PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-053 **P&Z DATE** 12/8/20 **CC DATE** 12/21/20 **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. Z2020-053

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

DIRECTOR OF PLANNING: BJH

CITY ENGINEER:

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

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

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

Zoning Application Fees:
- [ ] Zoning Change ($200.00 + $15.00 Acre) [1]
- [ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
- [X] 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	1700 JUSTIN ROAD				
Subdivision	CHANNELL SUBDIVISION	Lot	3	Block	A
General Location	NORTHWEST CORNER OF JUSTIN ROAD & JOHN KING BLVD.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	LIGHT INDUSTRIAL	Current Use	LIGHT INDUSTRIAL		
Proposed Zoning	SAME	Proposed Use	SAME		
Acreage	18.762	Lots [Current]	1	Lots [Proposed]	1

[X] ***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	CHANNELL CORPORATION	[ ] Applicant	MEINHARDT & ASSOC. ARCH.
Contact Person	MR. ED BURKE	Contact Person	DAVID MEINHARDT
Address	1709 JUSTIN ROAD	Address	14643 DALLAS PARKWAY
			SUITE 636
City, State & Zip	ROCKWALL, TEXAS, 75087	City, State & Zip	DALLAS, TEXAS 75254
Phone	951-587-7884	Phone	972-934-5406
E-Mail	eburke@channell.com	E-Mail	dmeinhardt@m-aarch.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared DAVID MEINHARDT [*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 $ 481.43 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 13 *day of* NOVEMBER *, 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 13 *day of* NOVEMBER *, 20* 20.

Owner's Signature

Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
LILLIA GUEULETTE
Notary ID #8311695
My Commission Expires
June 26, 2023

My Commission Expires 06.26.23

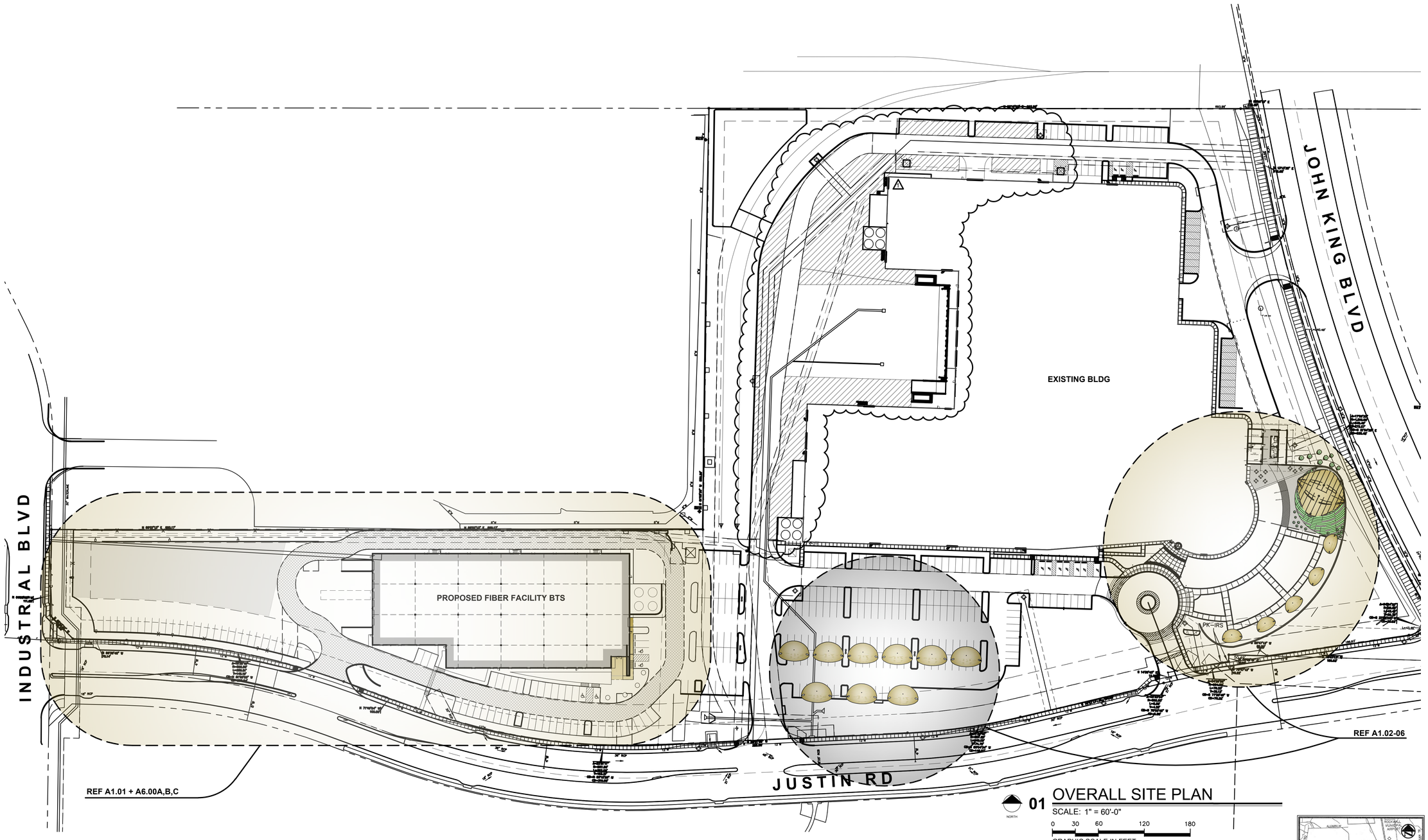
CHANNELL

Where The Industry Connects.®

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD | ROCKWALL, TEXAS 75006





01 OVERALL SITE PLAN

SCALE: 1" = 60'-0"

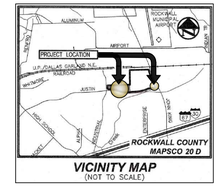
0 30 60 120 180

GRAPHIC SCALE IN FEET

SITE DATA

PROPOSED LAND USE = INDUSTRIAL

PROPERTY BOUNDARY = 817,294 SF | 18.762 AC
PERIMETER BOUNDARY = 2073'-10 1/2" LENGHT
BUILDING FOOTPRINT = 55,760 SF ÷ 817,294 SF = 6.8% LOT COVERAGE



VICINITY MAP
(NOT TO SCALE)

CASE # Z2020-053

OWNER | DEVELOPER
CHANNELL
26040 YNEZ ROAD | P.O. BOX 9022
TEMECULA, CA-USA 92589-9022
951-719-2600
BILL CHANNELL JR - bchannelljr@channell.com

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

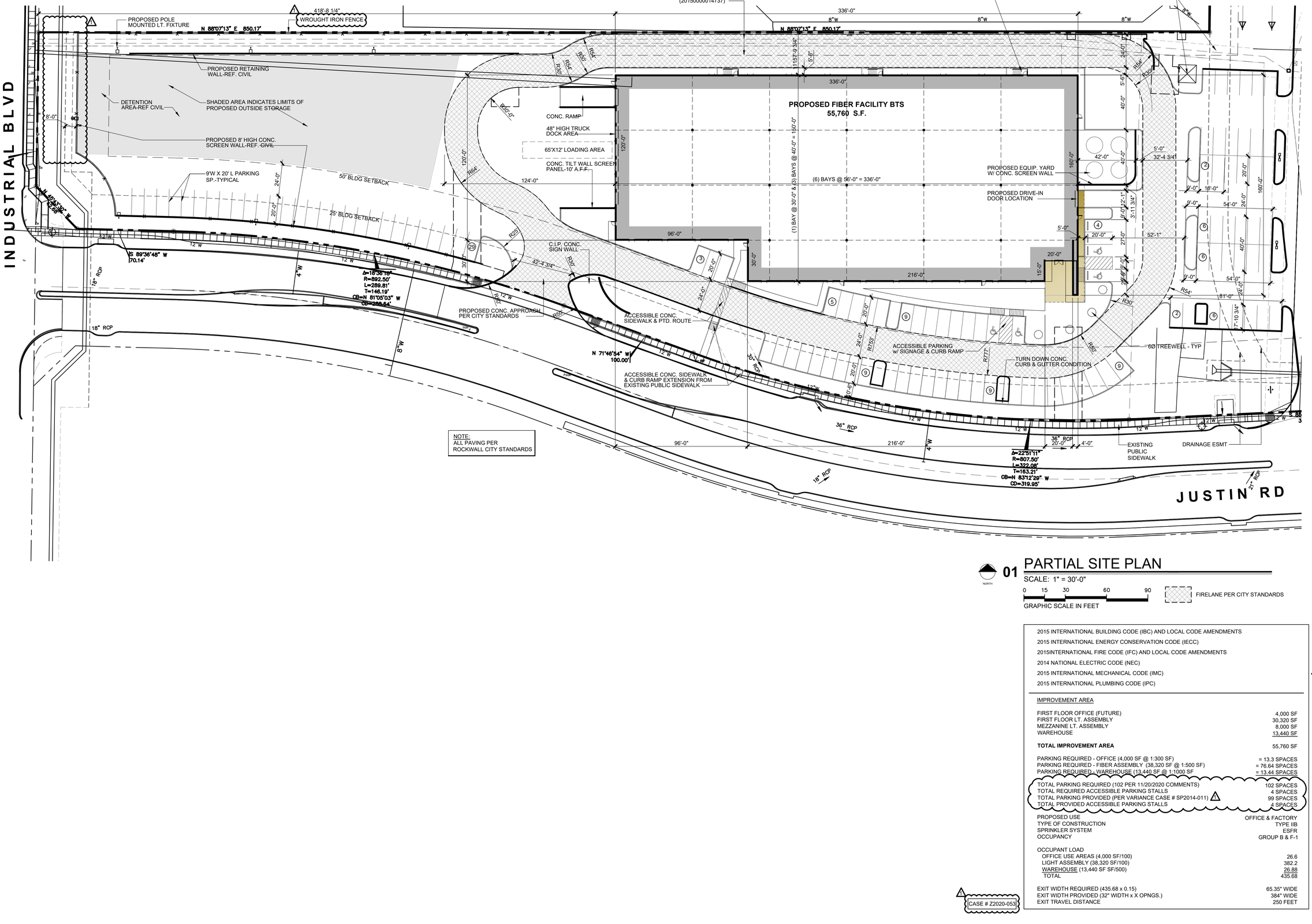
MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
1900 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 980-8960

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN

A1.00

\\WA-SERVER-02\Projects\MISC\20205-CHANNELL Corp\CDs Shell\205-A100 Series.dwg, 12/1/2020 2:23:15 PM



01 PARTIAL SITE PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE IN FEET 0 15 30 60 90

FIRELANE PER CITY STANDARDS

2015 INTERNATIONAL BUILDING CODE (IBC) AND LOCAL CODE AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015INTERNATIONAL FIRE CODE (IFC) AND LOCAL CODE AMENDMENTS
2014 NATIONAL ELECTRIC CODE (NEC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)

IMPROVEMENT AREA

FIRST FLOOR OFFICE (FUTURE)	4,000 SF
FIRST FLOOR LT. ASSEMBLY	30,320 SF
MEZZANINE LT. ASSEMBLY	8,000 SF
WAREHOUSE	13,440 SF
TOTAL IMPROVEMENT AREA	55,760 SF
PARKING REQUIRED - OFFICE (4,000 SF @ 1:300 SF)	= 13.3 SPACES
PARKING REQUIRED - FIBER ASSEMBLY (38,320 SF @ 1:500 SF)	= 76.64 SPACES
PARKING REQUIRED - WAREHOUSE (13,440 SF @ 1:1000 SF	= 13.44 SPACES
TOTAL PARKING REQUIRED (102 PER 11/20/2020 COMMENTS)	102 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING STALLS	4 SPACES
TOTAL PARKING PROVIDED (PER VARIANCE CASE # SP2014-011) 1	99 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING STALLS	4 SPACES
PROPOSED USE	OFFICE & FACTORY
TYPE OF CONSTRUCTION	TYPE IIB
SPRINKLER SYSTEM	ESFR
OCCUPANCY	GROUP B & F-1
OCCUPANT LOAD	
OFFICE USE AREAS (4,000 SF/100)	26.6
LIGHT ASSEMBLY (38,320 SF/100)	382.2
WAREHOUSE (13,440 SF SF/500)	26.88
TOTAL	435.68
EXIT WIDTH REQUIRED (435.68 x 0.15)	65.35" WIDE
EXIT WIDTH PROVIDED (32" WIDTH x X OPNGS.)	384" WIDE
EXIT TRAVEL DISTANCE	250 FEET

1 CASE # Z2020-053

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 936
DALLAS TEXAS 75254
972 960-8960

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN

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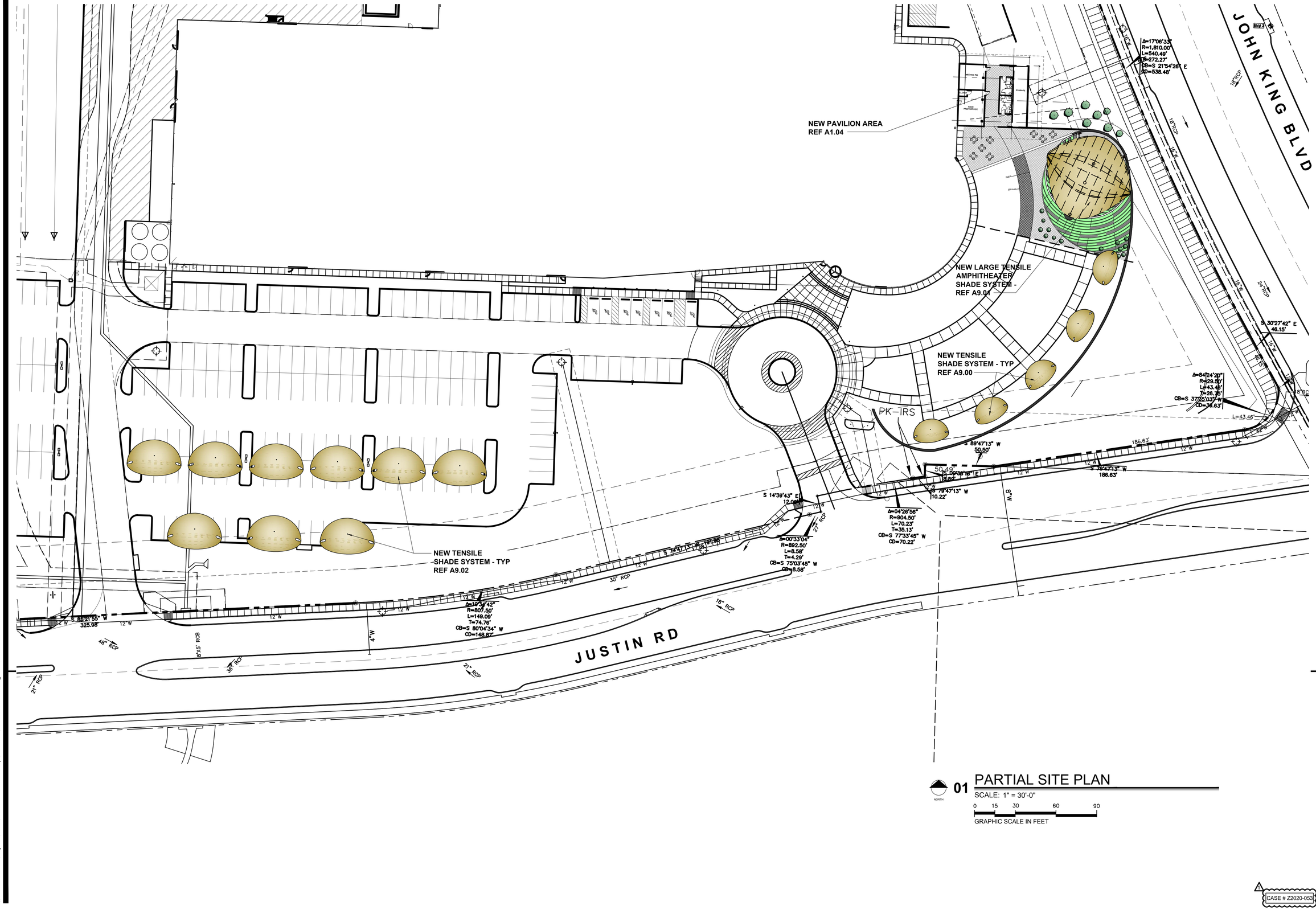

01 PARTIAL SITE PLAN

SCALE: 1" = 30'-0"

0 15 30 60 90

GRAPHIC SCALE IN FEET

NORTH

REVISIONS:

1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 936
DALLAS TEXAS 75254
972 960-8980

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN

A1.02

CASE # Z2020-053

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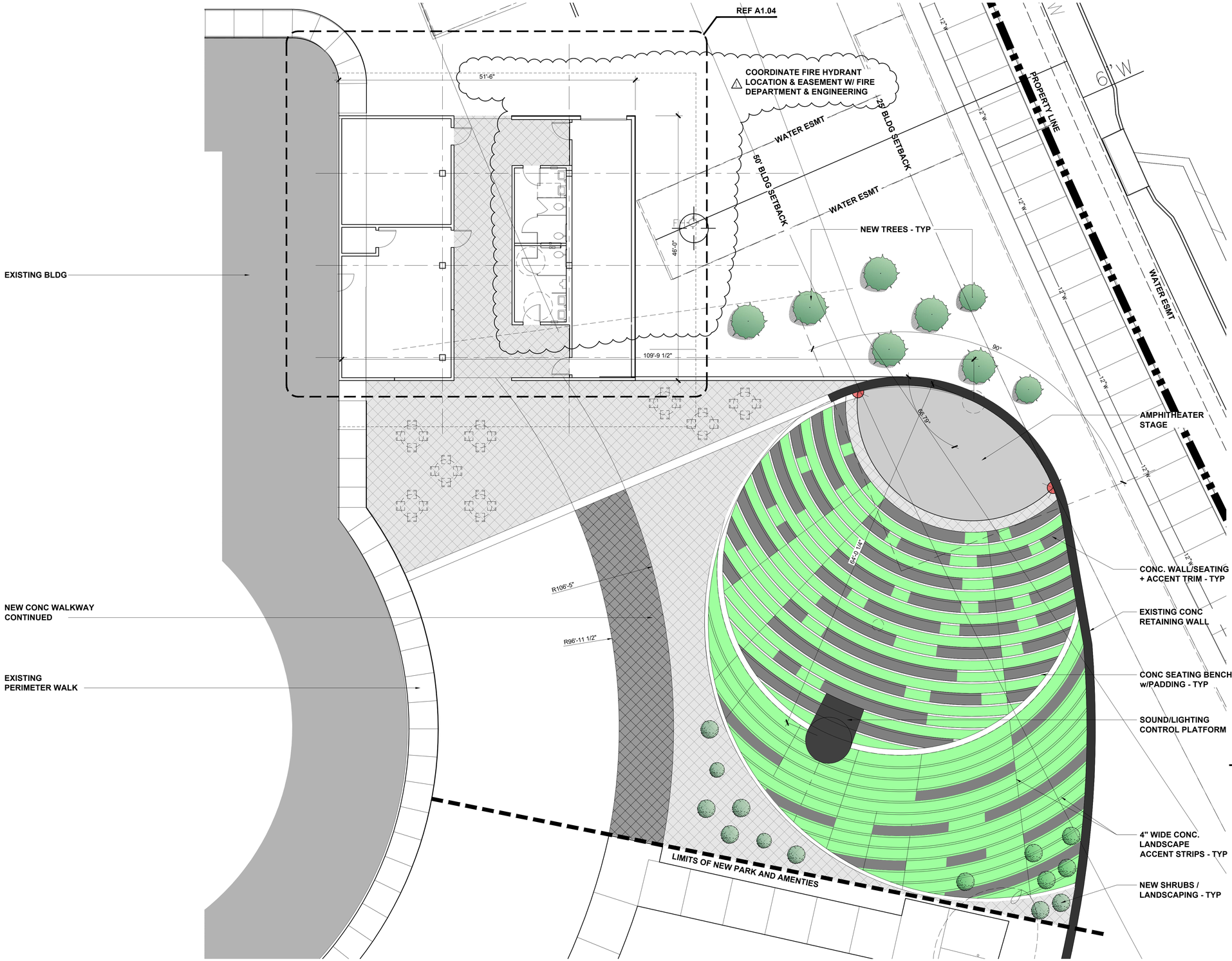

01 OVERALL AMPHITHEATER + AMENITIES PLAN

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

CASE # Z2020-053

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 535
DALLAS TEXAS 75254
972 960-9960

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN

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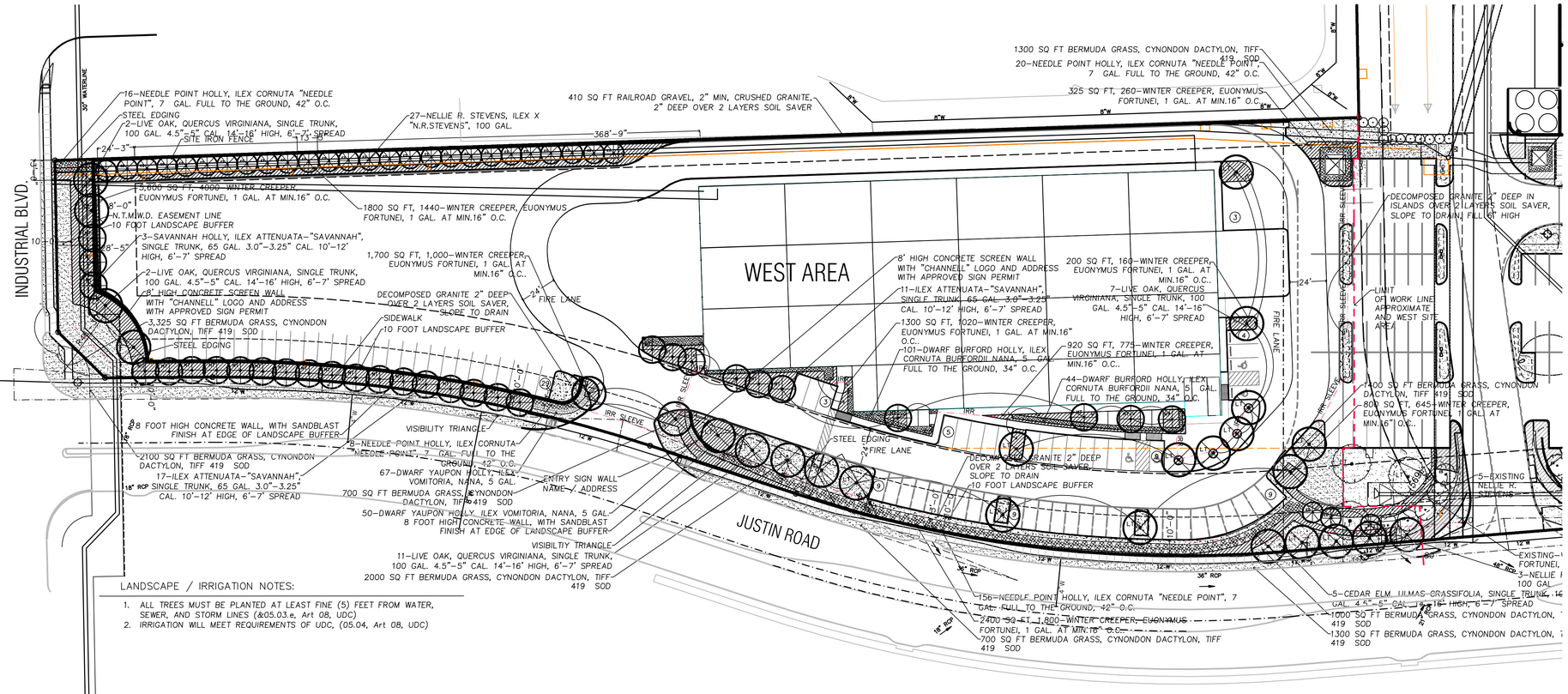
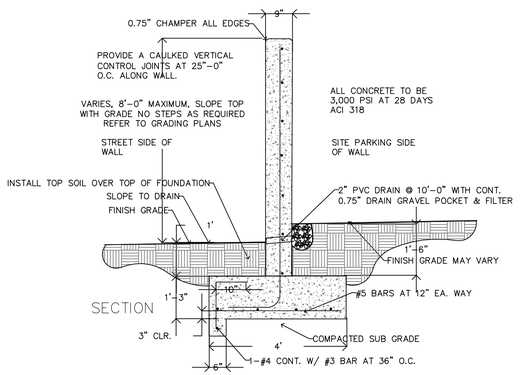


LANDSCAPE / IRRIGATION NOTES:

1. ALL TREES MUST BE PLANTED AT LEAST FINE (5) FEET FROM WATER, SEWER, AND STORM LINES (&05.03.e, Art 08, UDC)
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC, (05.04, Art 08, UDC)



1 SITE SCREEN WALL DETAILS

N.T.S.

NOTE:
1. CONCRETE COLOR MIX TO BE APPROVED BY CLIENT
2. STEP FOOTING AS REQUIRED IN 8" STEPS
3. BACK FILL SOIL AFTER FORM WORK REMOVAL TO GRADES SHOWN.
4. 5. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS, FORM WORK, CONCRETE WASH OUT FROM SITE.

SAND BLASTING NOTE.
1. ALL EXPOSED SURFACES TO BE SAND BLASTED.
2. SAMPLE TO BE APPROVED BY CLIENT.
3. SAND BLAST SAND MAY USED ON LANDSCAPE BEDS. NO CLEAN UP EXCEPT ON PAVING SURFACES.

LANDSCAPE PLAN LEGEND

1–CT–1 — QUANTITY; SYMBOL KEY TO PLANT LIST

IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

LANDSCAPE TREE SYMBOLS

PROPOSED TREES / EXISTING TREES

LARGE (LT) / LARGE (LT) — SITE TREES LARGE PER TYPE AND SIZE NOTED ON PLAN
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE
WITH 4" WATER RING AND 3" MULCH OVER TREE BALL

MEDIUM (MT) / MEDIUM (MT) — SITE TREES MEDIUM PER TYPE AND SIZE NOTED ON PLAN
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE
WITH 4" WATER RING AND 3" MULCH OVER TREE BALL

SMALL (ST) / SMALL (ST) — SITE TREES SMALL PER TYPE AND SIZE NOTED ON PLAN
INSTALL (1) ONE ADJUSTABLE BUBBLERS ON EACH TREE

12'–0" (EX) / 12'–0" (EX) — EVERGREEN SCREENING SHRUBS, NELLIE R. STEVENS HOLLY. WITH 4" TREE RING AND 3" MULCH
INSTALL (2) TWO ADJUSTABLE BUBBLER ON EACH SHRUB

6'–0" / 6'–0" — EVERGREEN SHRUBS FOR SCREENING

3'–0" — EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE

EVERGREEN GROUND COVER WITH STEEL EDGING

BERMUDA GRASS–ON SITE, ROLL TWO TIMES ,SEE DETAILS

6" FILL — PARKING LOT ISLAND AND TRANSFORMERS, INSTALL DECOMPOSED GRANITE 3" DEEP WITH STEEL EDGING ON LANDSCAPE SIDES OF BED FILL ISLAND WITH SITE SOIL TO BACK OF CURB AND SLOPE UP INTO MIDDLE 6", INSTALL DECOMPOSED GRANITE TO SLOPE TO DRAIN OVER TOP OF CURB TO LOW SIDE

CITY OF ROCKWALL LANDSCAPE STANDARDS, WEST SIDE LOT AREA

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA – WEST SITE 4.147 ACRES		180,675 SQ. FT.
A. SCREENING OF SITE LOADING DOCKS	YES	8' HIGH WALL
B. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 4.0" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
C. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
D. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
E. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEEDED.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN BUFFER, (1) CANOPY AND (1) ACCENT TREE PER 50 FEET. INDUSTRIAL DRIVE 142 LINEAR FT JUSTIN ROAD 870 LINEAR FT	3 CANOPY TREE 3 ACCENT TREE 17 CANOPY TREE 17 ACCENT TREE	3 CANOPY TREE 3 ACCENT TREE (*)18 CANOPY TREE 17 ACCENT TREE
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	SEE (+) BELOW
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	YES	YES
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX. SITE AREA = 180,675 SQ. FT.	27,101 SQ FT	29,580 SQ FT. 16.3%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES.	8 TREES	11 TREES

(*) STREET TREES EXTEND INTO THE ADJACENT LANDSCAPE AREA BETWEEN STREET AND PARKING EDGE.

CHANNELL, ROCKWALL TEXAS

VARIANCE REQUEST FOR ALTERNATE LANDSCAPE PLAN DATED 12012020

The Phase One Channell Project Landscape Plan was installed per an Alternate Landscape Plan Dated 03/04/2016. The City of Rockwall Planning Department Approved this plan.

As this approved Alternate Landscape Plan included several designs that were considered to meet or exceeded the City of Rockwall Landscape Ordinance Intent. We desire to continue the same style of landscape along the Justin Road

These same Landscape Designs are shown on the SP2020-053 Alternative Landscape Plan.

1. The plan shows and edge of large evergreen holly shrubs along the parking lot edges as a living screen that will grow up and become a solid screen.
2. There are large shade trees spaced behind the Nellie R. Stevens Shrubs were use and not ornamental trees were provided.
3. The 03/04/2016 plan had a 6 foot high concrete wall to screen spaces or outside storage on site. This is shown as a 400 foot long 8 foot high wall for screening.
4. The plans both will have curved entry concrete walls 8 feet high with signage.

Per City or Rockwall Comments for landscape this plan as drawn should be considered as an Alternate Landscape Plan in keeping with the Style of the Channell Project Campus.

1. Provide the necessary screening associates with outside storage requirement along Justin Road. The Plan utilizes a row or large shrubs , Needle Point Holly and Row of Burford Holly, Savannah Holly Trees and Large Live Oak Trees and solid 8 foot high concrete screening wall to suffice for the solid screening that exceeds a row of canopy trees at 20-foot centers. The Shrubs will be maintained at 6-8 feet high.
2. The 10 foot wide Landscape Buffer is dimensioned as shown on the plans along Justin Road Frontage
3. The fire Lane is labeled on the Plan
4. The 10 foot wide Landscape Buffer is shown on the plans along Justin Road Frontage
5. Provide trees in the required street landscape buffer along Justin Road in numbers equal to one (1) canopy tree and one (1) accent tree for every 50 feet of street frontage. This would require 17 canopy trees and 17 Accent Trees. The Alternate Landscape Plan shows 17 canopy trees within 80 feet of the 873 foot Justin Road Edge Area and with the 400 foot long 8 foot high concrete wall and Savannah Holly Trees as the 17 accent trees. The Alternate Landscape Plan dated 12/01/2020 provides a screened edge that will provide a dense screen that exceeds only using trees.

© 2020, T.H.PRITCHETT ASSOCIATES
LANDSCAPE ARCHITECTS AND PLANNER
THESE DRAWINGS AND /OR SPECIFICATIONS PROVIDED WITHIN THIS DOCUMENT SET ARE PREPARED SPECIFICALLY FOR THIS PROJECT AND SITE. THEY SHALL NOT BE USED IN PART OR IN WHOLE OR PART FOR ANY OTHER PURPOSES OR BY ANY OTHER PARTIES OTHER THAN THOSE UNDER CONTRACT OR WITH SPECIFIC WRITTEN PERMISSIONS FROM T. H. PRITCHETT / ASSOCIATES.
REPRODUCTION IS PROHIBITED

REGISTERED LANDSCAPE ARCHITECT — THOMAS H. PRITCHETT — 2115 — STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 12/01/2020

0 20 40 60 80 100 FEET

PLOTS AT 24" X 60" SHEET TO 1"=40'

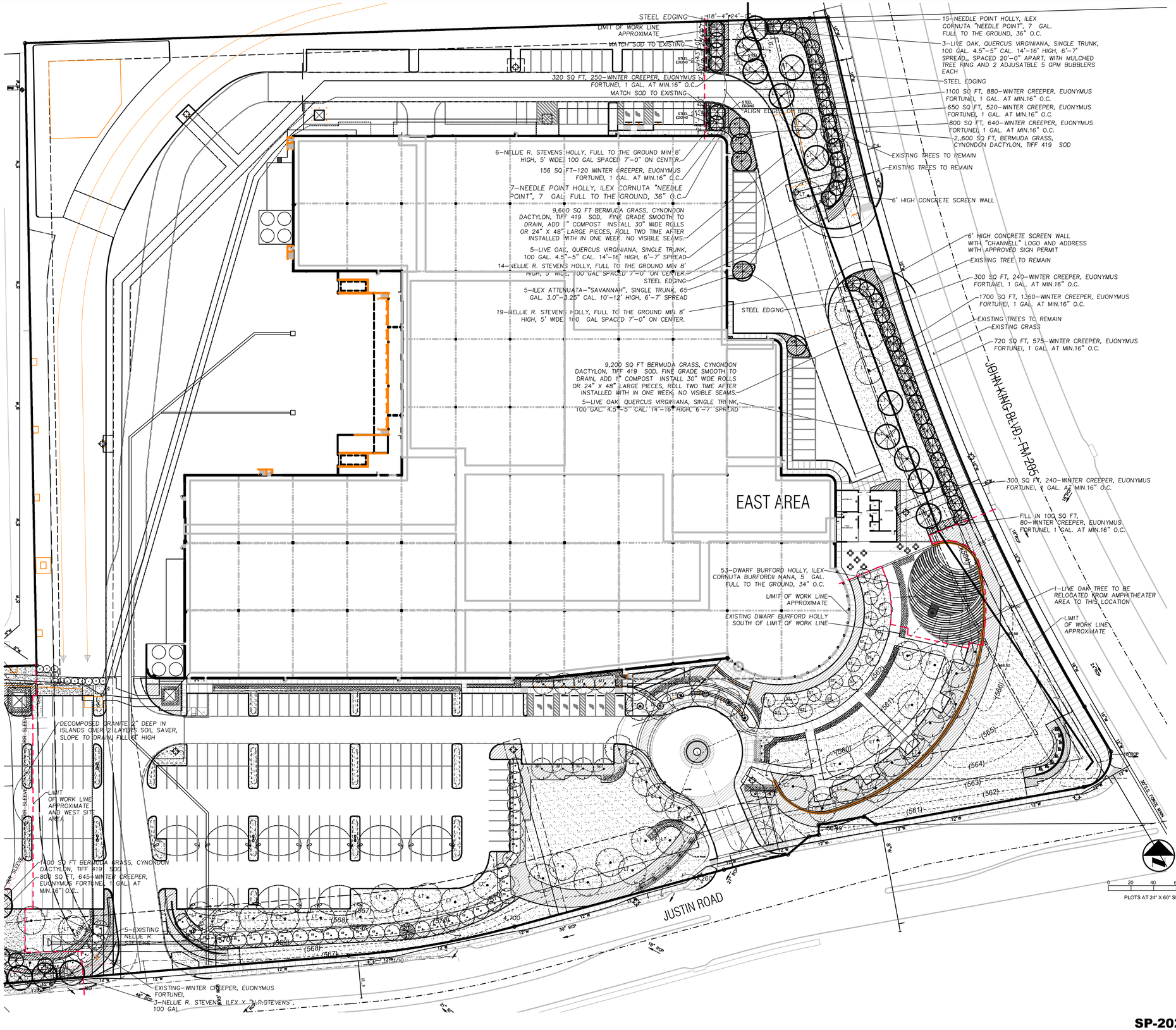
NO.	DATE	REVISION

T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

ALTERNATE LANDSCAPE PLAN WEST
CHANNELL COMMERCIAL CORP.
WEST PARKING & STORAGE LAYOUT
1700 JUSTIN ROAD
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	12/01/2020	1"=30'			LAW-1

SP-2020-053



LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER. PER MANUFACTURER INSTRUCTIONS.
6 INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"-2" HIGH..

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LANDSCAPE ARCHITECTS AND PLANNER
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REGISTERED LANDSCAPE ARCHITECT
THOMAS H. PRITCHETT
2115
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT. R.L.A. NO. 2115 ON 12/01/2020

NO.	DATE	REVISION

T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

ALTERNATE LANDSCAPE PLAN EAST

CHANNELL COMMERCIAL CORP.

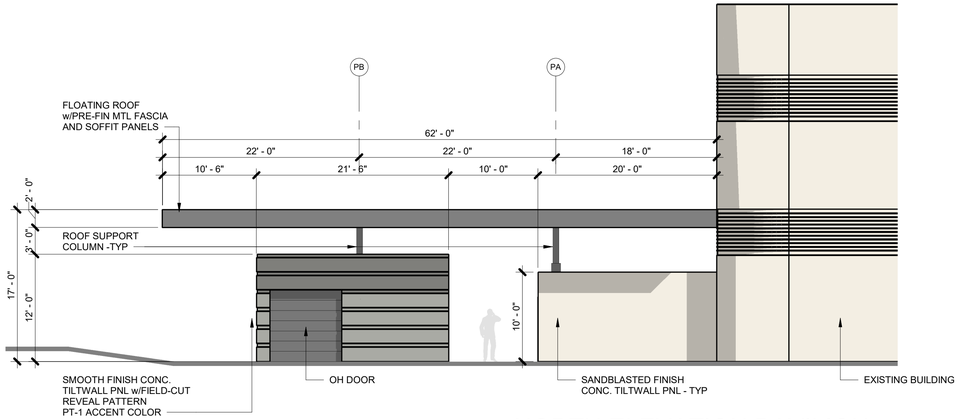
WEST PARKING & STORAGE LAYOUT

1700 JUSTIN ROAD

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

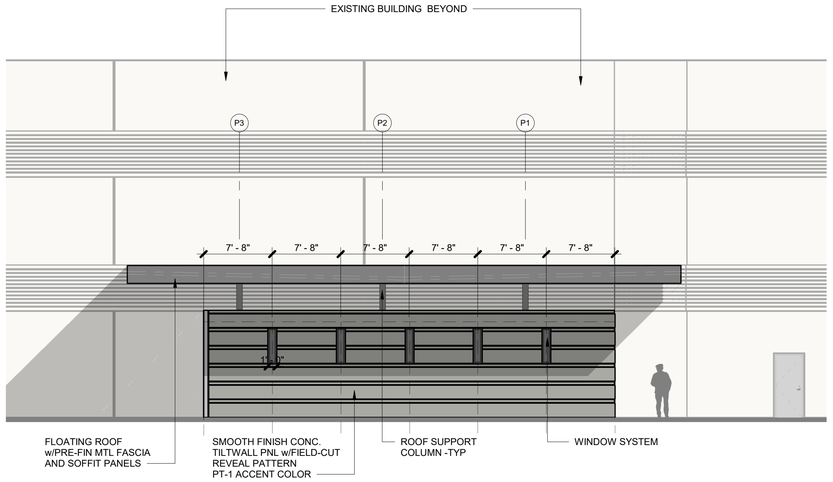
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	12/01/2020	1"=30'			LAE-1

SP-2020-053



05 NORTH ELEVATION PAVILION

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



04 EAST ELEVATION PAVILION

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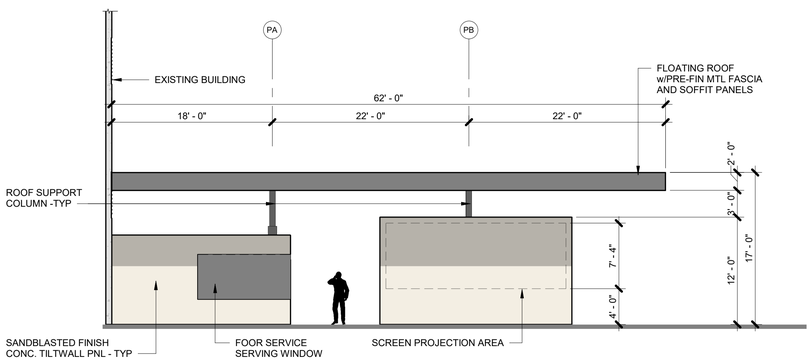
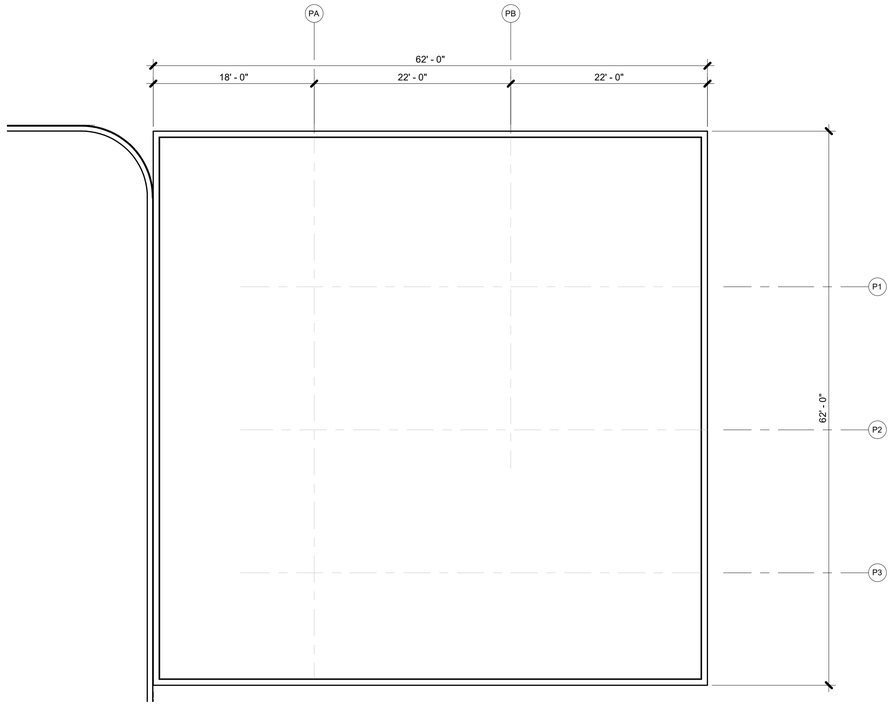


03 SOUTH ELEVATION PAVILION

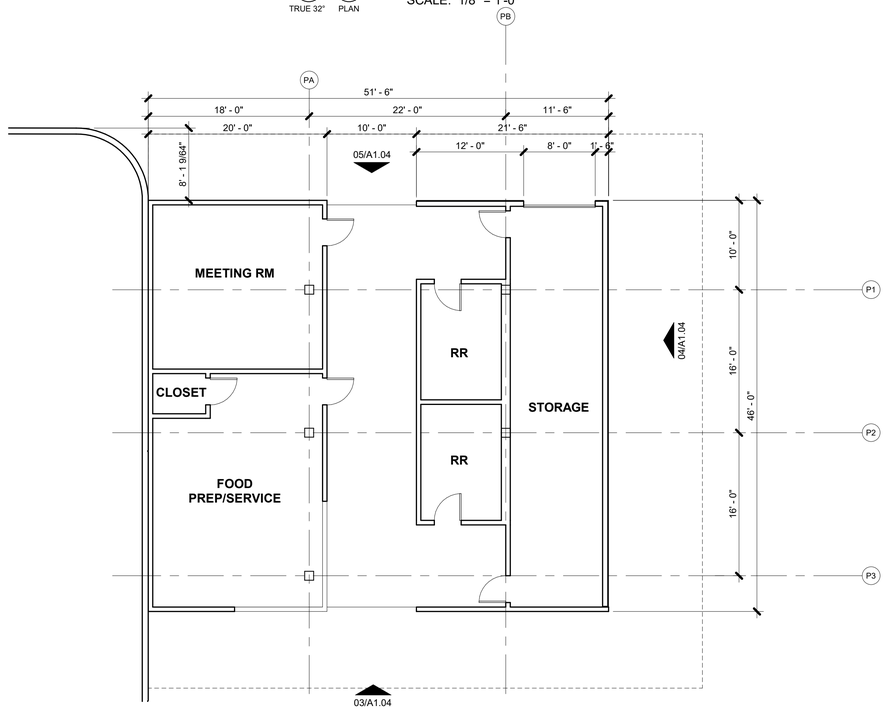
SCALE: 1/8" = 1'-0"



TRUE 32° PLAN

02 PAVILION ROOF

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



TRUE 32° PLAN

01 PAVILION PLAN

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

CASE # Z2020-053

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-9990

REGISTERED ARCHITECT
DAVID MEINHARDT
12 10 1
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: PAVILLION

A1.04

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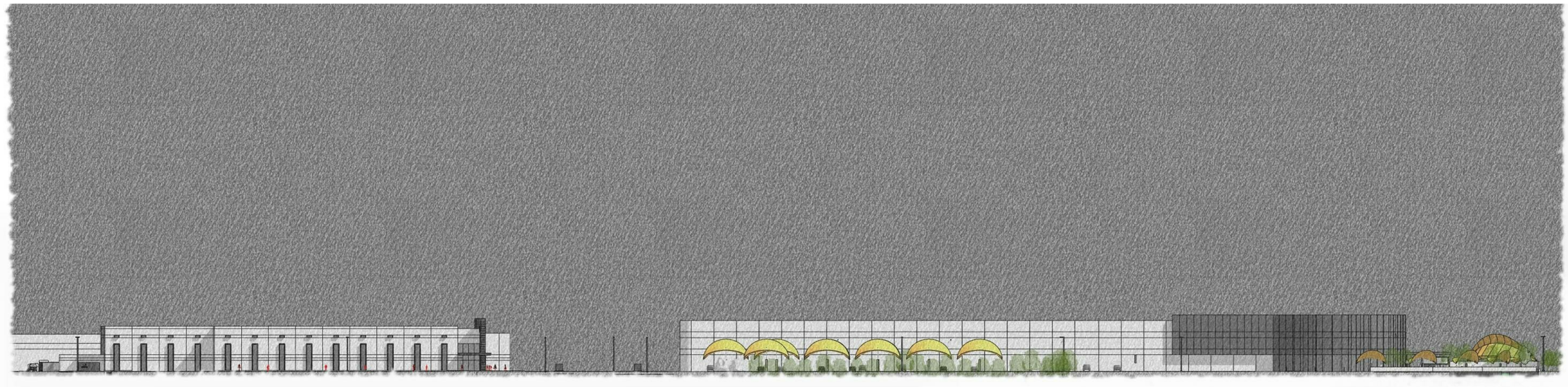

SOUTH CAMPUS ELEVATION - JUSTIN RD



EAST CAMPUS ELEVATION - JOHN KING BLVD

REVISIONS
1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
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DALLAS TEXAS 75254
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REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z CONCEPT IMAGES

A1.05

CASE # Z2020-053

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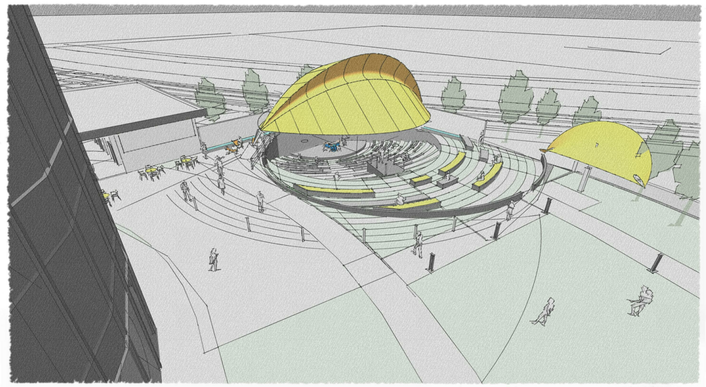

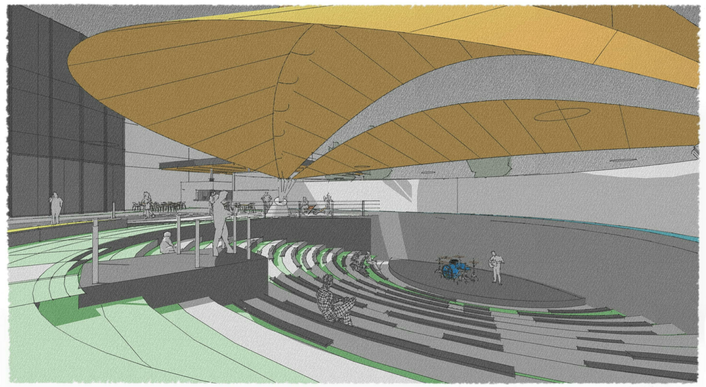

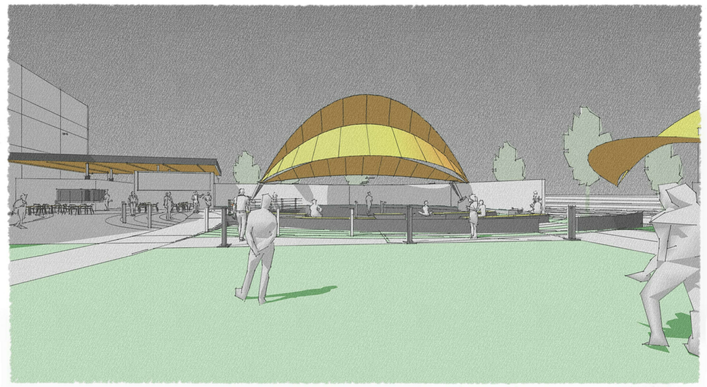

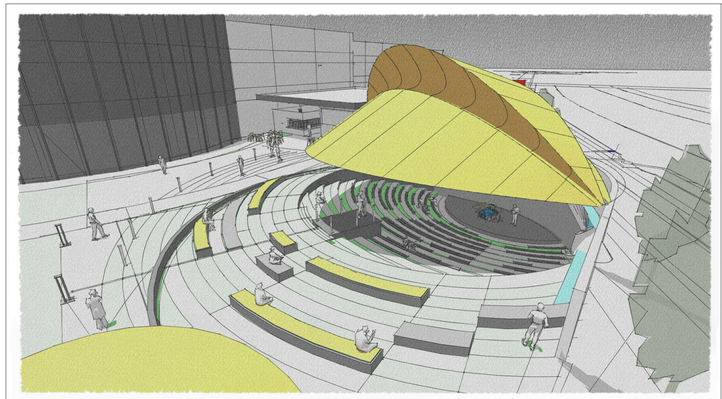

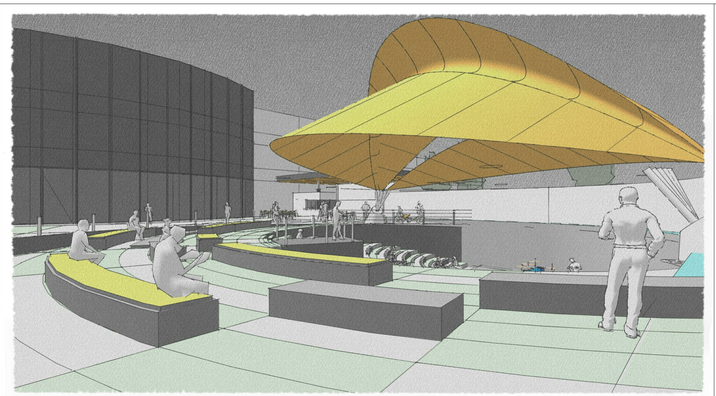

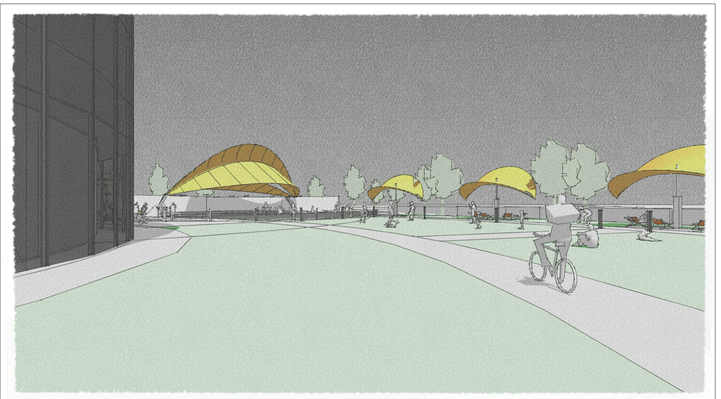



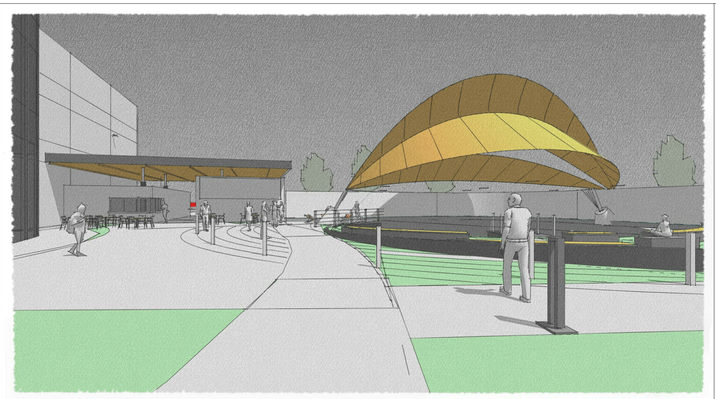

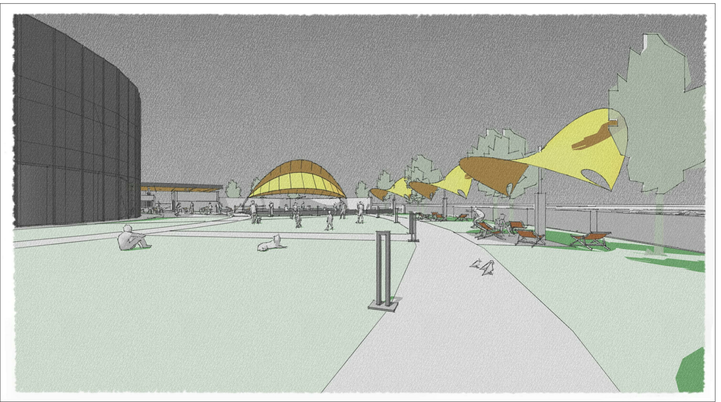

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C

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972 960-8880

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205

DATE: 11.13.2020

DRAWN BY: DBC

CHECKED BY: DDM

SHEET: P&Z CONCEPT IMAGES

A1.06

CASE # Z2020-053

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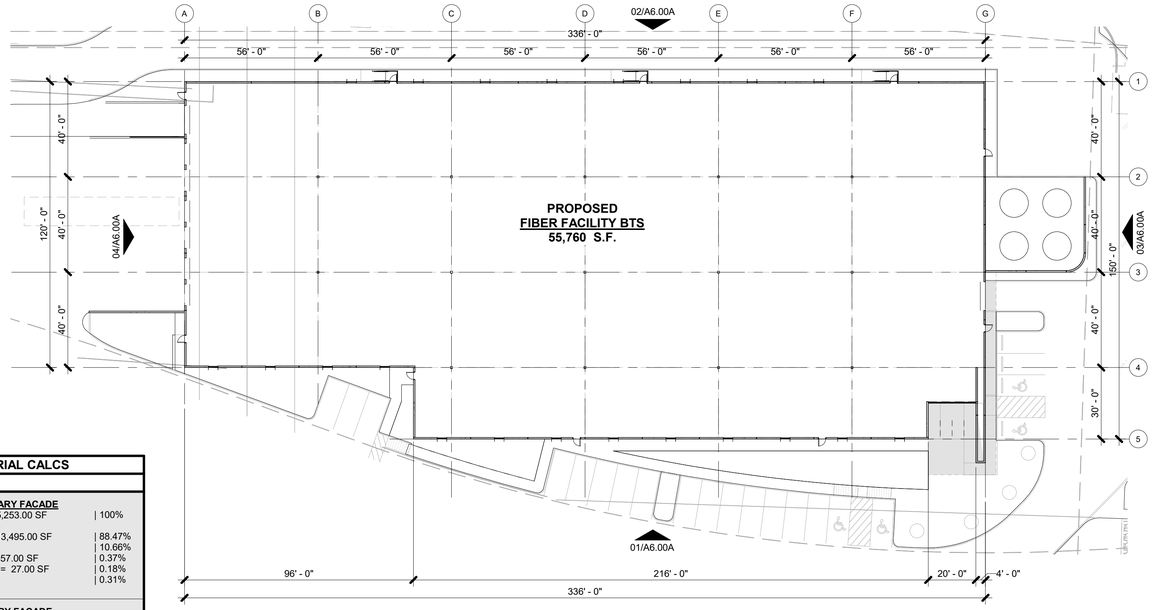
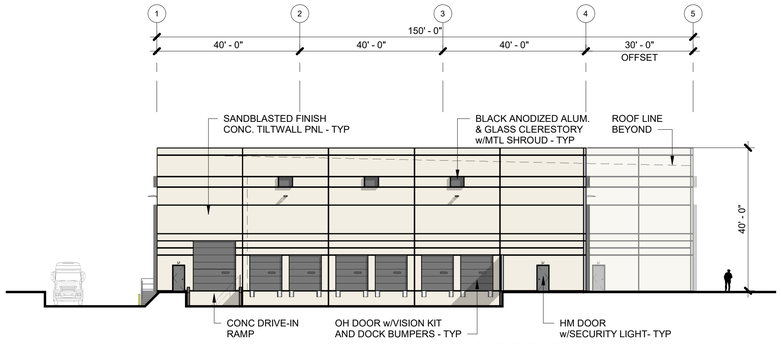
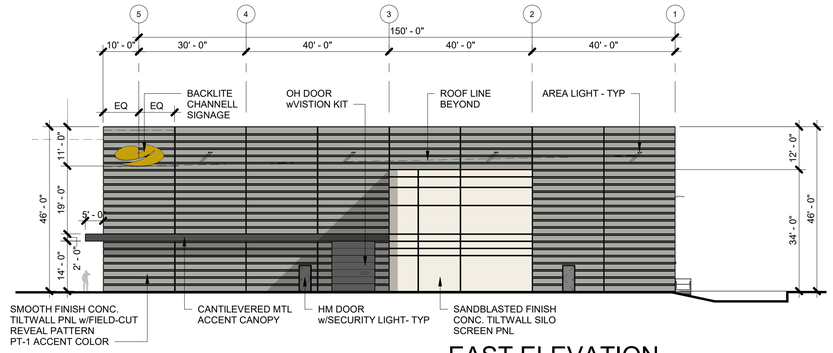




04 WEST ELEVATION

SCALE: 1" = 20'-0"

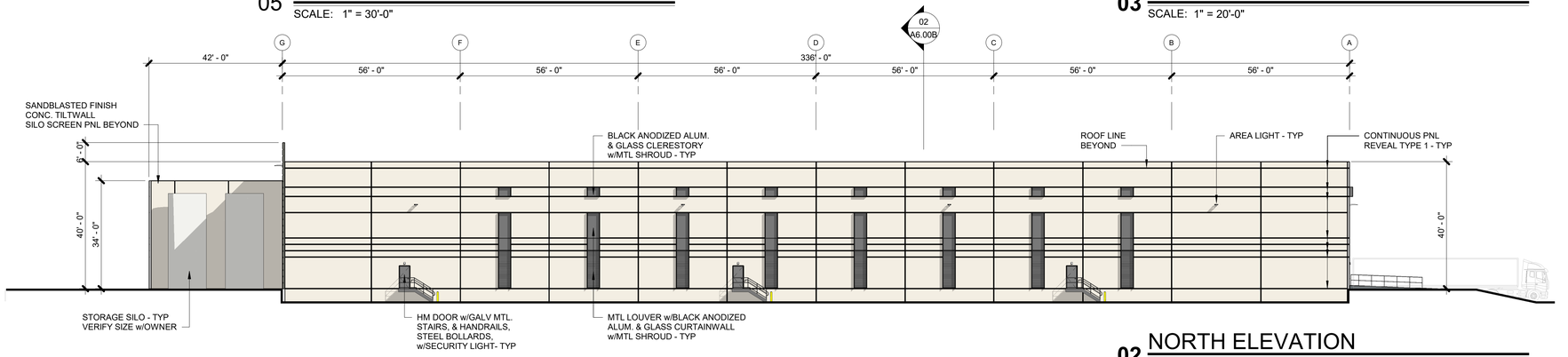


03 EAST ELEVATION

SCALE: 1" = 20'-0"

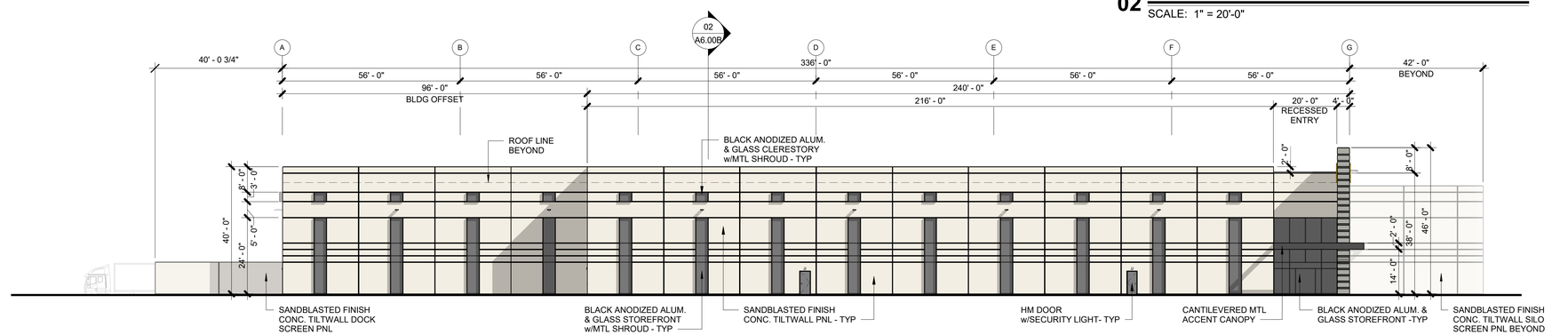
05 OVERALL SHELL FLOOR PLAN

SCALE: 1" = 30'-0"



02 NORTH ELEVATION

SCALE: 1" = 20'-0"



01 SOUTH ELEVATION

SCALE: 1" = 20'-0"

ELEVATION + MATERIAL CALCS

SOUTH ELEVATION - PRIMARY FACADE
TOTAL FACADE AREA = 15,253.00 SF | 100%

• CONCRETE TILTWALL = 13,495.00 SF	88.47%
• GLASS = 1,626.00 SF	10.66%
• MTL ACCENT CANOPY = 57.00 SF	0.37%
• MTL WINDOW SHROUDS = 27.00 SF	0.18%
• HM DOORS = 48.00 SF	0.31%

WEST ELEVATION - PRIMARY FACADE
TOTAL FACADE AREA = 6,290.00 SF | 100%

• CONCRETE TILTWALL = 5,473.00 SF	87.01%
• GLASS = 36 SF	0.57%
• MTL WINDOW SHROUDS = 1.00 SF	0.02%
• HM DOORS = 72.00 SF	1.14%
• OH DOORS = 708.00 SF	11.26%

NORTH ELEVATION
TOTAL FACADE AREA = 16,216.00 SF | 100%

• CONCRETE TILTWALL = 15,371.00 SF	97.79%
• GLASS = 419.00 SF	2.58%
• MTL WINDOW SHROUDS = 17.00 SF	0.10%
• MTL LOUVERS = 337.00 SF	2.08%
• HM DOORS = 72.00 SF	0.44%

EAST ELEVATION
TOTAL FACADE AREA = 4,935.00 SF | 100%

• CONCRETE TILTWALL = 1,613.00 SF	80.65%
• GLASS = 1.00 SF	0.05%
• MTL ACCENT CANOPY = 170.00 SF	8.50%
• HM DOORS = 48.00 SF	2.40%
• OH DOORS = 168.00 SF	8.40%

ARTICULATION CALCS

SOUTH ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	216' - 0" PROVIDED
3. WALL PROJECTION = 25% X 40'-0" = 10'-0" MIN	15' - 0" PROVIDED
4. ENTRY / ARCH ELEMENT LENGTH = 33% x 40'-0" = 13'-2 3/8" MIN	20' - 0" PROVIDED
5. PROJECTION HEIGHT = 25% x 40'-0" = 10'-0" MIN	8' - 0" PROVIDED
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x 40'-0") = 20'-0"	25' - 0" PROVIDED

WEST ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	120' - 0" PROVIDED
3. WALL PROJECTION = 25% X HEIGHT = N/A	N/A
4. ENTRY / ARCH ELEMENT LENGTH = 33% x LENGTH = N/A	N/A
5. PROJECTION HEIGHT = 25% x HEIGHT = N/A	N/A
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x H)	N/A

NORTH ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 3 x 40'-0" = 120'-0" MAX	336' - 0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x LENGTH = N/A	N/A
4. ENTRY / ARCH ELEMENT WIDTH = 15% x HEIGHT = N/A	N/A
5. PROJECTION HEIGHT = 15% x HEIGHT	N/A

EAST ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 46'-0"	
2. WALL LENGTH = 3 x 46'-0" = 138'-0" MAX	80' - 0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x 80'-0" = 12'-0" MIN	40' - 0" PROVIDED
4. ENTRY / ARCH ELEMENT WIDTH = 15% x 46'-0" = 6'-10 13/16" MIN	42' - 0" PROVIDED
5. PROJECTION HEIGHT = 15% x 46'-0" = 6'-10 13/16" MIN	12' - 0" PROVIDED

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8660

REGISTERED ARCHITECT
DAVID MEINHARDT
12 10 1
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z ELEVATIONS

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CASE # Z2020-053

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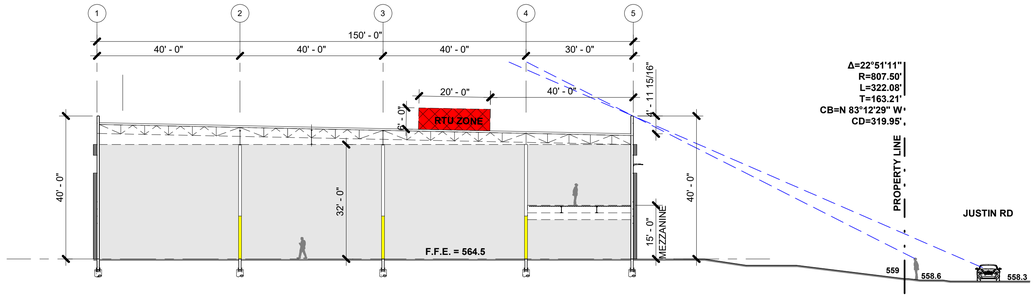

02 BUILDING SECTION

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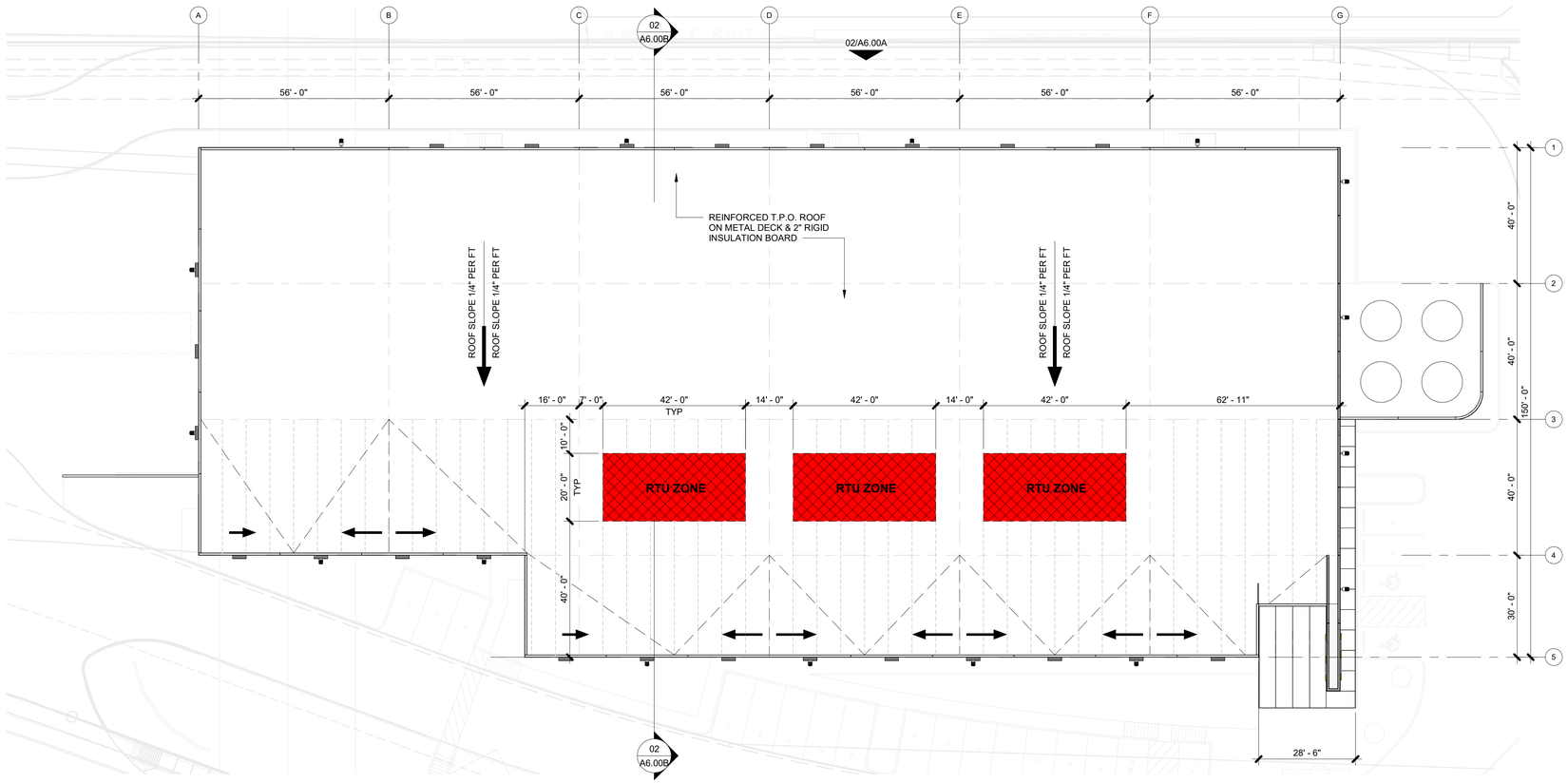

01 OVERALL ROOF PLAN

SCALE: 1" = 20'-0"

TRUE 32° PLAN

1 CASE # Z2020-053

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

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972 980-8880

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STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z DIAGRAMS

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PROPOSED
FIBER FACILITY BTS
55,760 S.F.

REVISIONS
1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

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REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z VISUALIZATION

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CASE # Z2020-053

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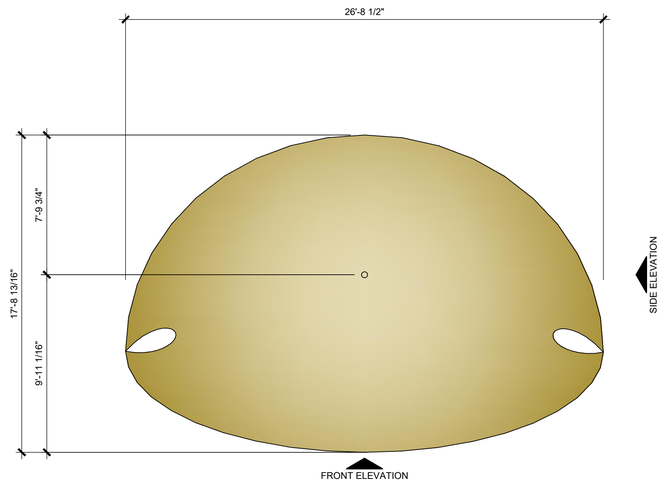
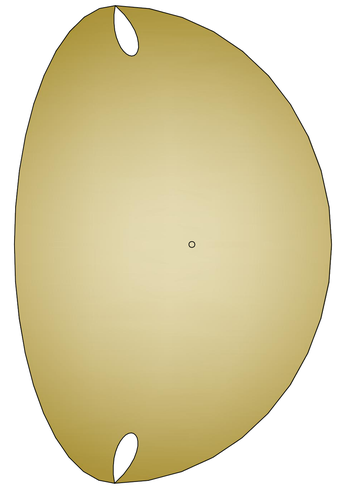


PLAN



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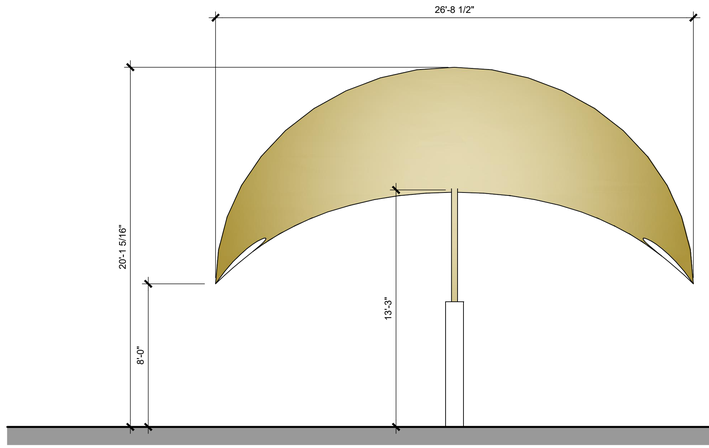
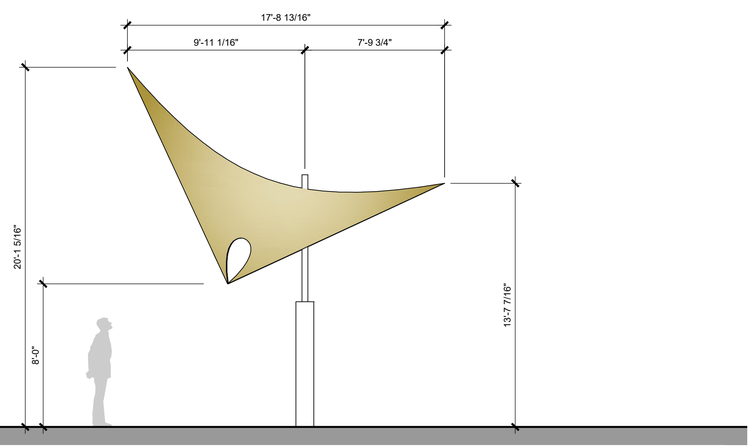


FRONT ELEVATION



SIDE ELEVATION

01 SMALL TENSILE
SCALE: 1/4" = 1'-0"

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 980-8860

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

A9.00

CASE # Z2020-053

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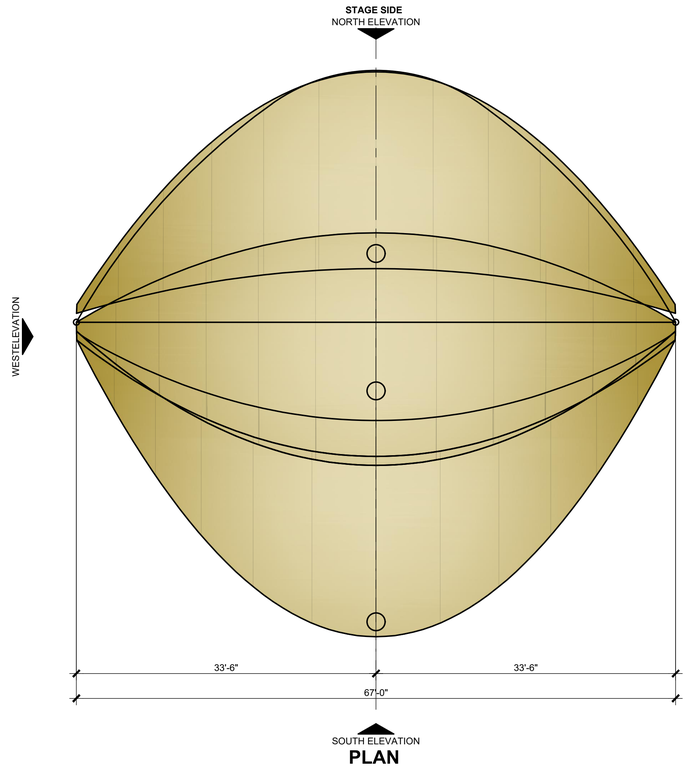
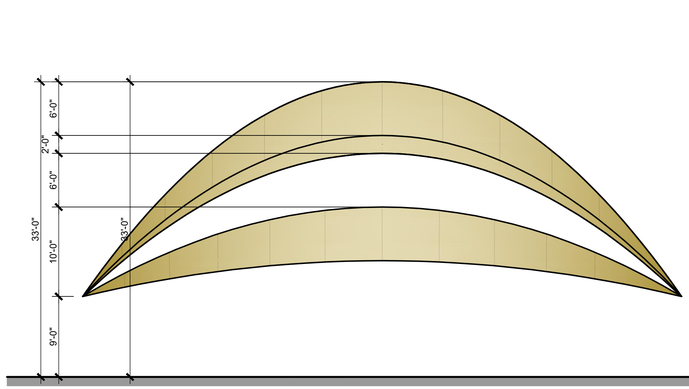
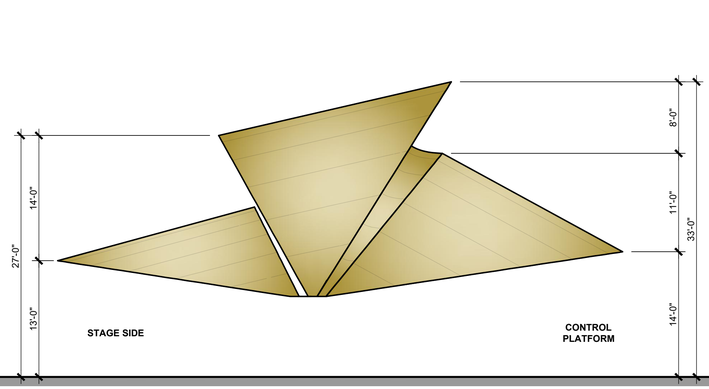


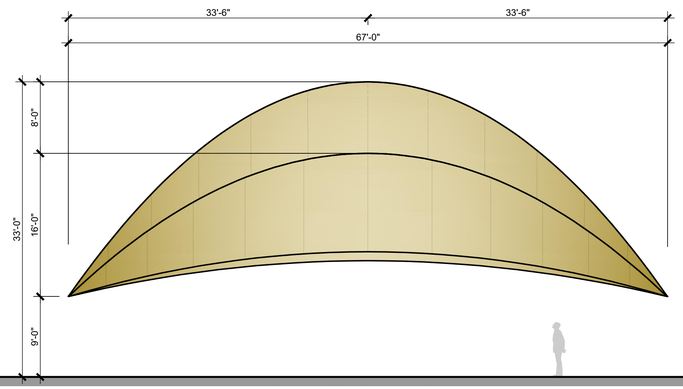
PLAN



NORTH ELEVATION - OPEN



ELEVATION



SOUTH ELEVATION - CLOSED

01 AMPHITHEATER TENSILE
SCALE: 1/8" = 1'-0"

CASE # Z2020-053

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

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REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

A9.01

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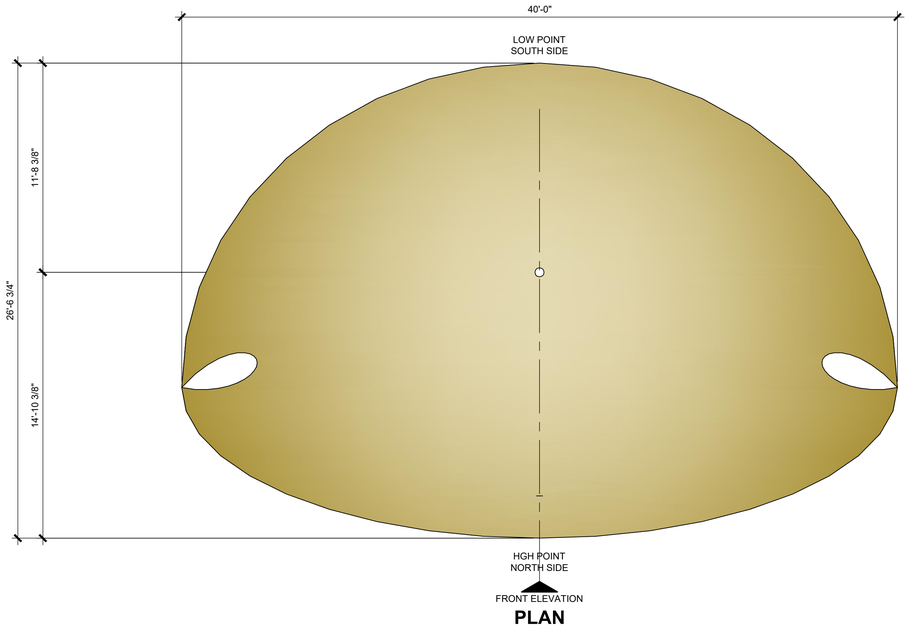
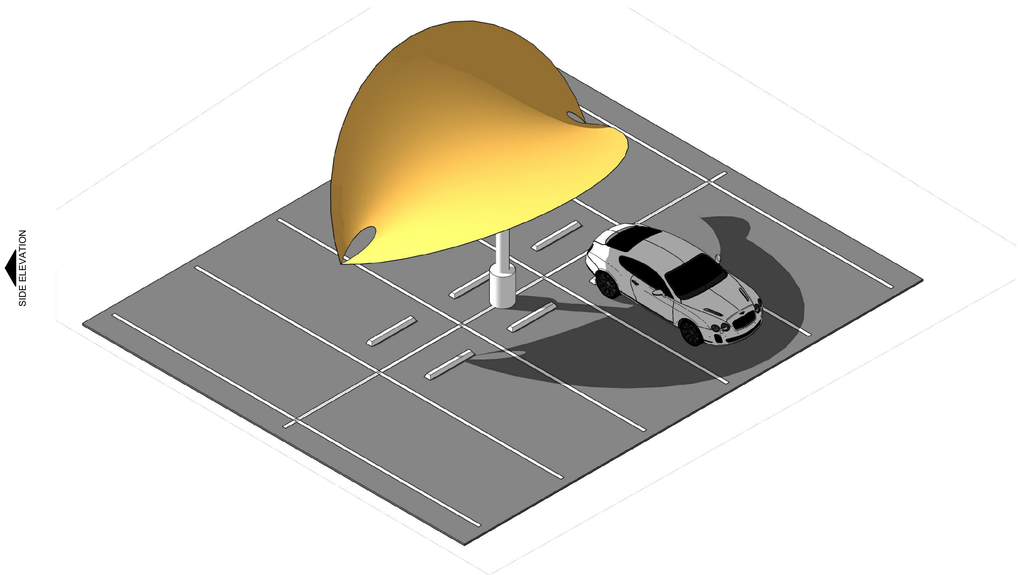
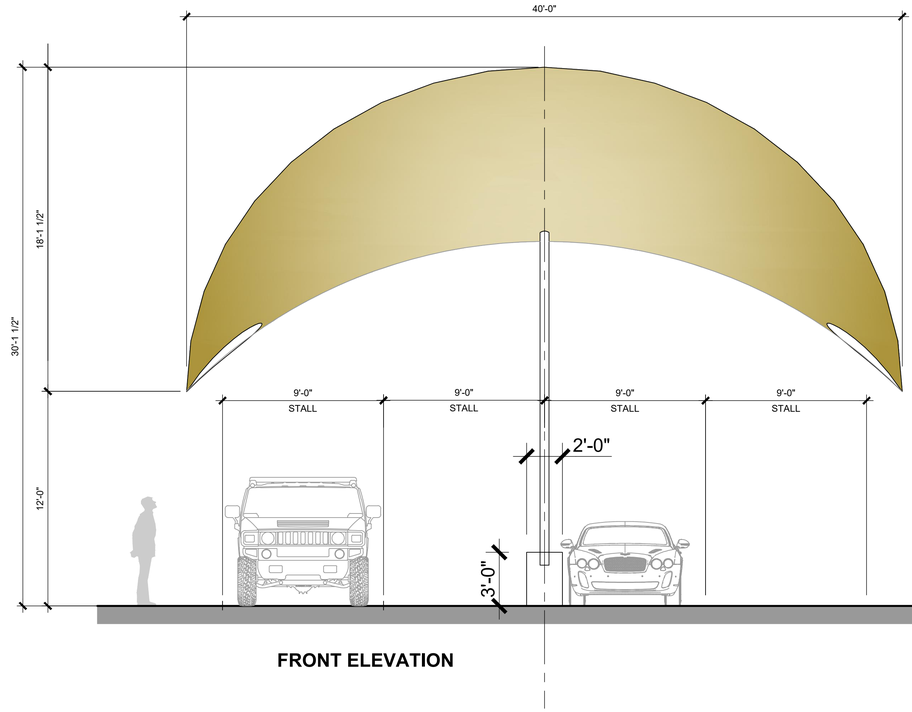
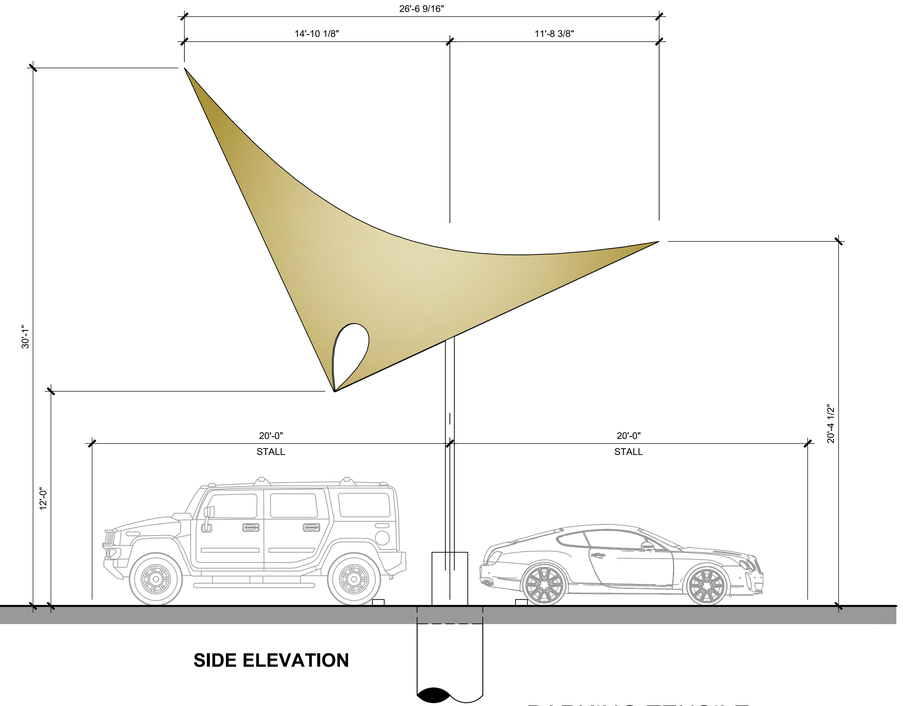


PLAN





FRONT ELEVATION



SIDE ELEVATION

01 PARKING TENSILE
SCALE: 1/4" = 1'-0"

CASE # Z2020-053

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 960-8680

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
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CHECKED BY: ---
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A9.02

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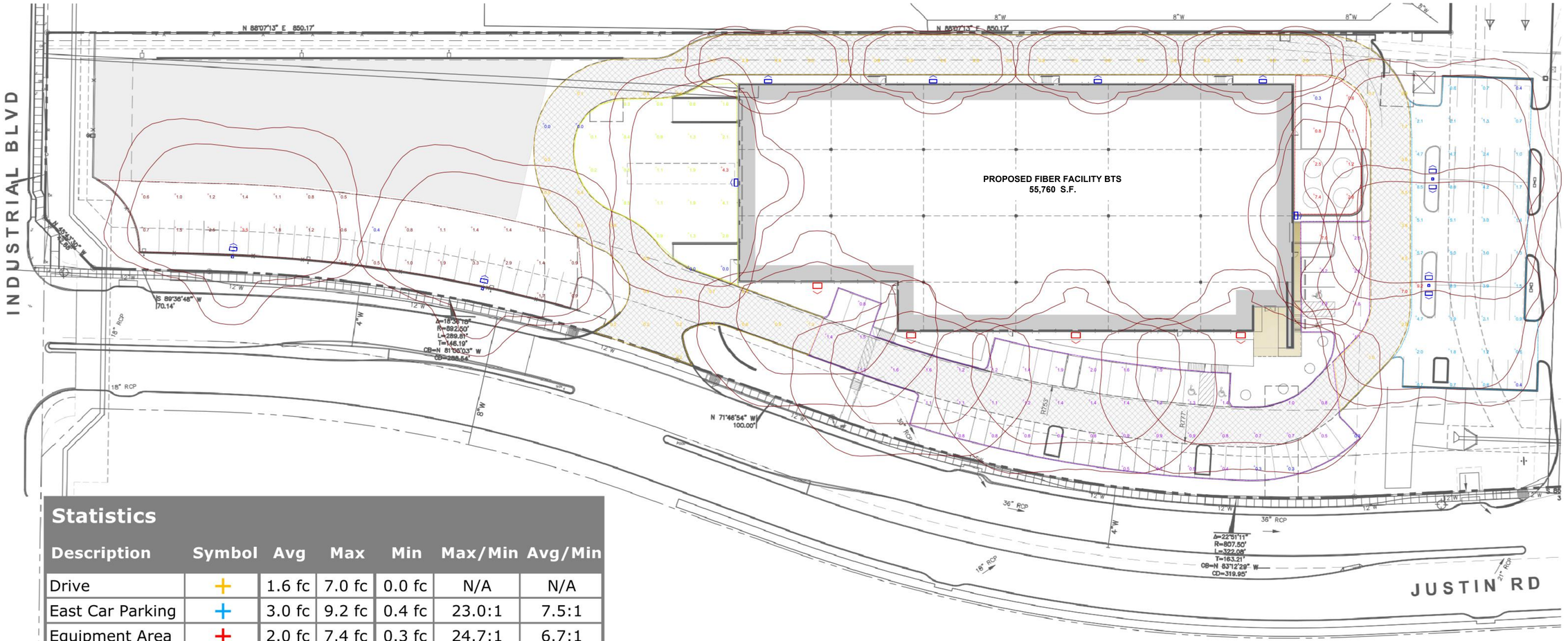

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive	+	1.6 fc	7.0 fc	0.0 fc	N/A	N/A
East Car Parking	+	3.0 fc	9.2 fc	0.4 fc	23.0:1	7.5:1
Equipment Area	+	2.0 fc	7.4 fc	0.3 fc	24.7:1	6.7:1
S Car Parking	+	1.3 fc	7.0 fc	0.3 fc	23.3:1	4.3:1
Trcuk Court	+	1.2 fc	4.3 fc	0.0 fc	N/A	N/A
West Car Parking	+	1.3 fc	3.5 fc	0.4 fc	8.8:1	3.3:1

NORTH

01 SITE PLAN - PHOTOMETRIC

SCALE: 1" = 60'-0"

0 30 60 120 180

GRAPHIC SCALE IN FEET

REVISIONS:

1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 530
DALLAS TEXAS 75254
972 960-8960

REGISTERED ARCHITECT DAVID MEINHARDT STATE OF TEXAS 12101

12.01.2020

PROJECT NO: 20-205

DATE: 11.13.2020

DRAWN BY: DBC

CHECKED BY: DDM

SHEET: SITE PLAN - PHOTOMETRIC

A9.03-E

1 CASE # Z2020-053

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-053

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

DIRECTOR OF PLANNING: BJH

CITY ENGINEER:

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

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

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

Zoning Application Fees:
- [ ] Zoning Change ($200.00 + $15.00 Acre) [1]
- [ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
- [X] 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	1700 JUSTIN ROAD				
Subdivision	CHANNELL SUBDIVISION	Lot	3	Block	A
General Location	NORTHWEST CORNER OF JUSTIN ROAD & JOHN KING BLVD.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	LIGHT INDUSTRIAL	Current Use	LIGHT INDUSTRIAL		
Proposed Zoning	SAME	Proposed Use	SAME		
Acreage	18.762	Lots [Current]	1	Lots [Proposed]	1

[X] ***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	CHANNELL CORPORATION	[ ] Applicant	MEINHARDT & ASSOC. ARCH.
Contact Person	MR. ED BURKE	Contact Person	DAVID MEINHARDT
Address	1709 JUSTIN ROAD	Address	14643 DALLAS PARKWAY
			SUITE 636
City, State & Zip	ROCKWALL, TEXAS, 75087	City, State & Zip	DALLAS, TEXAS 75254
Phone	951-587-7884	Phone	972-934-5406
E-Mail	eburke@channell.com	E-Mail	dmeinhardt@m-aarch.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared DAVID MEINHARDT [*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 $ 481.43 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 13 *day of* NOVEMBER *, 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 13 *day of* NOVEMBER *, 20* 20.

Owner's Signature

Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
LILLIA GUEULETTE
Notary ID #8311695
My Commission Expires
June 26, 2023

My Commission Expires 06.26.23



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

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Rockwall, Texas 75087
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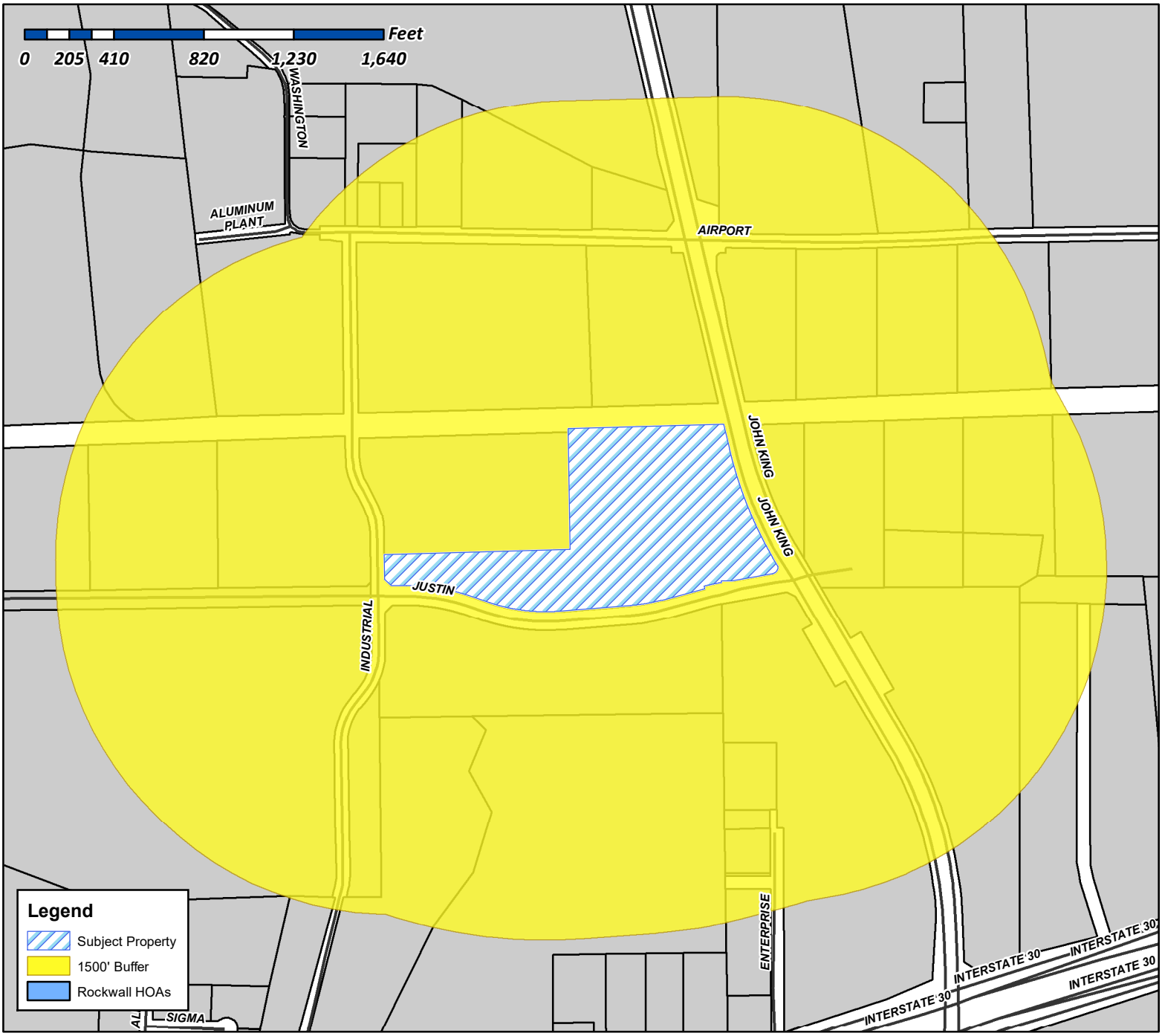
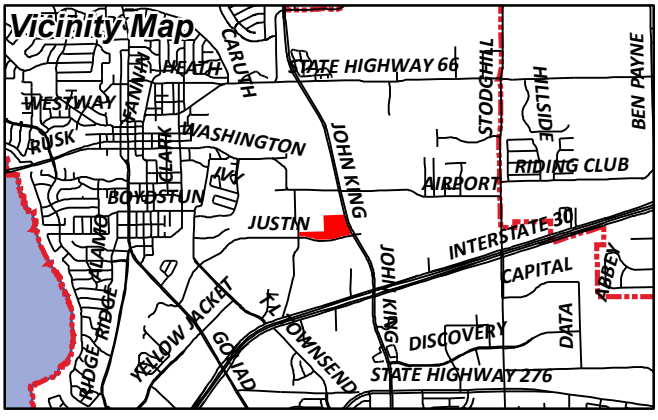


Case Number: Z2020-053
Case Name: Zoning Change from LI to PD
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1700 Justin Road

Date Created: *11/13/2020*
For Questions on this Case Call (972) 771-7745



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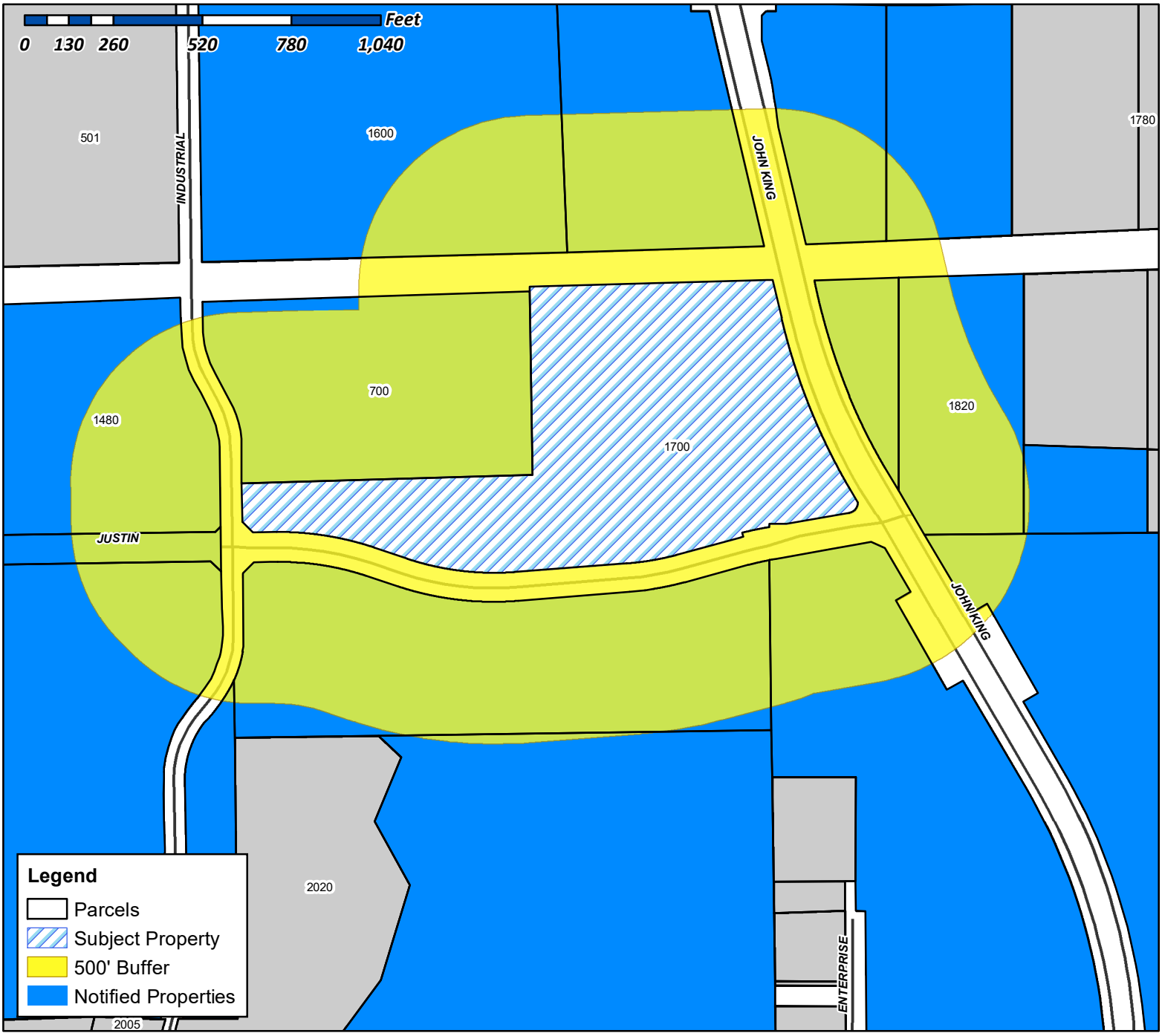

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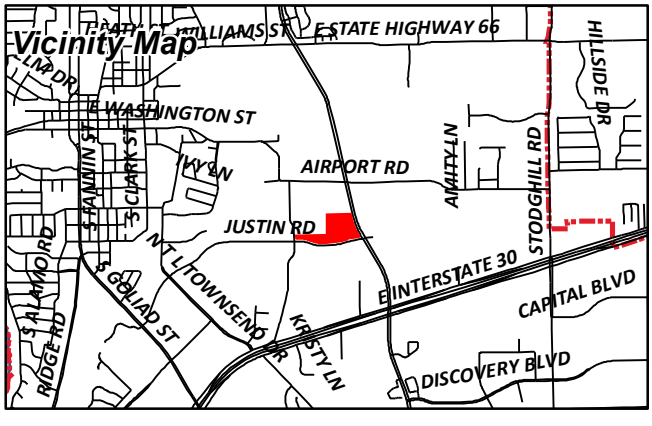


Date Created: *11/13/2020*
For Questions on this Case Call (972) 771-7745

SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
1700 JUSTINRD
ROCKWALL, TX 75087

ROCKWALL FRIENDSHIP BAPTIST CHURCH
REV SHANON THOMAS, PASTOR
1820 JUSTINRD
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

ROCKWALL FRIENDSHIP BAPTIST CHURCH
REV SHANON THOMAS, PASTOR
5651 STATE HIGHWAY 276
ROYSE CITY, TX 75189

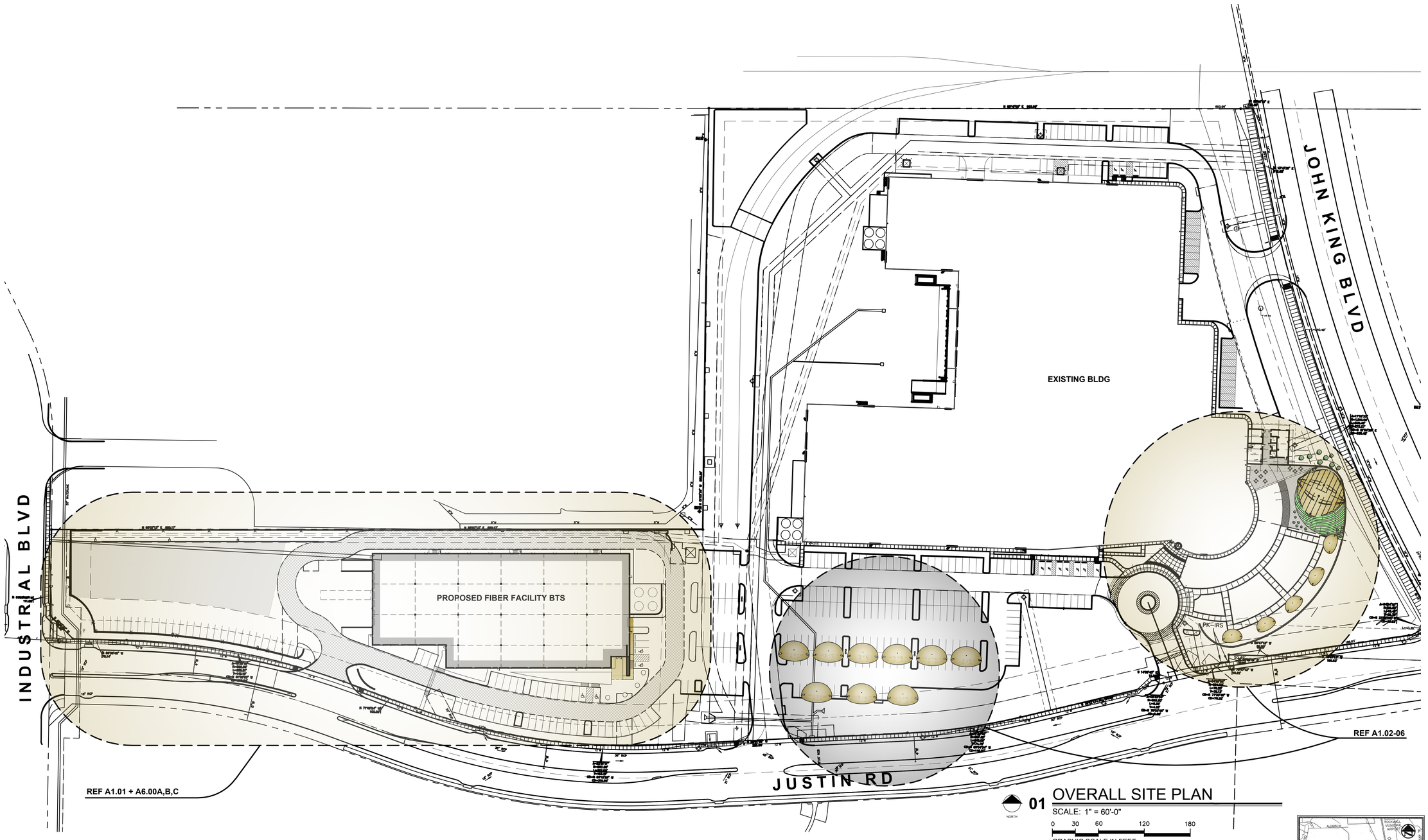
CONTINENTAL PET TECHNOLOGY
%GRAHAM PACKAGING PET TECH INC
700 INDIAN SPRINGS DR STE 100
LANCASTER, PA 17601

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
P O BOX 9022
TEMECULA, CA 92589

ATHEY JACKIE R
P.O. BOX 219
LAVON, TX 75166

ROCKWALL STEEL CO INC
PO BOX 729
TERRELL, TX 75160

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



01 OVERALL SITE PLAN

SCALE: 1" = 60'-0"

0 30 60 120 180

GRAPHIC SCALE IN FEET

NORTH

SITE DATA

PROPOSED LAND USE = INDUSTRIAL

PROPERTY BOUNDARY = 817,294 SF | 18.762 AC
PERIMETER BOUNDARY = 2073'-10 1/2" LENGHT
BUILDING FOOTPRINT = 55,760 SF ÷ 817,294 SF = 6.8% LOT COVERAGE

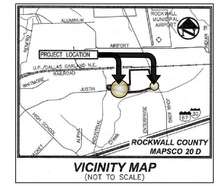
SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman ***Director of Planning and Zoning***

SP-20-2020-011



VICINITY MAP
(NOT TO SCALE)

OWNER | DEVELOPER
CHANNELL
26040 YNEZ ROAD | P.O. BOX 9022
TEMECULA, CA-USA 92589-9022
951-719-2600
BILL CHANNELL JR - bchannelljr@channell.com

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 638
DALLAS TEXAS 75254
972 980-8960

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
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SHEET: SITE PLAN

A1.00

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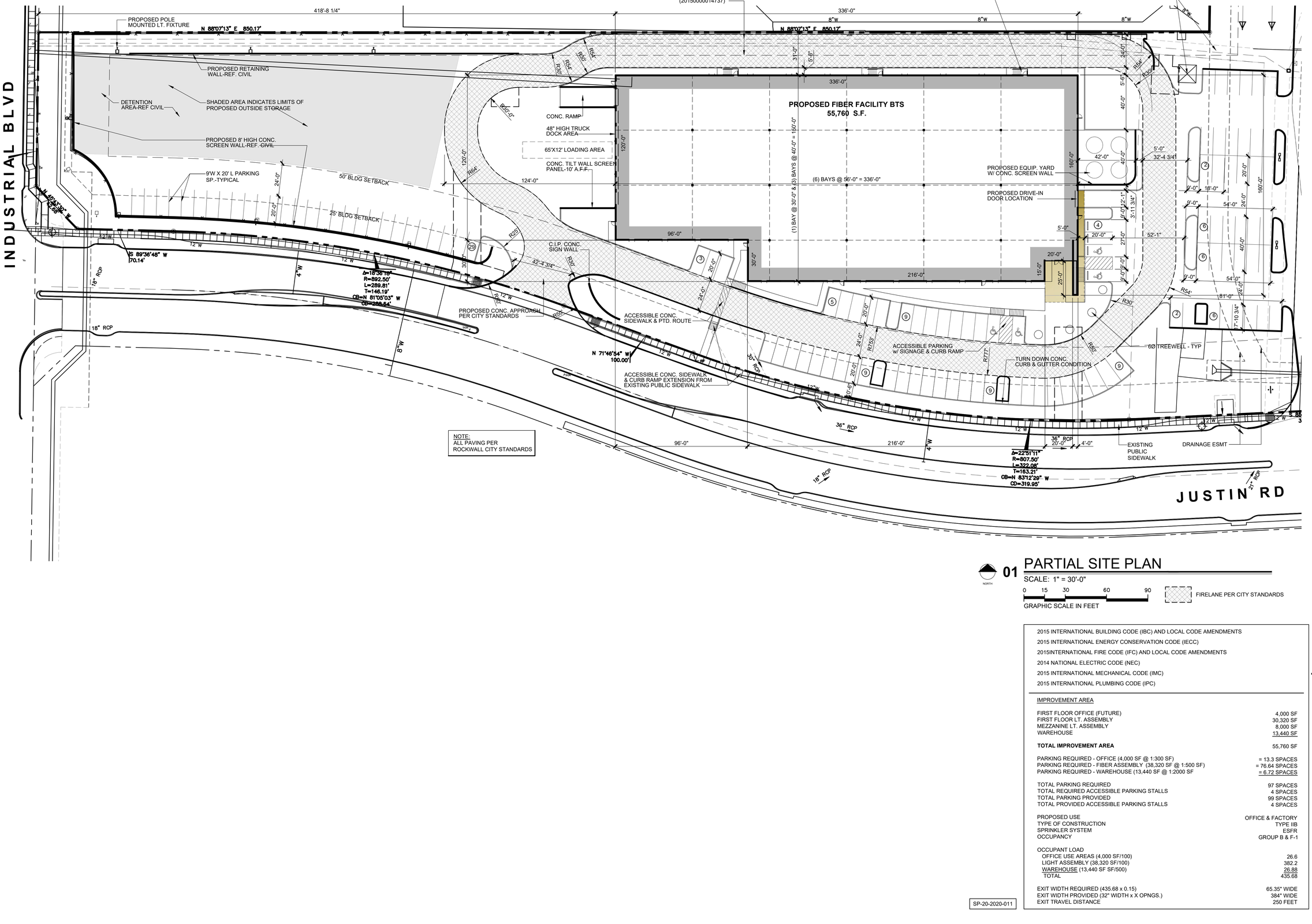

NOTE:
ALL PAVING PER
ROCKWALL CITY STANDARDS

01 PARTIAL SITE PLAN

NORTH

SCALE: 1" = 30'-0"

0 15 30 60 90

GRAPHIC SCALE IN FEET

FIRELANE PER CITY STANDARDS

SP-20-2020-011

2015 INTERNATIONAL BUILDING CODE (IBC) AND LOCAL CODE AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015INTERNATIONAL FIRE CODE (IFC) AND LOCAL CODE AMENDMENTS
2014 NATIONAL ELECTRIC CODE (NEC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)

IMPROVEMENT AREA

FIRST FLOOR OFFICE (FUTURE)	4,000 SF
FIRST FLOOR LT. ASSEMBLY	30,320 SF
MEZZANINE LT. ASSEMBLY	8,000 SF
WAREHOUSE	13,440 SF
TOTAL IMPROVEMENT AREA	55,760 SF
PARKING REQUIRED - OFFICE (4,000 SF @ 1:300 SF)	= 13.3 SPACES
PARKING REQUIRED - FIBER ASSEMBLY (38,320 SF @ 1:500 SF)	= 76.64 SPACES
PARKING REQUIRED - WAREHOUSE (13,440 SF @ 1:2000 SF	= 6.72 SPACES
TOTAL PARKING REQUIRED	97 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING STALLS	4 SPACES
TOTAL PARKING PROVIDED	99 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING STALLS	4 SPACES
PROPOSED USE	OFFICE & FACTORY
TYPE OF CONSTRUCTION	TYPE IIB
SPRINKLER SYSTEM	ESFR
OCCUPANCY	GROUP B & F-1
OCCUPANT LOAD	
OFFICE USE AREAS (4,000 SF/100)	26.6
LIGHT ASSEMBLY (38,320 SF/100)	382.2
WAREHOUSE (13,440 SF SF/500)	26.88
TOTAL	435.68
EXIT WIDTH REQUIRED (435.68 x 0.15)	65.35" WIDE
EXIT WIDTH PROVIDED (32" WIDTH x X OPNGS.)	384" WIDE
EXIT TRAVEL DISTANCE	250 FEET

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

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SUITE 636
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972 960-8980

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STATE OF TEXAS

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A1.01

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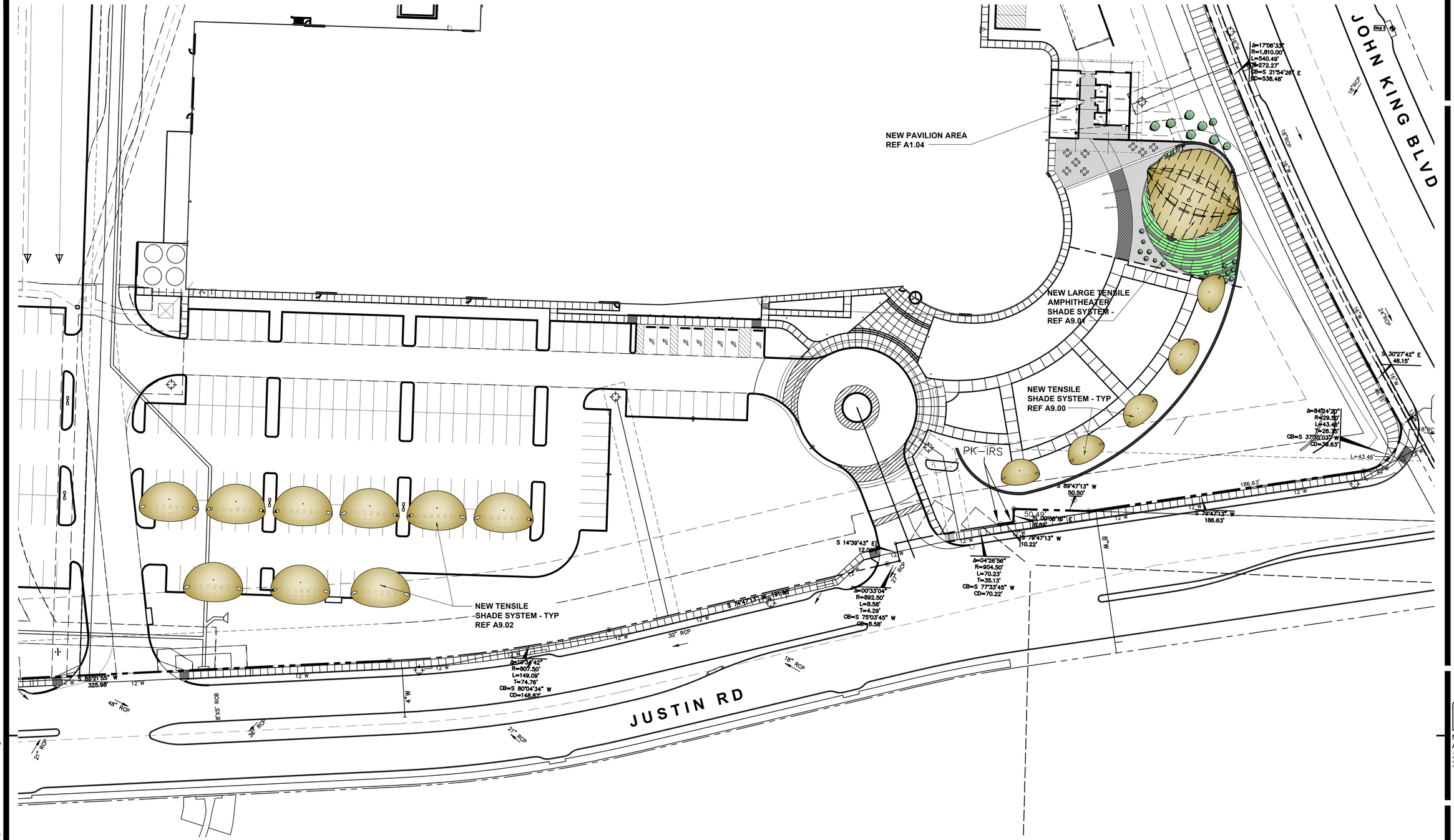

01 PARTIAL SITE PLAN

SCALE: 1" = 30'-0"

0 15 30 60 90

GRAPHIC SCALE IN FEET

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

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A1.02

SP-20-2020-011

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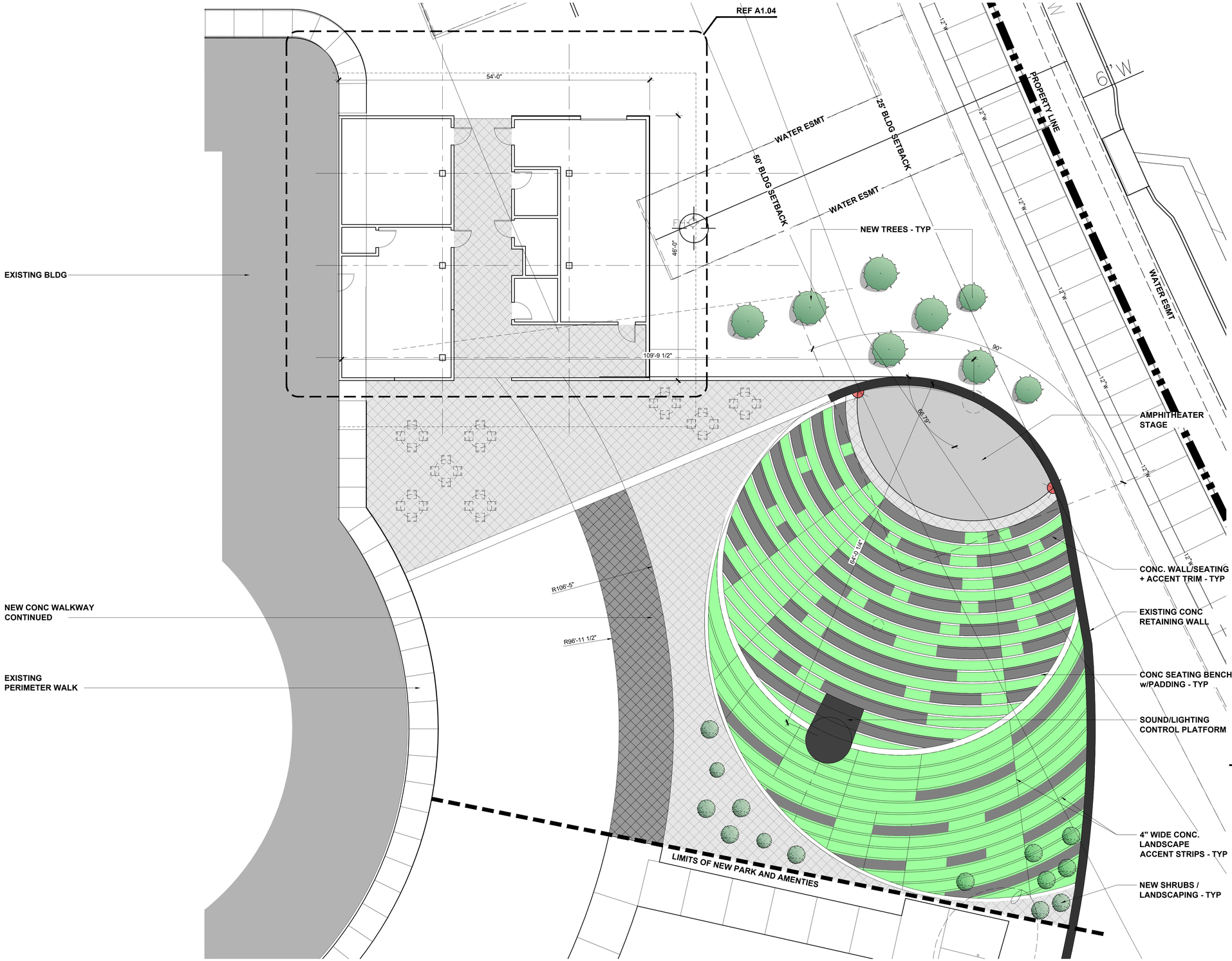

01 OVERALL AMPHITHEATER + AMENITIES PLAN

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

NORTH

NEW GRASS SODDING | NEW CONC. ACCENT PAVING | SEATING w/PADDING

SP-20-2020-011

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 535
DALLAS TEXAS 75254
972 960-9960

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A1.03

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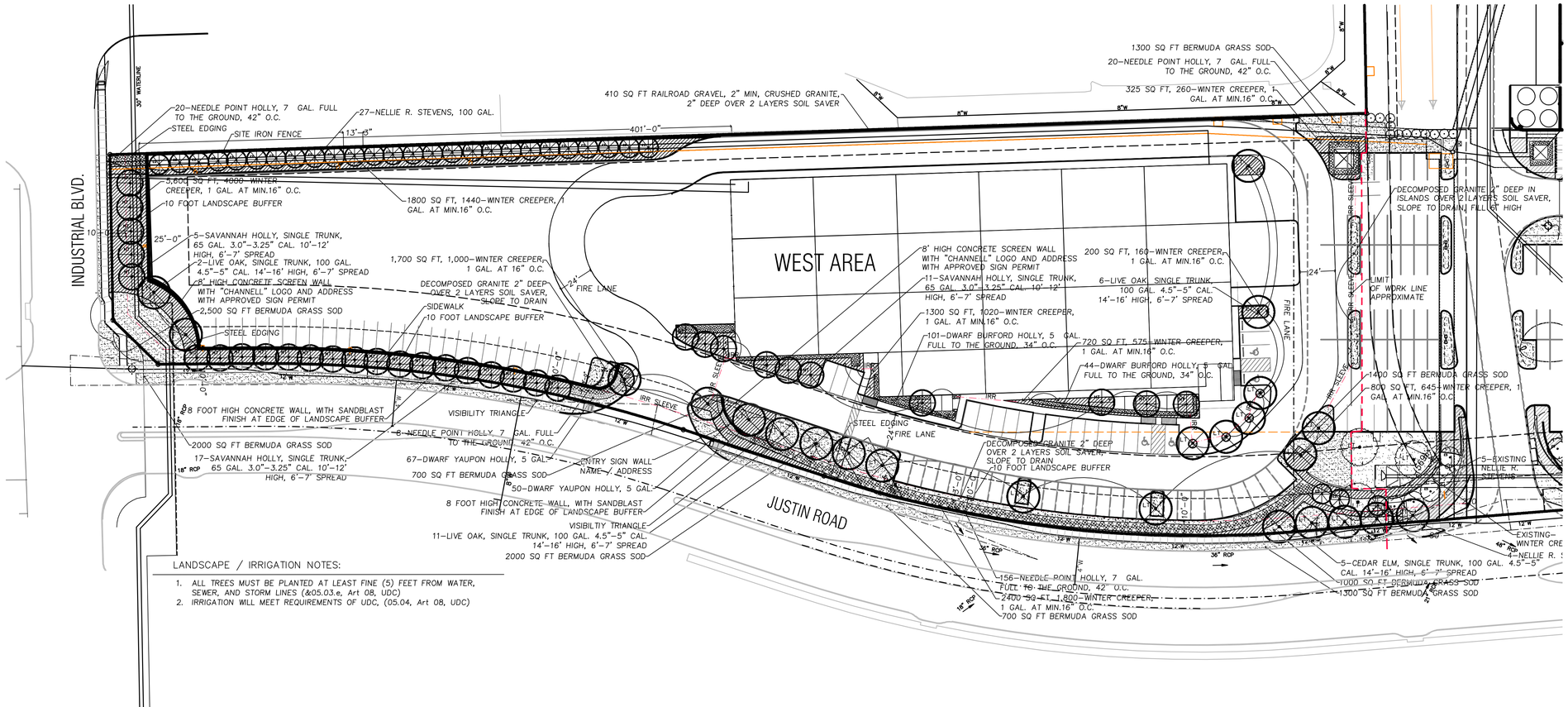


LANDSCAPE / IRRIGATION NOTES:

1. ALL TREES MUST BE PLANTED AT LEAST FINE (5) FEET FROM WATER, SEWER, AND STORM LINES (&05.03.e, Art 08, UDC)
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC, (05.04, Art 08, UDC)

LANDSCAPE PLAN LEGEND

- 1-CT-1 — QUANTITY / SYMBOL KEY TO PLANT LIST
- IRR SLEEVE — IRRIGATION SLEEVE; IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

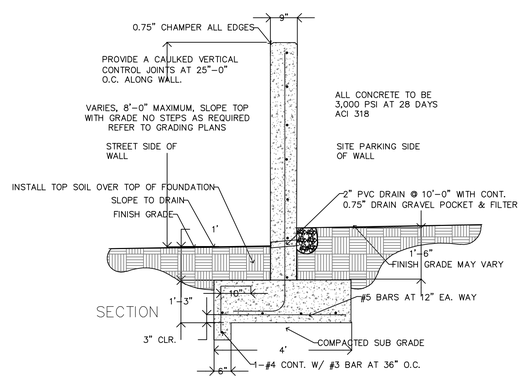
LANDSCAPE TREE SYMBOLS

PROPOSED TREES	EXISTING TREES	
LARGE	LARGE	SITE TREES LARGE PER TYPE AND SIZE NOTED ON PLAN INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE WITH 4" WATER RING AND 3" MULCH OVER TREE BALL
MEDIUM	MEDIUM	SITE TREES MEDIUM PER TYPE AND SIZE NOTED ON PLAN INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE WITH 4" WATER RING AND 3" MULCH OVER TREE BALL
SMALL	SMALL	SITE TREES SMALL PER TYPE AND SIZE NOTED ON PLAN INSTALL (1) ONE ADJUSTABLE BUBBLERS ON EACH TREE
12'-0"	12'-0"	EVERGREEN SCREENING SHRUBS, NELLIE R. STEVENS HOLLY. WITH 4" TREE RING AND 3" MULCH INSTALL (2) TWO ADJUSTABLE BUBBLER ON EACH SHRUB
6'-0"	6'-0"	EVERGREEN SHRUBS FOR SCREENING
	3'-0"	EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE

EVERGREEN GROUND COVER WITH STEEL EDGING

BERMUDA GRASS-ON SITE, ROLL TWO TIMES ,SEE DETAILS

PARKING LOT ISLAND AND TRANSFORMERS, INSTALL DECOMPOSED GRANITE 3" DEEP WITH STEEL EDGING ON LANDSCAPE SIDES OF BED FILL ISLAND WITH SITE SOIL TO BACK OF CURB AND SLOPE UP INTO MIDDLE 6", INSTALL DECOMPOSED GRANITE TO SLOPE TO DRAIN OVER TOP OF CURB TO LOW SIDE



SECTION

1 SITE SCREEN WALL DETAILS

N.T.S.

NOTE:
1. CONCRETE COLOR MIX TO BE APPROVED BY CLIENT
2. STEP FOOTING AS REQUIRED IN 8" STEPS
3. BACK FILL SOIL AFTER FORM WORK REMOVAL TO GRADES SHOWN.
4. 5. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS, FORM WORK, CONCRETE WASH OUT FROM SITE.

SAND BLASTING NOTE.
1. ALL EXPOSED SURFACES TO BE SAND BLASTED.
2. SAMPLE TO BE APPROVED BY CLIENT.
3. SAND BLAST SAND MAY USED ON LANDSCAPE BEDS. NO CLEAN UP EXCEPT ON PAVING SURFACES.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORA WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUAL PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

BERMUDA SOD NOTES

1. *WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.*
2. *SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.*
3. *LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.*
4. *INSTALL 1" COMPOST, RAKE SMOOTH.*
5. *APPLY SLOW RELEASE FERTILIZER. PER MANUFACTURER INSTRUCTIONS.*
6. INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. *WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.*
8. *CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOI REACHES 1.5"-2" HIGH..*

CHANNELL, ROCKWALL TEXAS

VARIANCE REQUEST FOR ALTERNATE LANDSCAPE PLAN DATED 07062020

The Phase One Channell Project Landscape Plan was installed per an Alternate Landscape Plan Dated 03/04/2016. The City of Rockwall Planning Department Approved this plan.

As this approved Alternate Landscape Plan included several designs that were considered to meet or exceeded the City of Rockwall Landscape Ordinance Intent. We desire to continue the same style of landscape along the Justin Road

These same Landscape Designs are shown on the SP2020-011 Alternative Landscape Plan.

1. The plan shows and edge of large evergreen holly shrubs along the parking lot edges as a living screen that will grow up and become a solid screen.
2. There are large shade trees spaced behind the Nellie R. Stevens Shrubs were use and not ornamental trees were provided.
3. The 03/04/2016 plan had a 6 foot high concrete wall to screen spaces or outside storage on site. This is shown as a 400 foot long 8 foot high wall for screening.
4. The plans both will have curved entry concrete walls 8 feet high with signage.

Per City or Rockwall Comments for landscape this plan as drawn should be considered as an Alternate Landscape Plan in keeping with the Style of the Channell Project Campus.

1. Provide the necessary screening associates with outside storage requirement along Justin Road. The Plan utilizes a row or large shrubs , Needle Point Holly and Row of Burford Holly and Large Live Oak Trees and solid 6 foot high concrete screening wall to suffice for the solid screening that exceeds a row of canopy trees at 20-foot centers. The Shrubs will be maintained at 6-8 feet high.
2. The 10 foot wide Landscape Buffer is dimensioned as shown on the plans along Justin Road Frontage
3. The fire Lane is labeled on the Plan
4. The 10 foot wide Landscape Buffer is shown on the plans along Justin Road Frontage
5. Provide trees in the required street landscape buffer along Justin Road in numbers equal to one (1) canopy tree and one (1) accent tree for every 50 feet of street frontage. This would require 17 canopy trees and 17 Accent Trees. The Alternate Landscape Plan shows 17 canopy trees along the 850 foot Justin Road Edge Area and with the 400 foot long 8 foot high concrete wall and 6-8 foot high holly shrubs lue of the 17 accent trees. The Alternate Landscape Plan dated 7/06/2020 provides a screened edge that will provide a dense screen that exceeds only using trees.
6. Landscape Notes have been added to the plan.
7. Irrigation Notes have been added to the plan.

0 20 40 60 80 100 FEET

PLOTS AT 24" X 60" SHEET TO 1"=40'

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____ _____.

WITNESS OUR HANDS, this _____ day of _____ _____.

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SP-2020-011

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LANDSCAPE ARCHITECTS AND PLANNER
THESE DRAWINGS AND /OR SPECIFICATIONS PROVIDED WITHIN THIS DOCUMENT SET ARE PREPARED SPECIFICALLY FOR THIS PROJECT AND SITE. THEY SHALL NOT BE USED IN PART OR IN WHOLE OR PART FOR ANY OTHER PURPOSES OR BY ANY OTHER PARTIES OTHER THAN THOSE UNDER CONTRACT OR WITH SPECIFIC WRITTEN PERMISSIONS FROM T. H. PRITCHETT / ASSOCIATES.
REPRODUCTION IS PROHIBITED

REGISTERED LANDSCAPE ARCHITECT — THOMAS H. PRITCHETT — 2115 — STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 11/13/2020

NO.	DATE	REVISION

T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

ALTERNATE LANDSCAPE PLAN WEST
CHANNELL COMMERCIAL CORP.
WEST PARKING & STORAGE LAYOUT
1700 JUSTIN ROAD
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	11/13/2020	1"=30'			LAW-1

STEEL EDGING
LIMIT OF WORK LINE APPROXIMATE
MATCH SOD TO EXISTING
320 SQ FT WINTER CREEPER, INSTALL 250, 1 GAL. 16" ON CENTER.
MATCH SOD TO EXISTING
6–NELLIE R. STEVENS HOLLY, FULL TO THE GROUND MIN 8' HIGH, 5' WIDE, 65 GAL SPACED 7'–0" ON CENTER.
156 SQ FT WINTER CREEPER, INSTALL 120 1 GAL. 16" ON CENTER.
7–NEDDLE POINT HOLLY, 7 GAL. FULL TO THE GROUND, 36" O.C.
9,600 SQ FT TEX TURF 419, BERMUDA SOD, FINE GRADE SMOOTH TO DRAIN, ADD 1" COMPOST INSTALL 30" WIDE ROLLS OR 24" X 48" LARGE PIECES, ROLL TWO TIME AFTER INSTALLED WITH IN ONE WEEK. NO VISIBLE SEAMS.
5–LIVE OAK, SINGLE TRUNK, 100 GAL. 4.5"–5" CAL. 14'–16' HIGH, 6'–7' SPREAD
14–NELLIE R. STEVENS HOLLY, FULL TO THE GROUND 9' HIGH, 5' WIDE, 100 GAL.
STEEL EDGING
5–SAVANNAH HOLLY, SINGLE TRUNK, 65 GAL. 3.0"–3.25" CAL. 10'–12' HIGH, 6'–7' SPREAD
19–NELLIE R. STEVENS HOLLY, FULL TO THE GROUND 9' HIGH, 5' WIDE, 100 GAL.
9,200 SQ FT TEX TURF 419, BERMUDA SOD, FINE GRADE SMOOTH TO DRAIN, ADD 1" COMPOST INSTALL 30" WIDE ROLLS OR 24" X 48" LARGE PIECES, ROLL TWO TIME AFTER INSTALLED WITH IN ONE WEEK. NO VISIBLE SEAMS.
5–LIVE OAK, SINGLE TRUNK, 100 GAL. 4.5"–5" CAL. 14'–16' HIGH, 6'–7' SPREAD
STEEL EDGING
ALIGN EDGE WITH BRICK
15–NEDDLE POINT HOLLY, 7 GAL. FULL TO THE GROUND, 36" O.C.
3–LIVE OAK, SINGLE TRUNK, 100 GAL. 4.5"–5" CAL. 14'–16' HIGH, 6'–7' SPREAD, SPACED 20'–0" APART, WITH MULCHED TREE RING AND 2 ADJUSATBLE 5 GPM BUBBLERS EACH
STEEL EDGING
1100 SQ FT, 880–WINTER CREEPER, 1 GAL. AT 16" O.C.
650 SQ FT, 520–WINTER CREEPER, 1 GAL. AT 16" O.C.
800 SQ FT, 640–WINTER CREEPER, 1 GAL. AT 16" O.C.
EXISTING GRASS
EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
6' HIGH CONCRETE SCREEN WALL
6' HIGH CONCRETE SCREEN WALL WITH "CHANNELL" LOGO AND ADDRESS WITH APPROVED SIGN PERMIT
EXISTING TREE TO REMAIN
300 SQ FT, 240–WINTER CREEPER, 1 GAL. AT 16" O.C.
1700 SQ FT, 1360–WINTER CREEPER, 1 GAL. AT 16" O.C.
EXISTING TREES TO REMAIN
EXISTING GRASS
720 SQ FT, 575–WINTER CREEPER, 1 GAL. AT 16" O.C.
JOHN KING BLVD, FM 2095
300 SQ FT, 240–WINTER CREEPER, 1 GAL. AT 16" O.C.
FILL IN 100 SQ FT, 80–WINTER CREEPER, 1 GAL. AT 16" O.C.
EAST AREA
53–DWARF BURFORD HOLLY, 5 GAL. FULL TO THE GROUND, 34" O.C.
LIMIT OF WORK LINE APPROXIMATE
EXISTING DWARF BURFORD HOLLY SOUTH OF LIMIT OF WORK LINE
1–LIVE OAK TREE TO BE RELOCATED FROM AMPHITHEATER AREA TO THIS LOCATION
LIMIT OF WORK LINE APPROXIMATE
DECOMPOSED GRANITE 2" DEEP IN ISLANDS OVER 2 LAYERS SOIL SAVER, SLOPE TO DRAIN, FILL AT HIGH
LIMIT OF WORK LINE APPROXIMATE
1400 SQ FT BERMUDA GRASS SOD
800 SQ FT, 645–WINTER CREEPER, 1 GAL. AT MIN.16" O.C.
5–EXISTING NELLIE R. STEVENS
EXISTING– WINTER CREEPER
4–NELLIE R. STEVENS, 100 GAL.
5–CEDAR ELM, SINGLE TRUNK, 100 GAL. 4.5"–5" CAL. 14'–16' HIGH, 6'–7' SPREAD
1000 SQ FT BERMUDA GRASS SOD
1300 SQ FT BERMUDA GRASS SOD
JUSTIN ROAD
FIRE LANE
0 20 40 60 80 100 FEET
PLOTS AT 24" X 60" SHEET TO 1"=40'

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____ _____.

WITNESS OUR HANDS, this _____ day of _____ _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SP-2020-011

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LANDSCAPE ARCHITECTS AND PLANNER
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THOMAS H. PRITCHETT
REGISTERED LANDSCAPE ARCHITECT
2115
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 11/13/2020

NO.	DATE	REVISION

T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

ALTERNATE LANDSCAPE PLAN EAST
CHANNELL COMMERCIAL CORP.
WEST PARKING & STORAGE LAYOUT
1700 JUSTIN ROAD
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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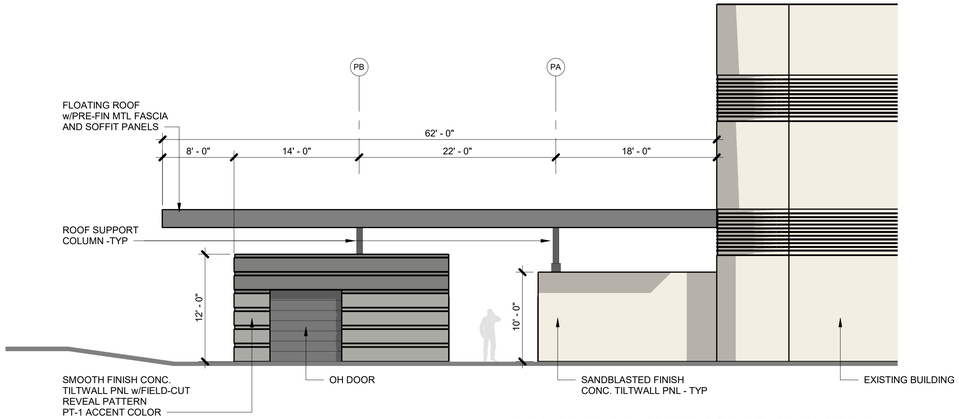
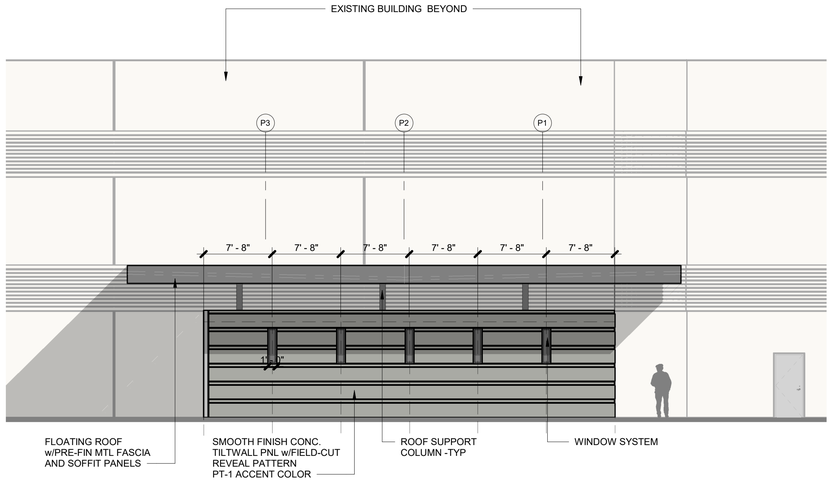


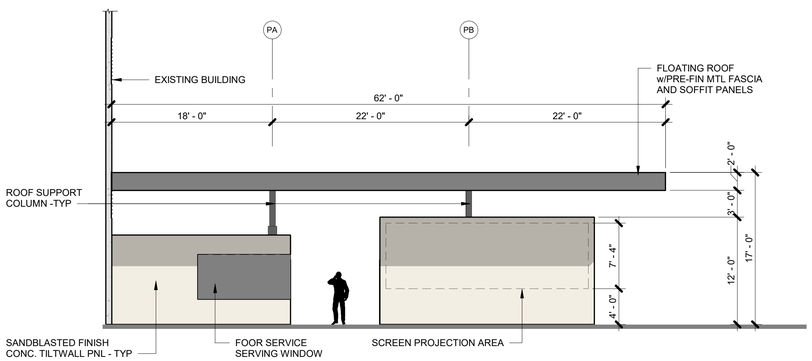
05 NORTH ELEVATION PAVILION

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



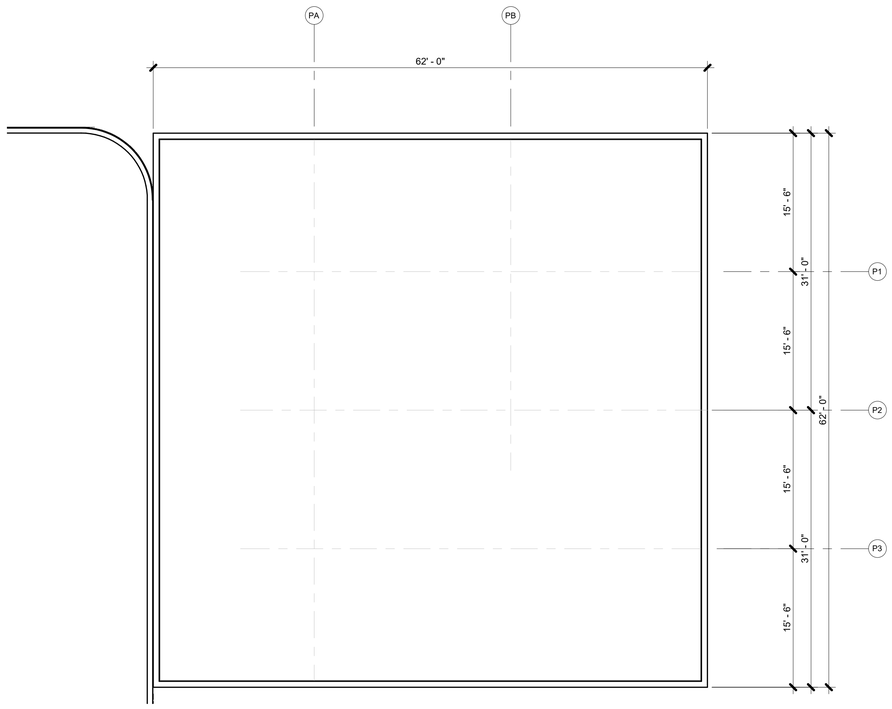
04 EAST ELEVATION PAVILION

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



03 SOUTH ELEVATION PAVILION

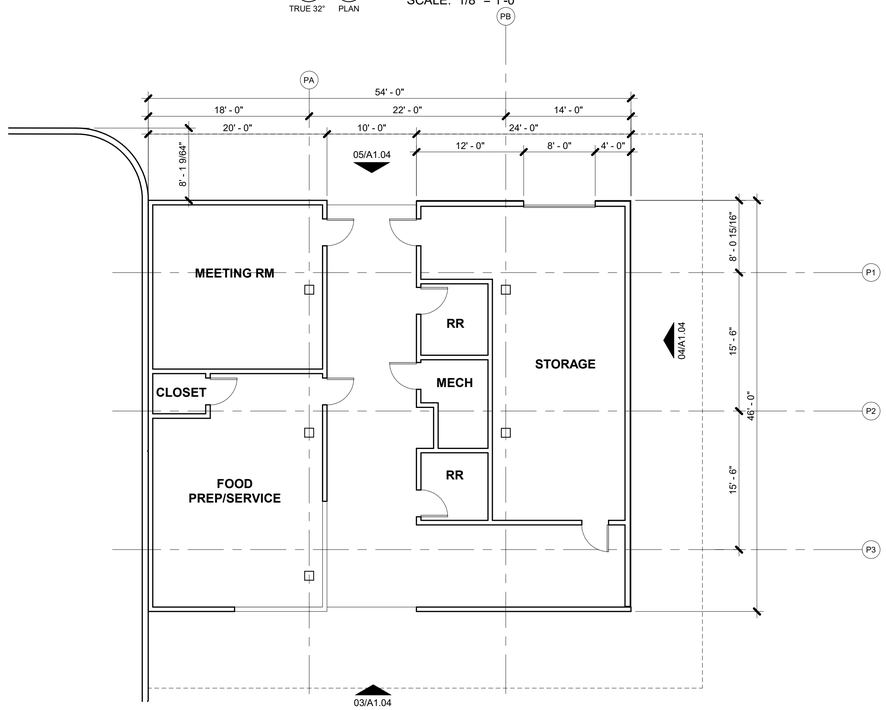
SCALE: 1/8" = 1'-0"



02 PAVILION ROOF

TRUE 32° PLAN

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



01 PAVILION PLAN

TRUE 32° PLAN

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

SP-20-2020-011

REVISIONS

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 960-9990

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: PAVILLION

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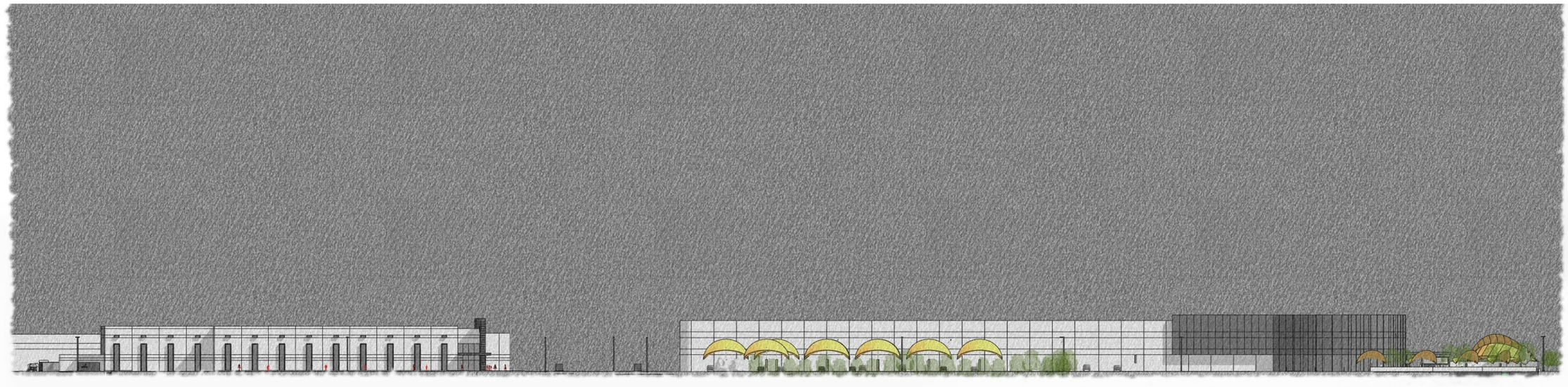

SOUTH CAMPUS ELEVATION - JUSTIN RD



EAST CAMPUS ELEVATION - JOHN KING BLVD

REVISIONS

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8860

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
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SHEET: P&Z CONCEPT IMAGES

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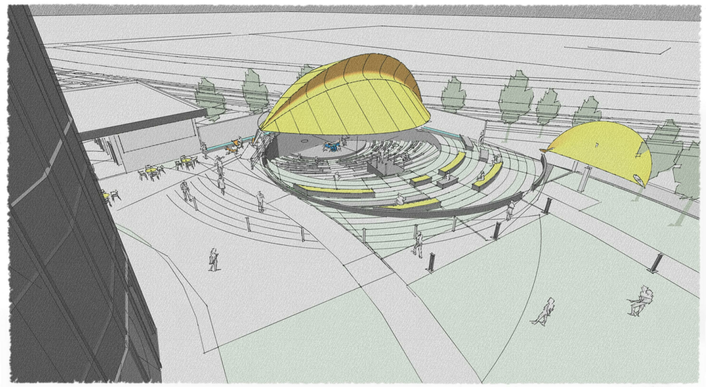

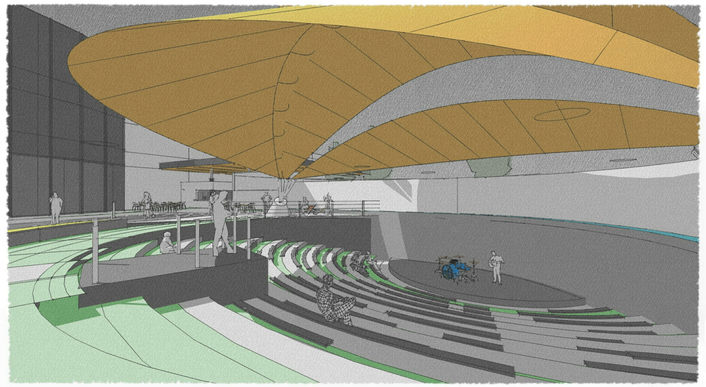

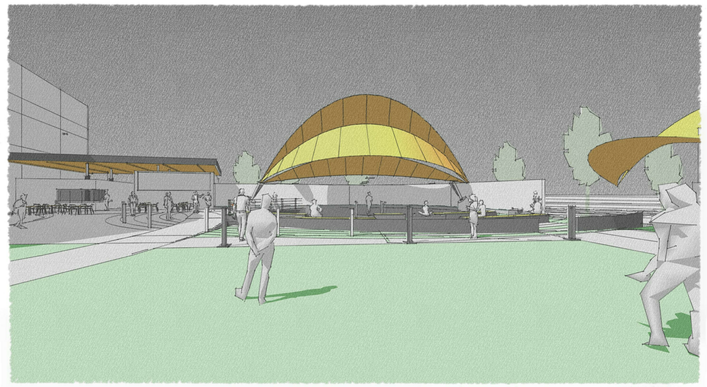

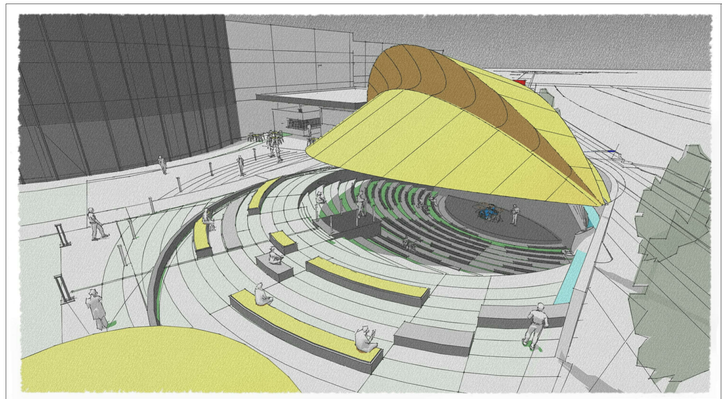

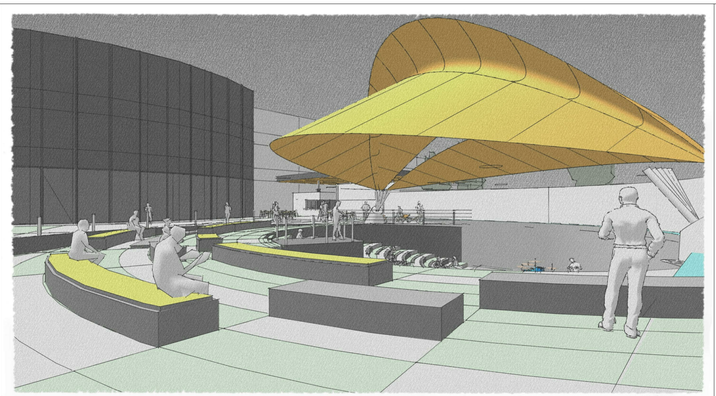

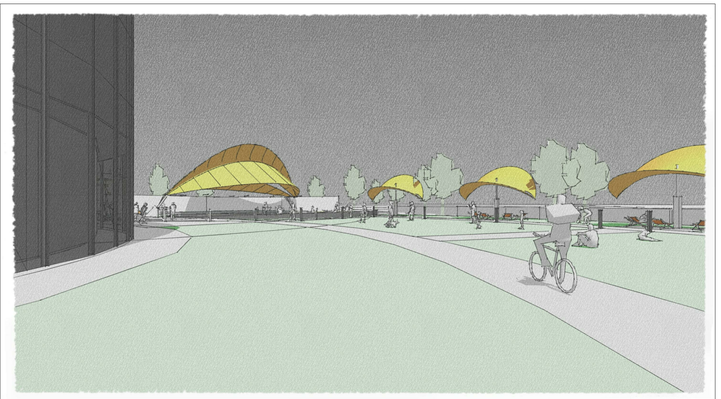

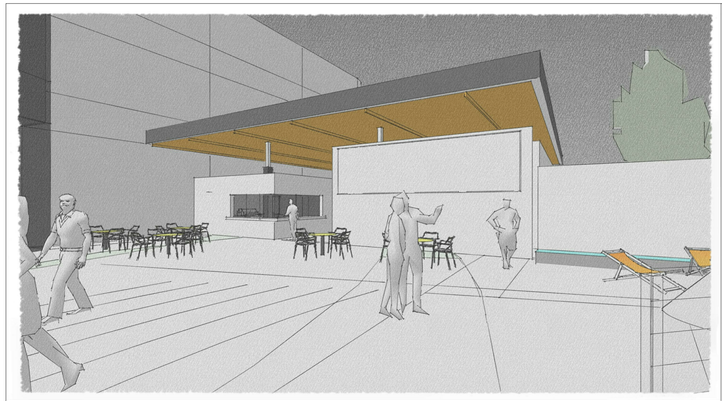

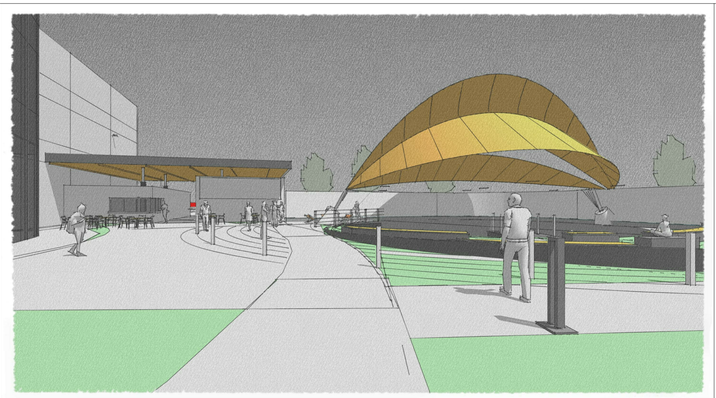

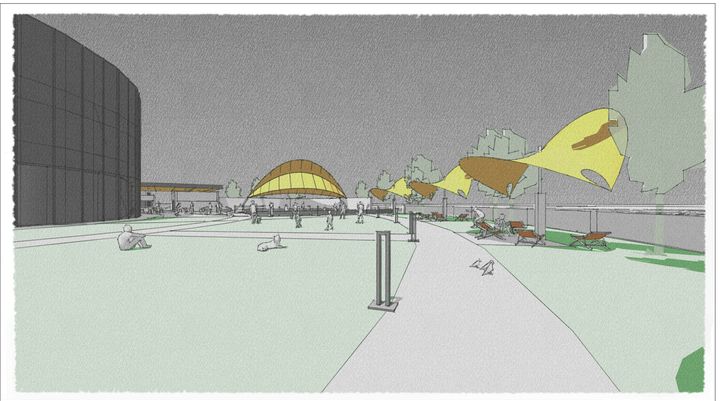

REVISIONS

CHANNELL CAMPUS IMPROVEMENTS

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14643 DALLAS PARKWAY
SUITE 810
DALLAS TEXAS 75254
972 960-8880

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DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
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SHEET: P&Z CONCEPT IMAGES

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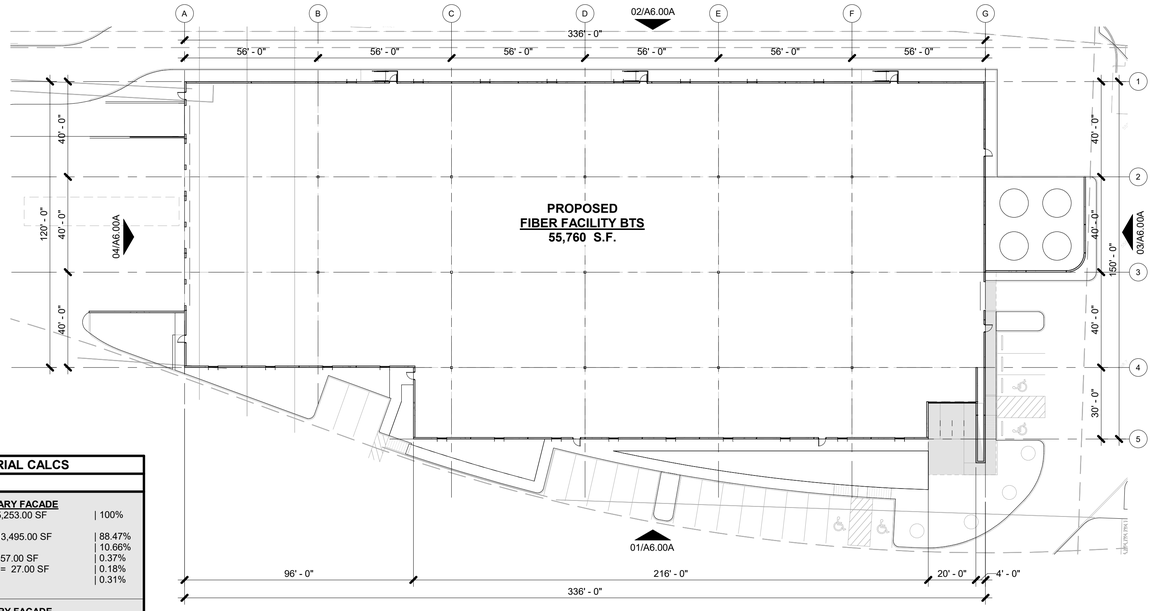
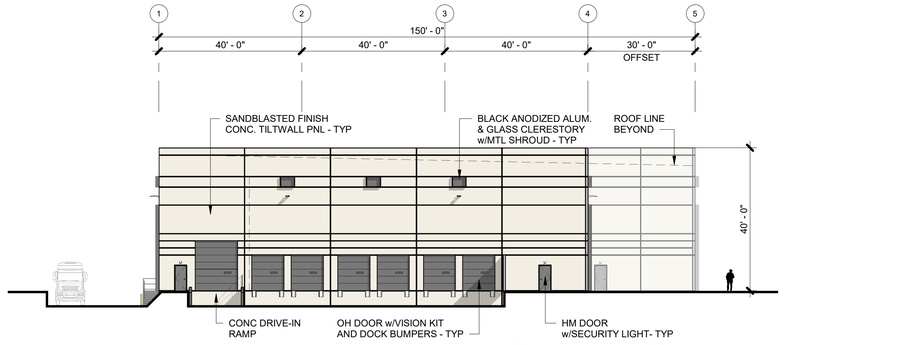
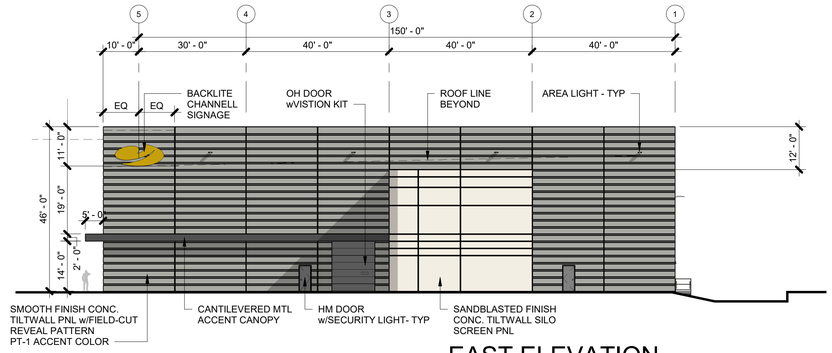


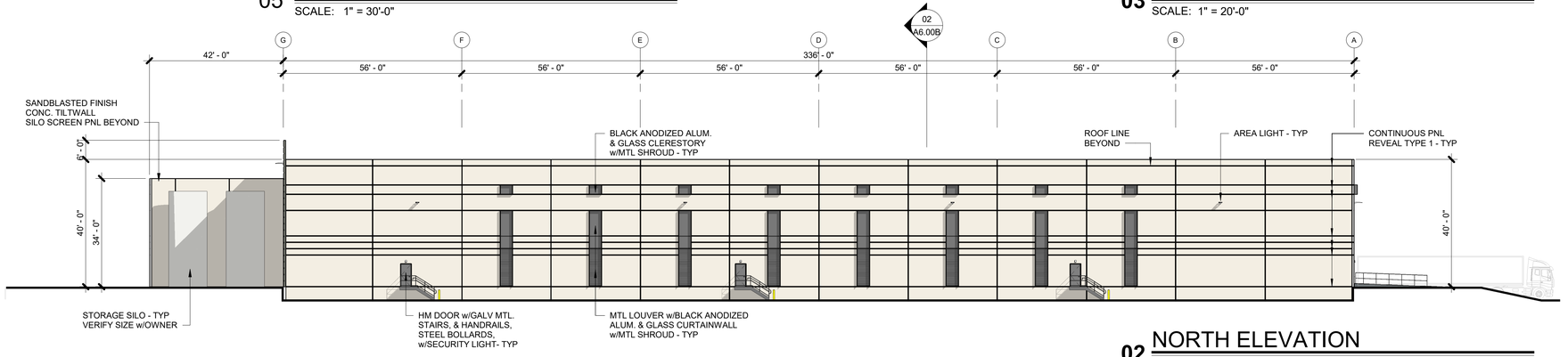


04 WEST ELEVATION
SCALE: 1" = 20'-0"

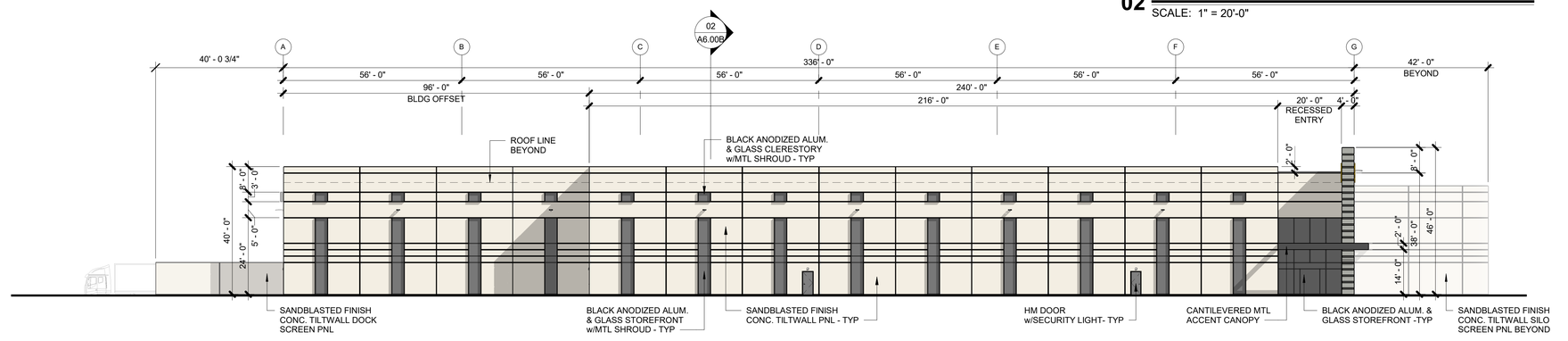


03 EAST ELEVATION
SCALE: 1" = 20'-0"

05 OVERALL SHELL FLOOR PLAN
SCALE: 1" = 30'-0"



02 NORTH ELEVATION
SCALE: 1" = 20'-0"



01 SOUTH ELEVATION
SCALE: 1" = 20'-0"

ELEVATION + MATERIAL CALCS

SOUTH ELEVATION - PRIMARY FACADE
TOTAL FACADE AREA = 15,253.00 SF | 100%

• CONCRETE TILTWALL = 13,495.00 SF	88.47%
• GLASS = 1,626.00 SF	10.66%
• MTL ACCENT CANOPY = 57.00 SF	0.37%
• MTL WINDOW SHROUDS = 27.00 SF	0.18%
• HM DOORS = 48.00 SF	0.31%

WEST ELEVATION - PRIMARY FACADE
TOTAL FACADE AREA = 6,290.00 SF | 100%

• CONCRETE TILTWALL = 5,473.00 SF	87.01%
• GLASS = 36 SF	0.57%
• MTL WINDOW SHROUDS = 1.00 SF	0.02%
• HM DOORS = 72.00 SF	1.14%
• OH DOORS = 708.00 SF	11.26%

NORTH ELEVATION
TOTAL FACADE AREA = 16,216.00 SF | 100%

• CONCRETE TILTWALL = 15,371.00 SF	97.79%
• GLASS = 419.00 SF	2.58%
• MTL WINDOW SHROUDS = 17.00 SF	0.10%
• MTL LOUVERS = 337.00 SF	2.08%
• HM DOORS = 72.00 SF	0.44%

EAST ELEVATION
TOTAL FACADE AREA = 4,935.00 SF | 100%

• CONCRETE TILTWALL = 1,613.00 SF	80.65%
• GLASS = 1.00 SF	0.05%
• MTL ACCENT CANOPY = 170.00 SF	8.50%
• HM DOORS = 48.00 SF	2.40%
• OH DOORS = 168.00 SF	8.40%

ARTICULATION CALCS

SOUTH ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	216' - 0" PROVIDED
3. WALL PROJECTION = 25% X 40'-0" = 10'-0" MIN	15' - 0" PROVIDED
4. ENTRY / ARCH ELEMENT LENGTH = 33% x 40'-0" = 13'-2 3/8" MIN	20' - 0" PROVIDED
5. PROJECTION HEIGHT = 25% x 40'-0" = 10'-0" MIN	8' - 0" PROVIDED
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x 40'-0") = 20'-0"	25' - 0" PROVIDED
WEST ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	120' - 0" PROVIDED
3. WALL PROJECTION = 25% X HEIGHT = N/A	N/A
4. ENTRY / ARCH ELEMENT LENGTH = 33% x LENGTH = N/A	N/A
5. PROJECTION HEIGHT = 25% x HEIGHT = N/A	N/A
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x H)	N/A
NORTH ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 3 x 40'-0" = 120'-0" MAX	336' - 0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x LENGTH = N/A	N/A
4. ENTRY / ARCH ELEMENT WIDTH = 15% x HEIGHT = N/A	N/A
5. PROJECTION HEIGHT = 15% x HEIGHT	N/A
EAST ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 46'-0"	
2. WALL LENGTH = 3 x 46'-0" = 138'-0" MAX	80' - 0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x 80'-0" = 12'-0" MIN	40' - 0" PROVIDED
4. ENTRY / ARCH ELEMENT WIDTH = 15% x 46'-0" = 6'-10 13/16" MIN	42' - 0" PROVIDED
5. PROJECTION HEIGHT = 15% x 46'-0" = 6'-10 13/16" MIN	12' - 0" PROVIDED

REVISIONS

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8660

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z ELEVATIONS

A6.00A

SP-20-2020-011

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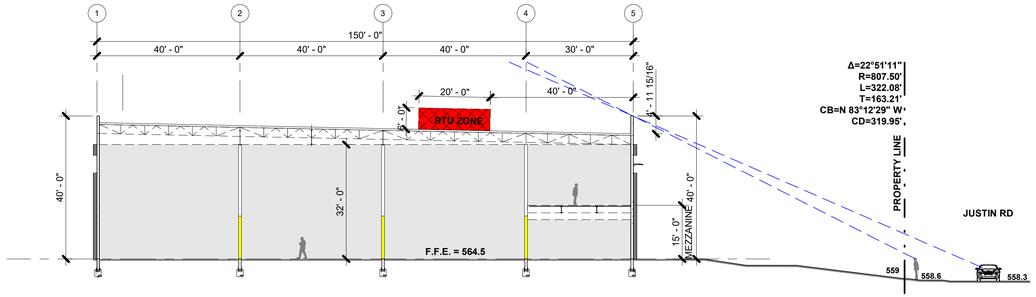
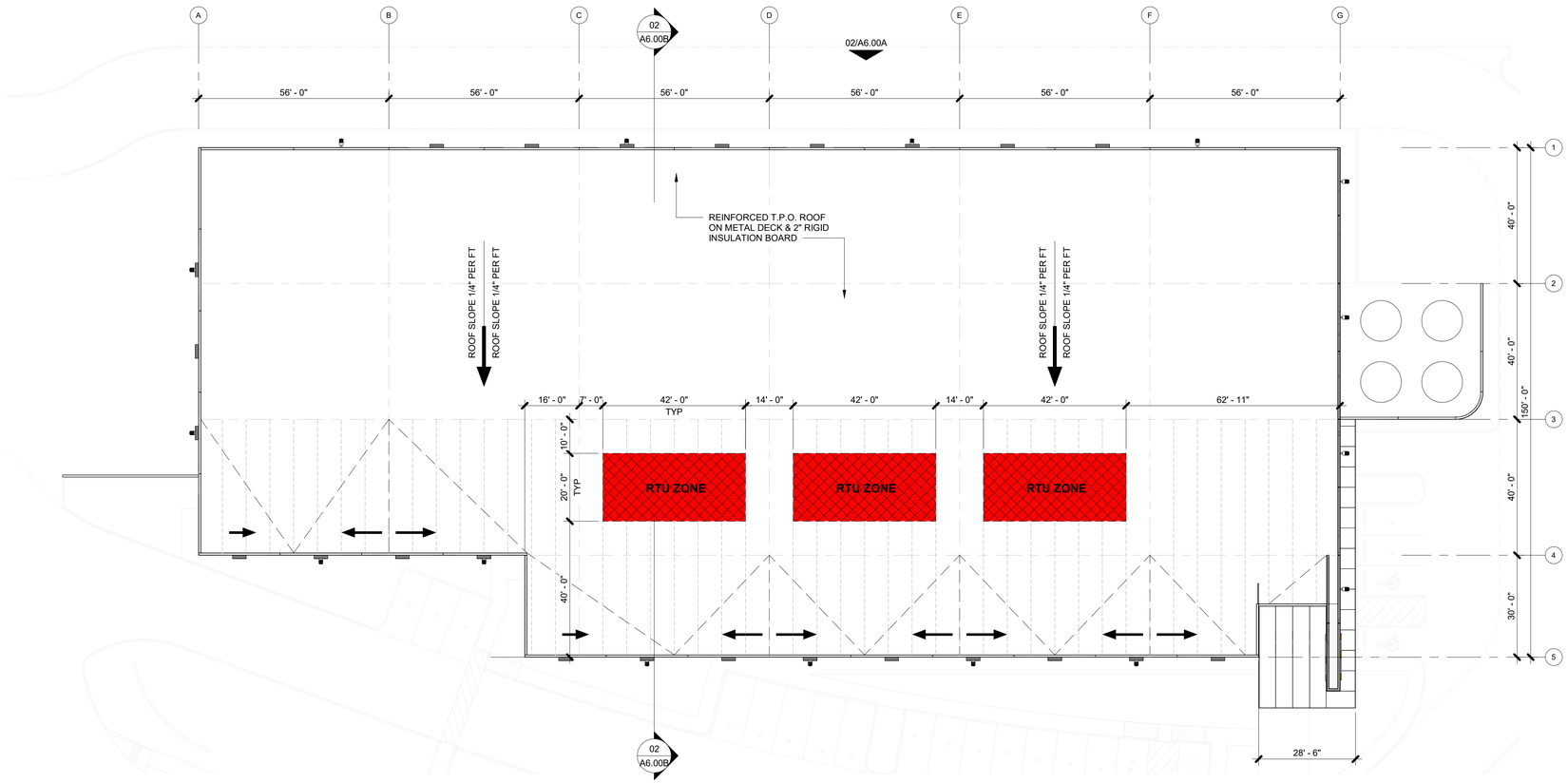


02 BUILDING SECTION

SCALE: 1" = 20'-0"



01 OVERALL ROOF PLAN

TRUE 32° PLAN

SCALE: 1" = 20'-0"

SP-20-2020-011

REVISIONS

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

14901 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 980-8880

REGISTERED ARCHITECT
DAVID MEINHARDT
12 10 1
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z DIAGRAMS

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PROPOSED
FIBER FACILITY BTS
55,760 S.F.

REVISIONS

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8660

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z VISUALIZATION

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SP-20-2020-011

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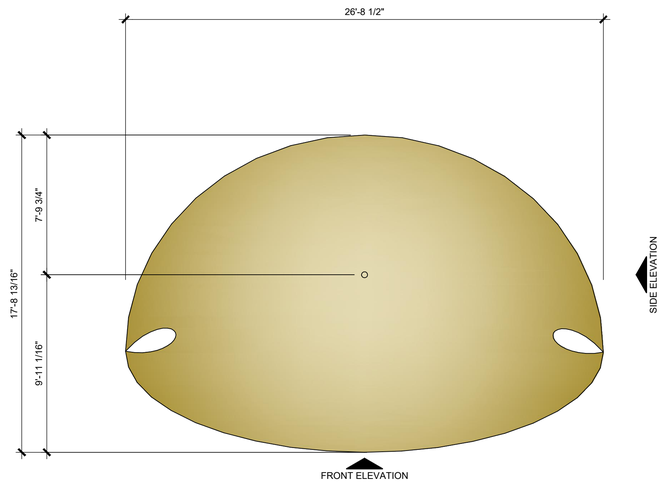
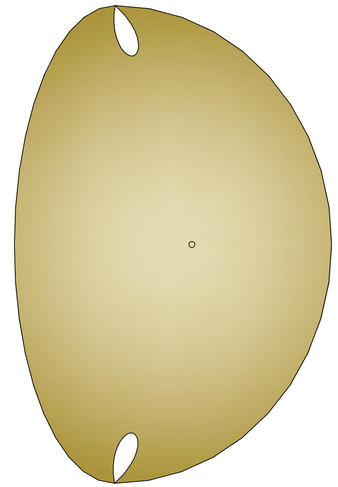


PLAN



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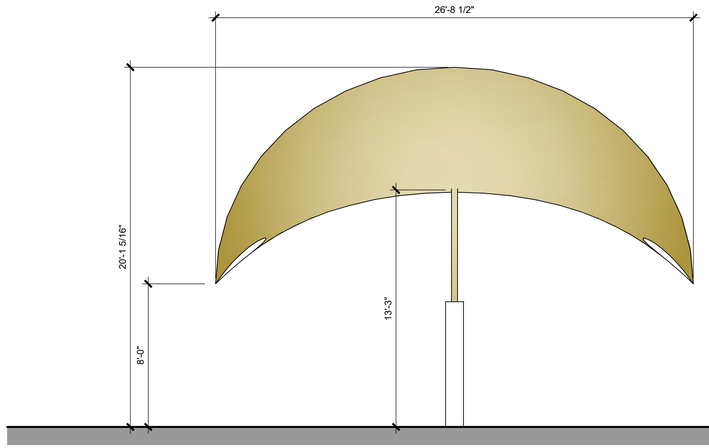
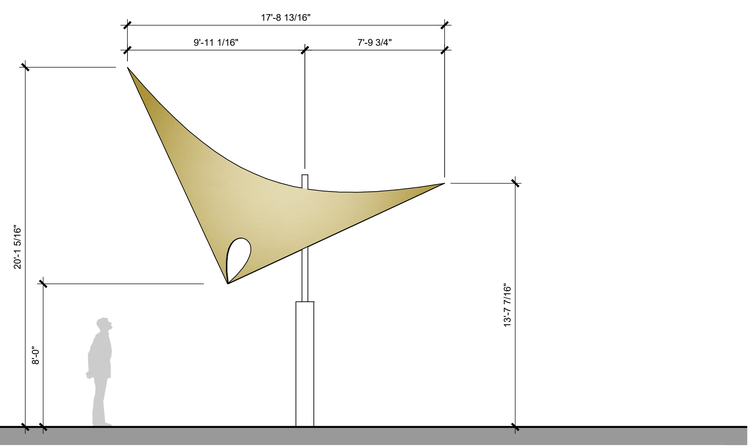


FRONT ELEVATION



SIDE ELEVATION

01 SMALL TENSILE
SCALE: 1/4" = 1'-0"

SP-20-2020-011

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 980-8860

REGISTERED ARCHITECT
DAVID MEINHARDT
STATE OF TEXAS
12101

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

A9.00

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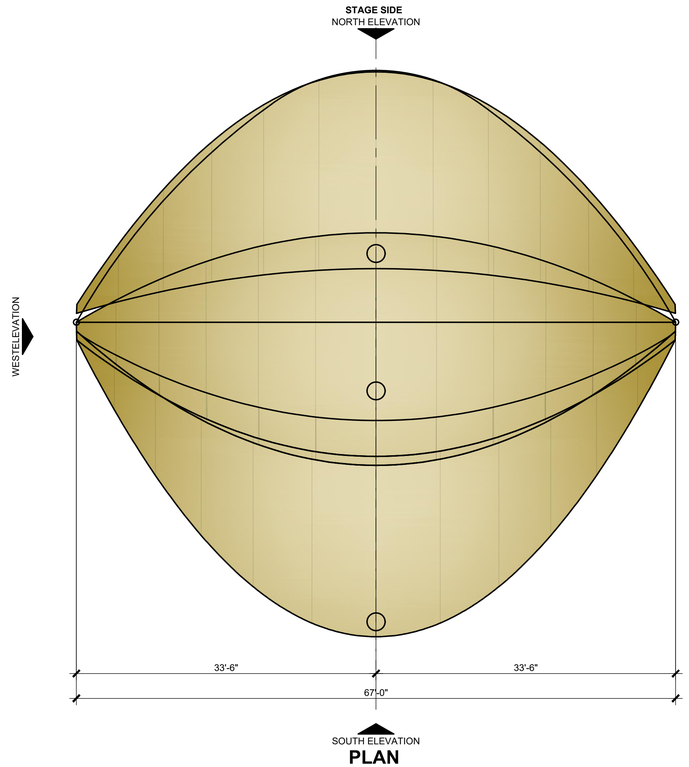

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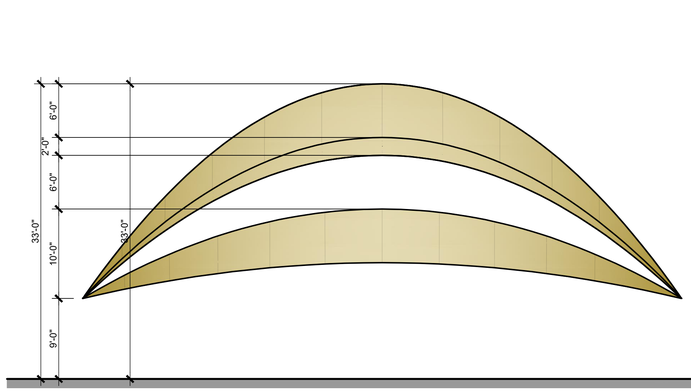
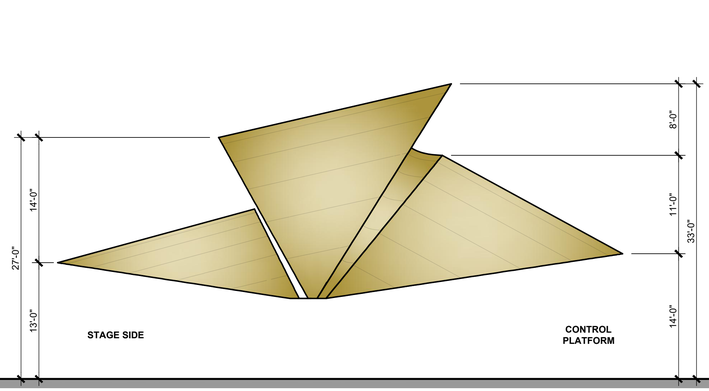
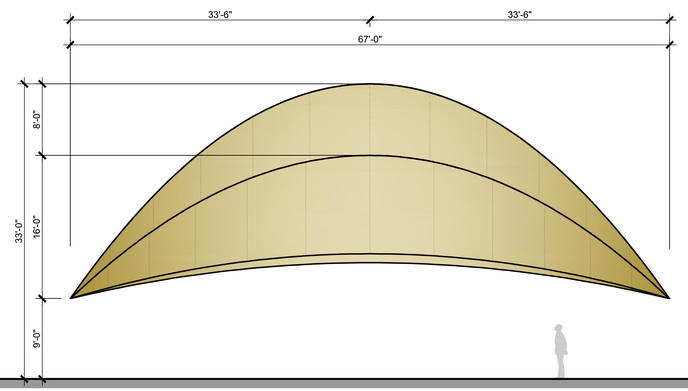


NORTH ELEVATION - OPEN



ELEVATION



SOUTH ELEVATION - CLOSED

01 AMPHITHEATER TENSILE
SCALE: 1/8" = 1'-0"

SP-20-2020-011

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
1800 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 980-8990

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

A9.01

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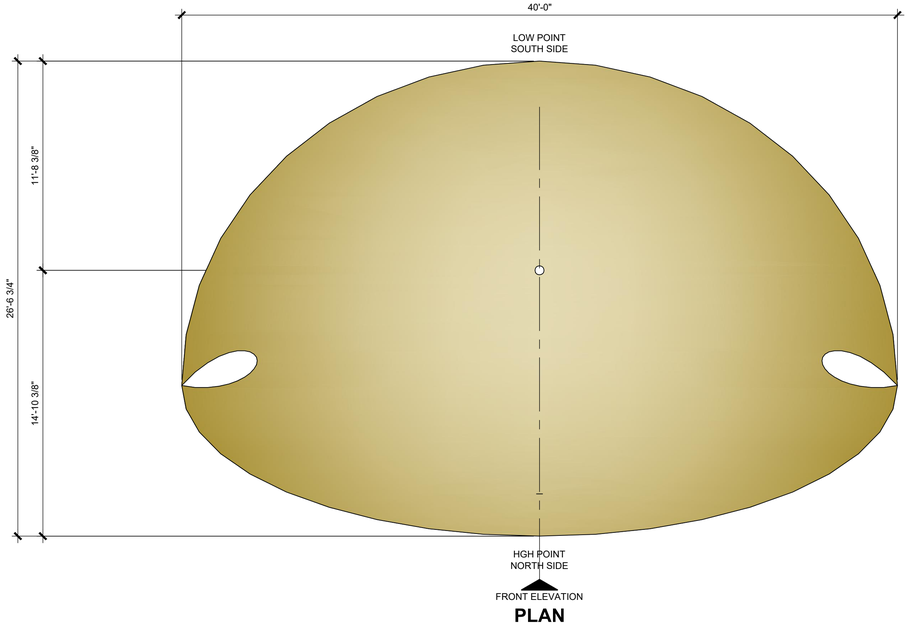
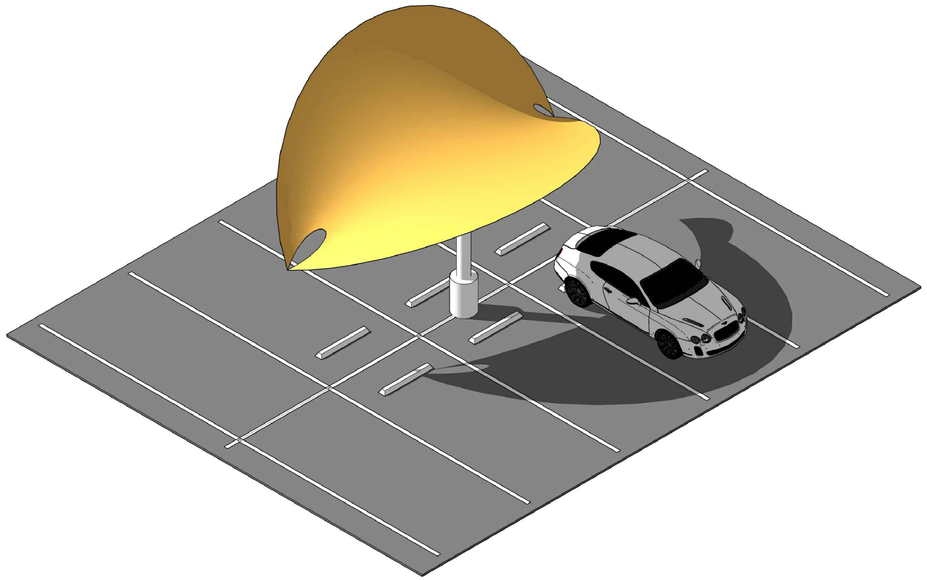


PLAN

SIDE ELEVATION



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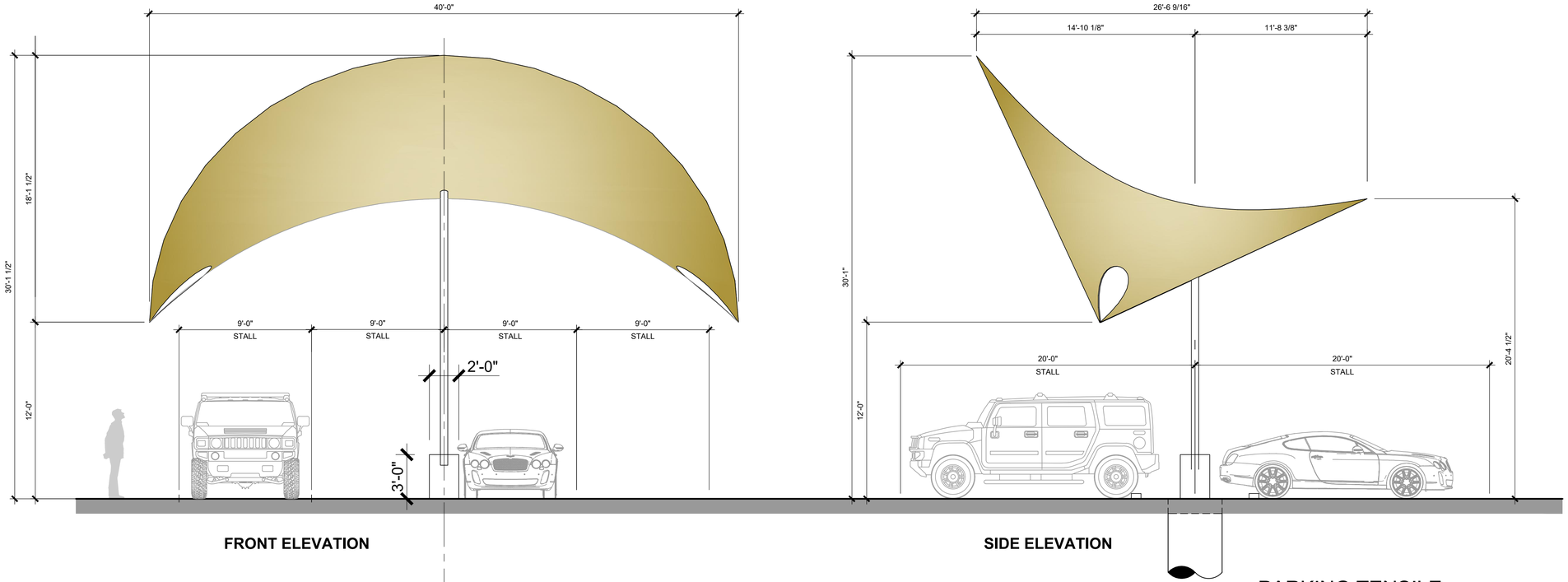

FRONT ELEVATION

SIDE ELEVATION

01 PARKING TENSILE

SCALE: 1/4" = 1'-0"

SP-20-2020-011

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REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 960-8665

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

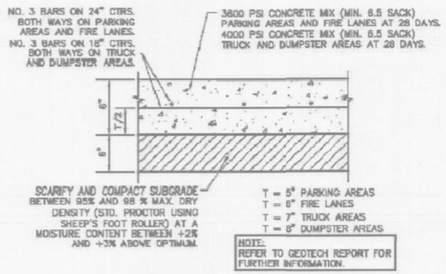
11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

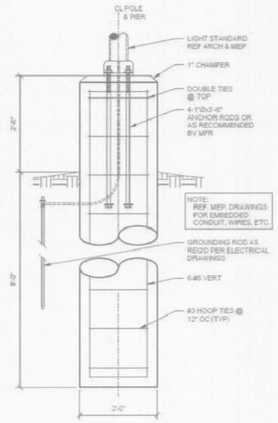
A9.02

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond N Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Car Parking	+	1.1 fc	8.2 fc	0.1 fc	82.0:1	11.0:1
Drive	+	1.9 fc	8.8 fc	0.3 fc	29.3:1	6.3:1



3 CONCRETE PAVING DTL
SCALE: N.S.



2 LIGHT POLE DTL
SCALE: N.S.

01 SITE PLAN - PHOTOMETRIC
SCALE: 1" = 60'-0"

0 30 60 120 180
GRAPHIC SCALE IN FEET

SYMBOLOGY

PROPOSED STORAGE AREA	31,862 SF
TOTAL SITE AREA	18.762 ACRES

SYMBOLOGY

- GAS
- SANITARY SEWER
- WATER
- ELECTRICAL

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____

WITNESS OUR HANDS, this _____ day of _____

_____ _____
Planning & Zoning Commission, Chairman ***Director of Planning and Zoning***

SP-20-2020-011

OWNER | DEVELOPER
CHANNELL
26040 YNEZ ROAD | P.O. BOX 9022
TEMECULA, CA-USA 92589-9022
951-719-2600
BILL CHANNELL JR - bchannelljr@channell.com

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS
ROCKWALL, TEXAS
1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 638
DALLAS TEXAS 75254
972 960-8881

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN - PHOTOMETRIC

A9.03-E

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CHANNELL

Where The Industry Connects.®

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD | ROCKWALL, TEXAS 75006



PROJECT COMMENTS

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

DATE: 11/20/2020

PROJECT NUMBER:	Z2020-053	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Channell Corporation	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	1700 JUSTIN RD, ROCKWALL, 75087	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by David Meinhardt of Meinhardt & Associates, PLLC on behalf of Ed Burke of Channell Commercial Corporation for the approval of a Zoning Change from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 Justin Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	11/20/2020	Approved w/ Comments

11/20/2020: Z2020-053; Zoning Change (LI to PD) for Channell Commercial Corporation
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses on an 18.762 -acre parcel of land identified as Lot 2, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and addressed as 1700 Justin Road.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2020-053) in the lower right-hand corner of all pages on future submittals.
M.4 Please provide a legal description of the subject property that is in .docx format. This will be incorporated into the draft ordinance.
M.5 Remove Case No. SP2020-011 and the site plan signature blocks from all drawings.
M.6 Make sure all plans (i.e. Concept Plan, Photometric Plan, Landscape Plan, etc.) show all of the required outside storage areas, and that all areas are the same size and in the same location.
M.7 Please make the following changes to the Concept Plan:

(1) The required parking ratio for 'Warehouse' is 1:1,000 SF. Currently, the plans show this at 1:2,000 SF. The needed number of parking spaces for this facility is 102; however, a parking variance was granted with Case No. SP2014-011. Based on this the parking is considered to be incompliance.
(2) Adjust the outside storage area to be in compliance with the comments from Case No. SP2020-011 (i.e. the wall and accent trees -- labeled as 'MT' -- along Industrial Boulevard need to be moved outside of the easement of the 30" NTMWD Water Line that runs parallel with Industrial Boulevard on the subject property).
(3) Call out the wrought iron fence adjacent to the three (3) tiered screening on the north side of the main building adjacent to John King Boulevard (approved and required by Case No. SP2020-011).
(4) Indicate the outside storage area on the north side of the main building and if necessary remove these parking spaces from the parking counts (approved and required by Case No. SP2019-045). Note: This is already shown on the Photometric Plan.

M.8 Please make the following changes to the Landscape Plan:

(1) The wall and accent trees (i.e. labeled as 'MT') along Industrial Boulevard need to be moved outside of the easement of the 30" NTMWD Water Line that runs parallel with

Industrial Boulevard on the subject property. See Case No. SP2020-011.
(2) The 'Site Iron Fence' needs to be changed to reflect a wrought iron fence.
(3) Call out the wrought iron fence adjacent to the three (3) tiered screening on the north side of the subject property.
(4) Indicate the outside storage area on the north side of the main building and if necessary remove these parking spaces from the parking counts (approved and required by Case No. SP2019-045).

M.9 Please make the following changes to the Photometric Plan:

(1) Adjust the outside storage area to be in compliance with the comments from Case No. SP2020-011 (i.e. the wall and accent trees -- labeled as 'MT' -- along Industrial Boulevard need to be moved outside of the easement of the 30" NTMWD Water Line that runs parallel with Industrial Boulevard on the subject property).

I.10 Please review the attached Draft Ordinance prior to the November 24, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 1, 2020.
I.11 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 December 1, 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 December 8, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 24, 2020.
I.12 The projected City Council meeting dates for this case will be December 21, 2020 (1st Reading) and January 4, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2020	Approved w/ Comments

11/18/2020: Informational comments below.
General Items:
- 4% Engineering inspection fees
- Impact fees for new/up-sizing water taps or building square footage.
- No storage in fire lane or utility easements
- All retaining walls to be rock or stone faced. No smooth concrete walls.
- Retaining walls 3' and over must be engineered.
- Must meet all city standards of design and construction.
- Engineering review fees apply.
- Label/Show all utilities and easements.

Roadway Paving Items:
- Parking to be 20'x9' if adjacent to the building or head-to-head, all else to be 18'x9' min.
- All fire lane radii to be a minimum of 20' unless the building is 30' or taller then the radii will be required to be 30'
- Must show existing and proposed utilities.

Drainage Items:
- Must have detention for reference plans for Justin Rd. for what is being detained already. A portion at corner of Industrial and Justin that is not detained, that will need to be detained. Show detention area

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/16/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2020	Approved w/ Comments

11/17/2020: Address for Fiber Facility Bldg. will be 1600 JUSTIN RD, ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	11/20/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2020	Denied

11/16/2020: Please provide a proposed vs. required legend for the site.
Please identify trees species, quantities and caliper size

General Items:
- 4% Engineering inspection fees
- Impact fees for new/up-sizing water taps or building square footage.
- No storage in fire lane or utility easements
- All retaining walls to be rock or stone faced. No smooth concrete walls.
- Retaining walls 3' and over must be engineered.
- Must meet all city standards of design and construction.
- Engineering review fees apply.
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Roadway Paving Items:
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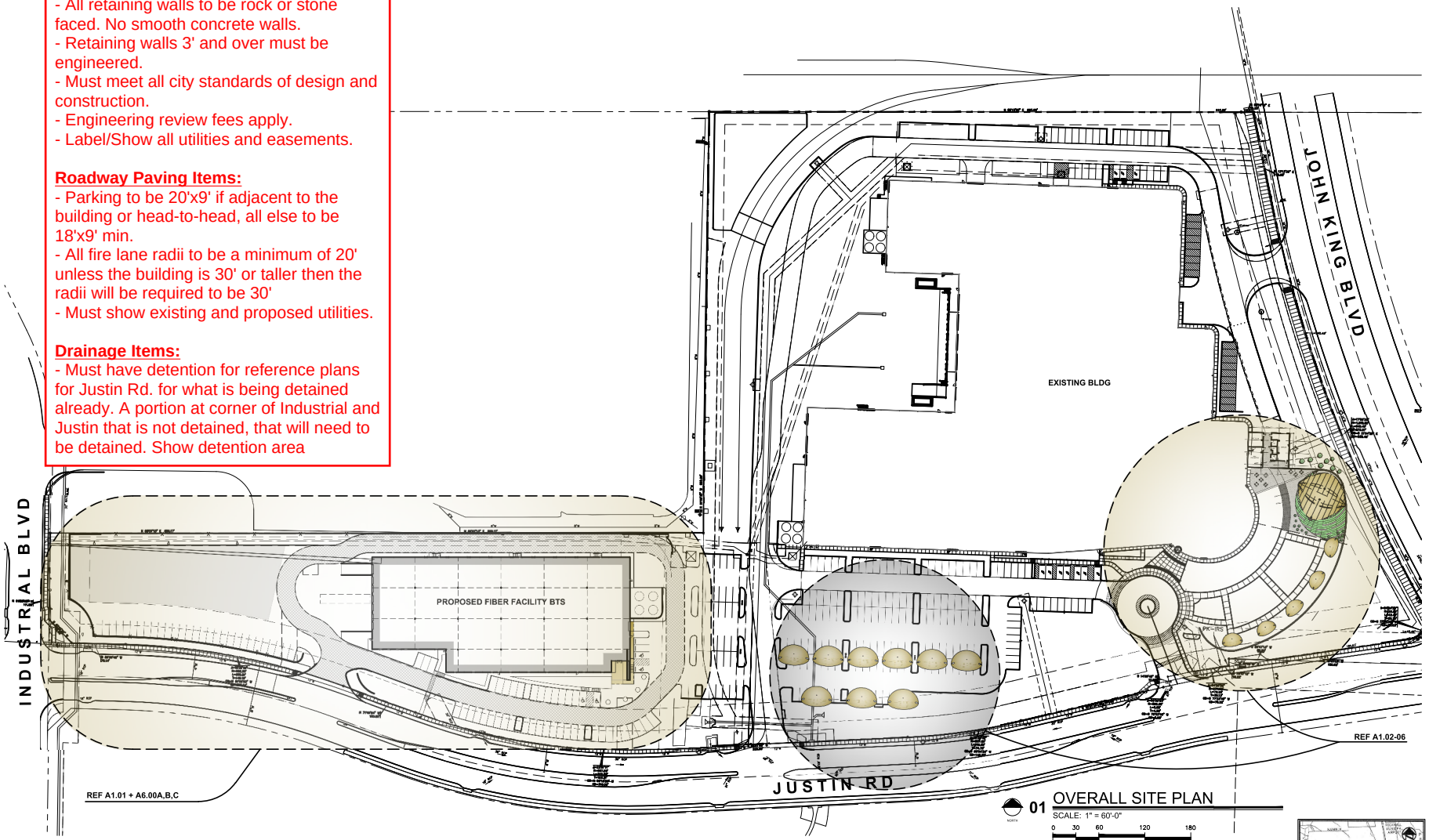

01 OVERALL SITE PLAN
SCALE: 1" = 60'-0"
0 30 60 120 180
GRAPHIC SCALE IN FEET

SITE DATA
PROPOSED LAND USE = INDUSTRIAL

PROPERTY BOUNDARY = 817,294 SF | 18.762 AC
PERIMETER BOUNDARY = 2073'-10 1/2" LENGHT
BUILDING FOOTPRINT = 55,760 SF ÷ 817,294 SF = 6.8% LOT COVERAGE



VICINITY MAP
(NOT TO SCALE)

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____day of _____

WITNESS OUR HANDS, this _____day of _____

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

SP-20-2020-011

OWNER | DEVELOPER
CHANNELL
26040 YNEZ ROAD | P.O. BOX 9022
TEMECULA, CA-USA 92589-9022
951-719-2600
BILL CHANNELL JR - bchannelljr@channell.com

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

REGISTERED ARCHITECT DON D. MEINHARDT STATE OF TEXAS 12101

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN

A1.00

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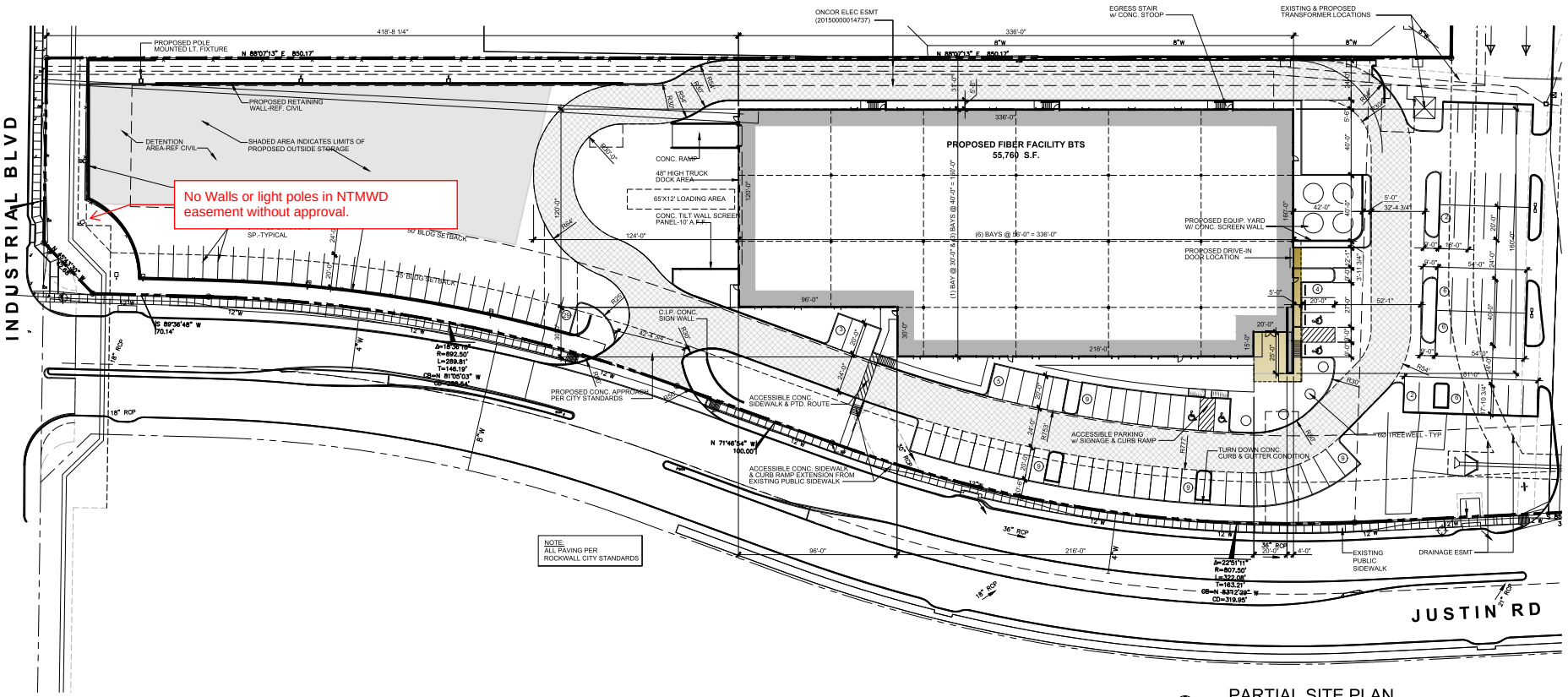

01 PARTIAL SITE PLAN

SCALE: 1" = 30'-0"

0 15 30 60 90

GRAPHIC SCALE IN FEET

FIRELANE PER CITY STANDARDS

2015 INTERNATIONAL BUILDING CODE (IBC) AND LOCAL CODE AMENDMENTS	
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
2015INTERNATIONAL FIRE CODE (IFC) AND LOCAL CODE AMENDMENTS	
2014 NATIONAL ELECTRIC CODE (NEC)	
2015 INTERNATIONAL MECHANICAL CODE (IMC)	
2015 INTERNATIONAL PLUMBING CODE (IPC)	
IMPROVEMENT AREA	
FIRST FLOOR OFFICE (FUTURE)	4,000 SF
FIRST FLOOR LT. ASSEMBLY	30,320 SF
MEZZANINE LT. ASSEMBLY	8,000 SF
WAREHOUSE	13,440 SF
TOTAL IMPROVEMENT AREA	55,760 SF
PARKING REQUIRED - OFFICE (4,000 SF @ 1:300 SF)	= 13.3 SPACES
PARKING REQUIRED - FIBER ASSEMBLY (38,320 SF @ 1:500 SF)	= 76.64 SPACES
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PROPOSED USE	OFFICE & FACTORY
TYPE OF CONSTRUCTION	TYPE IIB
SPRINKLER SYSTEM	ESFR
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EXIT WIDTH REQUIRED (435.68 x 0.15)	65.35" WIDE
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SP-20-2020-011

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

REGISTERED ARCHITECT DAVID D. MEINHARDT 12101 STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
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SHEET: SITE PLAN

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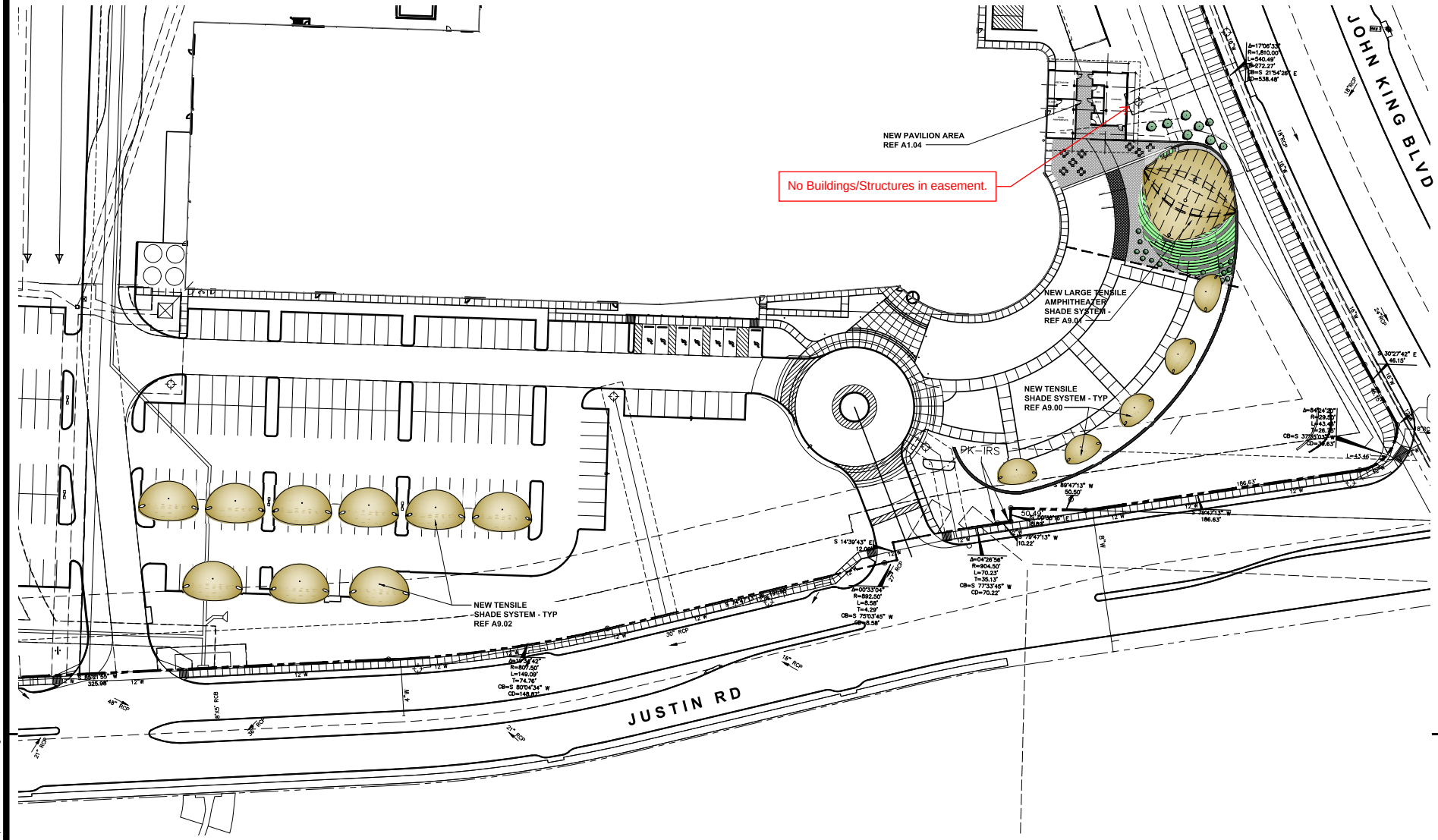

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REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

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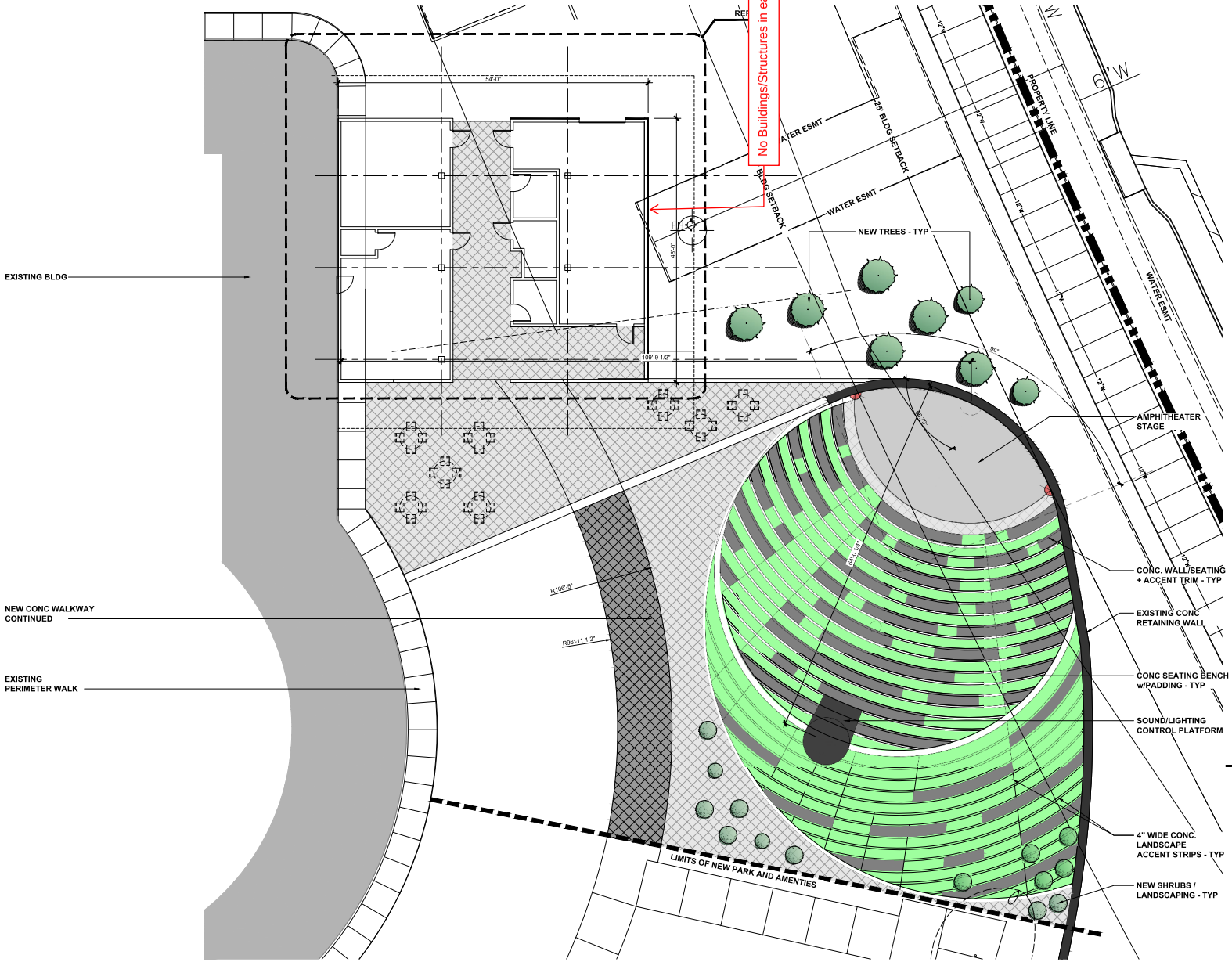

01 OVERALL AMPHITHEATER + AMENITIES PLAN

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

SP-20-2020-011

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

REGISTERED ARCHITECT DON D MEINHARDT 12101 STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
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DRAWN BY: DBC
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SHEET: SITE PLAN

A1.03

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-053

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

DIRECTOR OF PLANNING: BJH

CITY ENGINEER:

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

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

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

Zoning Application Fees:
- [ ] Zoning Change ($200.00 + $15.00 Acre) [1]
- [ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
- [X] 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	1700 JUSTIN ROAD				
Subdivision	CHANNELL SUBDIVISION	Lot	3	Block	A
General Location	NORTHWEST CORNER OF JUSTIN ROAD & JOHN KING BLVD.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	LIGHT INDUSTRIAL	Current Use	LIGHT INDUSTRIAL		
Proposed Zoning	SAME	Proposed Use	SAME		
Acreage	18.762	Lots [Current]	1	Lots [Proposed]	1

[X] ***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	CHANNELL CORPORATION	[ ] Applicant	MEINHARDT & ASSOC. ARCH.
Contact Person	MR. ED BURKE	Contact Person	DAVID MEINHARDT
Address	1709 JUSTIN ROAD	Address	14643 DALLAS PARKWAY
			SUITE 636
City, State & Zip	ROCKWALL, TEXAS, 75087	City, State & Zip	DALLAS, TEXAS 75254
Phone	951-587-7884	Phone	972-934-5406
E-Mail	eburke@channell.com	E-Mail	dmeinhardt@m-aarch.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared DAVID MEINHARDT [*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 $ 481.43 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 13 *day of* NOVEMBER *, 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 13 *day of* NOVEMBER *, 20* 20.

Owner's Signature

Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
LILLIA GUEULETTE
Notary ID #8311695
My Commission Expires
June 26, 2023

My Commission Expires 06.26.23



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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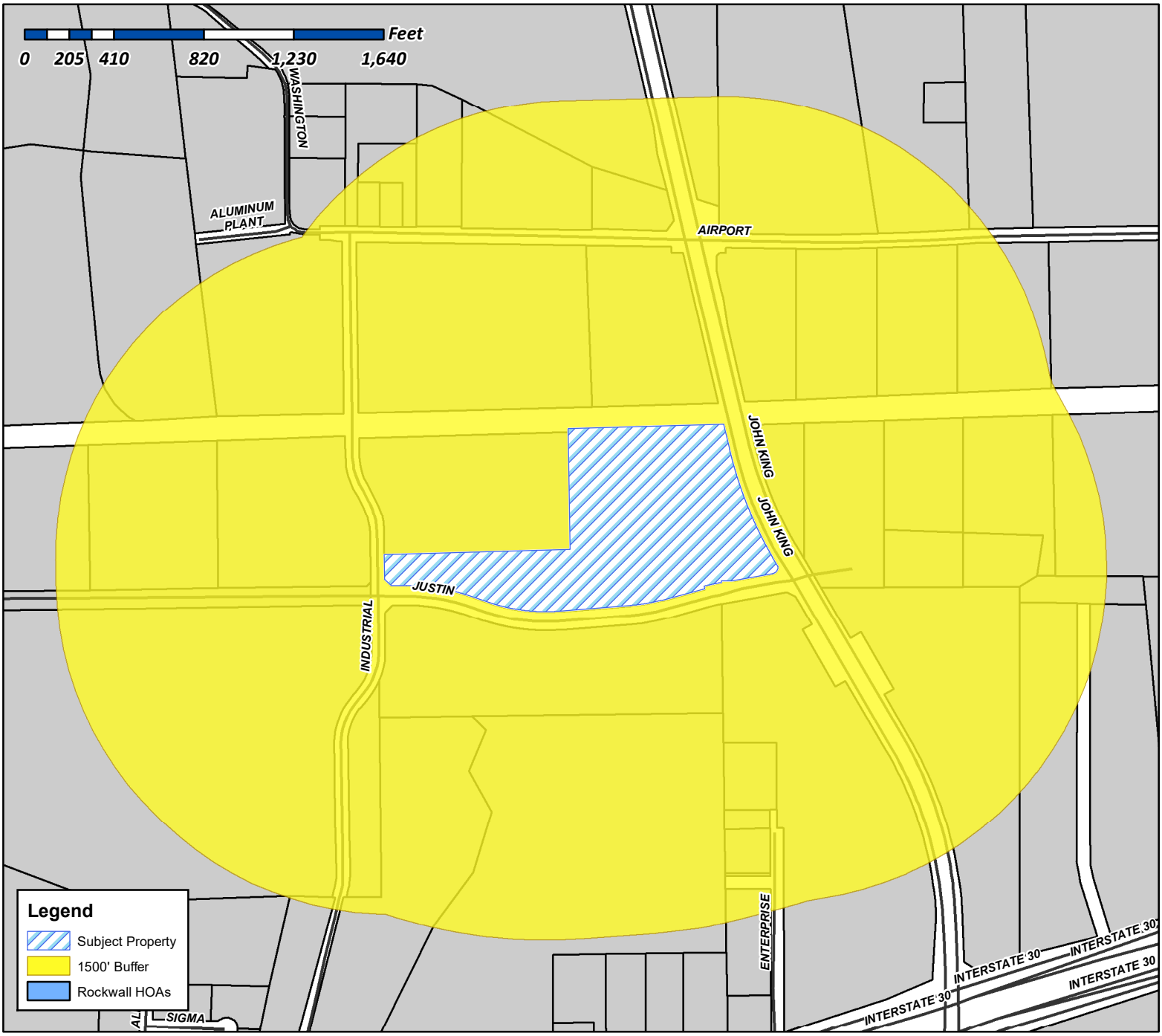
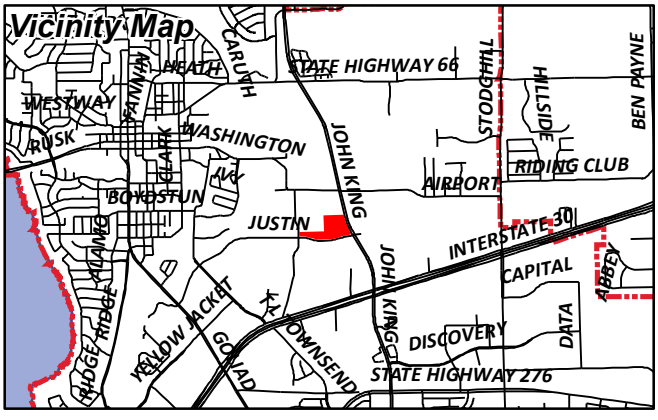


Case Number: Z2020-053
Case Name: Zoning Change from LI to PD
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1700 Justin Road

Date Created: *11/13/2020*
For Questions on this Case Call (972) 771-7745



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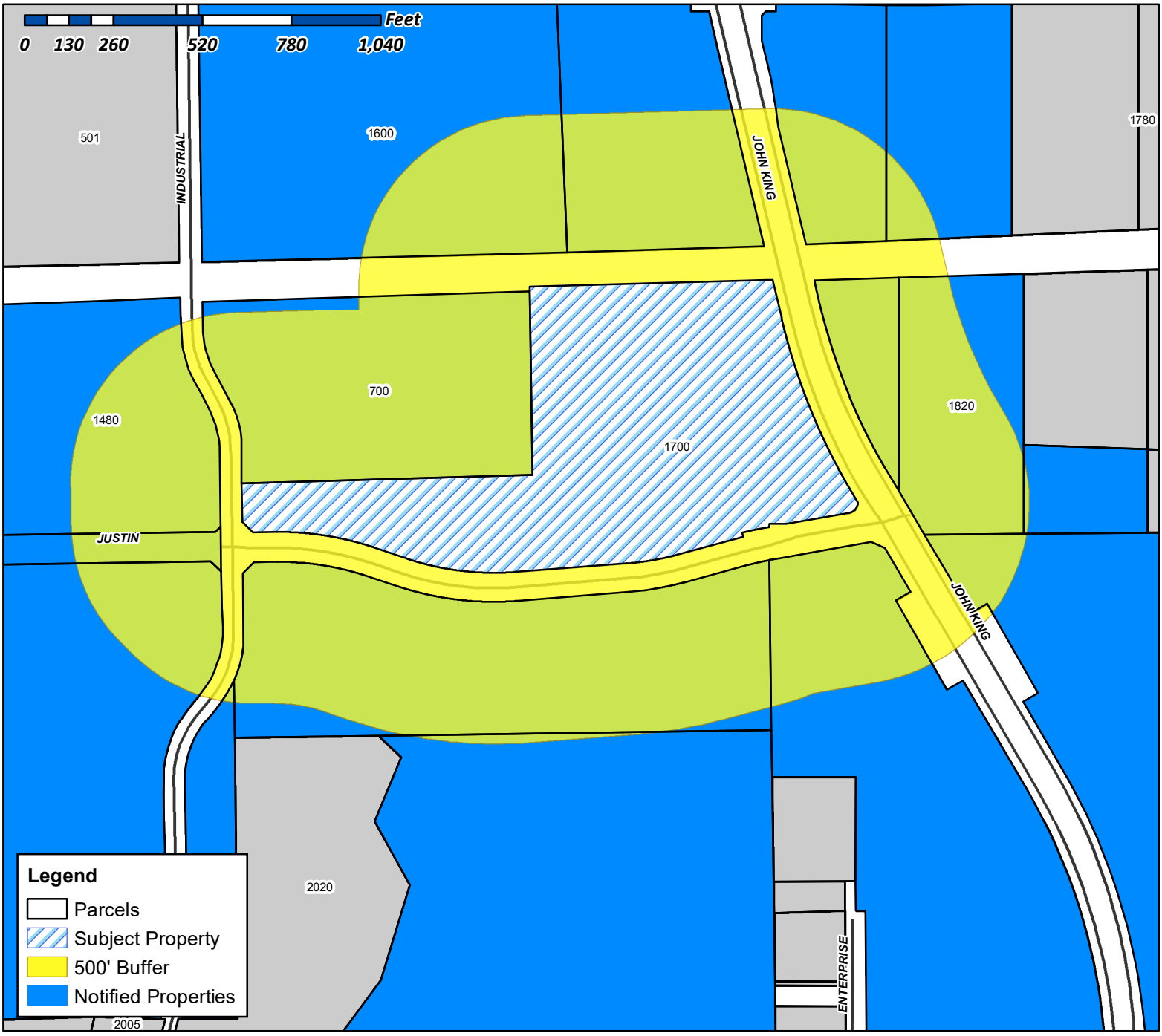

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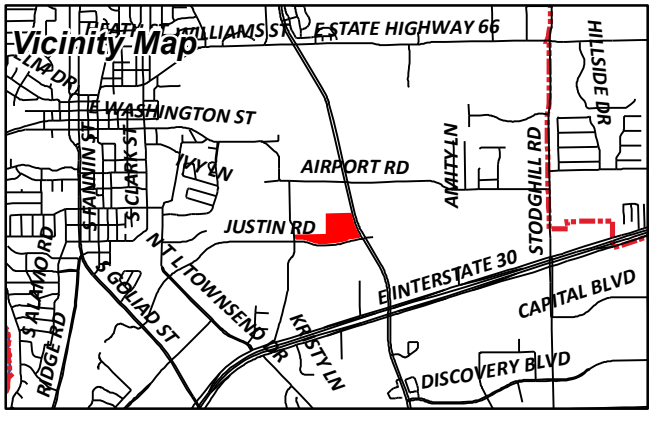

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SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
1700 JUSTINRD
ROCKWALL, TX 75087

ROCKWALL FRIENDSHIP BAPTIST CHURCH
REV SHANON THOMAS, PASTOR
1820 JUSTINRD
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

ROCKWALL FRIENDSHIP BAPTIST CHURCH
REV SHANON THOMAS, PASTOR
5651 STATE HIGHWAY 276
ROYSE CITY, TX 75189

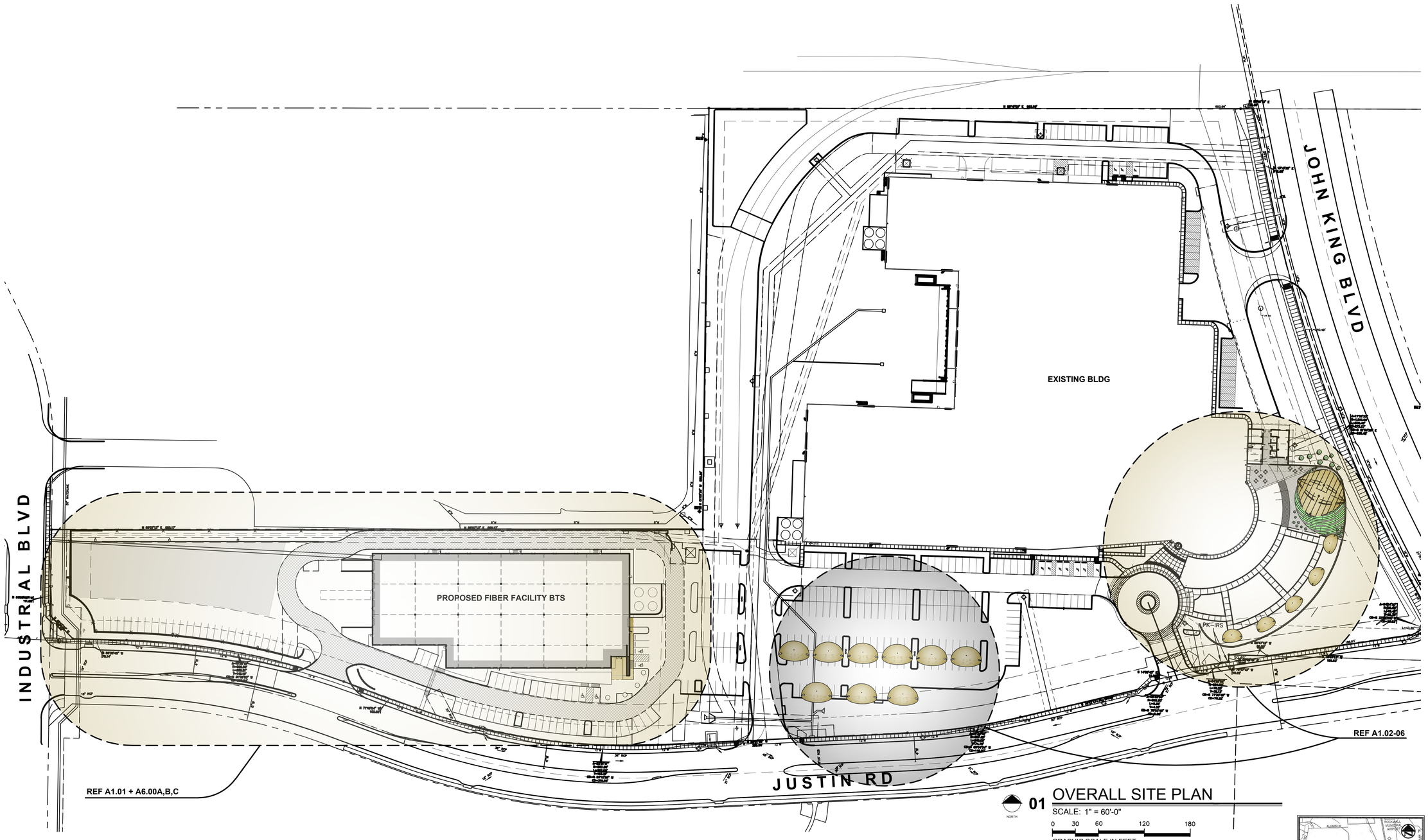
CONTINENTAL PET TECHNOLOGY
%GRAHAM PACKAGING PET TECH INC
700 INDIAN SPRINGS DR STE 100
LANCASTER, PA 17601

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
P O BOX 9022
TEMECULA, CA 92589

ATHEY JACKIE R
P.O. BOX 219
LAVON, TX 75166

ROCKWALL STEEL CO INC
PO BOX 729
TERRELL, TX 75160

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



01 OVERALL SITE PLAN

SCALE: 1" = 60'-0"

0 30 60 120 180

GRAPHIC SCALE IN FEET

NORTH

SITE DATA

PROPOSED LAND USE = INDUSTRIAL

PROPERTY BOUNDARY = 817,294 SF | 18.762 AC
PERIMETER BOUNDARY = 2073'-10 1/2" LENGHT
BUILDING FOOTPRINT = 55,760 SF ÷ 817,294 SF = 6.8% LOT COVERAGE

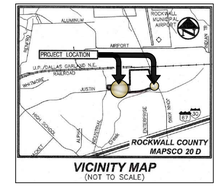
SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman ***Director of Planning and Zoning***

SP-20-2020-011



VICINITY MAP
(NOT TO SCALE)

OWNER | DEVELOPER
CHANNELL
26040 YNEZ ROAD | P.O. BOX 9022
TEMECULA, CA-USA 92589-9022
951-719-2600
BILL CHANNELL JR - bchannelljr@channell.com

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 638
DALLAS TEXAS 75254
972 980-8960

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

11.13.2020

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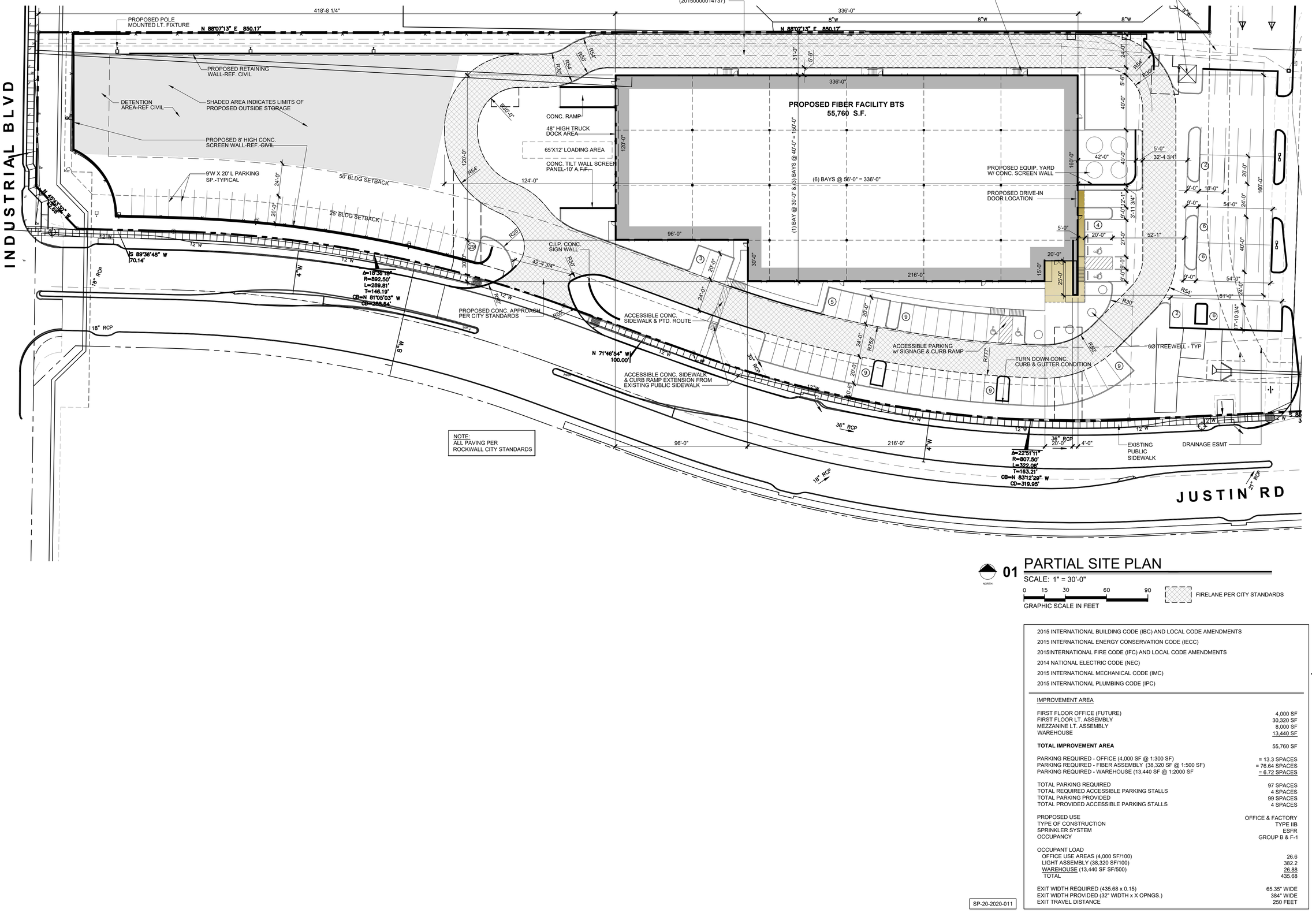

NOTE:
ALL PAVING PER
ROCKWALL CITY STANDARDS

01 PARTIAL SITE PLAN

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SCALE: 1" = 30'-0"

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DALLAS TEXAS 75254
972 960-8980

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12101
STATE OF TEXAS

11.13.2020

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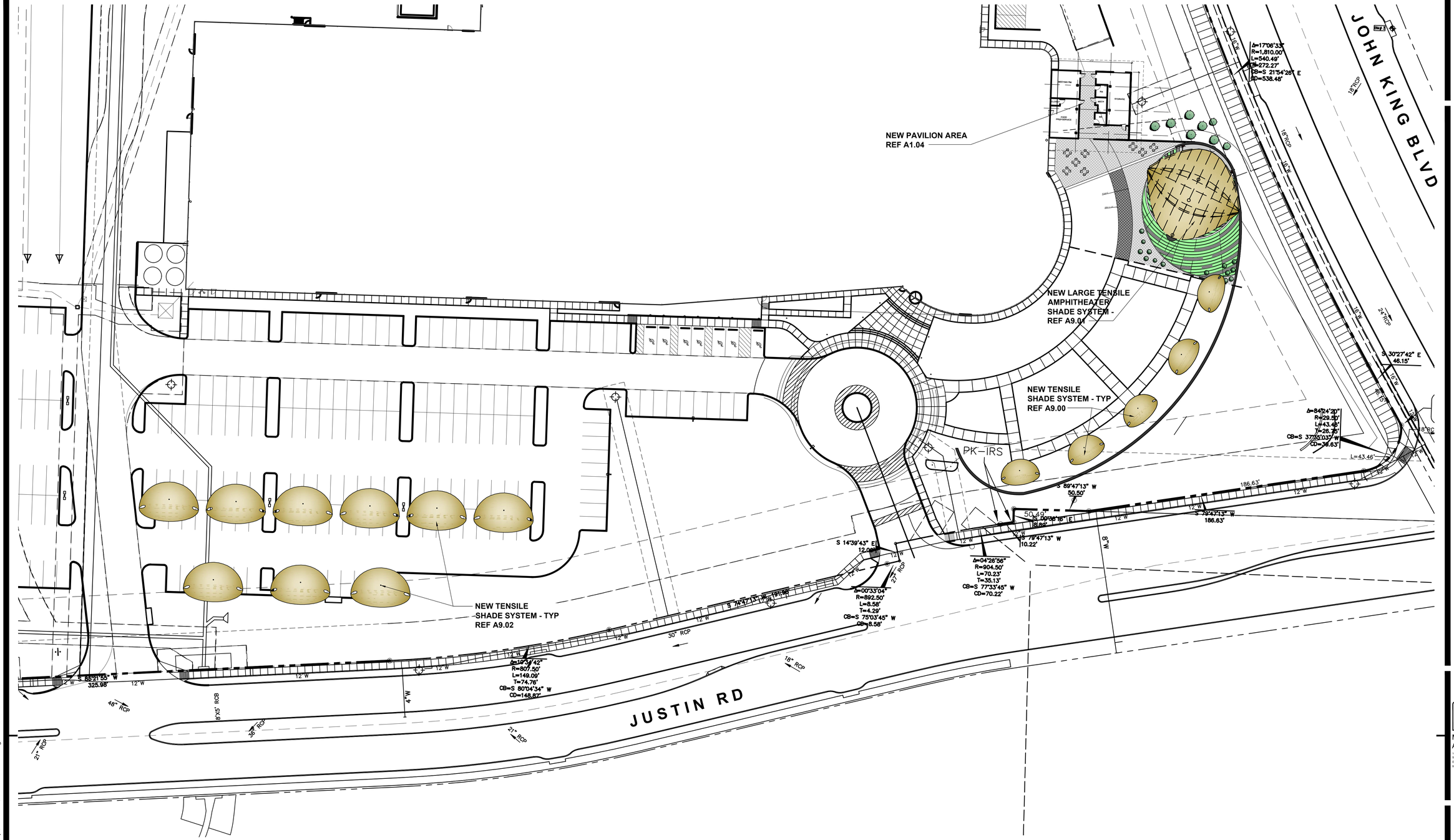

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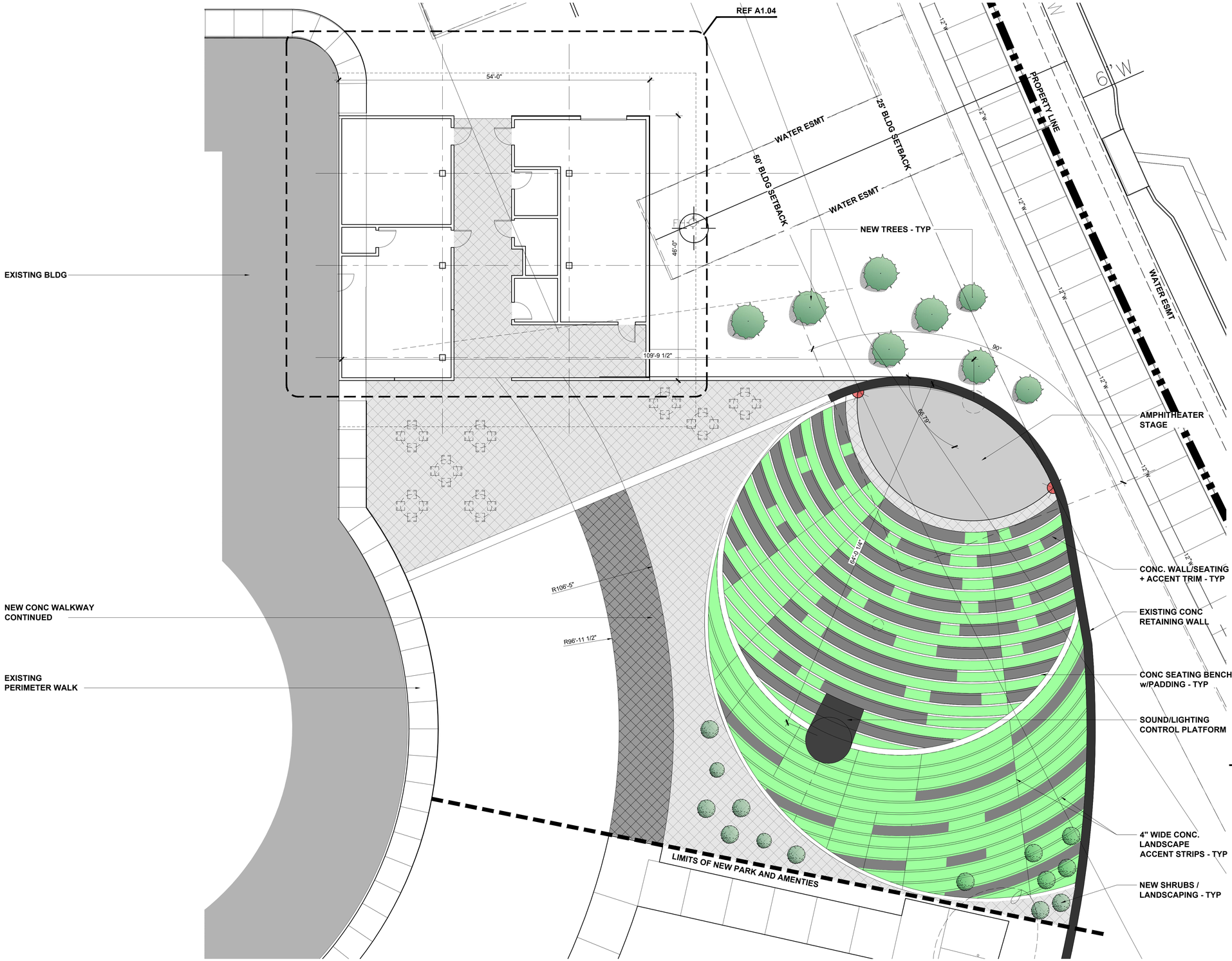

01 OVERALL AMPHITHEATER + AMENITIES PLAN

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

NORTH

NEW GRASS SODDING | NEW CONC. ACCENT PAVING | SEATING w/PADDING

SP-20-2020-011

REVISIONS:

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ROCKWALL, TEXAS

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972 960-9960

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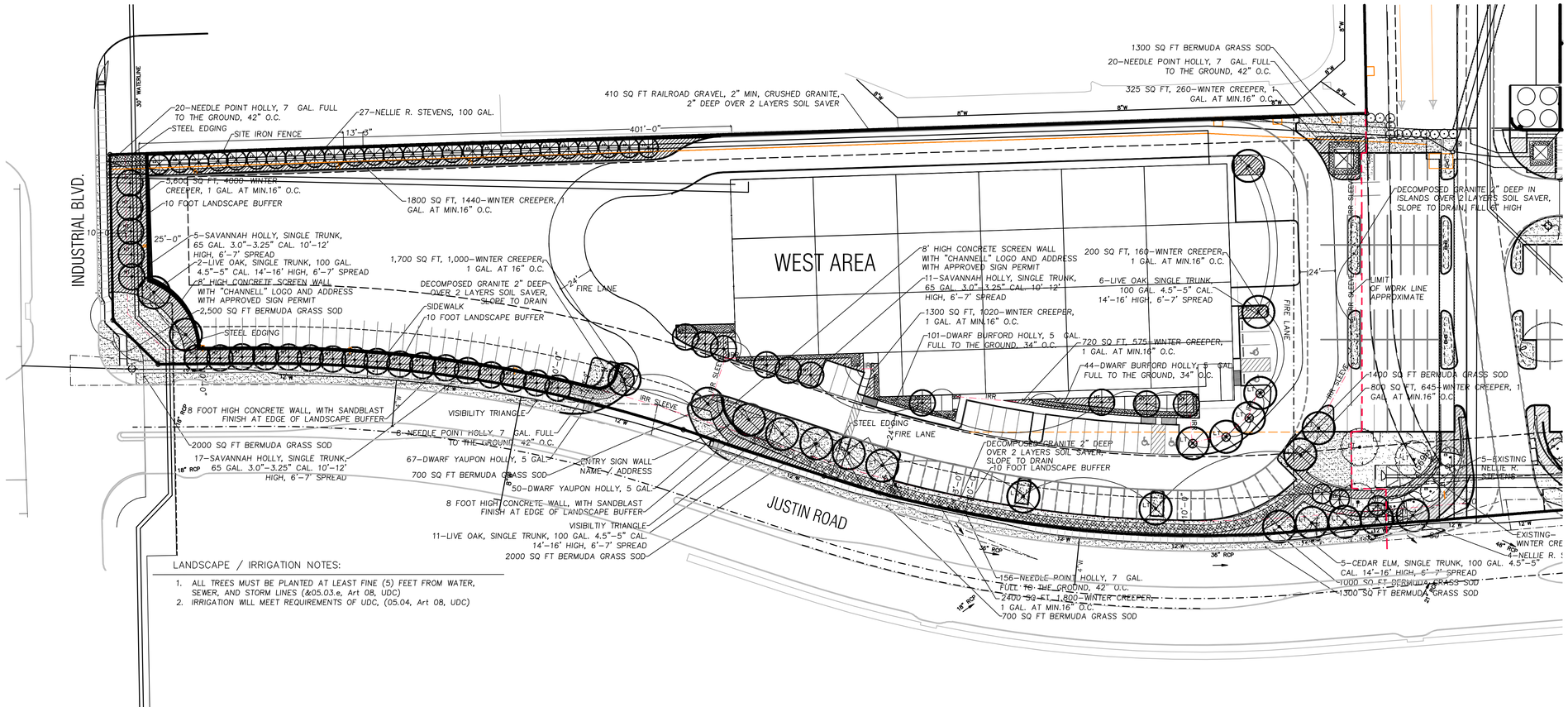


LANDSCAPE / IRRIGATION NOTES:

1. ALL TREES MUST BE PLANTED AT LEAST FINE (5) FEET FROM WATER, SEWER, AND STORM LINES (&05.03.e, Art 08, UDC)
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC, (05.04, Art 08, UDC)

LANDSCAPE PLAN LEGEND

- 1-CT-1 — QUANTITY / SYMBOL KEY TO PLANT LIST
- IRR SLEEVE — IRRIGATION SLEEVE; IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

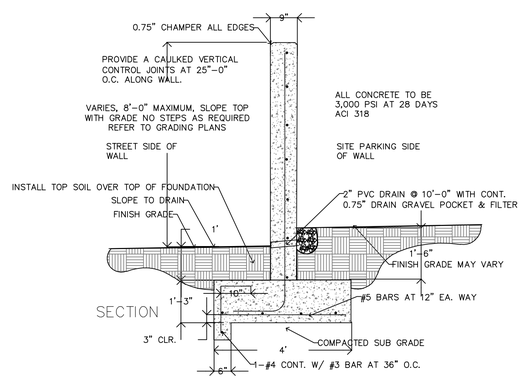
LANDSCAPE TREE SYMBOLS

PROPOSED TREES	EXISTING TREES	
LARGE	LARGE	SITE TREES LARGE PER TYPE AND SIZE NOTED ON PLAN INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE WITH 4" WATER RING AND 3" MULCH OVER TREE BALL
MEDIUM	MEDIUM	SITE TREES MEDIUM PER TYPE AND SIZE NOTED ON PLAN INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE WITH 4" WATER RING AND 3" MULCH OVER TREE BALL
SMALL	SMALL	SITE TREES SMALL PER TYPE AND SIZE NOTED ON PLAN INSTALL (1) ONE ADJUSTABLE BUBBLERS ON EACH TREE
12'-0"	12'-0"	EVERGREEN SCREENING SHRUBS, NELLIE R. STEVENS HOLLY. WITH 4" TREE RING AND 3" MULCH INSTALL (2) TWO ADJUSTABLE BUBBLER ON EACH SHRUB
6'-0"	6'-0"	EVERGREEN SHRUBS FOR SCREENING
	3'-0"	EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE

EVERGREEN GROUND COVER WITH STEEL EDGING

BERMUDA GRASS-ON SITE, ROLL TWO TIMES ,SEE DETAILS

PARKING LOT ISLAND AND TRANSFORMERS, INSTALL DECOMPOSED GRANITE 3" DEEP WITH STEEL EDGING ON LANDSCAPE SIDES OF BED FILL ISLAND WITH SITE SOIL TO BACK OF CURB AND SLOPE UP INTO MIDDLE 6", INSTALL DECOMPOSED GRANITE TO SLOPE TO DRAIN OVER TOP OF CURB TO LOW SIDE



SECTION

1 SITE SCREEN WALL DETAILS

N.T.S.

NOTE:
1. CONCRETE COLOR MIX TO BE APPROVED BY CLIENT
2. STEP FOOTING AS REQUIRED IN 8" STEPS
3. BACK FILL SOIL AFTER FORM WORK REMOVAL TO GRADES SHOWN.
4. 5. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS, FORM WORK, CONCRETE WASH OUT FROM SITE.

SAND BLASTING NOTE.
1. ALL EXPOSED SURFACES TO BE SAND BLASTED.
2. SAMPLE TO BE APPROVED BY CLIENT.
3. SAND BLAST SAND MAY USED ON LANDSCAPE BEDS. NO CLEAN UP EXCEPT ON PAVING SURFACES.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORA WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUAL PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

BERMUDA SOD NOTES

1. *WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.*
2. *SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.*
3. *LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.*
4. *INSTALL 1" COMPOST, RAKE SMOOTH.*
5. *APPLY SLOW RELEASE FERTILIZER. PER MANUFACTURER INSTRUCTIONS.*
6. INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. *WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.*
8. *CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOI REACHES 1.5"-2" HIGH..*

CHANNELL, ROCKWALL TEXAS

VARIANCE REQUEST FOR ALTERNATE LANDSCAPE PLAN DATED 07062020

The Phase One Channell Project Landscape Plan was installed per an Alternate Landscape Plan Dated 03/04/2016. The City of Rockwall Planning Department Approved this plan.

As this approved Alternate Landscape Plan included several designs that were considered to meet or exceeded the City of Rockwall Landscape Ordinance Intent. We desire to continue the same style of landscape along the Justin Road

These same Landscape Designs are shown on the SP2020-011 Alternative Landscape Plan.

1. The plan shows and edge of large evergreen holly shrubs along the parking lot edges as a living screen that will grow up and become a solid screen.
2. There are large shade trees spaced behind the Nellie R. Stevens Shrubs were use and not ornamental trees were provided.
3. The 03/04/2016 plan had a 6 foot high concrete wall to screen spaces or outside storage on site. This is shown as a 400 foot long 8 foot high wall for screening.
4. The plans both will have curved entry concrete walls 8 feet high with signage.

Per City or Rockwall Comments for landscape this plan as drawn should be considered as an Alternate Landscape Plan in keeping with the Style of the Channell Project Campus.

1. Provide the necessary screening associates with outside storage requirement along Justin Road. The Plan utilizes a row or large shrubs , Needle Point Holly and Row of Burford Holly and Large Live Oak Trees and solid 6 foot high concrete screening wall to suffice for the solid screening that exceeds a row of canopy trees at 20-foot centers. The Shrubs will be maintained at 6-8 feet high.
2. The 10 foot wide Landscape Buffer is dimensioned as shown on the plans along Justin Road Frontage
3. The fire Lane is labeled on the Plan
4. The 10 foot wide Landscape Buffer is shown on the plans along Justin Road Frontage
5. Provide trees in the required street landscape buffer along Justin Road in numbers equal to one (1) canopy tree and one (1) accent tree for every 50 feet of street frontage. This would require 17 canopy trees and 17 Accent Trees. The Alternate Landscape Plan shows 17 canopy trees along the 850 foot Justin Road Edge Area and with the 400 foot long 8 foot high concrete wall and 6-8 foot high holly shrubs lue of the 17 accent trees. The Alternate Landscape Plan dated 7/06/2020 provides a screened edge that will provide a dense screen that exceeds only using trees.
6. Landscape Notes have been added to the plan.
7. Irrigation Notes have been added to the plan.

0 20 40 60 80 100 FEET

PLOTS AT 24" X 60" SHEET TO 1"=40'

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____ _____.

WITNESS OUR HANDS, this _____ day of _____ _____.

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SP-2020-011

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LANDSCAPE ARCHITECTS AND PLANNER
THESE DRAWINGS AND /OR SPECIFICATIONS PROVIDED WITHIN THIS DOCUMENT SET ARE PREPARED SPECIFICALLY FOR THIS PROJECT AND SITE. THEY SHALL NOT BE USED IN PART OR IN WHOLE OR PART FOR ANY OTHER PURPOSES OR BY ANY OTHER PARTIES OTHER THAN THOSE UNDER CONTRACT OR WITH SPECIFIC WRITTEN PERMISSIONS FROM T. H. PRITCHETT / ASSOCIATES.
REPRODUCTION IS PROHIBITED

REGISTERED LANDSCAPE ARCHITECT — THOMAS H. PRITCHETT — 2115 — STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 11/13/2020

NO.	DATE	REVISION

T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

ALTERNATE LANDSCAPE PLAN WEST
CHANNELL COMMERCIAL CORP.
WEST PARKING & STORAGE LAYOUT
1700 JUSTIN ROAD
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	11/13/2020	1"=30'			LAW-1

STEEL EDGING
LIMIT OF WORK LINE APPROXIMATE
MATCH SOD TO EXISTING
320 SQ FT WINTER CREEPER, INSTALL 250, 1 GAL. 16" ON CENTER.
MATCH SOD TO EXISTING
6–NELLIE R. STEVENS HOLLY, FULL TO THE GROUND MIN 8' HIGH, 5' WIDE, 65 GAL SPACED 7'–0" ON CENTER.
156 SQ FT WINTER CREEPER, INSTALL 120 1 GAL. 16" ON CENTER.
7–NEDDLE POINT HOLLY, 7 GAL. FULL TO THE GROUND, 36" O.C.
9,600 SQ FT TEX TURF 419, BERMUDA SOD, FINE GRADE SMOOTH TO DRAIN, ADD 1" COMPOST INSTALL 30" WIDE ROLLS OR 24" X 48" LARGE PIECES, ROLL TWO TIME AFTER INSTALLED WITH IN ONE WEEK. NO VISIBLE SEAMS.
5–LIVE OAK, SINGLE TRUNK, 100 GAL. 4.5"–5" CAL. 14'–16' HIGH, 6'–7' SPREAD
14–NELLIE R. STEVENS HOLLY, FULL TO THE GROUND 9' HIGH, 5' WIDE, 100 GAL.
STEEL EDGING
5–SAVANNAH HOLLY, SINGLE TRUNK, 65 GAL. 3.0"–3.25" CAL. 10'–12' HIGH, 6'–7' SPREAD
19–NELLIE R. STEVENS HOLLY, FULL TO THE GROUND 9' HIGH, 5' WIDE, 100 GAL.
9,200 SQ FT TEX TURF 419, BERMUDA SOD, FINE GRADE SMOOTH TO DRAIN, ADD 1" COMPOST INSTALL 30" WIDE ROLLS OR 24" X 48" LARGE PIECES, ROLL TWO TIME AFTER INSTALLED WITH IN ONE WEEK. NO VISIBLE SEAMS.
5–LIVE OAK, SINGLE TRUNK, 100 GAL. 4.5"–5" CAL. 14'–16' HIGH, 6'–7' SPREAD
STEEL EDGING
ALIGN EDGE WITH BRICK
15–NEDDLE POINT HOLLY, 7 GAL. FULL TO THE GROUND, 36" O.C.
3–LIVE OAK, SINGLE TRUNK, 100 GAL. 4.5"–5" CAL. 14'–16' HIGH, 6'–7' SPREAD, SPACED 20'–0" APART, WITH MULCHED TREE RING AND 2 ADJUSATBLE 5 GPM BUBBLERS EACH
STEEL EDGING
1100 SQ FT, 880–WINTER CREEPER, 1 GAL. AT 16" O.C.
650 SQ FT, 520–WINTER CREEPER, 1 GAL. AT 16" O.C.
800 SQ FT, 640–WINTER CREEPER, 1 GAL. AT 16" O.C.
EXISTING GRASS
EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
6' HIGH CONCRETE SCREEN WALL
6' HIGH CONCRETE SCREEN WALL WITH "CHANNELL" LOGO AND ADDRESS WITH APPROVED SIGN PERMIT
EXISTING TREE TO REMAIN
300 SQ FT, 240–WINTER CREEPER, 1 GAL. AT 16" O.C.
1700 SQ FT, 1360–WINTER CREEPER, 1 GAL. AT 16" O.C.
EXISTING TREES TO REMAIN
EXISTING GRASS
720 SQ FT, 575–WINTER CREEPER, 1 GAL. AT 16" O.C.
JOHN KING BLVD, FM 2095
300 SQ FT, 240–WINTER CREEPER, 1 GAL. AT 16" O.C.
FILL IN 100 SQ FT, 80–WINTER CREEPER, 1 GAL. AT 16" O.C.
EAST AREA
53–DWARF BURFORD HOLLY, 5 GAL. FULL TO THE GROUND, 34" O.C.
LIMIT OF WORK LINE APPROXIMATE
EXISTING DWARF BURFORD HOLLY SOUTH OF LIMIT OF WORK LINE
1–LIVE OAK TREE TO BE RELOCATED FROM AMPHITHEATER AREA TO THIS LOCATION
LIMIT OF WORK LINE APPROXIMATE
DECOMPOSED GRANITE 2" DEEP IN ISLANDS OVER 2 LAYERS SOIL SAVER, SLOPE TO DRAIN, FILL AT HIGH
LIMIT OF WORK LINE APPROXIMATE
1400 SQ FT BERMUDA GRASS SOD
800 SQ FT, 645–WINTER CREEPER, 1 GAL. AT MIN.16" O.C.
5–EXISTING NELLIE R. STEVENS
EXISTING– WINTER CREEPER
4–NELLIE R. STEVENS, 100 GAL.
5–CEDAR ELM, SINGLE TRUNK, 100 GAL. 4.5"–5" CAL. 14'–16' HIGH, 6'–7' SPREAD
1000 SQ FT BERMUDA GRASS SOD
1300 SQ FT BERMUDA GRASS SOD
JUSTIN ROAD
FIRE LANE
0 20 40 60 80 100 FEET
PLOTS AT 24" X 60" SHEET TO 1"=40'

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____ _____.

WITNESS OUR HANDS, this _____ day of _____ _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SP-2020-011

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LANDSCAPE ARCHITECTS AND PLANNER
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THOMAS H. PRITCHETT
REGISTERED LANDSCAPE ARCHITECT
2115
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 11/13/2020

NO.	DATE	REVISION

T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

ALTERNATE LANDSCAPE PLAN EAST
CHANNELL COMMERCIAL CORP.
WEST PARKING & STORAGE LAYOUT
1700 JUSTIN ROAD
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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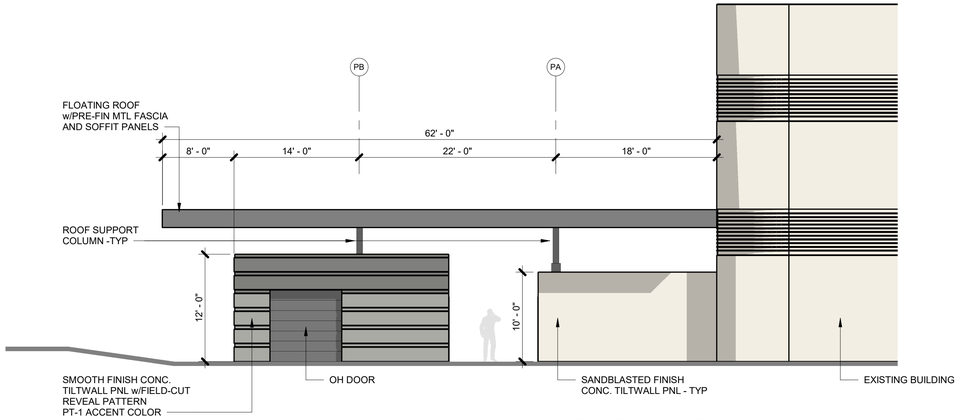
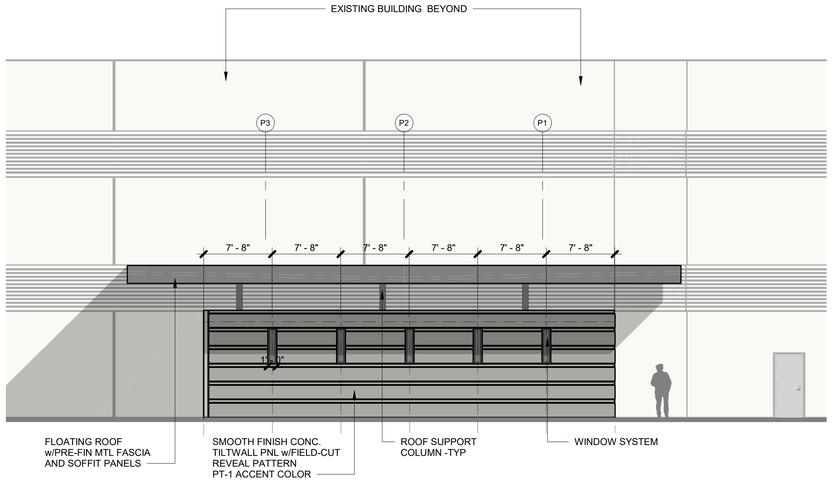


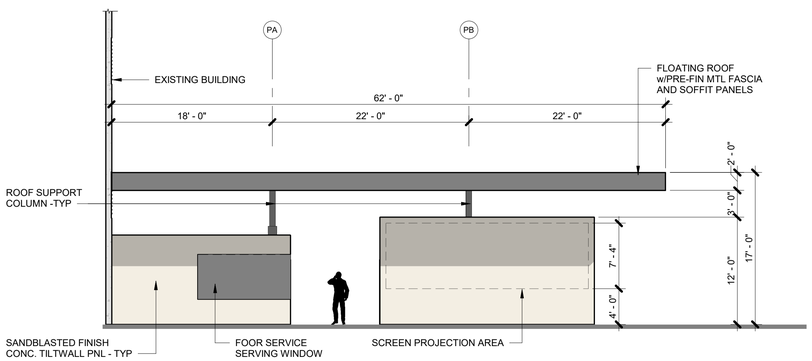
05 NORTH ELEVATION PAVILION

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



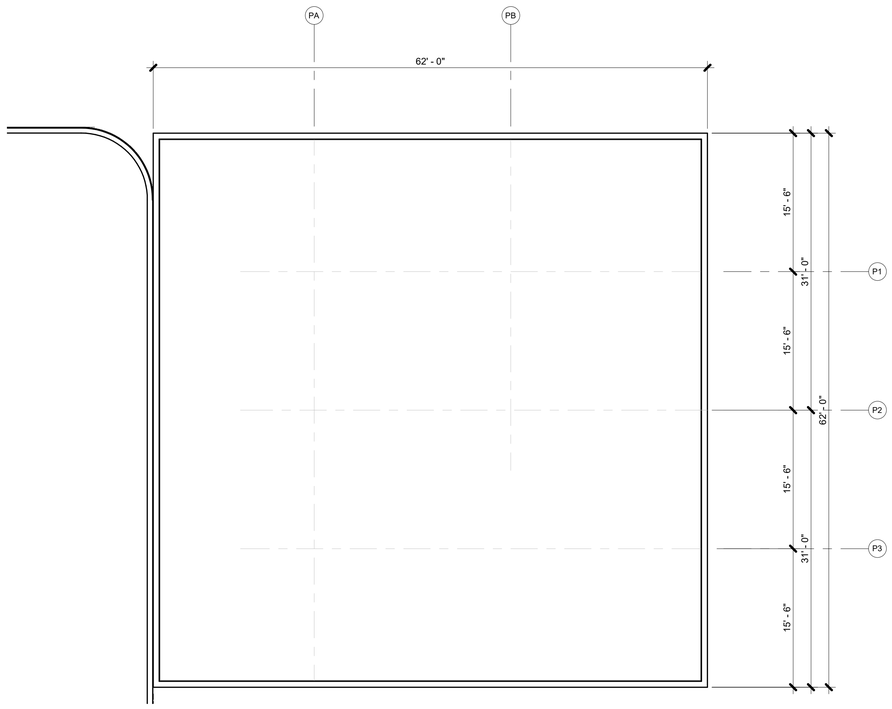
04 EAST ELEVATION PAVILION

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



03 SOUTH ELEVATION PAVILION

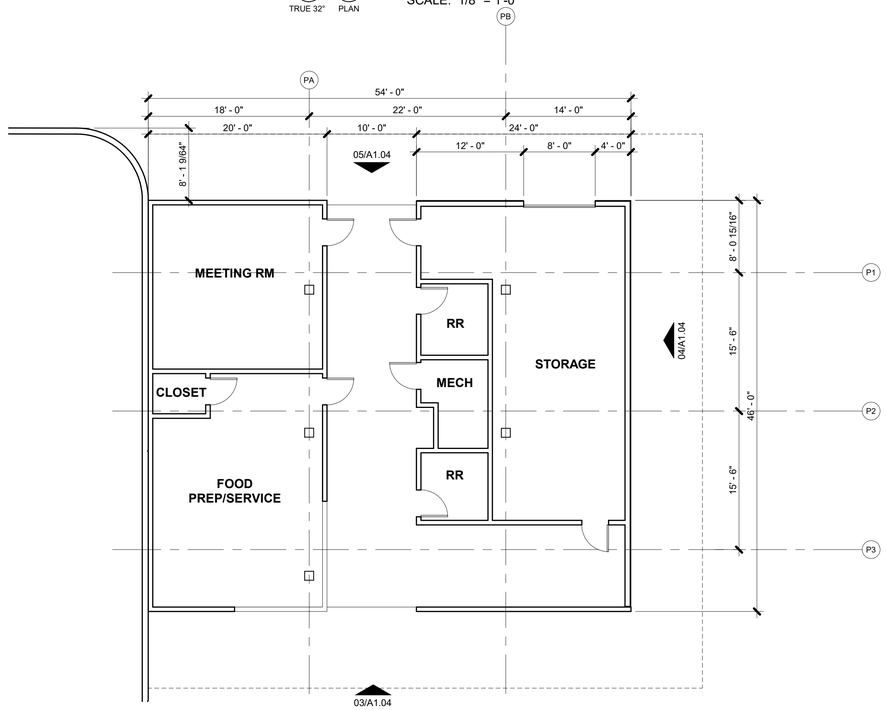
SCALE: 1/8" = 1'-0"



02 PAVILION ROOF

TRUE 32° PLAN

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



01 PAVILION PLAN

TRUE 32° PLAN

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

SP-20-2020-011

REVISIONS

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 960-9990

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: PAVILLION

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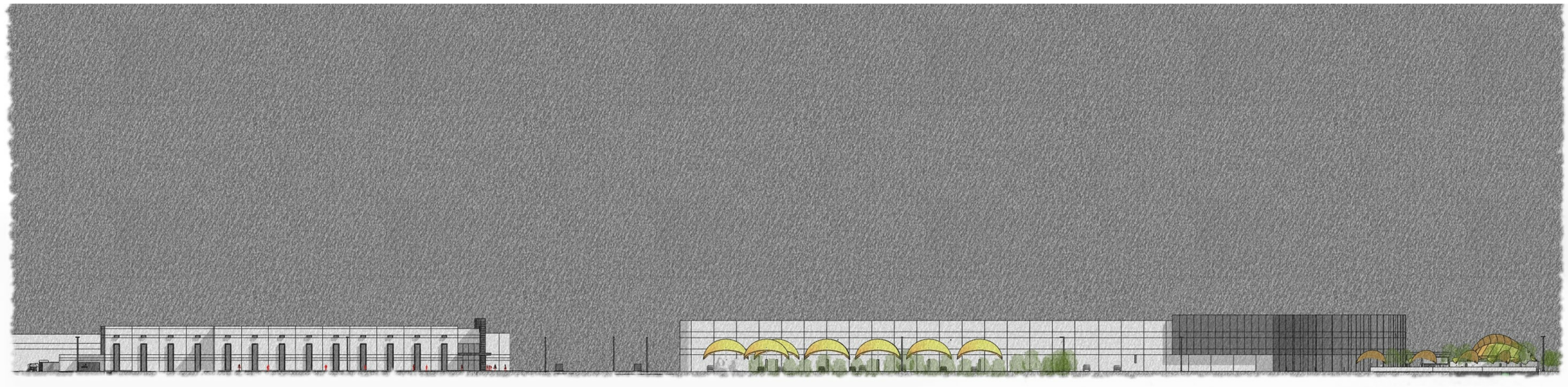

SOUTH CAMPUS ELEVATION - JUSTIN RD



EAST CAMPUS ELEVATION - JOHN KING BLVD

REVISIONS

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8860

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z CONCEPT IMAGES

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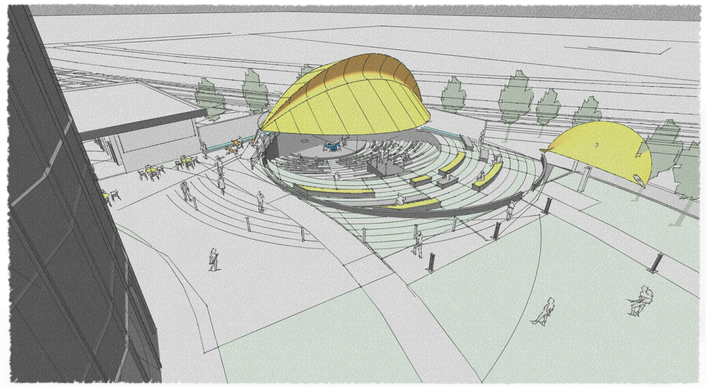

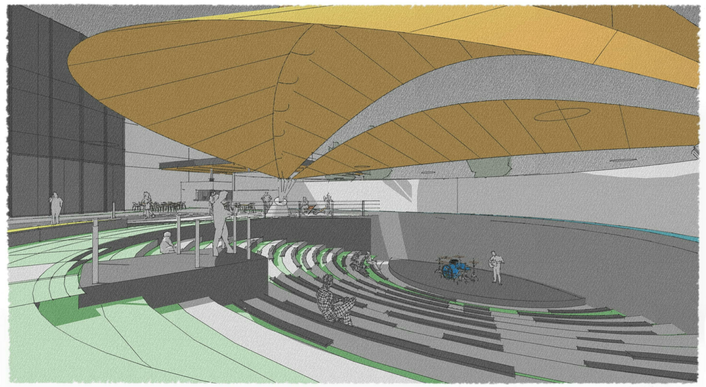

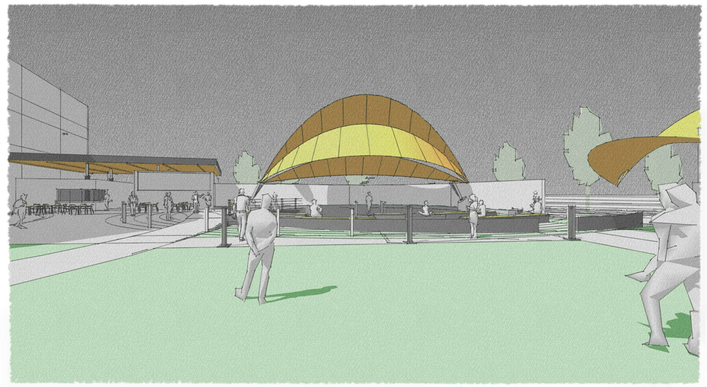

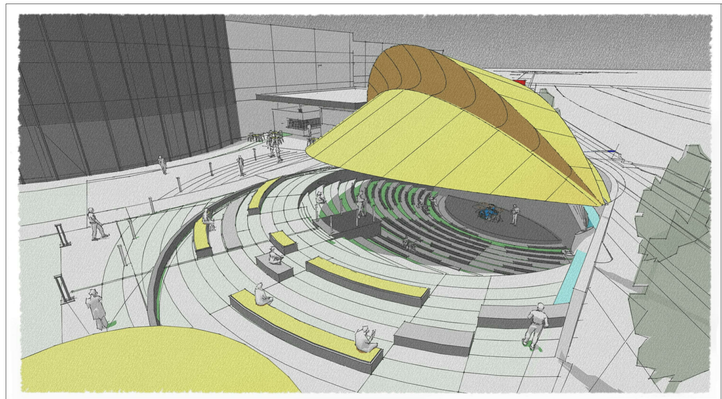

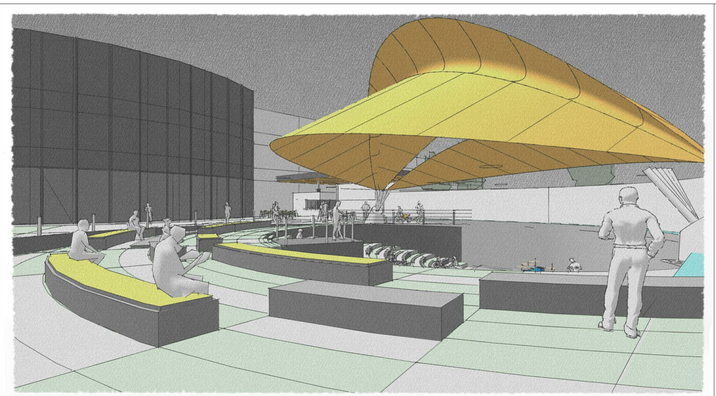

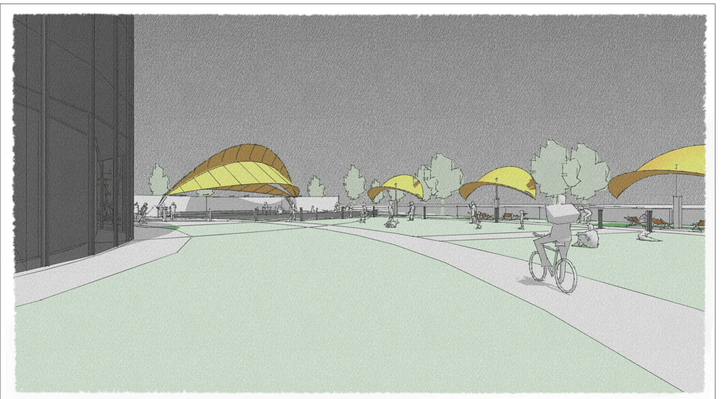

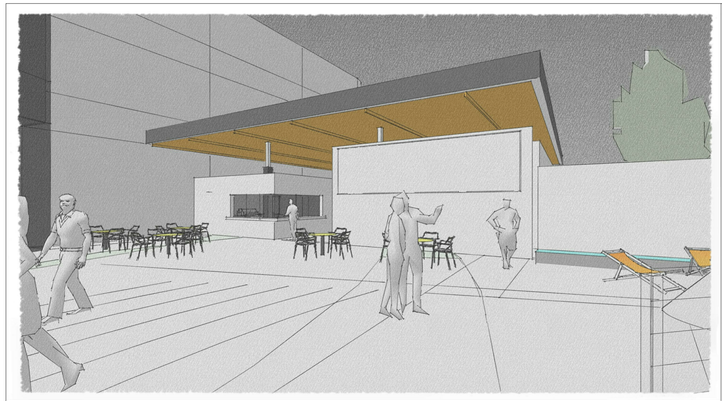

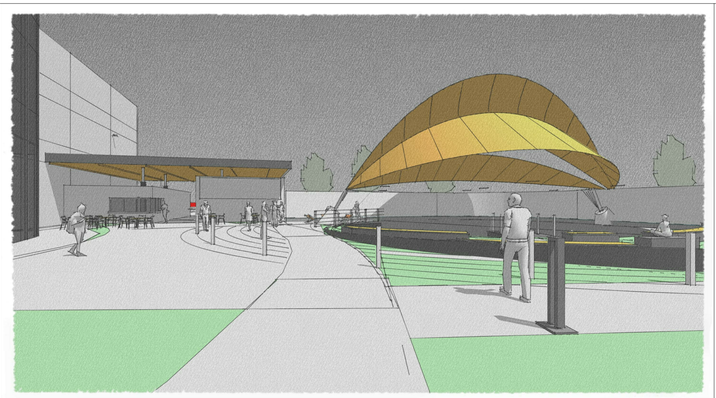

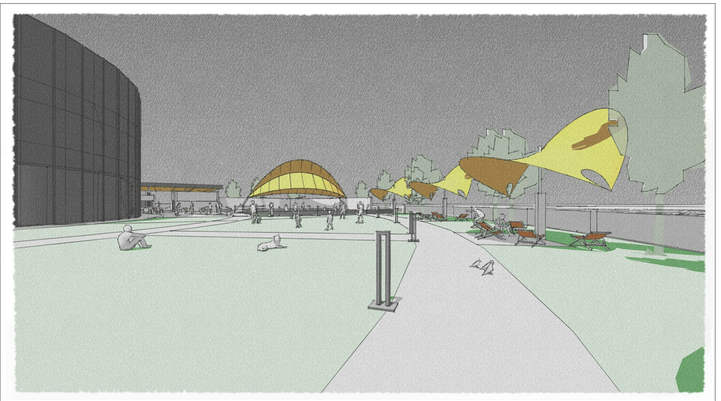

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14643 DALLAS PARKWAY
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972 960-8880

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DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
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SHEET: P&Z CONCEPT IMAGES

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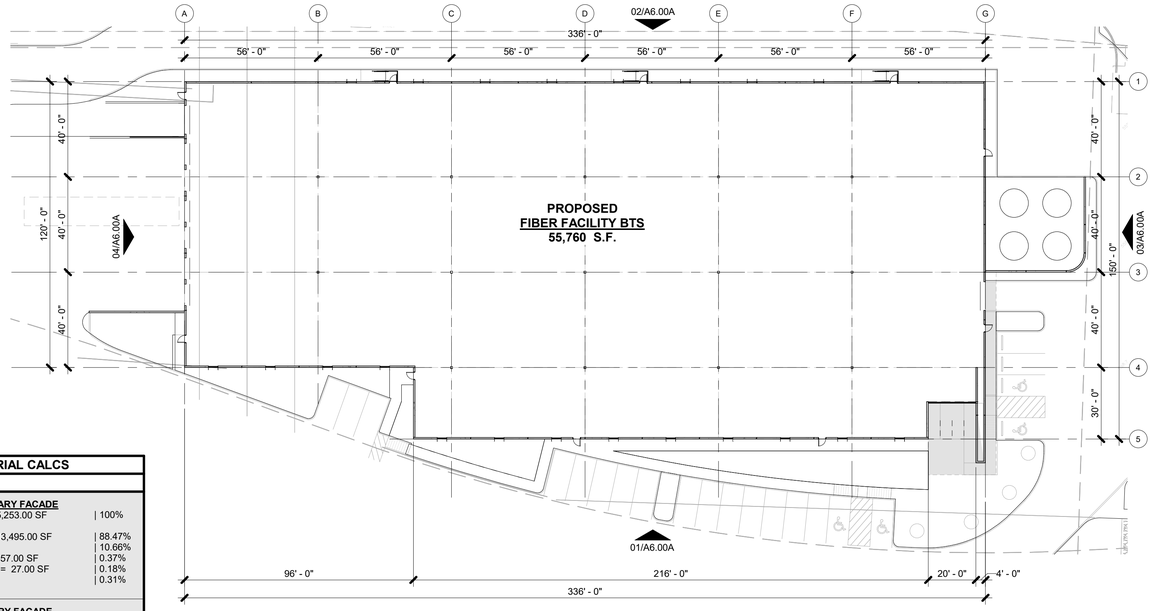
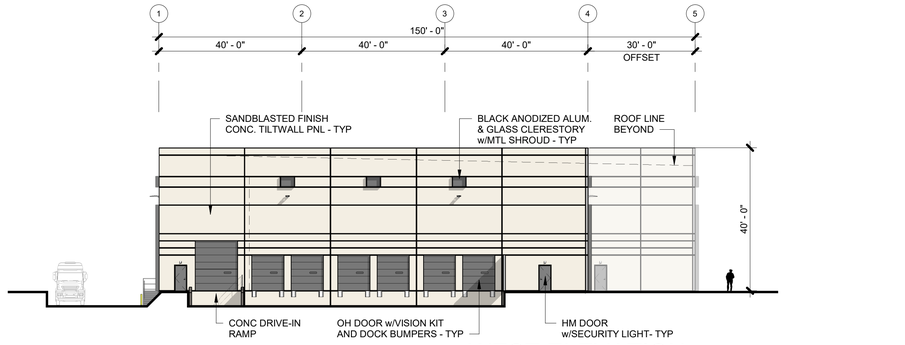
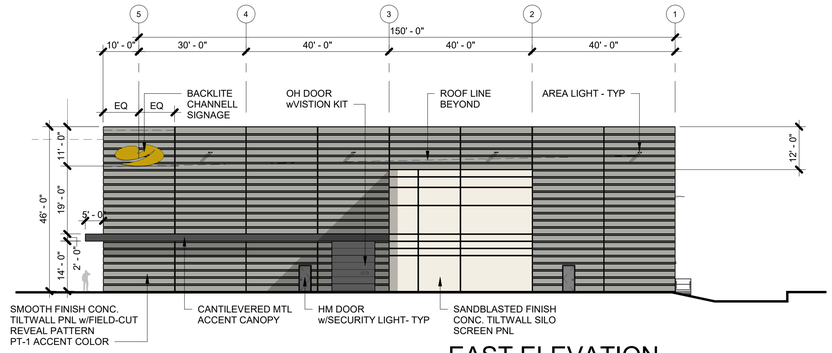


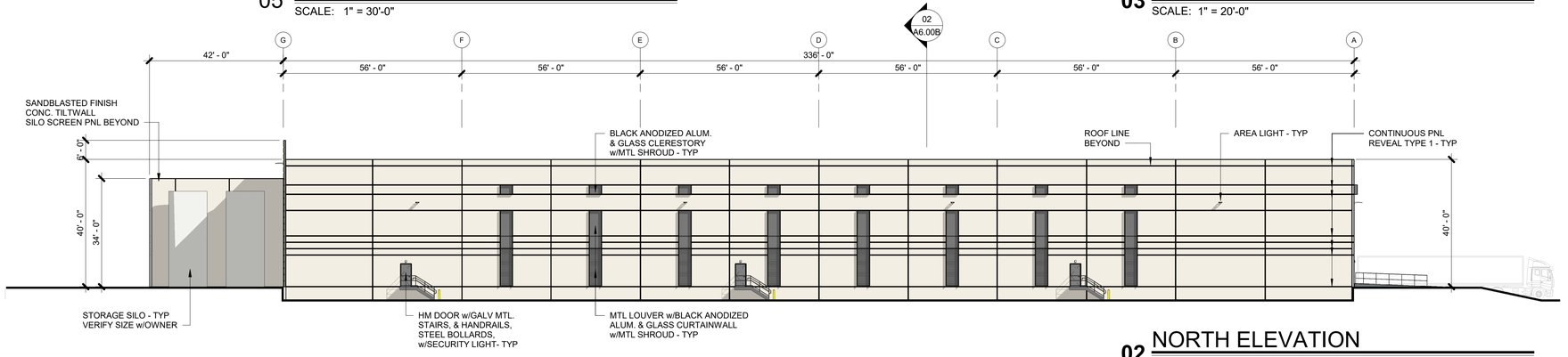


04 WEST ELEVATION
SCALE: 1" = 20'-0"

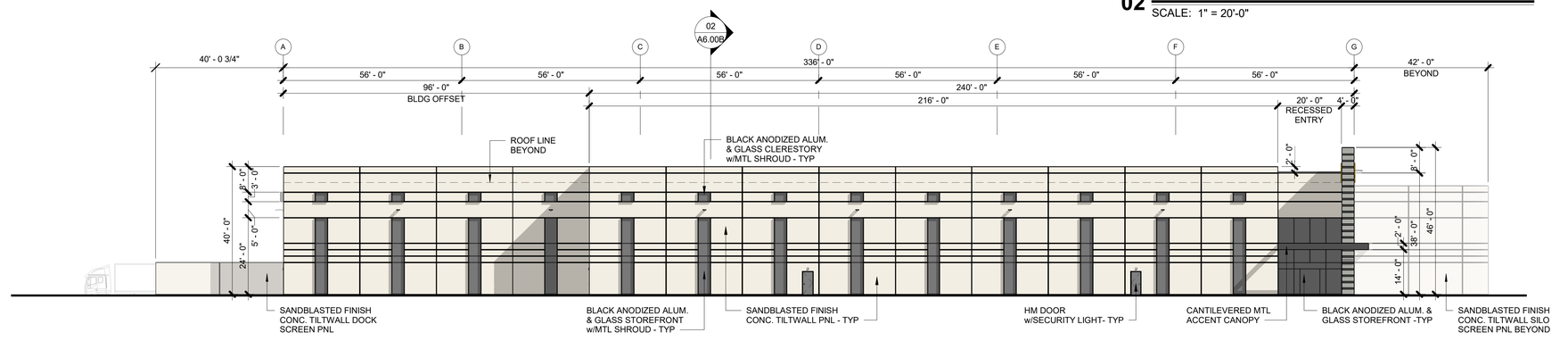


03 EAST ELEVATION
SCALE: 1" = 20'-0"

05 OVERALL SHELL FLOOR PLAN
SCALE: 1" = 30'-0"



02 NORTH ELEVATION
SCALE: 1" = 20'-0"



01 SOUTH ELEVATION
SCALE: 1" = 20'-0"

ELEVATION + MATERIAL CALCS

SOUTH ELEVATION - PRIMARY FACADE
TOTAL FACADE AREA = 15,253.00 SF | 100%

• CONCRETE TILTWALL = 13,495.00 SF	88.47%
• GLASS = 1,626.00 SF	10.66%
• MTL ACCENT CANOPY = 57.00 SF	0.37%
• MTL WINDOW SHROUDS = 27.00 SF	0.18%
• HM DOORS = 48.00 SF	0.31%

WEST ELEVATION - PRIMARY FACADE
TOTAL FACADE AREA = 6,290.00 SF | 100%

• CONCRETE TILTWALL = 5,473.00 SF	87.01%
• GLASS = 36 SF	0.57%
• MTL WINDOW SHROUDS = 1.00 SF	0.02%
• HM DOORS = 72.00 SF	1.14%
• OH DOORS = 708.00 SF	11.26%

NORTH ELEVATION
TOTAL FACADE AREA = 16,216.00 SF | 100%

• CONCRETE TILTWALL = 15,371.00 SF	97.79%
• GLASS = 419.00 SF	2.58%
• MTL WINDOW SHROUDS = 17.00 SF	0.10%
• MTL LOUVERS = 337.00 SF	2.08%
• HM DOORS = 72.00 SF	0.44%

EAST ELEVATION
TOTAL FACADE AREA = 4,935.00 SF | 100%

• CONCRETE TILTWALL = 1,613.00 SF	80.65%
• GLASS = 1.00 SF	0.05%
• MTL ACCENT CANOPY = 170.00 SF	8.50%
• HM DOORS = 48.00 SF	2.40%
• OH DOORS = 168.00 SF	8.40%

ARTICULATION CALCS

SOUTH ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	216' - 0" PROVIDED
3. WALL PROJECTION = 25% X 40'-0" = 10'-0" MIN	15' - 0" PROVIDED
4. ENTRY / ARCH ELEMENT LENGTH = 33% x 40'-0" = 13'-2 3/8" MIN	20' - 0" PROVIDED
5. PROJECTION HEIGHT = 25% x 40'-0" = 10'-0" MIN	8' - 0" PROVIDED
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x 40'-0") = 20'-0"	25' - 0" PROVIDED
WEST ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	120' - 0" PROVIDED
3. WALL PROJECTION = 25% X HEIGHT = N/A	N/A
4. ENTRY / ARCH ELEMENT LENGTH = 33% x LENGTH = N/A	N/A
5. PROJECTION HEIGHT = 25% x HEIGHT = N/A	N/A
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x H)	N/A
NORTH ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 3 x 40'-0" = 120'-0" MAX	336' - 0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x LENGTH = N/A	N/A
4. ENTRY / ARCH ELEMENT WIDTH = 15% x HEIGHT = N/A	N/A
5. PROJECTION HEIGHT = 15% x HEIGHT	N/A
EAST ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 46'-0"	
2. WALL LENGTH = 3 x 46'-0" = 138'-0" MAX	80' - 0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x 80'-0" = 12'-0" MIN	40' - 0" PROVIDED
4. ENTRY / ARCH ELEMENT WIDTH = 15% x 46'-0" = 6'-10 13/16" MIN	42' - 0" PROVIDED
5. PROJECTION HEIGHT = 15% x 46'-0" = 6'-10 13/16" MIN	12' - 0" PROVIDED

REVISIONS

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8660

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z ELEVATIONS

A6.00A

SP-20-2020-011

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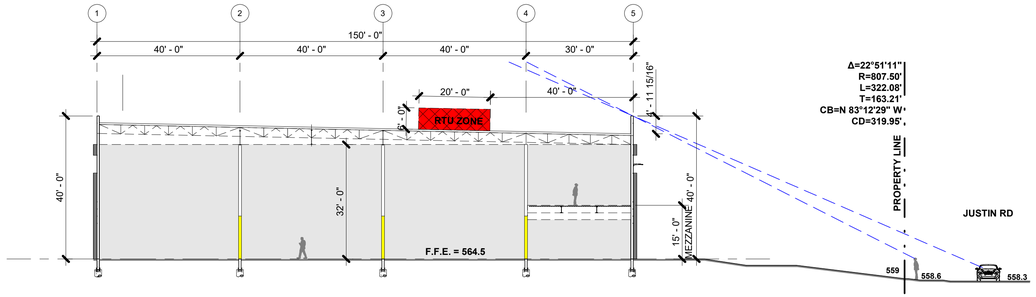
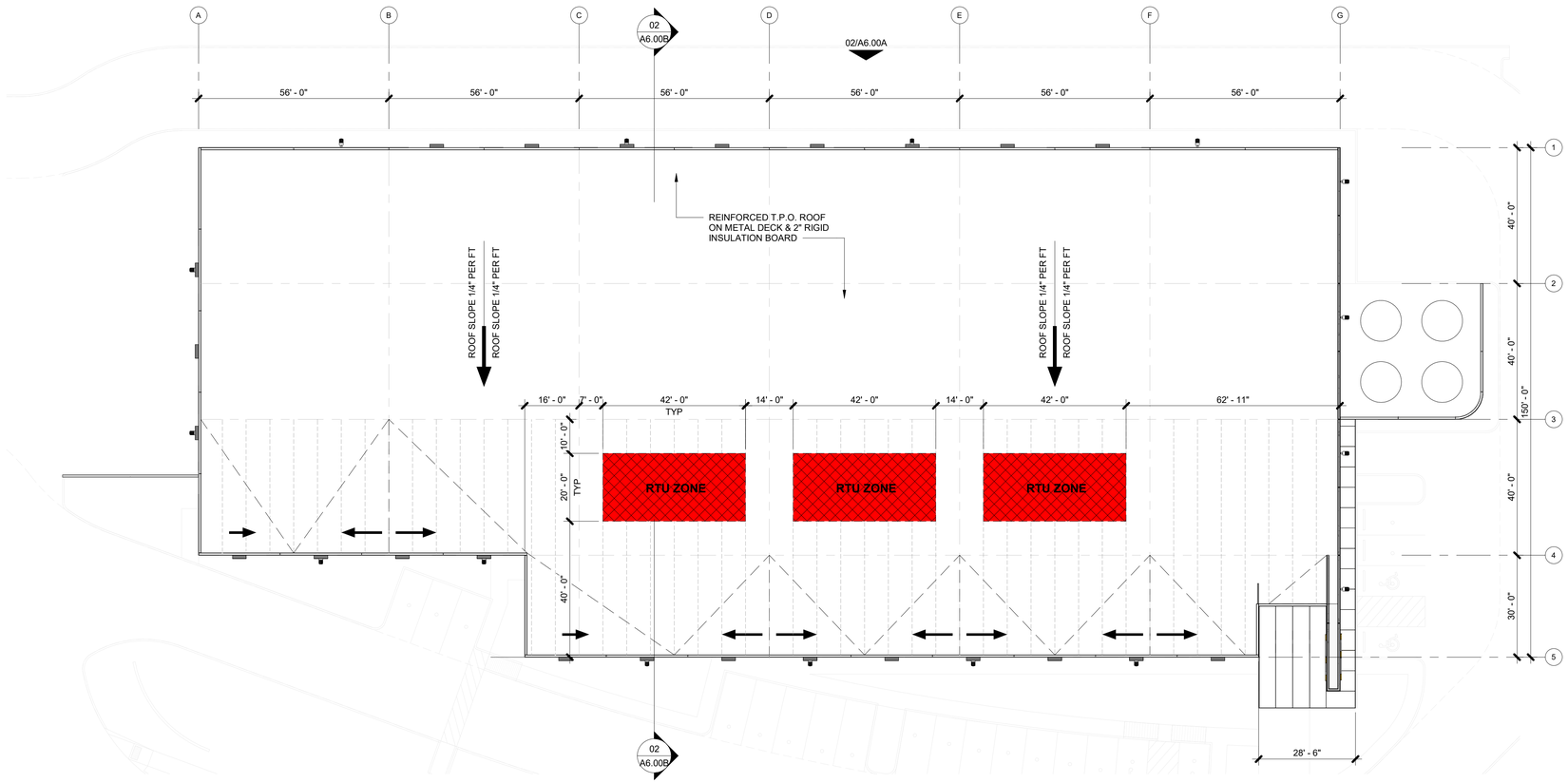


02 BUILDING SECTION

SCALE: 1" = 20'-0"



01 OVERALL ROOF PLAN

TRUE 32° PLAN

SCALE: 1" = 20'-0"

SP-20-2020-011

REVISIONS

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

14901 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 980-8880

REGISTERED ARCHITECT
DAVID MEINHARDT
12 10 1
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z DIAGRAMS

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PROPOSED
FIBER FACILITY BTS
55,760 S.F.

REVISIONS

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8660

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
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SP-20-2020-011

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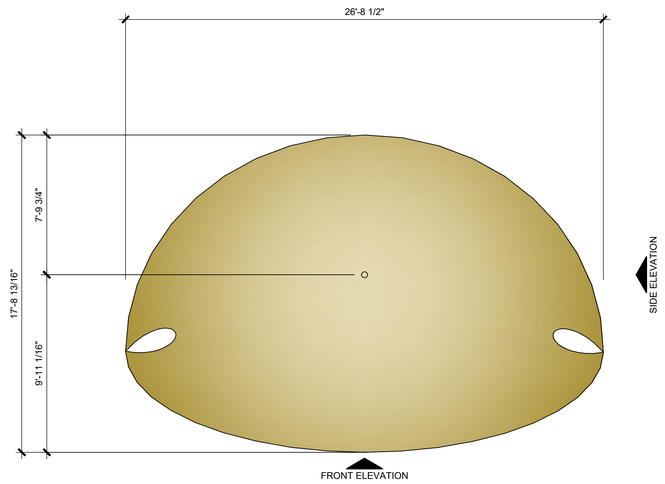
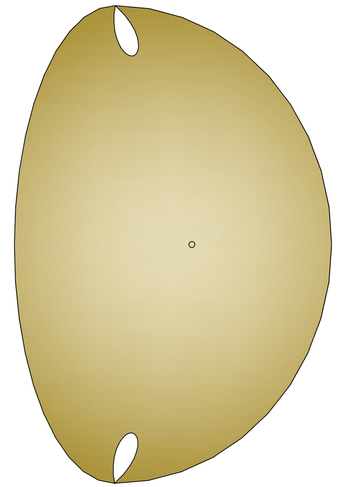


PLAN



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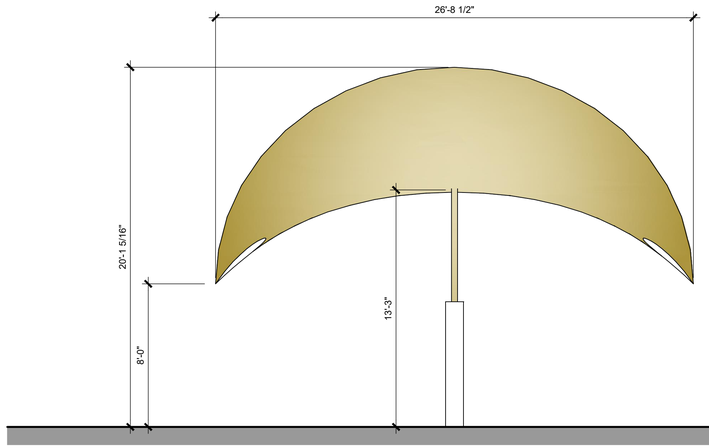
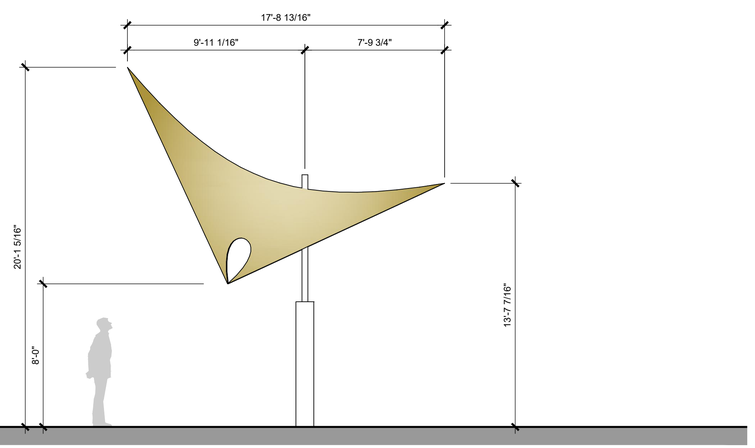


FRONT ELEVATION



SIDE ELEVATION

01 SMALL TENSILE
SCALE: 1/4" = 1'-0"

SP-20-2020-011

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 980-8860

REGISTERED ARCHITECT
DAVID MEINHARDT
STATE OF TEXAS
12101

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

A9.00

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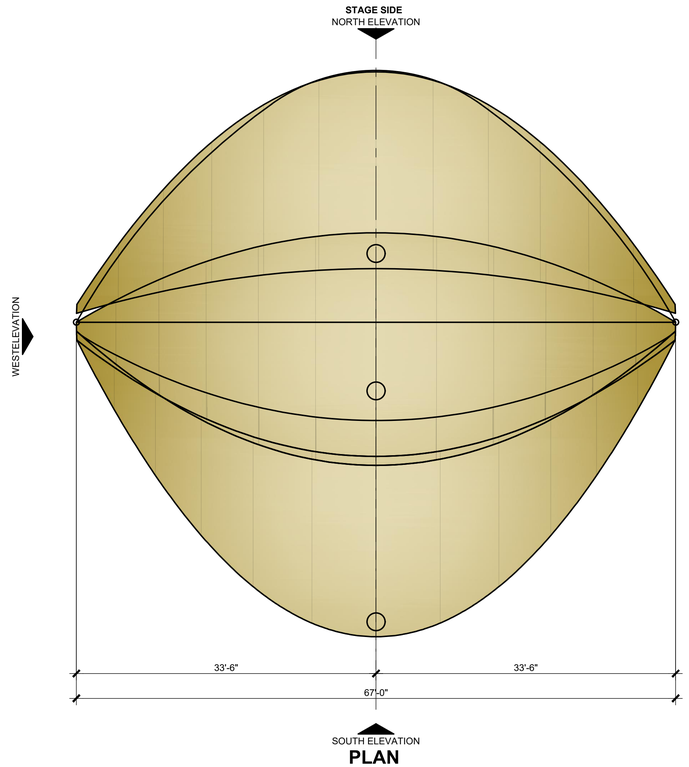

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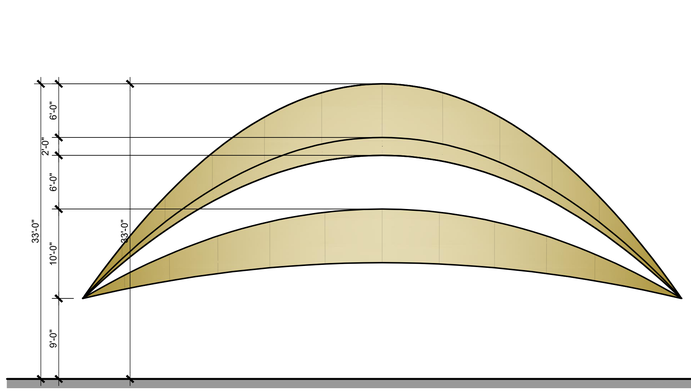
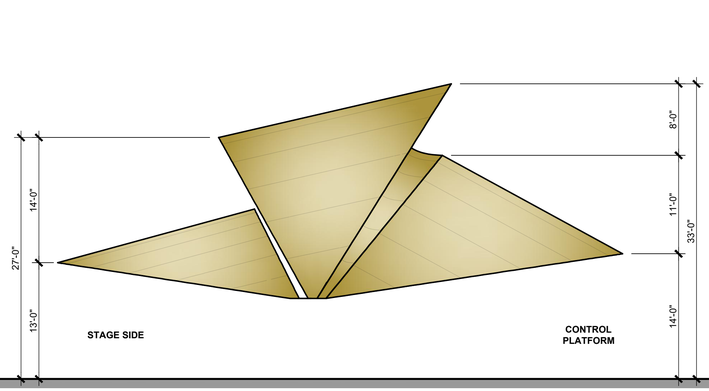
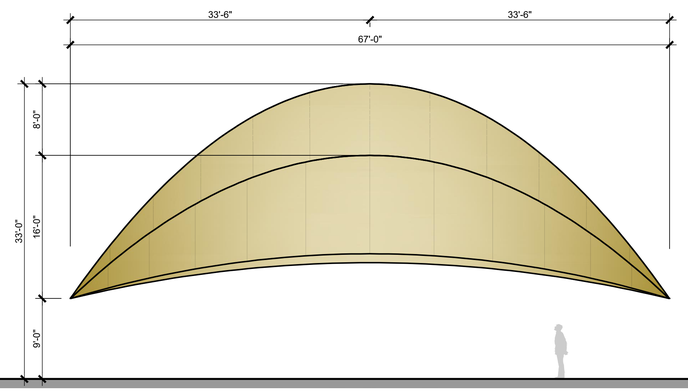


NORTH ELEVATION - OPEN



ELEVATION



SOUTH ELEVATION - CLOSED

01 AMPHITHEATER TENSILE
SCALE: 1/8" = 1'-0"

SP-20-2020-011

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
1800 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 980-8990

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

A9.01

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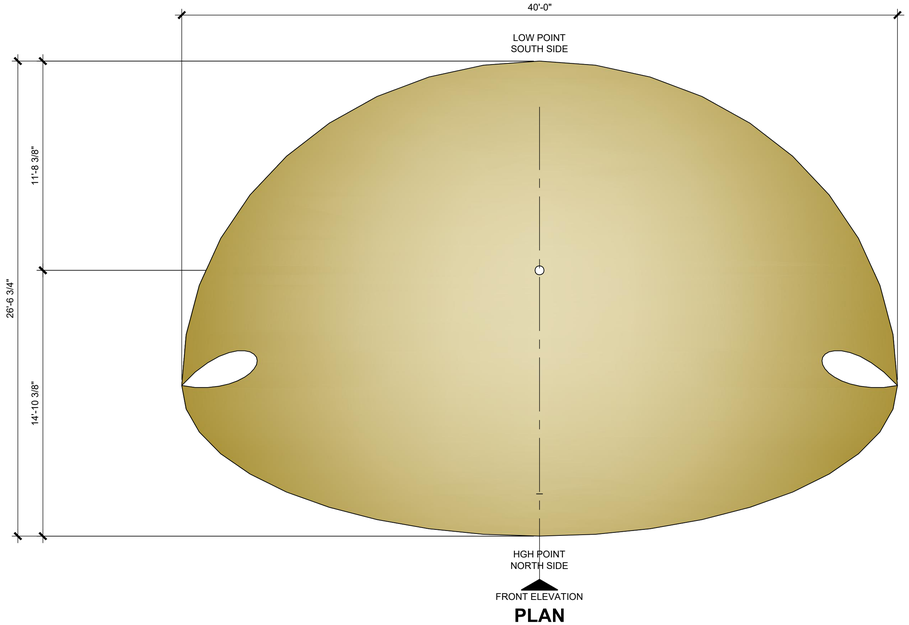
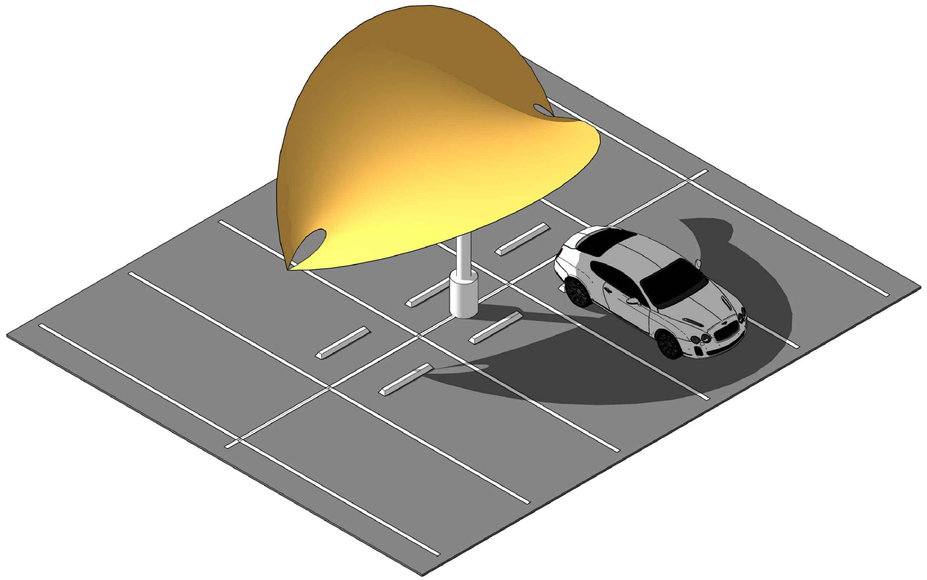


PLAN

SIDE ELEVATION



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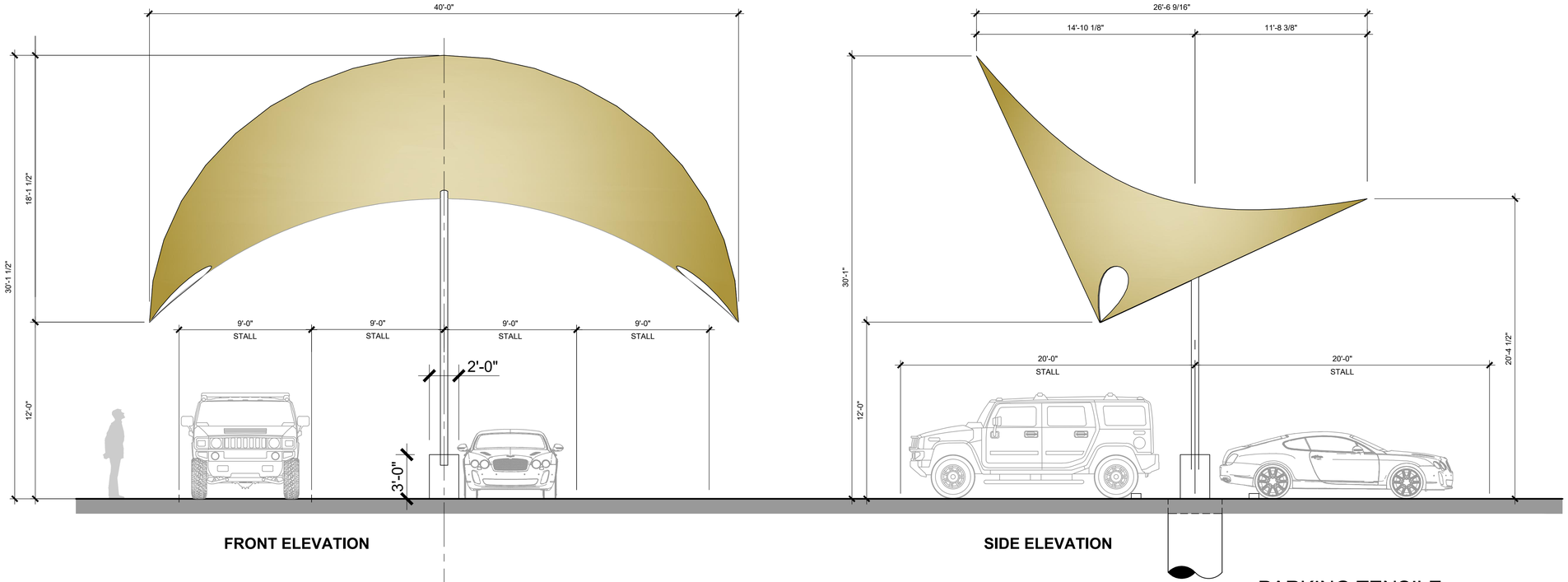


FRONT ELEVATION

SIDE ELEVATION

01 PARKING TENSILE

SCALE: 1/4" = 1'-0"

SP-20-2020-011

\\MA-SERVER-02\Projects\MISC\20205-CHANNELL Corp\CDs Shell\205-Channell Tensile.dwg, 11/13/2020 9:52:44 AM

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 960-8665

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

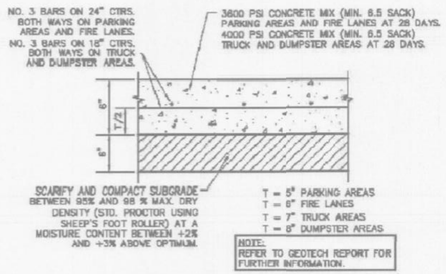
11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

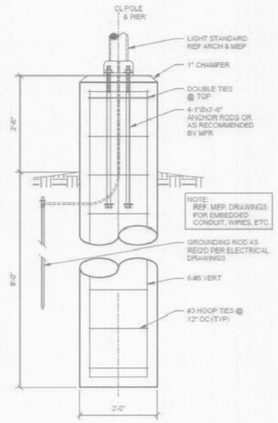
A9.02

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond N Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Car Parking	+	1.1 fc	8.2 fc	0.1 fc	82.0:1	11.0:1
Drive	+	1.9 fc	8.8 fc	0.3 fc	29.3:1	6.3:1



3 CONCRETE PAVING DTL
SCALE: N.S.



2 LIGHT POLE DTL
SCALE: N.S.

01 SITE PLAN - PHOTOMETRIC
SCALE: 1" = 60'-0"

0 30 60 120 180
GRAPHIC SCALE IN FEET

SYMBOLOGY

PROPOSED STORAGE AREA	31,862 SF
TOTAL SITE AREA	18.762 ACRES

SYMBOLOGY

- GAS
- SANITARY SEWER
- WATER
- ELECTRICAL

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____

WITNESS OUR HANDS, this _____ day of _____

_____ _____
Planning & Zoning Commission, Chairman ***Director of Planning and Zoning***

SP-20-2020-011

OWNER | DEVELOPER
CHANNELL
26040 YNEZ ROAD | P.O. BOX 9022
TEMECULA, CA-USA 92589-9022
951-719-2600
BILL CHANNELL JR - bchannelljr@channell.com

REVISIONS:

CHANNELL CAMPUS IMPROVEMENTS
ROCKWALL, TEXAS
1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 638
DALLAS TEXAS 75254
972 960-8881

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

11.13.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN - PHOTOMETRIC

A9.03-E

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CHANNELL

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CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD | ROCKWALL, TEXAS 75006



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 18.762-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, CHANNELL SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by David Meinhardt of Meinhardt & Associates Architects on behalf of Ed Burke of Channell Commercial Corporation for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses, on a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Commercial Corporation, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 Justin Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of any buildings on the *Subject Property* shall generally be in

DRAFT 12.28.20

accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of an amphitheater on the *Subject Property* shall generally be in accordance with the *Concept Amphitheater Plan*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of any shade canopies on the *Subject Property* shall generally be in accordance with the *Concept Canopy Plan*, depicted in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That any landscaping planted or installed on the *Subject Property* shall generally be in accordance with the *Concept Landscape Plan*, depicted in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 7. That any lighting installed on the *Subject Property* shall generally be in accordance with the *Concept Photometric Plan*, depicted in *Exhibit 'H'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'H'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 8. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'I'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'I'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 9. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 11. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

DRAFT ORDINANCE

SECTION 12. 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 4TH DAY OF JANUARY, 2021.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 21, 2020*

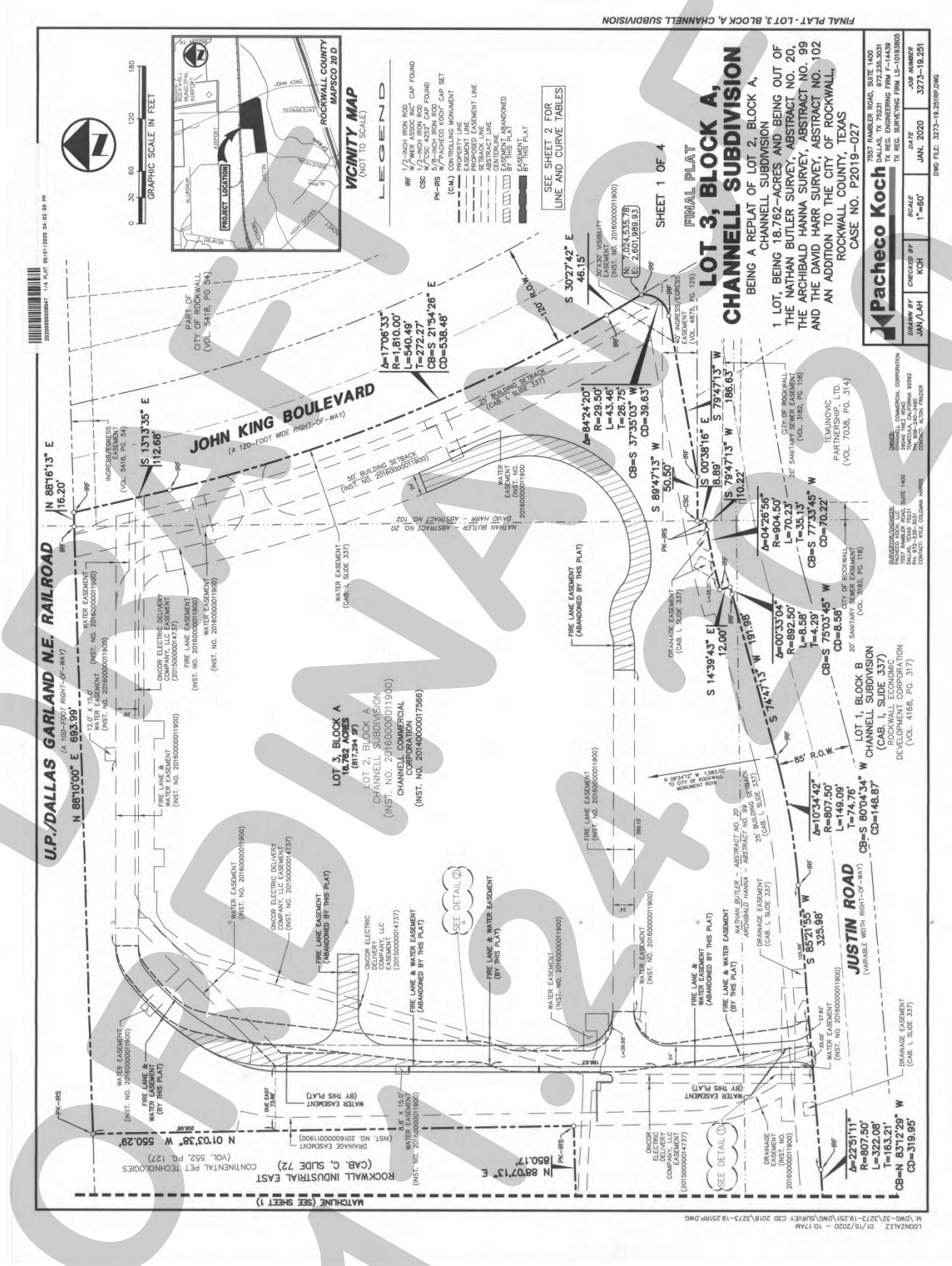
2nd Reading: *January 4, 2021*

DRAFT ORDINANCE 1.24.2020

Exhibit 'A':
Legal Description

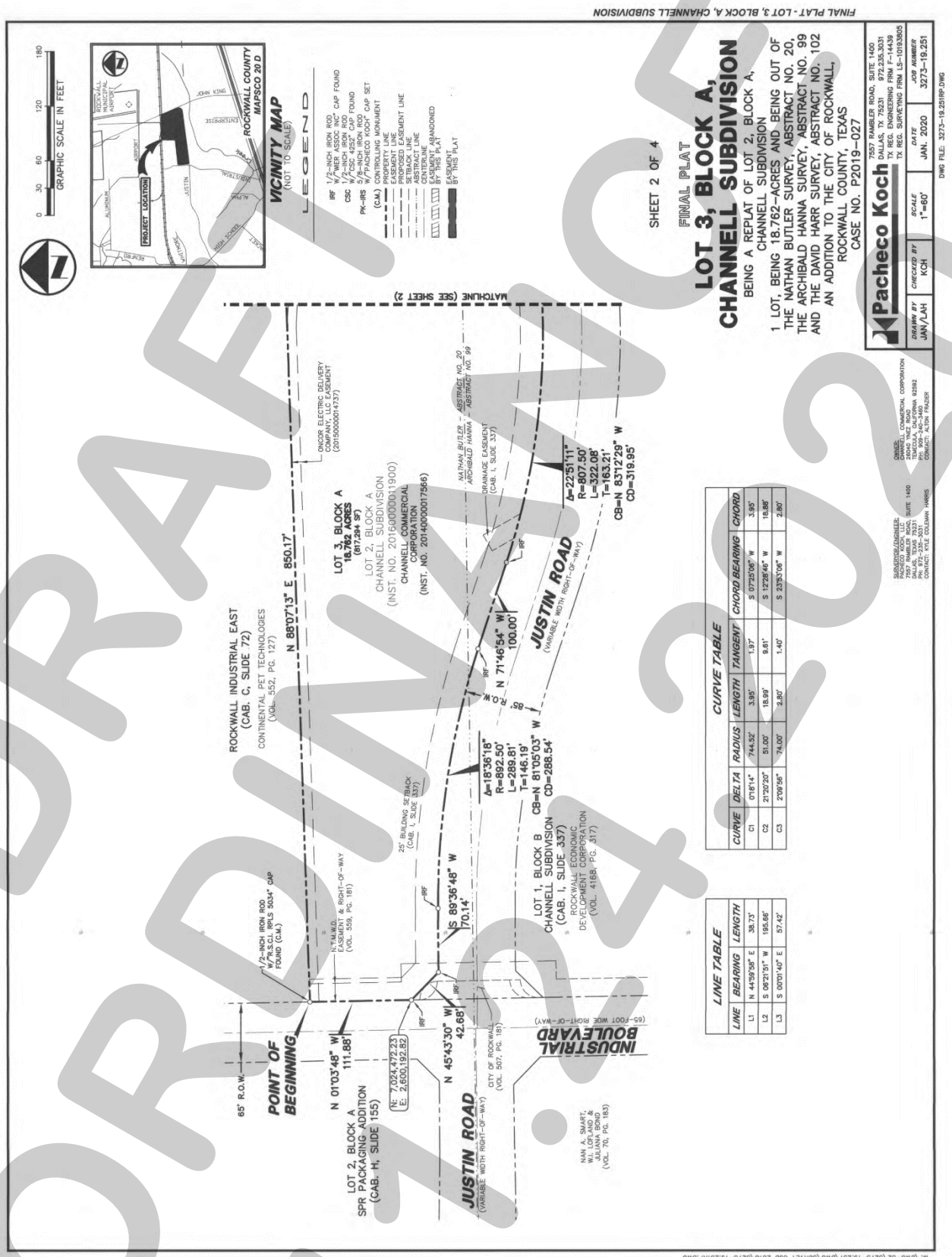
DRAFT
ORDINANCE
11.24.2020

Exhibit 'B':
Lot 3, Block A, Channell Subdivision



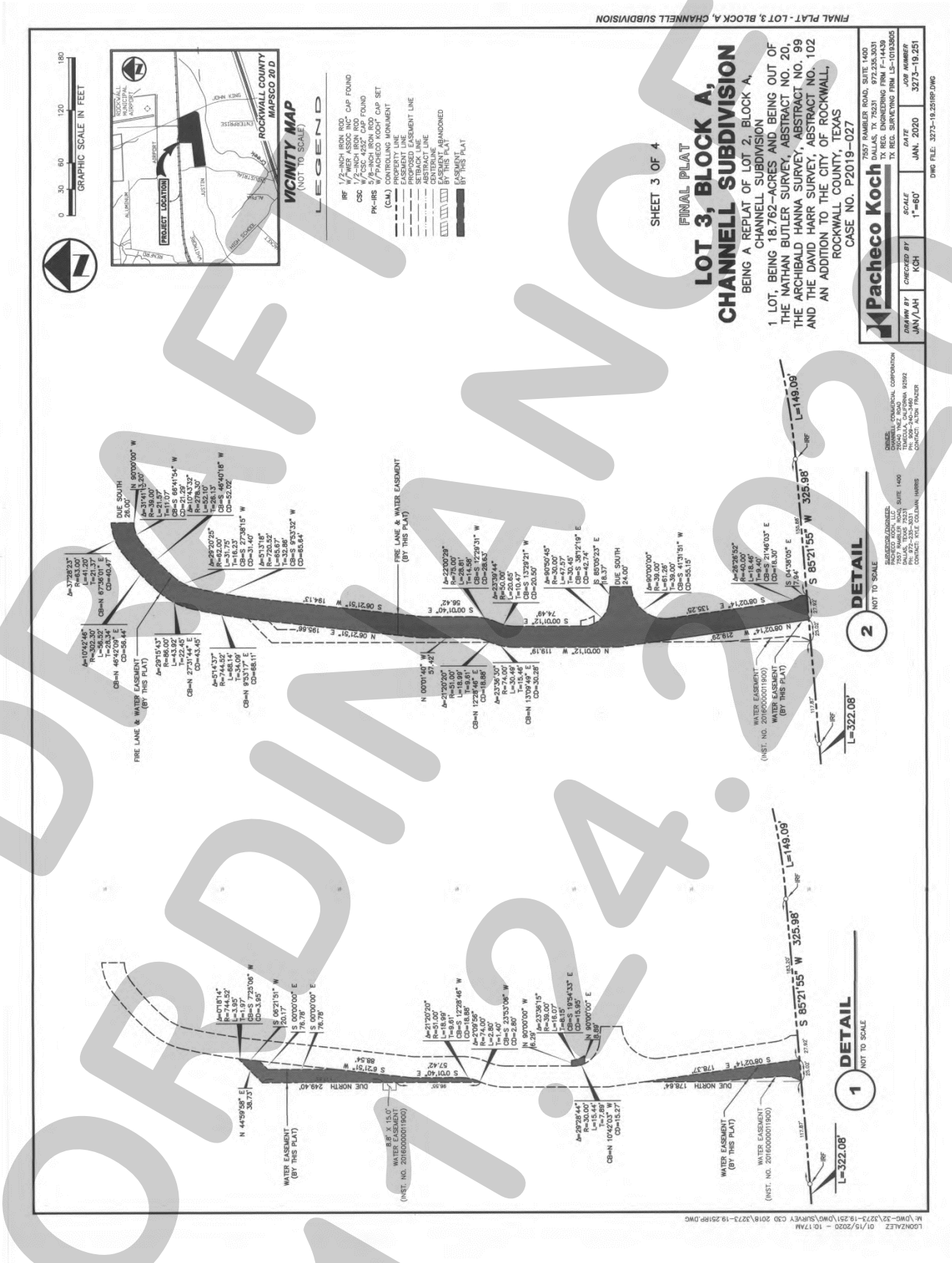
DRAFT
OCT 2020

Exhibit 'B':
Lot 3, Block A, Channell Subdivision



DRAFT ORDINANCE 1.24.2020

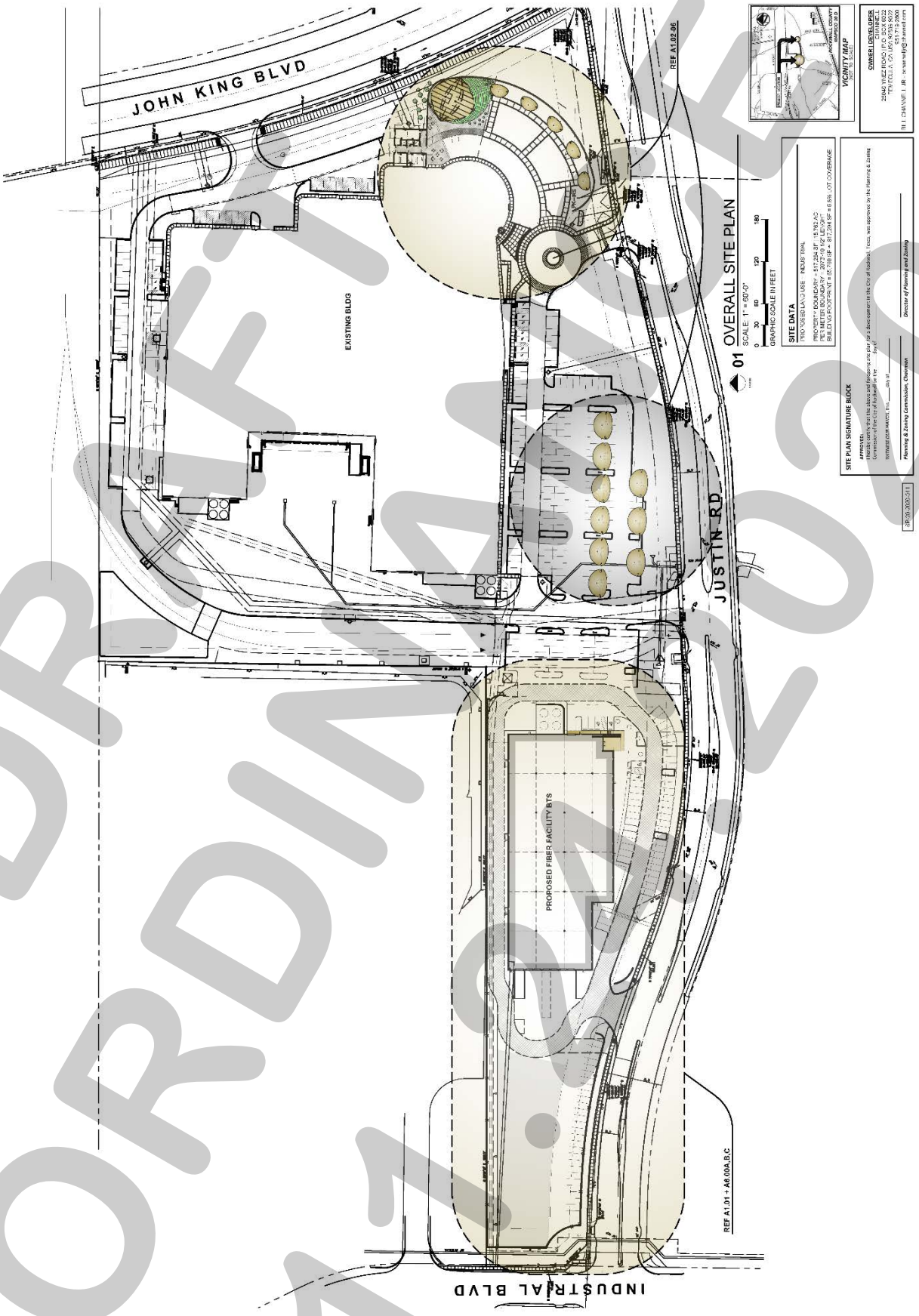
Exhibit 'B':
Lot 3, Block A, Channell Subdivision



DRAFT
ORDINANCE
12.4.2020

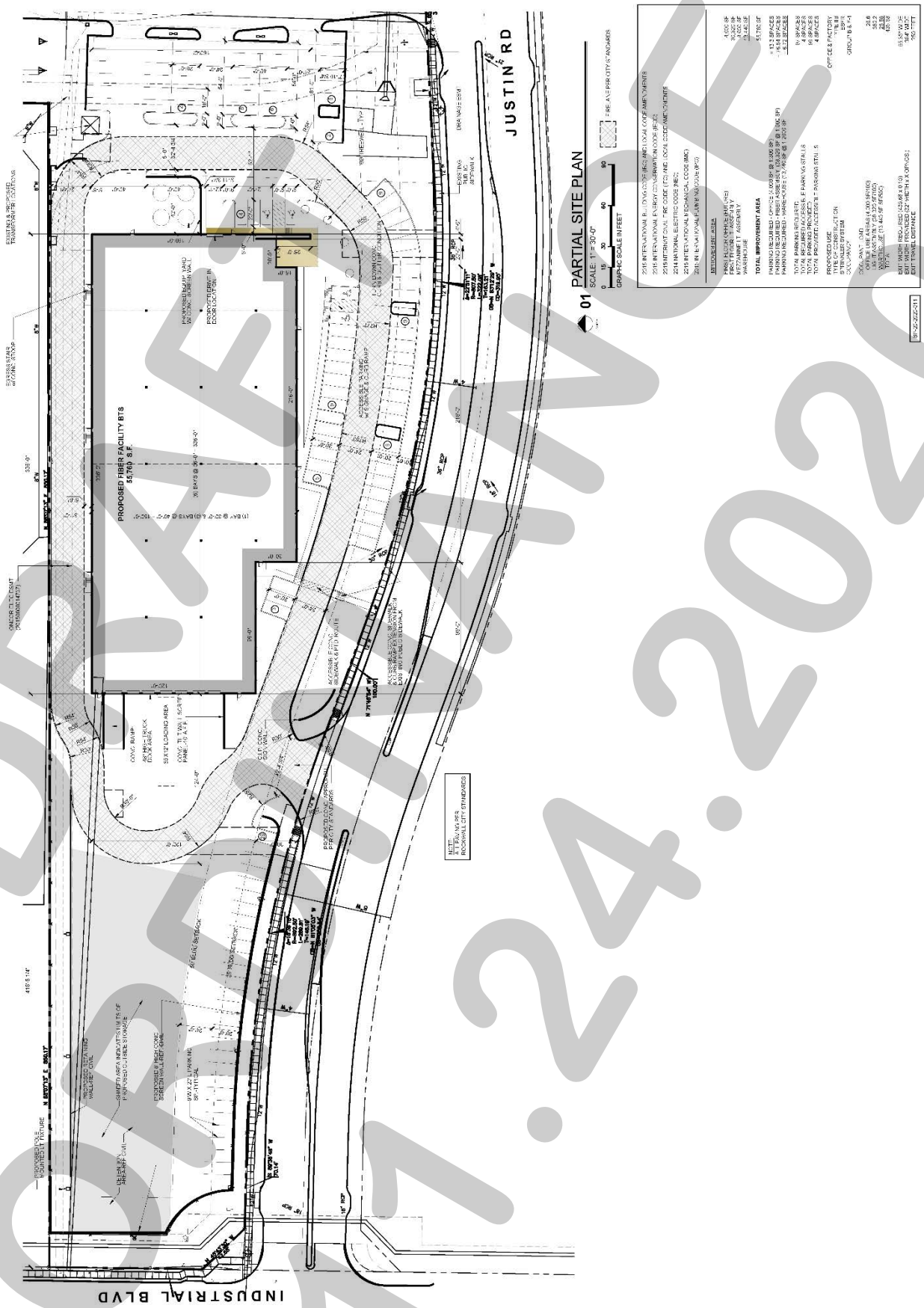
DRAFT
1/15/2020

Exhibit 'C':
Concept Plan



DRAFT ORDINANCE 1.19.2020

Exhibit 'C':
Concept Plan



DRAFT ORDINANCE 11.24.2020

Exhibit 'C':
Concept Plan

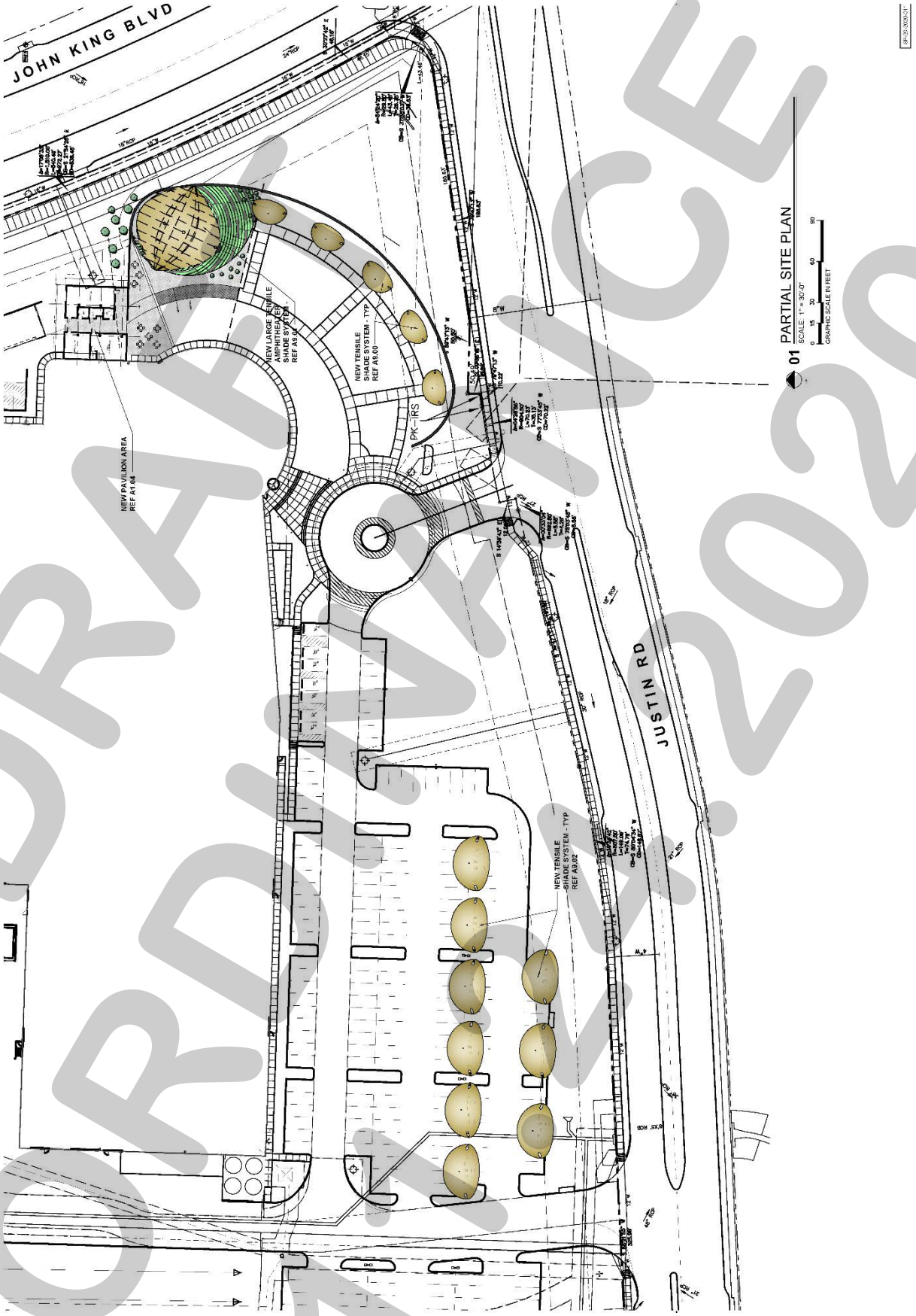


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Exhibit 'D':
Concept Building Elevations

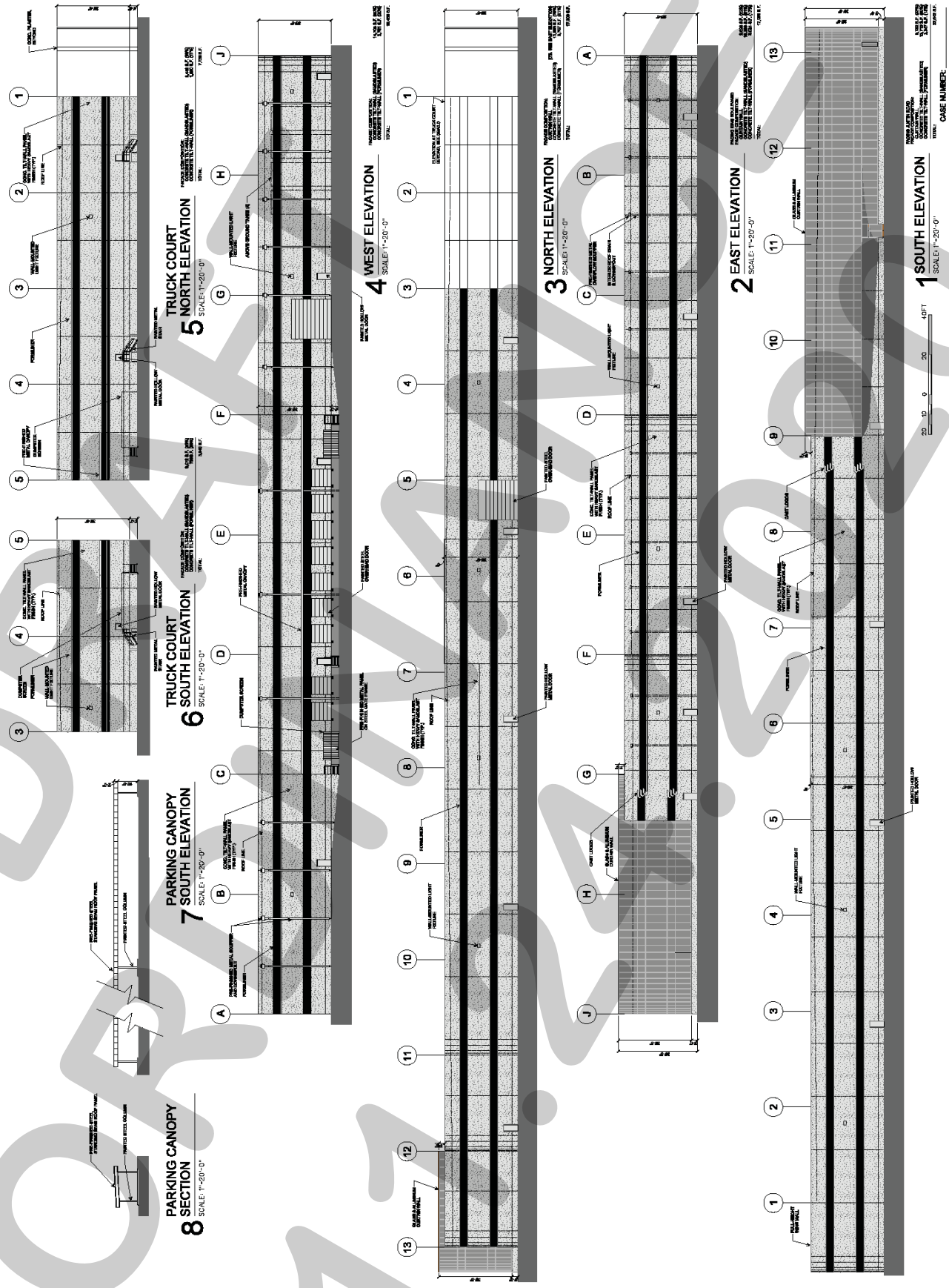

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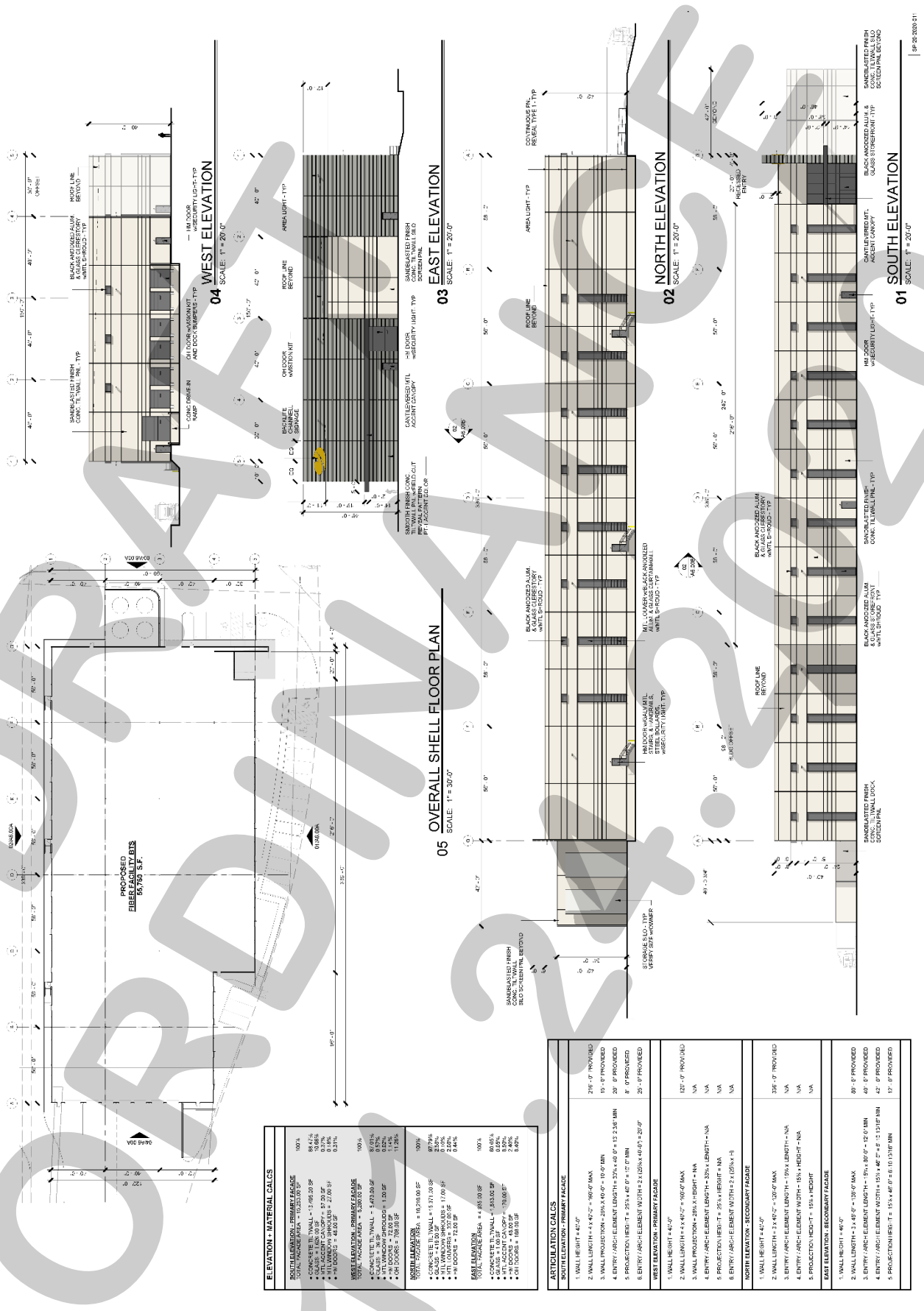
Exhibit 'D':
Concept Building Elevations



ELEVATION + MATERIAL CALCS		
SOUTH ELEVATION - PRIMARY FACADE		
TOTAL FACADE AREA = 4,746.00 SF	100%	
• CONCRETE TILTWALL = 3,495.00 SF	68.41%	
• GLASS = 1,525.00 SF	10.86%	
• MTL ACCENT CANOPY = 57.00 SF	0.31%	
• MTL LOUVERS = 47.00 SF	0.31%	
• HM DOORS = 48.00 SF	0.31%	
WEST ELEVATION - PRIMARY FACADE		
TOTAL FACADE AREA = 5,483.00 SF	100%	
• CONCRETE TILTWALL = 5,479.00 SF	99.93%	
• HM DOORS = 4.00 SF	0.07%	
NORTH ELEVATION		
TOTAL FACADE AREA = 16,216.00 SF	100%	
• CONCRETE TILTWALL = 15,371.00 SF	87.79%	
• GLASS = 419.00 SF	2.58%	
• MTL CANOPY OVERHANGS = 17.00 SF	0.10%	
• MTL LOUVERS = 107.00 SF	0.66%	
• HM DOORS = 72.00 SF	0.44%	
EAST ELEVATION		
TOTAL FACADE AREA = 4,855.00 SF	100%	
• CONCRETE TILTWALL = 3,933.00 SF	80.95%	
• GLASS = 619.00 SF	12.75%	
• MTL CANOPY OVERHANGS = 70.00 SF	1.44%	
• HM DOORS = 48.00 SF	0.99%	
• OH DOORS = 169.00 SF	3.48%	

ARTICULATION CALCS		
SOUTH ELEVATION - PRIMARY FACADE		
1. WALL HEIGHT = 47'-0"		
2. WALL LENGTH = 4 x 47'-2" = 180'-0" MAX	216' - 0" PROVIDED	
3. WALL PROJECTION = 25% X 60'-0" = 15'-0" MIN	15' - 0" PROVIDED	
4. ENTRY / ARCH ELEMENT LENGTH = 33% x 40' 0" = 13' 2.95" MIN	20' 0" PROVIDED	
5. PROJECTION HEIGHT = 25% x 40' 0" = 12' 0" MIN	8' 0" PROVIDED	
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x 40'-0") = 20'-0"	20'-0" PROVIDED	
WEST ELEVATION - PRIMARY FACADE		
1. WALL HEIGHT = 47'-0"		
2. WALL LENGTH = 4 x 47'-2" = 180'-0" MAX	122'-0" PROVIDED	
3. WALL PROJECTION = 25% X HEIGHT = N/A	N/A	
4. ENTRY / ARCH ELEMENT LENGTH = 33% x LENGTH = N/A	N/A	
5. PROJECTION HEIGHT = 25% x HEIGHT = N/A	N/A	
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x =)	N/A	
NORTH ELEVATION - SECONDARY FACADE		
1. WALL HEIGHT = 47'-0"		
2. WALL LENGTH = 3 x 47'-2" = 135'-0" MAX	356' - 0" PROVIDED	
3. ENTRY / ARCH ELEMENT LENGTH = 15% x LENGTH = N/A	N/A	
4. ENTRY / ARCH ELEMENT WIDTH = 15% x HEIGHT = N/A	N/A	
5. PROJECTION HEIGHT = 15% x HEIGHT	N/A	
EAST ELEVATION - SECONDARY FACADE		
1. WALL HEIGHT = 46'-0"		
2. WALL LENGTH = 3 x 48'-0" = 135'-0" MAX	89' - 0" PROVIDED	
3. ENTRY / ARCH ELEMENT LENGTH = 15% x 89'-0" = 13'-5" MIN	40' - 0" PROVIDED	
4. ENTRY / ARCH ELEMENT WIDTH = 15% x 46' 0" = 6' 10.15" MIN	42' - 0" PROVIDED	
5. PROJECTION HEIGHT = 15% x 46'-0" = 6' 10.15" MIN	12'- 0" PROVIDED	

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Exhibit 'D':
Concept Building Elevations

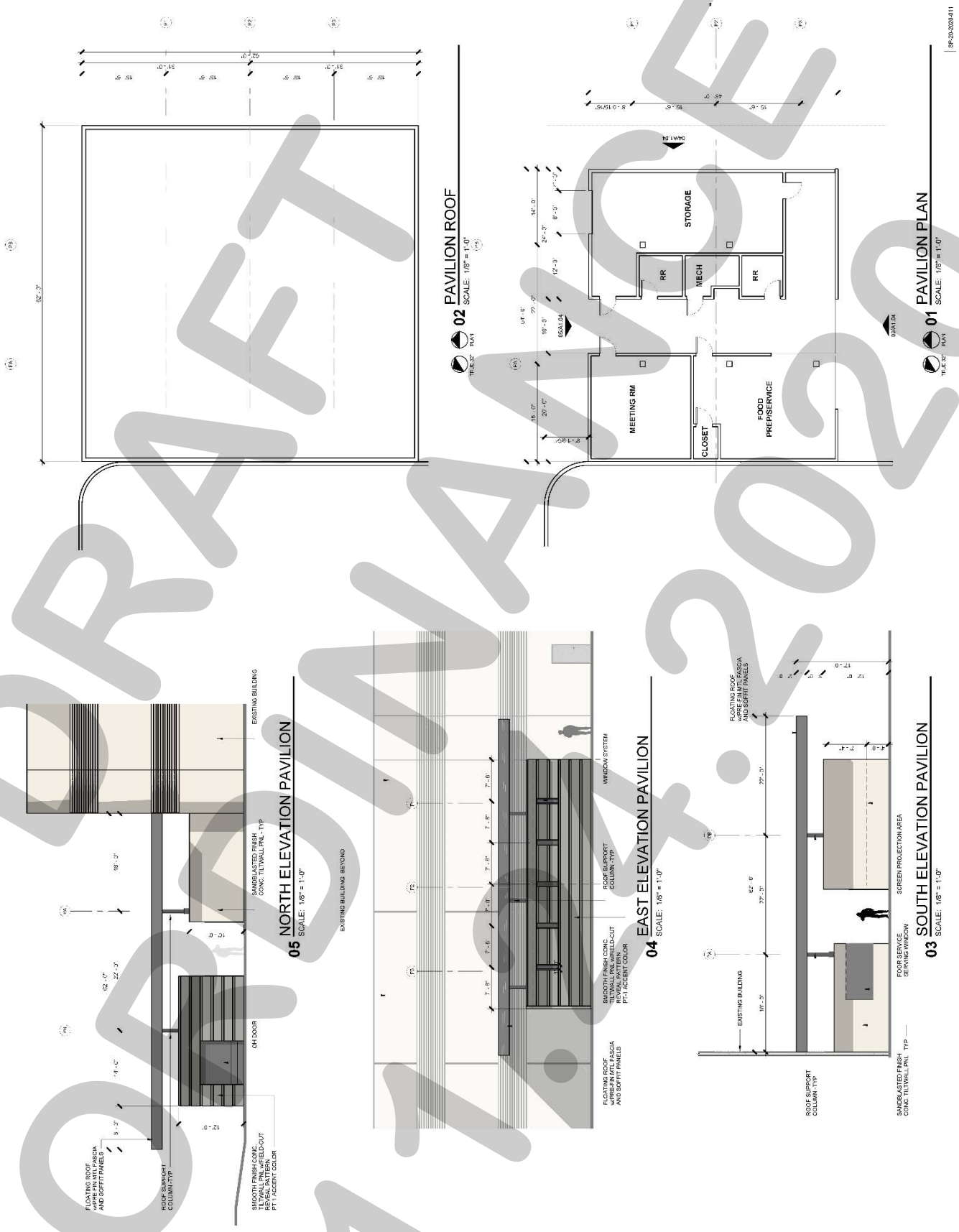

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Exhibit 'D':
Concept Building Elevations



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Exhibit 'D':
Concept Building Elevations



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Exhibit 'E':
Concept Amphitheater Plan

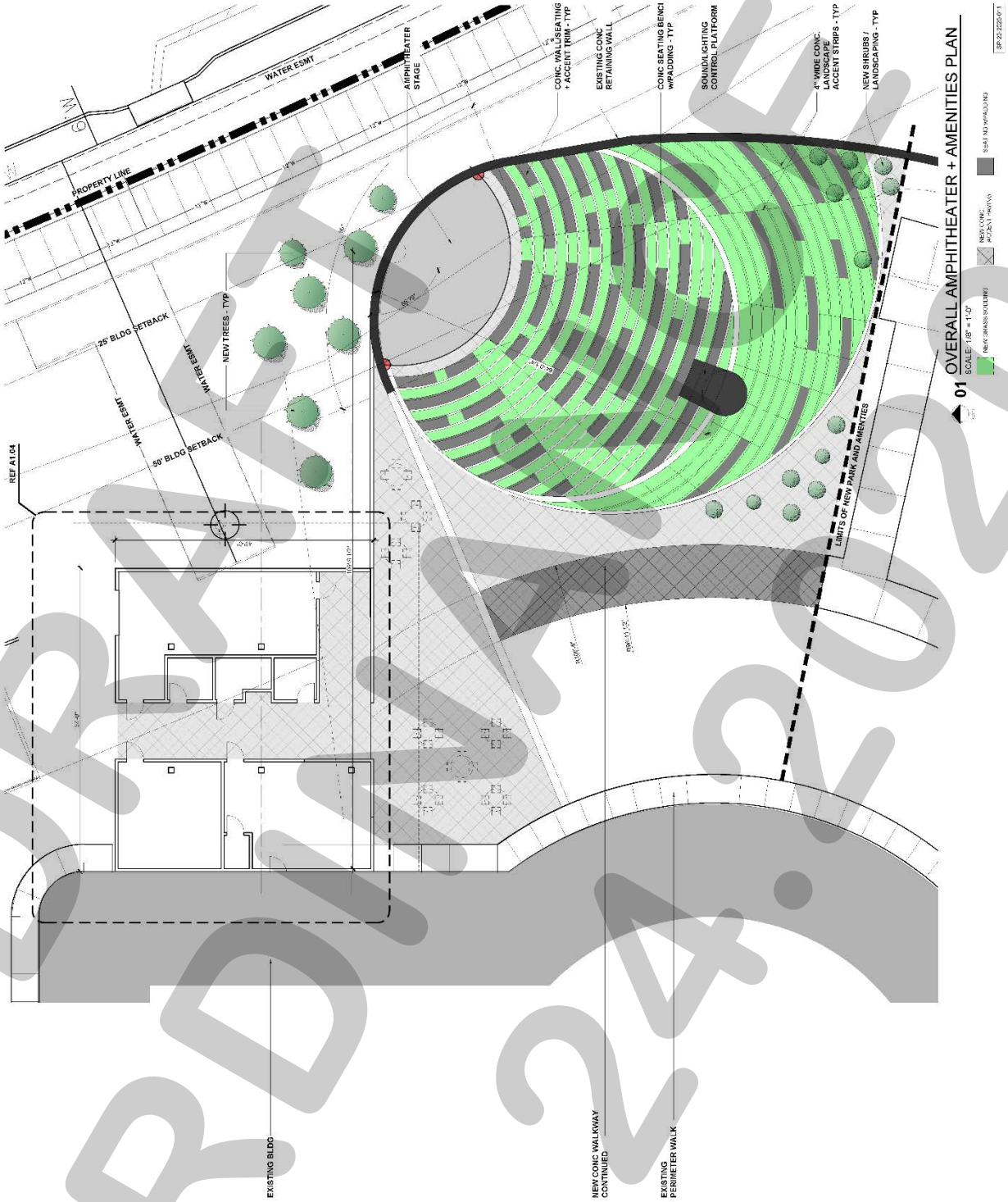

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Exhibit 'E':
Concept Amphitheater Plan



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Exhibit 'E':
Concept Amphitheater Plan

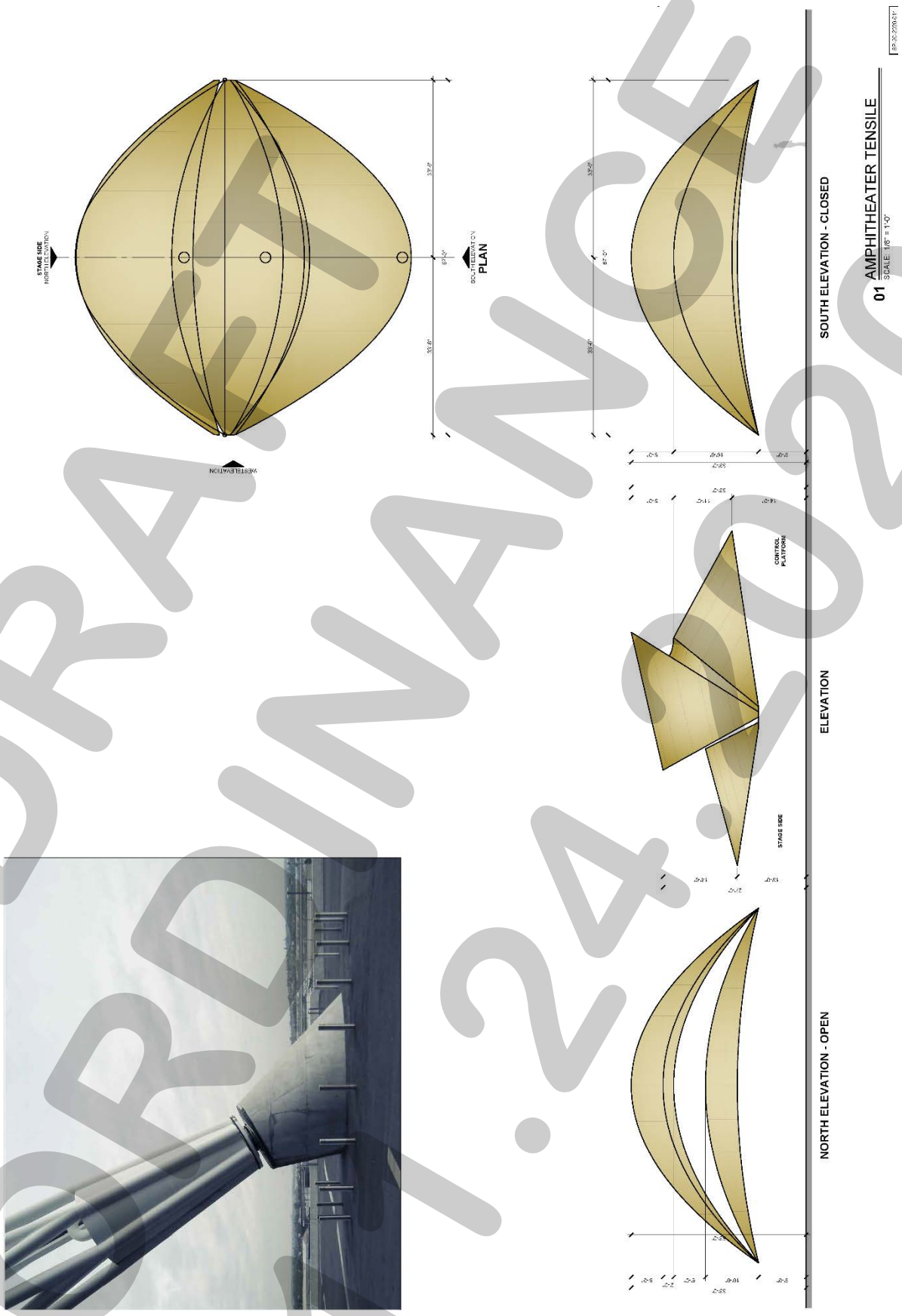

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Exhibit 'F':
Concept Canopy Plan

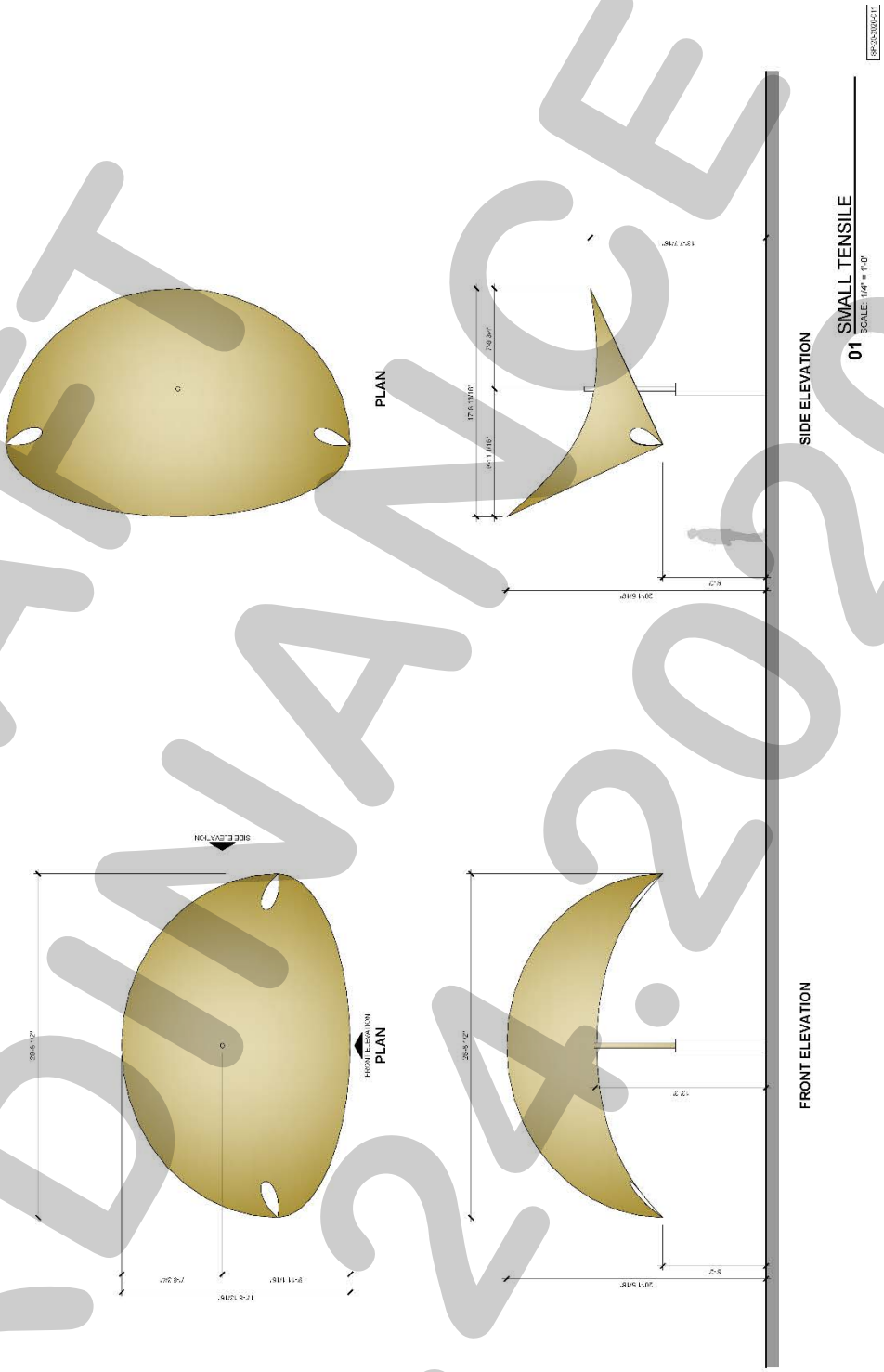

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Exhibit 'F':
Concept Canopy Plan

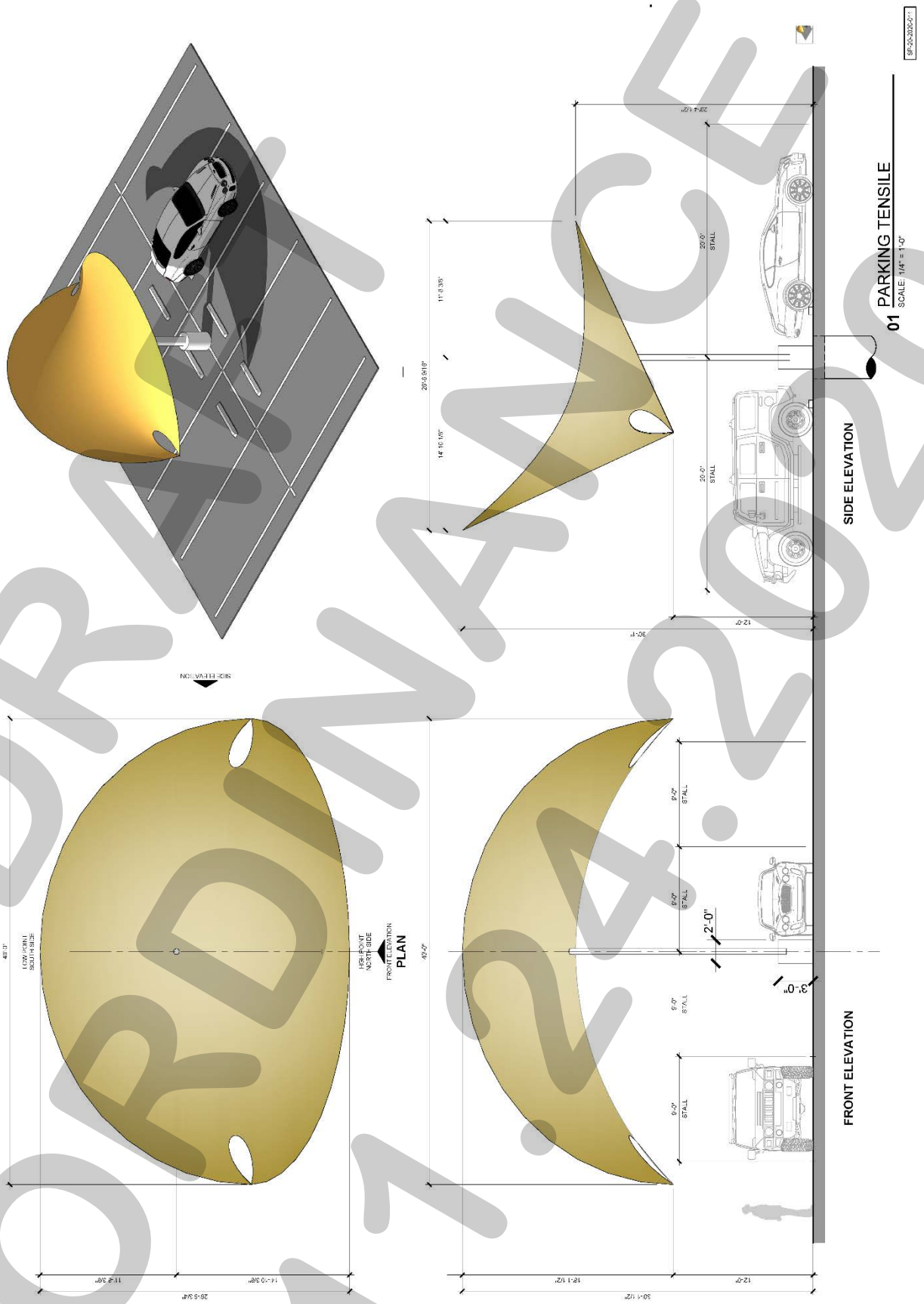

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Exhibit 'G':
Concept Landscape Plan

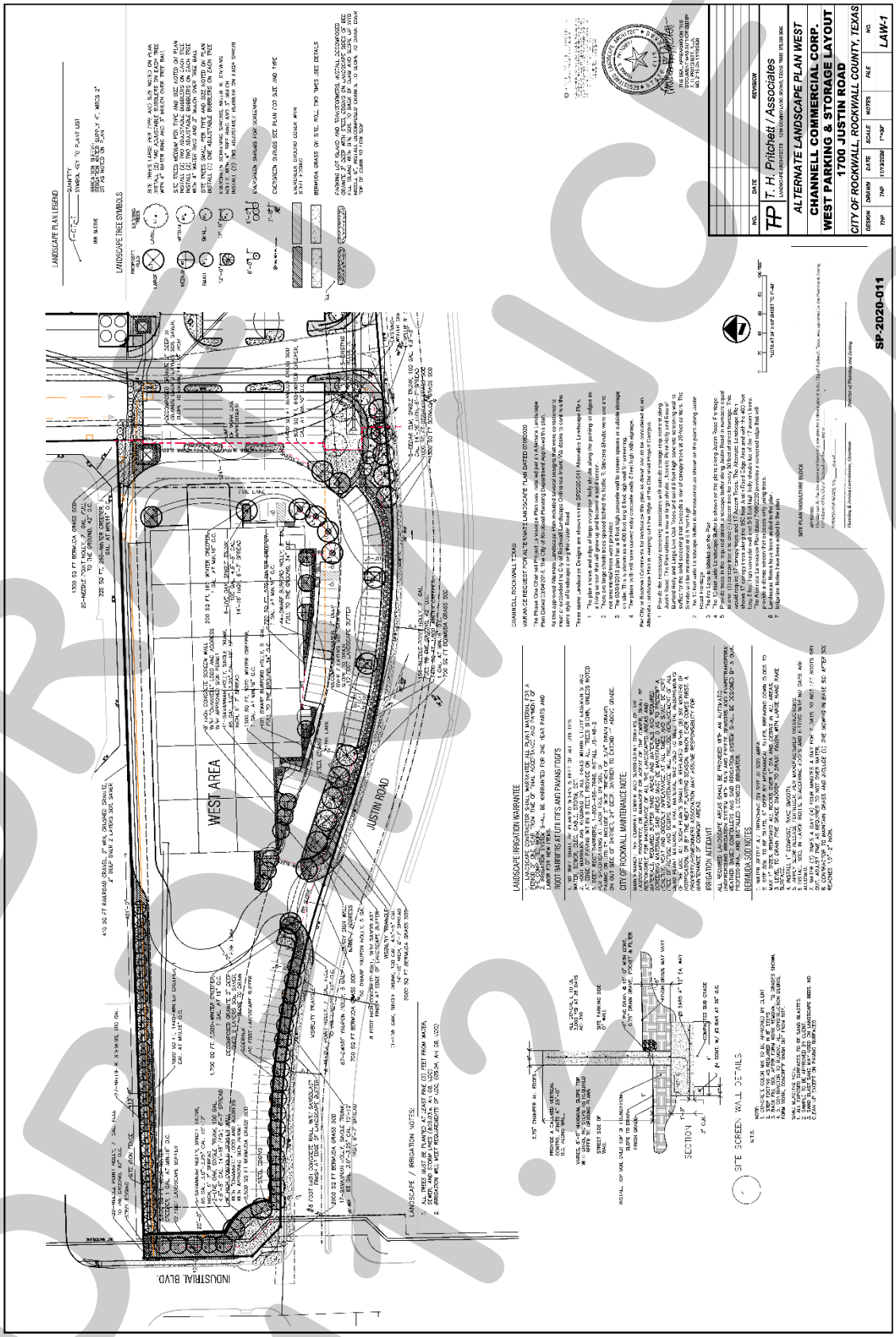

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Exhibit 'G':
Concept Landscape Plan

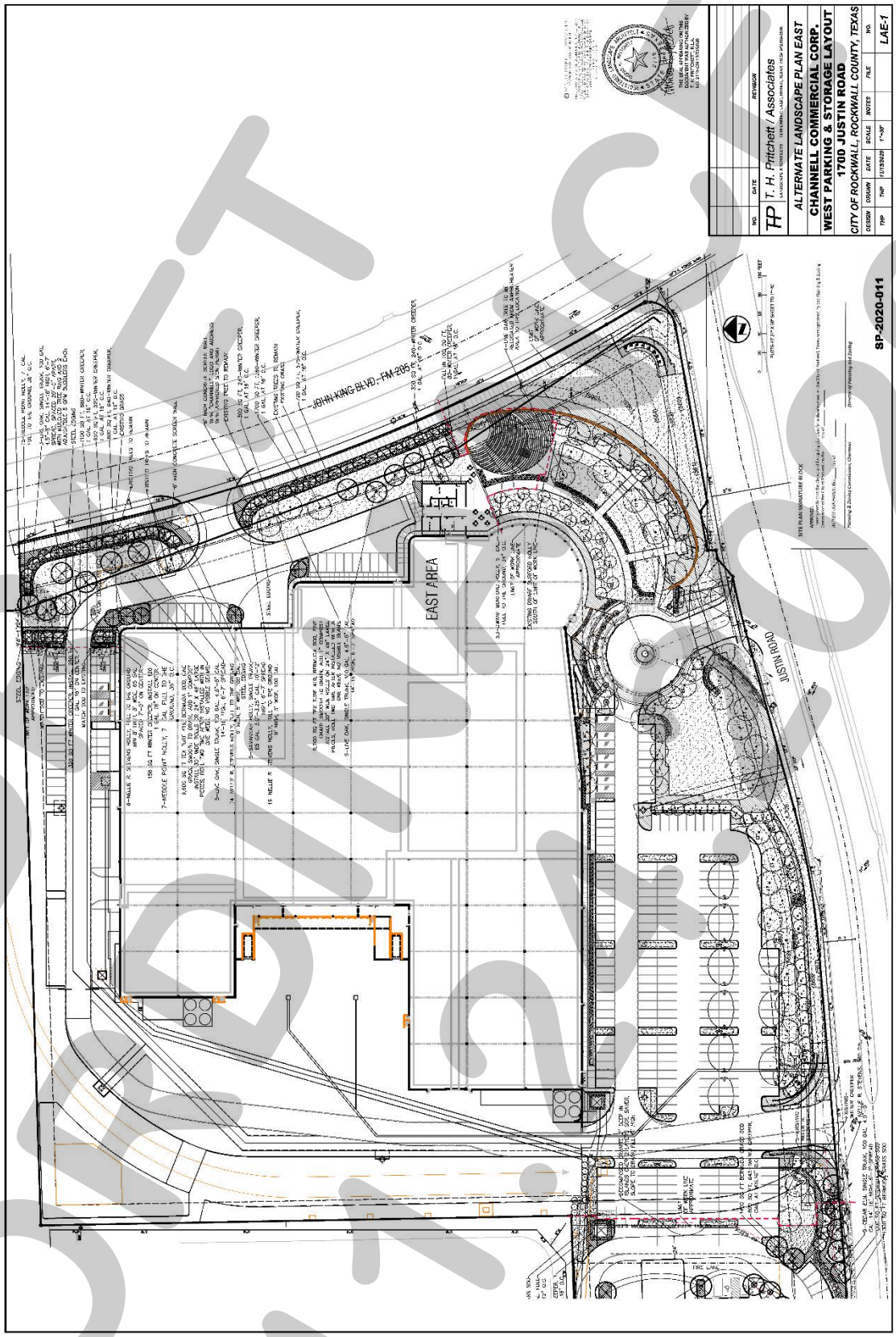

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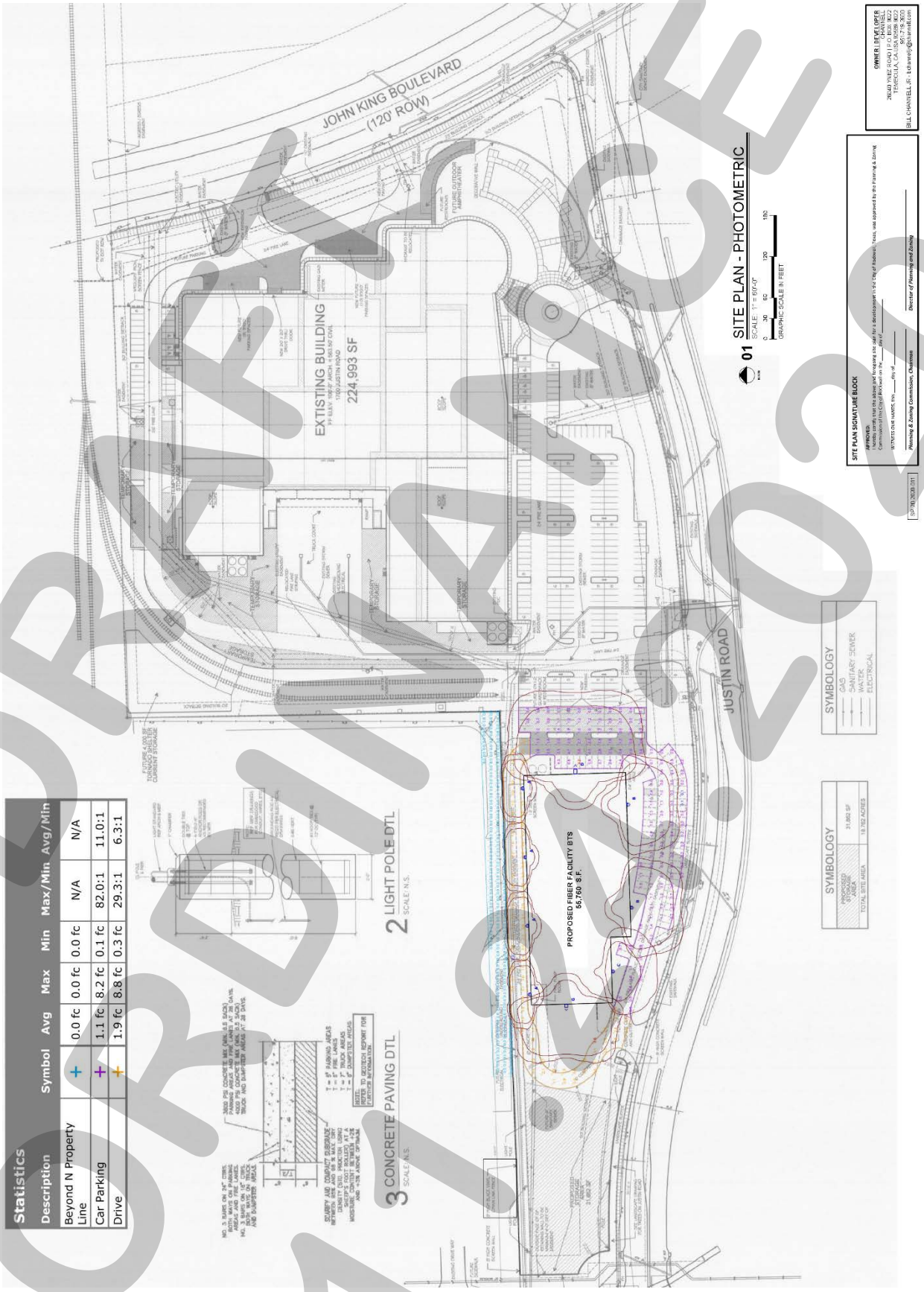
Exhibit 'H':
Concept Photometric Plan



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond N Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Car Parking	+	1.1 fc	8.2 fc	0.1 fc	82.0:1	11.0:1
Drive	+	1.9 fc	8.8 fc	0.3 fc	29.3:1	6.3:1

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Exhibit 'I':
Density and Development Standards

I.1 Purpose.

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate an industrial campus that incorporates unique architecture and land uses that are otherwise not permitted in the Light Industrial (LI) District. These land uses include an industrial facility with corporate offices, a distribution center, a light assembly center, an amphitheater and pavilion, and outside storage.

I.2 Review Process.

All development on the *Subject Property* shall require site plan approval in accordance with Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Upon submittal of a site plan, the Director of Planning and Zoning shall review the application and determine the following: [*1*] if the Director of Planning and Zoning determines that the site plan does generally conform to this Planned Development District ordinance then the site plan may be reviewed and approved administratively, or [*2*] if the Director of Planning and Zoning determines that the site plan does not generally conform to this Planned Development District ordinance then the site plan will be subject to review by the Architectural Review Board (ARB) [*if necessary*], and the Planning and Zoning Commission.

I.3 Planned Development District Standards.

(1) *Permitted Uses.* Unless specifically provided for by this Planned Development District ordinance, only those uses permitted within the Light Industrial (LI) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Development Standards*. Unless specifically provided for by this Planned Development District ordinance, the development standards required for property in a Light Industrial (LI) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), are applicable to any development on the *Subject Property*.

(a) *Setbacks*. The building setbacks shall be as stated by the Unified Development Code (UDC); however, the following exceptions shall be permitted:

(1) *Justin Road*. Concrete screening walls shall be permitted to be located a minimum of ten (10) feet from the property line adjacent to Justin Road; however, these screening walls shall not be located within 50-feet of John King Boulevard [*unless permitted to do so be I.3(2)(a)(2) below*].

(2) *John King Boulevard*. Concrete screening walls and other appurtenances associated with the amphitheater may be located within 20-feet of the property line adjacent to John King Boulevard.

(b) *Materials*. All materials shall generally conform to the materials depicted in the *Concept Building Elevations* contained in *Exhibit 'D'* of this Planned Development District ordinance; however, tilt-up walls with a sandblasted finish shall be permitted *by-right* on buildings and screening walls in conformance with all concept

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plans contained in *Exhibits 'C' – 'H'* of this Planned Development District ordinance.

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	December 8, 2020
APPLICANT:	David Meinhardt; *Meinhardt & Associates, PLLC*
CASE NUMBER:	Z2020-053; *Zoning Change (LI to PD) for Channell Commercial Corporation*

SUMMARY

Hold a public hearing to discuss and consider a request by David Meinhardt of Meinhardt & Associates, PLLC on behalf of Ed Burke of Channell Commercial Corporation for the approval of a *Zoning Change* from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 Justin Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on September 16, 1974 by *Ordinance No. 74-25* (*Case No. A1974-005*). Based on the May 7, 1993 historic zoning maps, between the time of annexation and May 7, 1993 the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District. On March 17, 2014 the City Council approved a final plat (*Case No. P2014-008*) establishing Lot 1, Block A and Lot 1, Block B, Channell Subdivision. This request was made by the Rockwall Economic Development Corporation (REDC) to help facilitate the relocation of the corporate headquarter for the Channell Commercial Corporation to the City of Rockwall. The Channell Commercial Corporation is a manufacturing company that provides communication/fiber products to the telecommunications industry. On July 8, 2014, the Planning and Zoning Commission approved a site plan (*Case No. SP2014-011*) for a 225,910 SF manufacturing and office building on the 18.762-acre subject property. This approval was followed by subsequent approvals associated with the site plan from the City Council on July 21, 2014 that included variances to the parking, building materials, and light pole height requirements, and a special exception to allow tilt wall construction. On September 17, 2014, the City Council approved a replat (*Case No. P2014-038*) of the subject property establishing the easements necessary for the construction of the proposed 225,910 SF industrial facility. A building permit (*Permit No. BLD2014-1600*) for this building was issued by the Building Inspection Department on November 21, 2014, and a Certificate of Occupancy (CO) for the building was issued on April 12, 2016.

An amendment to the approved site plan (*Case No. SP2014-011*) was approved by the City Council on May 16, 2016. This amended the approved site plan to allow an alternative landscape plan, and allowed the applicant to defer the installation of the landscaping along John King Boulevard until after the Texas Department of Transportation (TXDOT) assumed responsibility for John King Boulevard. A subsequent site plan (*Case No.'s SP2019-021 [withdrawn] and SP2019-045*) -- *which was approved on December 10, 2019* -- established screening for the outside storage areas on the north side of the existing building, realigned the western drive aisle, and laid out additional parking areas. A final amended site plan (*Case No. SP2020-011*) was submitted and approved by the Planning and Zoning Commission on July 14, 2020. This site plan proposed additional screening standards for the outside storage areas adjacent to Justin Road and the incorporation of an eight (8) foot concrete wall adjacent to Justin Road.

More recently, William Channell Jr.-- *the President and Chief Operating Officer of Channell Commercial Corporation* -- approached staff about expanding the facility to create a corporate campus. As part of this request, Mr. Channell indicated that the proposed expansion would include an additional ~55,760 SF building, an amphitheater, and pavilion. Based on staff's conversations with Mr. Channell it was determined that the best way to facilitate this request was through a Planned Development District.

PURPOSE

On November 13, 2020, the applicant -- *David Meinhardt of Meinhardt & Associates, LLP* -- submitted an application requesting to change the zoning of the subject property from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses. More specifically, the purpose of the application is to facilitate a campus style, industrial development that incorporates elements that fall outside of the requirements of the Light Industrial (LI) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1700 Justin Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a ~231,768 SF industrial building (*i.e. Graham Packaging PET Technologies, Inc.*) -- *constructed in 1991* -- on a 12.1915-acre parcel of land (*i.e. Rockwall Industrial East Addition*) zoned Light Industrial (LI) District. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland N. E. Railroad*. North of this right-of-way is the City's Service Center, which is situated on a ten (10) acre parcel of land (*i.e. Lot 1 of the Rockwall Service Center & Park Addition*) zoned Light Industrial (LI) District. Adjacent to this is the Leon Tuttle Athletic Complex, which is situated on a 20-acre parcel of land (*i.e. Lot 2 of the Rockwall Service Center & Park Addition*) zoned Light Industrial (LI) District.

South: Directly south of the subject property is Justin Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 15.554-acre parcel of vacant land (*i.e. Lot 1, Block B, Channell Subdivision*) and a 25.719-acre tract of vacant land (*i.e. Tract 3 of the J. Lockhart Survey, Abstract No. 134*). Both of these properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is a 4.108-acre tract of vacant land (*i.e. Tract 2-7 of the D. Harr Survey, Abstract No. 102*) owned by the City of Rockwall and zoned Agricultural (AG) District. East of this is a 6.034-acre tract of vacant land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is a ~231,768 SF industrial building (*i.e. Graham Packaging PET Technologies, Inc.*) -- *constructed in 1991* -- on a 12.1915-acre parcel of land (*i.e. Rockwall Industrial East Addition*) zoned Light Industrial (LI) District. Also, west of the subject property is Industrial Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a ~175,875 SF industrial building (*i.e. SPR Packaging*) -- *constructed in 2007* -- on a 10.1893-acre parcel of land (*i.e. Lot 2, Block A, SPR Packaging Addition*) zoned Light Industrial (LI) District.

CHARACTERISTICS OF THE REQUEST

According to Subsection 01.01, *Purpose*, of Article 11, *Planned Development Regulations*, of the Unified Development Code (UDC), "PD Districts are intended to implement the goals and objectives of the City's Comprehensive Plan … PD Districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes: [*1*] To provide for superior design of lots or buildings; [*2*] To provide for increased recreation and/or open space opportunities for public use; {and} [*3*] To provide amenities or features that would be of special benefit to the property users or community; …" In this case, the applicant is proposing to incorporate an amphitheater and pavilion adjacent to John King Boulevard, construct an additional ~55,760 SF industrial building adjacent to the existing ~225,910 SF corporate headquarters/manufacturing building, and install canopies in the courtyard, parking areas and over the amphitheater. Due to the size and range of the proposed amenity that the applicant is proposing to incorporate into the overall campus design, staff found that the request could be best regulated through a Planned Development District. If approved, this tool would allow the applicant a flexible approval process that would allow the project to be built within his stated timelines, while still providing the City with the necessary oversight for the development to ensure that the public's interest is being served. The Planned

Development District ordinance -- *contained in the attached packet* -- establishes a base zoning of Light Industrial (LI) District, which is the same as the subject property's current zoning; however, a couple of additional requirements were added to allow the applicant the same flexibilities that have been approved through previous site plans (*i.e. the location of the eight [8] foot smooth finished concrete walls along Justin Road*) and changes to accommodate the proposed pavilion and amphitheater. These requirements are detailed below in the *Conformance to the City's Codes* section of this case memo. In addition, staff has outlined how the proposed changes conform to the goals and objectives of the Comprehensive Plan in the *Conformance with the OURHometown Vision 2040 Comprehensive Plan* section below.

INFRASTRUCTURE

Based on the applicant's concept plan no new additional public infrastructure will be required; however, a small portion of the subject property -- *at the corner of Justin Road and Industrial Boulevard* -- will require detention.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements. Staff should note that the proposed concept plan, building elevations, and landscape plan adhere to the previous site plan, variance, and special exception approvals, which waived some of the code requirements and established a specific aesthetic for the subject property. The applicant's plans maintain this aesthetic, and as a result do not increase the sites non-conformity; however, the proposed Planned Development District does deviate from the requirements of the Unified Development Code (UDC) in the following ways:

(1) *John King Boulevard Setback Requirements*. The SH-205 By-Pass Overlay (SH-205 BY OV) District establishes a 50-foot building setback for all industrial, office, and technology land uses adjacent to John King Boulevard [*Subsection 06.02(D); Article 05; UDC*]. The proposed Planned Development District ordinance would reduce this setback to 20-feet.

Applicant's Response: In this case, the reduction in setback is to accommodate the proposed outdoor amphitheater and its appurtenances (*i.e. masonry walls and canopy support structure*), which will be situated approximately 25-feet from the front property line. The applicant has pointed out that [*1*] no enclosed buildings are proposed to be located within the current 50-foot building setback, and [*2*] the overlay district does allow commercial/retail buildings to be located within 15-feet of the front property line adjacent to John King Boulevard. Staff should also point out that the proposed pavilion would be constructed beyond the current 50-foot building setback, and only the amphitheater would encroach the current building setback.

(2) *Justin Road Setback Requirements*. Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), stipulates that the front yard building setback for all properties in a Light Industrial (LI) District be a minimum of ~25-feet. The proposed Planned Development District ordinance would reduce this setback to ten (10) feet.

(3) *Front Yard Fences for Non-Residential Properties*. According to Subsection 08.04, *Non-Residential Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission." This section goes on to stipulated that front yard fences should be constructed with wrought iron or another permitted non-transparent fencing, and that fences should not be opaque. The proposed Planned Development District ordinance would allow an eight (8) foot smooth finished concrete wall be situated within the front yard along both Justin Road and portions of John King Boulevard.

Applicant's Response to (2) & (3): This is being requested for the purpose of allowing the same eight (8) foot smooth finish concrete walls in roughly the same location along Justin Road as was approved by the Planning and Zoning Commission with *Case No. SP2020-011*.

(4) *Site Plan Review*. Section 03, *Site Plans*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), requires: [*1*] all new buildings proposed in the City of Rockwall, [*2*] expansions to existing buildings that increases the floor area by 30% or 2,000 SF, and/or [*3*] expansions of existing pervious space by 30% or 2,000 SF be required to go through the site plan approval process. In most cases where a site plan is required the Planning

and Zoning Commission is the approving authority with regard to site plan approval, variances, and special exceptions (*with the City Council acting only as an appeals board*). In addition, all new buildings require a recommendation from the Architectural Review Board (ARB) prior to action on the site plan by the Planning and Zoning Commission. The proposed Planned Development District ordinance would allow the Director of Planning and Zoning the ability to review the submitted materials, and determine if they conform to the exhibits in the proposed Planned Development District ordinance. If it is determined that the exhibits do conform to the ordinance, then the site plan may be reviewed and approved administratively by staff. If it is determined that the exhibits do not conform, then the Planning and Zoning Commission would be the approving body for a site plan.

Applicant's Response: The applicant has requested this consideration to provide the project with flexibility when moving through the approval process. The applicant currently has a timeline that he would like to adhere to and is requesting the ability to have administrative approval for site plan submittals to help them meet their anticipated completion dates.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Technology/Employment Center* land uses on the Future Land Use Plan. The current land use (*i.e. a corporate office/industrial/manufacturing facility*) is in conformance with this designation and the district strategies outlined for the *Central District*. In addition, the proposed changes do not change the subject property's conformance with the Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

(1) *CH. 07 | Goal 02*: Create distinctive destinations built around the City's existing assets that invite people into the community and encourage social interaction … [*Policy 1*] Explore opportunities to incorporate public open spaces into commercial and industrial developments.

(2) *CH. 07 | Goal 05*: Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride … [*Policy 1*] All building should be architecturally significant, reflecting characteristics of the community.

(3) *CH. 08 | Goal 01*: All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community … [*Policy 3*] Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City's major roadways (*i.e. IH-30, Ridge Road, Goliad Street and John King Boulevard*).

(4) *CH. 08 | Goal 03*: All non-residential buildings should be designed so that negative visual impacts of the development are minimized … [*Policy 1*] Large industrial developments should utilize a campus design style (*i.e. utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.

In this case, the campus style design that the applicant is proposing allows more intense aspects of the business to be shielded from the adjacent roadways and softens the look of the building from John King Boulevard. Based on this, the applicant's proposal appears to be in substantial conformance to many of the policies and goals that relate to industrial/technology developments; however, a request for a Planned Development District ordinance is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On November 18, 2020, staff mailed 13 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOA's) 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 not received any notices concerning the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance;

(2) 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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-053

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

DIRECTOR OF PLANNING: BJH

CITY ENGINEER:

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

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

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

Zoning Application Fees:
- [ ] Zoning Change ($200.00 + $15.00 Acre) [1]
- [ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
- [X] 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	1700 JUSTIN ROAD				
Subdivision	CHANNELL SUBDIVISION	Lot	3	Block	A
General Location	NORTHWEST CORNER OF JUSTIN ROAD & JOHN KING BLVD.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	LIGHT INDUSTRIAL	Current Use	LIGHT INDUSTRIAL		
Proposed Zoning	SAME	Proposed Use	SAME		
Acreage	18.762	Lots [Current]	1	Lots [Proposed]	1

[X] ***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	CHANNELL CORPORATION	[ ] Applicant	MEINHARDT & ASSOC. ARCH.
Contact Person	MR. ED BURKE	Contact Person	DAVID MEINHARDT
Address	1709 JUSTIN ROAD	Address	14643 DALLAS PARKWAY
			SUITE 636
City, State & Zip	ROCKWALL, TEXAS, 75087	City, State & Zip	DALLAS, TEXAS 75254
Phone	951-587-7884	Phone	972-934-5406
E-Mail	eburke@channell.com	E-Mail	dmeinhardt@m-aarch.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared DAVID MEINHARDT [*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 $ 481.43 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 13 *day of* NOVEMBER *, 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 13 *day of* NOVEMBER *, 20* 20.

Owner's Signature

Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
LILLIA GUEULETTE
Notary ID #8311695
My Commission Expires
June 26, 2023

My Commission Expires 06.26.23



City of Rockwall

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

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

City of Rockwall

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

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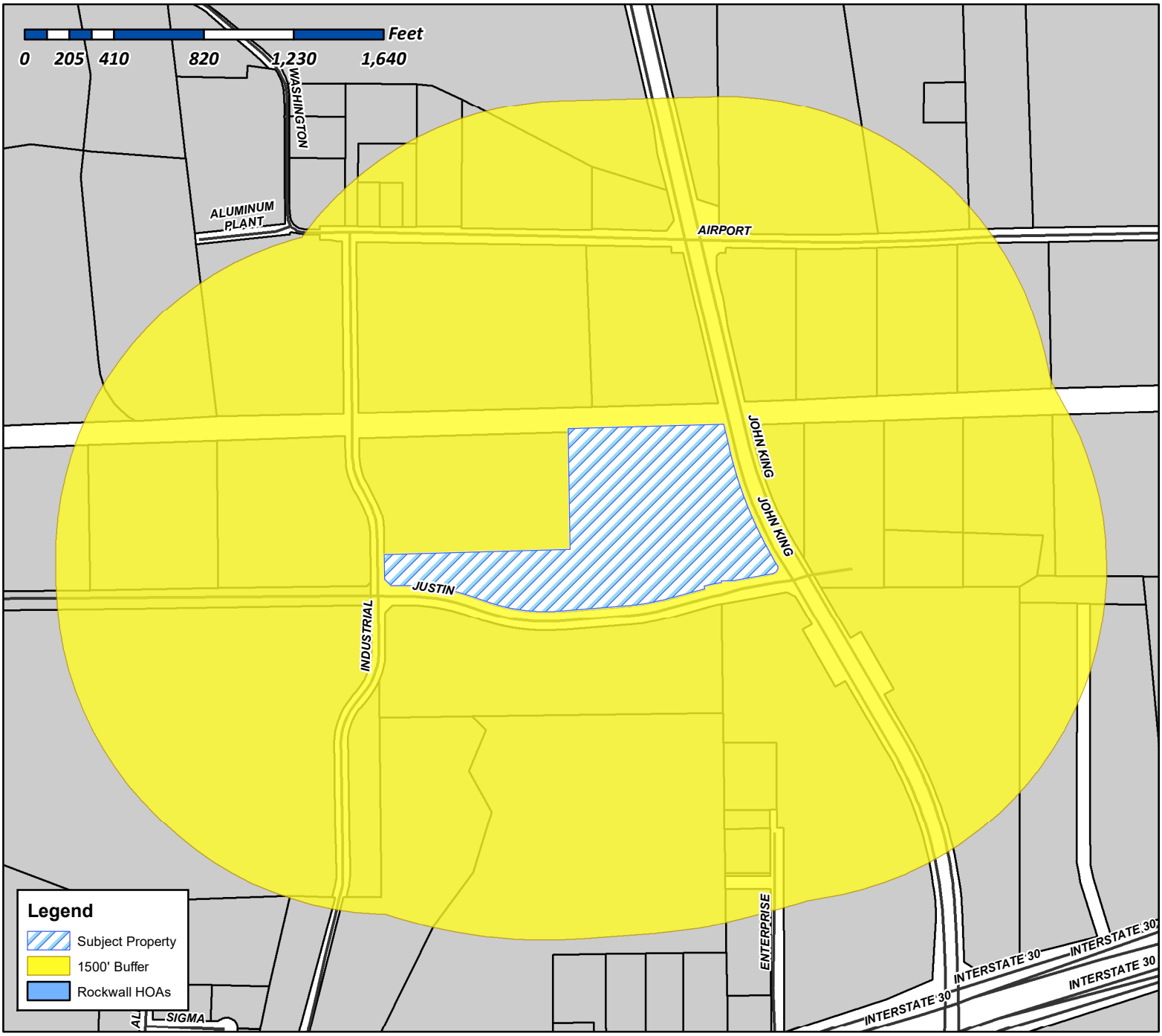
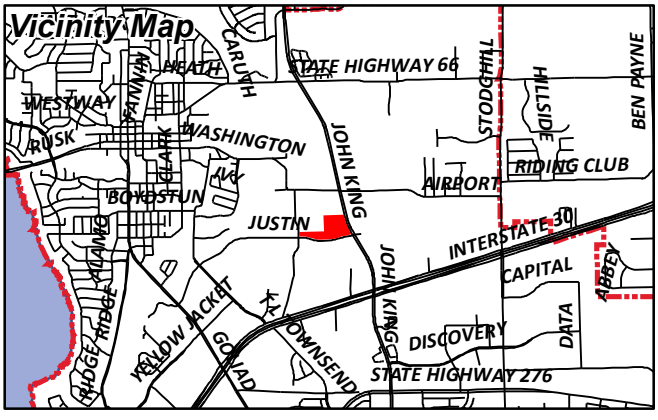


Case Number: Z2020-053
Case Name: Zoning Change from LI to PD
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1700 Justin Road

Date Created: *11/13/2020*
For Questions on this Case Call (972) 771-7745



City of Rockwall

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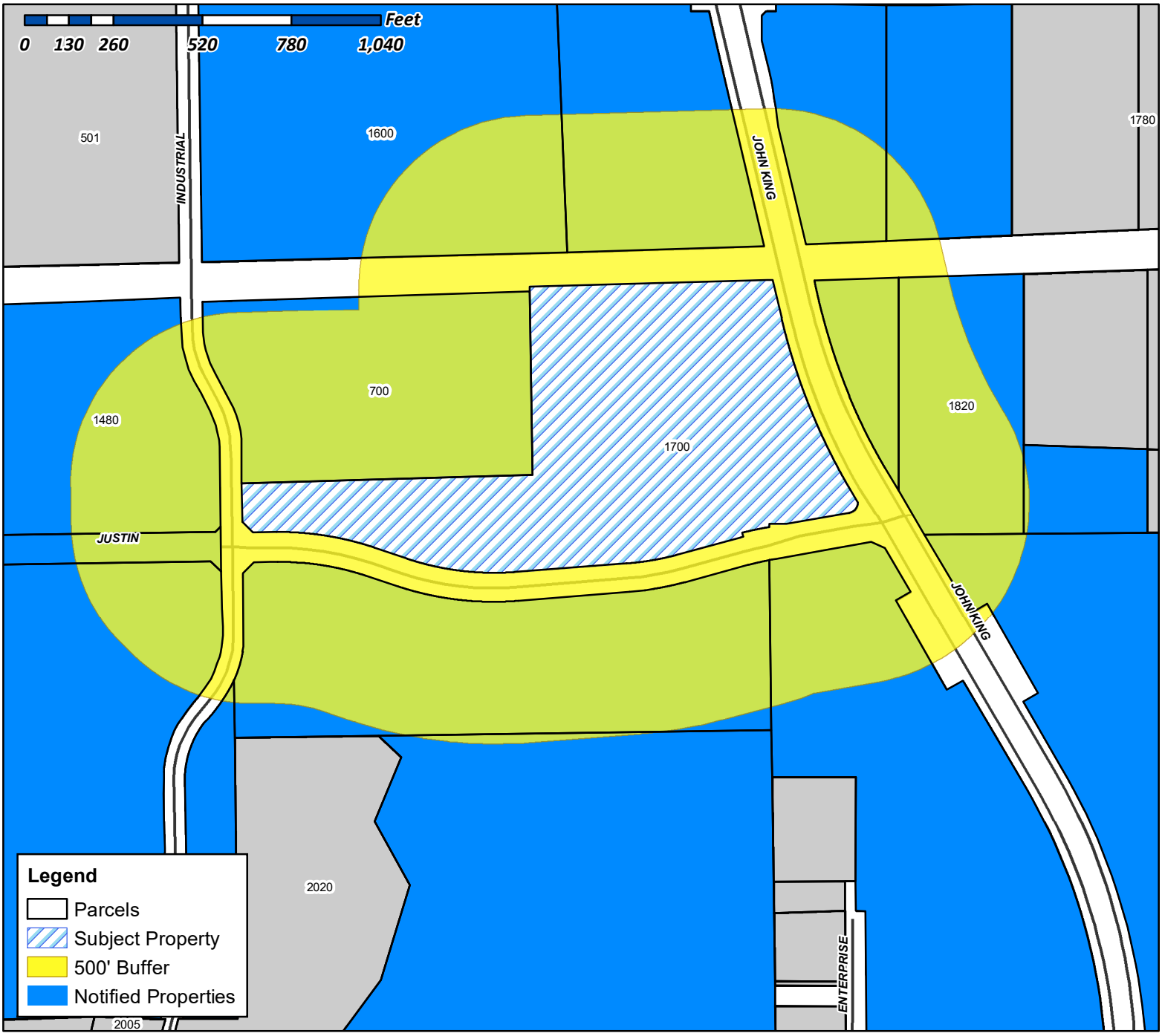

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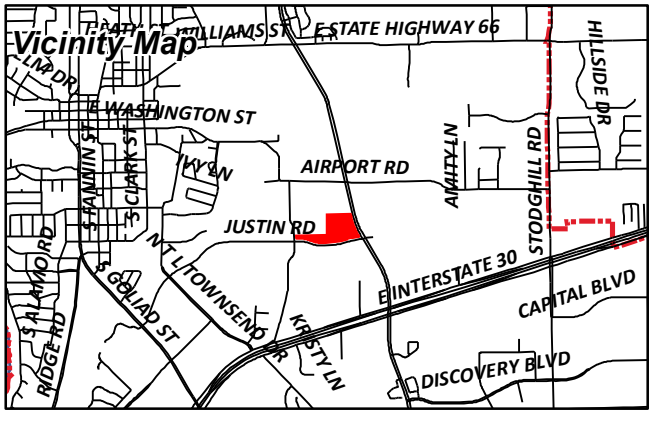


Date Created: *11/13/2020*
For Questions on this Case Call (972) 771-7745

SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
1700 JUSTINRD
ROCKWALL, TX 75087

ROCKWALL FRIENDSHIP BAPTIST CHURCH
REV SHANON THOMAS, PASTOR
1820 JUSTINRD
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

ROCKWALL FRIENDSHIP BAPTIST CHURCH
REV SHANON THOMAS, PASTOR
5651 STATE HIGHWAY 276
ROYSE CITY, TX 75189

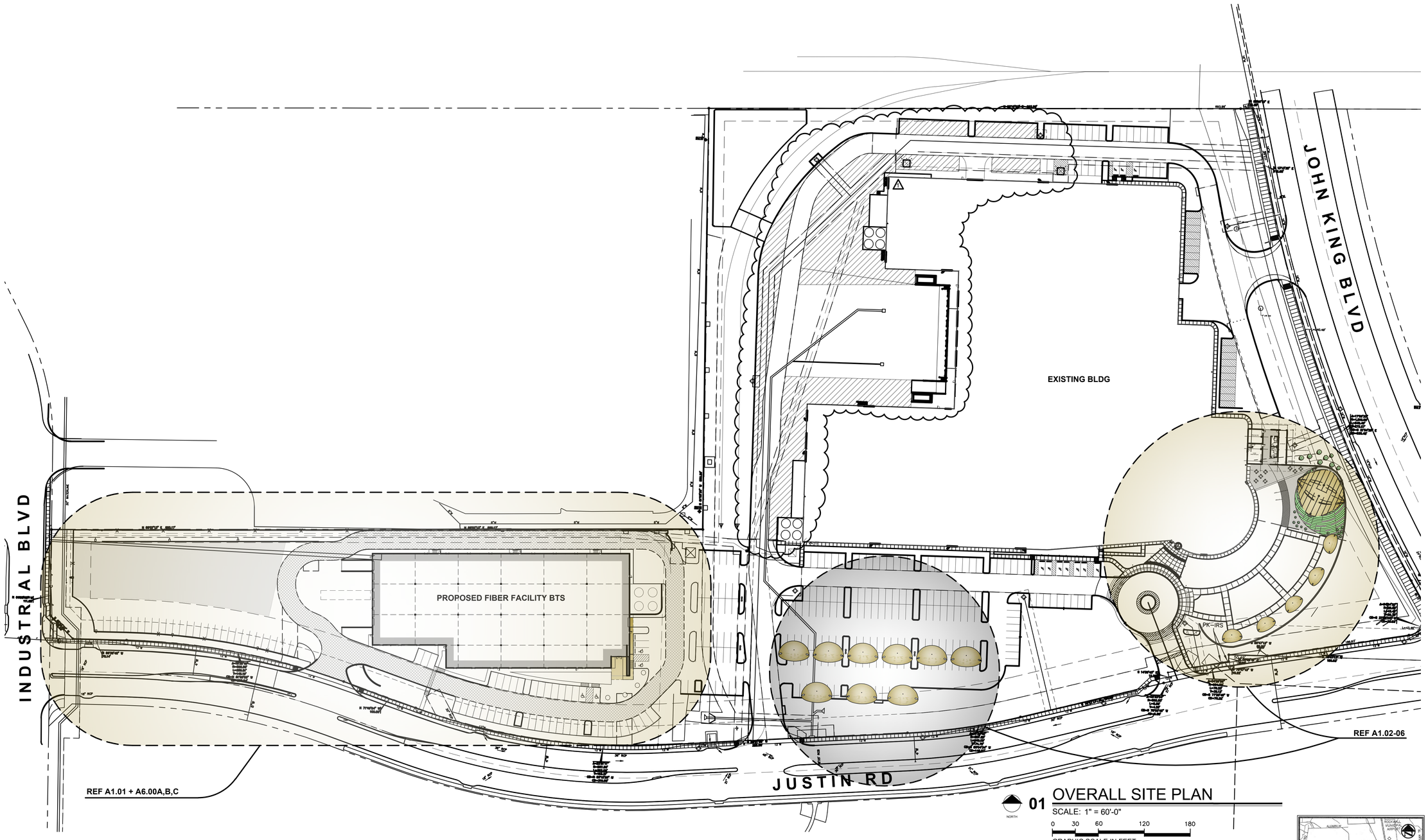
CONTINENTAL PET TECHNOLOGY
%GRAHAM PACKAGING PET TECH INC
700 INDIAN SPRINGS DR STE 100
LANCASTER, PA 17601

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
P O BOX 9022
TEMECULA, CA 92589

ATHEY JACKIE R
P.O. BOX 219
LAVON, TX 75166

ROCKWALL STEEL CO INC
PO BOX 729
TERRELL, TX 75160

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



01 OVERALL SITE PLAN

SCALE: 1" = 60'-0"

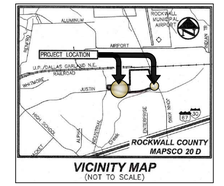
0 30 60 120 180

GRAPHIC SCALE IN FEET

SITE DATA

PROPOSED LAND USE = INDUSTRIAL

PROPERTY BOUNDARY = 817,294 SF | 18.762 AC
PERIMETER BOUNDARY = 2073'-10 1/2" LENGHT
BUILDING FOOTPRINT = 55,760 SF ÷ 817,294 SF = 6.8% LOT COVERAGE



VICINITY MAP
(NOT TO SCALE)

CASE # Z2020-053

OWNER | DEVELOPER
CHANNELL
26040 YNEZ ROAD | P.O. BOX 9022
TEMECULA, CA-USA 92589-9022
951-719-2600
BILL CHANNELL JR - bchannelljr@channell.com

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

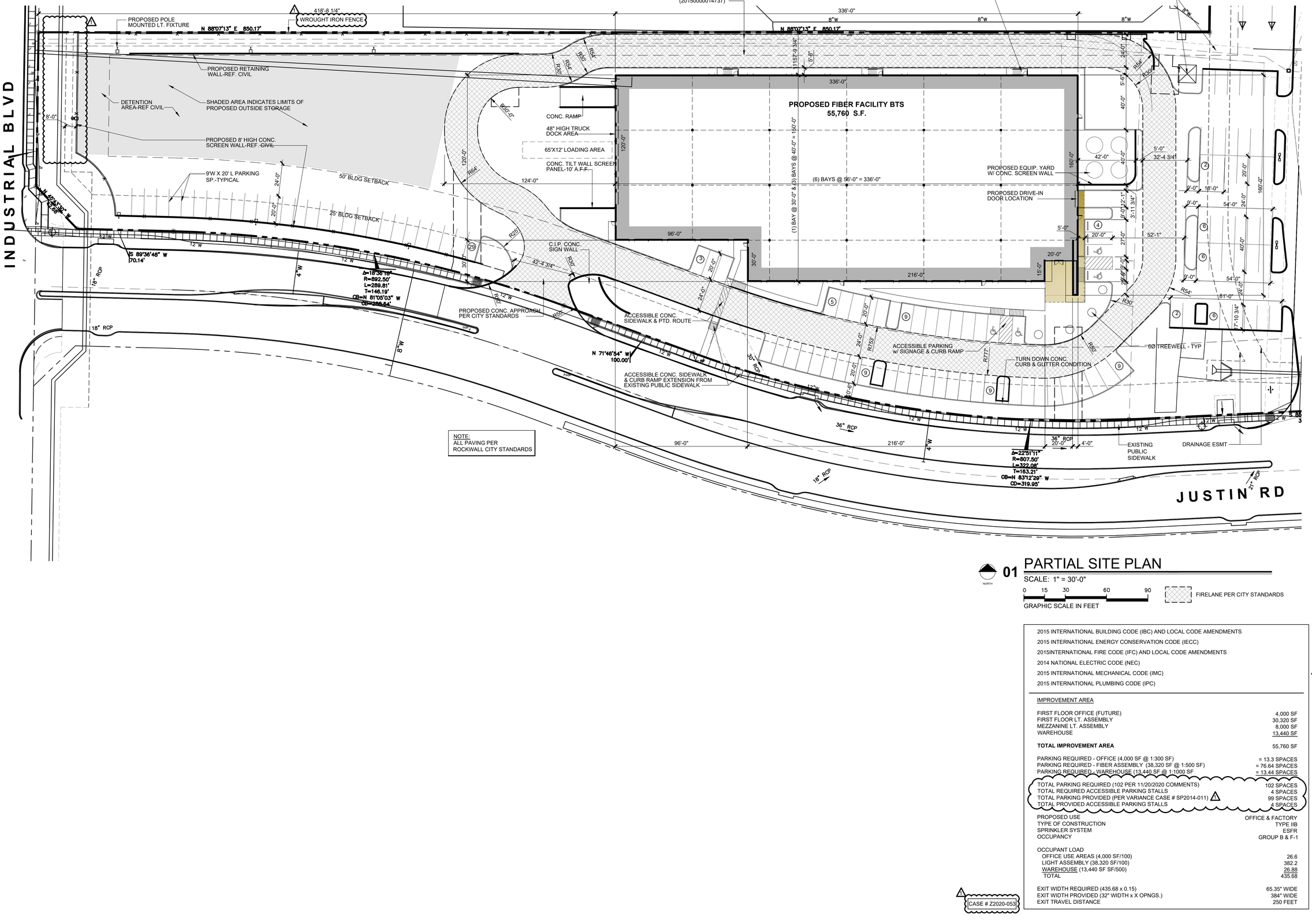
MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
1900 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 980-8960

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN

A1.00

\\WA-SERVER-02\Projects\MISC\20205-CHANNELL Corp\CDs Shell\205-A100 Series.dwg, 12/1/2020 2:23:15 PM



01 PARTIAL SITE PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE IN FEET 0 15 30 60 90

FIRELANE PER CITY STANDARDS

2015 INTERNATIONAL BUILDING CODE (IBC) AND LOCAL CODE AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015INTERNATIONAL FIRE CODE (IFC) AND LOCAL CODE AMENDMENTS
2014 NATIONAL ELECTRIC CODE (NEC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)

IMPROVEMENT AREA

FIRST FLOOR OFFICE (FUTURE)	4,000 SF
FIRST FLOOR LT. ASSEMBLY	30,320 SF
MEZZANINE LT. ASSEMBLY	8,000 SF
WAREHOUSE	13,440 SF
TOTAL IMPROVEMENT AREA	55,760 SF
PARKING REQUIRED - OFFICE (4,000 SF @ 1:300 SF)	= 13.3 SPACES
PARKING REQUIRED - FIBER ASSEMBLY (38,320 SF @ 1:500 SF)	= 76.64 SPACES
PARKING REQUIRED - WAREHOUSE (13,440 SF @ 1:1000 SF	= 13.44 SPACES
TOTAL PARKING REQUIRED (102 PER 11/20/2020 COMMENTS)	102 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING STALLS	4 SPACES
TOTAL PARKING PROVIDED (PER VARIANCE CASE # SP2014-011) 1	99 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING STALLS	4 SPACES
PROPOSED USE	OFFICE & FACTORY
TYPE OF CONSTRUCTION	TYPE IIB
SPRINKLER SYSTEM	ESFR
OCCUPANCY	GROUP B & F-1
OCCUPANT LOAD	
OFFICE USE AREAS (4,000 SF/100)	26.6
LIGHT ASSEMBLY (38,320 SF/100)	382.2
WAREHOUSE (13,440 SF SF/500)	26.88
TOTAL	435.68
EXIT WIDTH REQUIRED (435.68 x 0.15)	65.35" WIDE
EXIT WIDTH PROVIDED (32" WIDTH x X OPNGS.)	384" WIDE
EXIT TRAVEL DISTANCE	250 FEET

1 CASE # Z2020-053

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 936
DALLAS TEXAS 75254
972 960-8960

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN

A1.01

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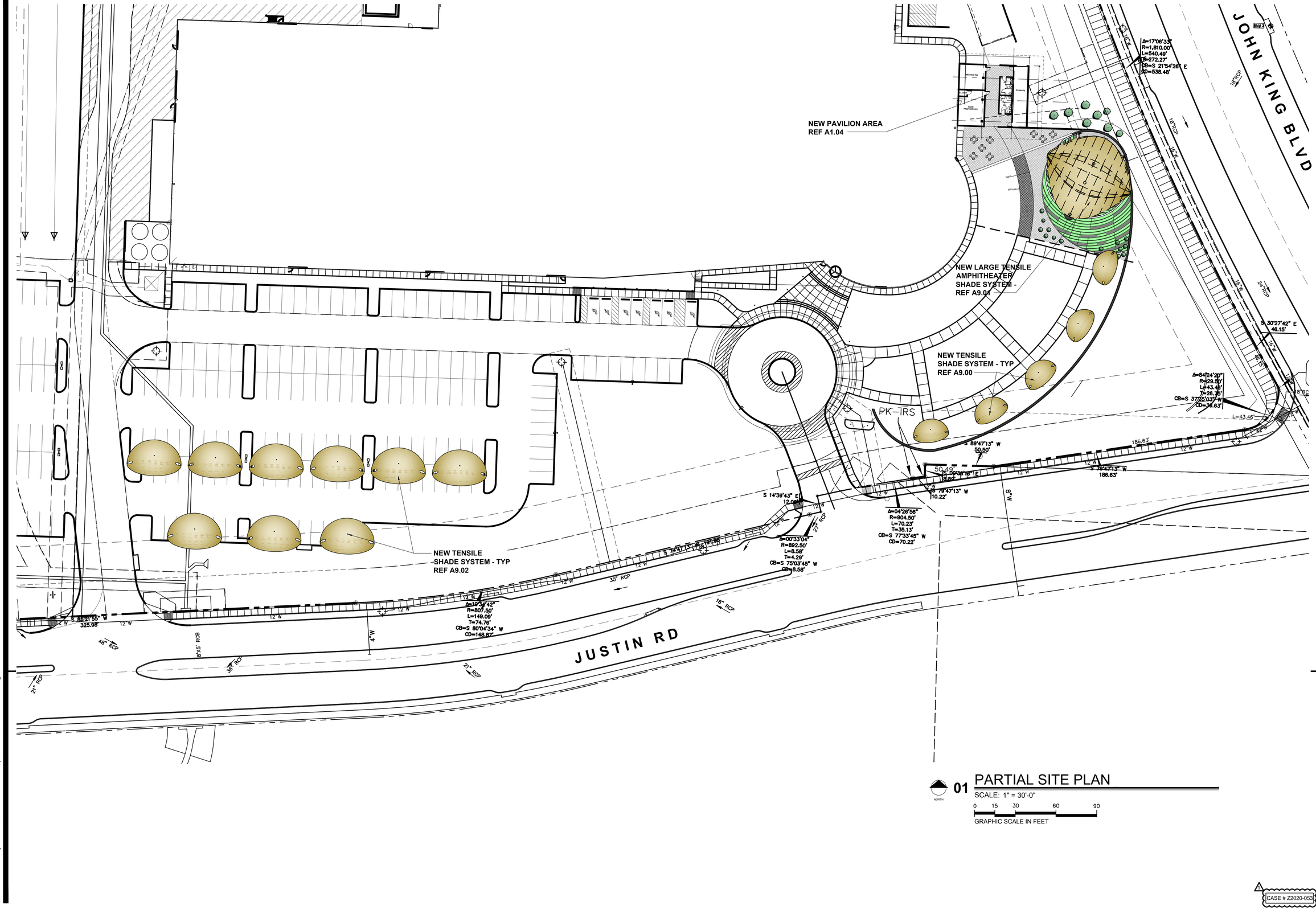

01 PARTIAL SITE PLAN

SCALE: 1" = 30'-0"

0 15 30 60 90

GRAPHIC SCALE IN FEET

NORTH

REVISIONS:

1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 936
DALLAS TEXAS 75254
972 960-8980

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN

A1.02

CASE # Z2020-053

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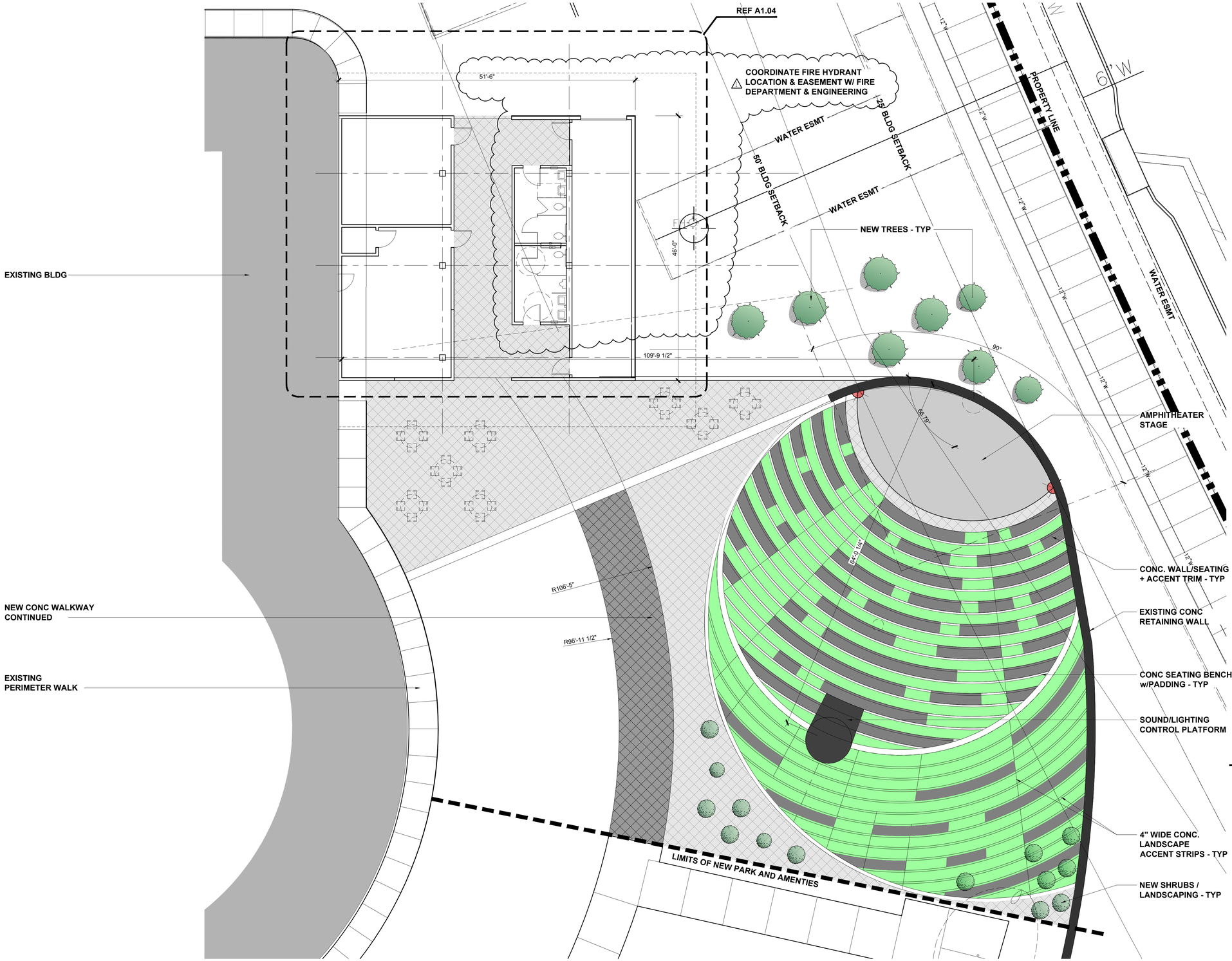

01 OVERALL AMPHITHEATER + AMENITIES PLAN

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

CASE # Z2020-053

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 535
DALLAS TEXAS 75254
972 960-9960

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN

A1.03

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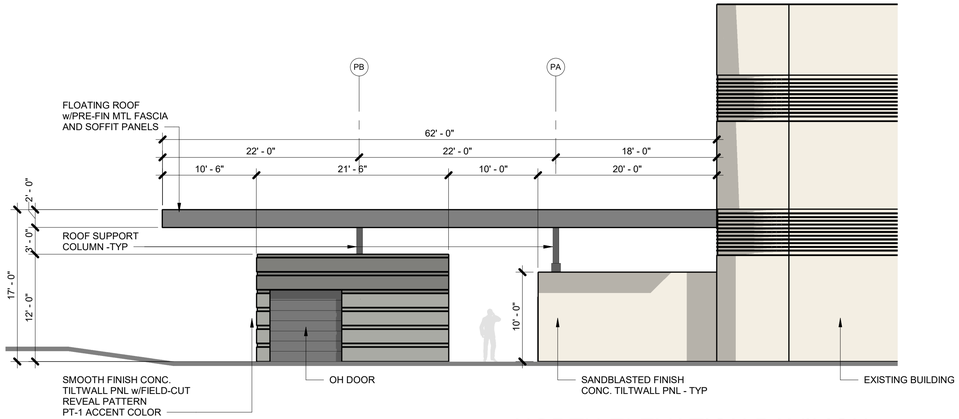
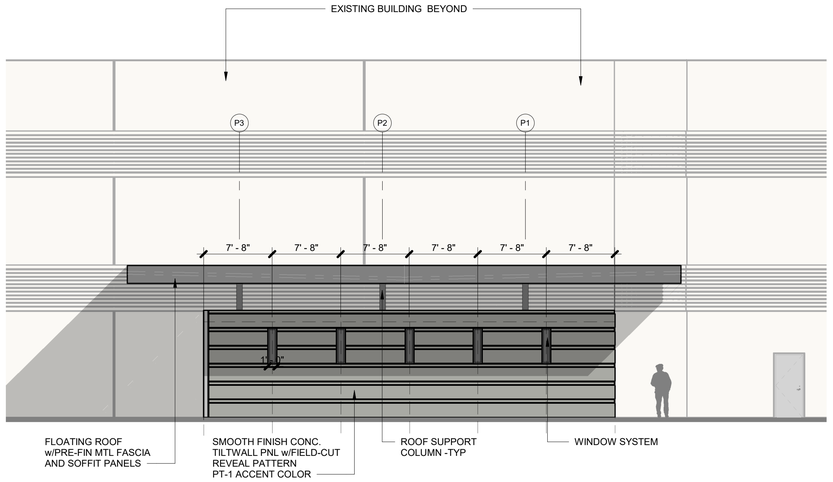


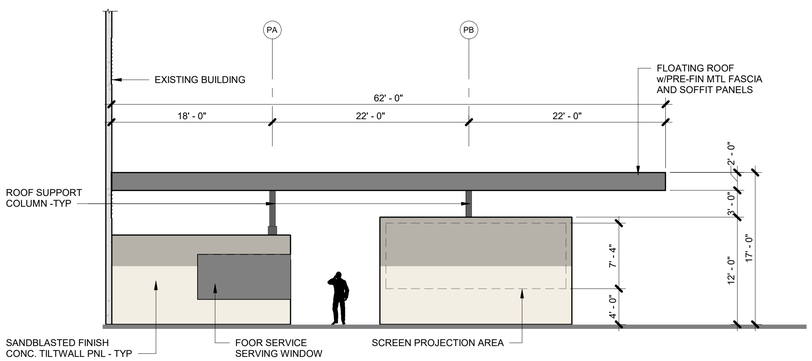
05 NORTH ELEVATION PAVILION

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



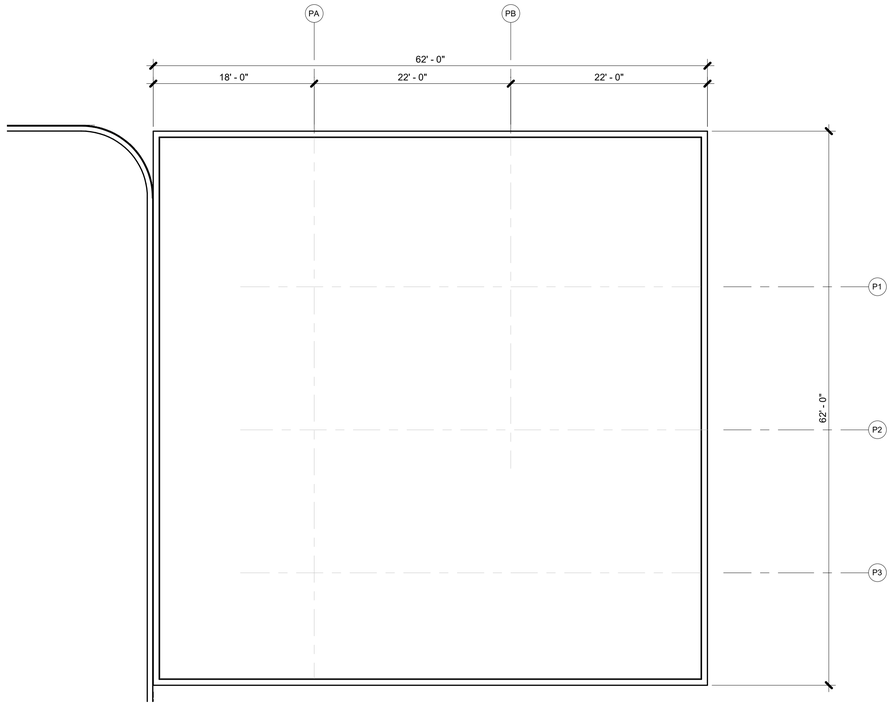
04 EAST ELEVATION PAVILION

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



03 SOUTH ELEVATION PAVILION

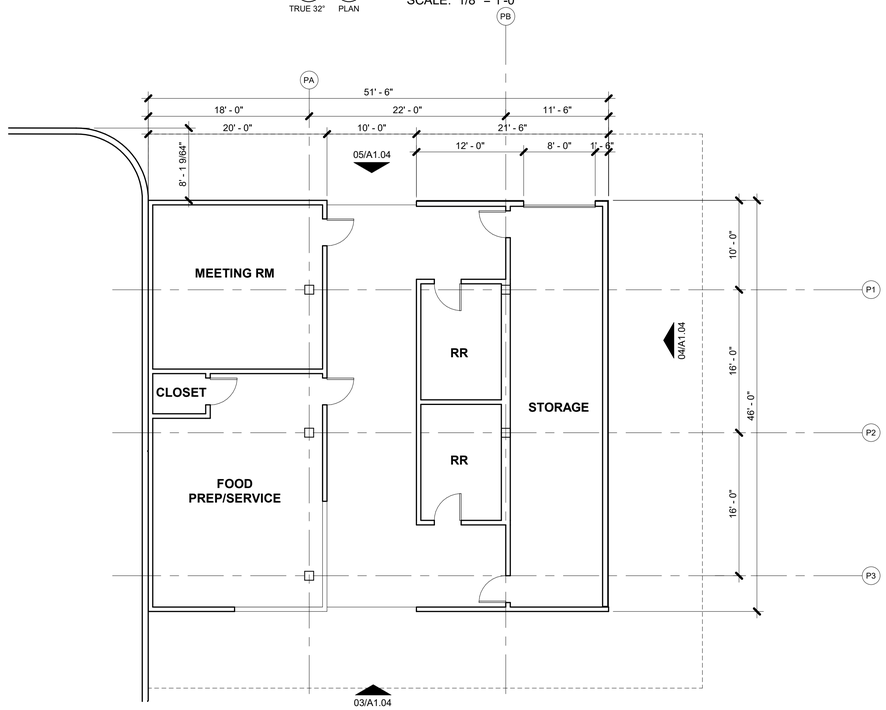
SCALE: 1/8" = 1'-0"



TRUE 32° PLAN

02 PAVILION ROOF

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



TRUE 32° PLAN

01 PAVILION PLAN

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

CASE # Z2020-053

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-9990

REGISTERED ARCHITECT
DAVID MEINHARDT
12 10 1
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: PAVILLION

A1.04

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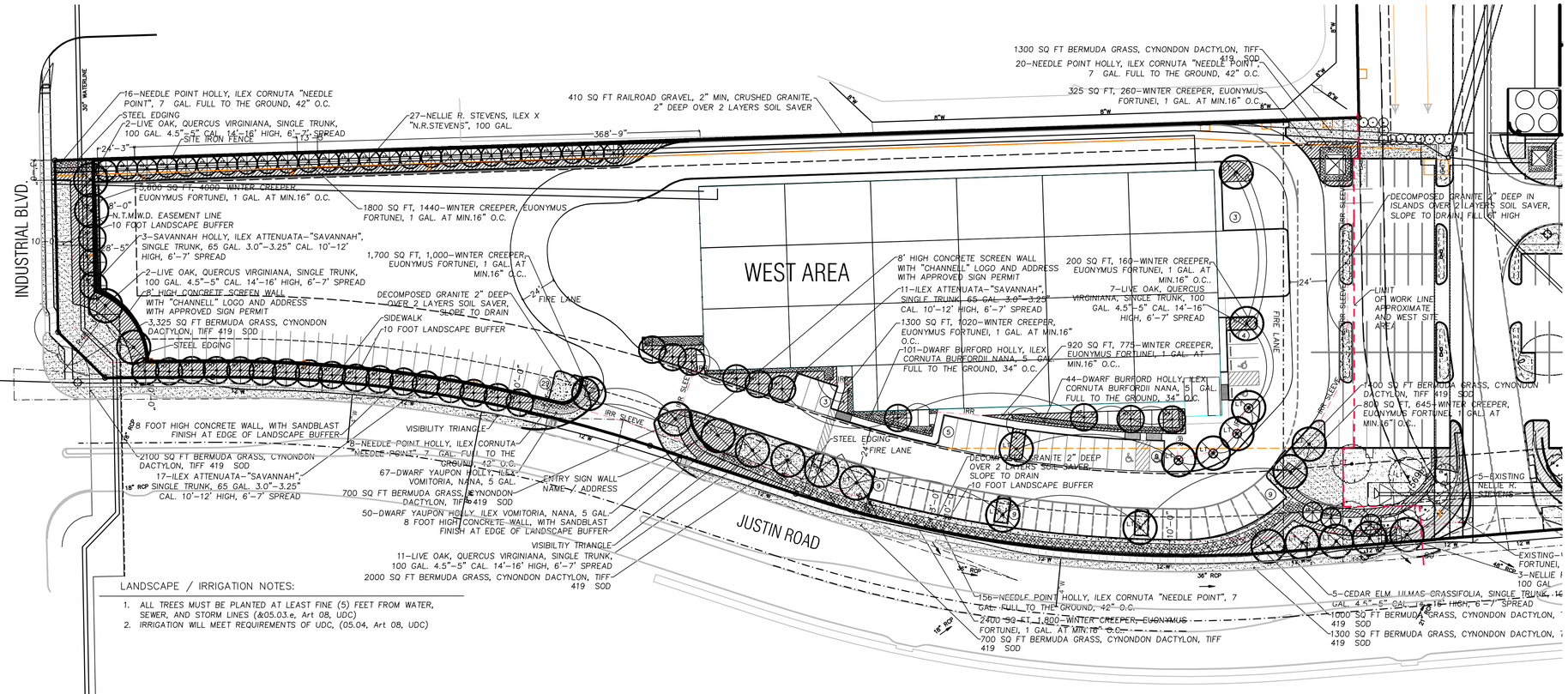
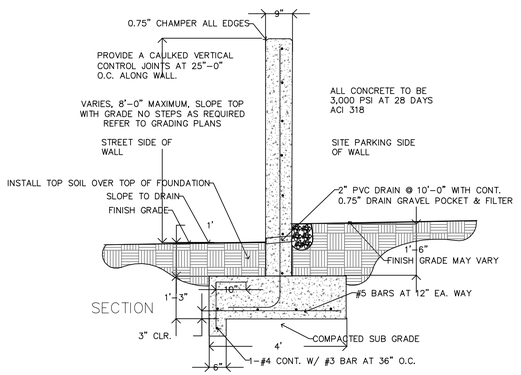


LANDSCAPE / IRRIGATION NOTES:

1. ALL TREES MUST BE PLANTED AT LEAST FINE (5) FEET FROM WATER, SEWER, AND STORM LINES (&05.03.e, Art 08, UDC)
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC, (05.04, Art 08, UDC)



1 SITE SCREEN WALL DETAILS

N.T.S.

NOTE:
1. CONCRETE COLOR MIX TO BE APPROVED BY CLIENT
2. STEP FOOTING AS REQUIRED IN 8" STEPS
3. BACK FILL SOIL AFTER FORM WORK REMOVAL TO GRADES SHOWN.
4. 5. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS, FORM WORK, CONCRETE WASH OUT FROM SITE.

SAND BLASTING NOTE.
1. ALL EXPOSED SURFACES TO BE SAND BLASTED.
2. SAMPLE TO BE APPROVED BY CLIENT.
3. SAND BLAST SAND MAY USED ON LANDSCAPE BEDS. NO CLEAN UP EXCEPT ON PAVING SURFACES.

LANDSCAPE PLAN LEGEND

1–CT–1 — QUANTITY; SYMBOL KEY TO PLANT LIST

IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

LANDSCAPE TREE SYMBOLS

PROPOSED TREES / EXISTING TREES

LARGE (LT) / LARGE (LT) — SITE TREES LARGE PER TYPE AND SIZE NOTED ON PLAN
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE
WITH 4" WATER RING AND 3" MULCH OVER TREE BALL

MEDIUM (MT) / MEDIUM (MT) — SITE TREES MEDIUM PER TYPE AND SIZE NOTED ON PLAN
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE
WITH 4" WATER RING AND 3" MULCH OVER TREE BALL

SMALL (ST) / SMALL (ST) — SITE TREES SMALL PER TYPE AND SIZE NOTED ON PLAN
INSTALL (1) ONE ADJUSTABLE BUBBLERS ON EACH TREE

12'–0" (EX) / 12'–0" (EX) — EVERGREEN SCREENING SHRUBS, NELLIE R. STEVENS HOLLY. WITH 4" TREE RING AND 3" MULCH
INSTALL (2) TWO ADJUSTABLE BUBBLER ON EACH SHRUB

6'–0" / 6'–0" — EVERGREEN SHRUBS FOR SCREENING

3'–0" — EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE

EVERGREEN GROUND COVER WITH STEEL EDGING

BERMUDA GRASS–ON SITE, ROLL TWO TIMES ,SEE DETAILS

6" FILL — PARKING LOT ISLAND AND TRANSFORMERS, INSTALL DECOMPOSED GRANITE 3" DEEP WITH STEEL EDGING ON LANDSCAPE SIDES OF BED FILL ISLAND WITH SITE SOIL TO BACK OF CURB AND SLOPE UP INTO MIDDLE 6", INSTALL DECOMPOSED GRANITE TO SLOPE TO DRAIN OVER TOP OF CURB TO LOW SIDE

CITY OF ROCKWALL LANDSCAPE STANDARDS, WEST SIDE LOT AREA

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA – WEST SITE 4.147 ACRES		180,675 SQ. FT.
A. SCREENING OF SITE LOADING DOCKS	YES	8' HIGH WALL
B. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 4.0" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
C. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
D. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
E. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEEDED.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN BUFFER, (1) CANOPY AND (1) ACCENT TREE PER 50 FEET. INDUSTRIAL DRIVE 142 LINEAR FT JUSTIN ROAD 870 LINEAR FT	3 CANOPY TREE 3 ACCENT TREE 17 CANOPY TREE 17 ACCENT TREE	3 CANOPY TREE 3 ACCENT TREE (*)18 CANOPY TREE 17 ACCENT TREE
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	SEE (+) BELOW
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	YES	YES
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX. SITE AREA = 180,675 SQ. FT.	27,101 SQ FT	29,580 SQ FT. 16.3%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES.	8 TREES	11 TREES

(*) STREET TREES EXTEND INTO THE ADJACENT LANDSCAPE AREA BETWEEN STREET AND PARKING EDGE.

CHANNELL, ROCKWALL TEXAS

VARIANCE REQUEST FOR ALTERNATE LANDSCAPE PLAN DATED 12012020

The Phase One Channell Project Landscape Plan was installed per an Alternate Landscape Plan Dated 03/04/2016. The City of Rockwall Planning Department Approved this plan.

As this approved Alternate Landscape Plan included several designs that were considered to meet or exceeded the City of Rockwall Landscape Ordinance Intent. We desire to continue the same style of landscape along the Justin Road

These same Landscape Designs are shown on the SP2020-053 Alternative Landscape Plan.

1. The plan shows and edge of large evergreen holly shrubs along the parking lot edges as a living screen that will grow up and become a solid screen.
2. There are large shade trees spaced behind the Nellie R. Stevens Shrubs were use and not ornamental trees were provided.
3. The 03/04/2016 plan had a 6 foot high concrete wall to screen spaces or outside storage on site. This is shown as a 400 foot long 8 foot high wall for screening.
4. The plans both will have curved entry concrete walls 8 feet high with signage.

Per City or Rockwall Comments for landscape this plan as drawn should be considered as an Alternate Landscape Plan in keeping with the Style of the Channell Project Campus.

1. Provide the necessary screening associates with outside storage requirement along Justin Road. The Plan utilizes a row or large shrubs , Needle Point Holly and Row of Burford Holly, Savannah Holly Trees and Large Live Oak Trees and solid 8 foot high concrete screening wall to suffice for the solid screening that exceeds a row of canopy trees at 20-foot centers. The Shrubs will be maintained at 6-8 feet high.
2. The 10 foot wide Landscape Buffer is dimensioned as shown on the plans along Justin Road Frontage
3. The fire Lane is labeled on the Plan
4. The 10 foot wide Landscape Buffer is shown on the plans along Justin Road Frontage
5. Provide trees in the required street landscape buffer along Justin Road in numbers equal to one (1) canopy tree and one (1) accent tree for every 50 feet of street frontage. This would require 17 canopy trees and 17 Accent Trees. The Alternate Landscape Plan shows 17 canopy trees within 80 feet of the 873 foot Justin Road Edge Area and with the 400 foot long 8 foot high concrete wall and Savannah Holly Trees as the 17 accent trees. The Alternate Landscape Plan dated 12/01/2020 provides a screened edge that will provide a dense screen that exceeds only using trees.

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LANDSCAPE ARCHITECTS AND PLANNER
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REPRODUCTION IS PROHIBITED

REGISTERED LANDSCAPE ARCHITECT — THOMAS H. PRITCHETT — 2115 — STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 12/01/2020

0 20 40 60 80 100 FEET

PLOTS AT 24" X 60" SHEET TO 1"=40'

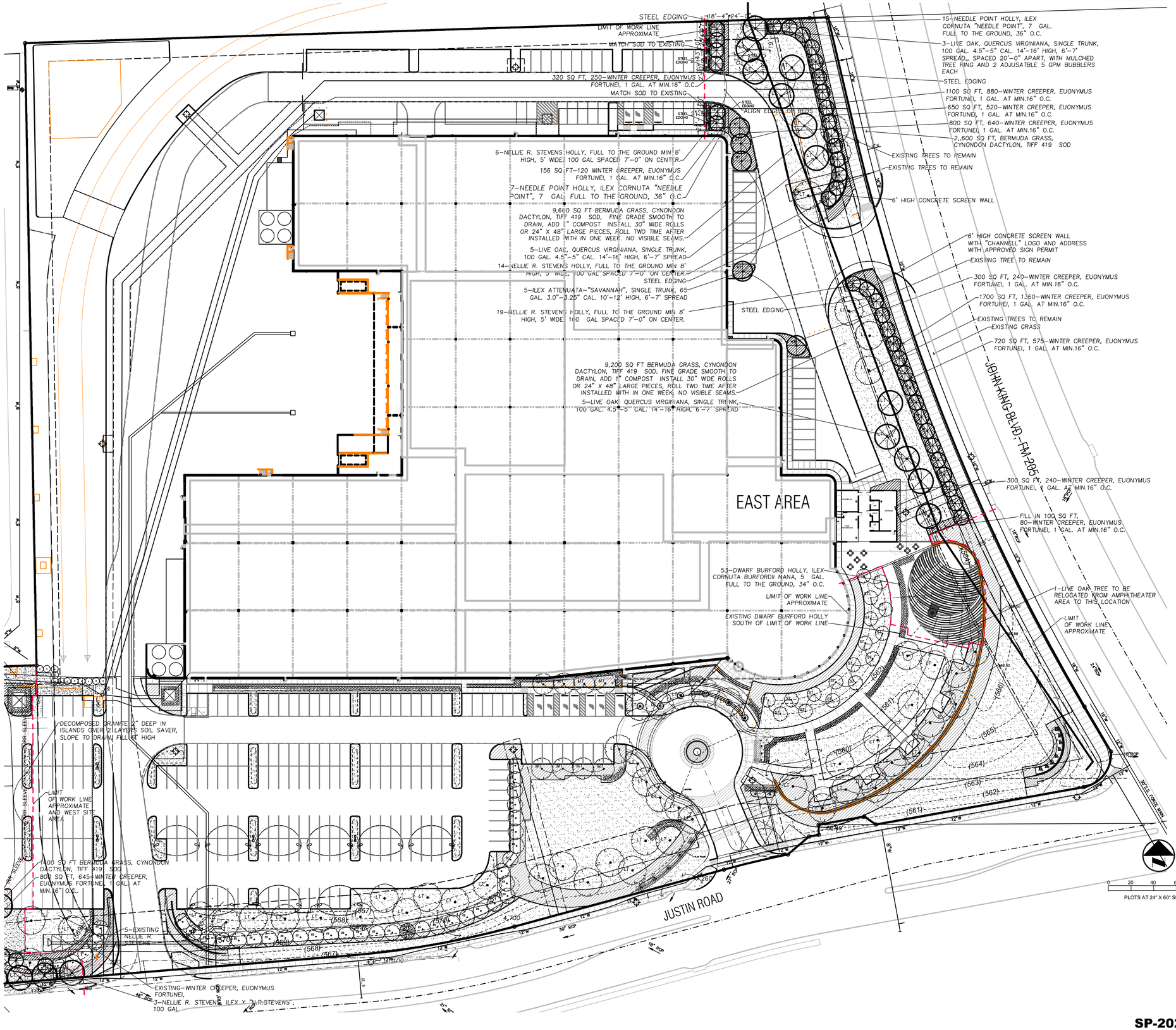
NO.	DATE	REVISION

T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

ALTERNATE LANDSCAPE PLAN WEST
CHANNELL COMMERCIAL CORP.
WEST PARKING & STORAGE LAYOUT
1700 JUSTIN ROAD
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	12/01/2020	1"=30'			LAW-1

SP-2020-053



LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER. PER MANUFACTURER INSTRUCTIONS.
6 INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"-2" HIGH..

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REGISTERED LANDSCAPE ARCHITECT
THOMAS H. PRITCHETT
2115
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT. R.L.A. NO. 2115 ON 12/01/2020

NO.	DATE	REVISION

T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

ALTERNATE LANDSCAPE PLAN EAST

CHANNELL COMMERCIAL CORP.

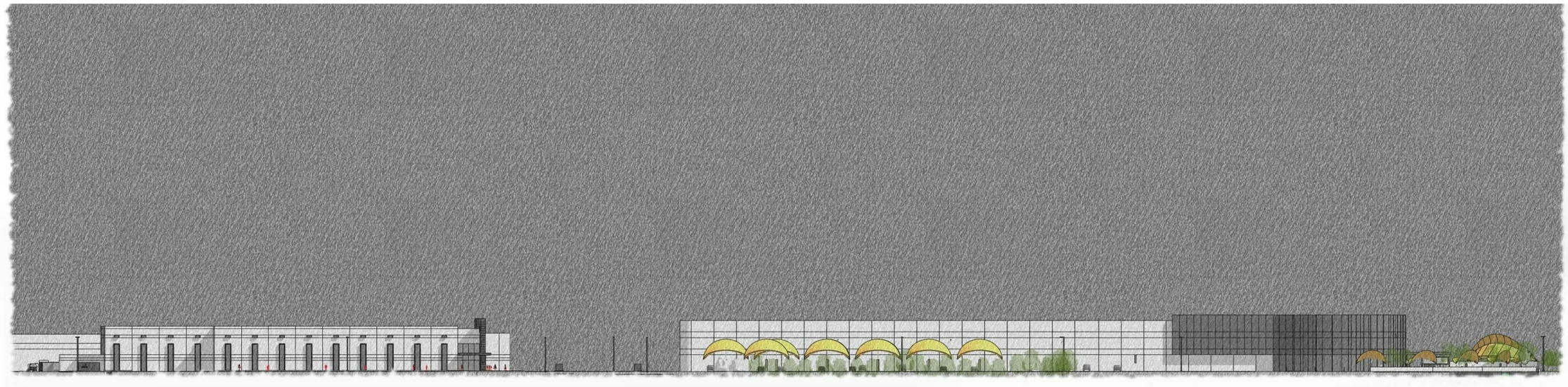
WEST PARKING & STORAGE LAYOUT

1700 JUSTIN ROAD

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	12/01/2020	1"=30'			LAE-1

SP-2020-053



SOUTH CAMPUS ELEVATION - JUSTIN RD



EAST CAMPUS ELEVATION - JOHN KING BLVD

REVISIONS
1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
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SUITE 630
DALLAS TEXAS 75254
972 960-8860

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z CONCEPT IMAGES

A1.05

CASE # Z2020-053

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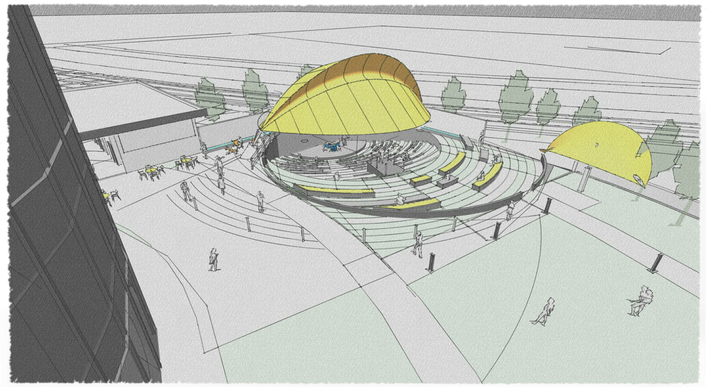

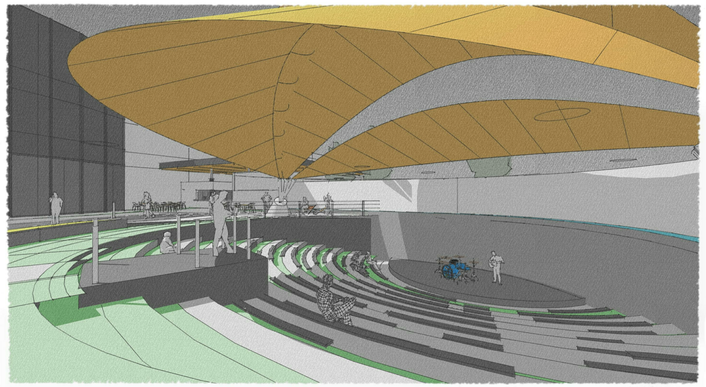

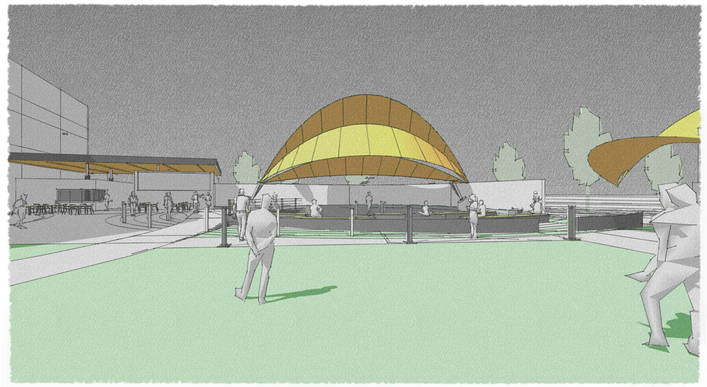

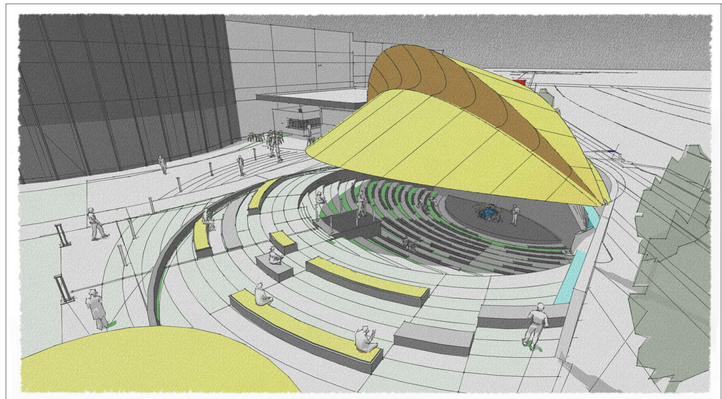

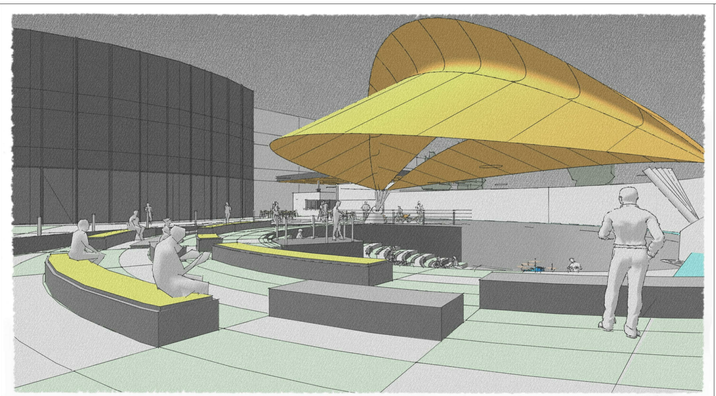

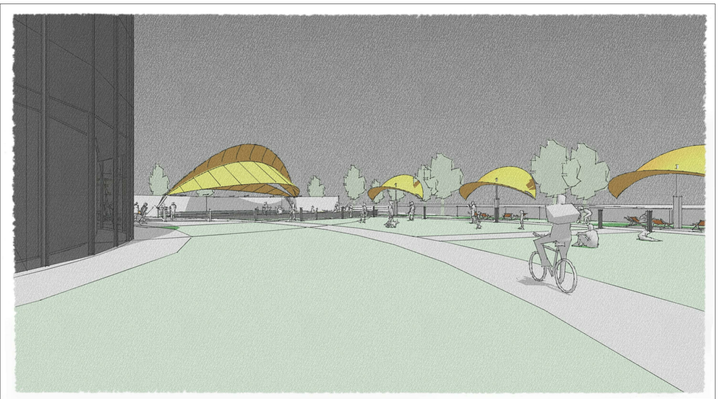



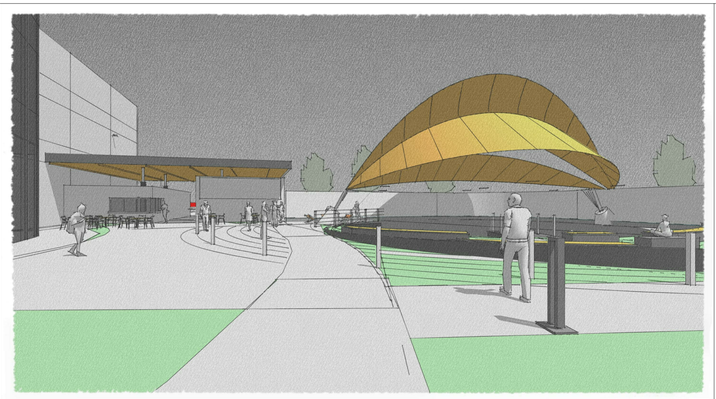

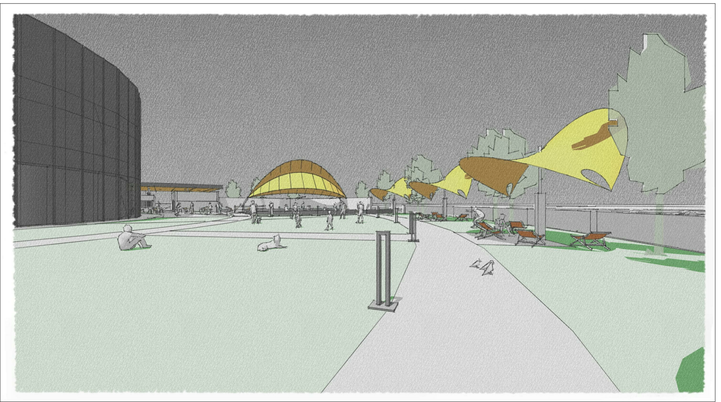

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8880

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205

DATE: 11.13.2020

DRAWN BY: DBC

CHECKED BY: DDM

SHEET: P&Z CONCEPT IMAGES

A1.06

CASE # Z2020-053

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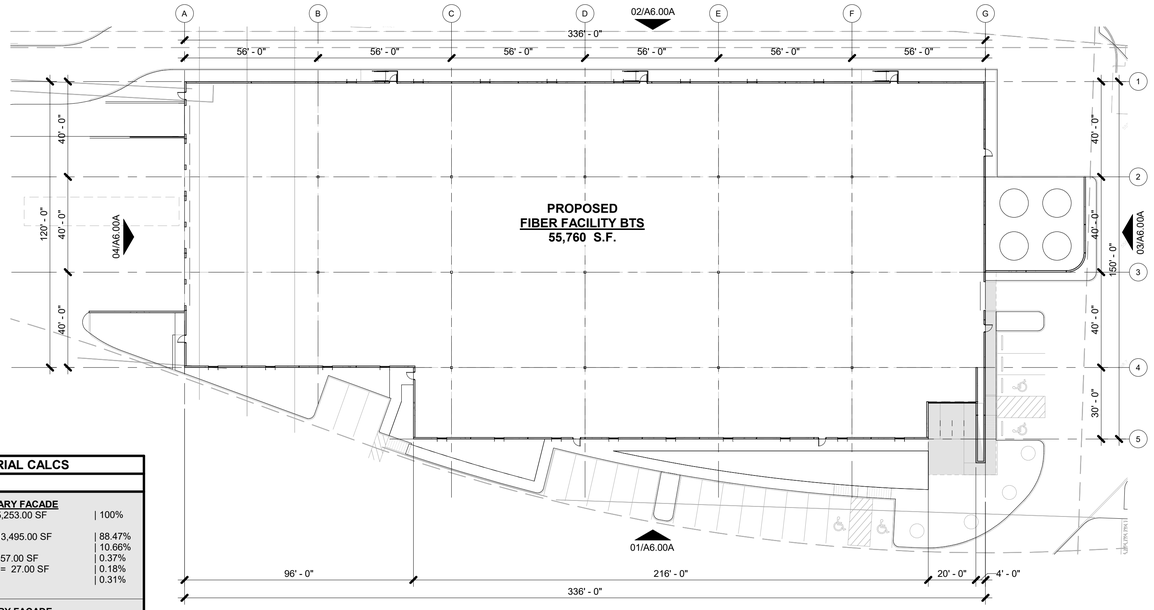
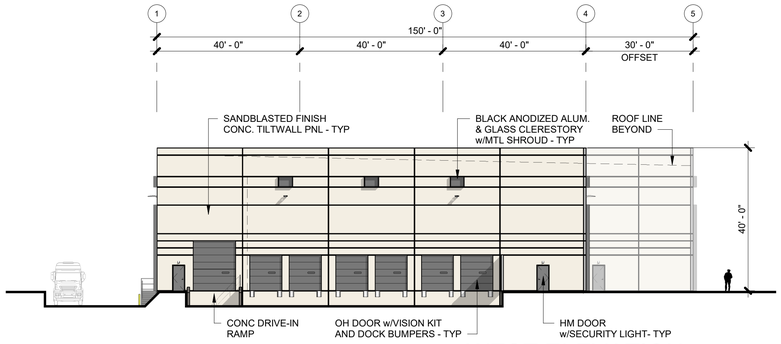
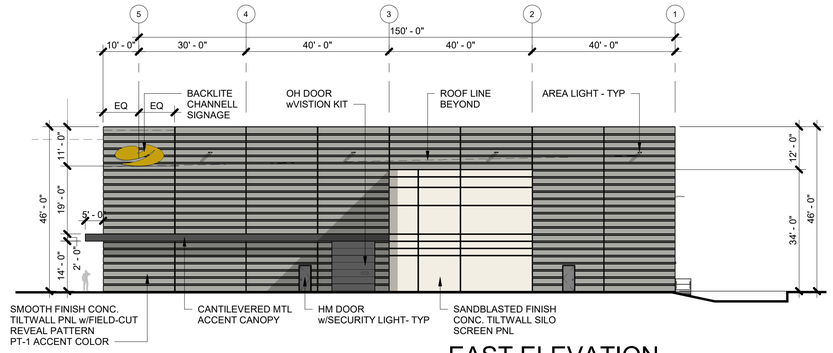




04 WEST ELEVATION

SCALE: 1" = 20'-0"

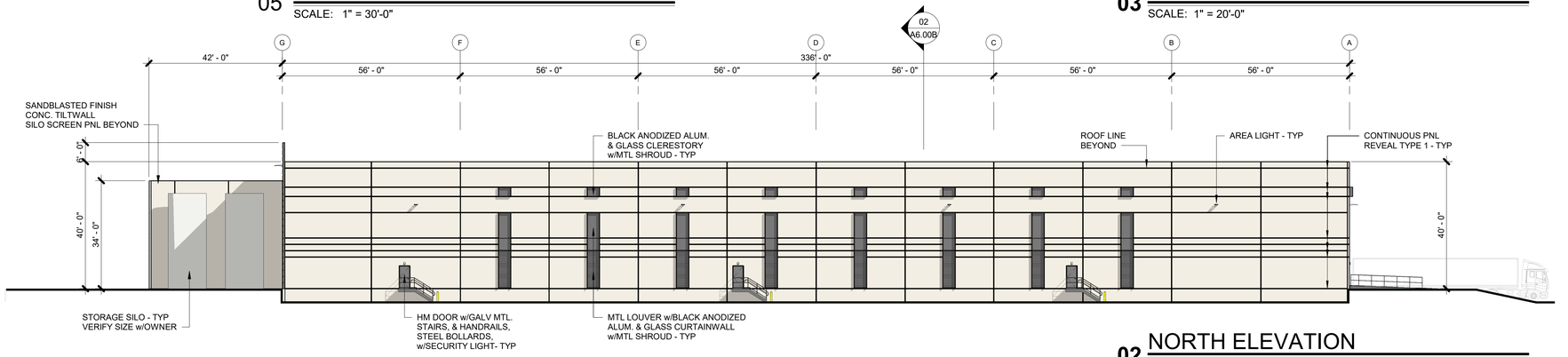


03 EAST ELEVATION

SCALE: 1" = 20'-0"

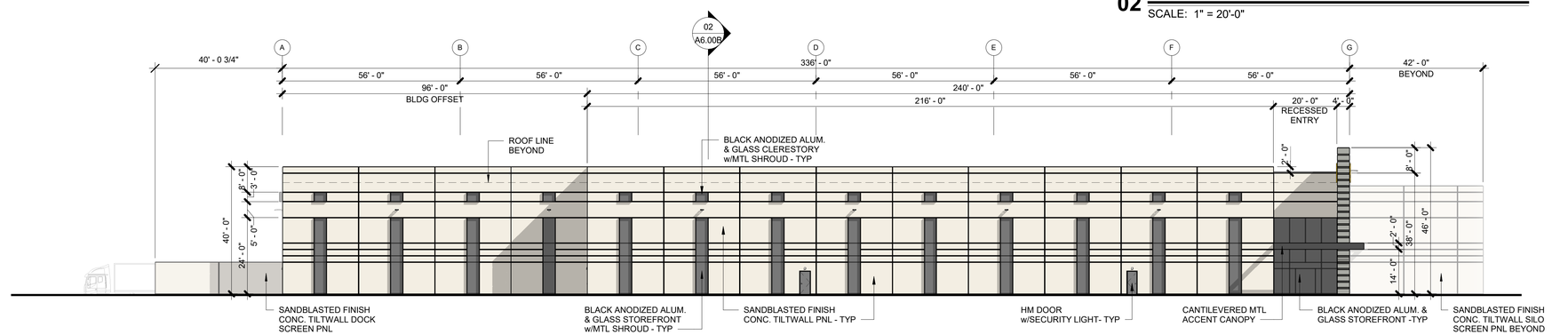
05 OVERALL SHELL FLOOR PLAN

SCALE: 1" = 30'-0"



02 NORTH ELEVATION

SCALE: 1" = 20'-0"



01 SOUTH ELEVATION

SCALE: 1" = 20'-0"

ELEVATION + MATERIAL CALCS

SOUTH ELEVATION - PRIMARY FACADE
TOTAL FACADE AREA = 15,253.00 SF | 100%

• CONCRETE TILTWALL = 13,495.00 SF	88.47%
• GLASS = 1,626.00 SF	10.66%
• MTL ACCENT CANOPY = 57.00 SF	0.37%
• MTL WINDOW SHROUDS = 27.00 SF	0.18%
• HM DOORS = 48.00 SF	0.31%

WEST ELEVATION - PRIMARY FACADE
TOTAL FACADE AREA = 6,290.00 SF | 100%

• CONCRETE TILTWALL = 5,473.00 SF	87.01%
• GLASS = 36 SF	0.57%
• MTL WINDOW SHROUDS = 1.00 SF	0.02%
• HM DOORS = 72.00 SF	1.14%
• OH DOORS = 708.00 SF	11.26%

NORTH ELEVATION
TOTAL FACADE AREA = 16,216.00 SF | 100%

• CONCRETE TILTWALL = 15,371.00 SF	97.79%
• GLASS = 419.00 SF	2.58%
• MTL WINDOW SHROUDS = 17.00 SF	0.10%
• MTL LOUVERS = 337.00 SF	2.08%
• HM DOORS = 72.00 SF	0.44%

EAST ELEVATION
TOTAL FACADE AREA = 4,935.00 SF | 100%

• CONCRETE TILTWALL = 1,613.00 SF	80.65%
• GLASS = 1.00 SF	0.05%
• MTL ACCENT CANOPY = 170.00 SF	8.50%
• HM DOORS = 48.00 SF	2.40%
• OH DOORS = 168.00 SF	8.40%

ARTICULATION CALCS

SOUTH ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	216' - 0" PROVIDED
3. WALL PROJECTION = 25% X 40'-0" = 10'-0" MIN	15' - 0" PROVIDED
4. ENTRY / ARCH ELEMENT LENGTH = 33% x 40'-0" = 13'-2 3/8" MIN	20' - 0" PROVIDED
5. PROJECTION HEIGHT = 25% x 40'-0" = 10'-0" MIN	8' - 0" PROVIDED
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x 40'-0") = 20'-0"	25' - 0" PROVIDED

WEST ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	120' - 0" PROVIDED
3. WALL PROJECTION = 25% X HEIGHT = N/A	N/A
4. ENTRY / ARCH ELEMENT LENGTH = 33% x LENGTH = N/A	N/A
5. PROJECTION HEIGHT = 25% x HEIGHT = N/A	N/A
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x H)	N/A

NORTH ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 3 x 40'-0" = 120'-0" MAX	336' - 0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x LENGTH = N/A	N/A
4. ENTRY / ARCH ELEMENT WIDTH = 15% x HEIGHT = N/A	N/A
5. PROJECTION HEIGHT = 15% x HEIGHT	N/A

EAST ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 46'-0"	
2. WALL LENGTH = 3 x 46'-0" = 138'-0" MAX	80' - 0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x 80'-0" = 12'-0" MIN	40' - 0" PROVIDED
4. ENTRY / ARCH ELEMENT WIDTH = 15% x 46'-0" = 6'-10 13/16" MIN	42' - 0" PROVIDED
5. PROJECTION HEIGHT = 15% x 46'-0" = 6'-10 13/16" MIN	12' - 0" PROVIDED

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8660

REGISTERED ARCHITECT
DAVID MEINHARDT
12 10 1
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z ELEVATIONS

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CASE # Z2020-053

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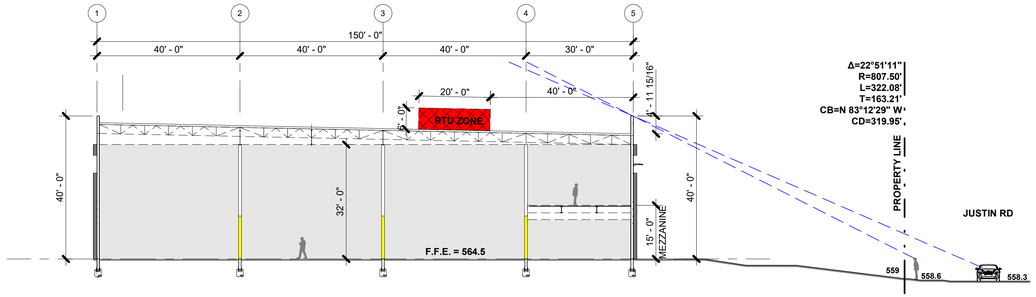
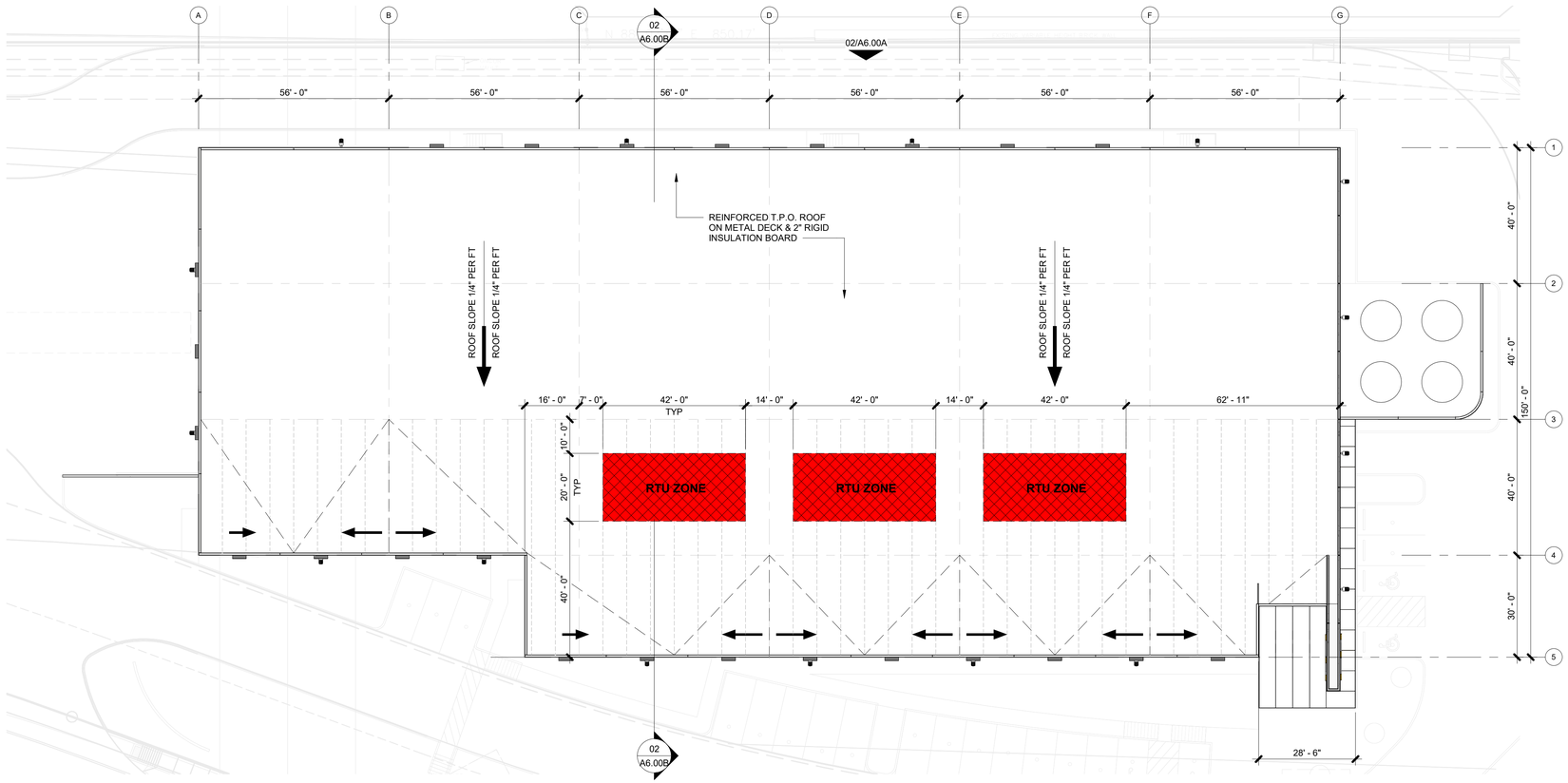


02 BUILDING SECTION

SCALE: 1" = 20'-0"



01 OVERALL ROOF PLAN

SCALE: 1" = 20'-0"

TRUE 32° PLAN

1 CASE # Z2020-053

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

14901 DALLAS PARKWAY
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DALLAS TEXAS 75254
972 980-8880

REGISTERED ARCHITECT
DAVID MEINHARDT
12 10 1
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
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PROPOSED
FIBER FACILITY BTS
55,760 S.F.

REVISIONS
1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
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14643 DALLAS PARKWAY
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DALLAS TEXAS 75254
972 960-8660

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z VISUALIZATION

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CASE # Z2020-053

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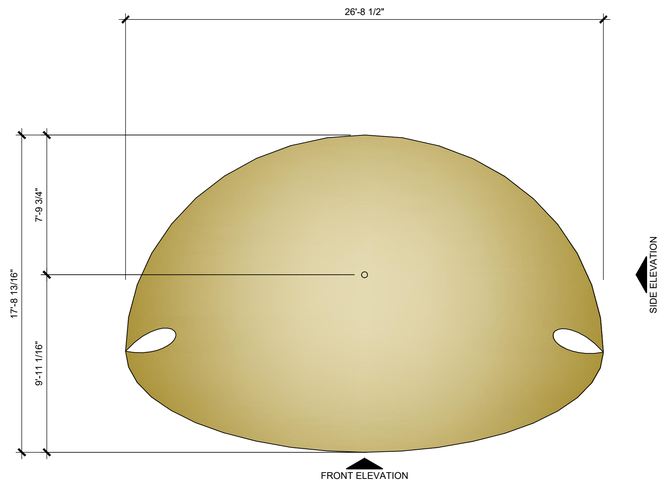
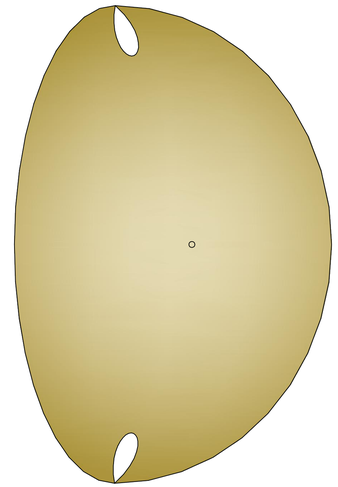
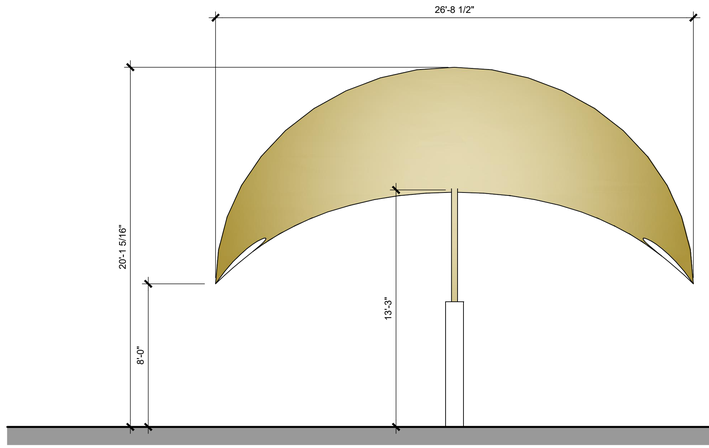


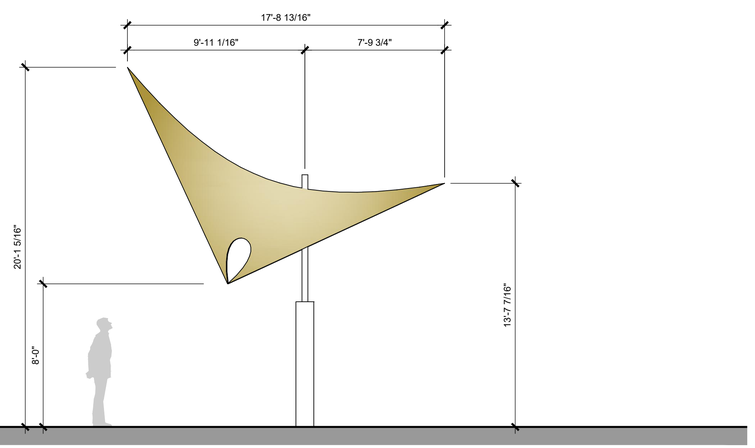
PLAN



PLAN



FRONT ELEVATION



SIDE ELEVATION

01 SMALL TENSILE
SCALE: 1/4" = 1'-0"

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 980-8860

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

A9.00

CASE # Z2020-053

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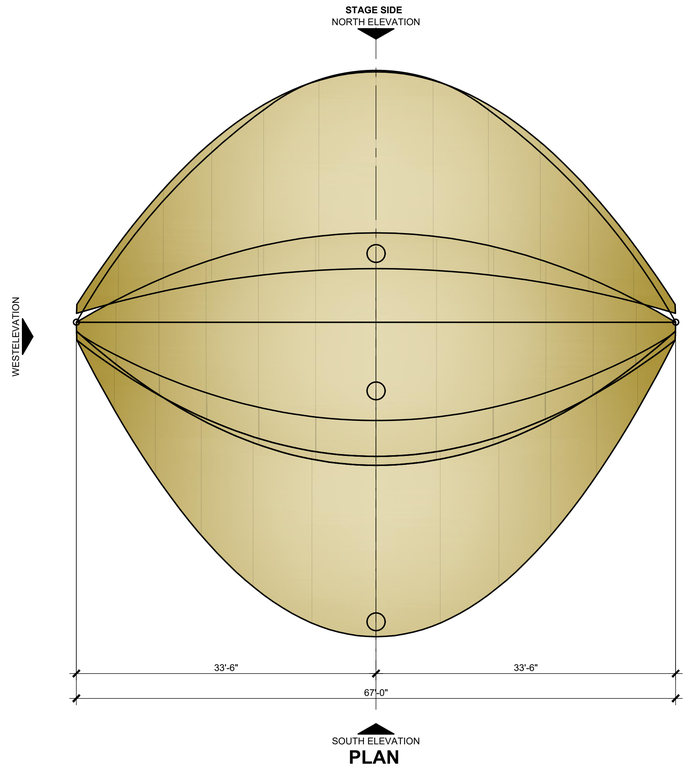

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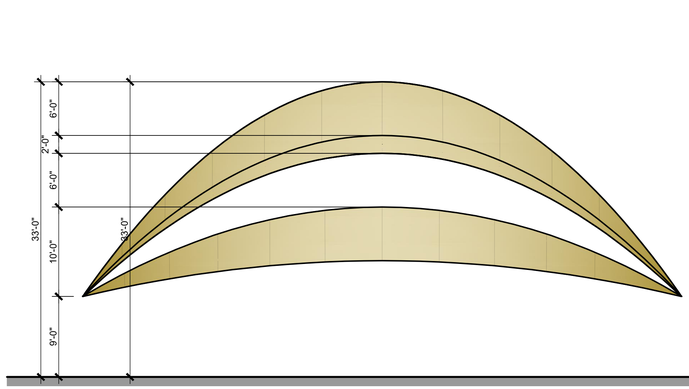
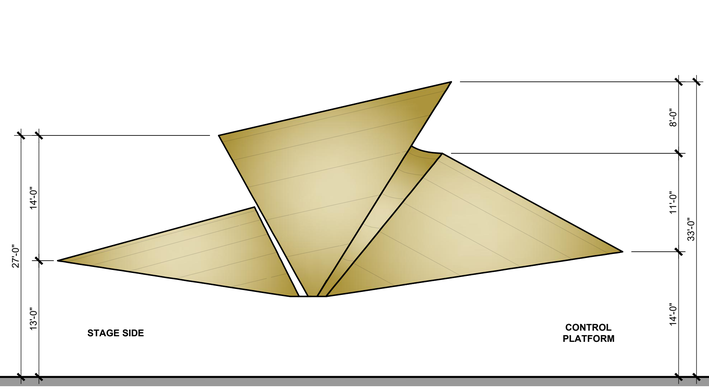
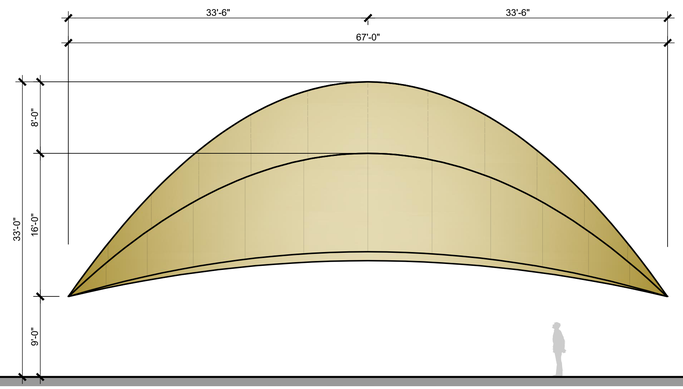


NORTH ELEVATION - OPEN



ELEVATION



SOUTH ELEVATION - CLOSED

01 AMPHITHEATER TENSILE
SCALE: 1/8" = 1'-0"

CASE # Z2020-053

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14241 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 980-8990

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

A9.01

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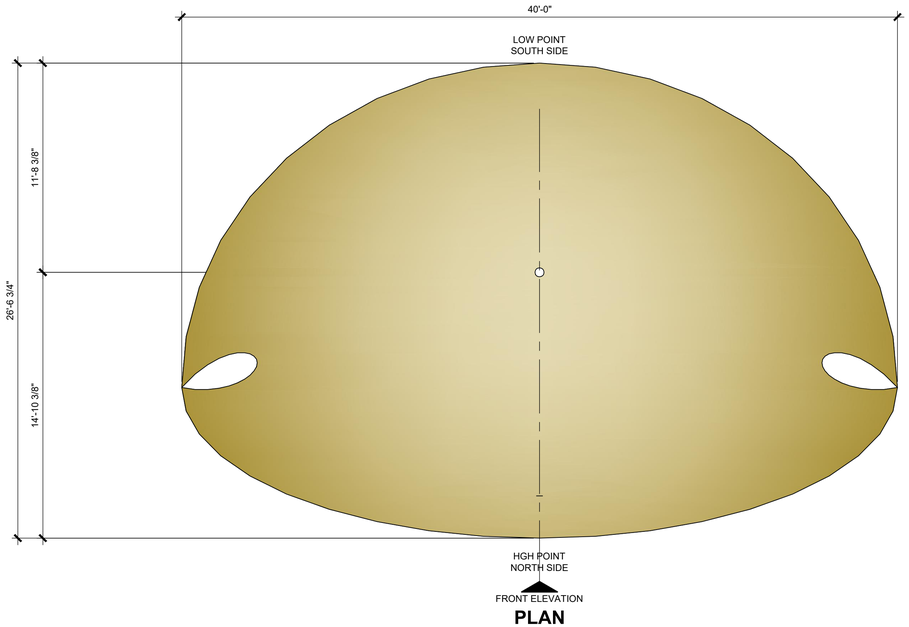

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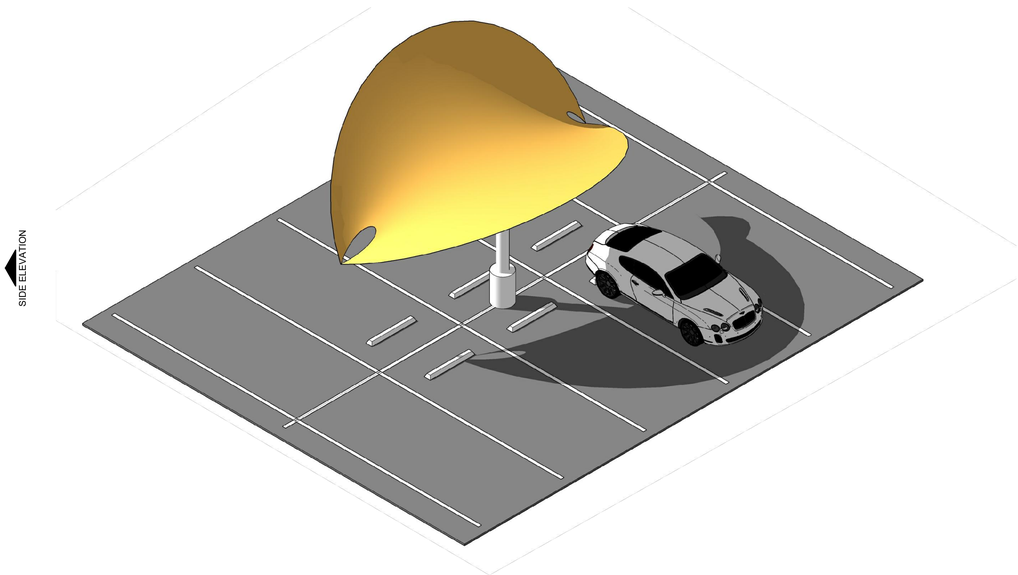
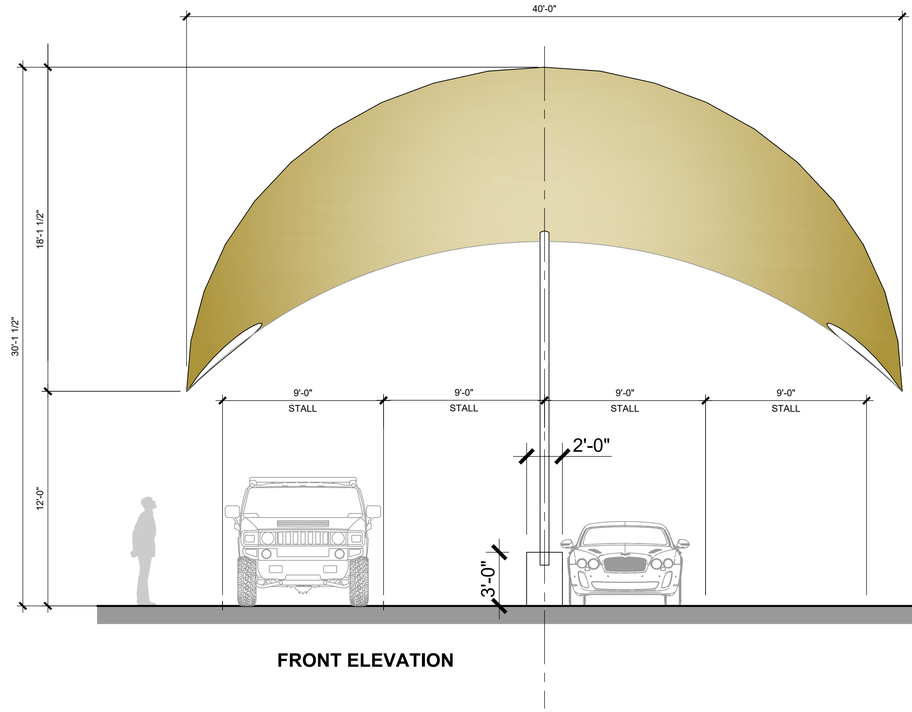
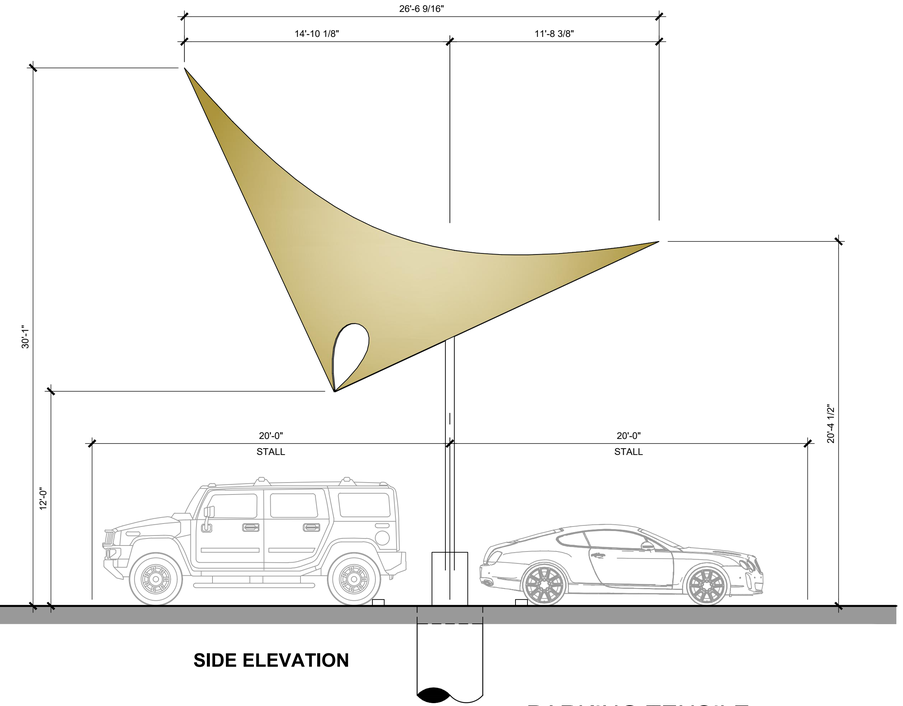




FRONT ELEVATION



SIDE ELEVATION

01 PARKING TENSILE
SCALE: 1/4" = 1'-0"

CASE # Z2020-053

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 960-8680

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

A9.02

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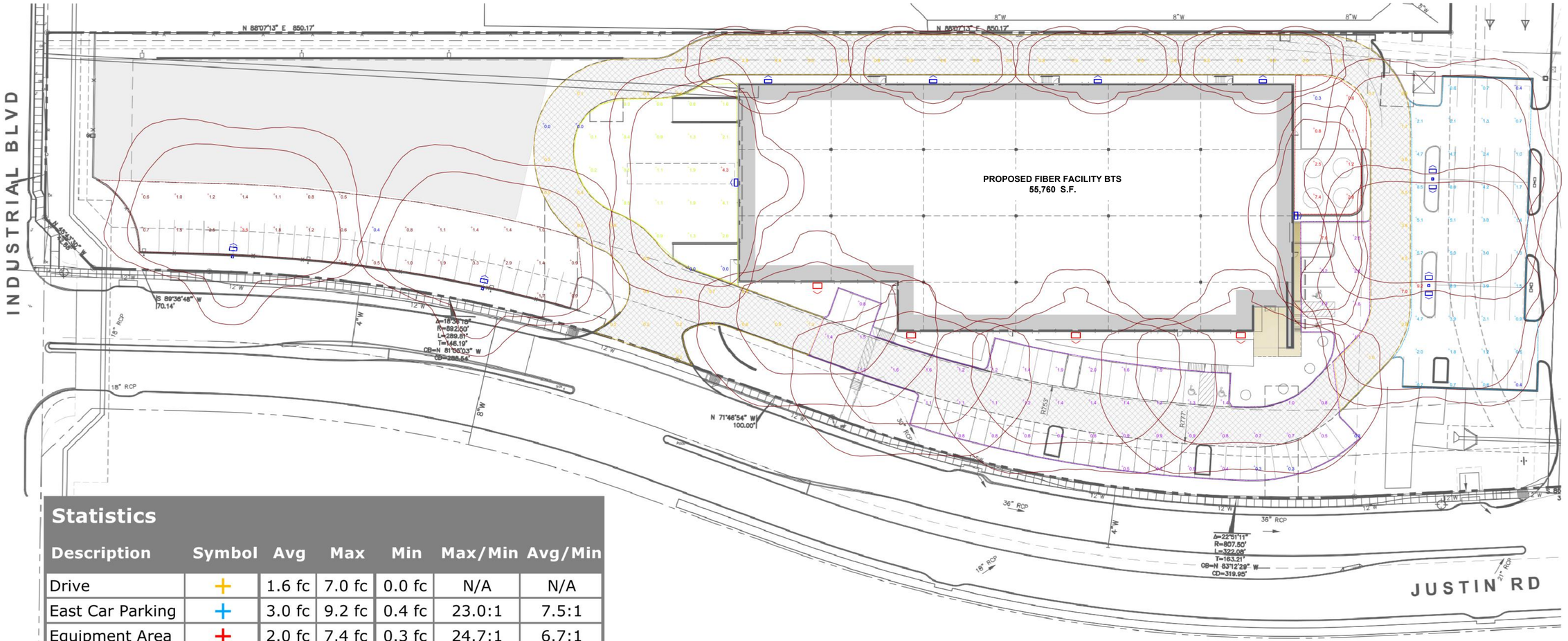

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive	+	1.6 fc	7.0 fc	0.0 fc	N/A	N/A
East Car Parking	+	3.0 fc	9.2 fc	0.4 fc	23.0:1	7.5:1
Equipment Area	+	2.0 fc	7.4 fc	0.3 fc	24.7:1	6.7:1
S Car Parking	+	1.3 fc	7.0 fc	0.3 fc	23.3:1	4.3:1
Trcuk Court	+	1.2 fc	4.3 fc	0.0 fc	N/A	N/A
West Car Parking	+	1.3 fc	3.5 fc	0.4 fc	8.8:1	3.3:1

NORTH

01 SITE PLAN - PHOTOMETRIC

SCALE: 1" = 60'-0"

0 30 60 120 180

GRAPHIC SCALE IN FEET

REVISIONS:

1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 530
DALLAS TEXAS 75254
972 960-8960

REGISTERED ARCHITECT DAVID MEINHARDT STATE OF TEXAS 12101

12.01.2020

PROJECT NO: 20-205

DATE: 11.13.2020

DRAWN BY: DBC

CHECKED BY: DDM

SHEET: SITE PLAN - PHOTOMETRIC

A9.03-E

1 CASE # Z2020-053

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CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD | ROCKWALL, TEXAS 75006



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 18.762-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, CHANNELL SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by David Meinhardt of Meinhardt & Associates Architects on behalf of Ed Burke of Channell Commercial Corporation for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses, on a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Commercial Corporation, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 Justin Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of any buildings on the *Subject Property* shall generally be in

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accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of an amphitheater on the *Subject Property* shall generally be in accordance with the *Concept Amphitheater Plan*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of any shade canopies on the *Subject Property* shall generally be in accordance with the *Concept Canopy Plan*, depicted in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That any landscaping planted or installed on the *Subject Property* shall generally be in accordance with the *Concept Landscape Plan*, depicted in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 7. That any lighting installed on the *Subject Property* shall generally be in accordance with the *Concept Photometric Plan*, depicted in *Exhibit 'H'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'H'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 8. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'I'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'I'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 9. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 11. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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SECTION 12. 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 4TH DAY OF JANUARY, 2021.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 21, 2020*

2nd Reading: *January 4, 2021*

DRAFT ORDINANCE 12.08.2020

Exhibit 'A':
Legal Description

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 3, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 20200000008947 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Willcar Holdings LLC recorded in Instrument No. 20170000002016 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 2 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

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ORDINANCE
XX.08.2020

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way

DRAFT ORDINANCE 08.20.20

corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the *POINT OF BEGINNING*;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

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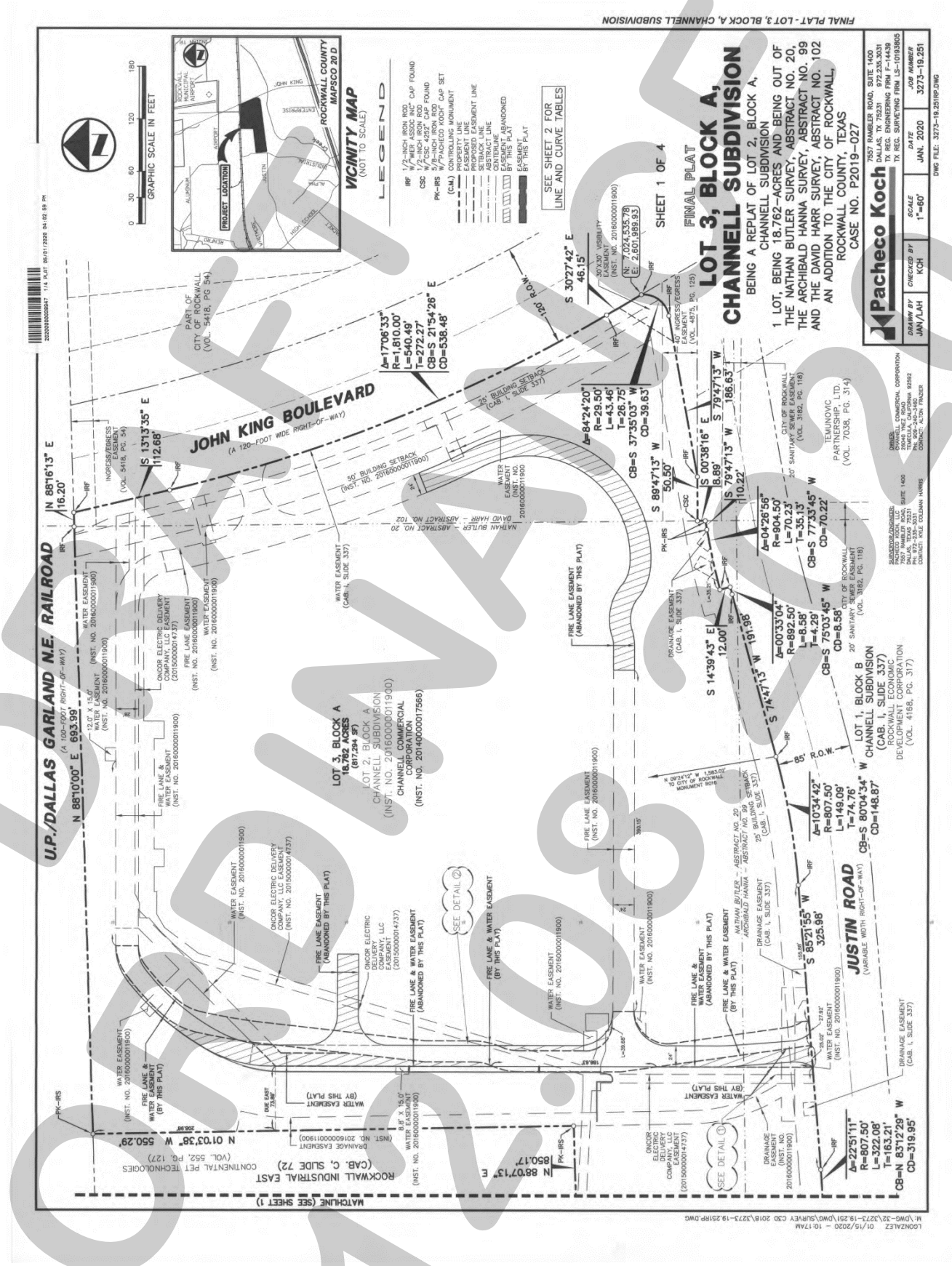
Exhibit 'B':
Lot 3, Block A, Channell Subdivision



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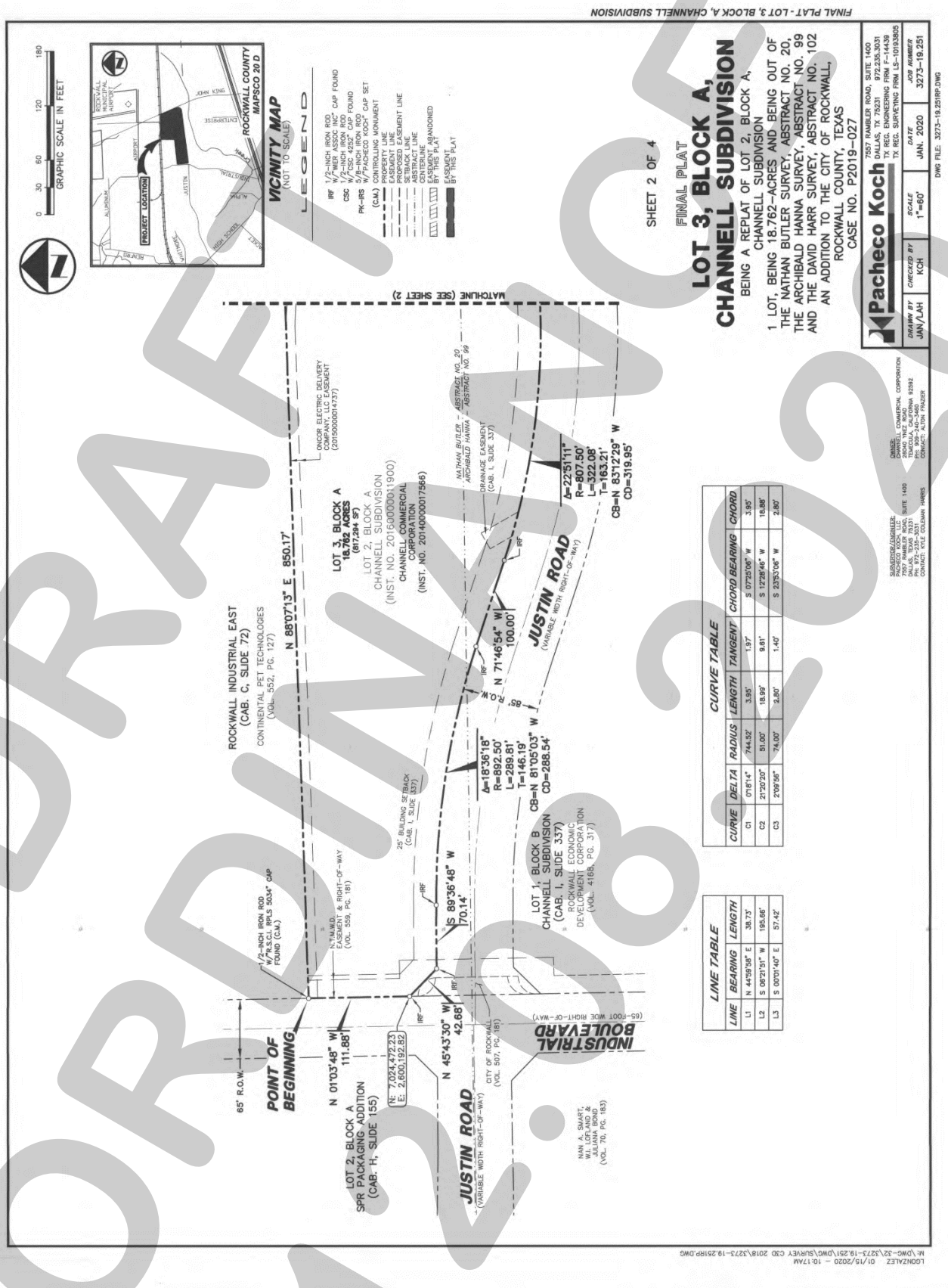
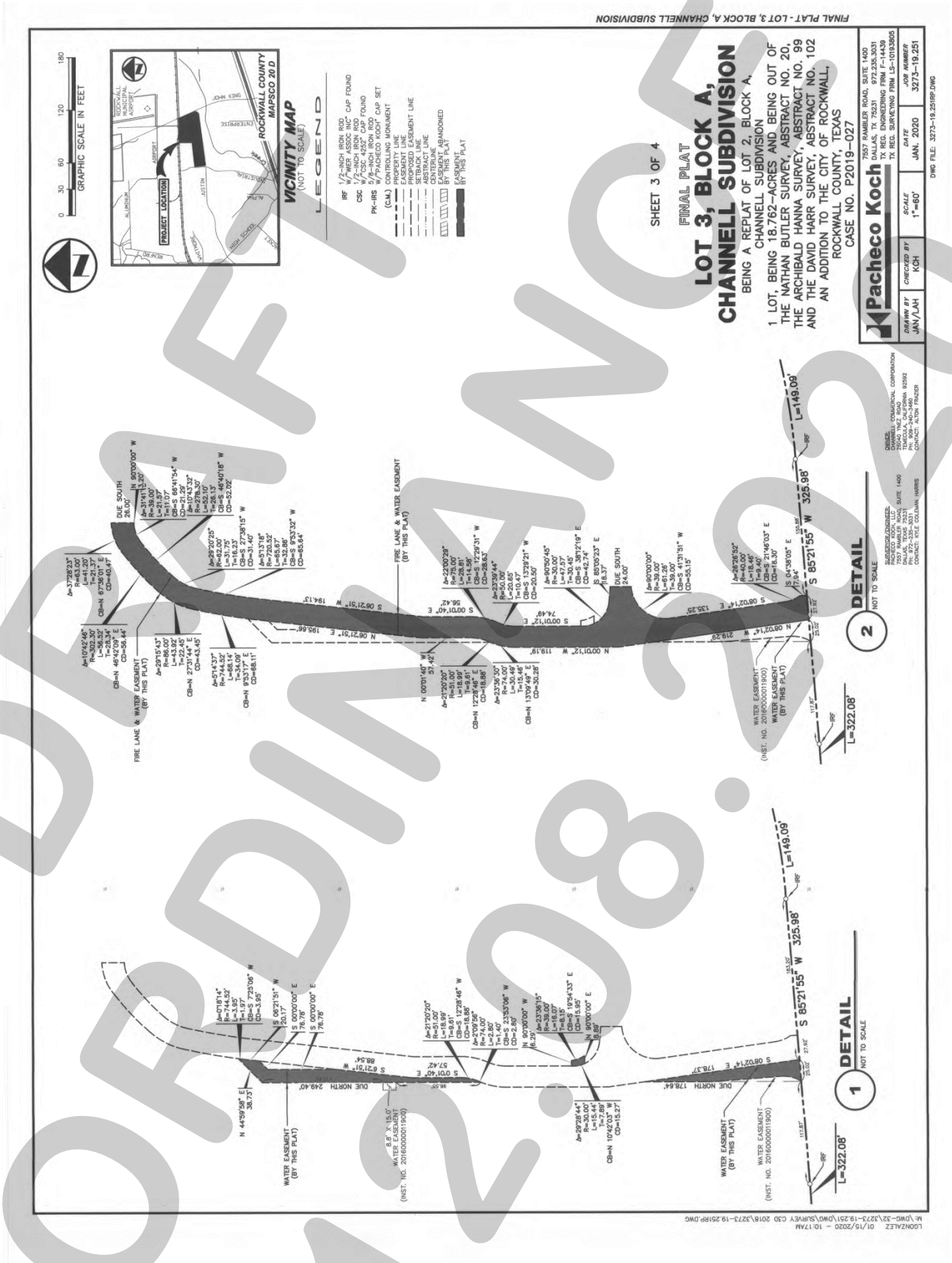


DRAFT ORDINANCE 12.08.2020

Exhibit 'B':
Lot 3, Block A, Channell Subdivision



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ORDINANCE
12.08.2020

Exhibit 'B':
Lot 3, Block A, Channell Subdivision

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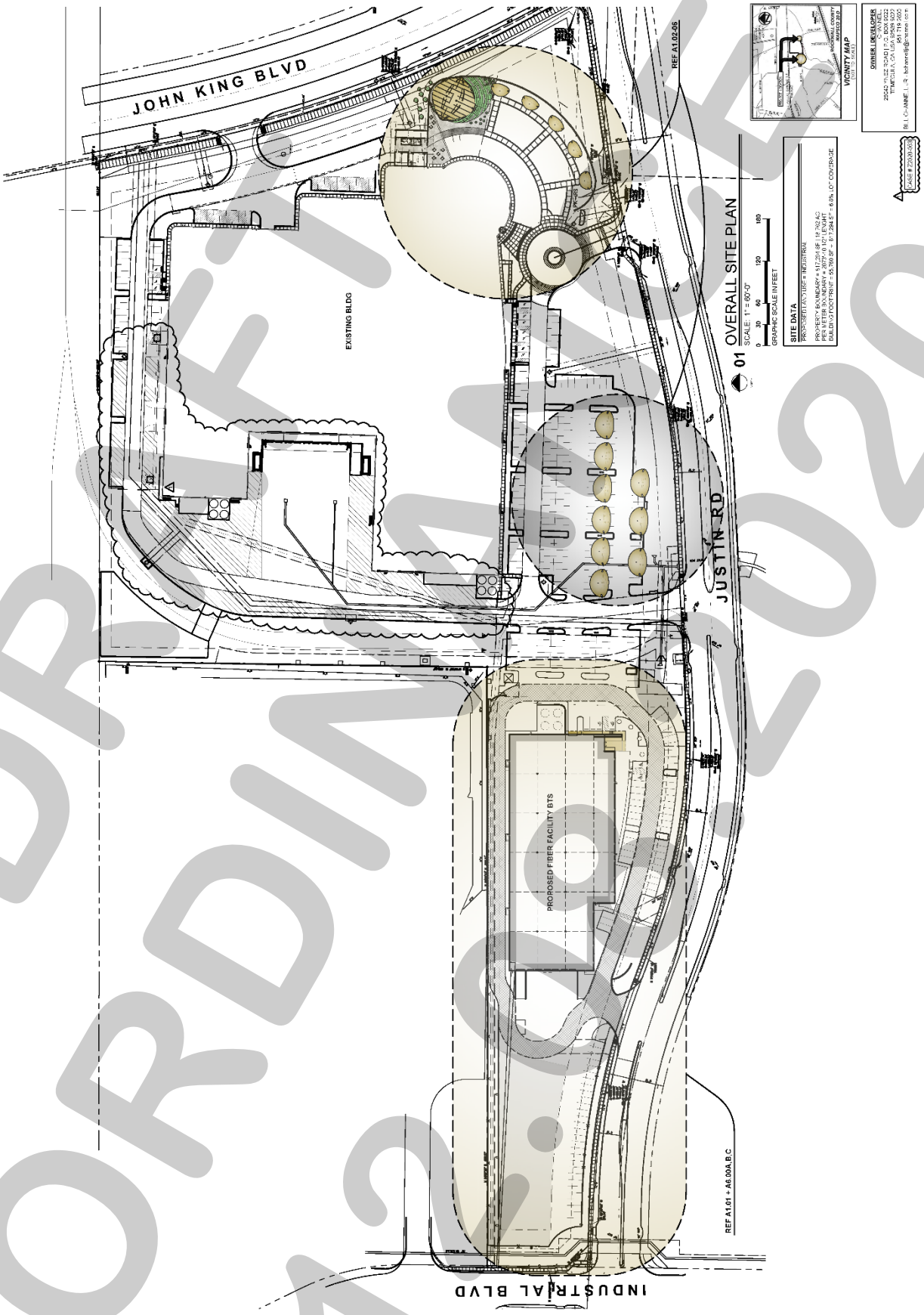
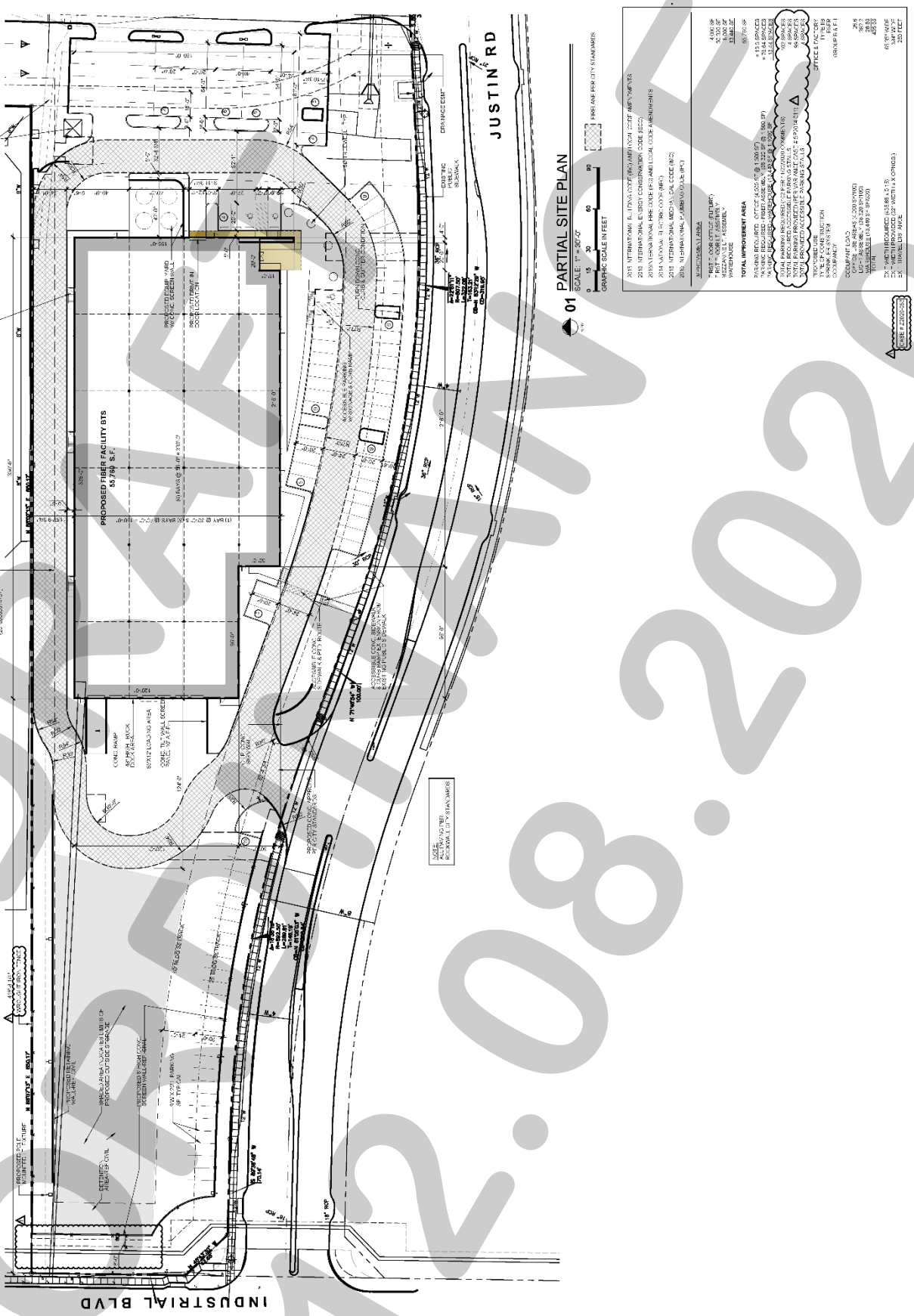
1/31/2020

Exhibit 'C':
Concept Plan



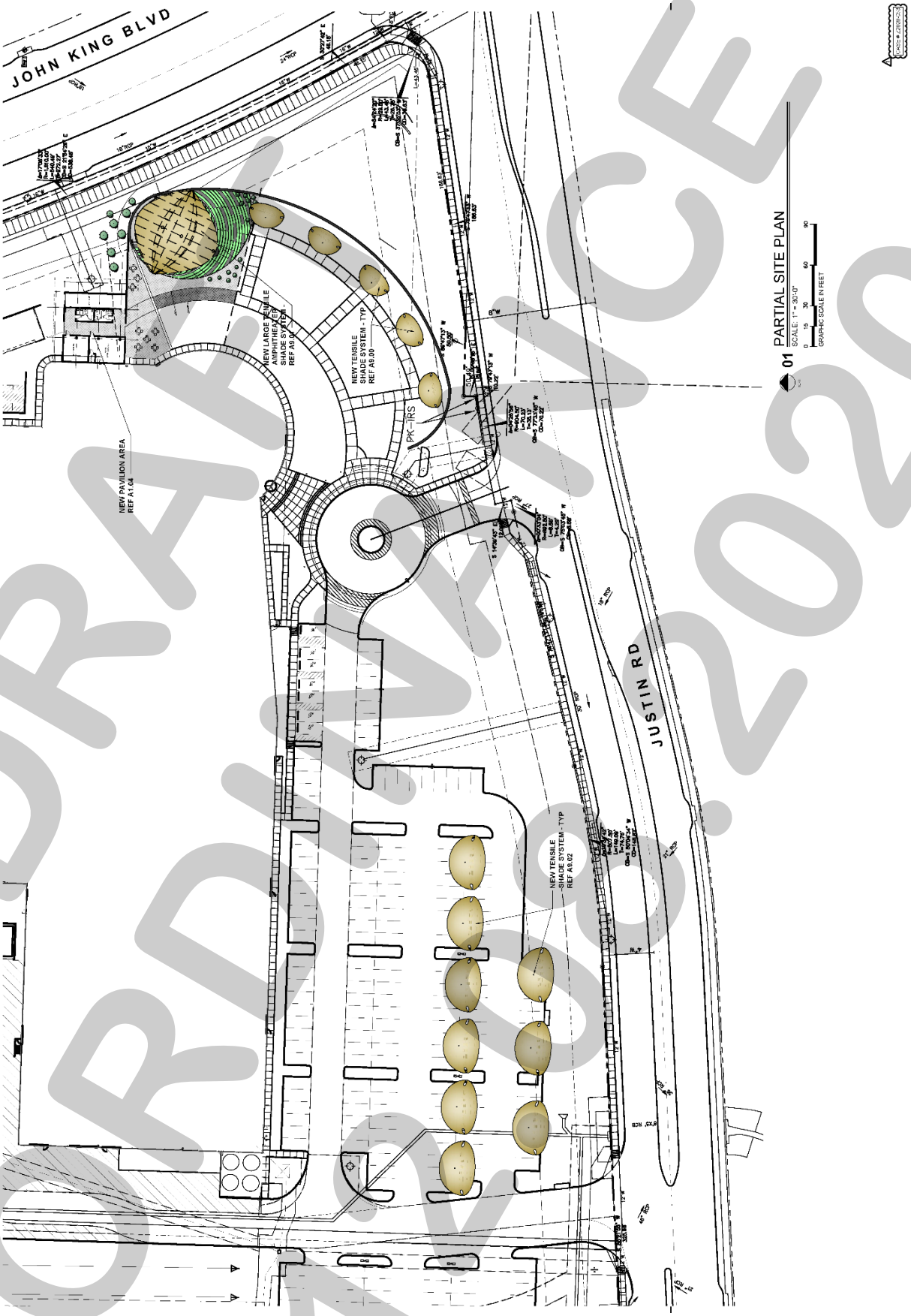
DRAFT ORDINANCE 12.07.2020

Exhibit 'C':
Concept Plan



DRAFT
02.08.2020

Exhibit 'C':
Concept Plan



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ORDINANCE
2020

Exhibit 'D':
Concept Building Elevations

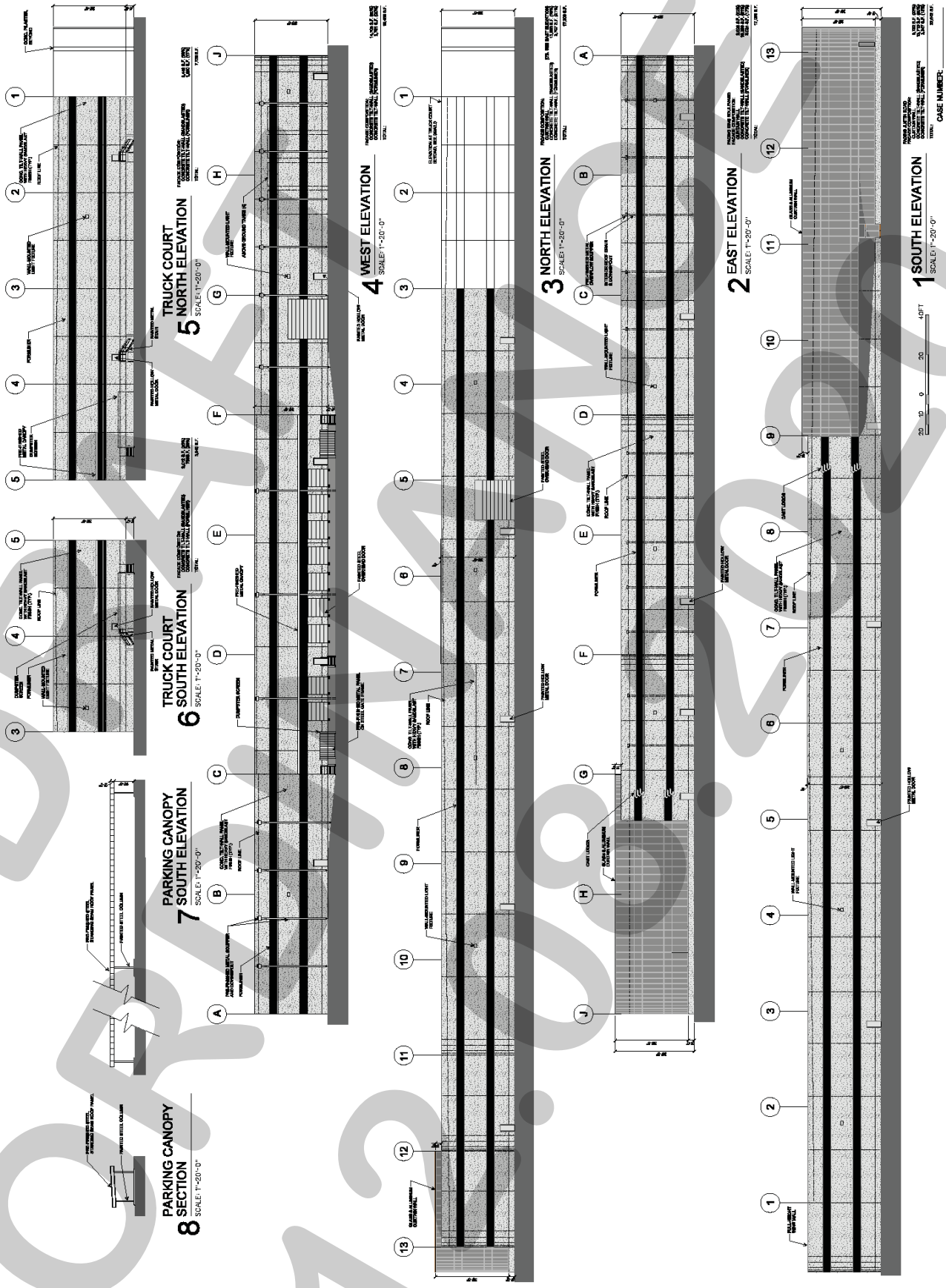

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Exhibit 'D':
Concept Building Elevations

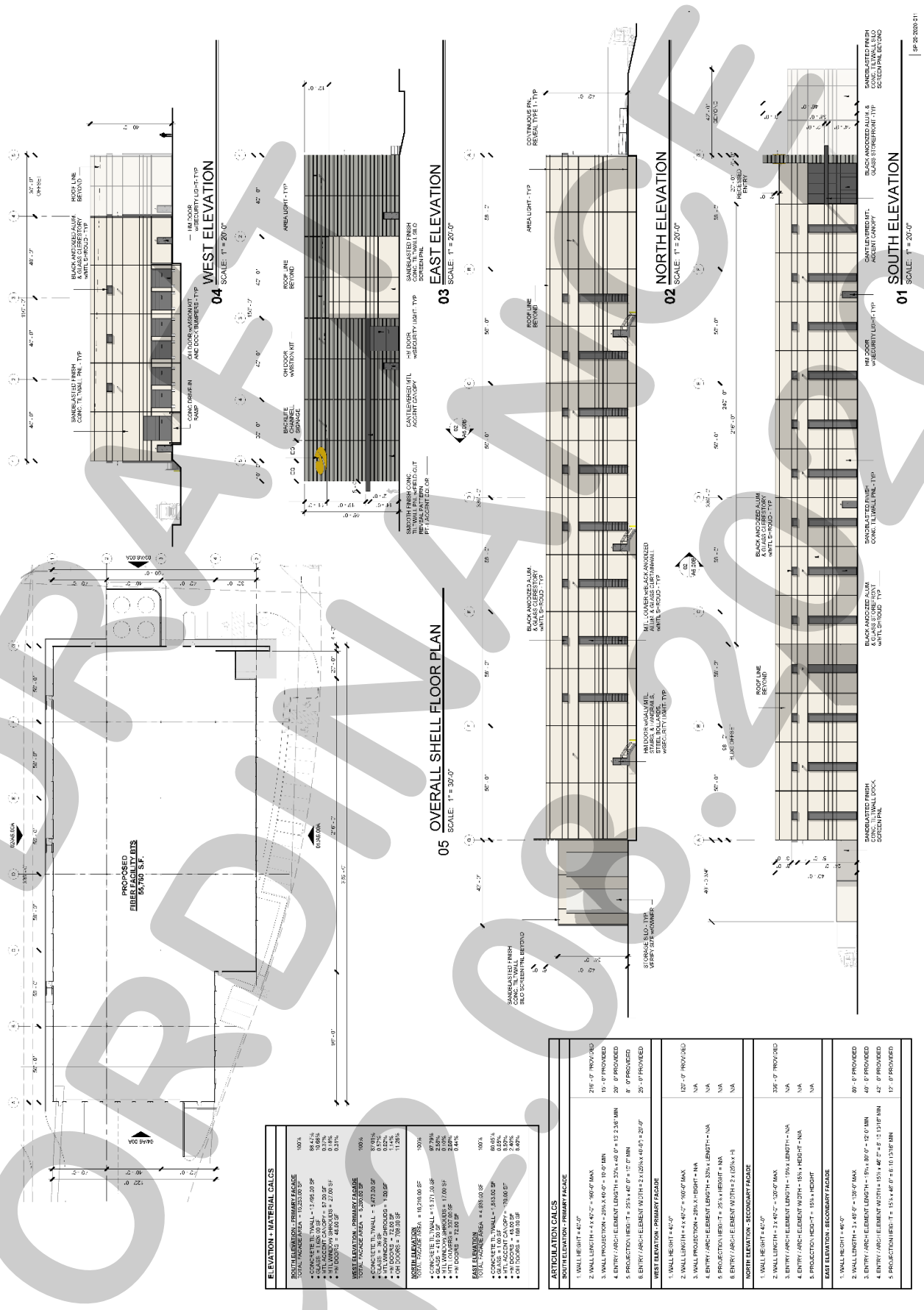

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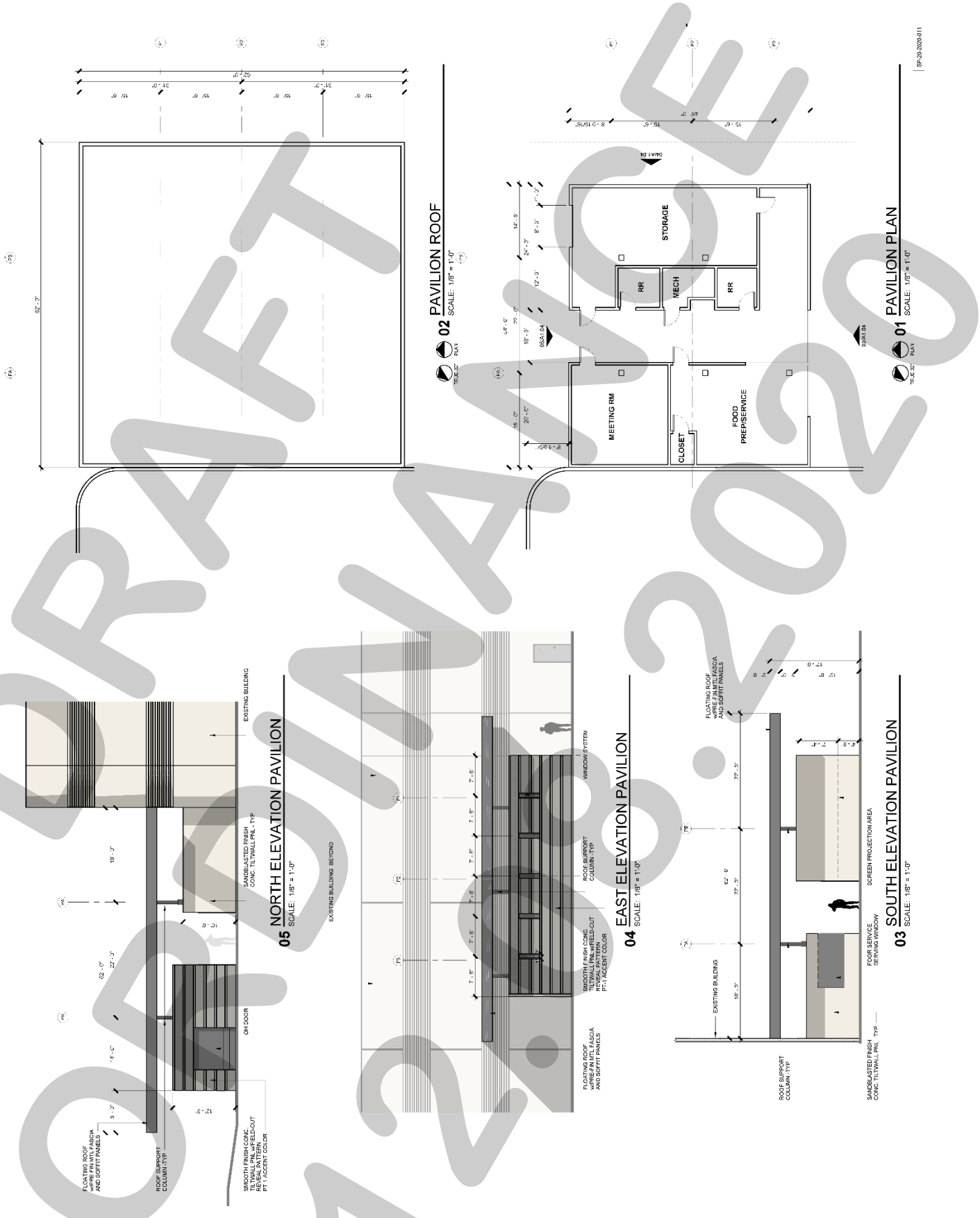
Exhibit 'D':
Concept Building Elevations



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12.15.2020

Exhibit 'D':
Concept Building Elevations



DRAFT ORDINANCE 12.08.2020

Exhibit 'D':
Concept Building Elevations



DRAFT ORDINANCE 12.08.2020

Exhibit 'E':
Concept Amphitheater Plan

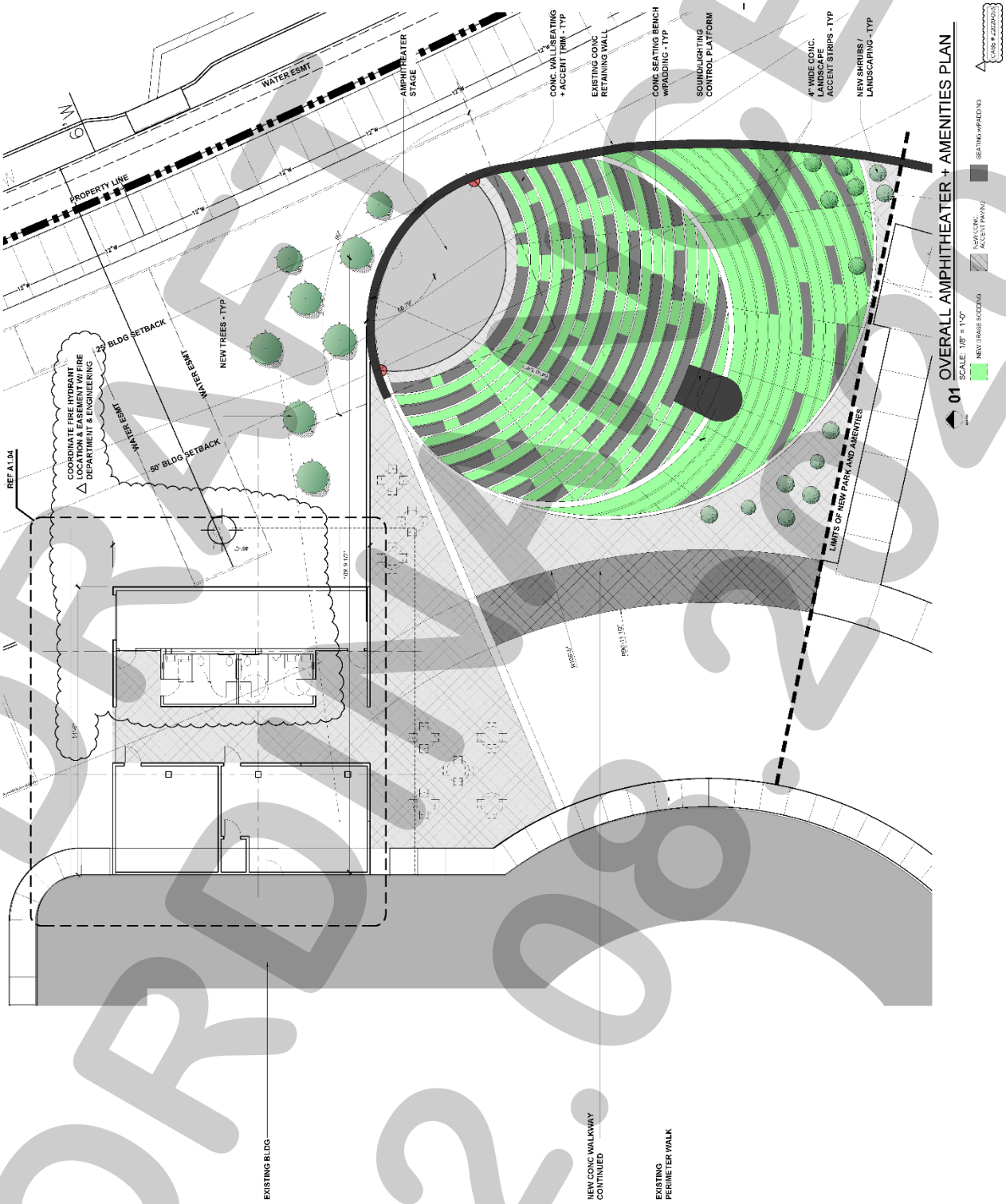

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Exhibit 'E':
Concept Amphitheater Plan



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10-8-2020

Exhibit 'E':
Concept Amphitheater Plan

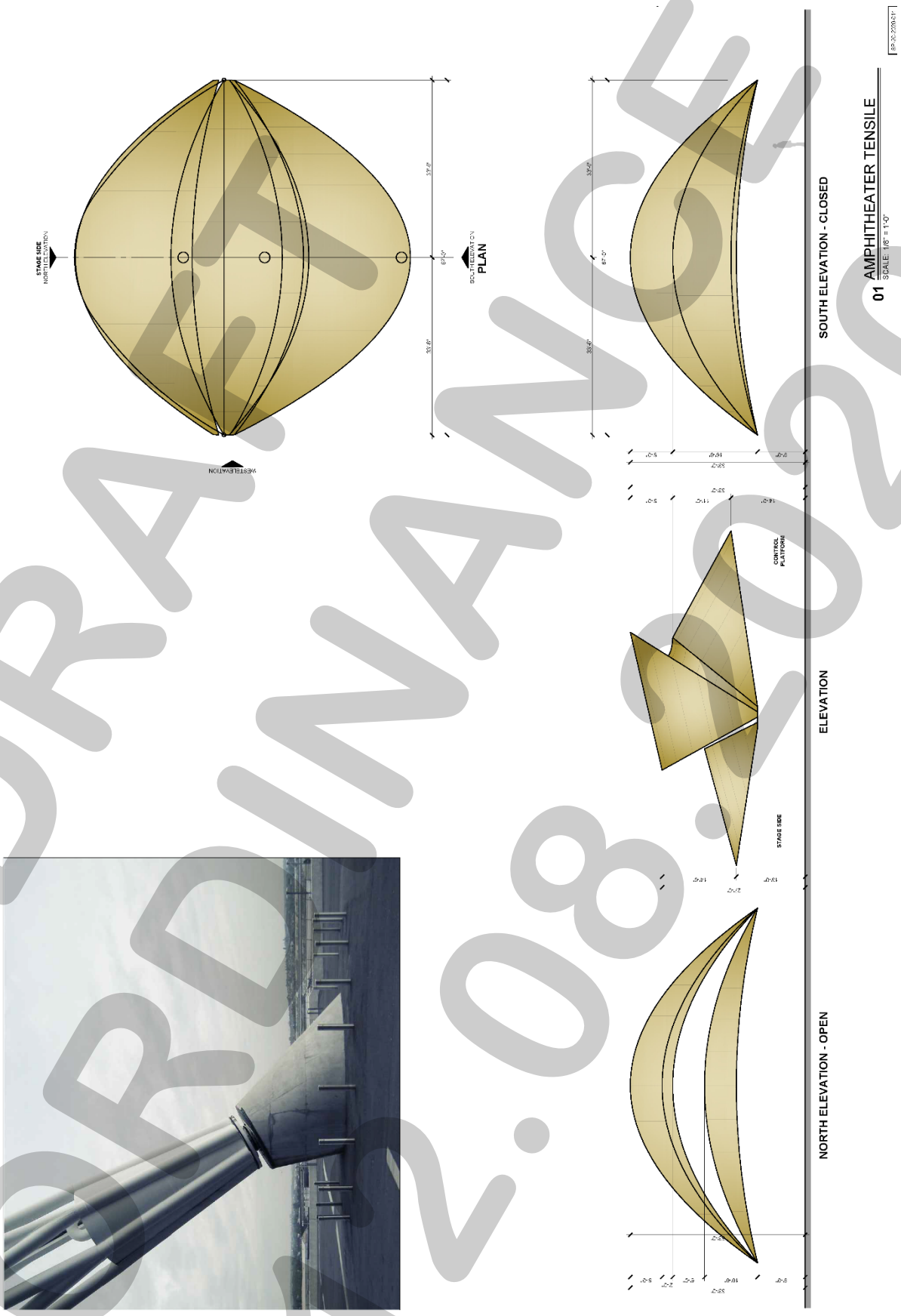

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Exhibit 'F':
Concept Canopy Plan

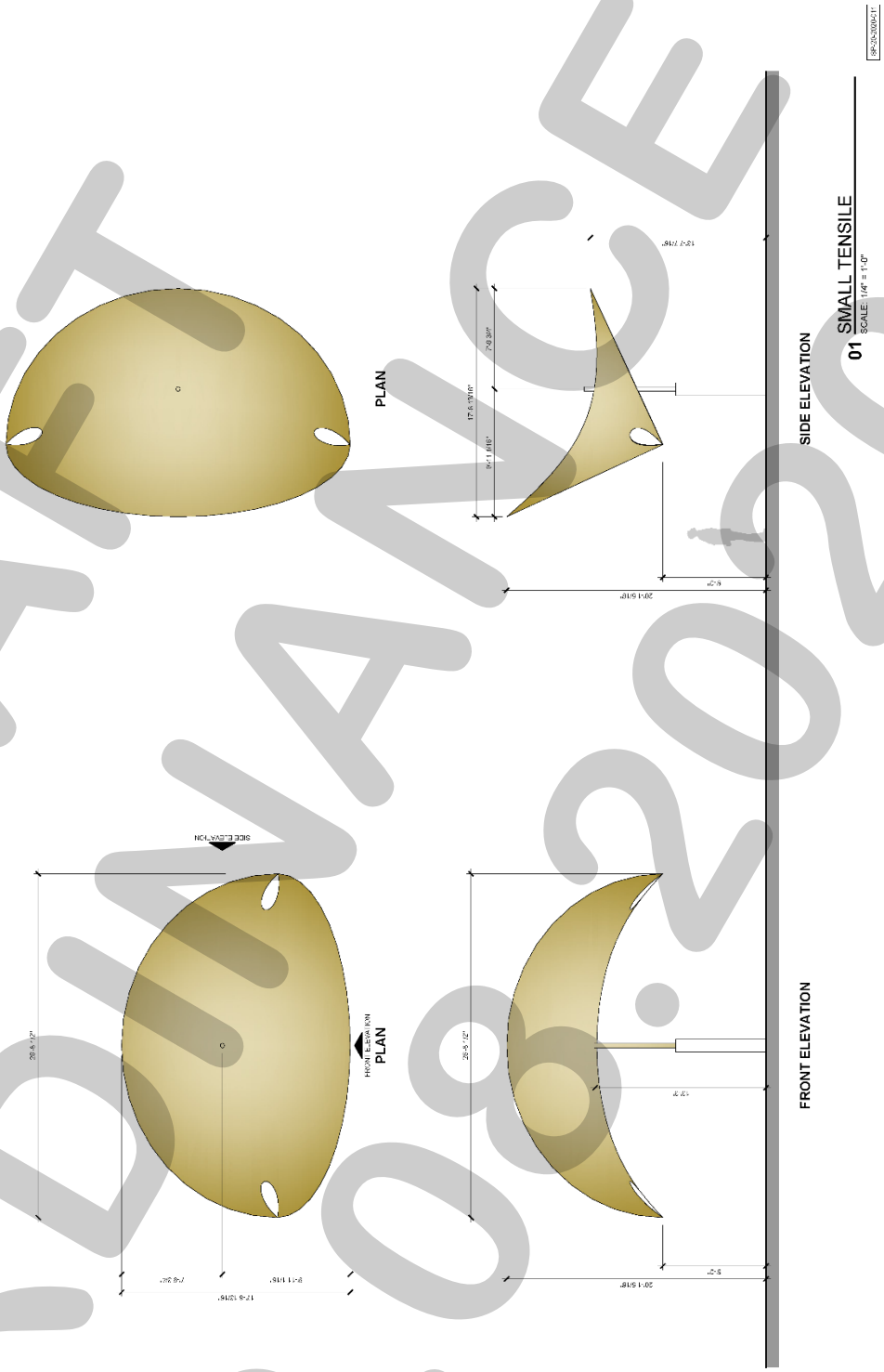

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Exhibit 'F':
Concept Canopy Plan

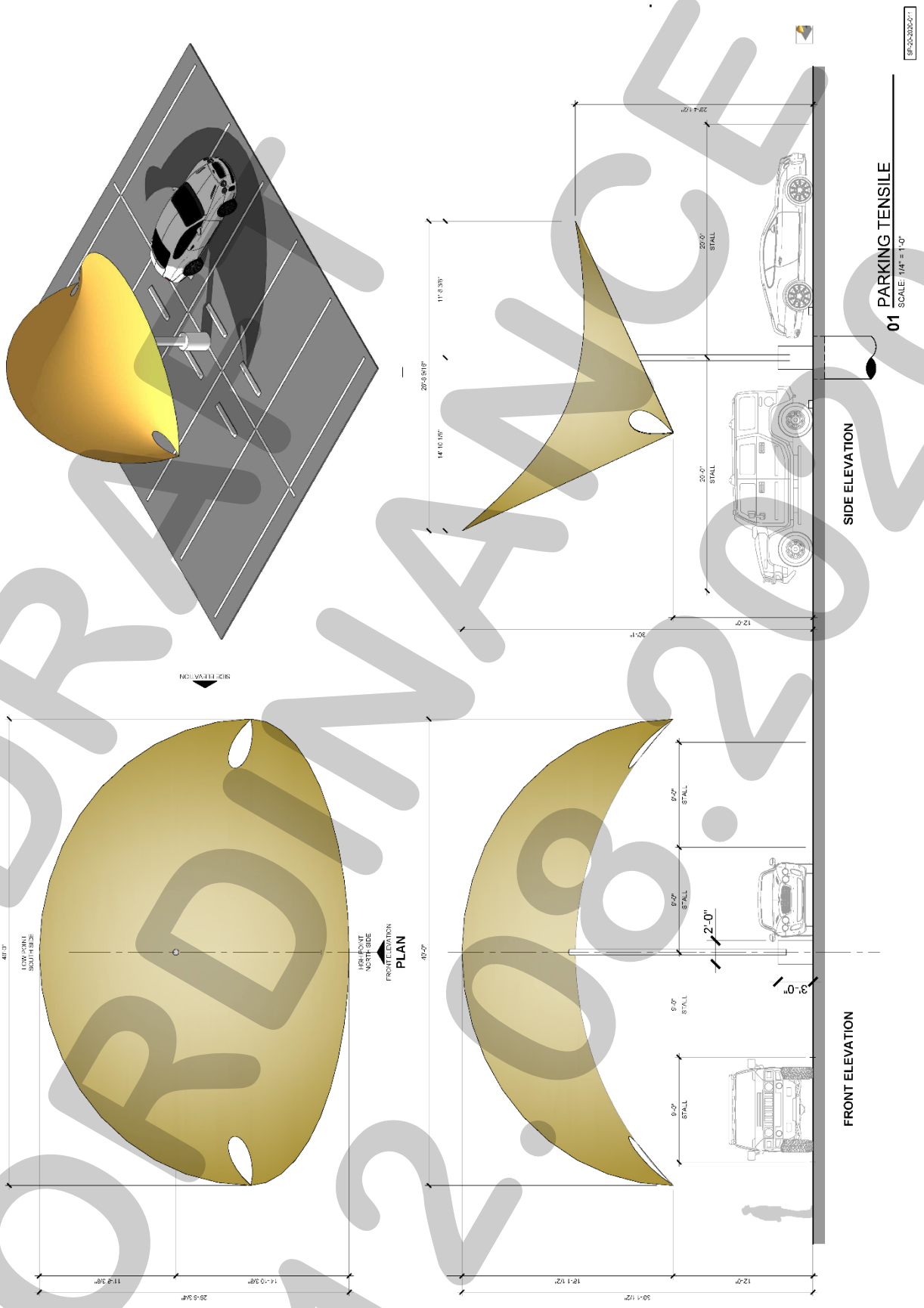

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Exhibit 'G':
Concept Landscape Plan

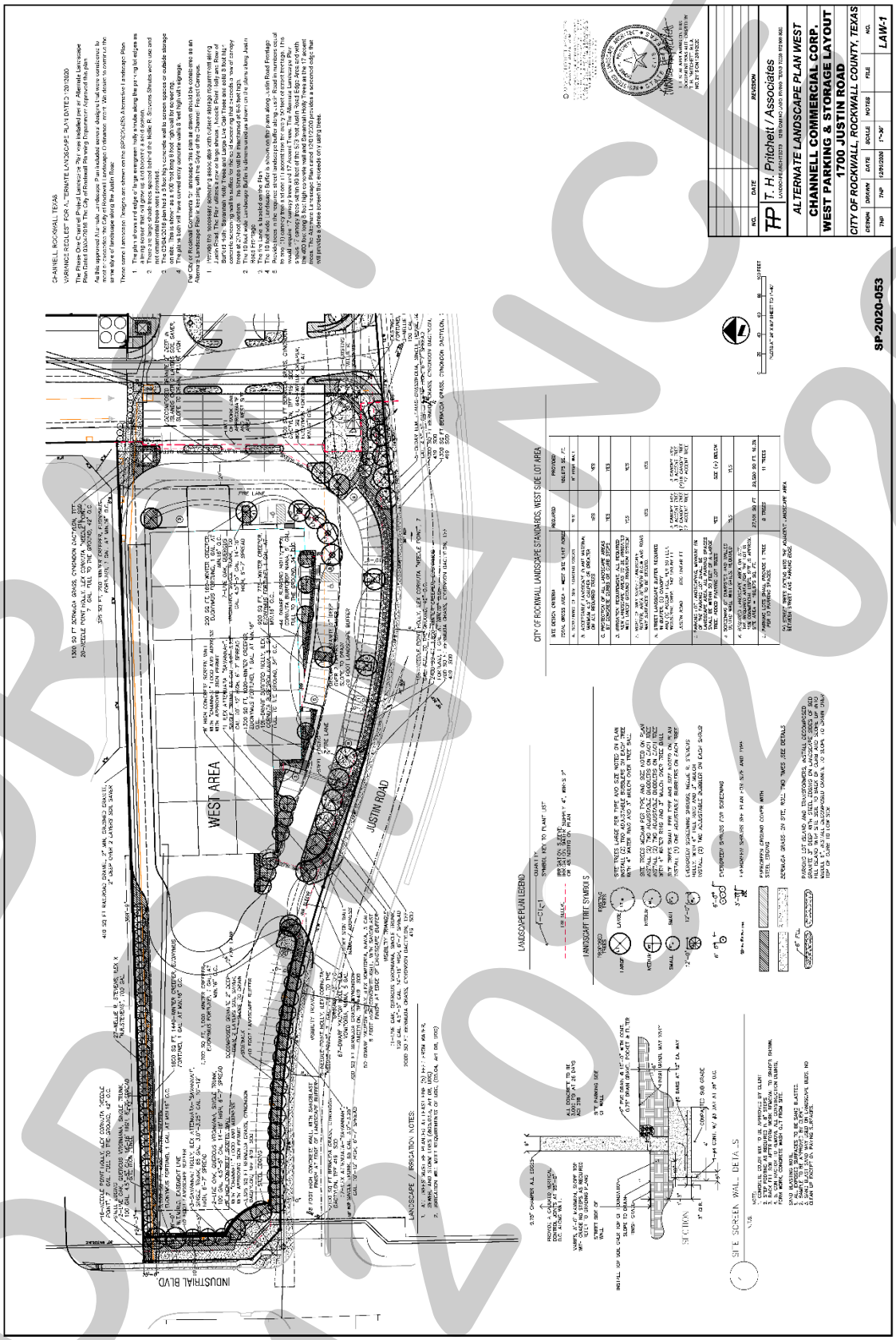

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Exhibit 'G':
Concept Landscape Plan

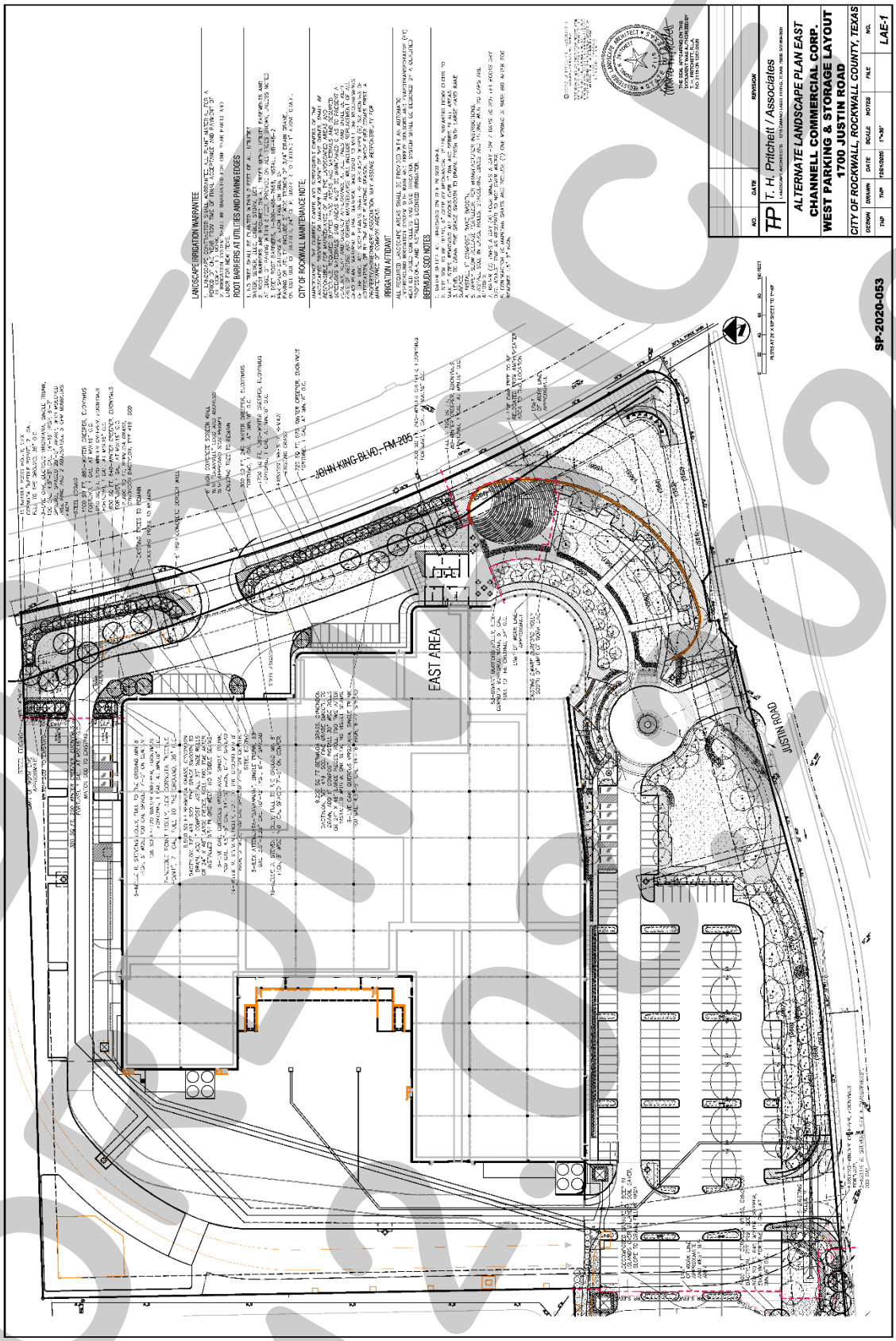

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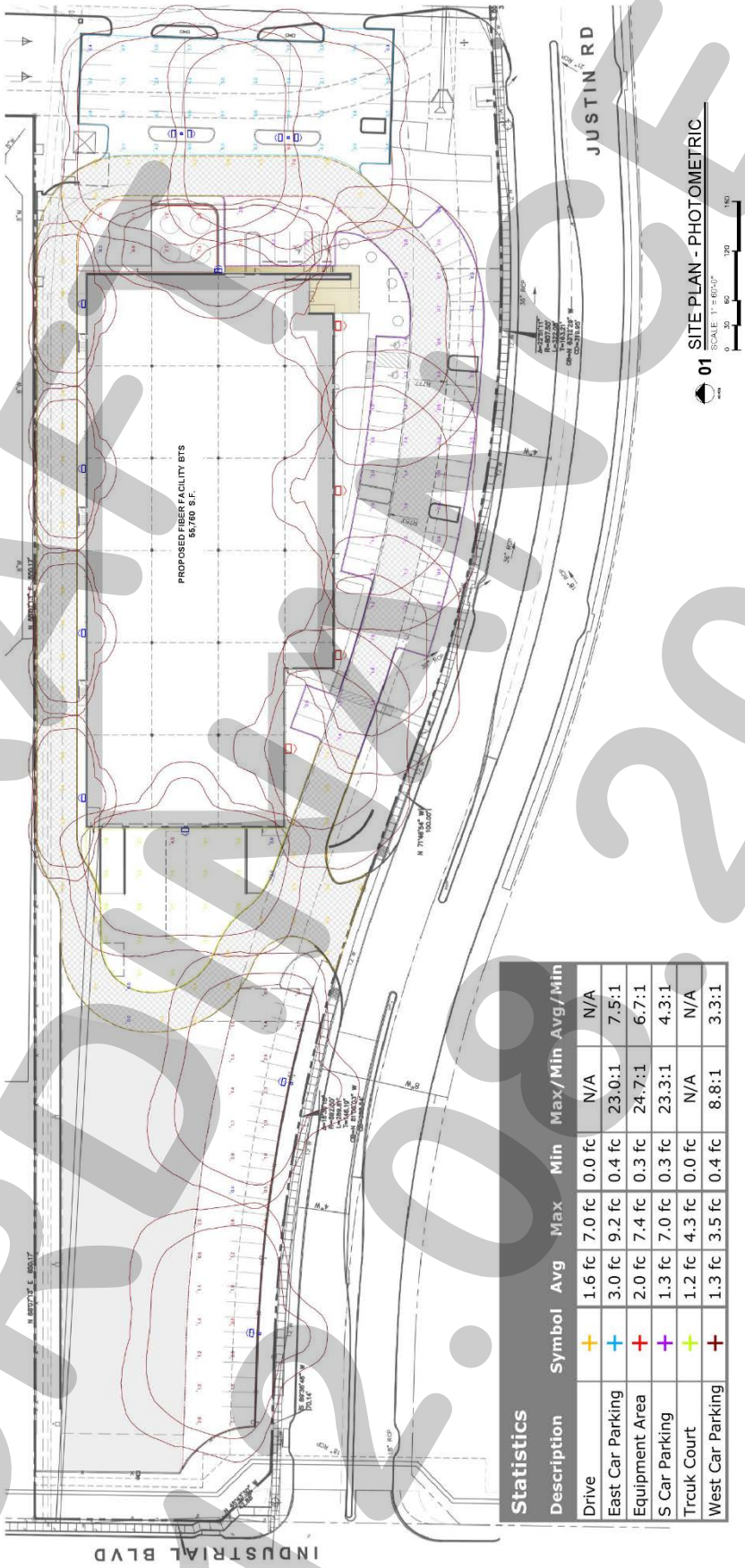
Exhibit 'H':
Concept Photometric Plan



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive	+	1.6 fc	7.0 fc	0.0 fc	N/A	N/A
East Car Parking	+	3.0 fc	9.2 fc	0.4 fc	23.0:1	7.5:1
Equipment Area	+	2.0 fc	7.4 fc	0.3 fc	24.7:1	6.7:1
S Car Parking	+	1.3 fc	7.0 fc	0.3 fc	23.3:1	4.3:1
Trcuk Court	+	1.2 fc	4.3 fc	0.0 fc	N/A	N/A
West Car Parking	+	1.3 fc	3.5 fc	0.4 fc	8.8:1	3.3:1

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12.09.2020

Exhibit 'I':
Density and Development Standards

I.1 Purpose.

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate an industrial campus that incorporates unique architecture and land uses that are otherwise not permitted in the Light Industrial (LI) District. These land uses include an industrial facility with corporate offices, a distribution center, a light assembly center, an amphitheater and pavilion, and outside storage.

I.2 Review Process.

All development on the *Subject Property* shall require site plan approval in accordance with Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Upon submittal of a site plan, the Director of Planning and Zoning shall review the application and determine the following: [*1*] if the Director of Planning and Zoning determines that the site plan does generally conform to this Planned Development District ordinance then the site plan may be reviewed and approved administratively, or [*2*] if the Director of Planning and Zoning determines that the site plan does not generally conform to this Planned Development District ordinance then the site plan will be subject to review by the Architectural Review Board (ARB) [*if necessary*], and the Planning and Zoning Commission.

I.3 Planned Development District Standards.

(1) *Permitted Uses.* Unless specifically provided for by this Planned Development District ordinance, only those uses permitted within the Light Industrial (LI) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Development Standards*. Unless specifically provided for by this Planned Development District ordinance, the development standards required for property in a Light Industrial (LI) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), are applicable to any development on the *Subject Property*.

(a) *Setbacks*. The building setbacks shall be as stated by the Unified Development Code (UDC); however, the following exceptions shall be permitted:

(1) *Justin Road*. Concrete screening walls shall be permitted to be located a minimum of ten (10) feet from the property line adjacent to Justin Road; however, these screening walls shall not be located within 50-feet of John King Boulevard [*unless permitted to do so be I.3(2)(a)(2) below*].

(2) *John King Boulevard*. Concrete screening walls and other appurtenances associated with the amphitheater may be located within 20-feet of the property line adjacent to John King Boulevard.

(b) *Materials*. All materials shall generally conform to the materials depicted in the *Concept Building Elevations* contained in *Exhibit 'D'* of this Planned Development District ordinance; however, tilt-up walls with a sandblasted finish shall be permitted *by-right* on buildings and screening walls in conformance with all concept

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plans contained in *Exhibits 'C' – 'H'* of this Planned Development District ordinance.

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CITY OF ROCKWALL
CITY COUNCIL CASE MEMO
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	December 21, 2020
APPLICANT:	David Meinhardt; *Meinhardt & Associates, PLLC*
CASE NUMBER:	Z2020-053; *Zoning Change (LI to PD) for Channell Commercial Corporation*

SUMMARY

Hold a public hearing to discuss and consider a request by David Meinhardt of Meinhardt & Associates, PLLC on behalf of Ed Burke of Channell Commercial Corporation for the approval of a *Zoning Change* from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 Justin Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on September 16, 1974 by *Ordinance No. 74-25* (*Case No. A1974-005*). Based on the May 7, 1993 historic zoning maps, between the time of annexation and May 7, 1993 the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District. On March 17, 2014 the City Council approved a final plat (*Case No. P2014-008*) establishing Lot 1, Block A and Lot 1, Block B, Channell Subdivision. This request was made by the Rockwall Economic Development Corporation (REDC) to help facilitate the relocation of the corporate headquarter for the Channell Commercial Corporation to the City of Rockwall. The Channell Commercial Corporation is a manufacturing company that provides communication/fiber products to the telecommunications industry. On July 8, 2014, the Planning and Zoning Commission approved a site plan (*Case No. SP2014-011*) for a 225,910 SF manufacturing and office building on the 18.762-acre subject property. This approval was followed by subsequent approvals associated with the site plan from the City Council on July 21, 2014 that included variances to the parking, building materials, and light pole height requirements, and a special exception to allow tilt wall construction. On September 17, 2014, the City Council approved a replat (*Case No. P2014-038*) of the subject property establishing the easements necessary for the construction of the proposed 225,910 SF industrial facility. A building permit (*Permit No. BLD2014-1600*) for this building was issued by the Building Inspection Department on November 21, 2014, and a Certificate of Occupancy (CO) for the building was issued on April 12, 2016.

An amendment to the approved site plan (*Case No. SP2014-011*) was approved by the City Council on May 16, 2016. This amended the approved site plan to allow an alternative landscape plan, and allowed the applicant to defer the installation of the landscaping along John King Boulevard until after the Texas Department of Transportation (TXDOT) assumed responsibility for John King Boulevard. A subsequent site plan (*Case No.'s SP2019-021 [withdrawn] and SP2019-045*) -- *which was approved on December 10, 2019* -- established screening for the outside storage areas on the north side of the existing building, realigned the western drive aisle, and laid out additional parking areas. A final amended site plan (*Case No. SP2020-011*) was submitted and approved by the Planning and Zoning Commission on July 14, 2020. This site plan proposed additional screening standards for the outside storage areas adjacent to Justin Road and the incorporation of an eight (8) foot concrete wall adjacent to Justin Road.

More recently, William Channell Jr.-- *the President and Chief Operating Officer of Channell Commercial Corporation* -- approached staff about expanding the facility to create a corporate campus. As part of this request, Mr. Channell indicated that the proposed expansion would include an additional ~55,760 SF building, an amphitheater, and pavilion. Based on staff's conversations with Mr. Channell it was determined that the best way to facilitate this request was through a Planned Development District.

PURPOSE

On November 13, 2020, the applicant -- *David Meinhardt of Meinhardt & Associates, LLP* -- submitted an application requesting to change the zoning of the subject property from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses. More specifically, the purpose of the application is to facilitate a campus style, industrial development that incorporates elements that fall outside of the requirements of the Light Industrial (LI) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1700 Justin Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a ~231,768 SF industrial building (*i.e. Graham Packaging PET Technologies, Inc.*) -- *constructed in 1991* -- on a 12.1915-acre parcel of land (*i.e. Rockwall Industrial East Addition*) zoned Light Industrial (LI) District. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland N. E. Railroad*. North of this right-of-way is the City's Service Center, which is situated on a ten (10) acre parcel of land (*i.e. Lot 1 of the Rockwall Service Center & Park Addition*) zoned Light Industrial (LI) District. Adjacent to this is the Leon Tuttle Athletic Complex, which is situated on a 20-acre parcel of land (*i.e. Lot 2 of the Rockwall Service Center & Park Addition*) zoned Light Industrial (LI) District.

South: Directly south of the subject property is Justin Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 15.554-acre parcel of vacant land (*i.e. Lot 1, Block B, Channell Subdivision*) and a 25.719-acre tract of vacant land (*i.e. Tract 3 of the J. Lockhart Survey, Abstract No. 134*). Both of these properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is a 4.108-acre tract of vacant land (*i.e. Tract 2-7 of the D. Harr Survey, Abstract No. 102*) owned by the City of Rockwall and zoned Agricultural (AG) District. East of this is a 6.034-acre tract of vacant land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is a ~231,768 SF industrial building (*i.e. Graham Packaging PET Technologies, Inc.*) -- *constructed in 1991* -- on a 12.1915-acre parcel of land (*i.e. Rockwall Industrial East Addition*) zoned Light Industrial (LI) District. Also, west of the subject property is Industrial Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a ~175,875 SF industrial building (*i.e. SPR Packaging*) -- *constructed in 2007* -- on a 10.1893-acre parcel of land (*i.e. Lot 2, Block A, SPR Packaging Addition*) zoned Light Industrial (LI) District.

CHARACTERISTICS OF THE REQUEST

According to Subsection 01.01, *Purpose*, of Article 11, *Planned Development Regulations*, of the Unified Development Code (UDC), "PD Districts are intended to implement the goals and objectives of the City's Comprehensive Plan … PD Districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes: [*1*] To provide for superior design of lots or buildings; [*2*] To provide for increased recreation and/or open space opportunities for public use; {and} [*3*] To provide amenities or features that would be of special benefit to the property users or community; …" In this case, the applicant is proposing to incorporate an amphitheater and pavilion adjacent to John King Boulevard, construct an additional ~55,760 SF industrial building adjacent to the existing ~225,910 SF corporate headquarters/manufacturing building, and install canopies in the courtyard, parking areas and over the amphitheater. Due to the size and range of the proposed amenity that the applicant is proposing to incorporate into the overall campus design, staff found that the request could be best regulated through a Planned Development District. If approved, this tool would allow the applicant a flexible approval process that would allow the project to be built within his stated timelines, while still providing the City with the necessary oversight for the development to ensure that the public's interest is being served. The Planned

Development District ordinance -- *contained in the attached packet* -- establishes a base zoning of Light Industrial (LI) District, which is the same as the subject property's current zoning; however, a couple of additional requirements were added to allow the applicant the same flexibilities that have been approved through previous site plans (*i.e. the location of the eight [8] foot smooth finished concrete walls along Justin Road*) and changes to accommodate the proposed pavilion and amphitheater. These requirements are detailed below in the *Conformance to the City's Codes* section of this case memo. In addition, staff has outlined how the proposed changes conform to the goals and objectives of the Comprehensive Plan in the *Conformance with the OURHometown Vision 2040 Comprehensive Plan* section below.

INFRASTRUCTURE

Based on the applicant's concept plan no new additional public infrastructure will be required; however, a small portion of the subject property -- *at the corner of Justin Road and Industrial Boulevard* -- will require detention.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements. Staff should note that the proposed concept plan, building elevations, and landscape plan adhere to the previous site plan, variance, and special exception approvals, which waived some of the code requirements and established a specific aesthetic for the subject property. The applicant's plans maintain this aesthetic, and as a result do not increase the sites non-conformity; however, the proposed Planned Development District does deviate from the requirements of the Unified Development Code (UDC) in the following ways:

(1) *John King Boulevard Setback Requirements*. The SH-205 By-Pass Overlay (SH-205 BY OV) District establishes a 50-foot building setback for all industrial, office, and technology land uses adjacent to John King Boulevard [*Subsection 06.02(D); Article 05; UDC*]. The proposed Planned Development District ordinance would reduce this setback to 20-feet.

Applicant's Response: In this case, the reduction in setback is to accommodate the proposed outdoor amphitheater and its appurtenances (*i.e. masonry walls and canopy support structure*), which will be situated approximately 25-feet from the front property line. The applicant has pointed out that [*1*] no enclosed buildings are proposed to be located within the current 50-foot building setback, and [*2*] the overlay district does allow commercial/retail buildings to be located within 15-feet of the front property line adjacent to John King Boulevard. Staff should also point out that the proposed pavilion would be constructed beyond the current 50-foot building setback, and only the amphitheater would encroach the current building setback.

(2) *Justin Road Setback Requirements*. Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), stipulates that the front yard building setback for all properties in a Light Industrial (LI) District be a minimum of ~25-feet. The proposed Planned Development District ordinance would reduce this setback to ten (10) feet.

(3) *Front Yard Fences for Non-Residential Properties*. According to Subsection 08.04, *Non-Residential Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission." This section goes on to stipulated that front yard fences should be constructed with wrought iron or another permitted non-transparent fencing, and that fences should not be opaque. The proposed Planned Development District ordinance would allow an eight (8) foot smooth finished concrete wall be situated within the front yard along both Justin Road and portions of John King Boulevard.

Applicant's Response to (2) & (3): This is being requested for the purpose of allowing the same eight (8) foot smooth finish concrete walls in roughly the same location along Justin Road as was approved by the Planning and Zoning Commission with *Case No. SP2020-011*.

(4) *Site Plan Review*. Section 03, *Site Plans*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), requires: [*1*] all new buildings proposed in the City of Rockwall, [*2*] expansions to existing buildings that increases the floor area by 30% or 2,000 SF, and/or [*3*] expansions of existing pervious space by 30% or 2,000 SF be required to go through the site plan approval process. In most cases where a site plan is required the Planning

and Zoning Commission is the approving authority with regard to site plan approval, variances, and special exceptions (*with the City Council acting only as an appeals board*). In addition, all new buildings require a recommendation from the Architectural Review Board (ARB) prior to action on the site plan by the Planning and Zoning Commission. The proposed Planned Development District ordinance would allow the Director of Planning and Zoning the ability to review the submitted materials, and determine if they conform to the exhibits in the proposed Planned Development District ordinance. If it is determined that the exhibits do conform to the ordinance, then the site plan may be reviewed and approved administratively by staff. If it is determined that the exhibits do not conform, then the Planning and Zoning Commission would be the approving body for a site plan.

Applicant's Response: The applicant has requested this consideration to provide the project with flexibility when moving through the approval process. The applicant currently has a timeline that he would like to adhere to and is requesting the ability to have administrative approval for site plan submittals to help them meet their anticipated completion dates.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Technology/Employment Center* land uses on the Future Land Use Plan. The current land use (*i.e. a corporate office/industrial/manufacturing facility*) is in conformance with this designation and the district strategies outlined for the *Central District*. In addition, the proposed changes do not change the subject property's conformance with the Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

(1) *CH. 07 | Goal 02*: Create distinctive destinations built around the City's existing assets that invite people into the community and encourage social interaction … [*Policy 1*] Explore opportunities to incorporate public open spaces into commercial and industrial developments.

(2) *CH. 07 | Goal 05*: Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride … [*Policy 1*] All building should be architecturally significant, reflecting characteristics of the community.

(3) *CH. 08 | Goal 01*: All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community … [*Policy 3*] Developments should be encouraged to incorporate a mix of land uses. This is especially vital adjacent to the City's major roadways (*i.e. IH-30, Ridge Road, Goliad Street and John King Boulevard*).

(4) *CH. 08 | Goal 03*: All non-residential buildings should be designed so that negative visual impacts of the development are minimized … [*Policy 1*] Large industrial developments should utilize a campus design style (*i.e. utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.

In this case, the campus style design that the applicant is proposing allows more intense aspects of the business to be shielded from the adjacent roadways and softens the look of the building from John King Boulevard. Based on this, the applicant's proposal appears to be in substantial conformance to many of the policies and goals that relate to industrial/technology developments; however, a request for a Planned Development District ordinance is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On November 18, 2020, staff mailed 13 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOA's) 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 not received any notices concerning the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance;

(2) 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.

PLANNING AND ZONING COMMISSION

On December 8, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2020-053

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

DIRECTOR OF PLANNING: BJH

CITY ENGINEER:

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

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

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

Zoning Application Fees:
- [ ] Zoning Change ($200.00 + $15.00 Acre) [1]
- [ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
- [X] 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	1700 JUSTIN ROAD				
Subdivision	CHANNELL SUBDIVISION	Lot	3	Block	A
General Location	NORTHWEST CORNER OF JUSTIN ROAD & JOHN KING BLVD.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	LIGHT INDUSTRIAL	Current Use	LIGHT INDUSTRIAL		
Proposed Zoning	SAME	Proposed Use	SAME		
Acreage	18.762	Lots [Current]	1	Lots [Proposed]	1

[X] ***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	CHANNELL CORPORATION	[ ] Applicant	MEINHARDT & ASSOC. ARCH.
Contact Person	MR. ED BURKE	Contact Person	DAVID MEINHARDT
Address	1709 JUSTIN ROAD	Address	14643 DALLAS PARKWAY
			SUITE 636
City, State & Zip	ROCKWALL, TEXAS, 75087	City, State & Zip	DALLAS, TEXAS 75254
Phone	951-587-7884	Phone	972-934-5406
E-Mail	eburke@channell.com	E-Mail	dmeinhardt@m-aarch.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared DAVID MEINHARDT [*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 $ 481.43 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 13 *day of* NOVEMBER *, 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 13 *day of* NOVEMBER *, 20* 20.

Owner's Signature

Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
LILLIA GUEULETTE
Notary ID #8311695
My Commission Expires
June 26, 2023

My Commission Expires 06.26.23



City of Rockwall

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

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

City of Rockwall

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

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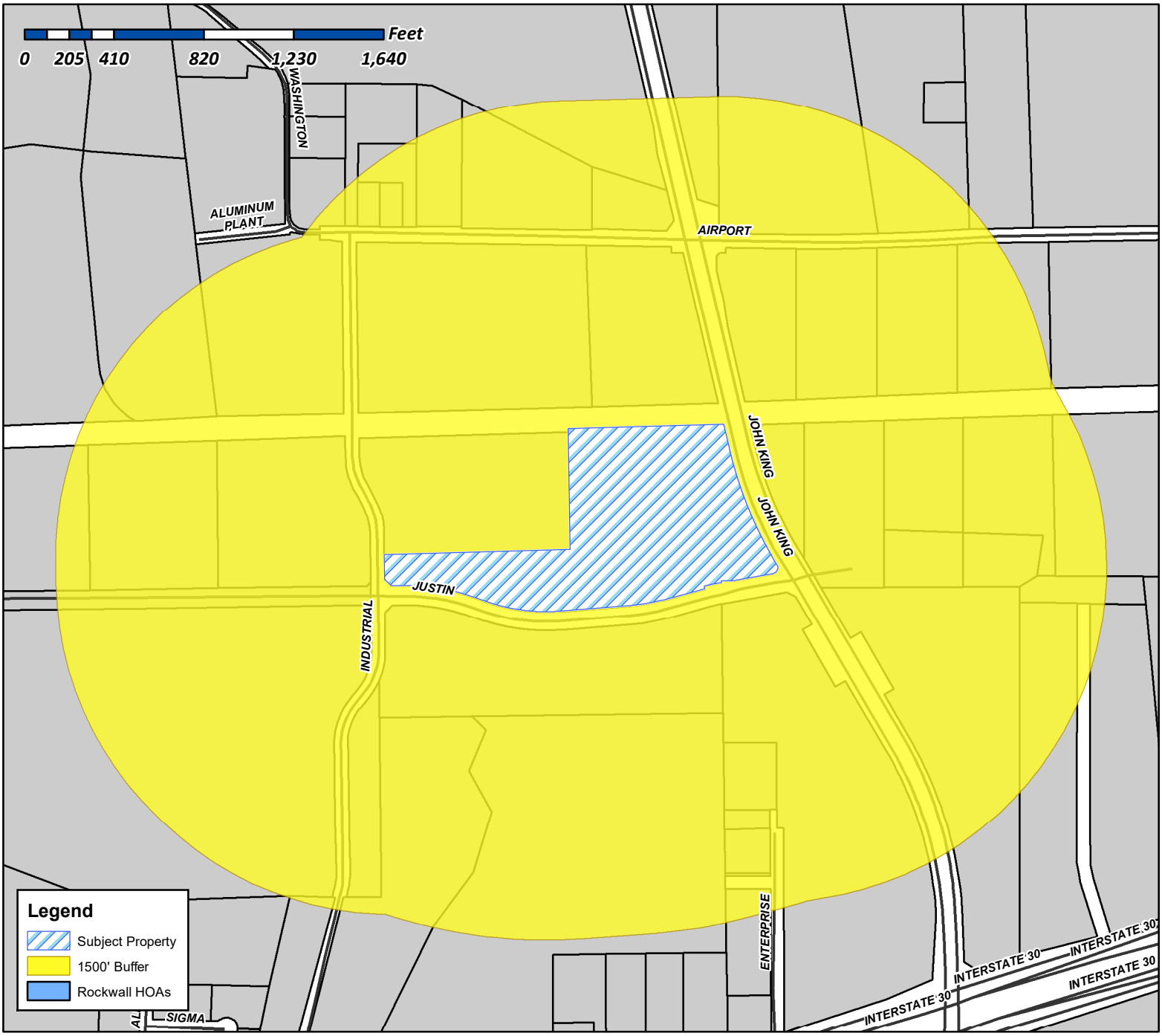
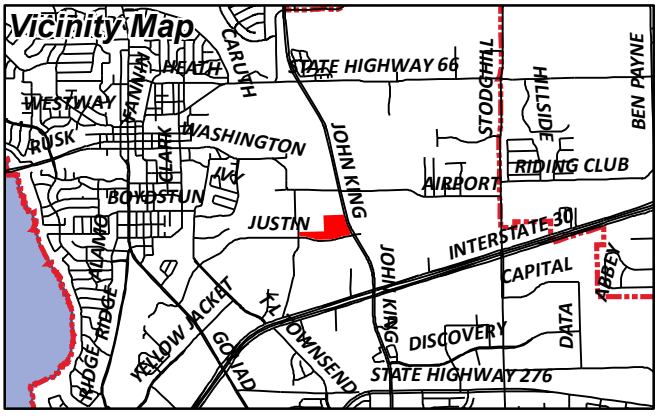


Case Number: Z2020-053
Case Name: Zoning Change from LI to PD
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1700 Justin Road

Date Created: *11/13/2020*
For Questions on this Case Call (972) 771-7745



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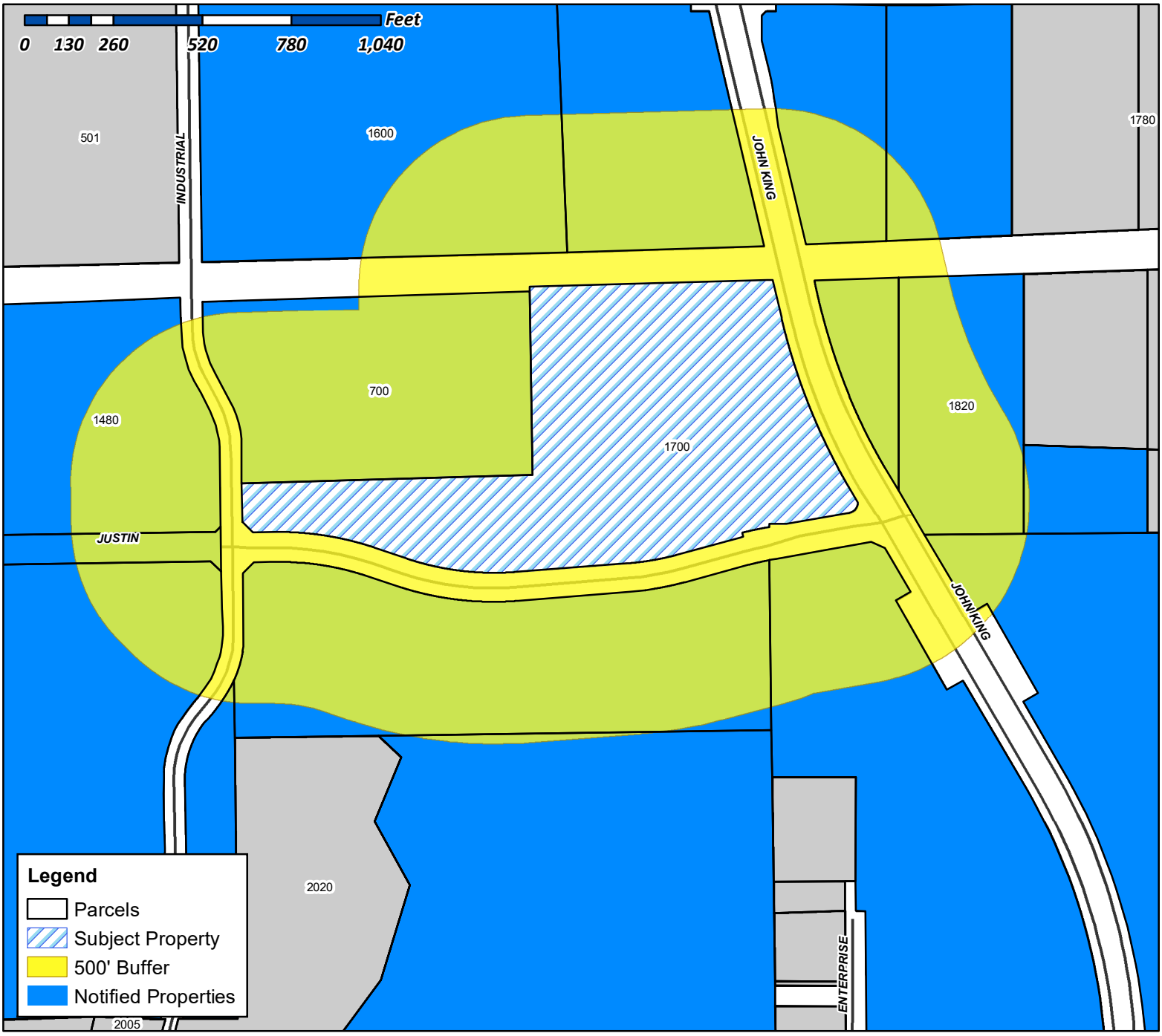

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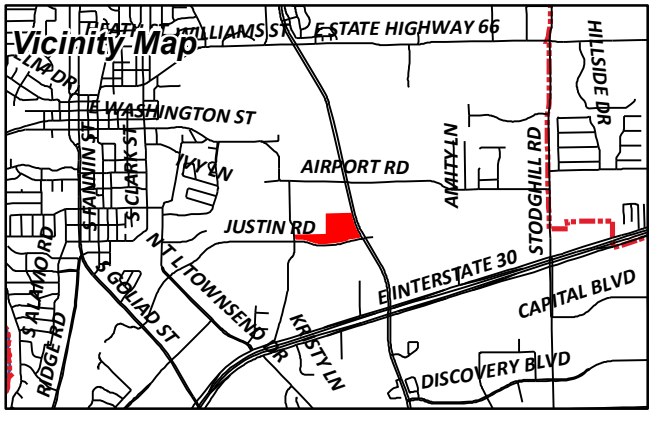


SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
1700 JUSTINRD
ROCKWALL, TX 75087

ROCKWALL FRIENDSHIP BAPTIST CHURCH
REV SHANON THOMAS, PASTOR
1820 JUSTINRD
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

ROCKWALL FRIENDSHIP BAPTIST CHURCH
REV SHANON THOMAS, PASTOR
5651 STATE HIGHWAY 276
ROYSE CITY, TX 75189

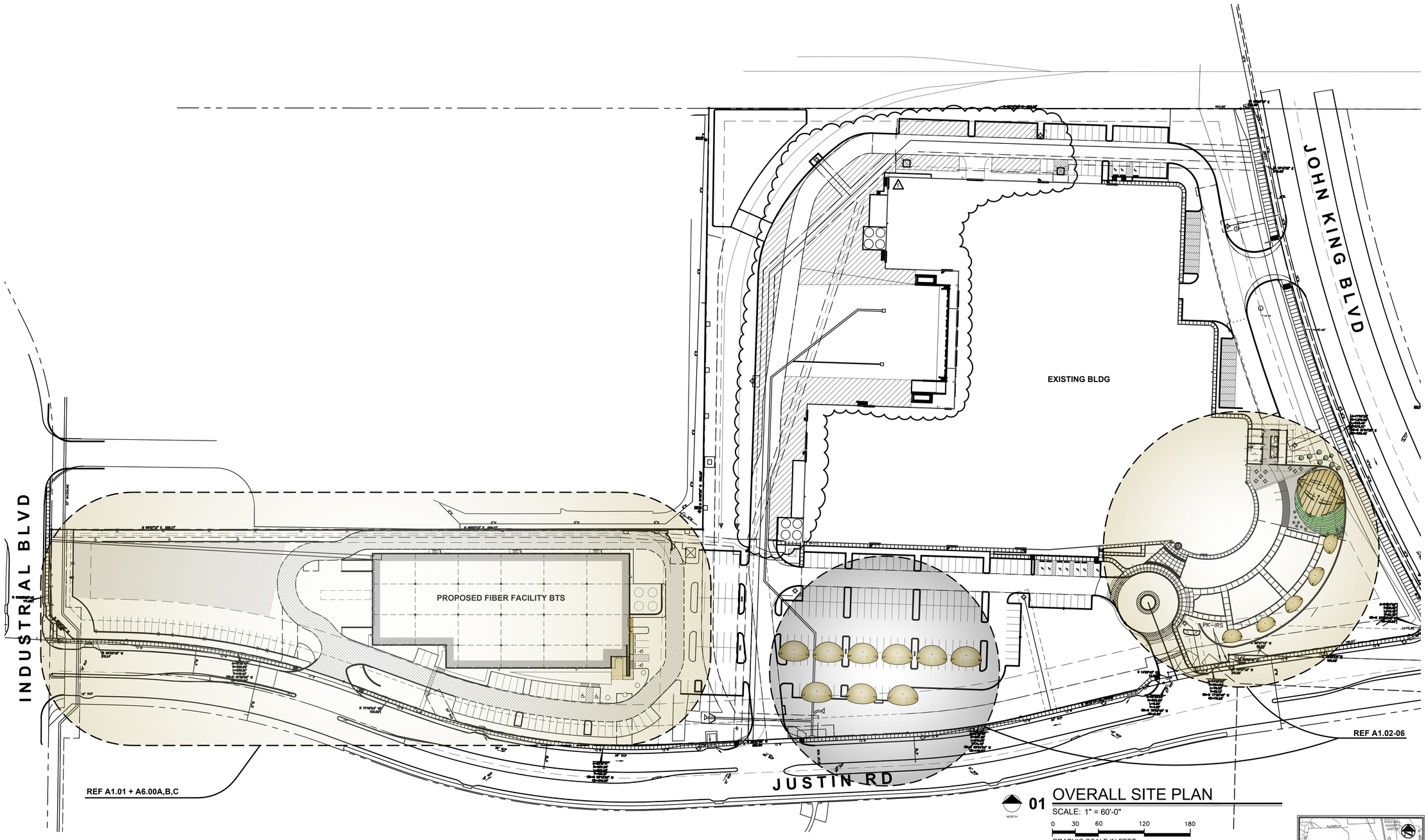
CONTINENTAL PET TECHNOLOGY
%GRAHAM PACKAGING PET TECH INC
700 INDIAN SPRINGS DR STE 100
LANCASTER, PA 17601

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
P O BOX 9022
TEMECULA, CA 92589

ATHEY JACKIE R
P.O. BOX 219
LAVON, TX 75166

ROCKWALL STEEL CO INC
PO BOX 729
TERRELL, TX 75160

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



01 OVERALL SITE PLAN

SCALE: 1" = 60'-0"

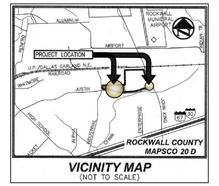
0 30 60 120 180

GRAPHIC SCALE IN FEET

SITE DATA

PROPOSED LAND USE = INDUSTRIAL

PROPERTY BOUNDARY = 817,294 SF | 18.762 AC
PERIMETER BOUNDARY = 2073'-10 1/2" LENGHT
BUILDING FOOTPRINT = 55,760 SF ÷ 817,294 SF = 6.8% LOT COVERAGE



VICINITY MAP
(NOT TO SCALE)

CASE # Z2020-053

OWNER | DEVELOPER
CHANNELL
26040 YNEZ ROAD | P.O. BOX 9022
TEMECULA, CA-USA 92589-9022
951-719-2600
BILL CHANNELL JR - bchannelljr@channell.com

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
1900 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 980-8960

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN

A1.00

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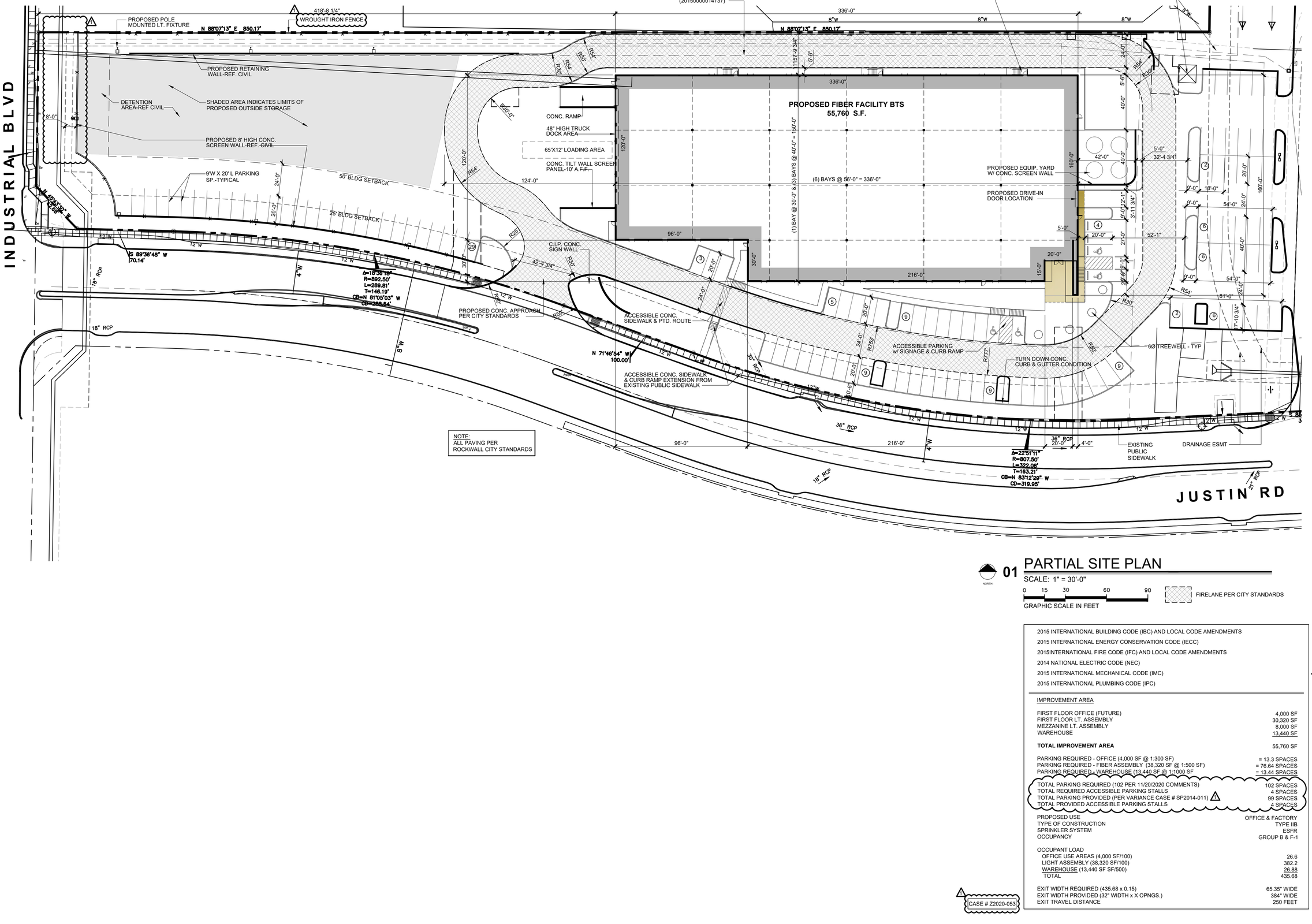

01 PARTIAL SITE PLAN

SCALE: 1" = 30'-0"

0 15 30 60 90

GRAPHIC SCALE IN FEET

FIRELANE PER CITY STANDARDS

2015 INTERNATIONAL BUILDING CODE (IBC) AND LOCAL CODE AMENDMENTS	
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
2015INTERNATIONAL FIRE CODE (IFC) AND LOCAL CODE AMENDMENTS	
2014 NATIONAL ELECTRIC CODE (NEC)	
2015 INTERNATIONAL MECHANICAL CODE (IMC)	
2015 INTERNATIONAL PLUMBING CODE (IPC)	
IMPROVEMENT AREA	
FIRST FLOOR OFFICE (FUTURE)	4,000 SF
FIRST FLOOR LT. ASSEMBLY	30,320 SF
MEZZANINE LT. ASSEMBLY	8,000 SF
WAREHOUSE	13,440 SF
TOTAL IMPROVEMENT AREA	55,760 SF
PARKING REQUIRED - OFFICE (4,000 SF @ 1:300 SF)	= 13.3 SPACES
PARKING REQUIRED - FIBER ASSEMBLY (38,320 SF @ 1:500 SF)	= 76.64 SPACES
PARKING REQUIRED - WAREHOUSE (13,440 SF @ 1:1000 SF	= 13.44 SPACES
TOTAL PARKING REQUIRED (102 PER 11/20/2020 COMMENTS)	102 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING STALLS	4 SPACES
TOTAL PARKING PROVIDED (PER VARIANCE CASE # SP2014-011) 1	99 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING STALLS	4 SPACES
PROPOSED USE	OFFICE & FACTORY
TYPE OF CONSTRUCTION	TYPE IIB
SPRINKLER SYSTEM	ESFR
OCCUPANCY	GROUP B & F-1
OCCUPANT LOAD	
OFFICE USE AREAS (4,000 SF/100)	26.6
LIGHT ASSEMBLY (38,320 SF/100)	382.2
WAREHOUSE (13,440 SF SF/500)	26.88
TOTAL	435.68
EXIT WIDTH REQUIRED (435.68 x 0.15)	65.35" WIDE
EXIT WIDTH PROVIDED (32" WIDTH x X OPNGS.)	384" WIDE
EXIT TRAVEL DISTANCE	250 FEET

1 CASE # Z2020-053

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 936
DALLAS TEXAS 75254
972 960-8980

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205

DATE: 11.13.2020

DRAWN BY: DBC

CHECKED BY: DDM

SHEET: SITE PLAN

A1.01

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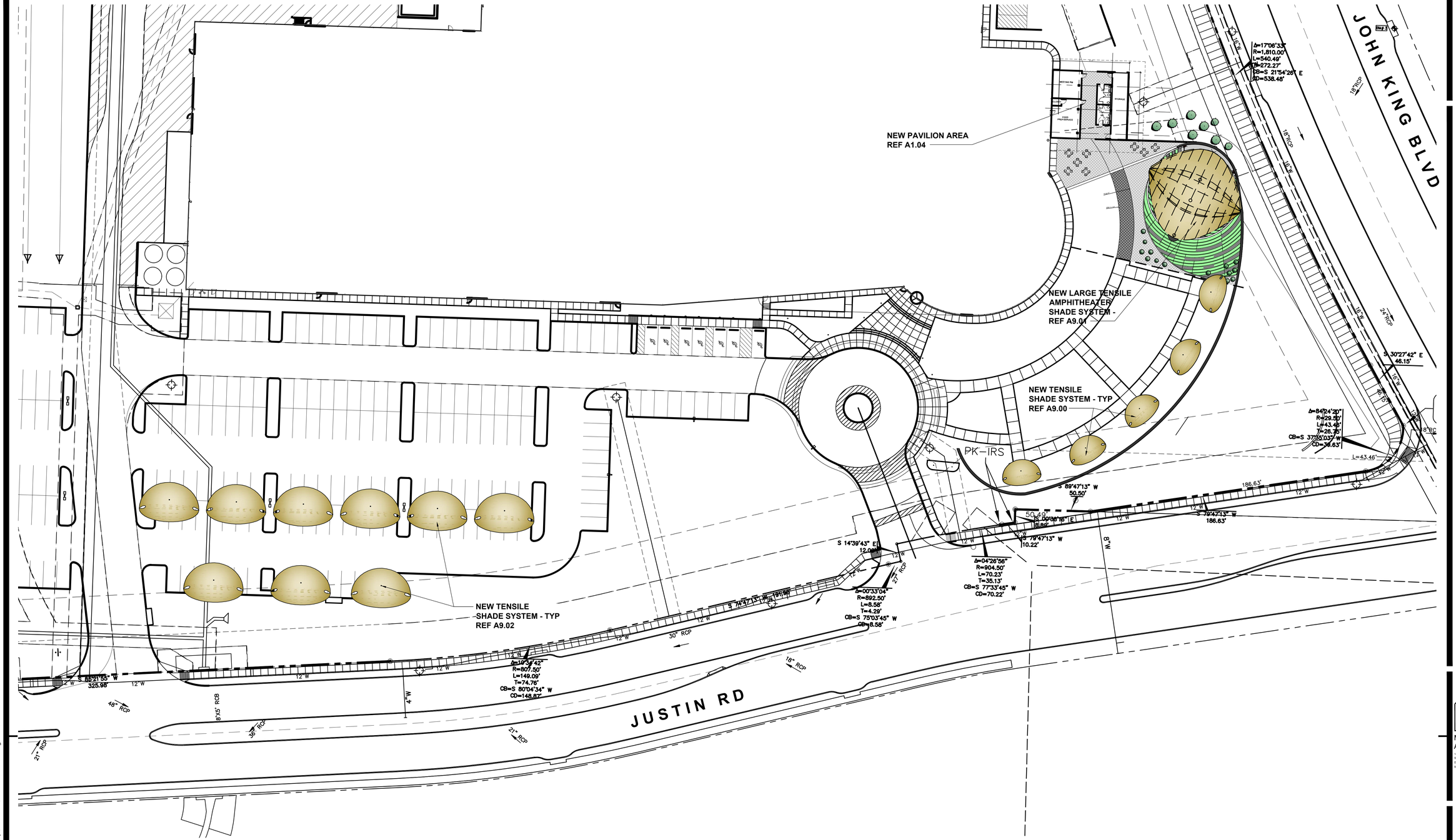

01 PARTIAL SITE PLAN

SCALE: 1" = 30'-0"

0 15 30 60 90

GRAPHIC SCALE IN FEET

NORTH

REVISIONS:

1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 936
DALLAS TEXAS 75254
972 960-8980

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205

DATE: 11.13.2020

DRAWN BY: DBC

CHECKED BY: DDM

SHEET: SITE PLAN

A1.02

CASE # Z2020-053

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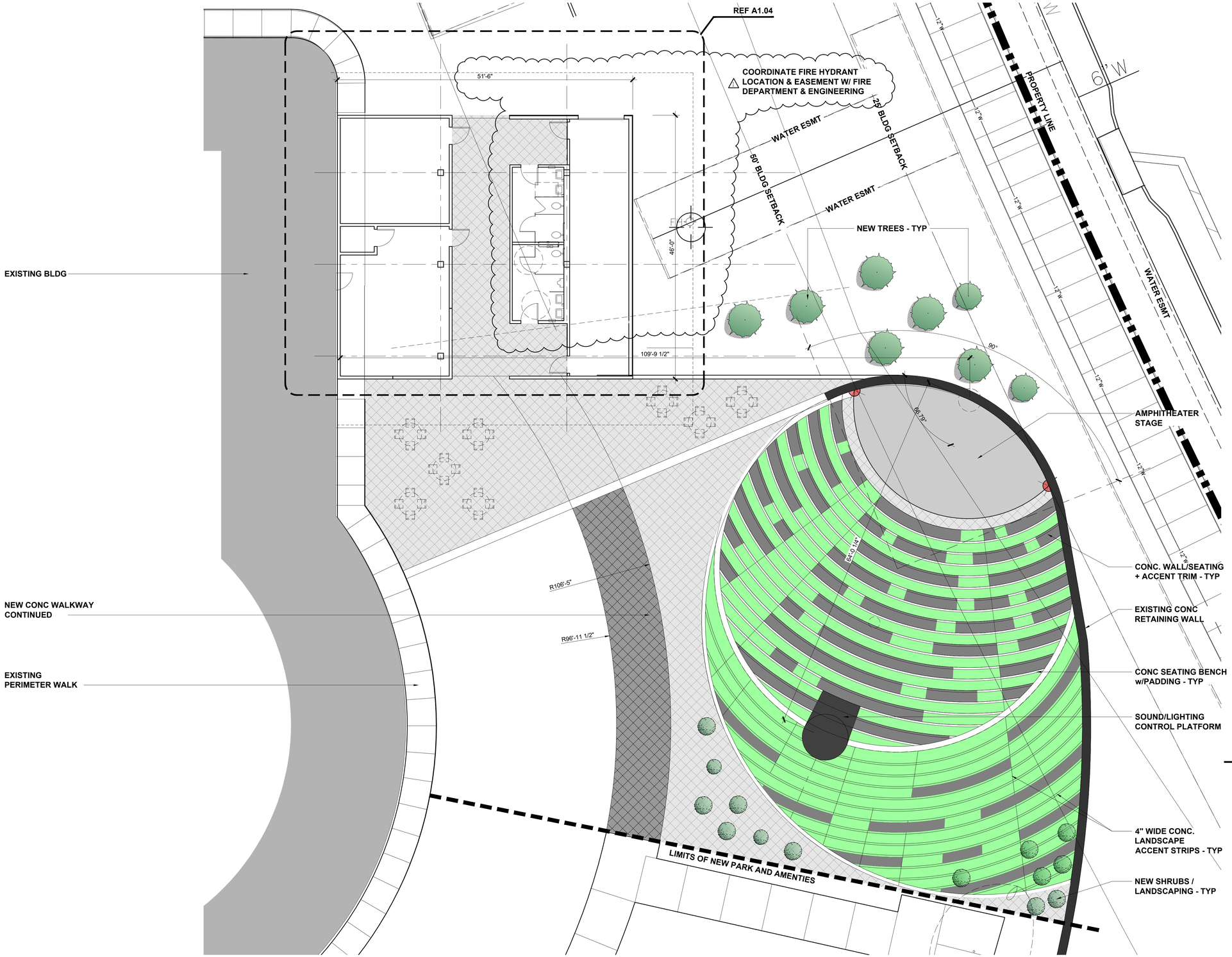

01 OVERALL AMPHITHEATER + AMENITIES PLAN

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

NORTH

NEW GRASS SODDING | NEW CONC. ACCENT PAVING | SEATING w/PADDING

CASE # Z2020-053

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 535
DALLAS TEXAS 75254
972 960-9960

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: SITE PLAN

A1.03

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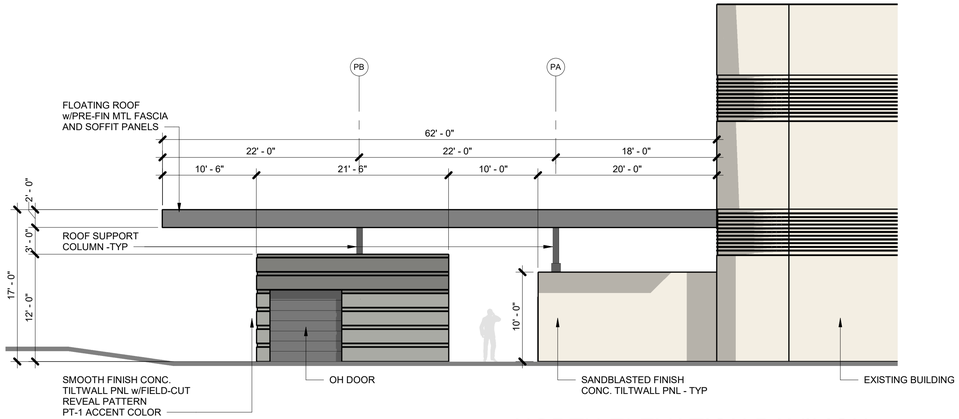
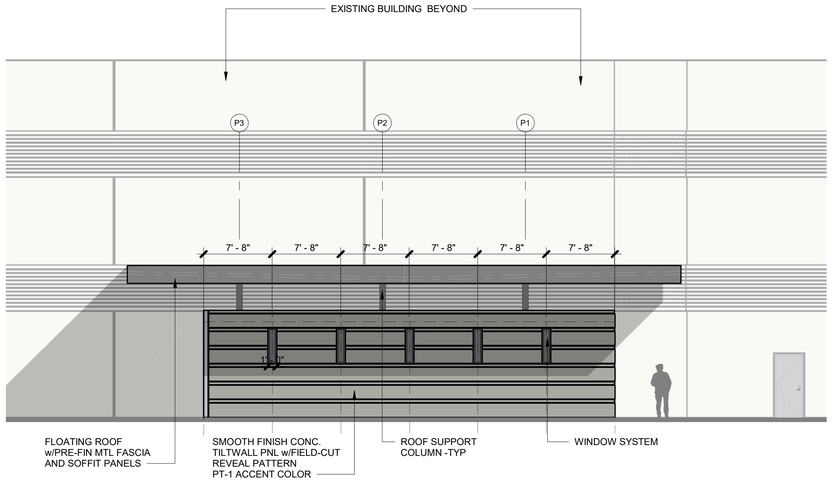


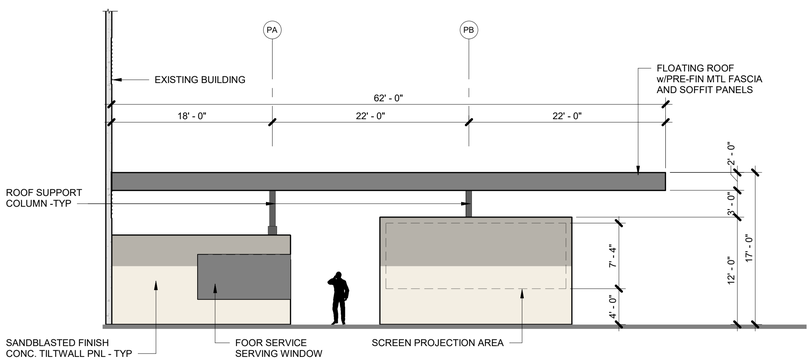
05 NORTH ELEVATION PAVILION

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



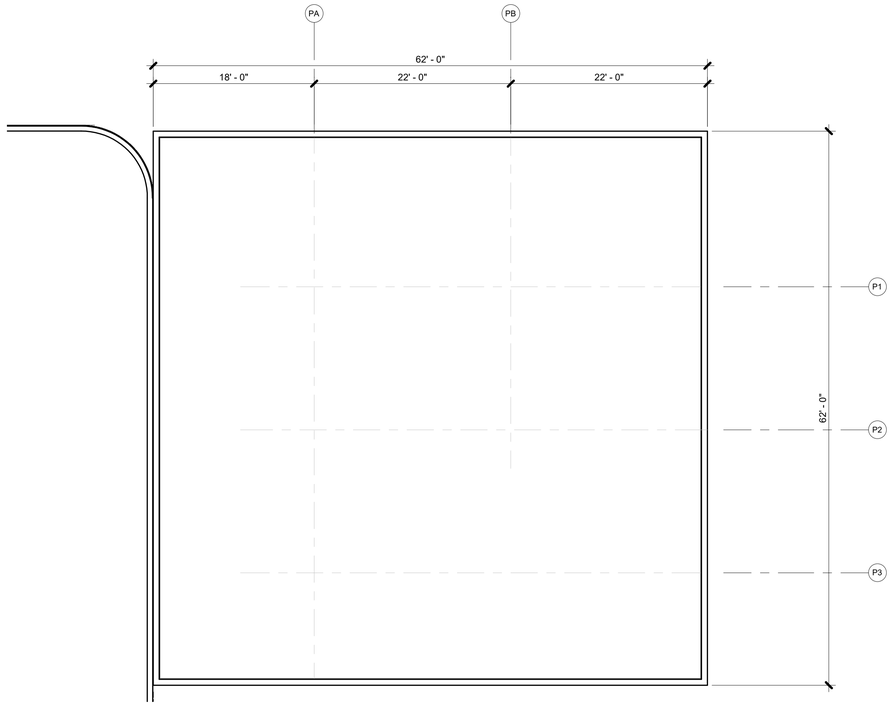
04 EAST ELEVATION PAVILION

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



03 SOUTH ELEVATION PAVILION

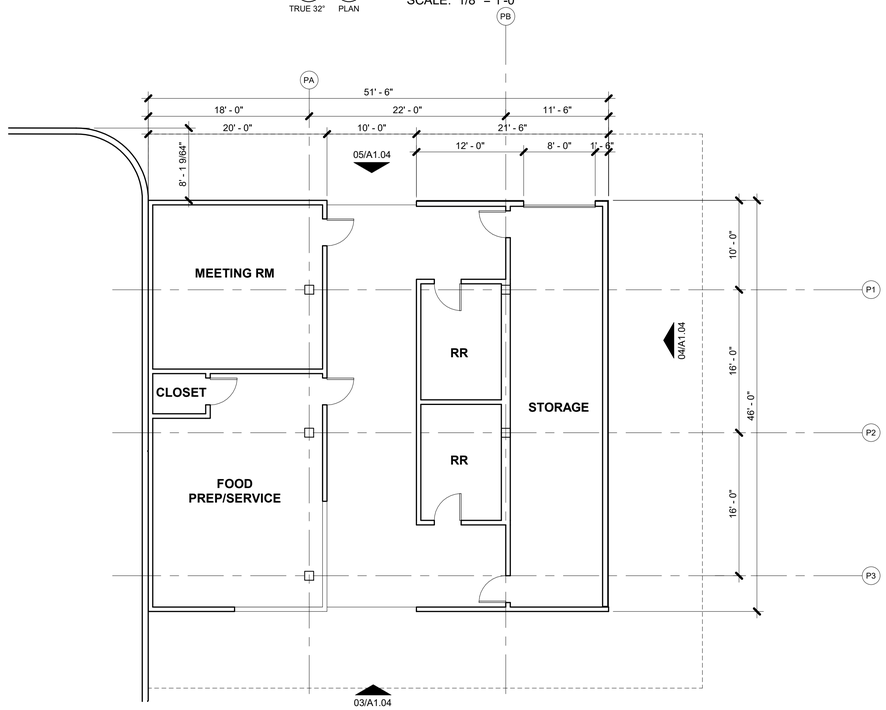
SCALE: 1/8" = 1'-0"



TRUE 32° PLAN

02 PAVILION ROOF

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



TRUE 32° PLAN

01 PAVILION PLAN

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

CASE # Z2020-053

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

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MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-9990

REGISTERED ARCHITECT
DAVID MEINHARDT
12 10 1
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: PAVILLION

A1.04

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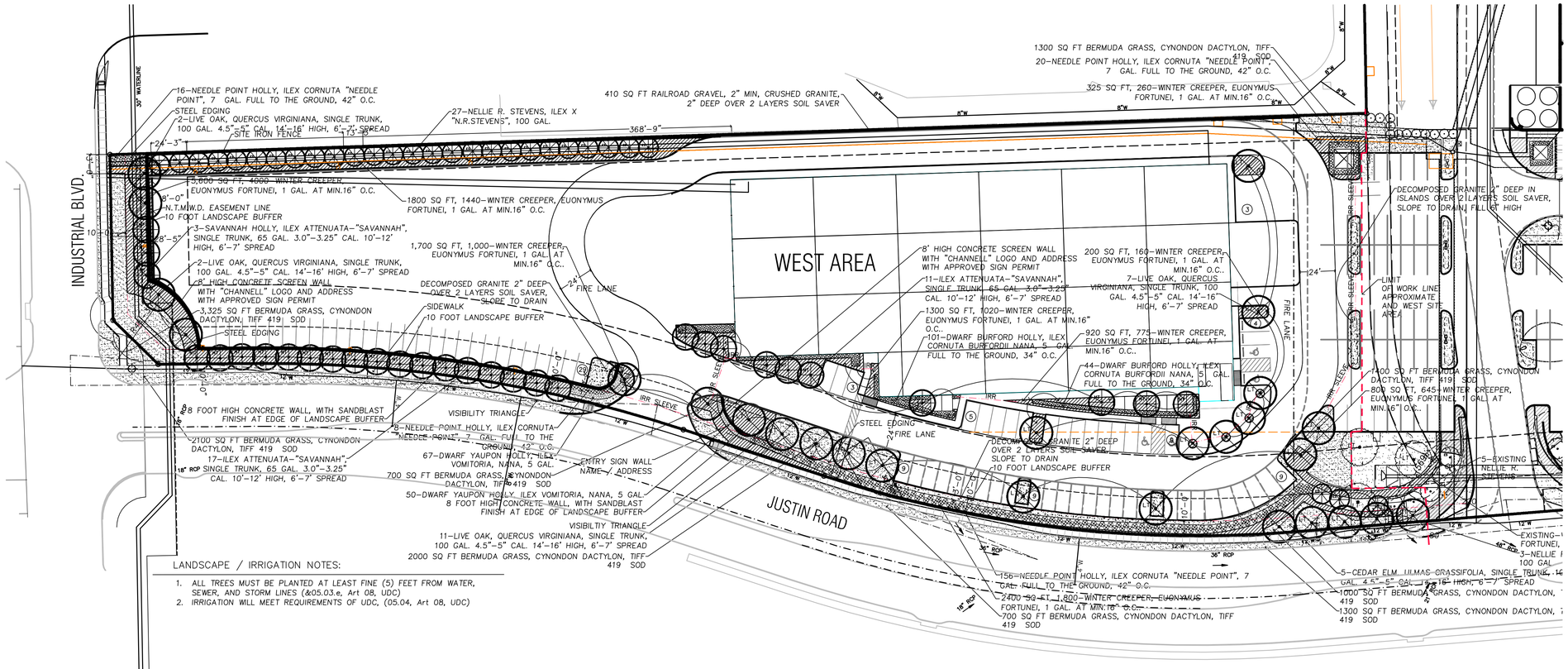
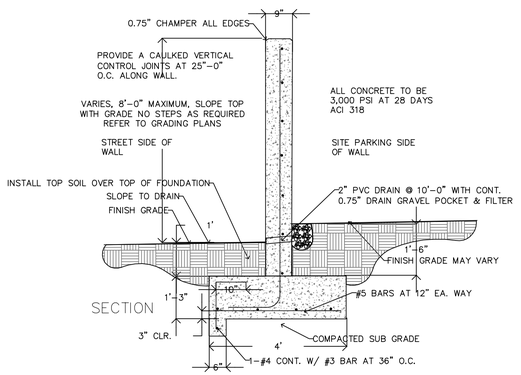


LANDSCAPE / IRRIGATION NOTES:

1. ALL TREES MUST BE PLANTED AT LEAST FINE (5) FEET FROM WATER, SEWER, AND STORM LINES (&05.03.e, Art 08, UDC)
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC, (05.04, Art 08, UDC)



1 SITE SCREEN WALL DETAILS

N.T.S.

NOTE:
1. CONCRETE COLOR MIX TO BE APPROVED BY CLIENT
2. STEP FOOTING AS REQUIRED IN 8" STEPS
3. BACK FILL SOIL AFTER FORM WORK REMOVAL TO GRADES SHOWN.
4. 5. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS, FORM WORK, CONCRETE WASH OUT FROM SITE.

SAND BLASTING NOTE.
1. ALL EXPOSED SURFACES TO BE SAND BLASTED.
2. SAMPLE TO BE APPROVED BY CLIENT.
3. SAND BLAST SAND MAY USED ON LANDSCAPE BEDS. NO CLEAN UP EXCEPT ON PAVING SURFACES.

LANDSCAPE PLAN LEGEND

1–CT–1 — QUANTITY; SYMBOL KEY TO PLANT LIST

IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

LANDSCAPE TREE SYMBOLS

PROPOSED TREES / EXISTING TREES

LARGE — SITE TREES LARGE PER TYPE AND SIZE NOTED ON PLAN INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE WITH 4" WATER RING AND 3" MULCH OVER TREE BALL

MEDIUM — SITE TREES MEDIUM PER TYPE AND SIZE NOTED ON PLAN INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE WITH 4" WATER RING AND 3" MULCH OVER TREE BALL

SMALL — SITE TREES SMALL PER TYPE AND SIZE NOTED ON PLAN INSTALL (1) ONE ADJUSTABLE BUBBLERS ON EACH TREE

12'–0" — EVERGREEN SCREENING SHRUBS, NELLIE R. STEVENS HOLLY. WITH 4" TREE RING AND 3" MULCH INSTALL (2) TWO ADJUSTABLE BUBBLER ON EACH SHRUB

6'–0" — EVERGREEN SHRUBS FOR SCREENING

3'–0" — EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE

EVERGREEN GROUND COVER WITH STEEL EDGING

BERMUDA GRASS–ON SITE, ROLL TWO TIMES ,SEE DETAILS

6" FILL — PARKING LOT ISLAND AND TRANSFORMERS, INSTALL DECOMPOSED GRANITE 3" DEEP WITH STEEL EDGING ON LANDSCAPE SIDES OF BED FILL ISLAND WITH SITE SOIL TO BACK OF CURB AND SLOPE UP INTO MIDDLE 6", INSTALL DECOMPOSED GRANITE TO SLOPE TO DRAIN OVER TOP OF CURB TO LOW SIDE

CITY OF ROCKWALL LANDSCAPE STANDARDS, WEST SIDE LOT AREA

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA – WEST SITE 4.147 ACRES		180,675 SQ. FT.
A. SCREENING OF SITE LOADING DOCKS	YES	8' HIGH WALL
B. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 4.0" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
C. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
D. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
E. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEEDED.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN BUFFER, (1) CANOPY AND (1) ACCENT TREE PER 50 FEET. INDUSTRIAL DRIVE 142 LINEAR FT JUSTIN ROAD 870 LINEAR FT	3 CANOPY TREE 3 ACCENT TREE 17 CANOPY TREE 17 ACCENT TREE	3 CANOPY TREE 3 ACCENT TREE (*)18 CANOPY TREE 17 ACCENT TREE
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	SEE (+) BELOW
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	YES	YES
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX. SITE AREA = 180,675 SQ. FT.	27,101 SQ FT	29,580 SQ FT. 16.3%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES.	8 TREES	11 TREES

(*) STREET TREES EXTEND INTO THE ADJACENT LANDSCAPE AREA BETWEEN STREET AND PARKING EDGE.

CHANNELL, ROCKWALL TEXAS

VARIANCE REQUEST FOR ALTERNATE LANDSCAPE PLAN DATED 12012020

The Phase One Channell Project Landscape Plan was installed per an Alternate Landscape Plan Dated 03/04/2016. The City of Rockwall Planning Department Approved this plan.

As this approved Alternate Landscape Plan included several designs that were considered to meet or exceeded the City of Rockwall Landscape Ordinance Intent. We desire to continue the same style of landscape along the Justin Road

These same Landscape Designs are shown on the SP2020-053 Alternative Landscape Plan.

1. The plan shows and edge of large evergreen holly shrubs along the parking lot edges as a living screen that will grow up and become a solid screen.
2. There are large shade trees spaced behind the Nellie R. Stevens Shrubs were use and not ornamental trees were provided.
3. The 03/04/2016 plan had a 6 foot high concrete wall to screen spaces or outside storage on site. This is shown as a 400 foot long 8 foot high wall for screening.
4. The plans both will have curved entry concrete walls 8 feet high with signage.

Per City or Rockwall Comments for landscape this plan as drawn should be considered as an Alternate Landscape Plan in keeping with the Style of the Channell Project Campus.

1. Provide the necessary screening associates with outside storage requirement along Justin Road. The Plan utilizes a row or large shrubs , Needle Point Holly and Row of Burford Holly, Savannah Holly Trees and Large Live Oak Trees and solid 8 foot high concrete screening wall to suffice for the solid screening that exceeds a row of canopy trees at 20-foot centers. The Shrubs will be maintained at 6-8 feet high.
2. The 10 foot wide Landscape Buffer is dimensioned as shown on the plans along Justin Road Frontage
3. The fire Lane is labeled on the Plan
4. The 10 foot wide Landscape Buffer is shown on the plans along Justin Road Frontage
5. Provide trees in the required street landscape buffer along Justin Road in numbers equal to one (1) canopy tree and one (1) accent tree for every 50 feet of street frontage. This would require 17 canopy trees and 17 Accent Trees. The Alternate Landscape Plan shows 17 canopy trees within 80 feet of the 873 foot Justin Road Edge Area and with the 400 foot long 8 foot high concrete wall and Savannah Holly Trees as the 17 accent trees. The Alternate Landscape Plan dated 12/01/2020 provides a screened edge that will provide a dense screen that exceeds only using trees.

© 2020, T.H.PRITCHETT ASSOCIATES
LANDSCAPE ARCHITECTS AND PLANNER
THESE DRAWINGS AND /OR SPECIFICATIONS PROVIDED WITHIN THIS DOCUMENT SET ARE PREPARED SPECIFICALLY FOR THIS PROJECT AND SITE. THEY ARE NOT TO BE USED IN PART OR IN WHOLE OR PART FOR ANY OTHER PURPOSES OR BY ANY OTHER PARTIES OTHER THAN THOSE UNDER CONTRACT OR WITH SPECIFIC WRITTEN PERMISSIONS FROM T. H. PRITCHETT / ASSOCIATES.
REPRODUCTION IS PROHIBITED

REGISTERED LANDSCAPE ARCHITECT — THOMAS H. PRITCHETT — 2115 — STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 12/01/2020

0 20 40 60 80 100 FEET

PLOTS AT 24" X 60" SHEET TO 1"=40'

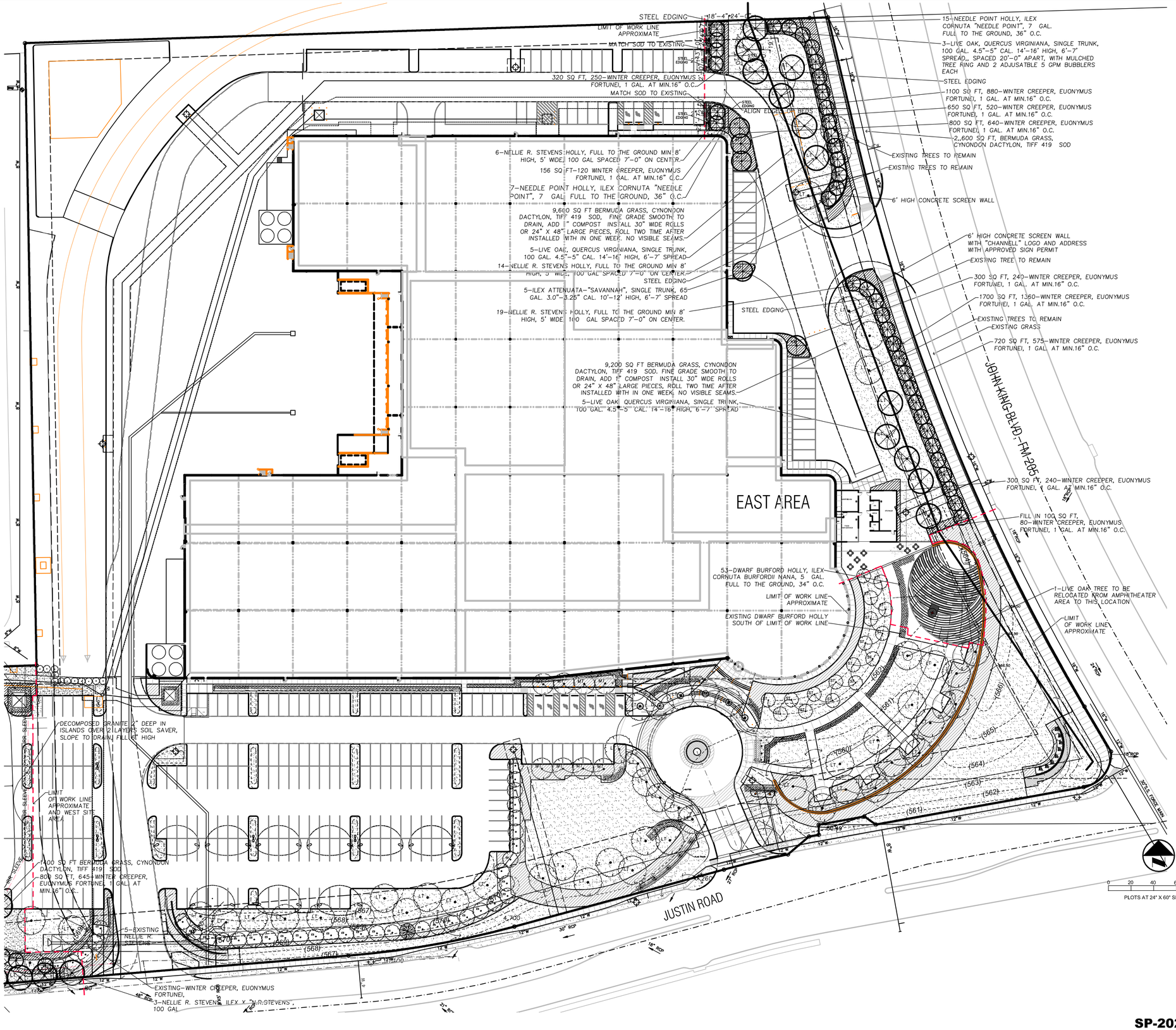
NO.	DATE	REVISION

T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

ALTERNATE LANDSCAPE PLAN WEST
CHANNELL COMMERCIAL CORP.
WEST PARKING & STORAGE LAYOUT
1700 JUSTIN ROAD
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	12/01/2020	1"=30'			LAW-1

SP-2020-053



LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER. PER MANUFACTURER INSTRUCTIONS.
6 INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"-2" HIGH..

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LANDSCAPE ARCHITECTS AND PLANNER
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REGISTERED LANDSCAPE ARCHITECT · THOMAS H. PRITCHETT · 2115 · STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT. R.L.A. NO. 2115 ON 12/01/2020

NO.	DATE	REVISION

T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

ALTERNATE LANDSCAPE PLAN EAST

CHANNELL COMMERCIAL CORP.

WEST PARKING & STORAGE LAYOUT

1700 JUSTIN ROAD

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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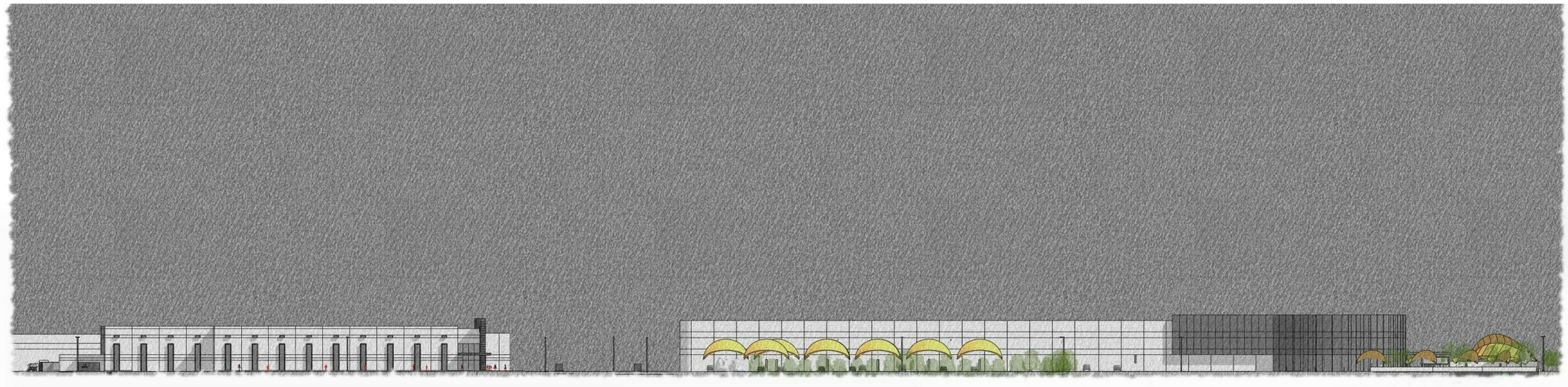
SP-2020-053



SOUTH CAMPUS ELEVATION - JUSTIN RD



EAST CAMPUS ELEVATION - JOHN KING BLVD

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8860

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z CONCEPT IMAGES

A1.05

CASE # Z2020-053

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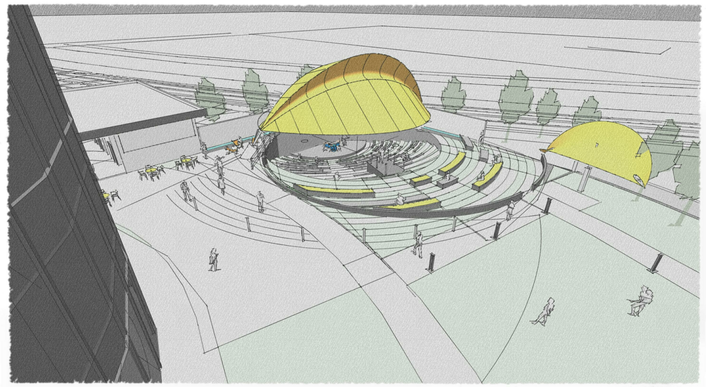

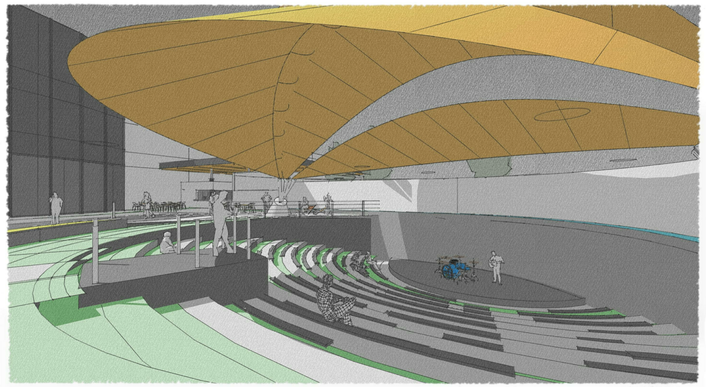

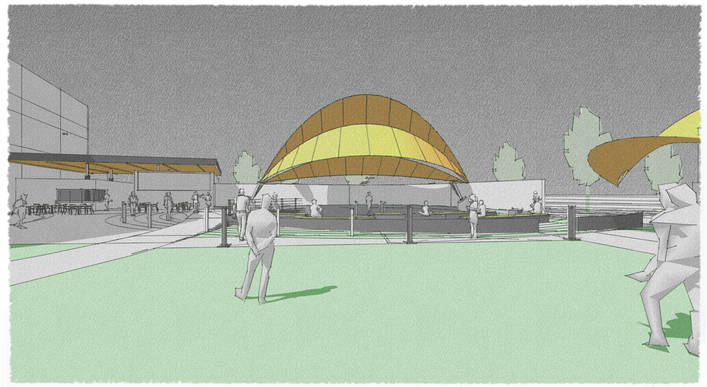

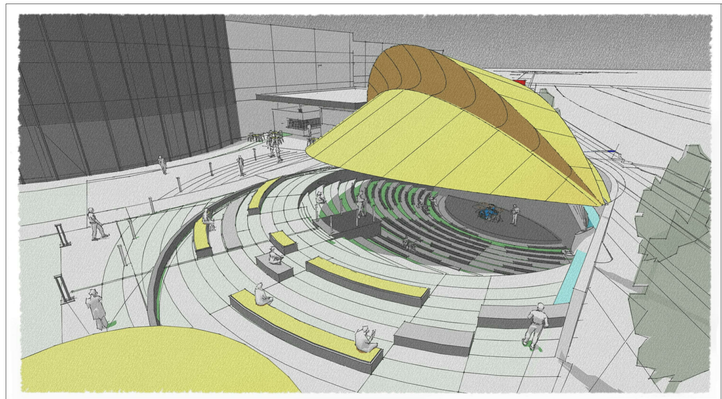

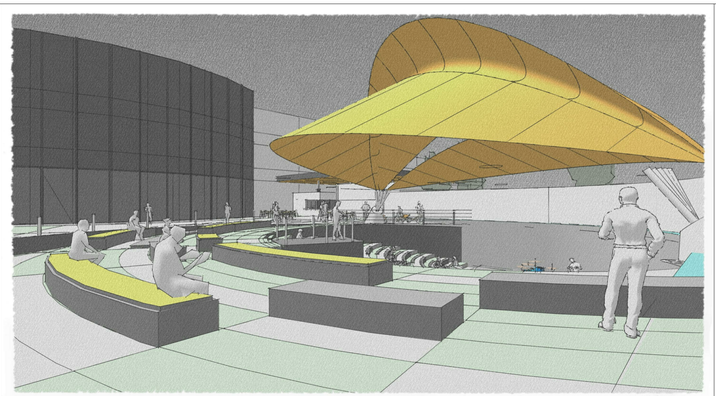

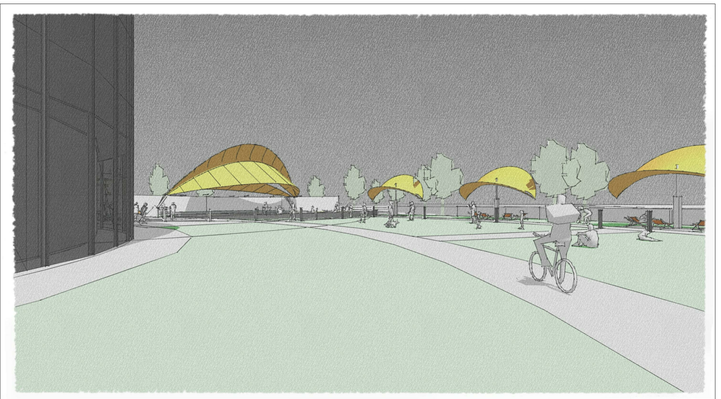



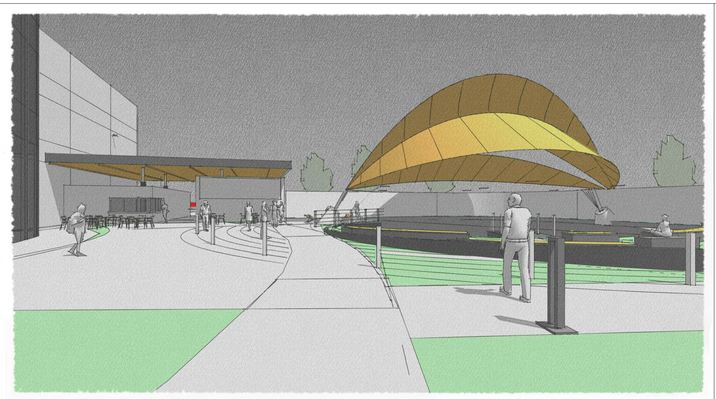

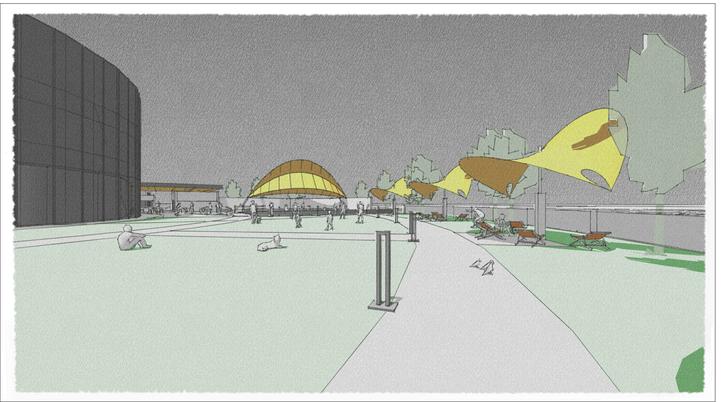

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C

14643 DALLAS PARKWAY
SUITE 810
DALLAS TEXAS 75254
972 960-8860

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205

DATE: 11.13.2020

DRAWN BY: DBC

CHECKED BY: DDM

SHEET: P&Z CONCEPT IMAGES

A1.06

CASE # Z2020-053

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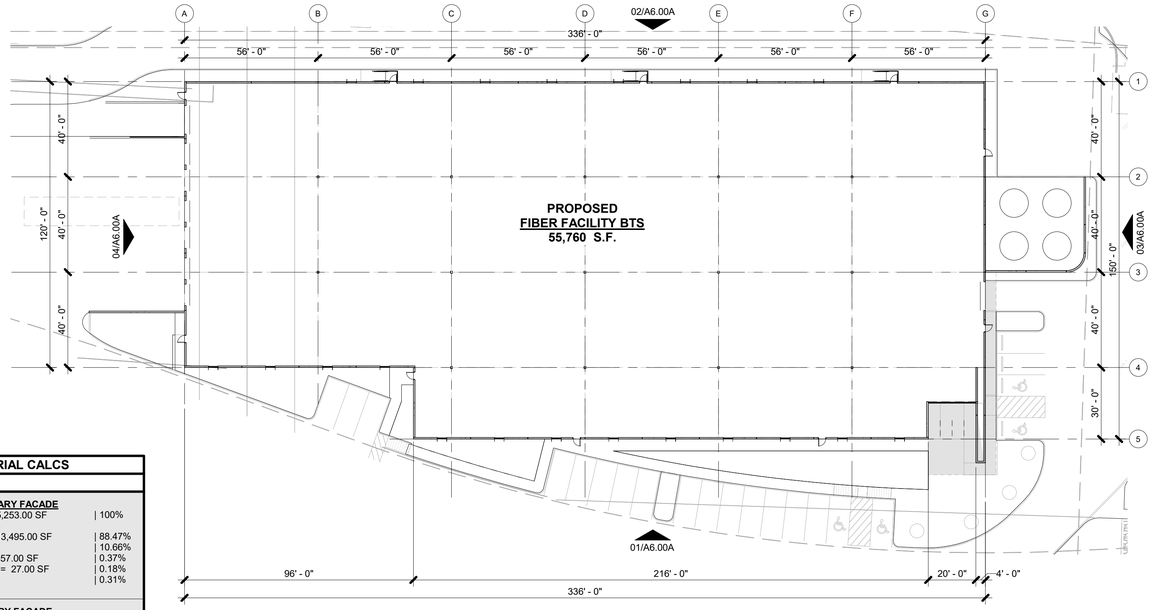
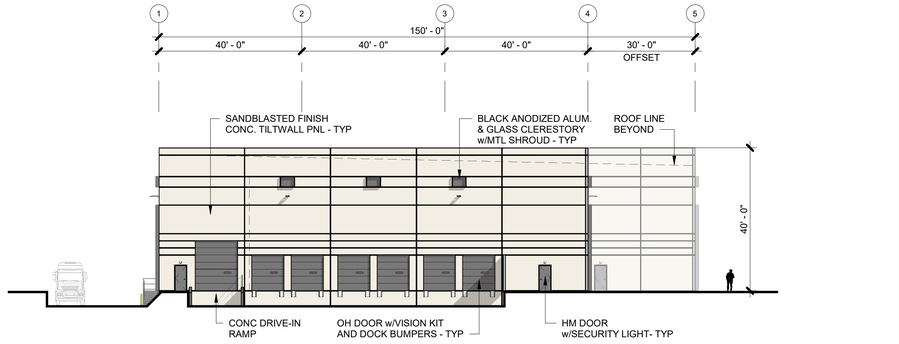
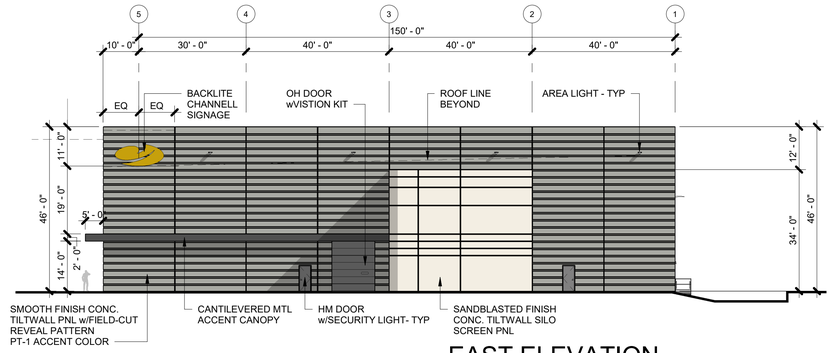


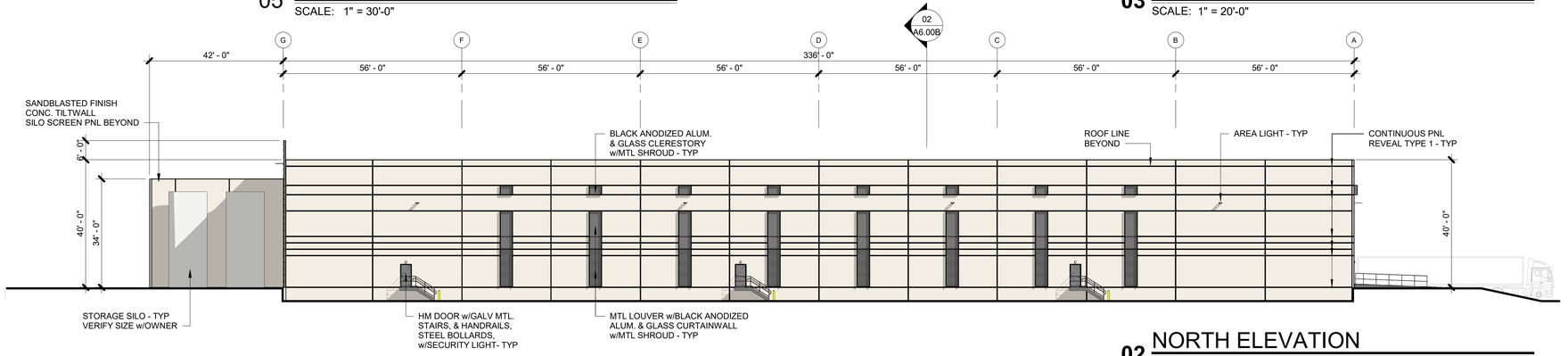


04 WEST ELEVATION
SCALE: 1" = 20'-0"

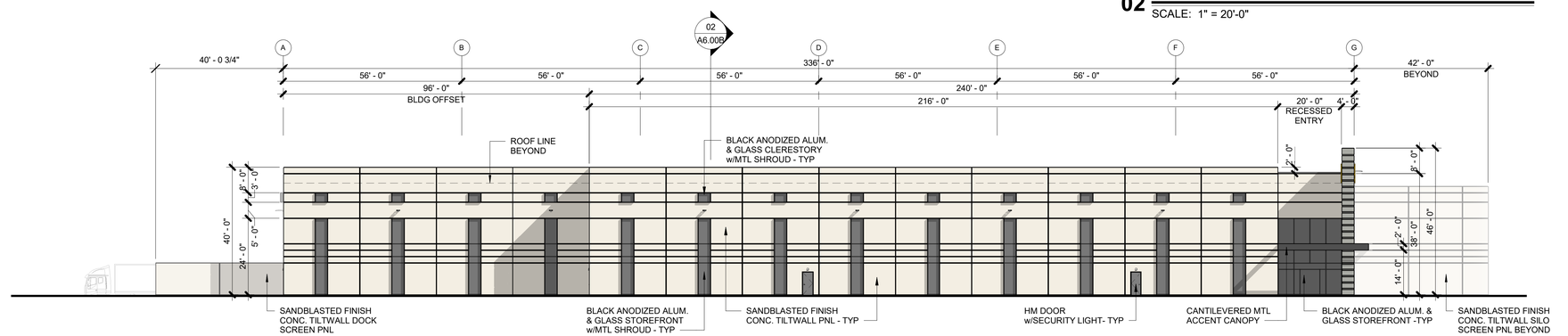


03 EAST ELEVATION
SCALE: 1" = 20'-0"

05 OVERALL SHELL FLOOR PLAN
SCALE: 1" = 30'-0"



02 NORTH ELEVATION
SCALE: 1" = 20'-0"



01 SOUTH ELEVATION
SCALE: 1" = 20'-0"

ELEVATION + MATERIAL CALCS

SOUTH ELEVATION - PRIMARY FACADE
TOTAL FACADE AREA = 15,253.00 SF | 100%

• CONCRETE TILTWALL = 13,495.00 SF	88.47%
• GLASS = 1,626.00 SF	10.66%
• MTL ACCENT CANOPY = 57.00 SF	0.37%
• MTL WINDOW SHROUDS = 27.00 SF	0.18%
• HM DOORS = 48.00 SF	0.31%

WEST ELEVATION - PRIMARY FACADE
TOTAL FACADE AREA = 6,290.00 SF | 100%

• CONCRETE TILTWALL = 5,473.00 SF	87.01%
• GLASS = 36 SF	0.57%
• MTL WINDOW SHROUDS = 1.00 SF	0.02%
• HM DOORS = 72.00 SF	1.14%
• OH DOORS = 708.00 SF	11.26%

NORTH ELEVATION
TOTAL FACADE AREA = 16,216.00 SF | 100%

• CONCRETE TILTWALL = 15,371.00 SF	97.79%
• GLASS = 419.00 SF	2.58%
• MTL WINDOW SHROUDS = 17.00 SF	0.10%
• MTL LOUVERS = 337.00 SF	2.08%
• HM DOORS = 72.00 SF	0.44%

EAST ELEVATION
TOTAL FACADE AREA = 4,935.00 SF | 100%

• CONCRETE TILTWALL = 1,613.00 SF	80.65%
• GLASS = 1.00 SF	0.05%
• MTL ACCENT CANOPY = 170.00 SF	8.50%
• HM DOORS = 48.00 SF	2.40%
• OH DOORS = 168.00 SF	8.40%

ARTICULATION CALCS

SOUTH ELEVATION - PRIMARY FACADE

1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	216' - 0" PROVIDED
3. WALL PROJECTION = 25% X 40'-0" = 10'-0" MIN	15' - 0" PROVIDED
4. ENTRY / ARCH ELEMENT LENGTH = 33% x 40'-0" = 13'-2 3/8" MIN	20' - 0" PROVIDED
5. PROJECTION HEIGHT = 25% x 40'-0" = 10'-0" MIN	8' - 0" PROVIDED
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x 40'-0") = 20'-0"	25' - 0" PROVIDED

WEST ELEVATION - PRIMARY FACADE

1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	120' - 0" PROVIDED
3. WALL PROJECTION = 25% X HEIGHT = N/A	N/A
4. ENTRY / ARCH ELEMENT LENGTH = 33% x LENGTH = N/A	N/A
5. PROJECTION HEIGHT = 25% x HEIGHT = N/A	N/A
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x H)	N/A

NORTH ELEVATION - SECONDARY FACADE

1. WALL HEIGHT = 40'-0"	
2. WALL LENGTH = 3 x 40'-0" = 120'-0" MAX	336' - 0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x LENGTH = N/A	N/A
4. ENTRY / ARCH ELEMENT WIDTH = 15% x HEIGHT = N/A	N/A
5. PROJECTION HEIGHT = 15% x HEIGHT	N/A

EAST ELEVATION - SECONDARY FACADE

1. WALL HEIGHT = 46'-0"	
2. WALL LENGTH = 3 x 46'-0" = 138'-0" MAX	80' - 0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x 80'-0" = 12'-0" MIN	40' - 0" PROVIDED
4. ENTRY / ARCH ELEMENT WIDTH = 15% x 46'-0" = 6'-10 13/16" MIN	42' - 0" PROVIDED
5. PROJECTION HEIGHT = 15% x 46'-0" = 6'-10 13/16" MIN	12' - 0" PROVIDED

REVISIONS
1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS
1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8660

REGISTERED ARCHITECT
DAVID MEINHARDT
12 10 1
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: P&Z ELEVATIONS

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CASE # Z2020-053

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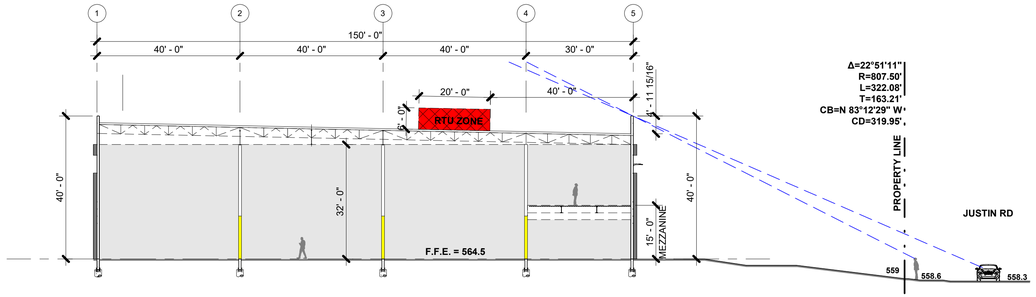
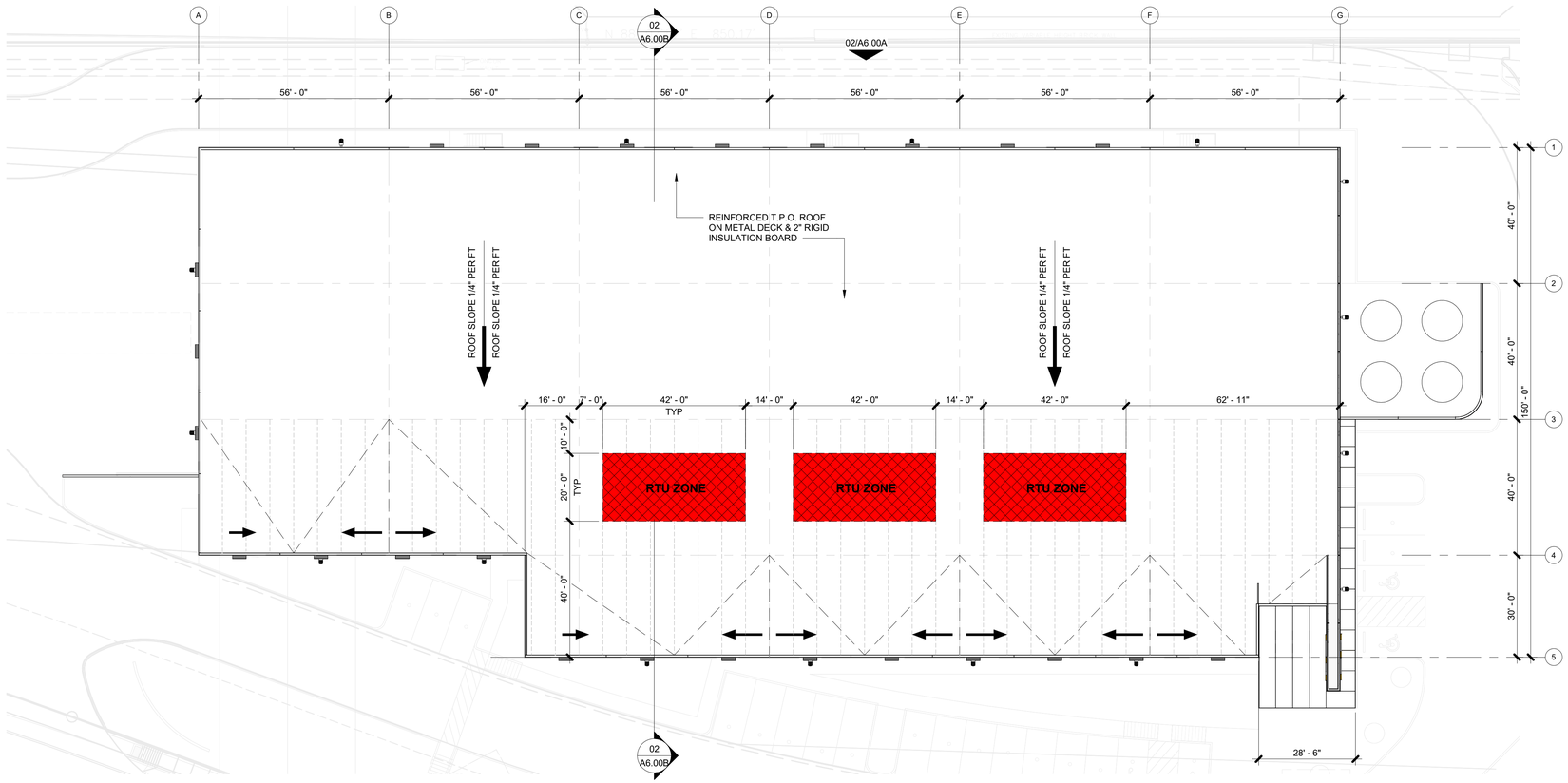


02 BUILDING SECTION

SCALE: 1" = 20'-0"



01 OVERALL ROOF PLAN

SCALE: 1" = 20'-0"

TRUE 32° PLAN

CASE # Z2020-053

REVISIONS

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

14901 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 980-8880

REGISTERED ARCHITECT
DAVID MEINHARDT
12 10 1
STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
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SHEET: P&Z DIAGRAMS

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PROPOSED
FIBER FACILITY BTS
55,760 S.F.

REVISIONS
1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD
ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
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14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972 960-8660

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
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SHEET: P&Z VISUALIZATION

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CASE # Z2020-053

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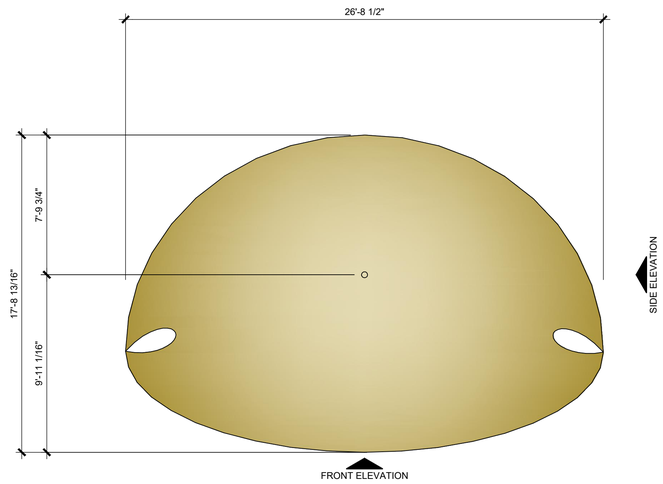
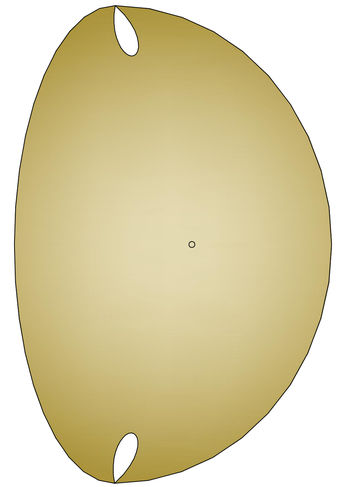
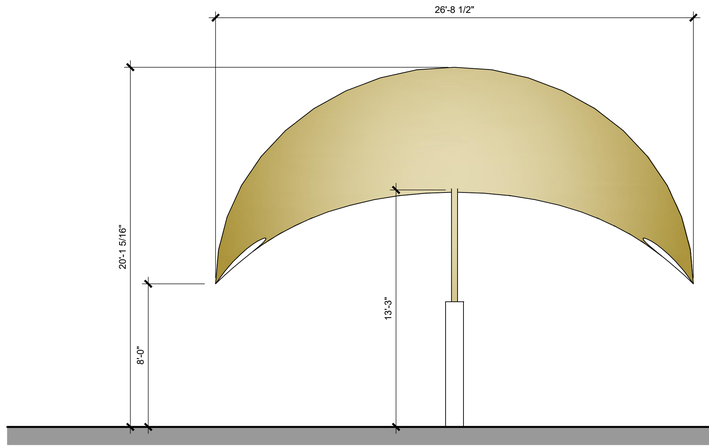


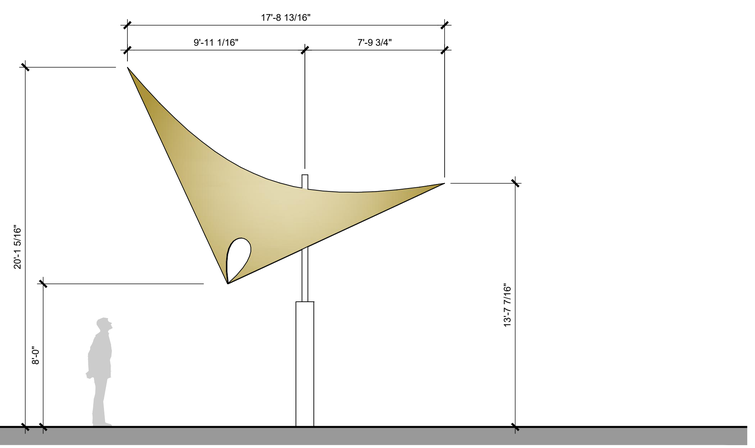
PLAN



PLAN



FRONT ELEVATION



SIDE ELEVATION

01 SMALL TENSILE
SCALE: 1/4" = 1'-0"

REVISIONS:

1	P&Z COMMENTS #1	12.01.20

CHANNELL CAMPUS IMPROVEMENTS

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ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES
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14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 980-8860

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
12.01.2020

PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

A9.00

CASE # Z2020-053

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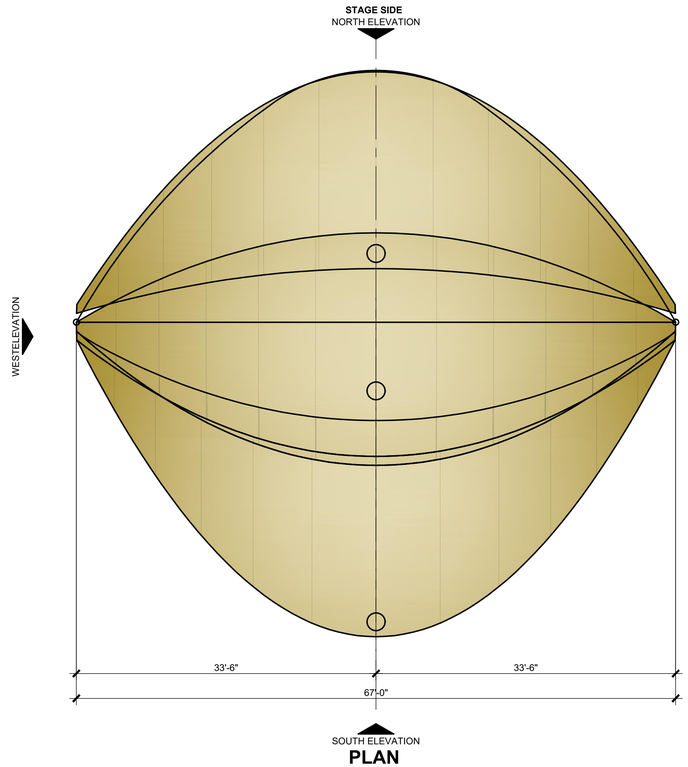

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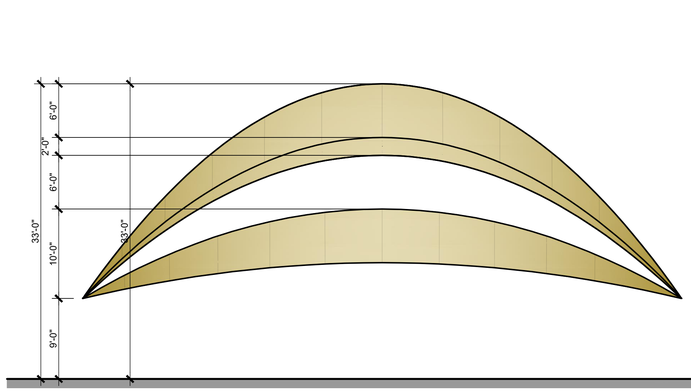
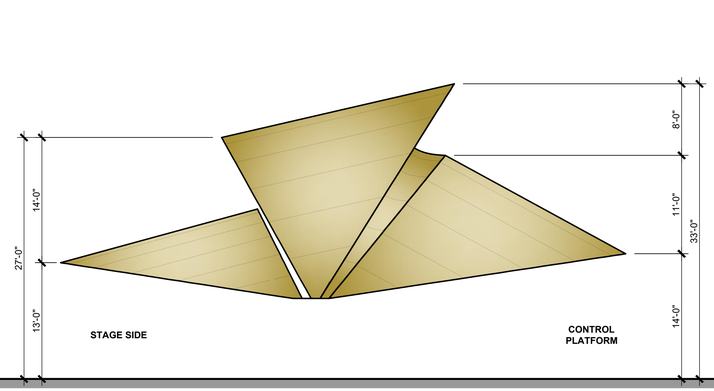
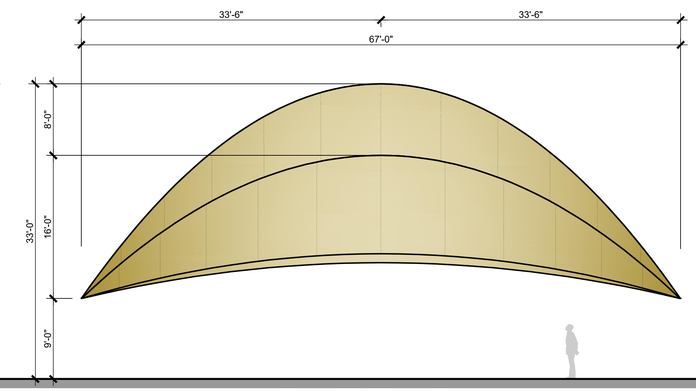


NORTH ELEVATION - OPEN



ELEVATION



SOUTH ELEVATION - CLOSED

01 AMPHITHEATER TENSILE
SCALE: 1/8" = 1'-0"

CASE # Z2020-053

REVISIONS:

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CHANNELL CAMPUS IMPROVEMENTS

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ROCKWALL, TEXAS

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972 980-8990

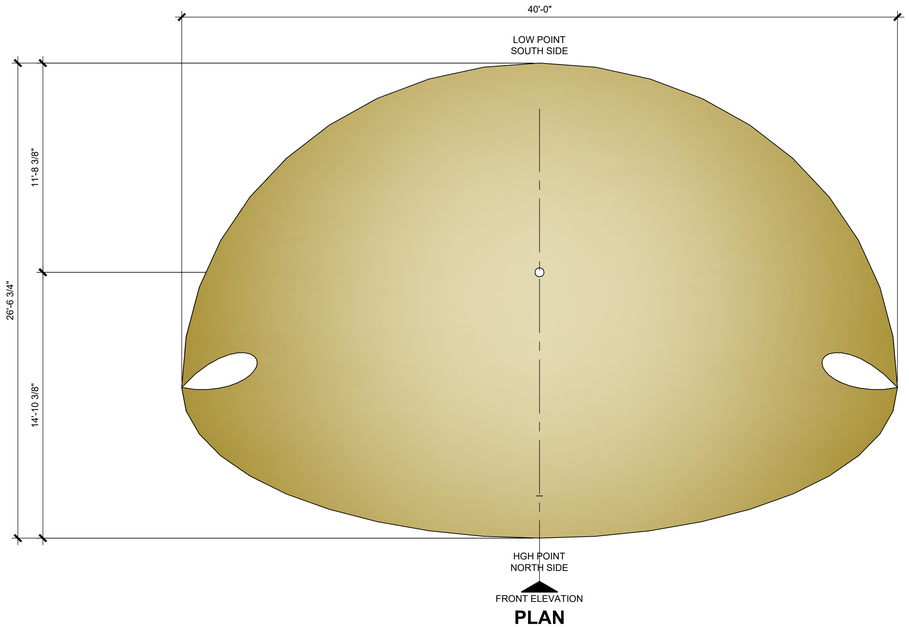
REGISTERED ARCHITECT
DAVID MEINHARDT
12.10.1
STATE OF TEXAS

12.01.2020

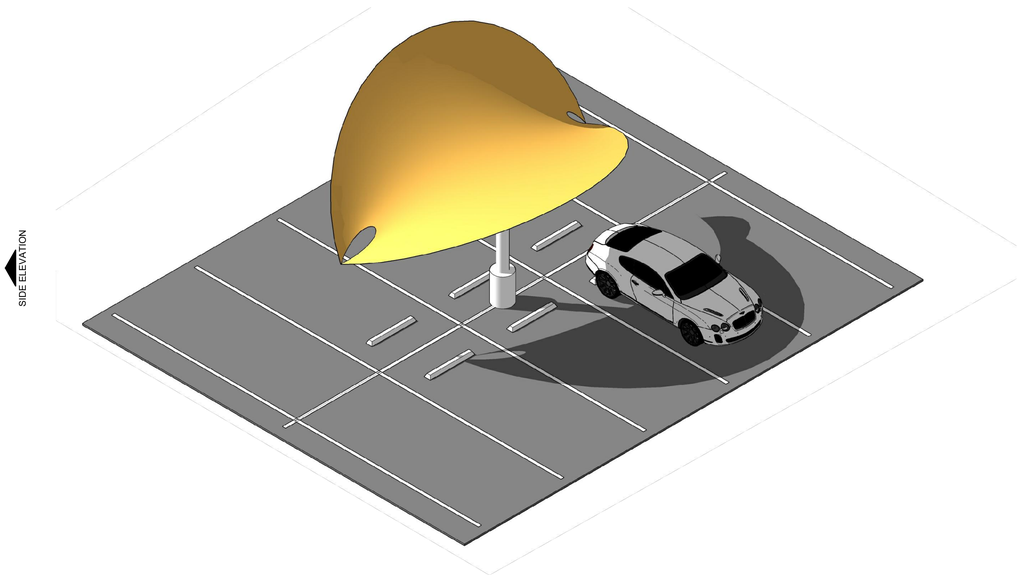
PROJECT NO: 20-205
DATE: 11.13.2020
DRAWN BY: DBC
CHECKED BY: ---
SHEET: TENSILE CONCEPT

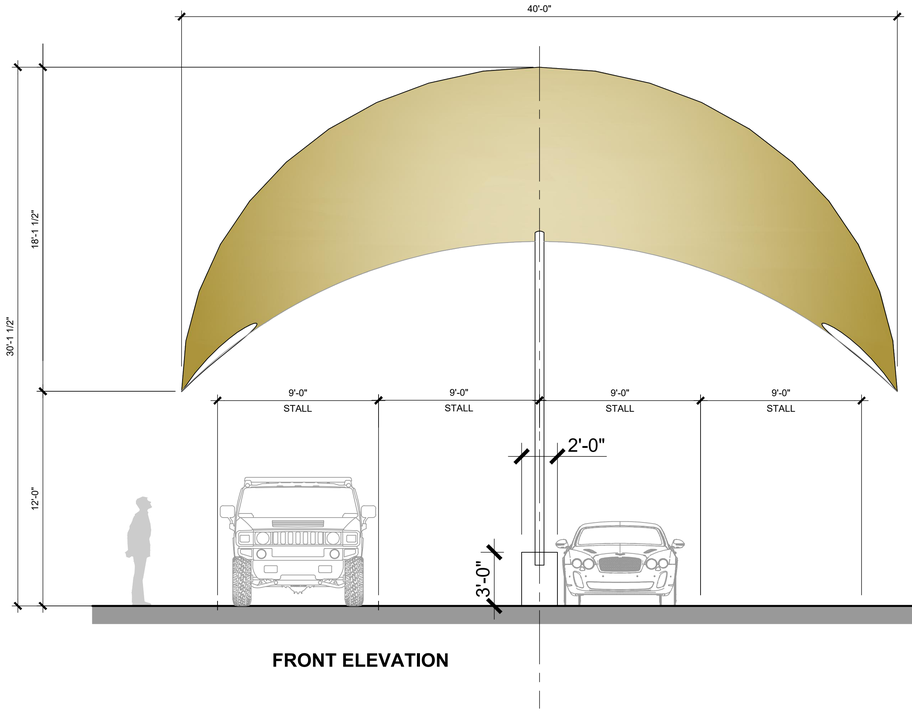
A9.01

\\MA-SERVER-02\Projects\MISC\20205-CHANNELL Corp\CDs Shell\205-Channell Tensile.dwg, 12/1/2020 1:27:38 PM

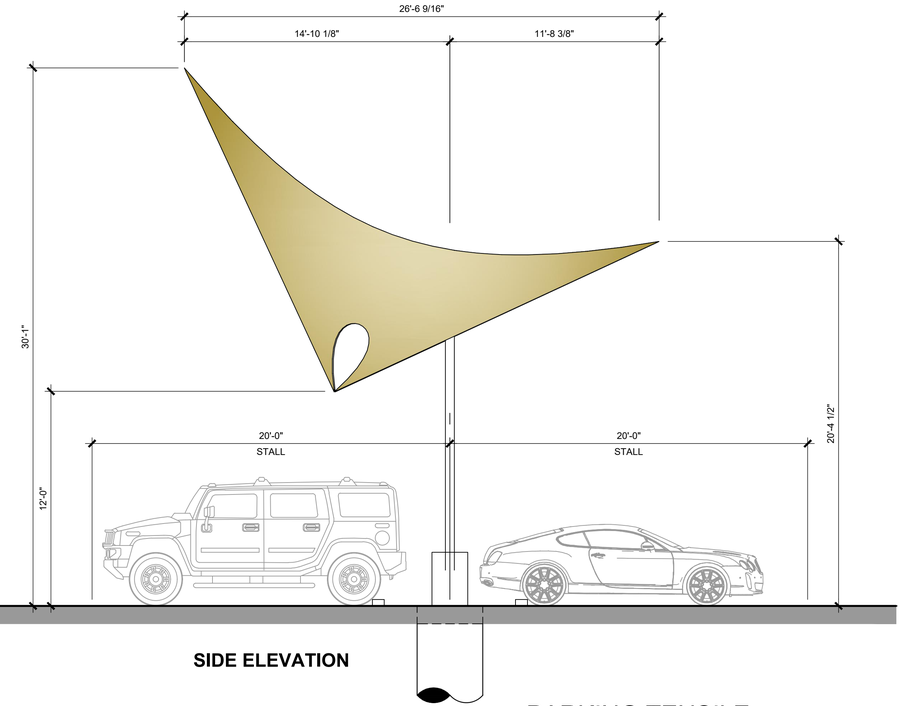


PLAN





FRONT ELEVATION



SIDE ELEVATION

01 PARKING TENSILE

SCALE: 1/4" = 1'-0"

CASE # Z2020-053

REVISIONS:

1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD

ROCKWALL, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 636
DALLAS TEXAS 75254
972 960-8680

REGISTERED ARCHITECT DAVID MEINHARDT 12101 STATE OF TEXAS

12.01.2020

PROJECT NO: 20-205

DATE: 11.13.2020

DRAWN BY: DBC

CHECKED BY: ---

SHEET: TENSILE CONCEPT

A9.02

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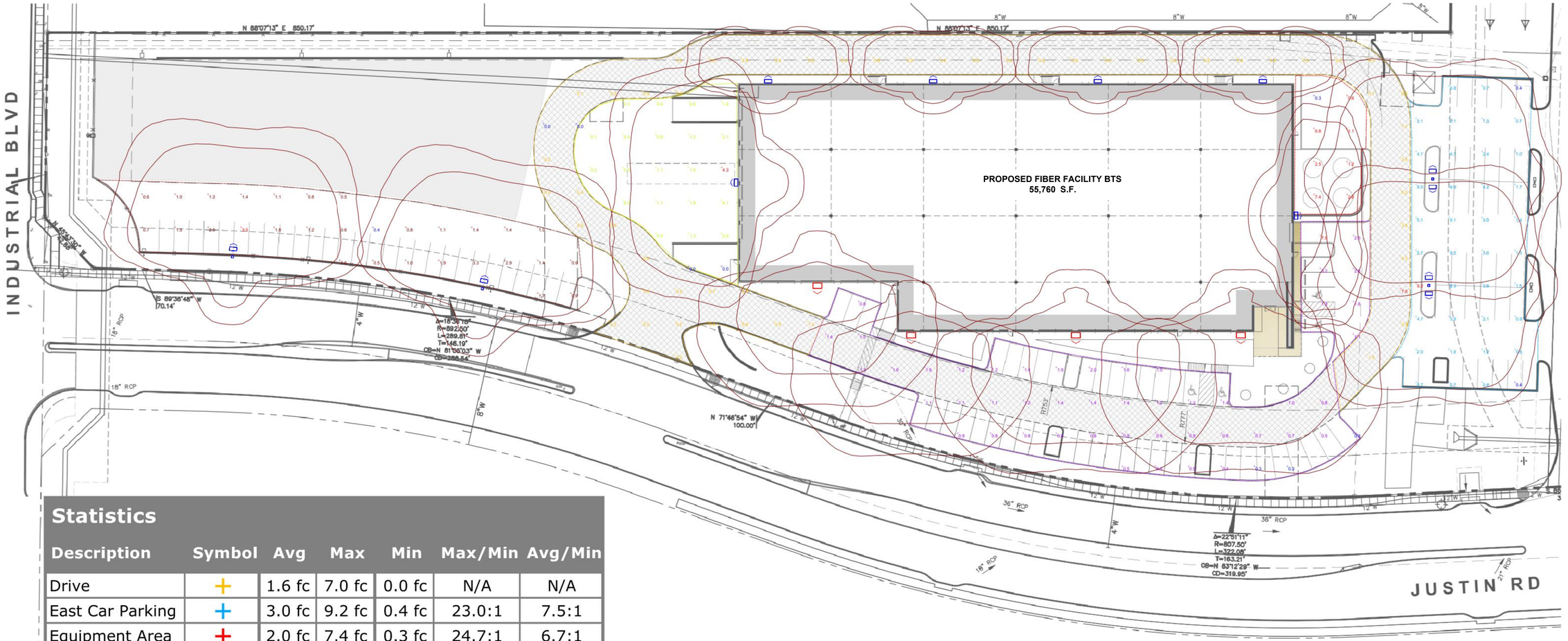

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive	+	1.6 fc	7.0 fc	0.0 fc	N/A	N/A
East Car Parking	+	3.0 fc	9.2 fc	0.4 fc	23.0:1	7.5:1
Equipment Area	+	2.0 fc	7.4 fc	0.3 fc	24.7:1	6.7:1
S Car Parking	+	1.3 fc	7.0 fc	0.3 fc	23.3:1	4.3:1
Trcuk Court	+	1.2 fc	4.3 fc	0.0 fc	N/A	N/A
West Car Parking	+	1.3 fc	3.5 fc	0.4 fc	8.8:1	3.3:1

01 SITE PLAN - PHOTOMETRIC

SCALE: 1" = 60'-0"

0 30 60 120 180

GRAPHIC SCALE IN FEET

REVISIONS:

1 P&Z COMMENTS #1 12.01.20

CHANNELL CAMPUS IMPROVEMENTS

ROCKWALL, TEXAS

1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C
14643 DALLAS PARKWAY
SUITE 530
DALLAS TEXAS 75254
972 960-8960

REGISTERED ARCHITECT DAVID MEINHARDT STATE OF TEXAS 12101

12.01.2020

PROJECT NO: 20-205

DATE: 11.13.2020

DRAWN BY: DBC

CHECKED BY: DDM

SHEET: SITE PLAN - PHOTOMETRIC

A9.03-E

1 CASE # Z2020-053

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CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD | ROCKWALL, TEXAS 75006



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 18.762-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, CHANNELL SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by David Meinhardt of Meinhardt & Associates Architects on behalf of Ed Burke of Channell Commercial Corporation for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses, on a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Commercial Corporation, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 Justin Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of any buildings on the *Subject Property* shall generally be in

DRAFT 12.21.20

accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of an amphitheater on the *Subject Property* shall generally be in accordance with the *Concept Amphitheater Plan*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of any shade canopies on the *Subject Property* shall generally be in accordance with the *Concept Canopy Plan*, depicted in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That any landscaping planted or installed on the *Subject Property* shall generally be in accordance with the *Concept Landscape Plan*, depicted in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 7. That any lighting installed on the *Subject Property* shall generally be in accordance with the *Concept Photometric Plan*, depicted in *Exhibit 'H'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'H'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 8. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'I'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'I'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 9. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 11. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 12. 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 4TH DAY OF JANUARY, 2021.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 21, 2020*

2nd Reading: *January 4, 2021*

DRAFT ORDINANCE 12.21.2020

Exhibit 'A':
Legal Description

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 3, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 20200000008947 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Willcar Holdings LLC recorded in Instrument No. 20170000002016 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 2 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

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THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way

DRAFT ORDINANCE 12.2.20

corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the *POINT OF BEGINNING*;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

DRAFT ORDINANCE 12.21.2020

Exhibit 'B':
Lot 3, Block A, Channell Subdivision

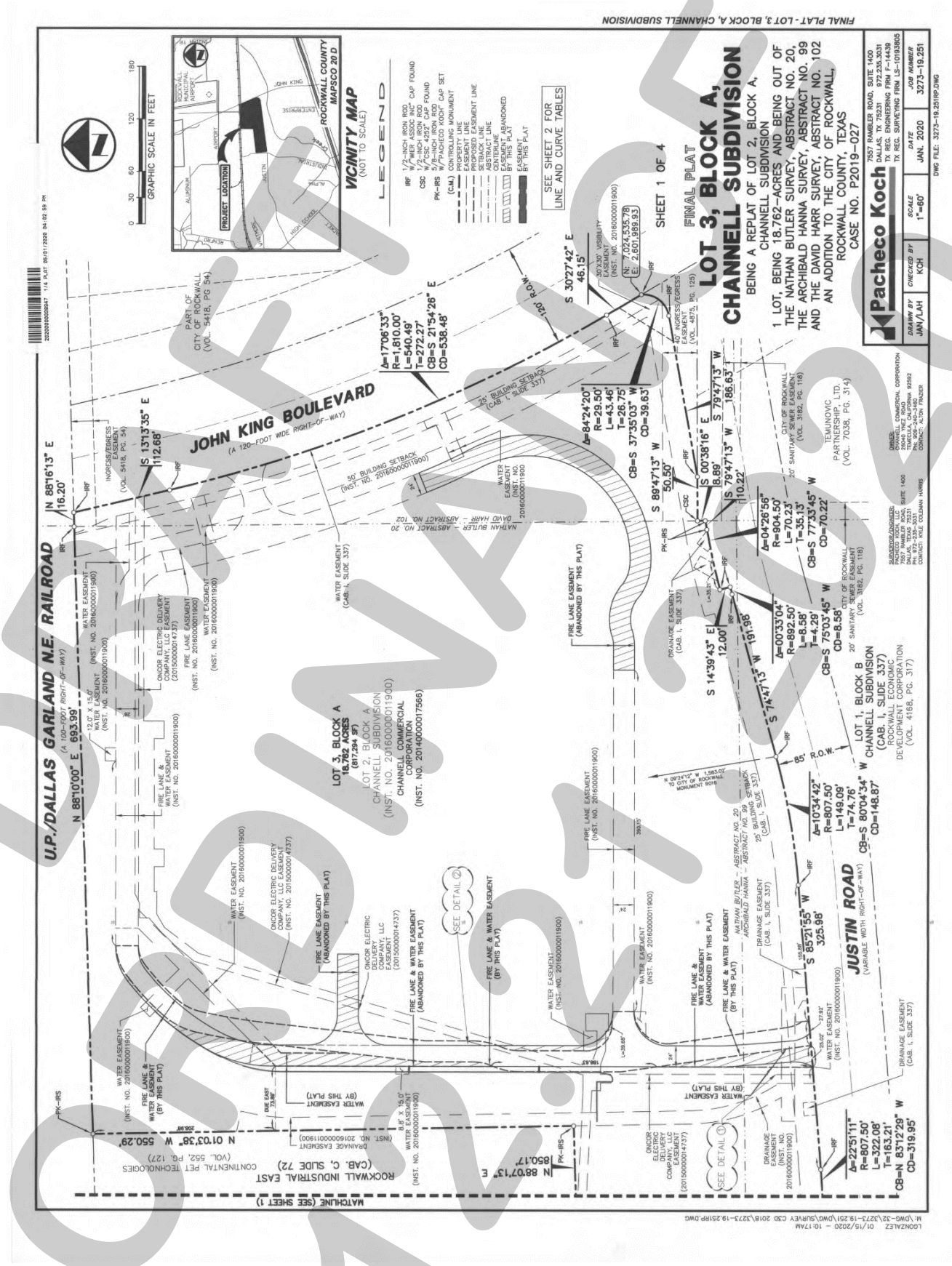
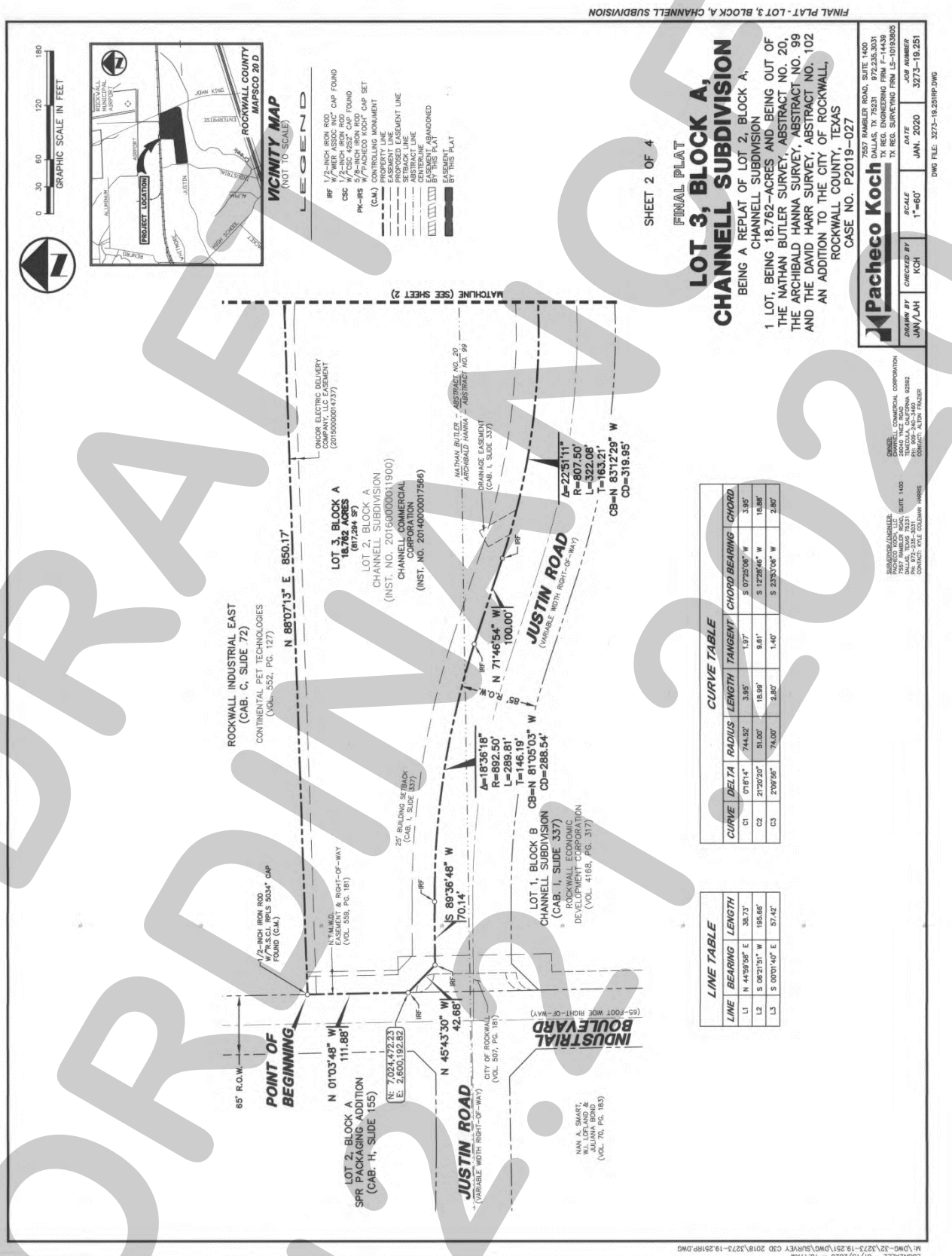
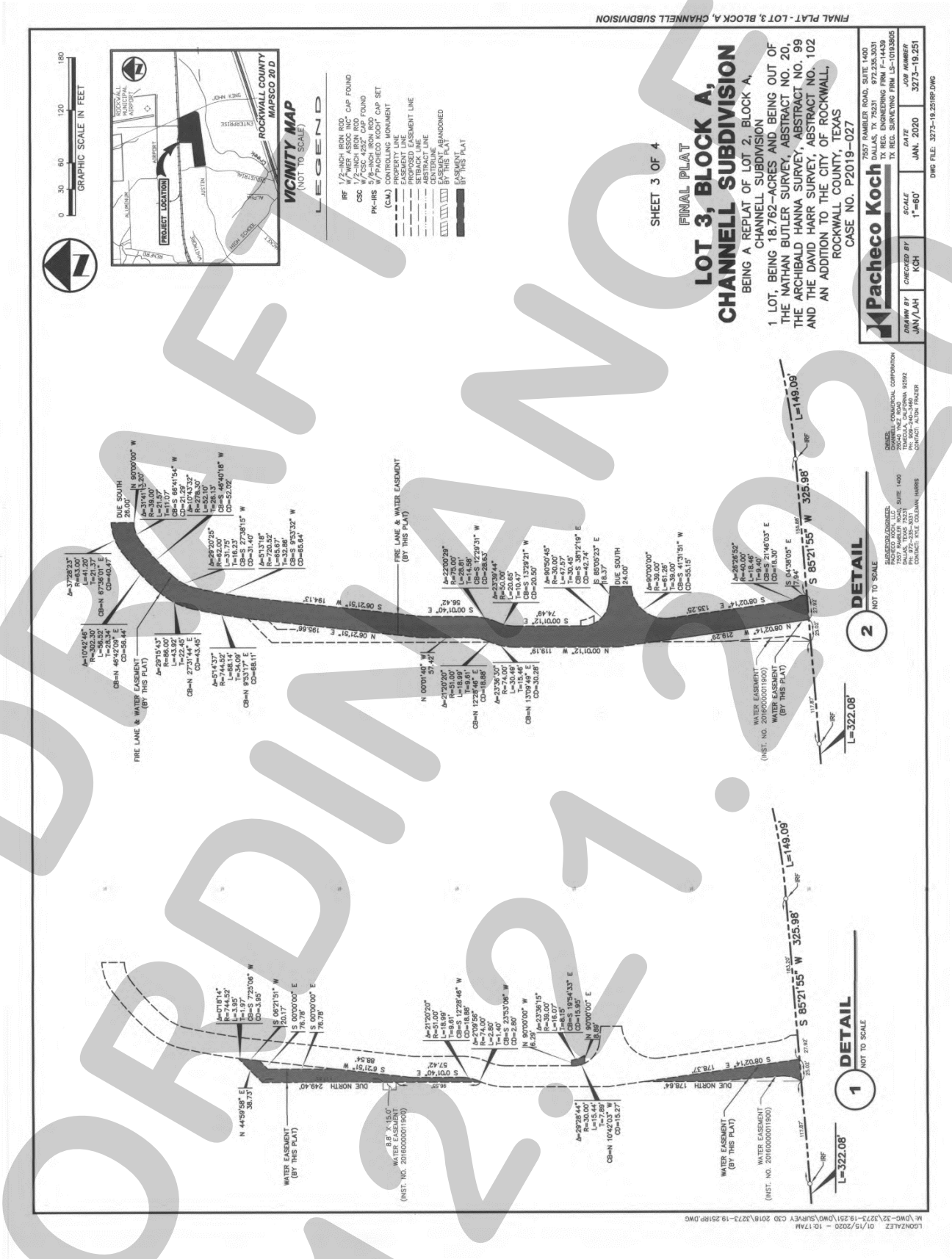


Exhibit 'B':
Lot 3, Block A, Channell Subdivision



DRAFT ORDINANCE 12.7.2020

Exhibit 'B':
Lot 3, Block A, Channell Subdivision



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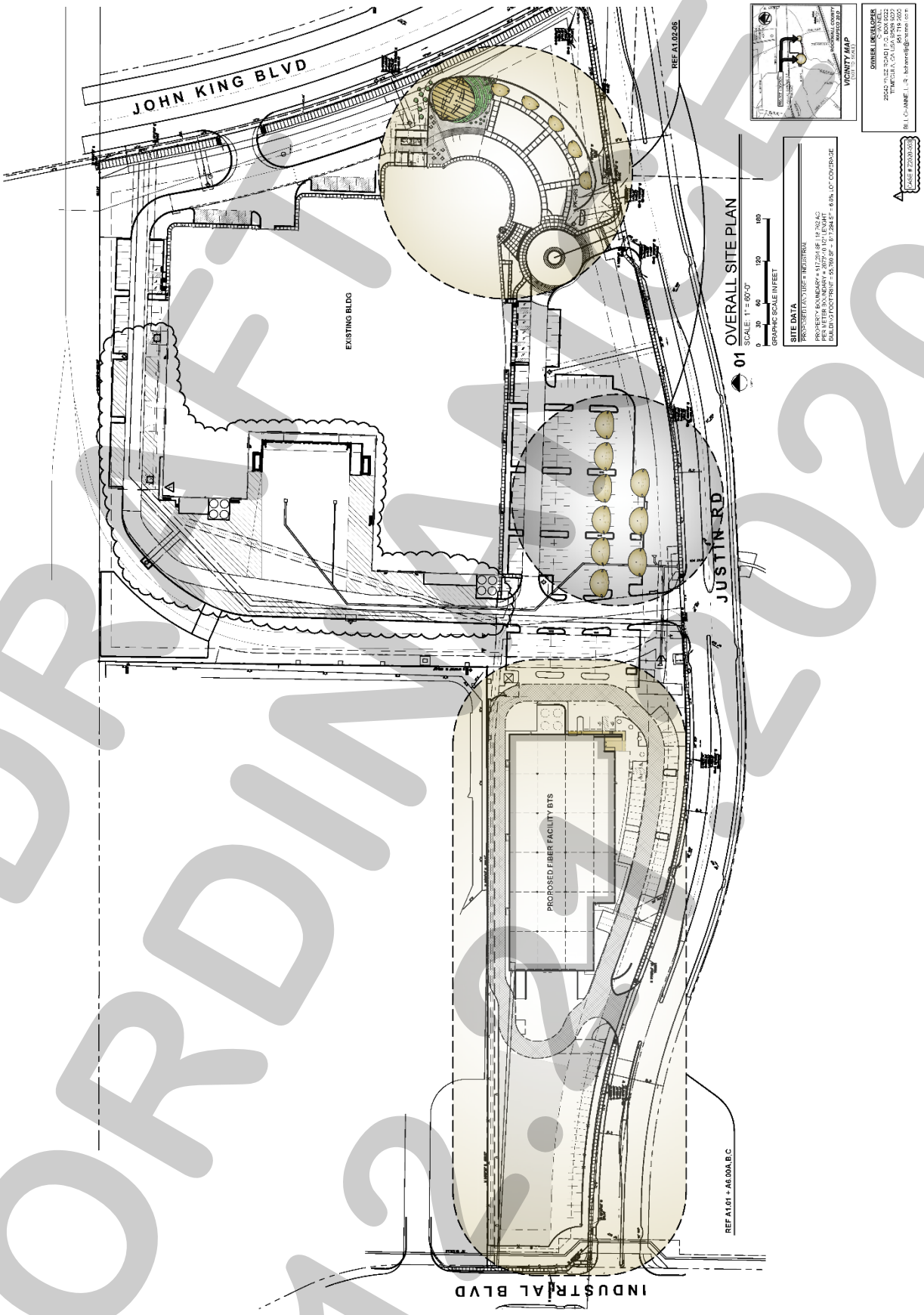
ORDINANCE
12.21.2020

DRAFT
1-15-2020

Exhibit 'C':
Concept Plan



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12.21.2020

Exhibit 'C':
Concept Plan

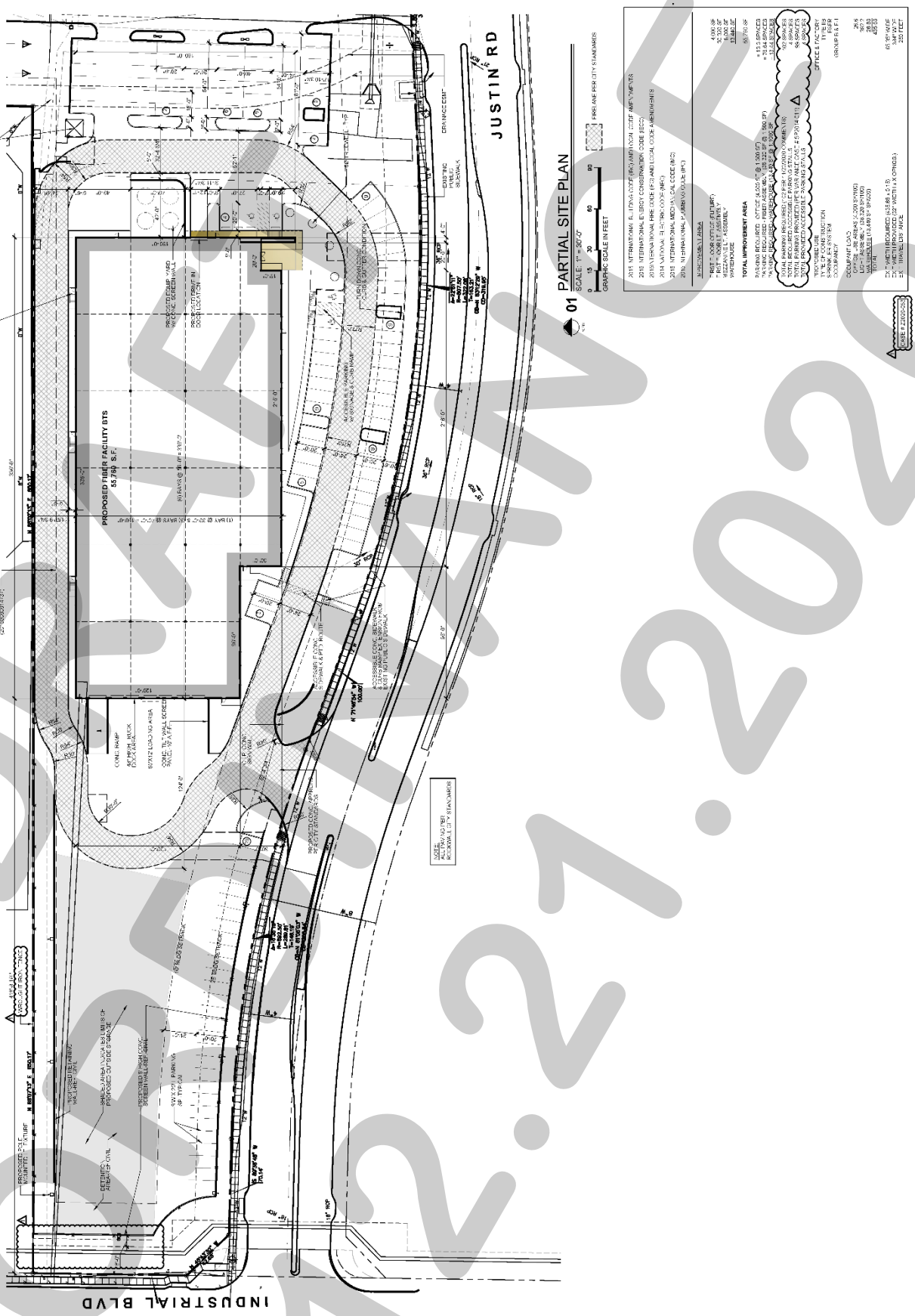

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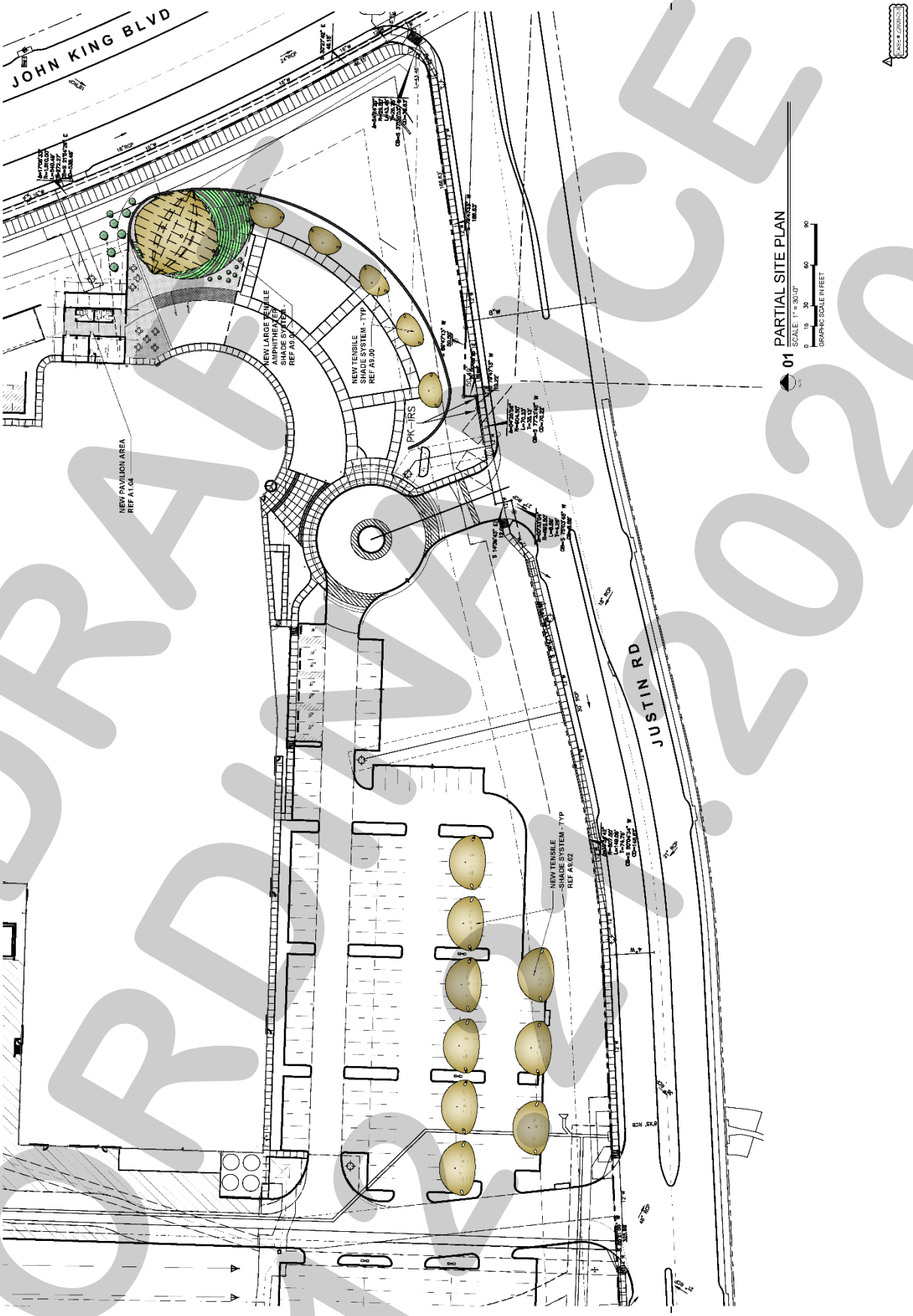
Exhibit 'C':
Concept Plan



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ORDINANCE
11.2020

Exhibit 'D':
Concept Building Elevations

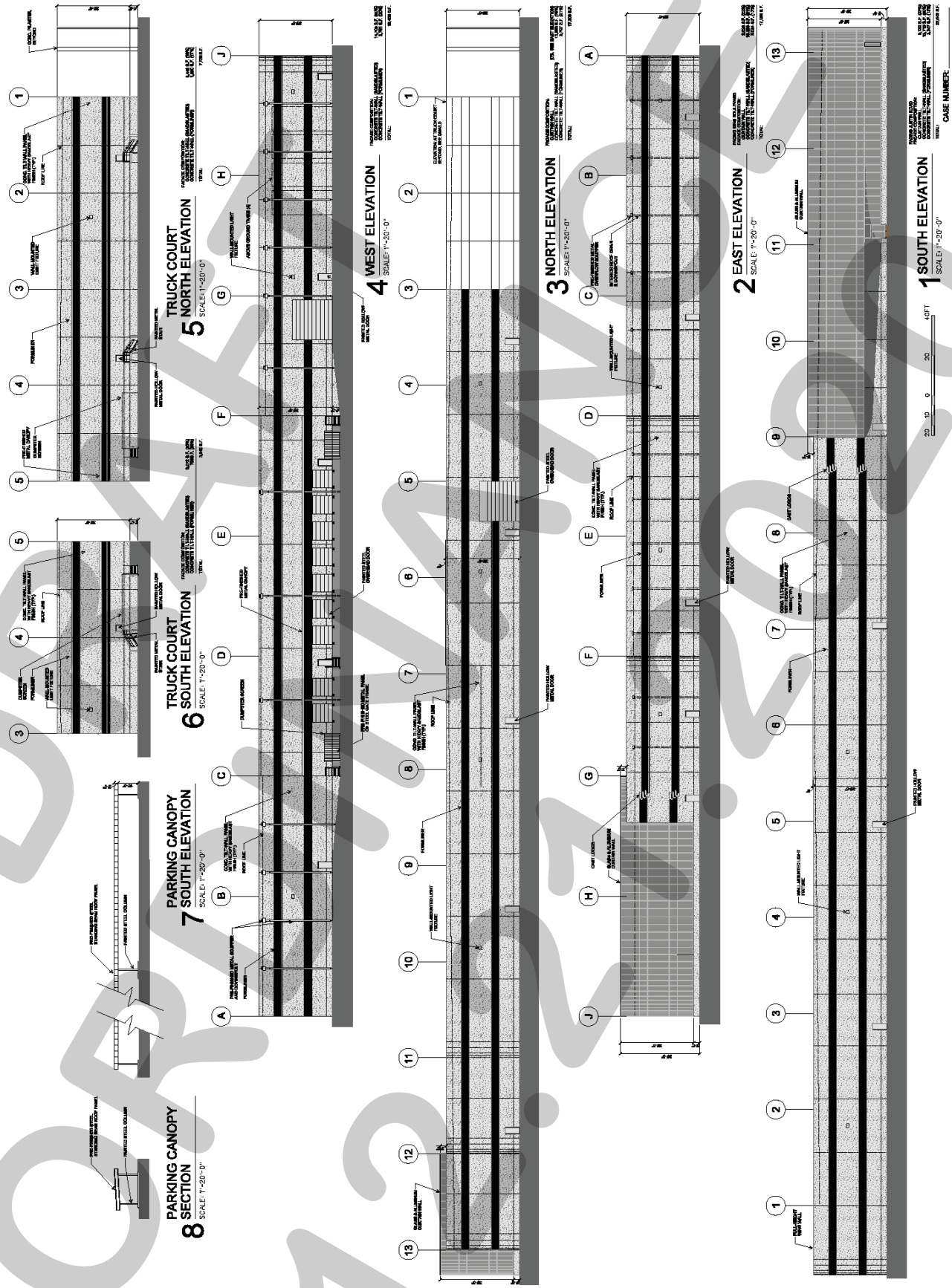

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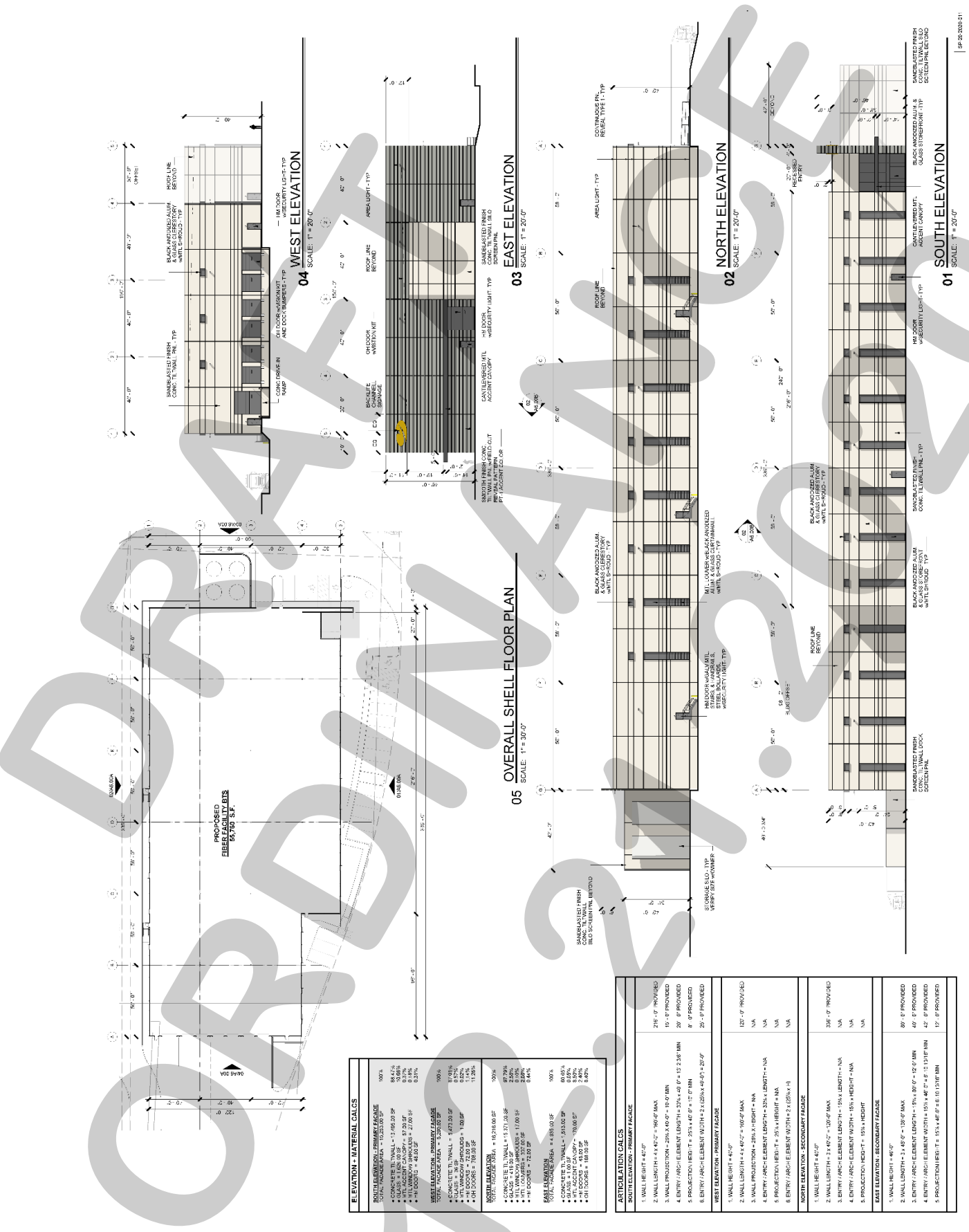
Exhibit 'D':
Concept Building Elevations



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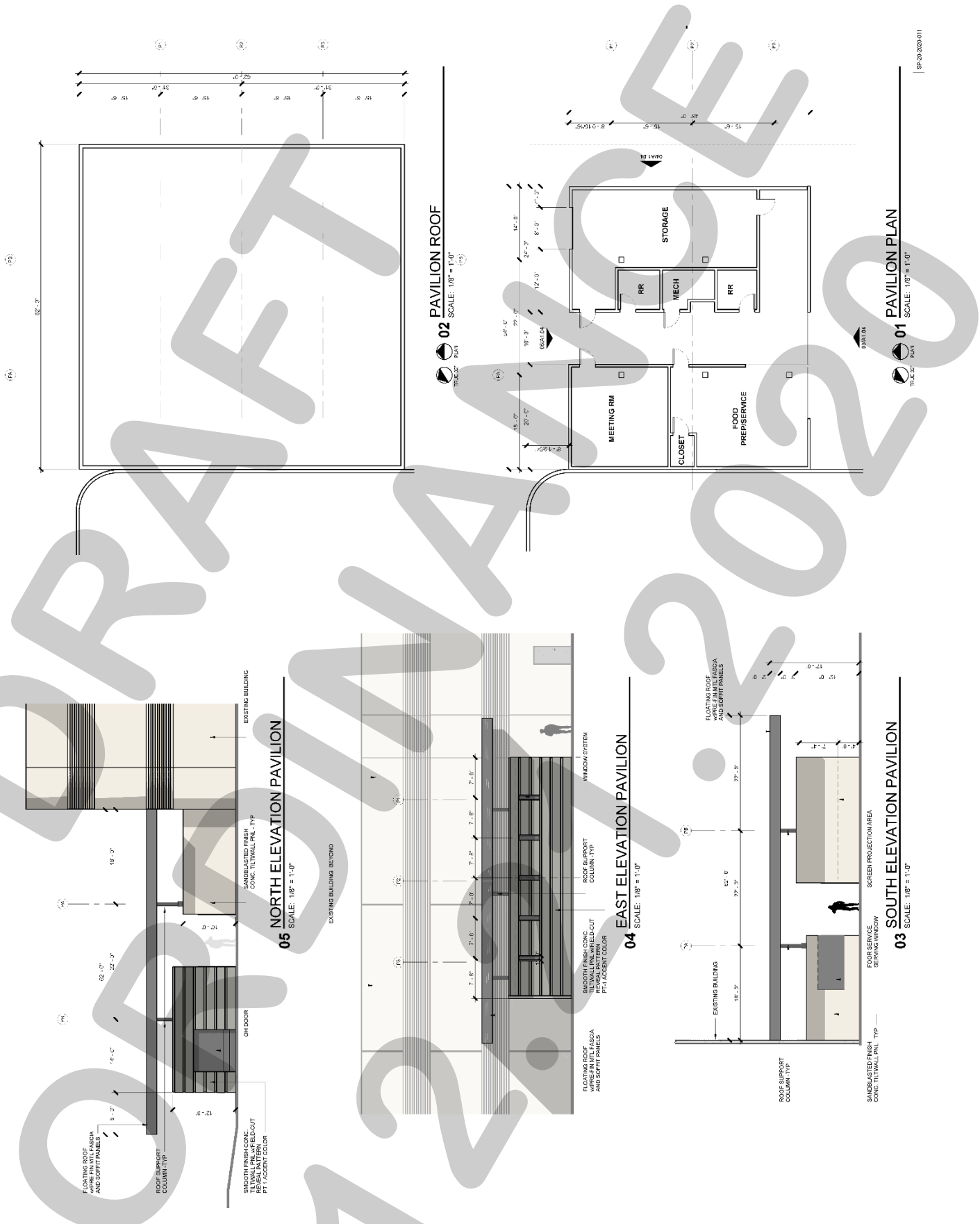
ORDINANCE
21-XX
PD-XX



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ORDINANCE
12.1.2020

Exhibit 'D':
Concept Building Elevations



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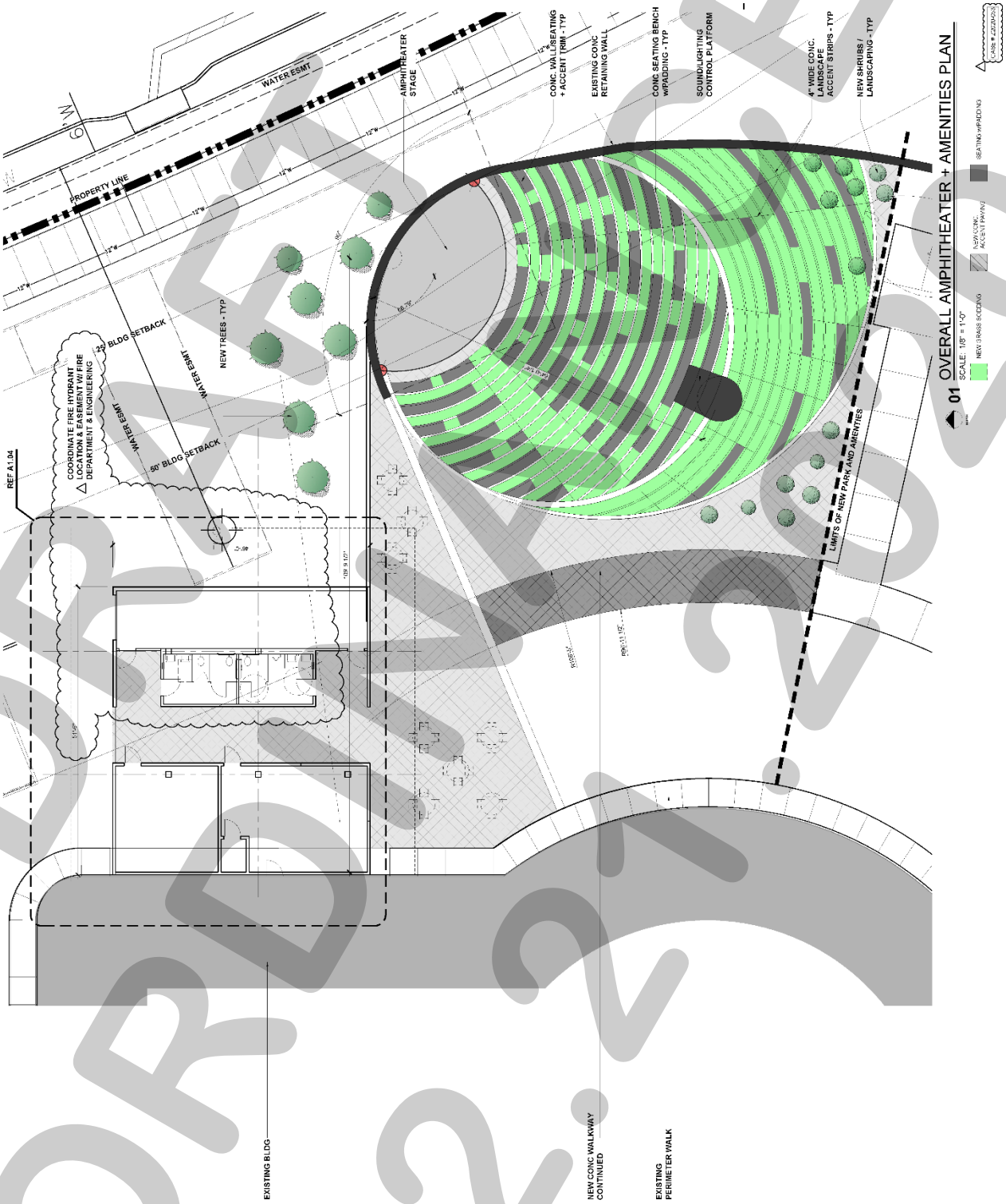
ORDINANCE
12.7.2020

Exhibit 'D':
Concept Building Elevations



DRAFT ORDINANCE 12.21.2020

Exhibit 'E':
Concept Amphitheater Plan



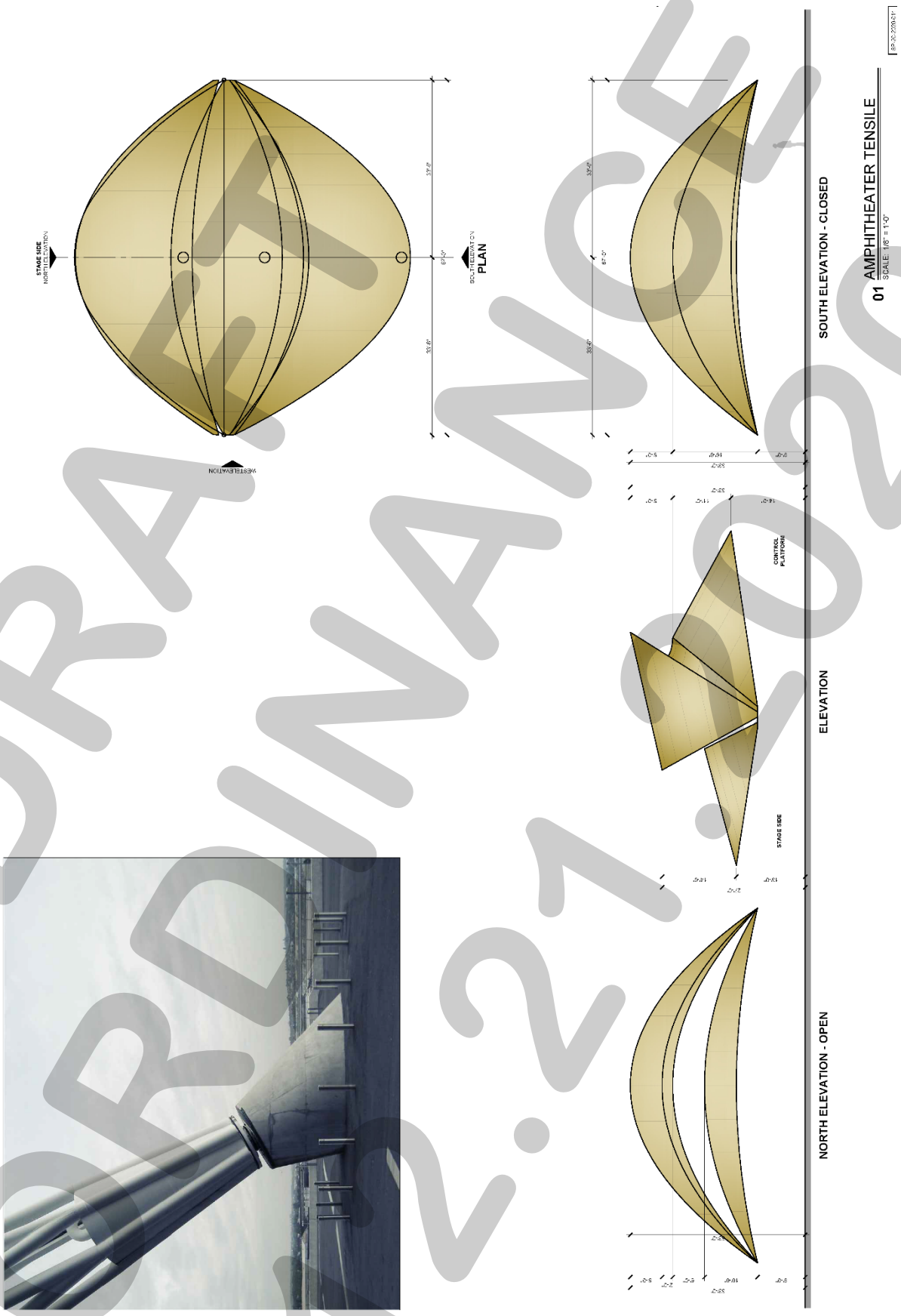
DRAFT ORDINANCE 12.2.2020

Exhibit 'E':
Concept Amphitheater Plan



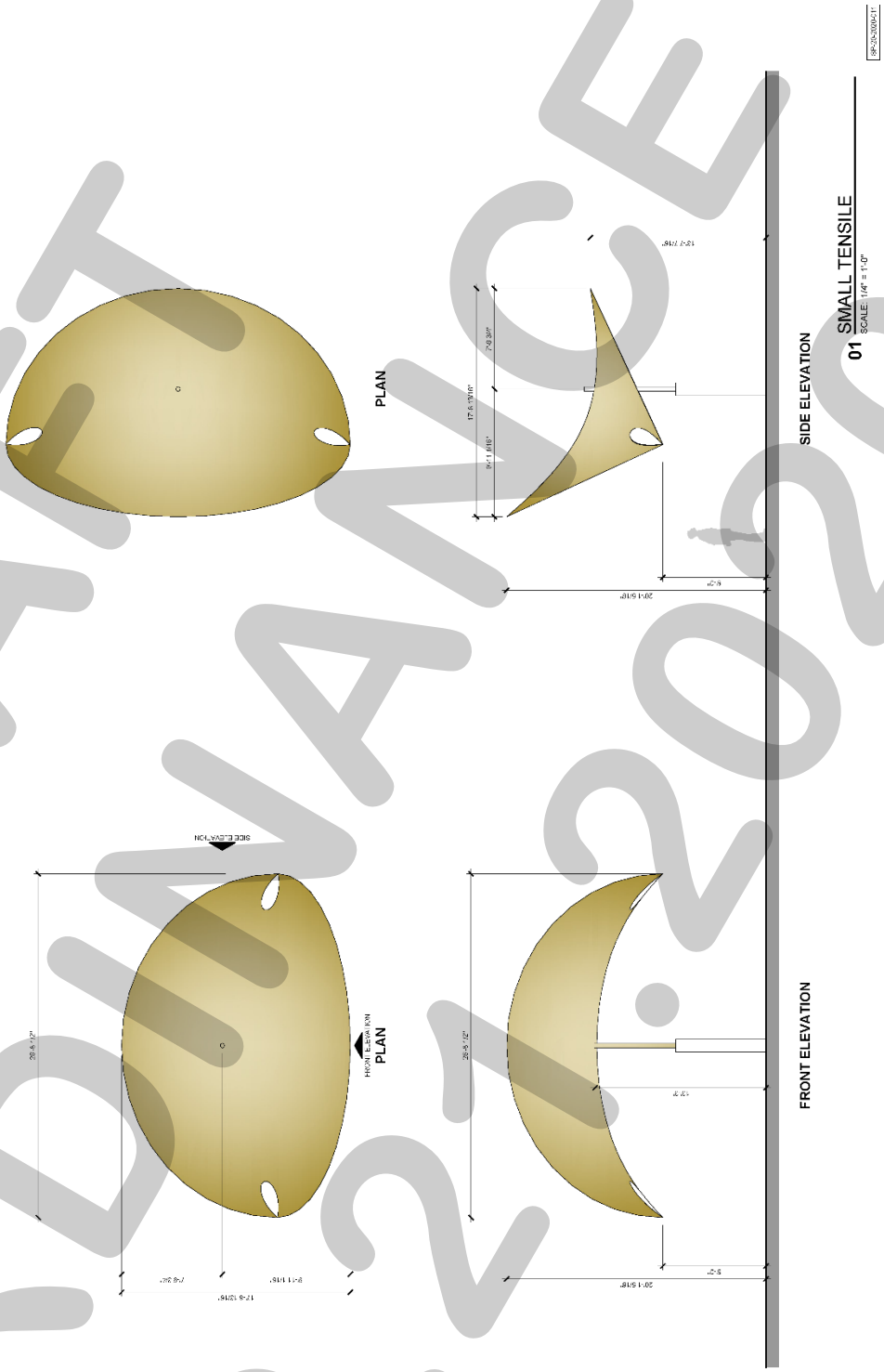
DRAFT
10/15/2020

Exhibit 'E':
Concept Amphitheater Plan



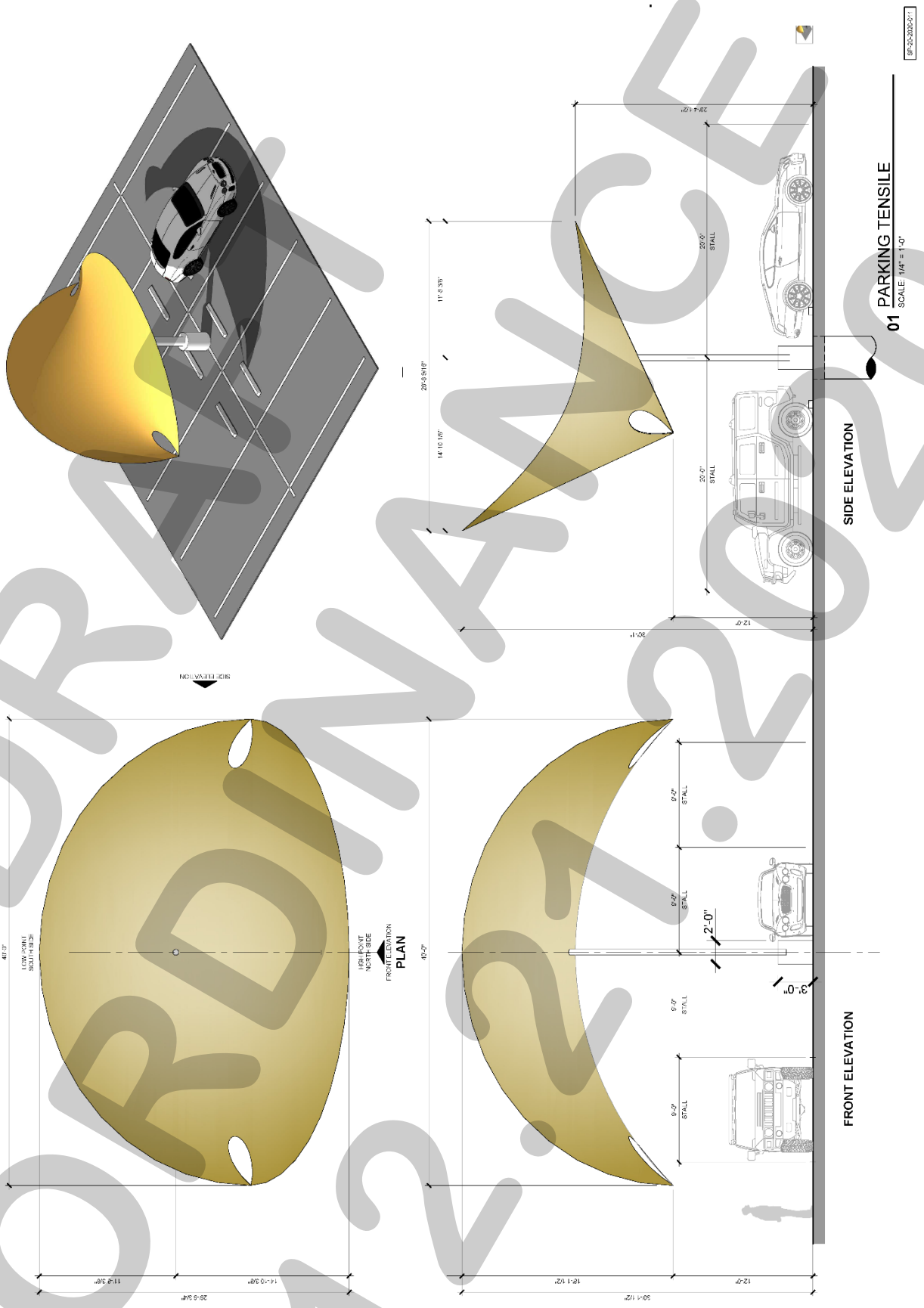
DRAFT ORDINANCE 2.21.2020

Exhibit 'F':
Concept Canopy Plan



DRAFT ORDINANCE 12.21.2020

Exhibit 'F':
Concept Canopy Plan



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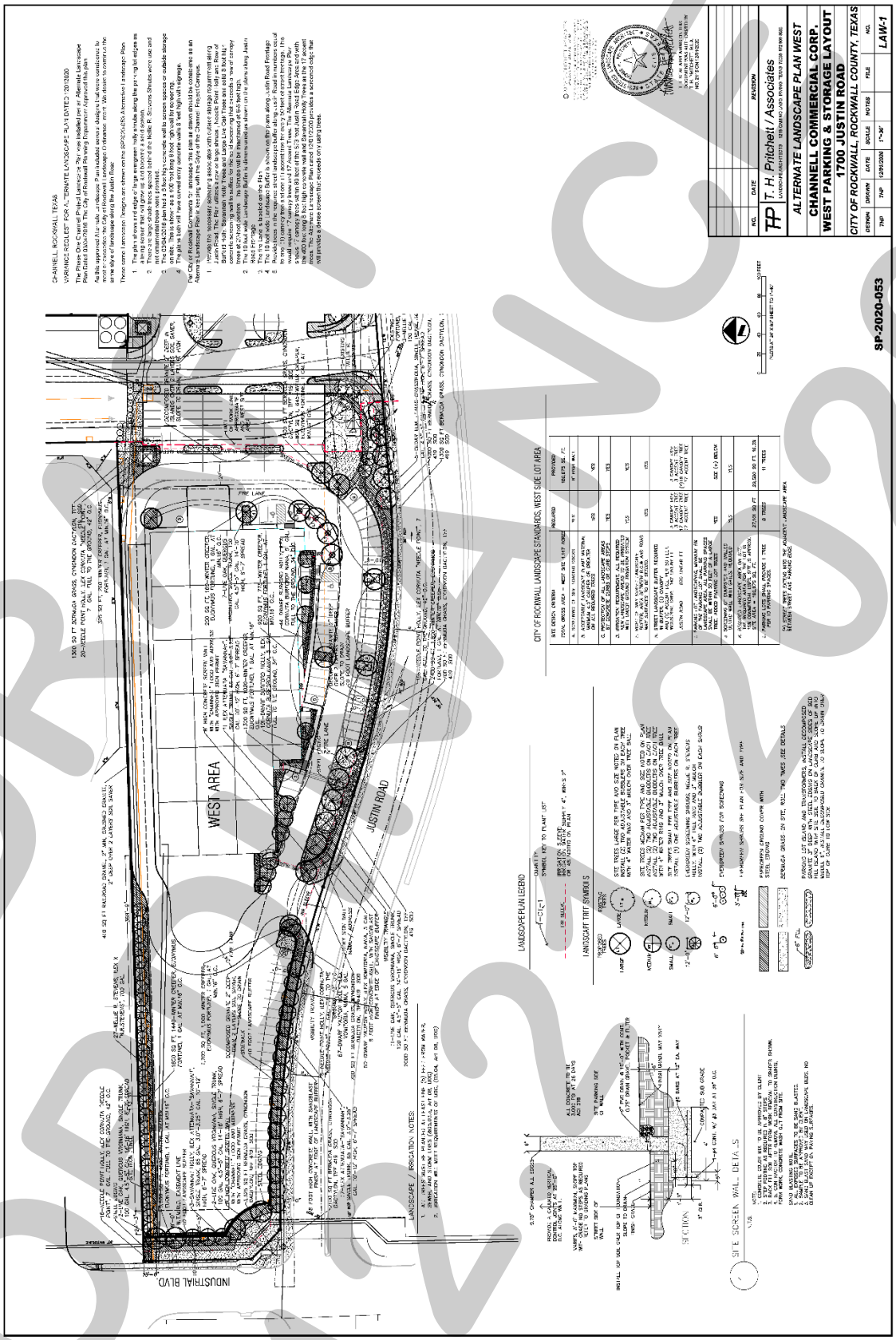
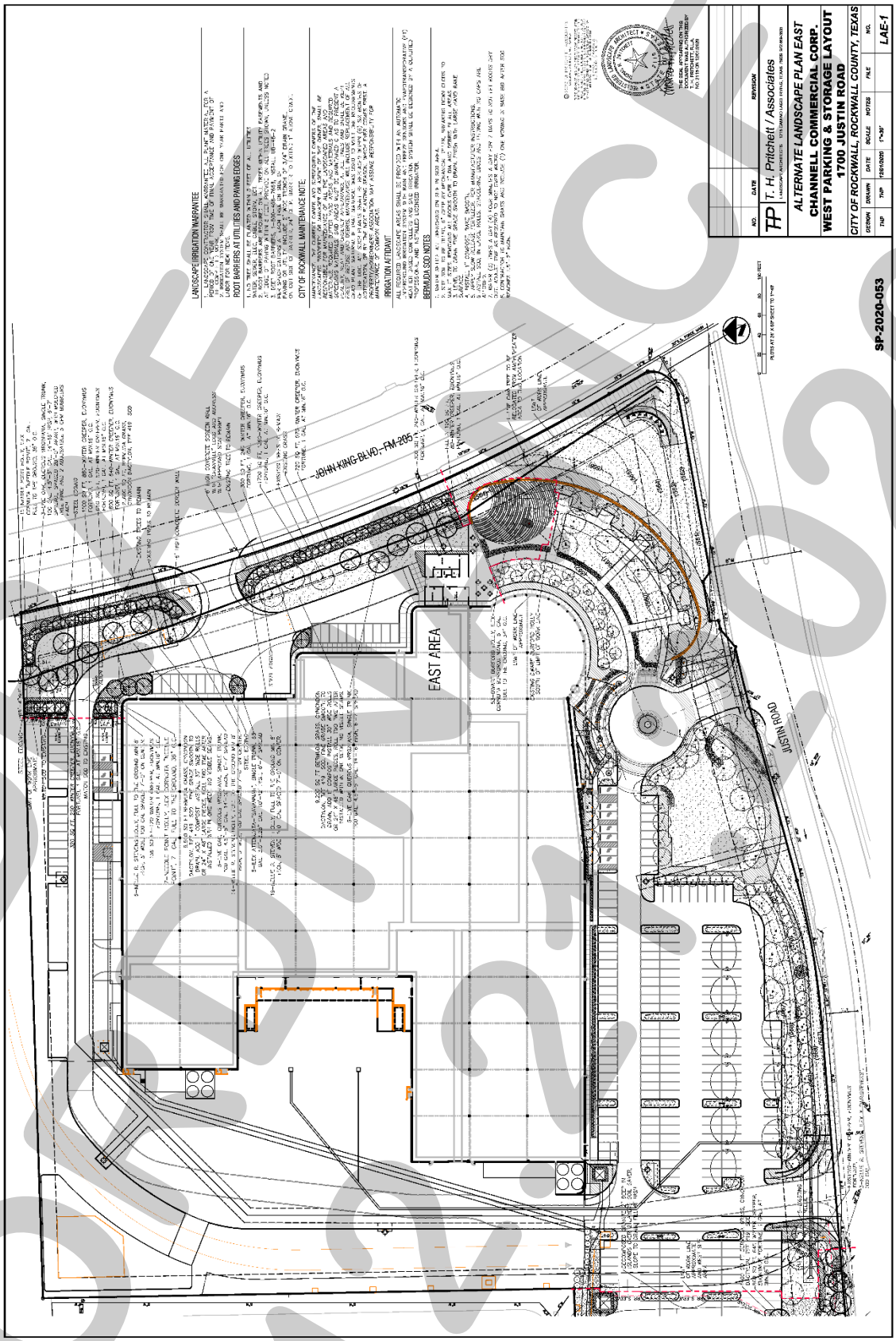
ORDINANCE
12.21.2020

Exhibit 'G':
Concept Landscape Plan



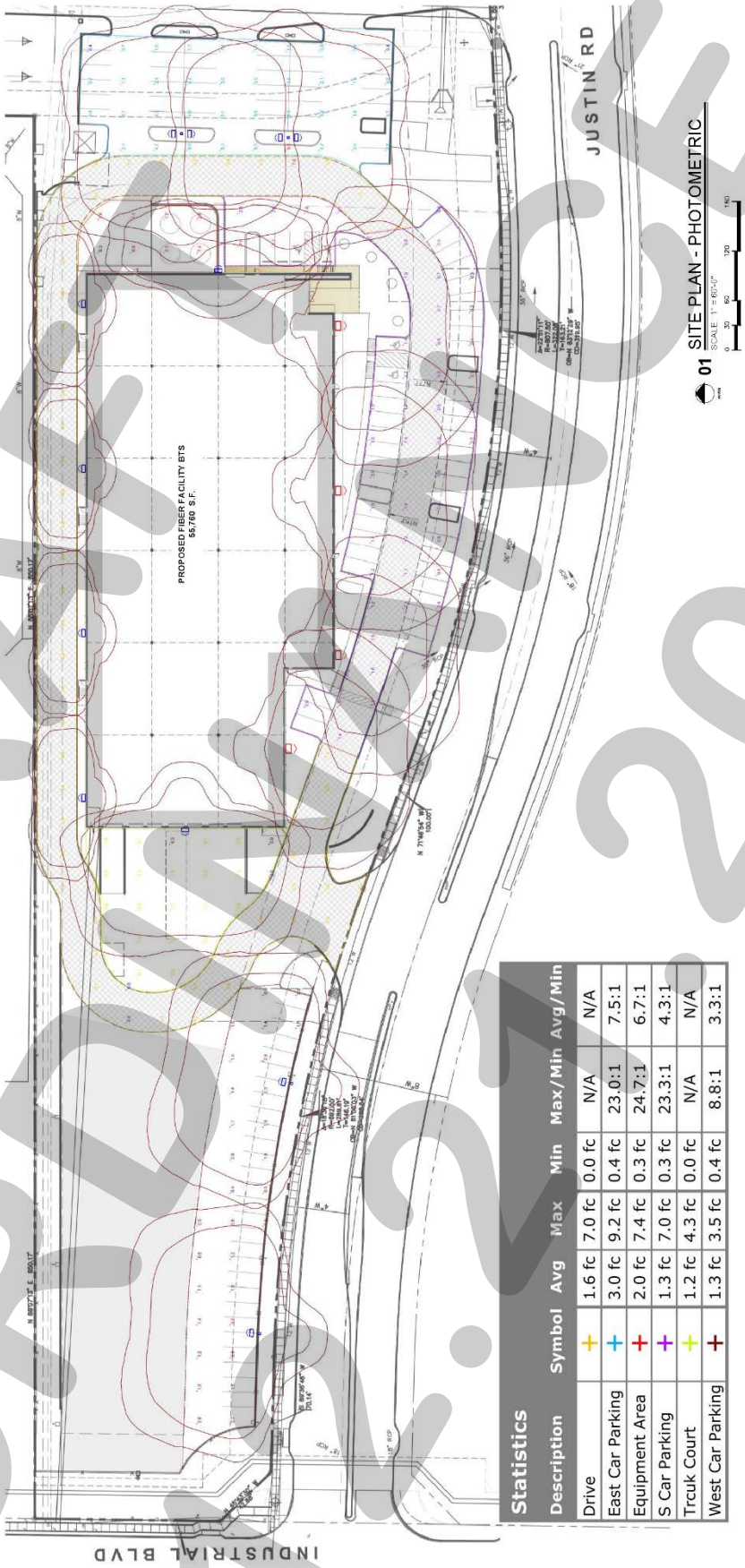
DRAFT 12/2020

Exhibit 'G':
Concept Landscape Plan



DRAFT
02/21/2020

Exhibit 'H':
Concept Photometric Plan



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive	+	1.6 fc	7.0 fc	0.0 fc	N/A	N/A
East Car Parking	+	3.0 fc	9.2 fc	0.4 fc	23.0:1	7.5:1
Equipment Area	+	2.0 fc	7.4 fc	0.3 fc	24.7:1	6.7:1
S Car Parking	+	1.3 fc	7.0 fc	0.3 fc	23.3:1	4.3:1
Trcuk Court	+	1.2 fc	4.3 fc	0.0 fc	N/A	N/A
West Car Parking	+	1.3 fc	3.5 fc	0.4 fc	8.8:1	3.3:1

DRAFT ORDINANCE 2020

Exhibit 'I':
Density and Development Standards

I.1 Purpose.

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate an industrial campus that incorporates unique architecture and land uses that are otherwise not permitted in the Light Industrial (LI) District. These land uses include an industrial facility with corporate offices, a distribution center, a light assembly center, an amphitheater and pavilion, and outside storage.

I.2 Review Process.

All development on the *Subject Property* shall require site plan approval in accordance with Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Upon submittal of a site plan, the Director of Planning and Zoning shall review the application and determine the following: [*1*] if the Director of Planning and Zoning determines that the site plan does generally conform to this Planned Development District ordinance then the site plan may be reviewed and approved administratively, or [*2*] if the Director of Planning and Zoning determines that the site plan does not generally conform to this Planned Development District ordinance then the site plan will be subject to review by the Architectural Review Board (ARB) [*if necessary*], and the Planning and Zoning Commission.

I.3 Planned Development District Standards.

(1) *Permitted Uses.* Unless specifically provided for by this Planned Development District ordinance, only those uses permitted within the Light Industrial (LI) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Development Standards*. Unless specifically provided for by this Planned Development District ordinance, the development standards required for property in a Light Industrial (LI) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), are applicable to any development on the *Subject Property*.

(a) *Setbacks*. The building setbacks shall be as stated by the Unified Development Code (UDC); however, the following exceptions shall be permitted:

(1) *Justin Road*. Concrete screening walls shall be permitted to be located a minimum of ten (10) feet from the property line adjacent to Justin Road; however, these screening walls shall not be located within 50-feet of John King Boulevard [*unless permitted to do so be I.3(2)(a)(2) below*].

(2) *John King Boulevard*. Concrete screening walls and other appurtenances associated with the amphitheater may be located within 20-feet of the property line adjacent to John King Boulevard.

(b) *Materials*. All materials shall generally conform to the materials depicted in the *Concept Building Elevations* contained in *Exhibit 'D'* of this Planned Development District ordinance; however, tilt-up walls with a sandblasted finish shall be permitted *by-right* on buildings and screening walls in conformance with all concept

DRAFT ORDINANCE 21-XX

plans contained in *Exhibits 'C' – 'H'* of this Planned Development District ordinance.

DRAFT ORDINANCE 12.21.2020

February 2, 2021

TO: David Meinhardt
Meinhardt & Associates Architecture
14643 Dallas Parkway, Suite 636
Dallas, TX 75254

CC: Ed Burke
Channell Commercial Corporation
1700 Justin Road
Rockwall, TX 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2020-053; *Zoning Change from LI to PD [Channell Commercial Corporation]*

Mr. Meinhardt:

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 January 4, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- ✓ The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance.
- ✓ 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.

Planning and Zoning Commission

- ✓ On December 8, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0.

City Council

- ✓ On December 21, 2020, the City Council approved a motion to approve the zoning change from and Light Industrial (LI) District to a Planned Development District by a vote of 7-0 (1st Reading).
- ✓ On January 4, 2021, the City Council approved a motion to approve the zoning change from a Light Industrial (LI) District to Planned Development District for Light Industrial (LI) District land uses by a vote of 6-0, with Mayor Pruitt absent (2nd Reading).

Included with this letter is a copy of *Ordinance No. 21-07*, 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
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 21-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 89 (PD-89) FOR LIGHT INDUSTRIAL (LI) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 18.762-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, CHANNELL SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by David Meinhardt of Meinhardt & Associates Architects on behalf of Ed Burke of Channell Commercial Corporation for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses, on a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Commercial Corporation, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 Justin Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of any buildings on the *Subject Property* shall generally be in

accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of an amphitheater on the *Subject Property* shall generally be in accordance with the *Concept Amphitheater Plan*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of any shade canopies on the *Subject Property* shall generally be in accordance with the *Concept Canopy Plan*, depicted in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That any landscaping planted or installed on the *Subject Property* shall generally be in accordance with the *Concept Landscape Plan*, depicted in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 7. That any lighting installed on the *Subject Property* shall generally be in accordance with the *Concept Photometric Plan*, depicted in *Exhibit 'H'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'H'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 8. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'I'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'I'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 9. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 11. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 12. 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 4TH DAY OF JANUARY, 2021.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 21, 2020

2nd Reading: January 4, 2021

Exhibit 'A':
Legal Description

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 3, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 20200000008947 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Willcar Holdings LLC recorded in Instrument No. 20170000002016 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 2 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial

Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the *POINT OF BEGINNING*;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

Exhibit 'B':
Lot 3, Block A, Channell Subdivision

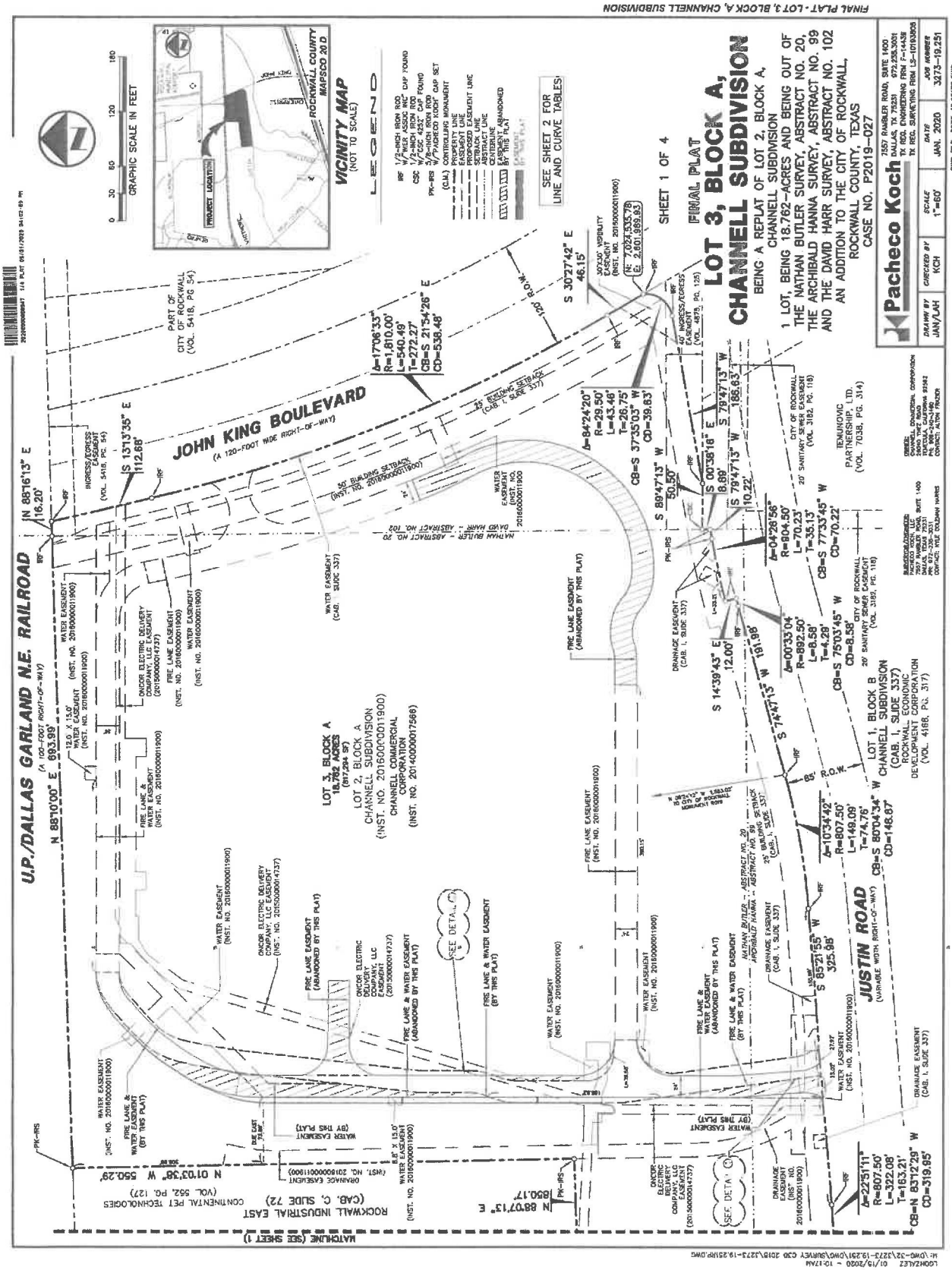


Exhibit 'B':
Lot 3, Block A, Channell Subdivision

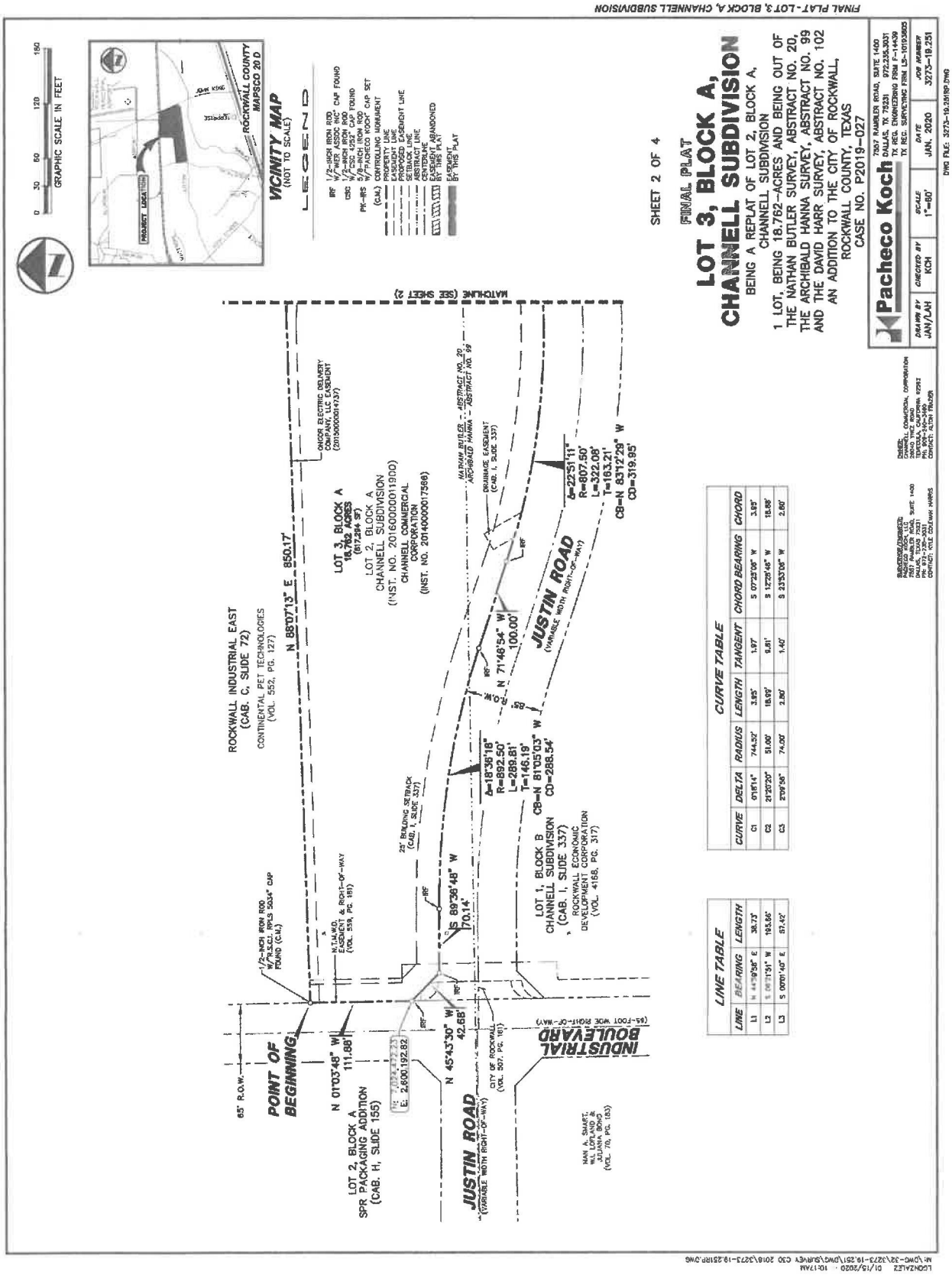


Exhibit 'B':
Lot 3, Block A, Channell Subdivision

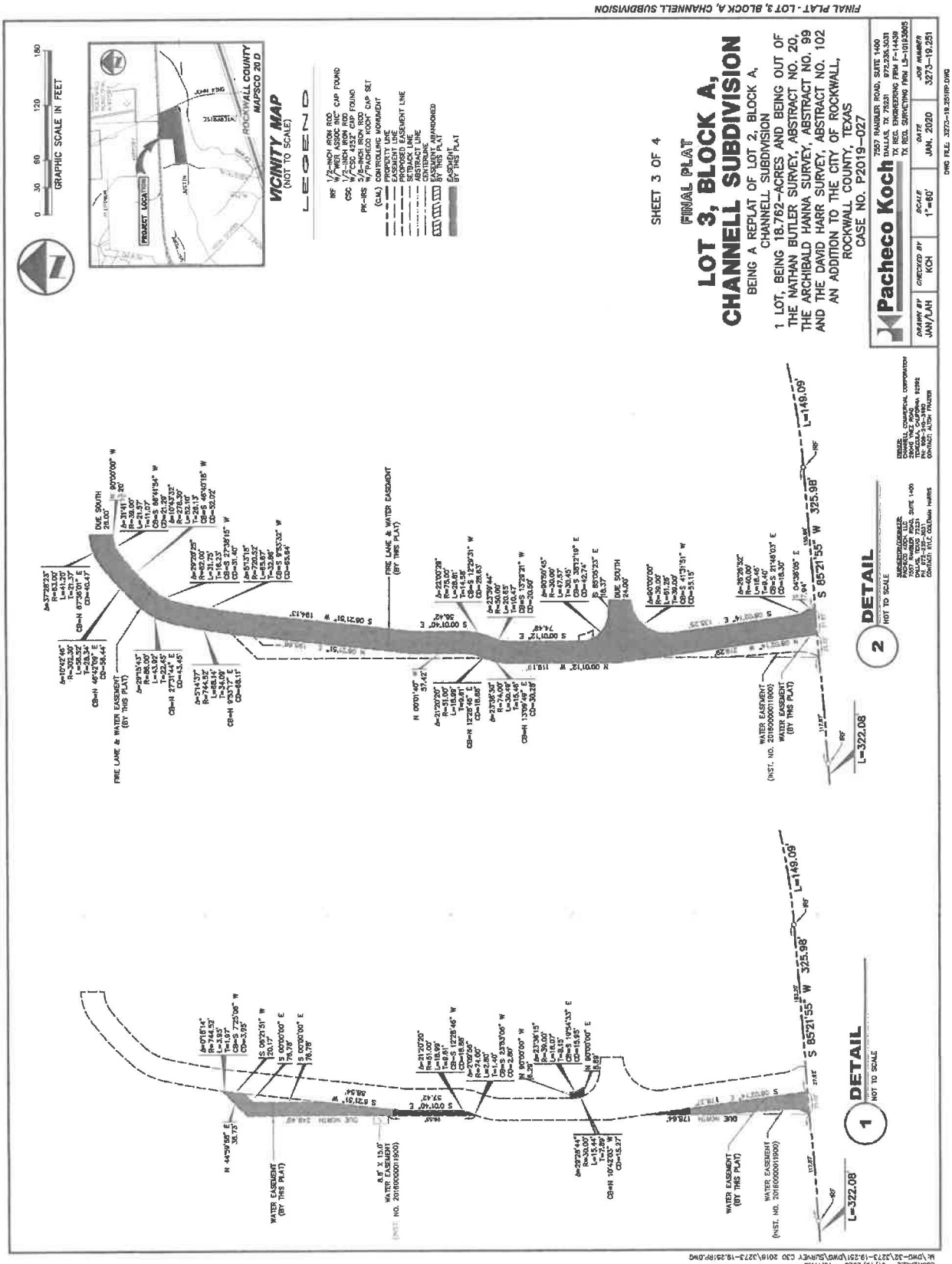


Exhibit 'B':

Lot 3, Block A, Channell Subdivision

Exhibit 'C':
Concept Plan

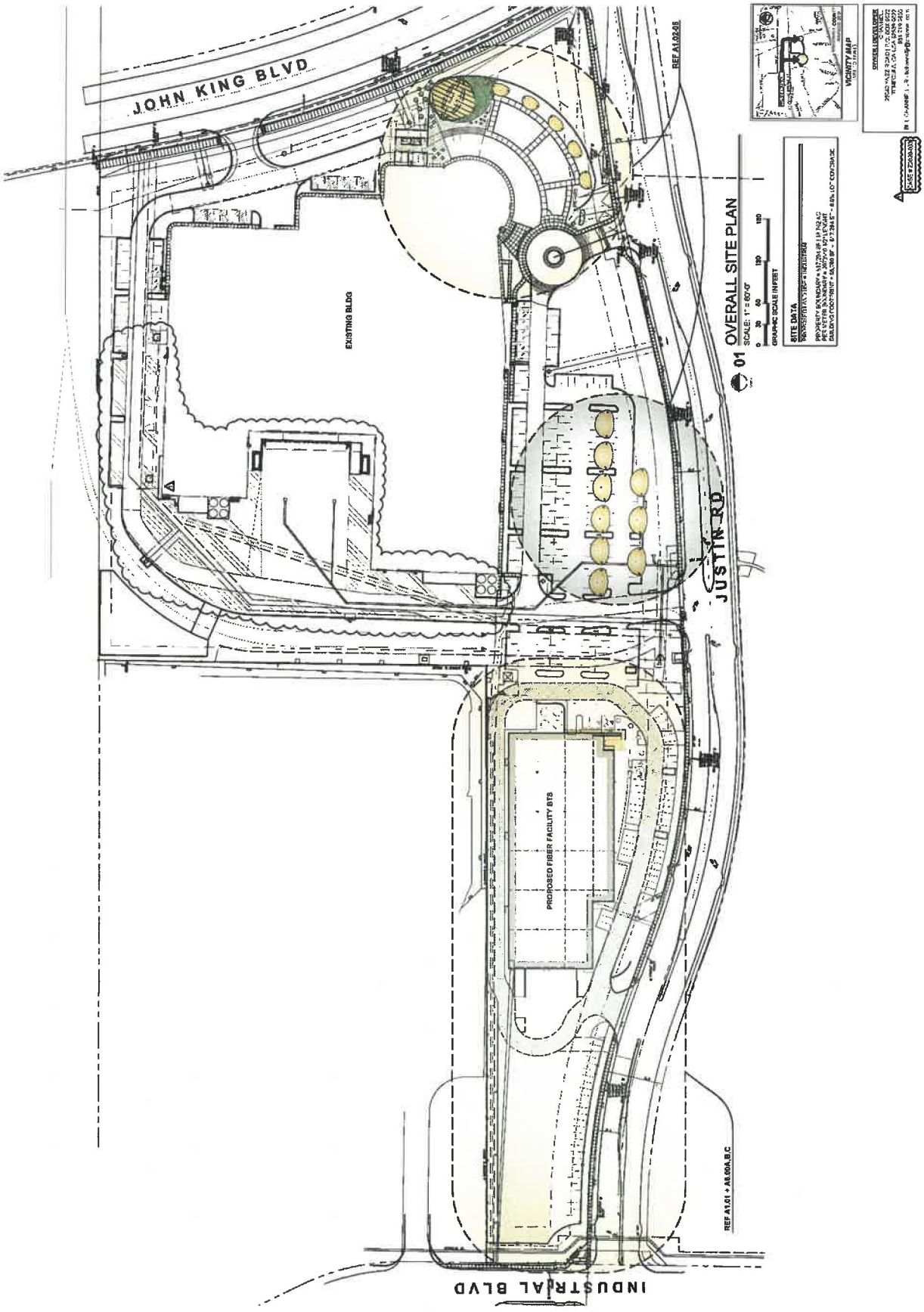
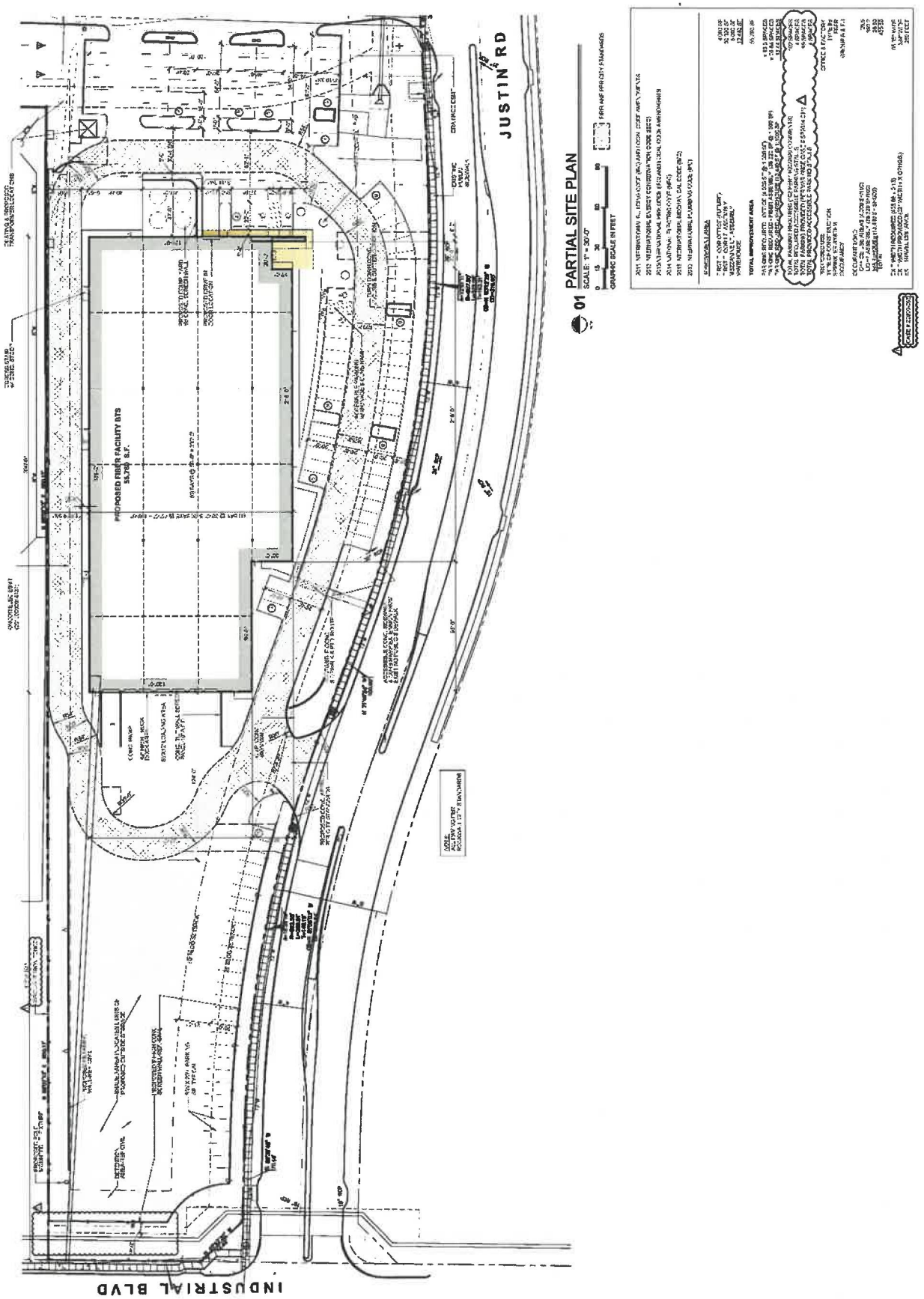


Exhibit 'C':
Concept Plan



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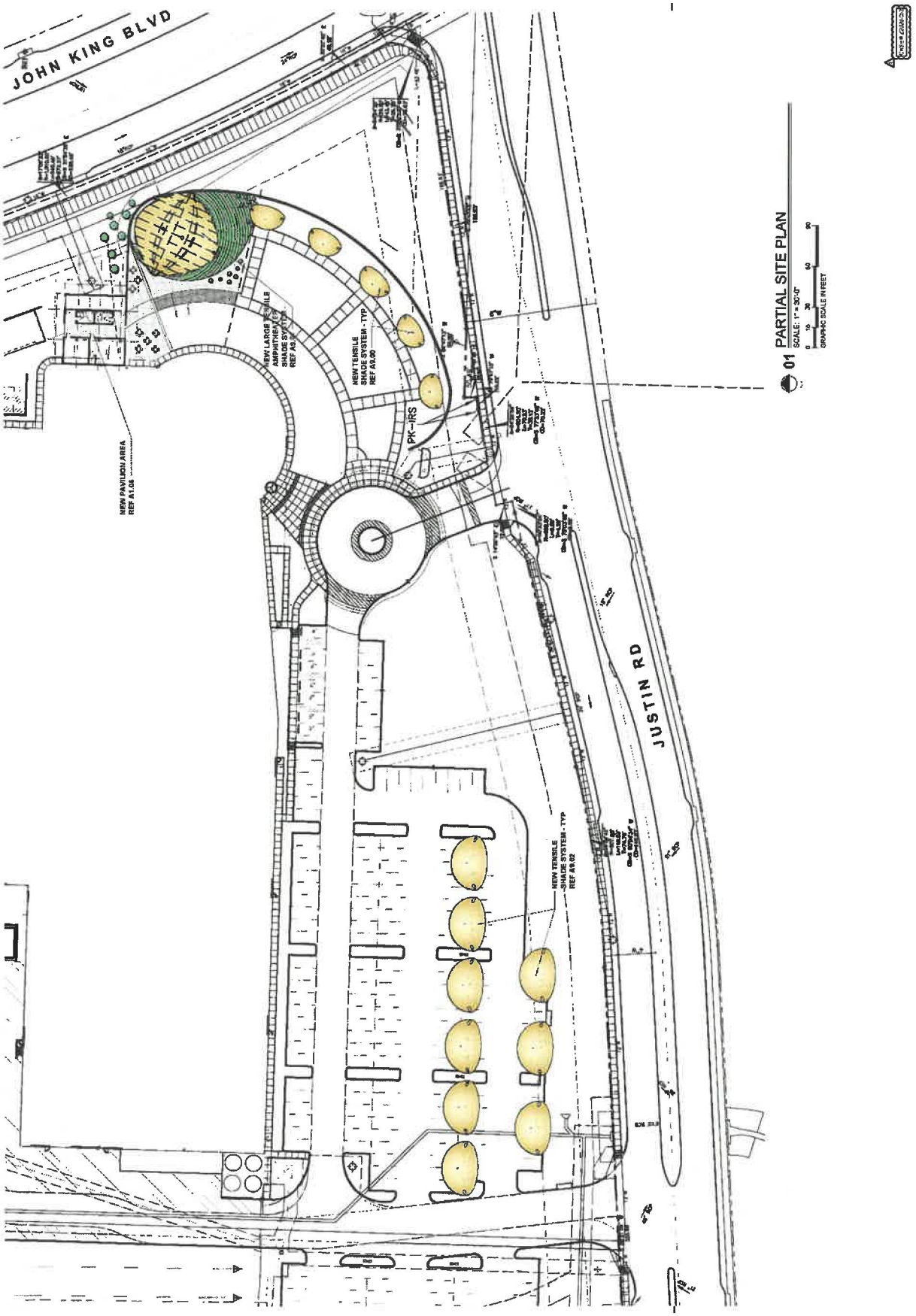
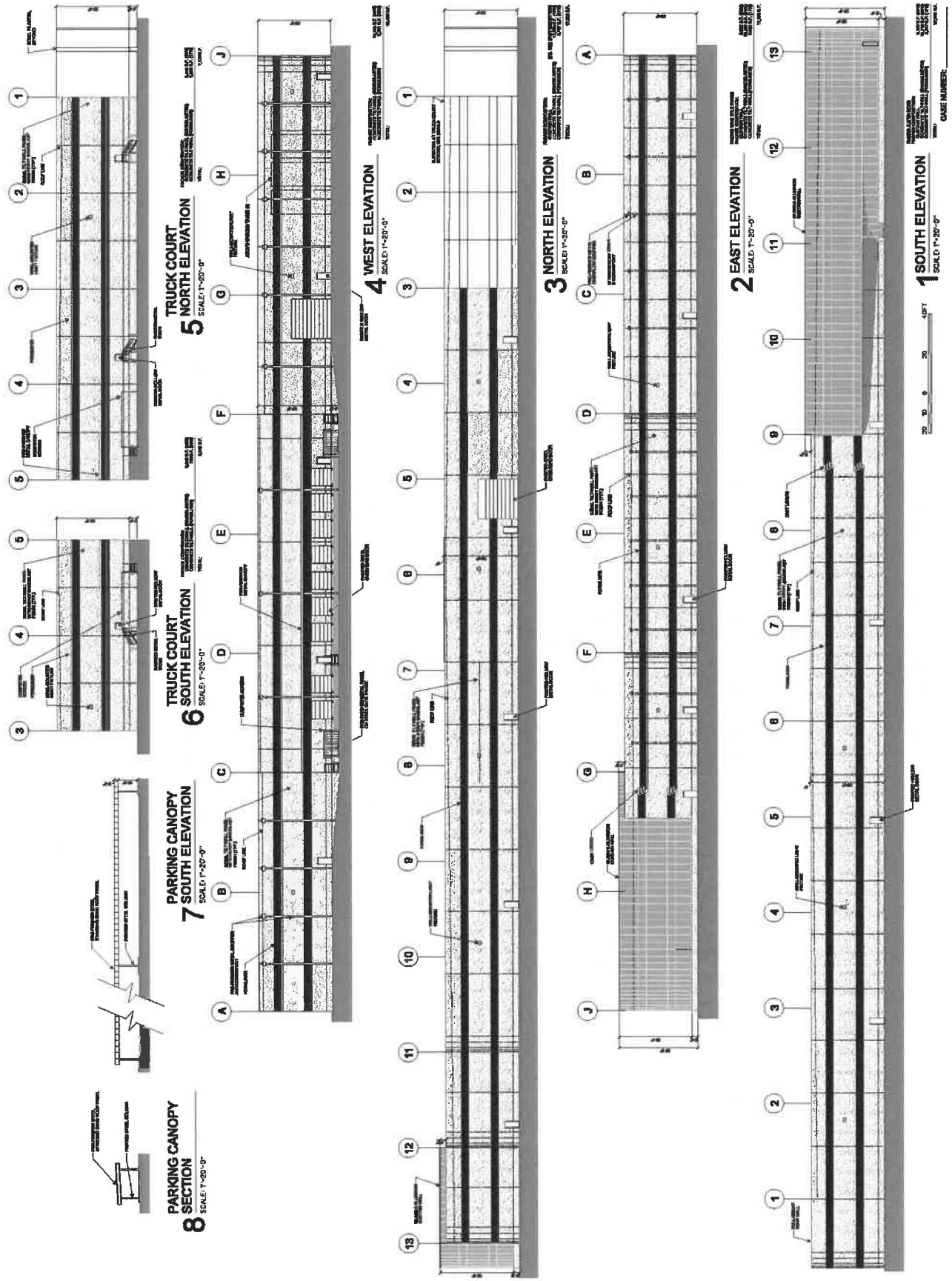


Exhibit 'D':
Concept Building Elevations



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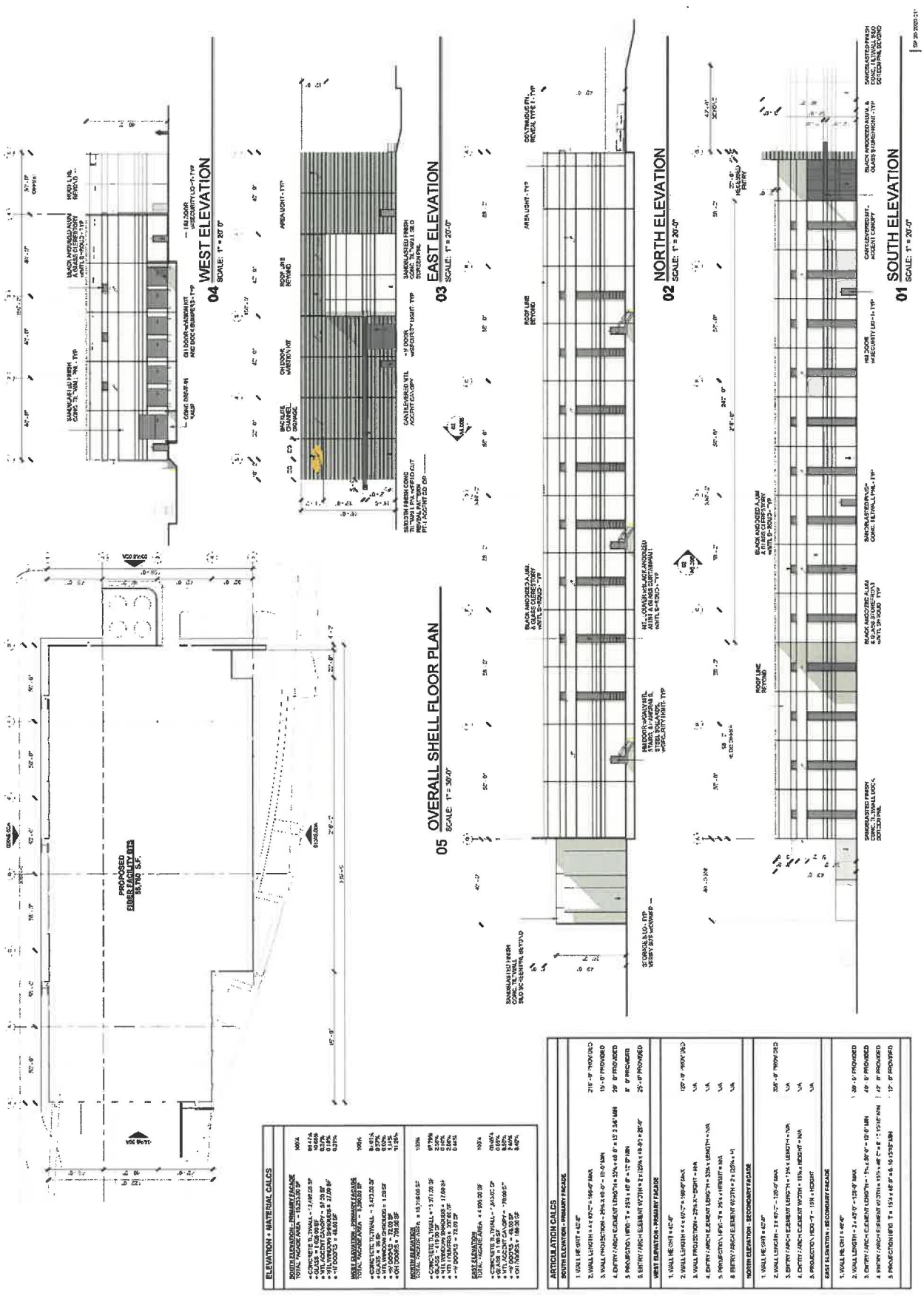

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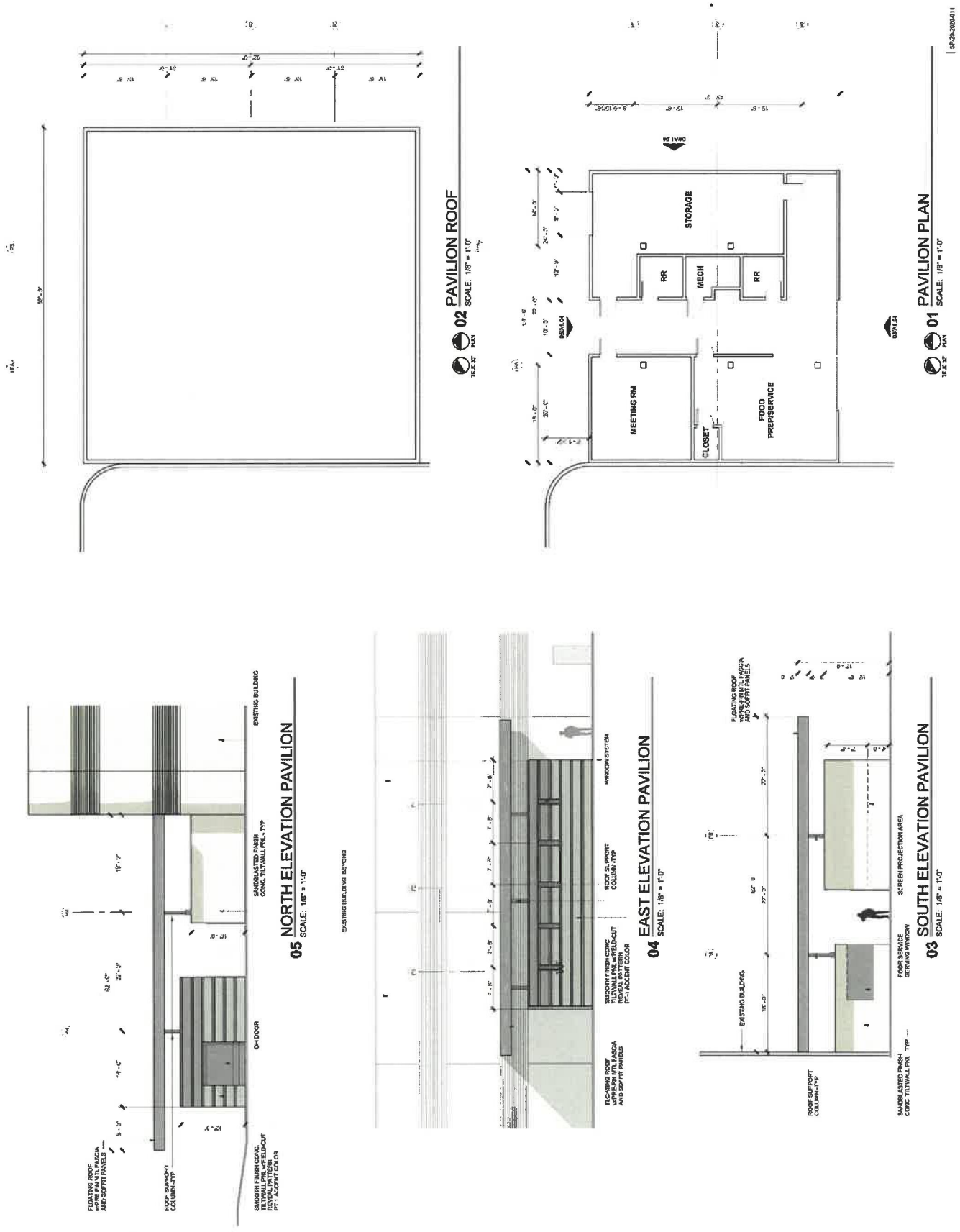

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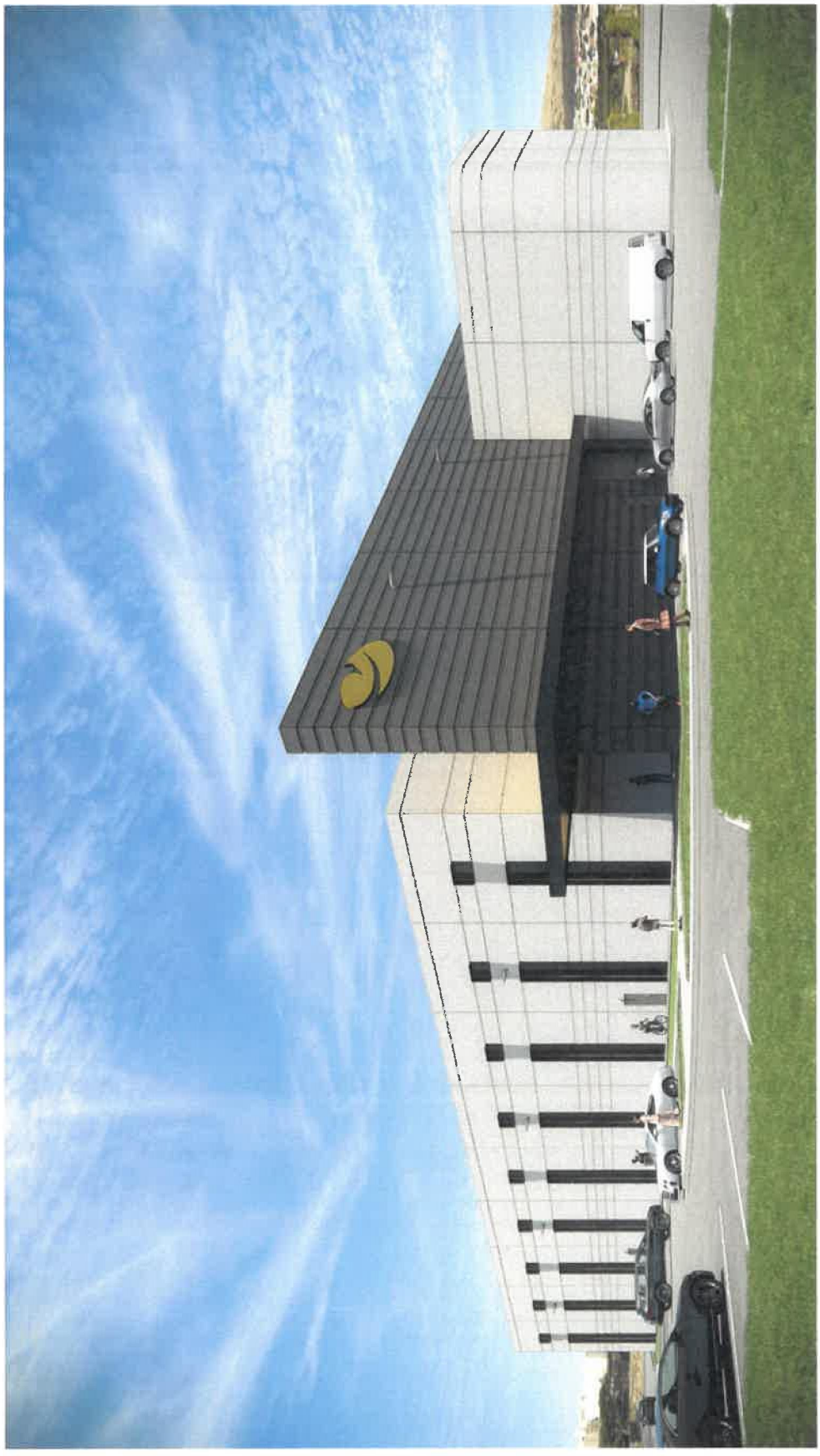

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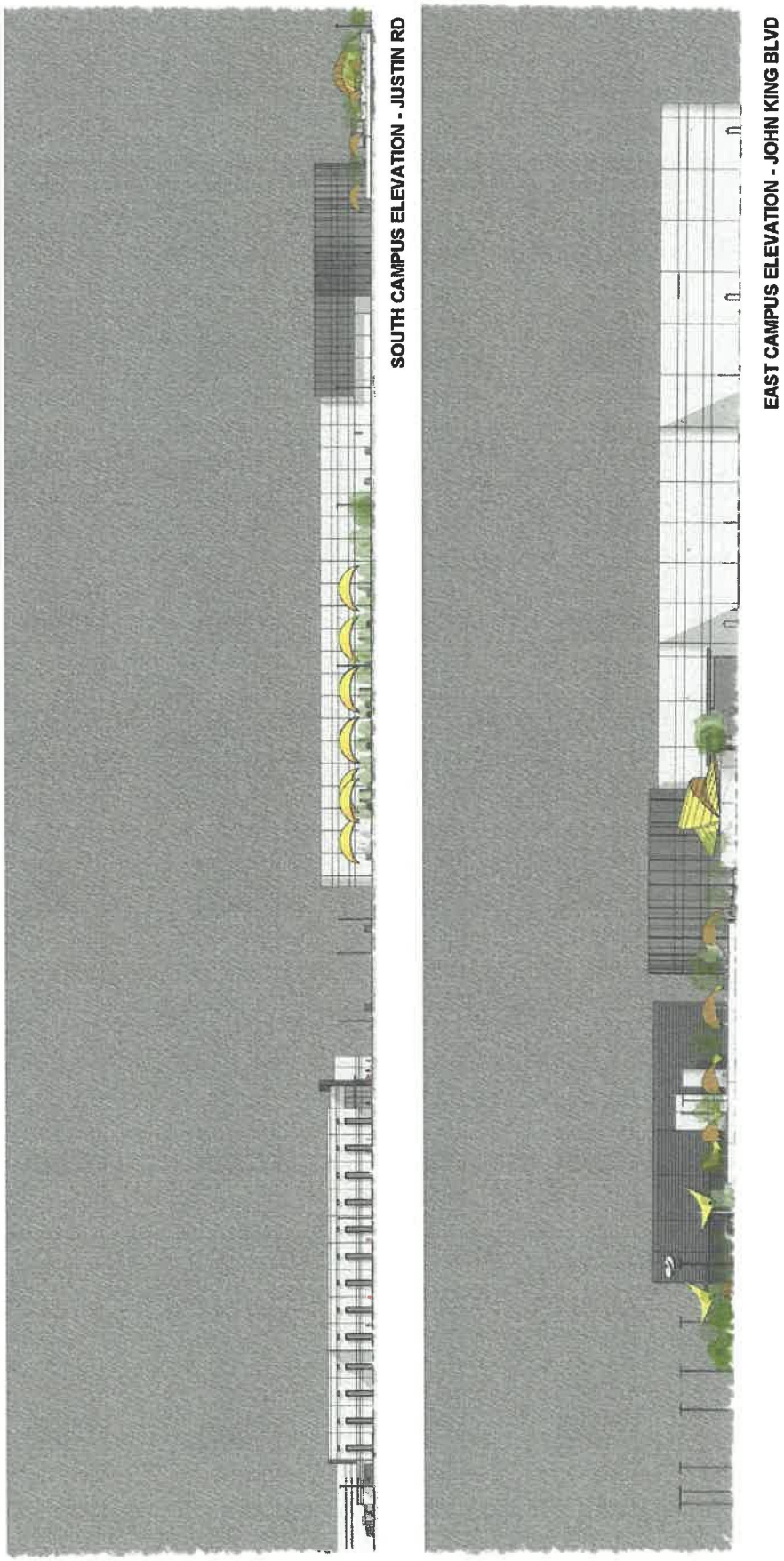
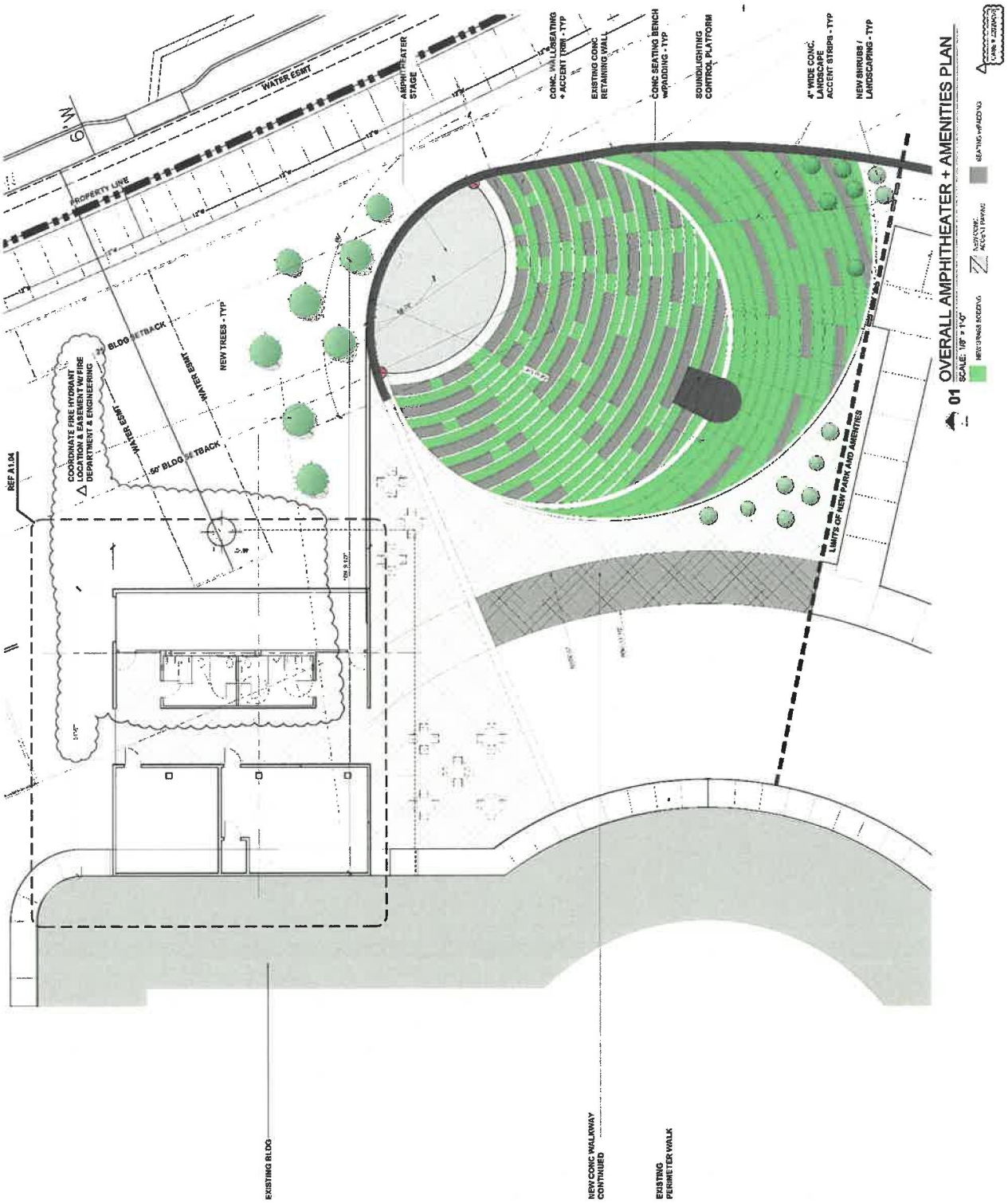


Exhibit 'E':
Concept Amphitheater Plan



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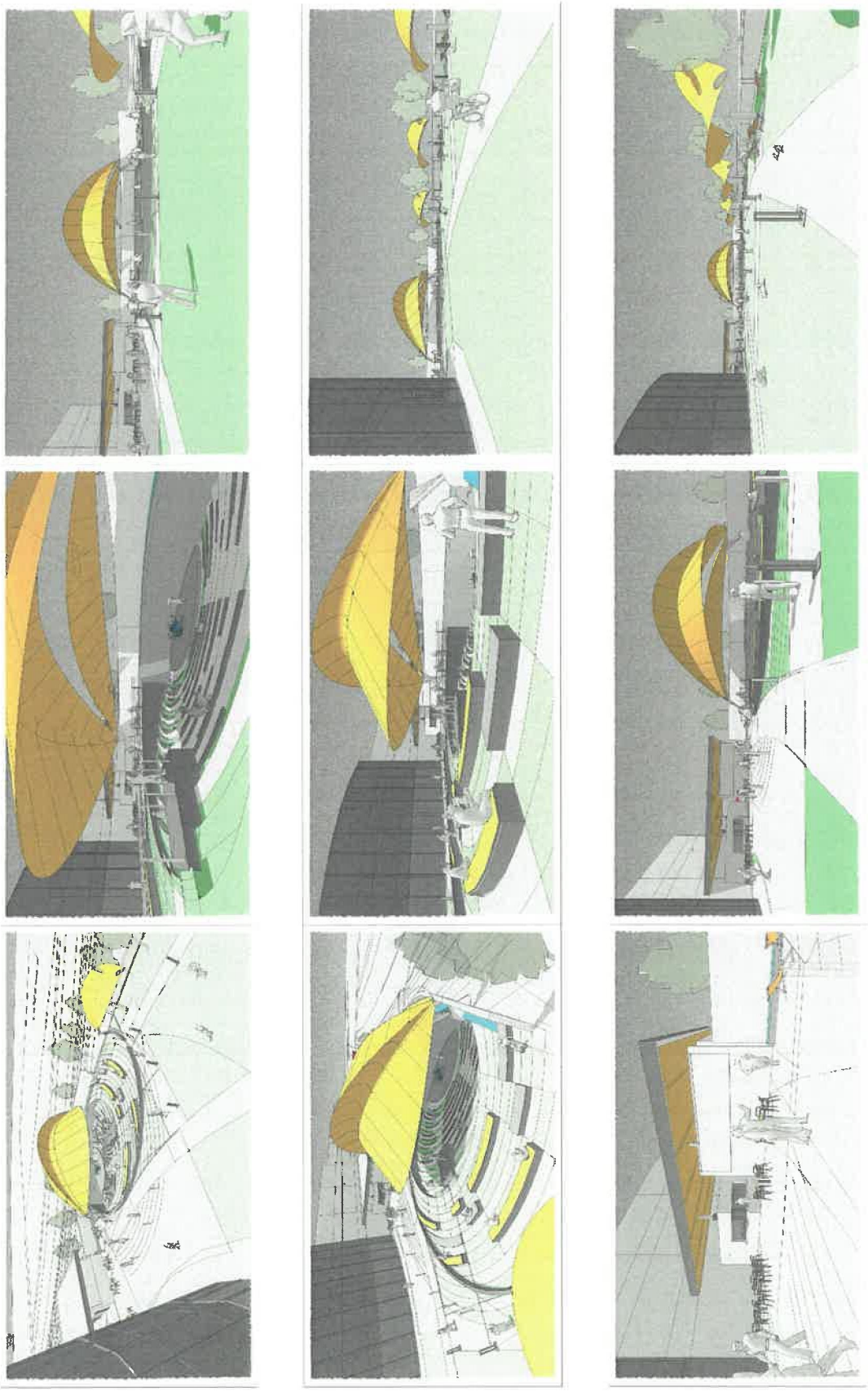

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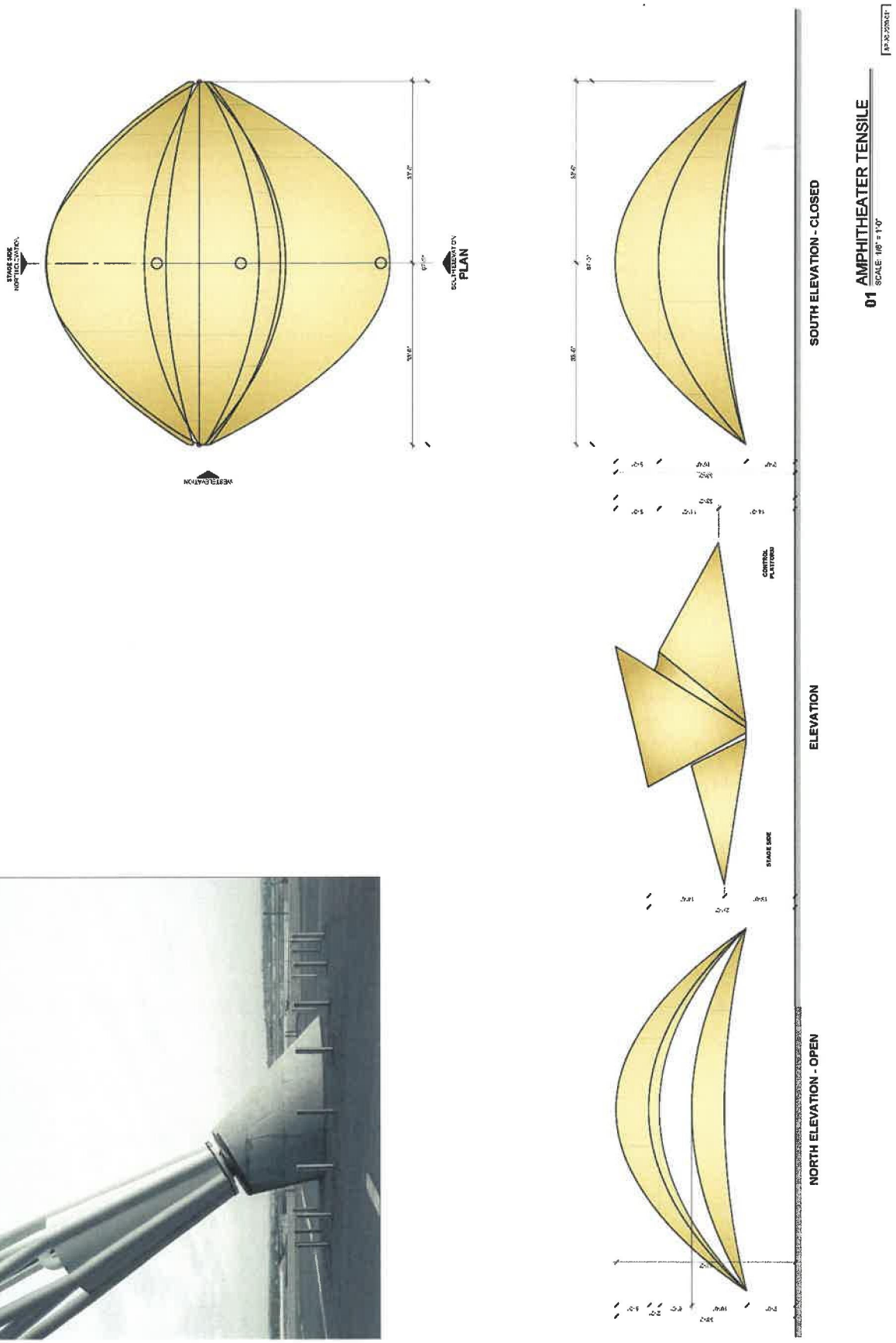


Exhibit 'F':
Concept Canopy Plan

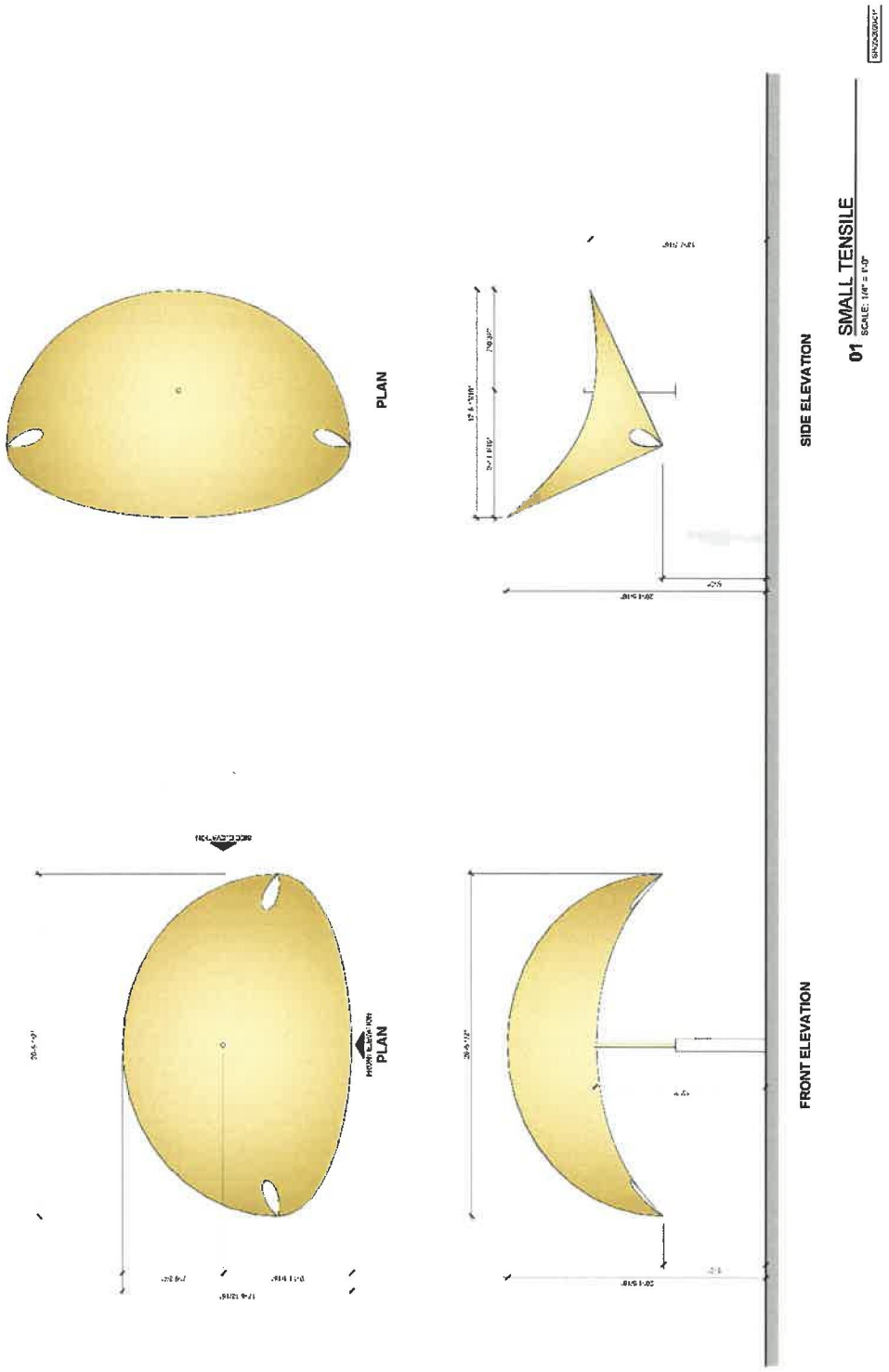


Exhibit 'F':
Concept Canopy Plan

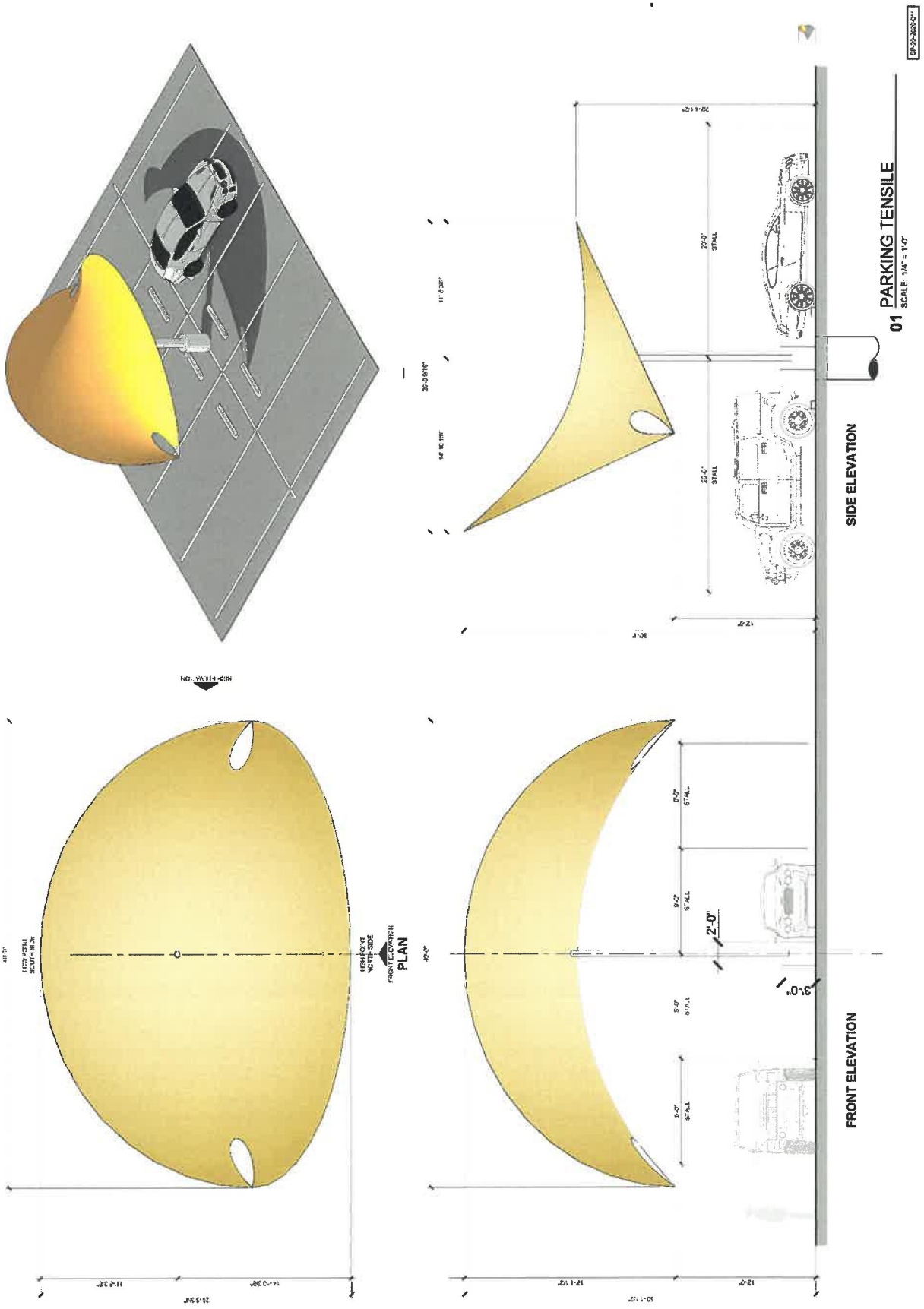


Exhibit 'G':
Concept Landscape Plan

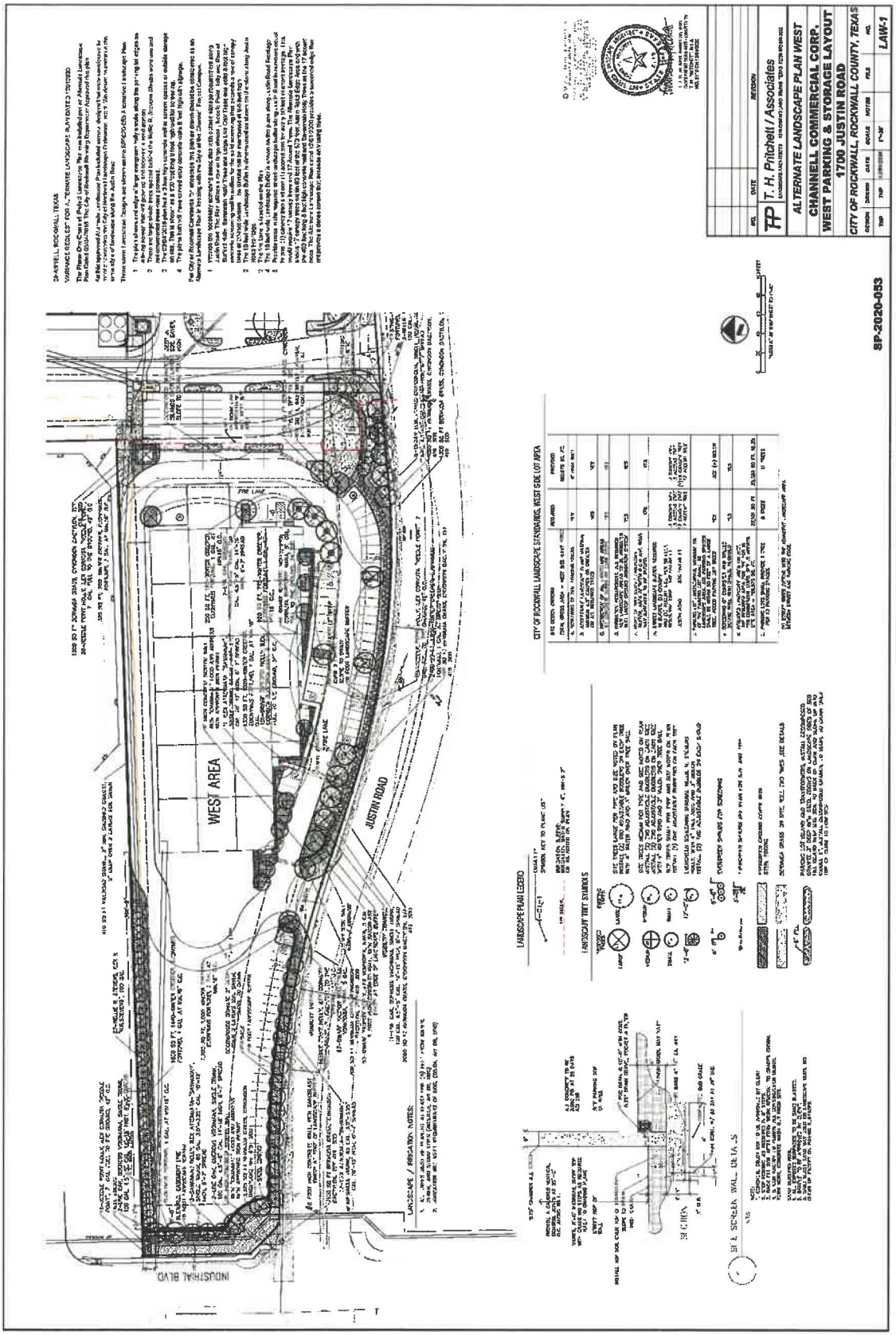


Exhibit 'G':
Concept Landscape Plan

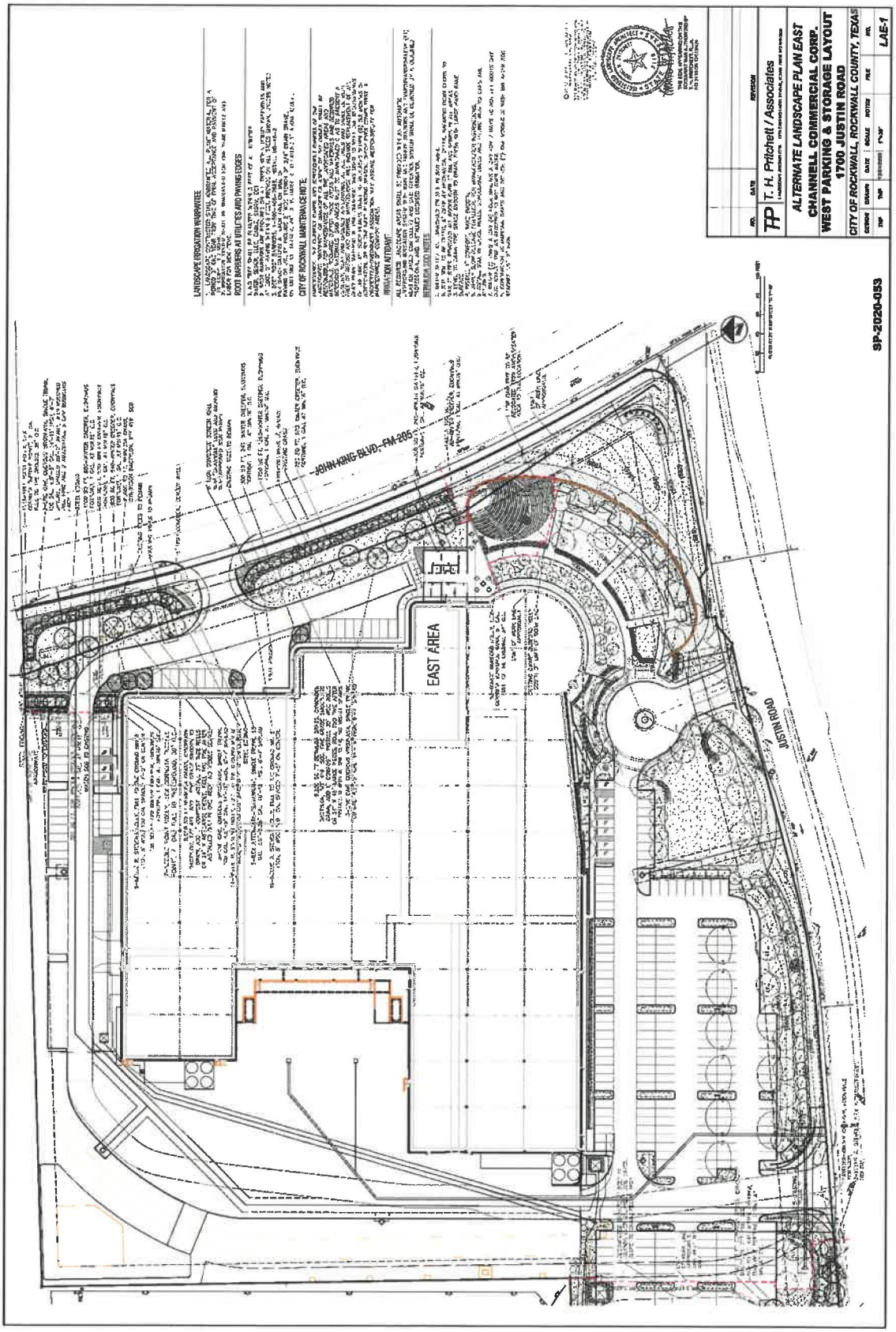
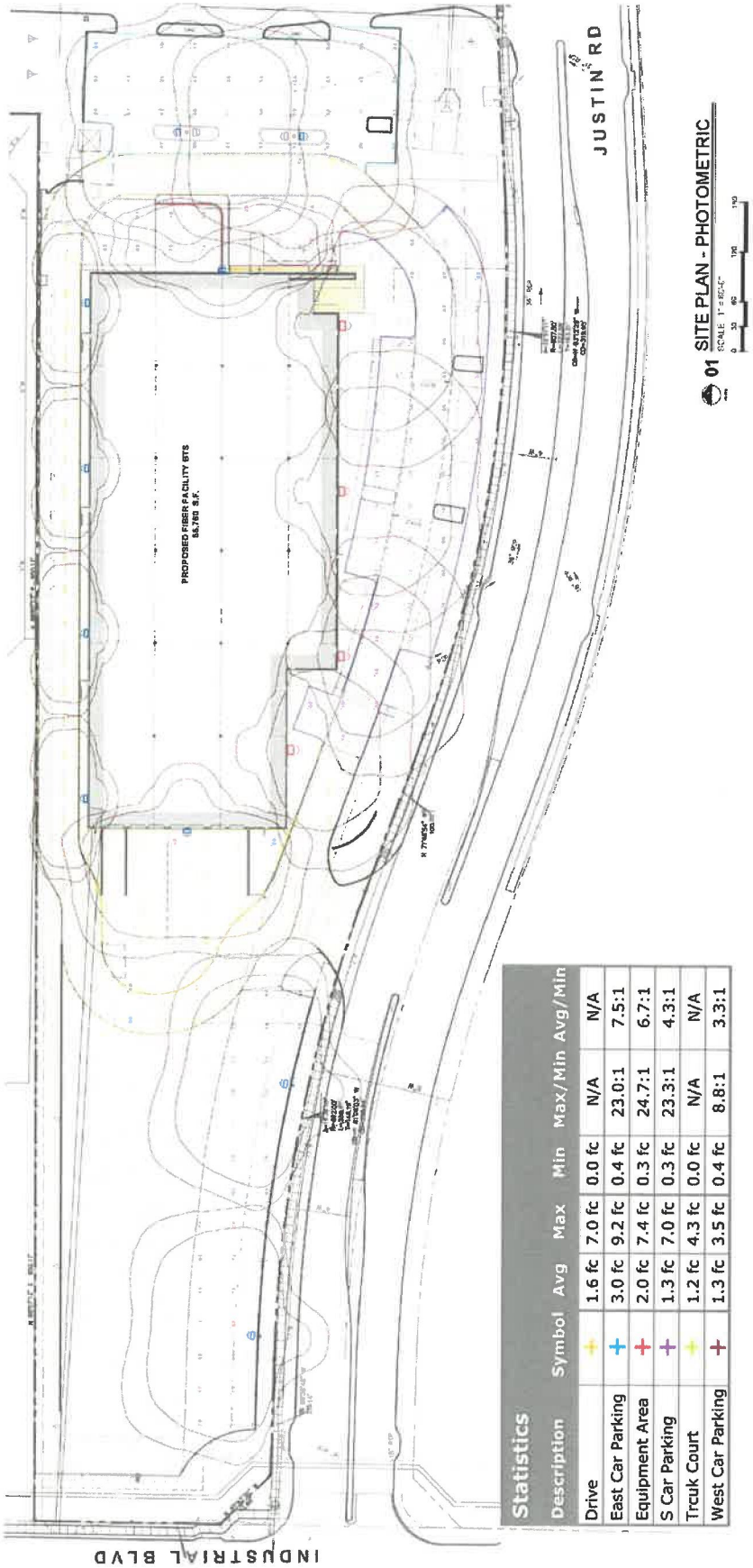


Exhibit 'H':
Concept Photometric Plan



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive	+	1.6 fc	7.0 fc	0.0 fc	N/A	N/A
East Car Parking	+	3.0 fc	9.2 fc	0.4 fc	23.0:1	7.5:1
Equipment Area	+	2.0 fc	7.4 fc	0.3 fc	24.7:1	6.7:1
S Car Parking	+	1.3 fc	7.0 fc	0.3 fc	23.3:1	4.3:1
Trcuk Court	+	1.2 fc	4.3 fc	0.0 fc	N/A	N/A
West Car Parking	+	1.3 fc	3.5 fc	0.4 fc	8.8:1	3.3:1

Exhibit 'I':
Density and Development Standards

I.1 Purpose.

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate an industrial campus that incorporates unique architecture and land uses that are otherwise not permitted in the Light Industrial (LI) District. These land uses include an industrial facility with corporate offices, a distribution center, a light assembly center, an amphitheater and pavilion, and outside storage.

I.2 Review Process.

All development on the *Subject Property* shall require site plan approval in accordance with Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Upon submittal of a site plan, the Director of Planning and Zoning shall review the application and determine the following: [*1*] if the Director of Planning and Zoning determines that the site plan does generally conform to this Planned Development District ordinance then the site plan may be reviewed and approved administratively, or [*2*] if the Director of Planning and Zoning determines that the site plan does not generally conform to this Planned Development District ordinance then the site plan will be subject to review by the Architectural Review Board (ARB) [*if necessary*], and the Planning and Zoning Commission.

I.3 Planned Development District Standards.

(1) *Permitted Uses*. Unless specifically provided for by this Planned Development District ordinance, only those uses permitted within the Light Industrial (LI) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Development Standards*. Unless specifically provided for by this Planned Development District ordinance, the development standards required for property in a Light Industrial (LI) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), are applicable to any development on the *Subject Property*.

(a) *Setbacks*. The building setbacks shall be as stated by the Unified Development Code (UDC); however, the following exceptions shall be permitted:

(1) *Justin Road*. Concrete screening walls shall be permitted to be located a minimum of ten (10) feet from the property line adjacent to Justin Road; however, these screening walls shall not be located within 50-feet of John King Boulevard [*unless permitted to do so be I.3(2)(a)(2) below*].

(2) *John King Boulevard*. Concrete screening walls and other appurtenances associated with the amphitheater may be located within 20-feet of the property line adjacent to John King Boulevard.

(b) *Materials*. All materials shall generally conform to the materials depicted in the *Concept Building Elevations* contained in *Exhibit 'D'* of this Planned Development District ordinance; however, tilt-up walls with a sandblasted finish shall be permitted *by-right* on buildings and screening walls in conformance with all concept plans contained in *Exhibits 'C' – 'H'* of this Planned Development District ordinance.

Miller, Ryan

From: Miller, Ryan
Sent: Friday, November 20, 2020 12:01 PM
To: 'David Meinhardt'
Cc: Ed Burke (eburke@channell.com)
Subject: Z2020-053: Project Comments
Attachments: Project Comments (11.20.2020).pdf; Engineering Comments (11.20.2020).pdf; Draft Ordinance (11.18.2020).pdf

David ... Attached to this email are staff comments and the draft ordinance for your review. Please note that we will need any revisions and a letter/email stating that you are good to move forward with the ordinance by December 1, 2020. The schedule for this case will be as follows:

Planning and Zoning Commission Work Session: November 24, 2020
Planning and Zoning Commission Public Hearing: December 8, 2020
City Council Public Hearing/1st Reading: December 21, 2020
City Council 2nd Reading: January 4, 2020

If you have any questions or need anything please let me know. Thanks.

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

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

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2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

Miller, Ryan

From: Ed Burke <eburke@channell.com>
Sent: Tuesday, December 1, 2020 4:48 PM
To: Miller, Ryan
Cc: Bill Channell Jr; David Meinhardt
Subject: FW: Project number Z2020-053
Attachments: Draft Ordinance (11.18.2020).pdf

We have reviewed the draft ordinance and approve it as it reflects our plans for our development going forward.

Edward Burke
Vice President, Global Engineering
951 587-7884 cell

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Miller, Ryan

From: Bill Channell Jr <bchannelljr@channell.com>
Sent: Tuesday, December 1, 2020 8:48 AM
To: Miller, Ryan
Subject: Re: meeting Nov 24

Just a quick note to thank you and your staff for all the support. I sincerely appreciate you helping me Ryan! Thank you.

I hope the next phase of our campus development, can represent a wonderful achievement for both of us and the city of Rockwall.

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone
Get Outlook for Android

From: Miller, Ryan
Sent: Monday, November 23, 2020 11:15:01 AM
To: Ed Burke
Cc: Bill Channell Jr
Subject: RE: meeting Nov 24
Ed … Despite having a lot of items on the agenda, I am not anticipating that you will be there for very long. Neither of the two (2) action items should take very long, and the discussion items should go fairly quick once we get to them. If you have any additional questions please let me know. Thanks.

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

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From: Ed Burke
Sent: Monday, November 23, 2020 12:44 PM
To: Miller, Ryan
Cc: Bill Channell Jr
Subject: Re: meeting Nov 24
Do you have any idea how long the meeting might last?
Get Outlook for iOS

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Monday, November 23, 2020 9:55:16 AM
To: Ed Burke <eburke@channell.com>
Cc: Bill Channell Jr <bchannelljr@channell.com>
Subject: RE: meeting Nov 24
Attached is the posted agenda. If you have any questions please let me know. Thanks.

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

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From: Ed Burke <eburke@channell.com>
Sent: Monday, November 23, 2020 11:43 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: Bill Channell Jr <bchannelljr@channell.com>
Subject: meeting Nov 24
Do you have an agenda for the meeting tomorrow night.
Mr. Channell is planning on attending and would prefer to be early so he could get on a plane tomorrow night to come back to California.

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