor Pro Tem Pruitt asked for clarification regarding if the motion does or does not include the stipulation of requiring an eight foot fence. Councilmember White amended his motion to clarify approval of the item, indicating a requirement that the applicant must install an 8' masonry fence in addition to planting Leland Cypress trees to screen anything above the 8' screening fence. Councilmember Milder seconded the amended motion.

Councilmember Daniels asked if the facility would have twenty-four hour access for renters. Mr. Fisher indicated that access will be from 6:00 a.m. until 9:00 p.m., but there will be 24/7 surveillance.

The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 14-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

The motion passed by a vote of 7 ayes to 0 nays.

2. **Z2014-015** - Hold a public hearing to discuss and consider approval of an **ordinance** for a request by Dennis D. Alsup for the approval of a Specific Use Permit (SUP) for an accessory building that does not conform to the size requirements as specified by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code for a property in a Single-Family 10 (SF-10) District on a 0.74-acre parcel of land identified as a portion of Block 4, Garner Addition, zoned Single-Family 10 (SF-10) District, situated within the North Goliad Overlay (NGC OV) District, located at 921 Alamo Road, City

Mayor Sweet read a proclamation into the record to recognize Soroptimist and their community outreach efforts.

IX. OPEN FORUM

Mayor Sweet explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time.

Ruth Peck – 108 Lakedale Drive, Rockwall, Texas
Ms. Peck came forth to discuss Rockwall Music Fest for Labor Day and introduce Michael Manley as the new conductor. She thanked the Council for their continued support.

X. CONSENT AGENDA

1. Consider approval of the minutes from the June 12-14 annual city council retreat, and take any action necessary.

2. Consider approval of the minutes from the June 16, 2014 regular city council meeting, and take any action necessary.

3. Consider authorizing the City Manager to engage Fox, Byrd & Company P.C. as the firm to conduct the City's audit for the fiscal year ending September 30, 2014 and take any action necessary.

4. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 38. Subdivisions to create a new Article, Article V. related to grading, excavation, earthwork and erosion control for developments, and taking any action necessary. **(1st reading)**

5. Consider approval of Change Order No. 1 to City Contract CIP2013-004, Central Water and Sewer Improvements with Barson Utilities, Inc. in the amount of $107,766.25 for additional pavement repairs and related appurtenances with funding from 2008 revenue bonds and take any action necessary.

6. Consider approval of a resolution allowing a temporary partial closure of northbound shoulder of SH 205 from the YMCA facility to Memorial Drive to facilitate the Dirty Rocks Triathlon on Sunday, July 20, 2014 from 7:00 AM to 12:00 PM, and take any action necessary.

7. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 22. Miscellaneous Offenses, Article II. Offenses Regarding Minors, Division 5. Sex Offender Residency to modify provisions specifying victims' age, to add a section regarding notice to residents of registered sex offenders, and take any action necessary. **(1st reading)**

8. **P2014-007** - Consider a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing for the approval of a replat of Lots 1-10, Block A, The Cabanas at Chandler's Landing, City of Rockwall, Rockwall County, Texas, for a 1.13-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, zoned Planned Development District 8

(PD-8) for multi-family or condominium uses as established in Ordinance 73-48 & 84-04, generally located south of Yacht Club Drive and west of Harbor View Drive, and take any action necessary.

9. **P2014-013** - Consider a request by Tommy Pulliam of Pulliam Construction Management Inc. on behalf of Rayburn Electric Cooperation, Inc. for the approval of a final plat for Lots 1-3, Block A, Rayburn Country Addition being 11.407-acres of land situated in the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District and Agricultural (AG) District, located on the south side of Sids Road west of S. Goliad Street [SH-205], and take any action necessary.

10. **P2014-014** - Consider a request by Rich Houston on behalf of R. Fifty Green Homes, LLC for the approval of a final plat for Lots 1-6, Block A, Solar Village Addition, containing six (6) single family lots on a 2.055-acre tract of land situated within the Rueben Ballard Survey, Abstract No. 29, Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, located directly west of the intersection of Williams Street (SH-66) and Caruth Lane, and take any action necessary.

11. Consider approval of the bid award for the FM 3097 Utility Relocation Project contract to War Horse Enterprises, Inc. in the amount of $135,872.72 to be funded from 2008 revenue bonds, and take any action necessary.

12. **Z2014-012** - Consider approval of an **ordinance** for a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary. **(2nd Reading)**

13. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 12, Article III, Section 12 to add Sections 12-66 to 12-68, regulating peddler activities to occupants of vehicles on public roadways in the city and solicitation in public areas, and take any action necessary. **(1st reading)**

14. Consider approval of an **ordinance** (re)establishing prohibition regarding temporary habitation in a public place in Chapter 22. Miscellaneous Offenses, Article I. In General, Section 22-4, and take any action necessary. **(1st reading)**

Mayor Pro Tem Pruitt pulled items #4, #5 and #13.

Councilmember Lewis made a motion to approve the remaining Consent Agenda items. Councilmember White seconded the motion. The ordinances for #7, #12 and #14 were read as follows:

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 14-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE OF ORDINANCES IN CHAPTER 22. MISCELLANEOUS OFFENSES, ARTICLE II. OFFENSES REGARDING MINORS, DIVISION 5. SEX OFFENDER RESIDENCY, SECTIONS 22-136 AND 22-137 TO MODIFY PROVISIONS SPECIFYING VICTIMS AGE; ADDING A SECTION REGARDING NOTICE TO RESIDENTS OF REGISTERED SEX OFFENDERS; PROVIDING FOR SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 14-___
SPECIFIC USE PERMIT NO. S-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 14-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ESTABLISHING A PROHIBITION REGARDING TEMPORARY HABITATION IN PUBLIC PLACES IN CHAPTER 22. MISCELLANEOUS OFFENSES. ARTICLE I. IN GENERAL, SECTION 22-4; PROVIDING FOR SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

After the ordinances were read, the motion passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Pruitt made a motion to approve Consent Agenda Item #4 contingent upon the proposed ordinance not having an effect on homeowners as it pertains to their yards. Councilmember White seconded the motion, which passed unanimously of council (7 ayes to 0 nays).

Mayor Pro Tem Pruitt pulled item #5 to ask further questions regarding the width of the extension and the delay in repairs. City Engineer Tim Tumulty gave brief history and explanation of the project. Mayor Pro Tem Pruitt made a motion to approve Consent Agenda Item #5. Councilmember Daniels seconded the motion, which passed unanimously of council (7 ayes to 0 nays).

Mayor Pro Tem Pruitt made a motion to approve Consent Agenda Item #13 contingent upon the language of previsions only as it relates to people in private parking lots.

Masterplan

Explanation of Request

South and east of IH30, south and west of Townsend Road

Site:

The 2.857-acre SUP site, located north of Costco and southeast of the Toyota dealership, is developed with a 4-story, 119,000-square foot climate controlled self storage facility operated by Cube Smart. The facility also includes 29 outside vehicle storage spaces for lease.

Specific Use Permit:

The City of Rockwall adopted Specific Use Permit 121 (S-121, Ordinance 14-25) on July 7, 2014, authorizing development of the 4-story 118,800-square foot self storage facility. The City of Rockwall issued the building permit in August of 2015 and after construction and inspection, a certified of occupancy in September of 2016. The property is in the process of undergoing a change of ownership. During review of site development data, a few discrepancies were found between S-121, the permitted building plans, and the actual facility. The request is to modify the SUP to align with actual development to address non-conformities that present real estate or transactional issues. The items requested to be addressed include:

Maximum storage unit count: The concept plan exhibit tied to S-121 cites a maximum storage unit count of 579 units. A total of 579 units is also referenced on the site plan carried forward and included in the approved building plans; however, the floor plans in the same approved building plan set shows 827 units. The facility was constructed with over 800 units initially, but the number of interior units has been decreased to 778 currently. This flexibility is needed to adapt and meet customer needs of certain unit sizes. The change in sizes impacts the total number of units.

The “579” figure was inadvertently placed on the site plan and conveyed as part of the SUP application materials. As such, the total count of 579 units cited as part of the SUP application was an oversight and underrepresented the total number of units planned for a facility of this type and size. Self-storage facilities that are multi-story, and predominately climate-controlled generally have a disproportionate number of smaller units of 5’ x 5’ or 5’ x 10’ as opposed to a greater number of larger units found with one-story conventional facilities with drive up access. The subject facility’s mixture caters to domestic needs where smaller units accommodate a limited amount of stored goods that customers can comfortably transport in an elevator to an upper story. Platinum Storage, the developer and currently a minority owner of the facility, always intended to accommodate 800 or more total storage units depending on the fluctuating sub-market demand from customers. The floor plans submitted as part of the building plans supports this intent. Furthermore, there are several multi-story self storage facilities

in DFW that have unit counts between 700 to 1,000 units or more. The chart at the bottom of the next section provides a few examples of comparable facilities.

Maximum unit density: The City of Rockwall, unlike most municipalities, limits the unit density of self storage facilities with a cap of 125 units per acre. S-121 allowing a maximum of 579 units on 2.857 acres, yields a density of 202 units per acre. The approved building plans allowing 827 units, yields a density of 289 units per acre. The proposal of 794 units would yield a density of 278 units per acre. As may be recalled, the property is buried behind and at a lower elevation than adjacent retail buildings. Thus, for this type of facility to have the visibility necessary to be successful, it had to be constructed at four stories in height, and a density that supports and that is commensurate with the invested infrastructure. The maximum density in the development code of only 125 storage units per acre would merely accommodate the first generational one story non-climate controlled facilities. It is common for three- and four-story self storage facilities to yield densities around 200 units per acre or more. The City of Rockwall's density parameter would never accommodate a modern multi story class A climate controlled facility unless the land for which it sits coincidentally were large enough to minimize the density. The number of units and density of this facility is not uncommon. Here are some of the many modern class A facilities in DFW that have comparable characteristics of scale and high density:

FACILITY	ADDRESS	CITY	FLOOR AREA	NO. OF UNITS	DENSITY UNITS/PER ACRE
Storage 365	3400 Post Oak Boulevard	Fort Worth	151,000	966	241
CubeSmart	6831 W. Northwest Highway	Dallas	80,000	528	704
Storage 365	3940 Plano Parkway	Plano	119,600	885	640
Storage 365	2696 Burney Road	Arlington	152,400	1,059	185
Storage 365	Abrams	Richardson	149,000	1,041	400
Public Storage	2104 Hedgcoxe	Plano	103,000	805	206

Maximum floor area: The concept plan exhibit tied to S-121 cites a maximum floor area of 118,800 square feet. The approved building plans cite a maximum floor area of 124,480 square feet. The most recent survey of the property reflects a building floor area of 119,000 square feet. The proposed SUP amendment would modify the maximum floor area to align with the approved building plans from 118,800 to 119,000 square feet. The discrepancy in total floor area is minor and inconsequential particularly considering the scale of the development and the lack of occupancy and intensity of a self storage development. The difference in floor area is imperceptible and poses no harm or detriment to the health, safety and welfare.

Parking compliance: The off-street parking requirement is based on the number of storage units. The City of Rockwall requires a base of three parking spaces and one parking space for each 100 storage units. The SUP amendment would include adjusting the required parking from nine to 11 to align with the adjustment to the total number of storage units. There are currently nine parking spaces on-site.

The enclosed updated Concept Plan reflects striping two additional parallel spaces on existing concrete near the office to provide a total of 11 spaces to satisfy the parking requirement. Self storage facilities generate minimal traffic of 2 to 4 visitors per hour. Moreover, most visitors are customers who would park in an unloading/loading area adjacent to the building as opposed to a conventional parking space. Conventional parking spaces are typically used by one employee, the occasional prospective customer visiting the office, or an occasional service or delivery truck. As such, most of the 11 parking spaces (or currently nine spaces) go underutilized. Nonetheless, the proposal includes adjusting the supply to comply with the city's parking requirements.

Outside vehicle storage spaces: SUP-121 grants 28 outside vehicle storage spaces for recreational vehicles, boats, and other large vehicles. There is capacity for one additional storage space at the far northern corner near the dumpster. The request includes authorization to allow the one additional storage space for a total of 29 outside vehicle spaces. The entire vehicle storage area is completely enclosed and screened from adjacent properties. The one additional space has no impact to adjacent properties. Below is a summary of the discrepancies in chart form:

DEVELOPMENT STANDARD	SPECIFIC USE PERMIT (SF)	APPROVED BUILDING PLANS/CO	ACTUAL	PROPOSED
Floor area	118,800	124,480	119,000	119,000
Total units	579	827	778	794
Unit density	203	289	273	278
Parking required (3 + 1/100 units)	9	12	11	11
Outside vehicle spaces	28	28	29	29
Parking provided	9	9	9	11

Masterplan requests amendment of SUP - 121 to align the development site data in the Specific Use Permit ordinance with the permitted and actual development. The developer always intended to have approximately 800 units, not unlike many comparable facilities in DFW. We ask the city to approve the amendment to resolve these matters. The facility is the only one of its kind in the sub-market and it caters to customers who prefer to use a climate control facility in a retail area vs. a conventional one story drive up facility in an industrial area. The facility is at 89% capacity, indicating there is strong demand and no oversupply. The previously presented size and scale of the building is generally consistent with actual development. Also, the total number of units and density of self storage, as opposed to apartments or office, has minimal if any realized impact on the area given the very limited traffic generation and lack of consistent human occupancy of these facilities. The site accommodated one additional vehicle storage space at the north/northwest corner of the site.

November 4, 2020

Hon. Eric Chodun and Rockwall Planning and Zoning Commission
Rockwall City Hall
385 South Goliad
Rockwall, Texas 75087

Attn: Ryan Miller, AICP
rmiller@rockwall.com

RE: **Z2020-043, Approval of an amendment to an existing Specific Use Permit ("SUP")**

Dear Chairman Chodun and Planning and Zoning Commission,

Thank you for the opportunity to allow us to request a modification to the Specific Use Permit referenced above. As the representative from the current ownership group of the self-storage facility at 1245 TX-276, Rockwall, TX 75032 (the "Property"), which is currently managed by CubeSmart, I would like to both introduce myself and relay a few thoughts/concerns after having watched the October 27, 2020 meeting. Having watched that video, we understand the issues raised by P&Z and respectfully request your consideration for our request given the circumstances presented in this letter.

In January of 2017, our seven-person group of friends and family formed Wolverine Self-Storage Investments ("Wolverine"). We pooled our funds and purchased the Property, which included the self-storage facility, from the developer, this is the only property that we purchased. At the October 27, 2020 P&Z meeting, it did not seem that this important fact was made clear - that Wolverine is a separate entity from the previous owner – the developer. Wolverine was not involved in the original SUP zoning or the construction of the building.

Over the almost four years we have owned the Property, we have used CubeSmart as the professional manager and we have strived to serve the Rockwall community at the highest level, which includes keeping the property looking sharp, offering the highest level of customer service and trying to be a positive influence through interaction with the chamber of commerce along with other activities. We have brought occupancy from less than 10% to 89% and we have over 650 tenants. This is a world-class, four-story, climate-controlled, state of the art storage facility not to be confused with a typical drive up product. If you have never visited the facility, I welcome you to do so and I think you will be impressed.

Prior to closing on the January 2017 acquisition, Wolverine relied on several due diligence items to ensure the property was worthy of continued and prospective operations including the September 2016 Certificate of Occupancy issued by the City that indicated to us that the City approved construction and operation of the Property.

We regret that we were not made aware of the difference in unit count from the SUP in our purchase diligence and would have insisted that the unit count upon issuance of Certificate of Occupancy agree

with the SUP before the purchase had we known. We learned of the discrepancy for the first time just a few weeks ago and began the process to try and correct the problem.

As noted at the October 27th P&Z meeting, the Property had over 874 self-storage units at the time we purchased it, and over the past few years we have consolidated to 774 self-storage units – a reduction in excess of 100 units. The unit reduction is a result of our focused approach on providing the product mix that the community demands and when possible, we have combined smaller units into larger ones. At this juncture, we do not foresee any further unit combinations for two reasons: 1) the existing offering appears to match the community's need as we are 89% occupied and 2) further unit combinations become very challenging physically as the unit layout does not support such combination without substantial physical alteration (if possible) and capital investment.

I noted that the unit density was the primary topic that was discussed at the October 27th P&Z meeting. I want to stress that we have not experienced any issues with traffic or with the nine parking spaces throughout our ownership period. The nature of operation of a self-storage property is such that customer visits are generally infrequent and for very short periods of time. I have attached a summary of data from the gate security system below for the first week of September 2020 which identifies every customer that enters the property who all have 24-hour secure access. This data shows we average about 28 visits per day during the peak 12-hour period that means we have about 2.4 visits per hour. Thus, we are using less than 30% of the current parking spaces. Our customers on average are visiting the property just 1.3 times per month or about every 23 days. It is our view that there will be no negative public impact if you were to grant our request.

We are of course very concerned about the impacts of denying the current request such as the need to reduce the number of units currently being rented and the lost revenue to both the City and our ownership which we understand should not be issues placed on the P&Z. We hope, though, that our reliance on the Certificate of Occupancy when we bought the facility from the developer is taken into consideration with this application and our attempt to correct the discrepancies.

We recognize the City of Rockwall must make decisions that benefit the community and align with parameters that govern activities of all sorts and in no way does the Wolverine group wish to upset or negatively impact anyone. Please consider the unique circumstances of this scenario when contemplating our request. We regret that you are having to address this matter and sincerely apologize that we come to you asking for help.

I plan to attend the November 10th meeting and offer any assistance or additional information you require. Absent any unforeseen air travel issues, I look forward to meeting all of you. I appreciate that Ryan Miller offered to share this note with you on my behalf. If you have any questions in the interim or would like other information prepared for the meeting please let Ryan know or reach out to me directly if you wish.

Sincerely,

Benjamin Carr

Contact Information:

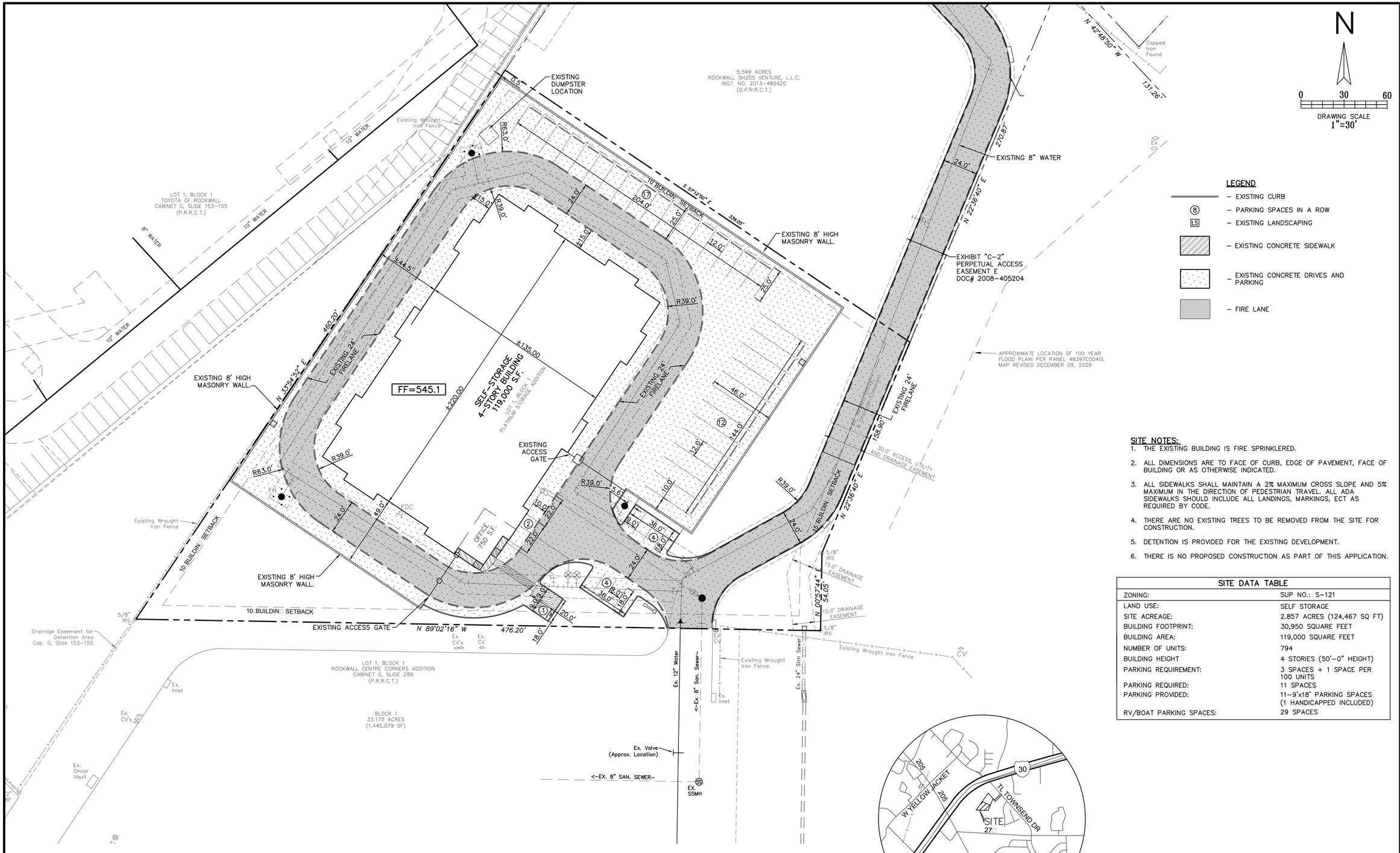
Benjamin.x.Carr@gmail.com

(215) 932-4198

Rockwall Customer Visits

Date	Day	Day count	12 hr day per hour
9/1/2020	Tuesday	25	2.08
9/2/2020	Wednesday	24	2.00
9/3/2020	Thursday	25	2.08
9/4/2020	Friday	34	2.83
9/5/2020	Saturday	32	2.67
9/6/2020	Sunday	22	1.83
9/7/2020	Monday	36	3.00

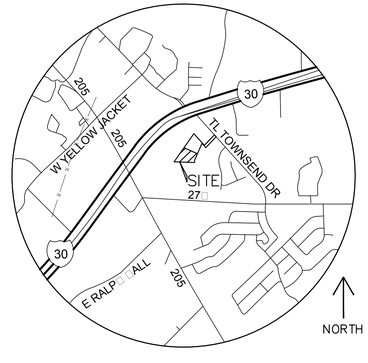
Actual Total for the Week	198
Average Per Day	28.3
# Of Visits Each 12 hours	2.4
Average Per Month	849
Current Customers Count	651
Visits Per Month	1.3
Days Between Visits	23



SITE NOTES:

1. THE EXISTING BUILDING IS FIRE SPRINKLERED.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
5. DETENTION IS PROVIDED FOR THE EXISTING DEVELOPMENT.
6. THERE IS NO PROPOSED CONSTRUCTION AS PART OF THIS APPLICATION.

SITE DATA TABLE	
ZONING:	SUP NO.: S-121
LAND USE:	SELF STORAGE
SITE ACREAGE:	2.857 ACRES (124,467 SQ FT)
BUILDING FOOTPRINT:	30,950 SQUARE FEET
BUILDING AREA:	119,000 SQUARE FEET
NUMBER OF UNITS:	794
BUILDING HEIGHT	4 STORIES (50'-0" HEIGHT)
PARKING REQUIREMENT:	3 SPACES + 1 SPACE PER 100 UNITS
PARKING REQUIRED:	11 SPACES
PARKING PROVIDED:	11-9'x18' PARKING SPACES (1 HANDICAPPED INCLUDED)
RV/BOAT PARKING SPACES:	29 SPACES



VICINITY MAP
NTS

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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Any modification or use of this drawing without the express
written consent of Cumulus Design is prohibited.

ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
FAX: 214-235-0546

OWNER:
WOLVERINE SELF-STORAGE
INVESTMENTS-ROCKWALL EDP LLC
4057 VEGA LOOP
SHINGLE SPRINGS, CA 95682

Cumulus Design
Frisco, Texas 75034
2000 N. Dallas Parkway, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0317

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/21/20.

CONCEPT PLAN

SELF-STORAGE ON TOWNSEND DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLOT DATE	10/21/20
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	CP

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *EXISTING MINI-WAREHOUSE FACILITY* ON A 2.857-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP for the approval of a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* for the purpose of amending S-121 [*Ordinance No. 14-25*] to account for as-built conditions on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District], addressed as 1245 SH-276, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-25*; and,

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(J)(1), *Mini-Warehouse*, of Article 04, *Permissible Uses*, and the development standards

DRAFT ORDINANCE 2020

contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) All construction and operations on this property shall generally conform to the *Concept Plan* contained in *Exhibit 'B'* and the *Building Elevations* contained in *Exhibit 'C'* of this ordinance.

2) The maximum number of storage units permitted on the *subject property* shall be 794-units.

3) All transparent fences shall be wrought iron, and when necessary shall incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing is prohibited.

4) The height of the building shall not exceed four (4) stories or 60-feet in total height.

5) Outside storage shall be limited to the areas depicted on the *Concept Plan* in *Exhibit 'A'*, and shall be entirely screened by a row of evergreen trees (*i.e. Leyland Cypress*) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the *Concept Plan*. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

8) All signage shall be required to conform to the requirements stipulated by the Municipal Code of Ordinances. In addition, pole signage shall be prohibited on this site.

9) All poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

DRAFT ORDINANCE 1.16.2020

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 DECEMBER, 2020.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *November 16, 2020*

2nd Reading: *December 7, 2020*

DRAFT ORDINANCE 11.16.2020

Exhibit 'A'
Legal Description and Location Map

Address: *1245 SH-276*
Legal Description: *Lot 4, Block A, Platinum Storage Addition*

DRAFT

Exhibit 'A'
Legal Description and Location Map

BEING a 2.857-acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the *JOSEPTH CADLE SURVEY, ABST#65* and the *N.M. BALLARD SURVEY ABST. #48*, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in *Volume 4663, page 281* of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8-inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in *Cabinet G, Slide 299* of the *Plat Records* of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20-feet to a 5/8-inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in *Cabinet G, Slide 153-155* of the *Plat Records* of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05-feet to a 5/8-inch iron road to be set in the southwest line of said 65.96-acre tract of land being the southeast corner of a 2.692-acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692-acre tract of land and traveling through said 65.96-acre tract of land the following course and distances:

SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8-inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8-inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the *POINT OF BEGINNING*;

DRAFT ORDINANCE 11.16.2020

Exhibit 'B':
Concept Plan

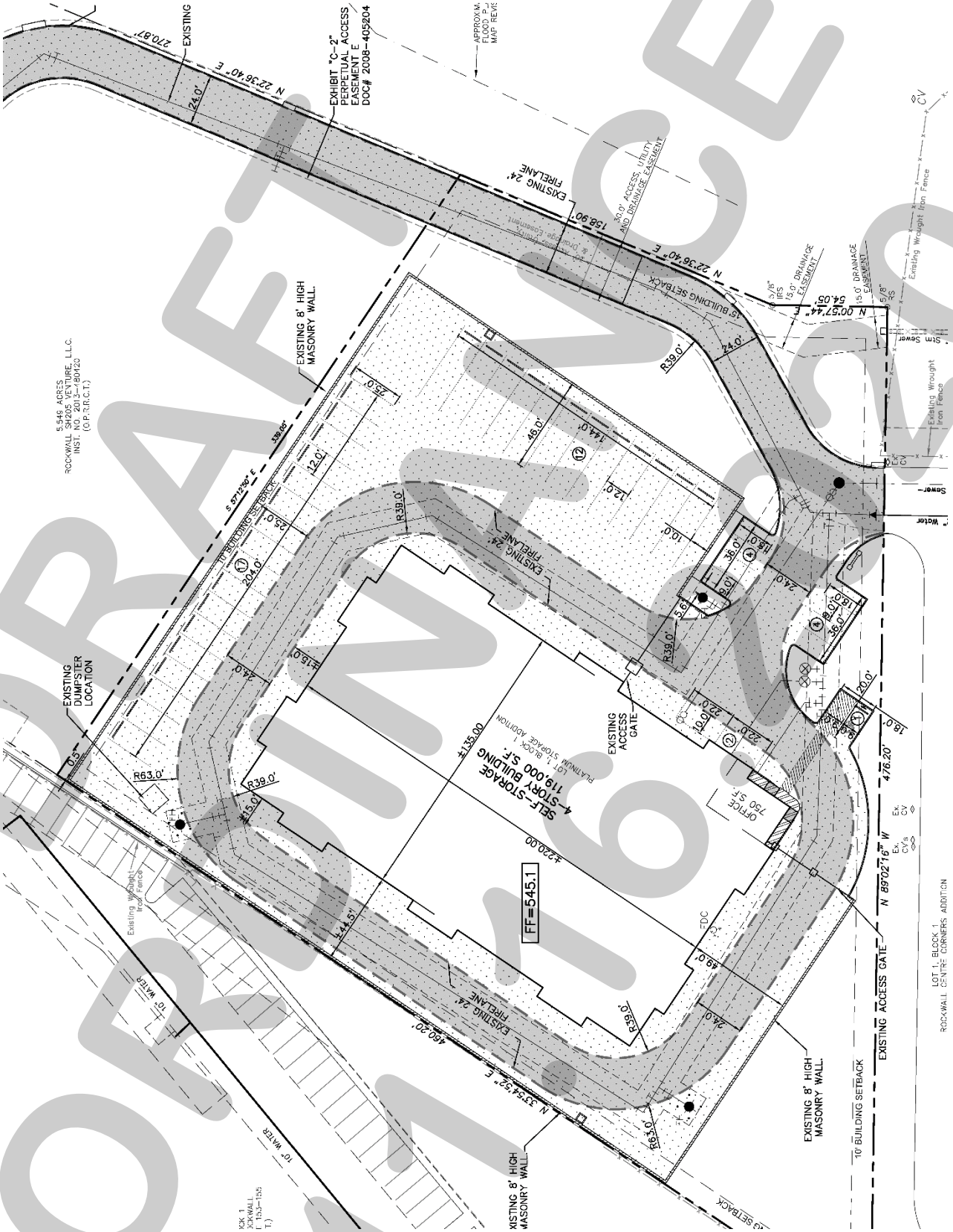


Exhibit 'C':
Building Elevations

DRAFT ORDINANCE 11.16.2020

CITY OF ROCKWALL

ORDINANCE NO. 20-47

SPECIFIC USE PERMIT NO. S-235

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *EXISTING MINI-WAREHOUSE FACILITY* ON A 2.857-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP for the approval of a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* for the purpose of amending S-121 [*Ordinance No. 14-25*] to account for as-built conditions on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District], addressed as 1245 SH-276, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-25*; and,

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(J)(1), *Mini-Warehouse*, of Article 04, *Permissible Uses*, and the development standards contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC)

[*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) All construction and operations on this property shall generally conform to the *Concept Plan* contained in *Exhibit 'B'* and the *Building Elevations* contained in *Exhibit 'C'* of this ordinance.

2) The maximum number of storage units permitted on the *subject property* shall be 794-units.

3) All transparent fences shall be wrought iron, and when necessary shall incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing is prohibited.

4) The height of the building shall not exceed four (4) stories or 60-feet in total height.

5) Outside storage shall be limited to the areas depicted on the *Concept Plan* in *Exhibit 'B'*, and shall be entirely screened by a row of evergreen trees (*i.e. Leyland Cypress*) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the *Concept Plan*. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.

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

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

8) All signage shall be required to conform to the requirements stipulated by the Municipal Code of Ordinances. In addition, pole signage shall be prohibited on this site.

9) All poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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 DECEMBER, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

Exhibit 'A'
Legal Description and Location Map

Address: *1245 SH-276*
Legal Description: *Lot 4, Block A, Platinum Storage Addition*

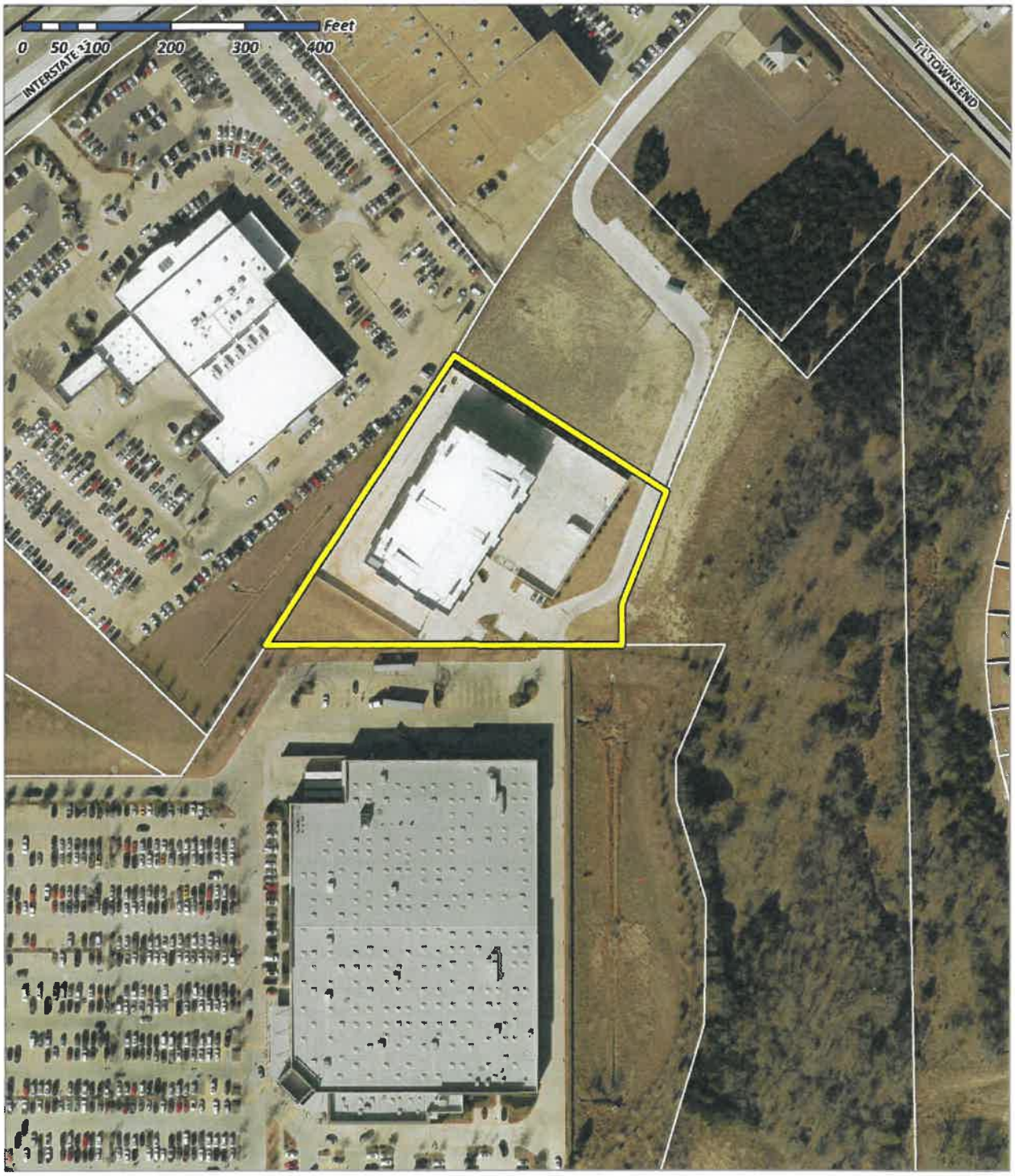


Exhibit 'A'
Legal Description and Location Map

BEING a 2.857-acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the *JOSEPTH CADLE SURVEY, ABST#65* and the *N.M. BALLARD SURVEY ABST. #48*, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in *Volume 4663, page 281* of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8-inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in *Cabinet G, Slide 299* of the *Plat Records* of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20-feet to a 5/8-inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in *Cabinet G, Slide 153-155* of the *Plat Records* of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05-feet to a 5/8-inch iron road to be set in the southwest line of said 65.96-acre tract of land being the southeast corner of a 2.692-acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692-acre tract of land and traveling through said 65.96-acre tract of land the following course and distances:

SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8-inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8-inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the *POINT OF BEGINNING*;

Exhibit 'B':
Concept Plan

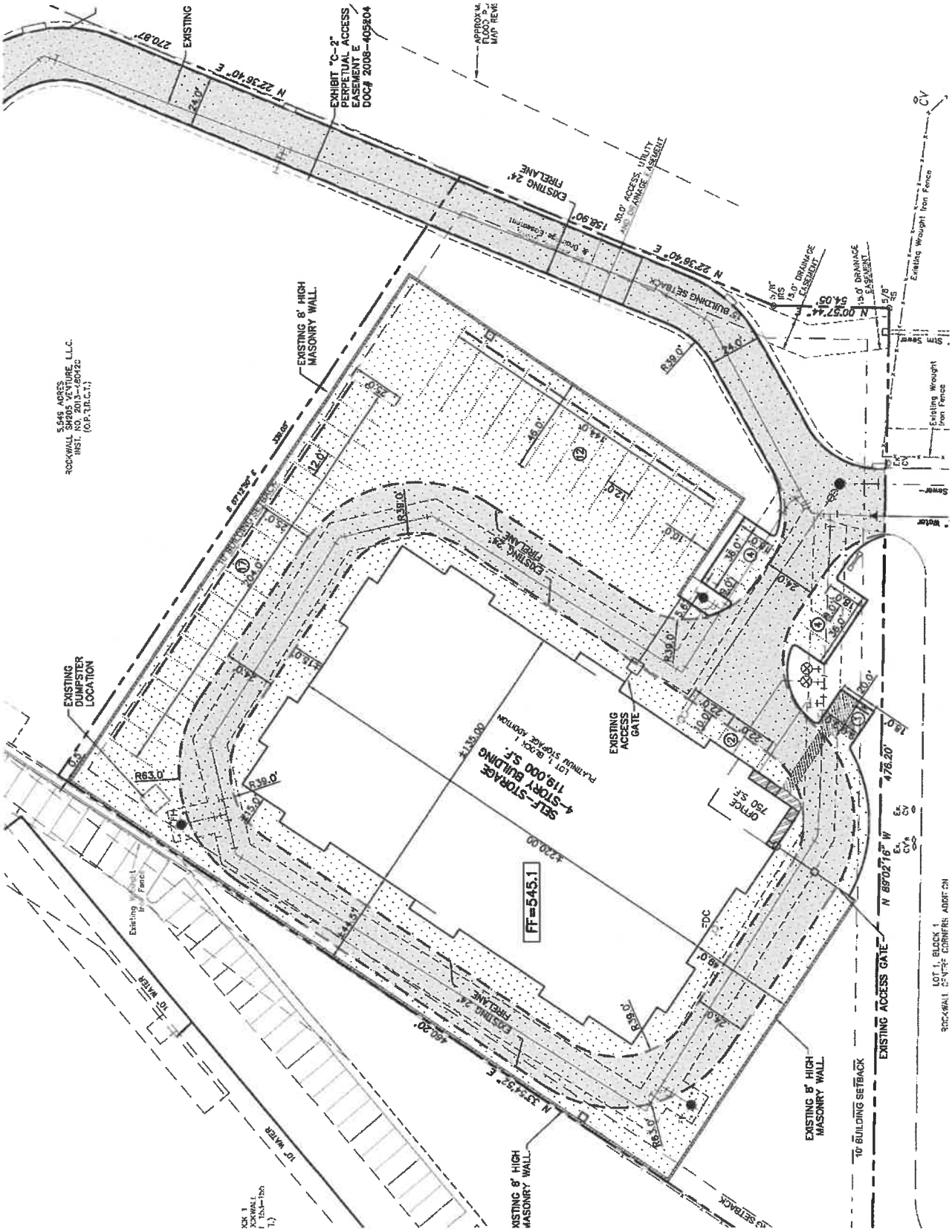
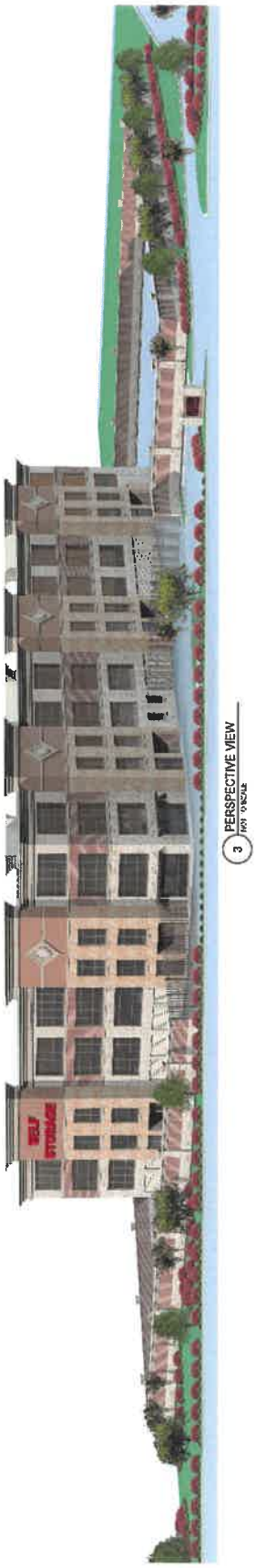


Exhibit 'C':
Building Elevations



December 09, 2020

TO: Maxwell Fisher, AICP
Masterplan
2201 Main Street, Suite 1280
Dallas, TX 75201

CC: Anthony Gould & Benjamin Carr
Wolverine Self-Storage Investments-Rockwall EDP, LLC
4057 Vega Loop
Shingle Springs, CA 95682

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2020-043; *Specific Use Permit (SUP) for a Mini-Warehouse at 1245 SH-276*

Mr. Fisher:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on December 7, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Planning and Zoning Commission
On November 10, 2020, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 5-2, with Commissioners Chodun and Moeller dissenting.

City Council
On November 16, 2020, the City Council approved the Specific Use Permit (SUP) by a vote of 7-0 (1st Reading).

On December 7, 2020, the City Council approved the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Campbell absent (2nd Reading).

Included with this letter is a copy of Ordinance No. 20-47 (*SUP #235*), which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Planning and Zoning Manager

Miller, Ryan

From: Maxwell Fisher <Maxwell@masterplantexas.com>
Sent: Tuesday, October 20, 2020 2:31 PM
To: Miller, Ryan
Subject: 1245 SH 276
Attachments: letter of explanation - amendment.pdf; Concept Plan - 1245 SH276.pdf

Ryan – Please find the updated letter and plan removing floor area since it was determined the actual floor area is less than the floor area cited in PD-121.

Maxwell

Maxwell J. Fisher, AICP
Managing Director, Frisco
Office: 214.389.2280
Cell: 214.470.3972
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Send mail to:
2201 Main Street, Suite 1280
Dallas, TX 75201
maxwell@masterplantexas.com
www.masterplantexas.com

Masterplan

Dallas-Austin-Houston-Frisco

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Miller, Ryan

From: Gamez, Angelica
Sent: Wednesday, October 21, 2020 2:20 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program
Attachments: Public Notice (10.20.2020).pdf; HOA Map Z2020-043.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2020-043 Specific Use Permit for Mini-Storage
Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing *Specific Use Permit* for the purpose of increasing the number of storage units permitted by *Ordinance No. 14-25* to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

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Miller, Ryan

From: Miller, Ryan
Sent: Friday, October 23, 2020 3:50 PM
To: 'Maxwell Fisher'
Cc: anthony gould; Benjamin Carr
Subject: Project Comments: Z2020-047
Attachments: Draft Ordinance (10.21.2020).pdf; Project Comments (10.23.2020).pdf

Mr. Fisher,

Attached are the comments and draft ordinance for your Specific Use Permit (SUP) case. Please address these comments, redline the draft ordinance, and return them to staff no later than November 3, 2020. Please also note, the following meeting schedule:

Planning and Zoning Commission Work Session: October 27, 2020
Planning and Zoning Commission (Public Hearing): November 10, 2020
City Council (Public Hearing and 1st Reading): November 16, 2020
City Council (2nd Reading): December 7, 2020

All meetings will be held at 6:00 PM in the City Council Chambers at City Hall (*i.e. 385 S. Goliad Street*). A representative will need to be present at the meeting. If you have any questions please contact your case manager. Thank you.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

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Miller, Ryan

From: Maxwell Fisher <Maxwell@masterplantexas.com>
Sent: Wednesday, October 21, 2020 12:29 PM
To: Miller, Ryan
Subject: RE: SUP Amendment - 1245 SH 276
Attachments: Concept Plan.pdf

Ryan – See attached plan.

Maxwell

From: Maxwell Fisher
Sent: Wednesday, October 21, 2020 11:20 AM
To: Miller, Ryan
Subject: RE: SUP Amendment - 1245 SH 276

Ryan – Here is the updated letter. Will send over the updated concept plan once received.

Maxwell

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Friday, October 16, 2020 12:01 PM
To: Maxwell Fisher <Maxwell@masterplantexas.com>
Cc: anthony gould <gouldanthonyj@gmail.com>; Benjamin Carr <benjamin.x.carr@gmail.com>; 'Shawn Valk' <shawnvalk@gmail.com>
Subject: RE: SUP Amendment - 1245 SH 276

Maxwell … I received the email and we should be good to process the case. Let me know if you have any additional questions. Thanks.

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
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From: Maxwell Fisher <Maxwell@masterplantexas.com>
Sent: Friday, October 16, 2020 11:55 AM
To: Miller, Ryan <RMiller@rockwall.com>

Cc: anthony gould <gouldanthonyj@gmail.com>; Benjamin Carr <benjamin.x.carr@gmail.com>; 'Shawn Valk' <shawnvalk@gmail.com>
Subject: SUP Amendment - 1245 SH 276

Ryan,

Please find the attached Letter of Explanation and Concept Plan for the SUP amendment for 1245 SH 276.

Anthony Gould has mailed both the application and check for the application fee.

Will you let us know when these mailed items have arrived?

Will you confirm receipt of this email, and let us know if you need any additional items to complete our application by today's deadline?

Maxwell

Maxwell J. Fisher, AICP
Managing Director, Frisco
Office: 214.389.2280
Cell: 214.470.3972
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Send mail to:
2201 Main Street, Suite 1280
Dallas, TX 75201
maxwell@masterplantexas.com
www.masterplantexas.com

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Miller, Ryan

From: Maxwell Fisher <Maxwell@masterplantexas.com>
Sent: Wednesday, October 21, 2020 11:20 AM
To: Miller, Ryan
Subject: RE: SUP Amendment - 1245 SH 276
Attachments: letter of explanation - amendment - 10-21-20 update.pdf

Ryan – Here is the updated letter. Will send over the updated concept plan once received.

Maxwell

From: Miller, Ryan
Sent: Friday, October 16, 2020 12:01 PM
To: Maxwell Fisher
Cc: anthony gould ; Benjamin Carr ; 'Shawn Valk'
Subject: RE: SUP Amendment - 1245 SH 276

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Ryan C. Miller, AICP
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Will you confirm receipt of this email, and let us know if you need any additional items to complete our application by today's deadline?

Maxwell

Maxwell J. Fisher, AICP
Managing Director, Frisco
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2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Send mail to:
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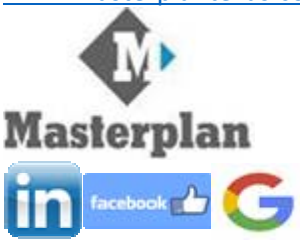
maxwell@masterplantexas.com
www.masterplantexas.com



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Miller, Ryan

From: Miller, Ryan
Sent: Wednesday, October 28, 2020 2:30 PM
To: Derek Deckard; Sedric Thomas ; Eric Chodun ; Jean Conway; Jerry Welch ; John Womble; Mark Moeller
Cc: Gonzales, David; Gamez, Angelica; Lee, Henry
Subject: Case No. Z2020-043: Requested Information

Commissioners … Per you request last night, below is a link to all of the minutes from the case concerning the mini-warehouse. Unfortunately, the audio from these meetings (and pretty much any audio from all meetings prior to moving to video) was lost when our servers crashed a few years ago. With this being said, I have also included the applicant's letter from this case directly addressing the number of units being requested. In addition, I have provided a copy of the site plan and building plans for your review. On the building plans I numbered the units shown (in RED) to show that there are indeed 872-units on the drawing and put a RED box around where the unit count is noted (the only place it is noted). If anyone has any questions concerning this content please let me know; however, since this correspondence is subject to the Open Meetings Act in replying to this email please only respond to me and not to all. Thanks.

Shared Drive: https://drive.google.com/drive/folders/1A4Z_TiJzysaHeOQ4laBtM7eSBRsF8ERe?usp=sharing

RYAN C. MILLER, AICP
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Miller, Ryan

From: Benjamin Carr <benjamin.x.carr@gmail.com>
Sent: Wednesday, November 4, 2020 2:20 PM
To: Miller, Ryan
Subject: Wolverine Storage - 1245 SH 276
Attachments: Rockwall P&Z Letter - Wolverine 11.4.20.pdf

Ryan - As we discussed a few days back, please find the attached letter that may help articulate the fact pattern and our request for help on the matter. Thank you for distributing.

Please let me know of any questions or follow up items. Looking forward to seeing you next Tuesday.

Kind Regards,
Ben Carr

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