



## PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-030 P&Z DATE 11/9/21 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

### SITE PLAN APPLICATION

- ☒ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

### PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

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

NOTES: \_\_\_\_\_

ZONING MAP UPDATED \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2021-030

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

DIRECTOR OF PLANNING:

*[Signature]*

CITY ENGINEER:

*[Signature]*

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

## NOTES:

<sup>1</sup> 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

SUBDIVISION RBB/GCF PROPERTIES, LP PROPERTY D. HARR SUVEY ABSTARCT NO. 102

GENERAL LOCATION 16.89 ACRES SW OF AIRPORT ROAD AND INDIAN TRAIL

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE VACANT

PROPOSED ZONING N/A

PROPOSED USE DISTRIBUTION WAREHOUSE

ACREAGE 16.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

☐ **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 Robert B. Baldwin III

☐ APPLICANT KIMLEY-HORN

CONTACT PERSON

CONTACT PERSON PATRICK HOGAN, P.E.

ADDRESS 4500 Christopher Drive

ADDRESS 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700

CITY, STATE & ZIP Austin, TX 78756 416

CITY, STATE & ZIP DALLAS, TX 75240

PHONE 512-751-4500

PHONE 972-770-1312

E-MAIL rbbaldwin3@me.com

E-MAIL PATRICK.HOGAN@KIMLEY-HORN.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT B. BALDWIN III [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

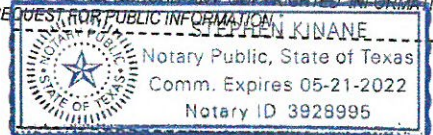
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$2021 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF OCTOBER, 2021. BY SIGNING THIS APPLICATION, 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 12 DAY OF OCTOBER, 2021

OWNER'S SIGNATURE Robert B. Baldwin III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*



MY COMMISSION EXPIRES

5/21/2022





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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CITY ENGINEER: \_\_\_\_\_

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## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT B. BALDWIN III [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 \$ 587.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF October, 20 21. 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.

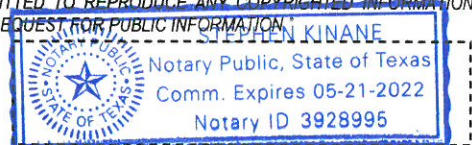
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF OCTOBER, 20 21

OWNER'S SIGNATURE

Robert B. Baldwin III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Stephen Kinane



MY COMMISSION EXPIRES

5/21/2022





# CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER: \_\_\_\_\_

OVERLAY DISTRICT: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

REVIEW DATE: \_\_\_\_\_

## 1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓ = OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				Per Application
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No onsite trees proposed to be removed, note has been added to LS Plan.	-
✓ Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") <b>folded</b> copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

## 2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓ = OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11



Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11

## 2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference Table 3 of Article VI.	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction ( <i>Check w/ the Engineering Department</i> ).	§05.03.C, of Art. 06
Adequate Loading Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (Art. VI 6.5 <i>Loading Requirements</i> ).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

## 2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
<b>NOTE:</b> All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				



Proposed or Existing Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	\$06.02.F, of Art. 05
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## 2.4 SITE PLAN: SCREENING

Requirements	✓ = OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the height and type of fence proposed or existing.	\$08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	\$01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	\$01.05.C, of Art. 05
Above Ground Storage Tanks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	\$01.05.D, of Art. 05
Dumpster Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	\$01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	\$01.05.A, of Art. 05
Residential Adjacency Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	\$01.06, of Art. 05

## 3.1 LANDSCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	\$01.01.B, of Art. 05
Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	\$05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	\$05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	\$05.01, of Art. 08



Acceptable Landscape Materials:			Sec. 04., of Art. 08	
✓ Trees allowed in Street Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	<input type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

#### 4.1 TREESCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.01.C, of Art. 09



Protected Trees (To Remain On Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	\$03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	\$03.01.F, of Art. 09
Treescape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	\$03.01.G, of Art. 09

## 5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	\$03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	\$03.03.B, of Art. 07
✓ Commercial Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	\$03.03.C, of Art. 07
Under-Canopy Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	\$03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	\$03.03.E.2, of Art. 07
Lighting in Parking Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	\$03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	\$03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	\$03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	\$03.03.A, of Art. 07
Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	\$03.03, of Art. 07

## 6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	\$06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	\$06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the surface area (square feet) of each facade and the percentage and square footage of each material used on that facade.	\$04.01, of Art. 05
Proposed Building Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	\$04.01, of Art. 05
Indicate the Roofing Materials and Color	<input type="checkbox"/>	<input checked="" type="checkbox"/>		



Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§04.01.C.2, of Art. 05

## 6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
<b>NOTE:</b> Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	§05.01.C.1, of Art. 05
Secondary Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05



October 13, 2021

City of Rockwall  
385 South Goliad Street  
Rockwall, Texas 75087

**RE: INTREPID ROCKWALL DEVELOPMENT,  
ROCKWALL, TEXAS**

On behalf of Intrepid Equity Investments, we wish to submit a variance request to the City of Rockwall for our site plan (elevations) submittal.

The project consists of three new buildings on 16.89 acres. Proposed Building 1 will be 58,008 SF, proposed Building 2 will be 77,234 SF, and proposed Building 3 will be 63,937 SF.

We request the following variances:

- A. Construction Materials:  
The Owner wishes to utilize reveals and patterned form liners to construct a modern aesthetic, in lieu of the required stone veneer.
- B. Wall Projection:  
Though articulation is utilized for the front and side facades, the wall projection at the entry (25% of the wall height) requirement will result in a material reduction in building square footage and loss of functionality for users.

As compensatory measures, the Owner agrees to:

- Increase the new tree canopies by 5% beyond the minimum requirement.
- Provide a bicycle rack at each building.
- Provide sunscreens above the windows.
- Provide building articulation on the front facades at smaller intervals utilizing panel steps.
- Provide additional vertical articulation at smaller intervals.

We appreciate your consideration of this matter.

Sincerely,



Robert Pross  
President



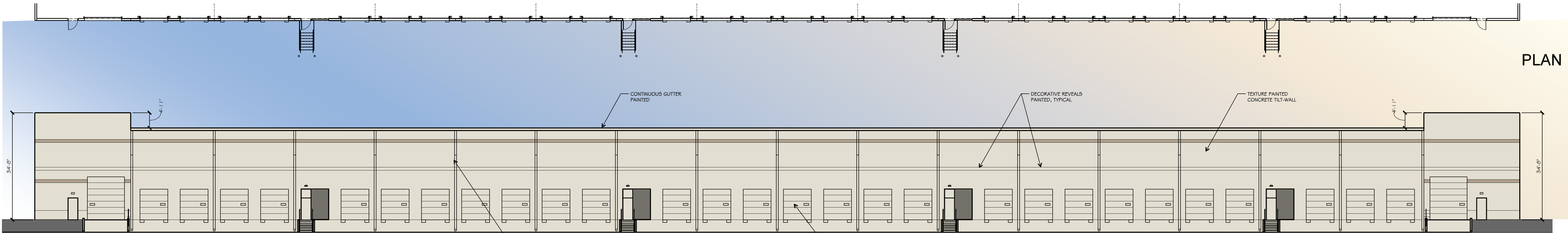


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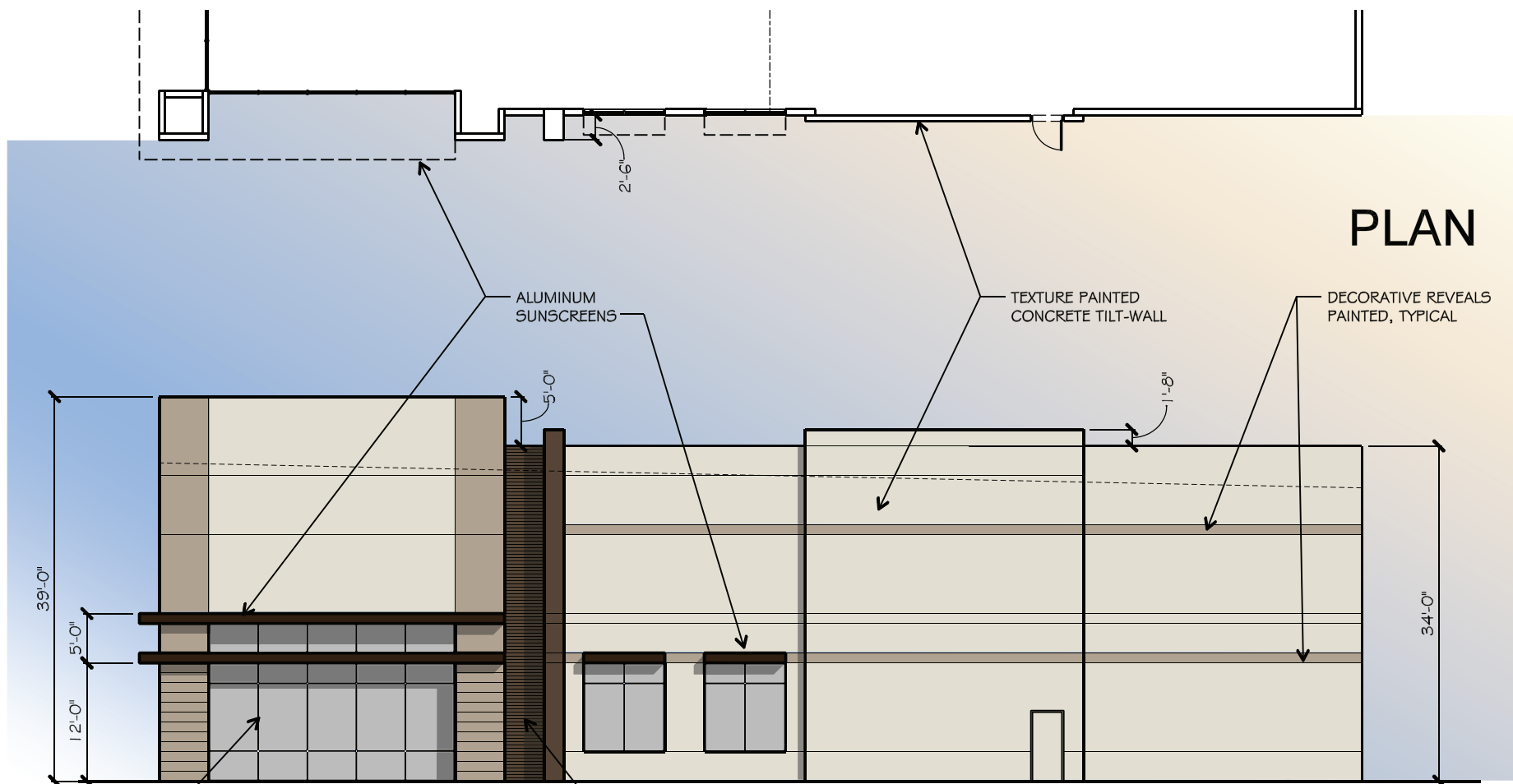
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PLAN

**4** BUILDING 1  
SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

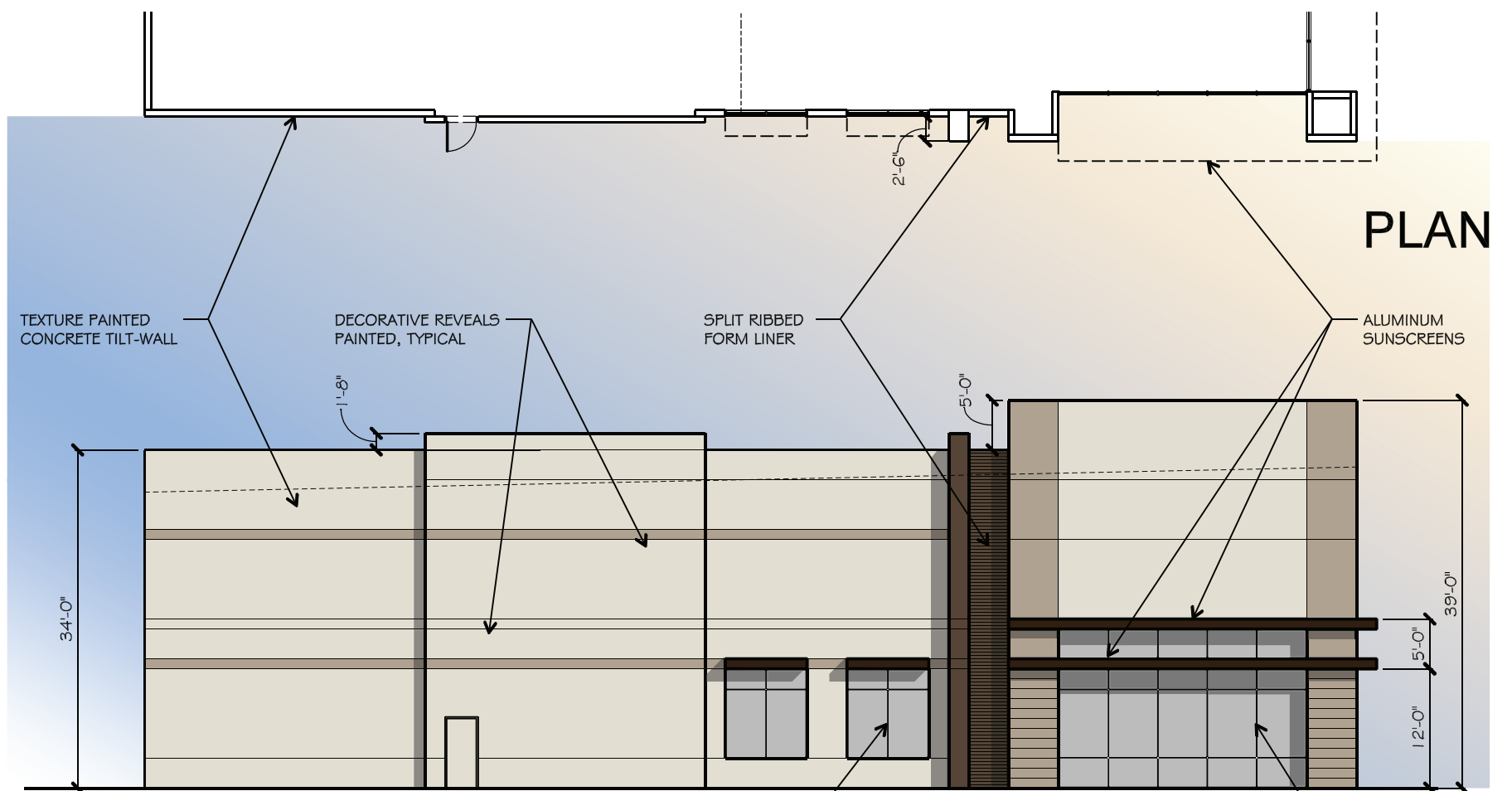
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %



PLAN

**3** BUILDING 1  
WEST ELEVATION  
SCALE: 1/16"=1'-0"

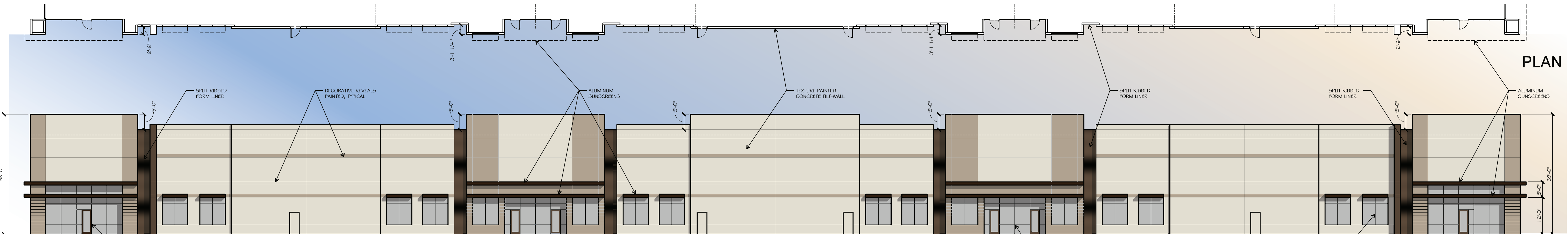
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	82.9 %
% RIB FORMLINER	3.72 %
% GLASS	12.8 %
% ALUMINUM SUNSCREENS	.58 %



PLAN

**2** BUILDING 1  
EAST ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	82.9 %
% RIB FORMLINER	3.72 %
% GLASS	12.8 %
% ALUMINUM SUNSCREENS	.58 %



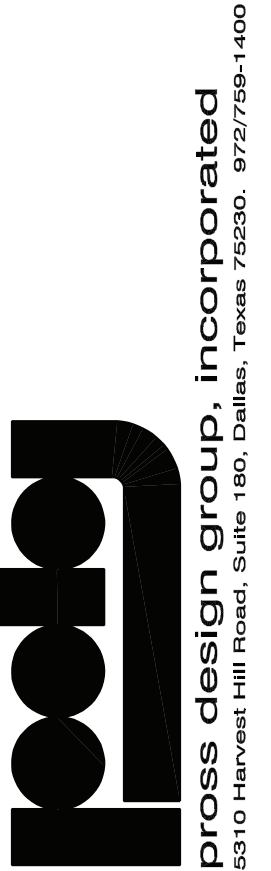
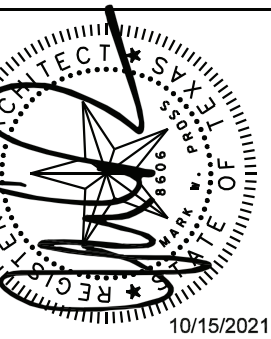
PLAN

**1** BUILDING 1  
NORTH ELEVATION  
SCALE: 1/16"=1'-0"

PAINT SCHEDULE	
	FIELD - SW 7011 NATURAL CHOICE
	ACCENT 1 - SW7038 TONY TAUPE
	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	79.59 %
% RIB FORMLINER	2.38 %
% GLASS	13.50 %
% ALUMINUM SUNSCREENS	4.53 %

drawn:  
checked  
ROBERT PROSS  
date  
10/15/2021

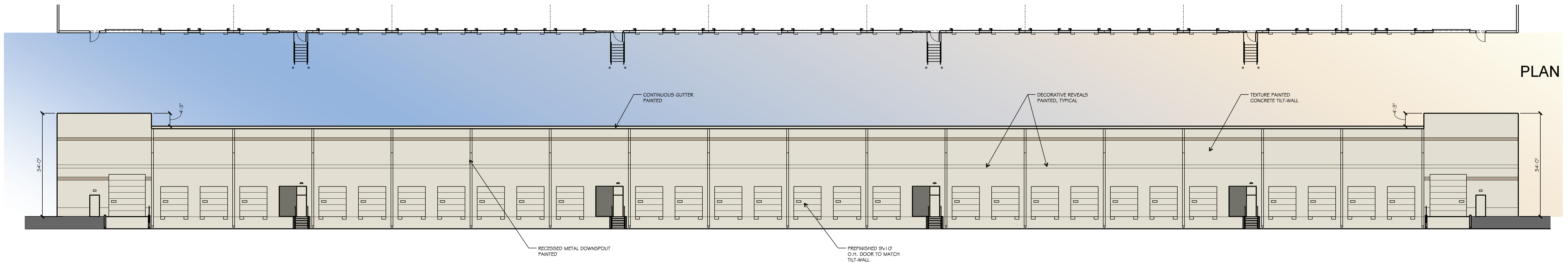


INTREPID ROCKWALL  
ROCKWALL, TEXAS

job no  
2145  
sheet  
A3.0



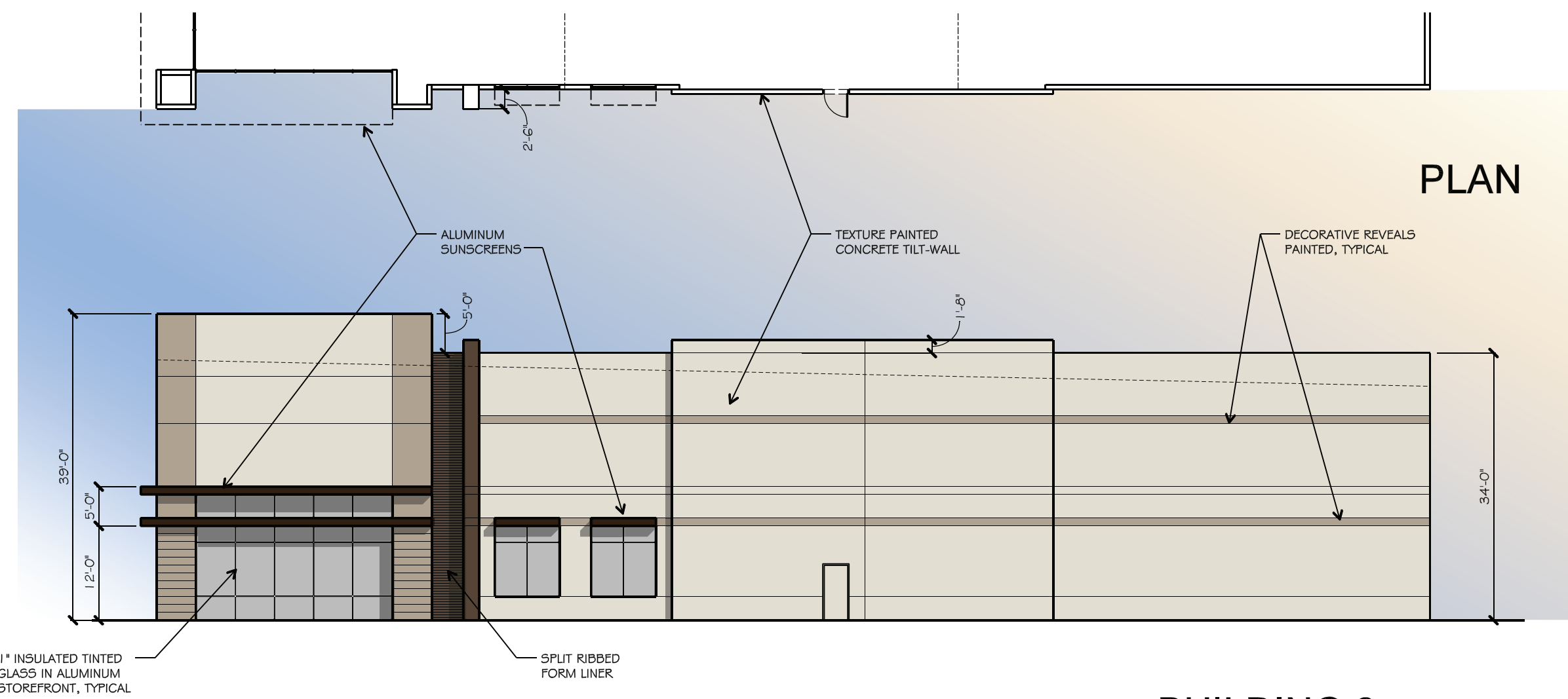
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PLAN

**4** BUILDING 2  
NORTH ELEVATION  
SCALE: 1/16"=1'-0"

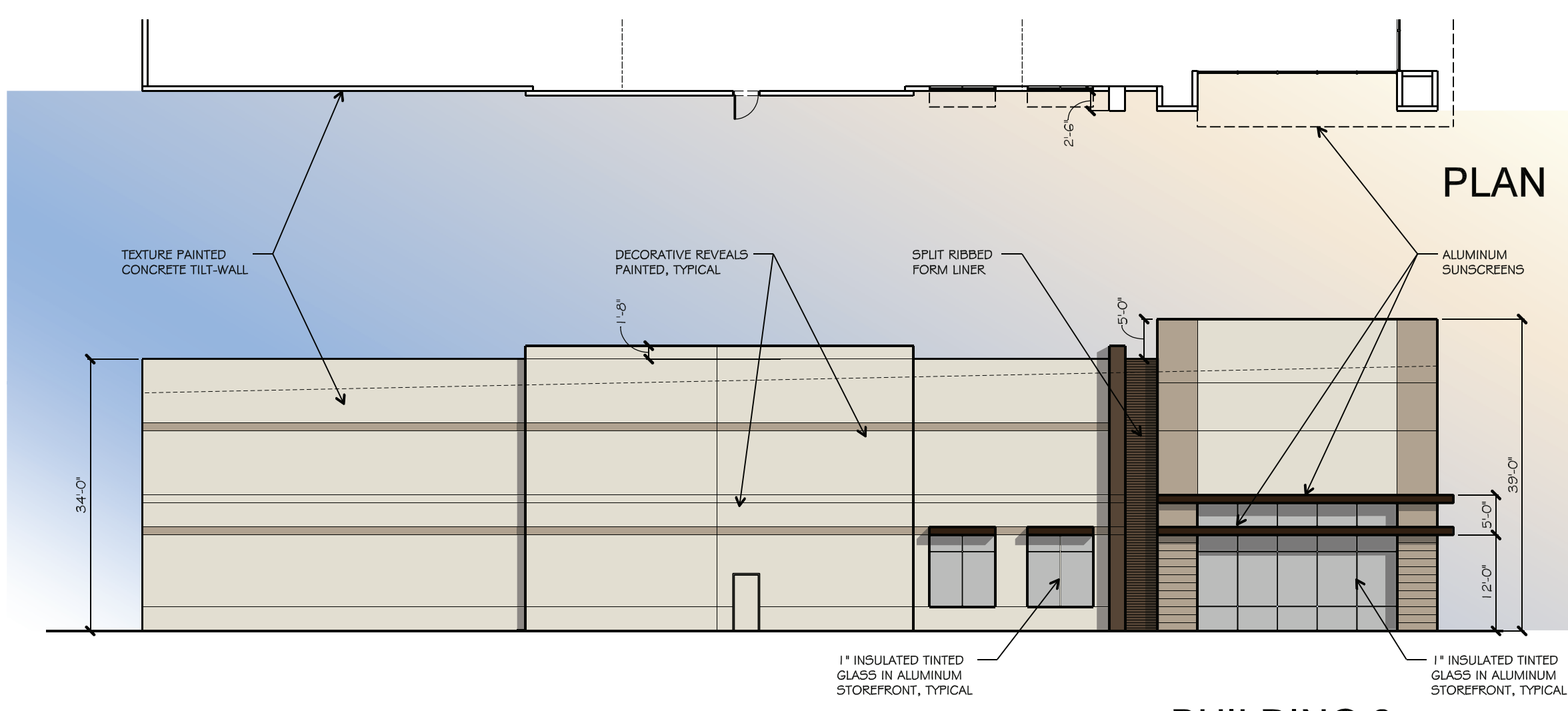
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %



PLAN

**3** BUILDING 2  
EAST ELEVATION  
SCALE: 1/16"=1'-0"

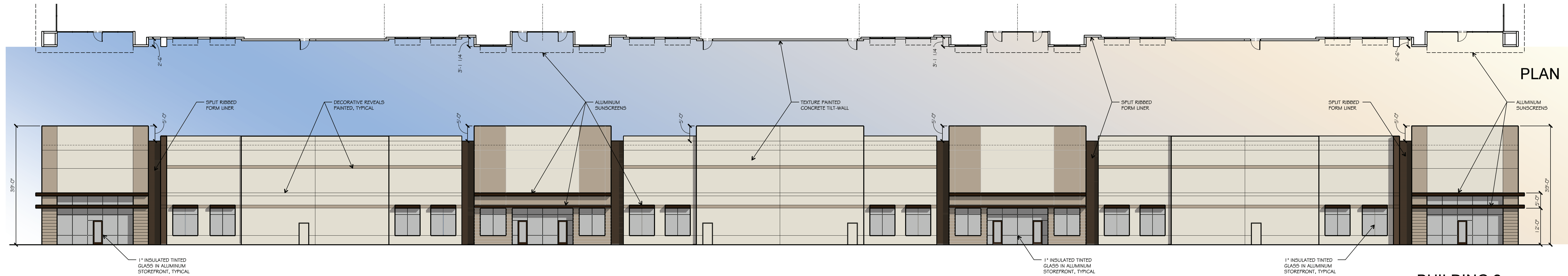
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.99 %
% RIB FORMLINER	2.38 %
% GLASS	9.07 %
% ALUMINUM SUNSCREENS	1.56 %



PLAN

**2** BUILDING 2  
WEST ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.99 %
% RIB FORMLINER	2.38 %
% GLASS	9.07 %
% ALUMINUM SUNSCREENS	1.56 %



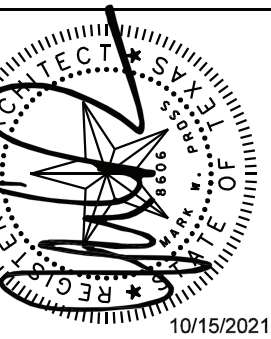
PLAN

**1** BUILDING 2  
SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

PAINT SCHEDULE	
FIELD - SW 7011 NATURAL CHOICE	
ACCENT 1 - SW7038 TONY TAUPE	
ACCENT 2 - SW 7027 HICKORY SMOKE	

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	79.59 %
% RIB FORMLINER	2.38 %
% GLASS	13.50 %
% ALUMINUM SUNSCREENS	4.53 %

drawn:  
checked:  
ROBERT PROSS  
date  
10/15/2021

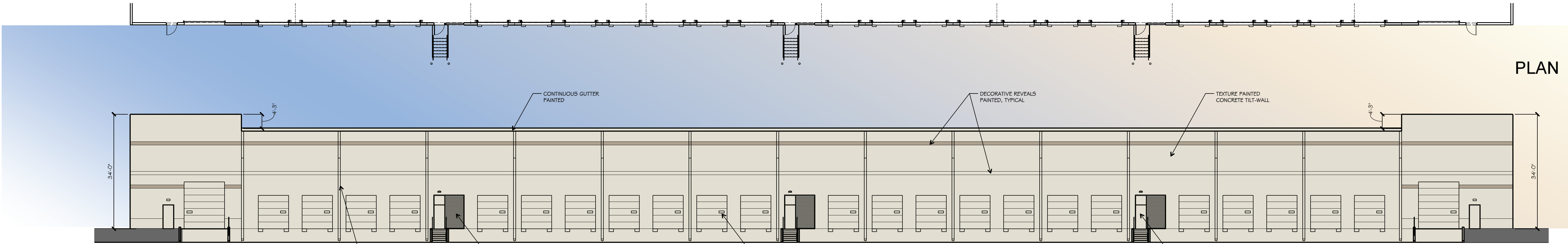


**pross design group, incorporated**  
2510 Fairview Trail, Suite 100, Dallas, Texas 75228-1400

**INTREPID ROCKWALL**  
ROCKWALL, TEXAS

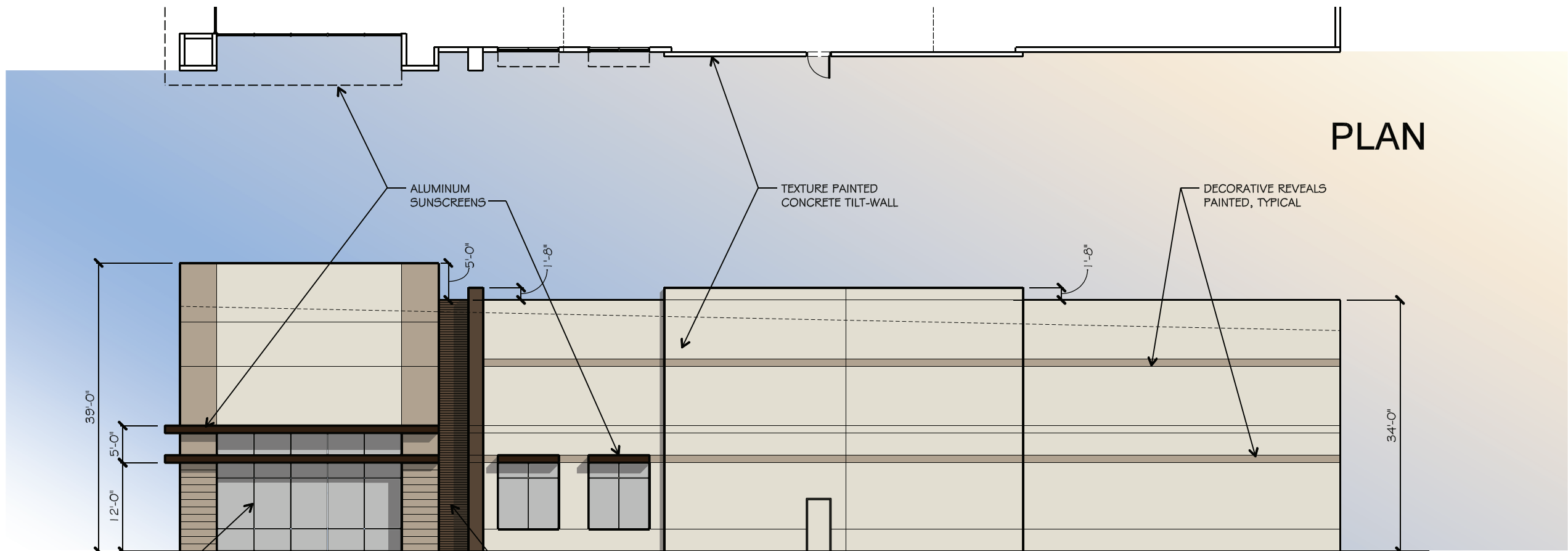
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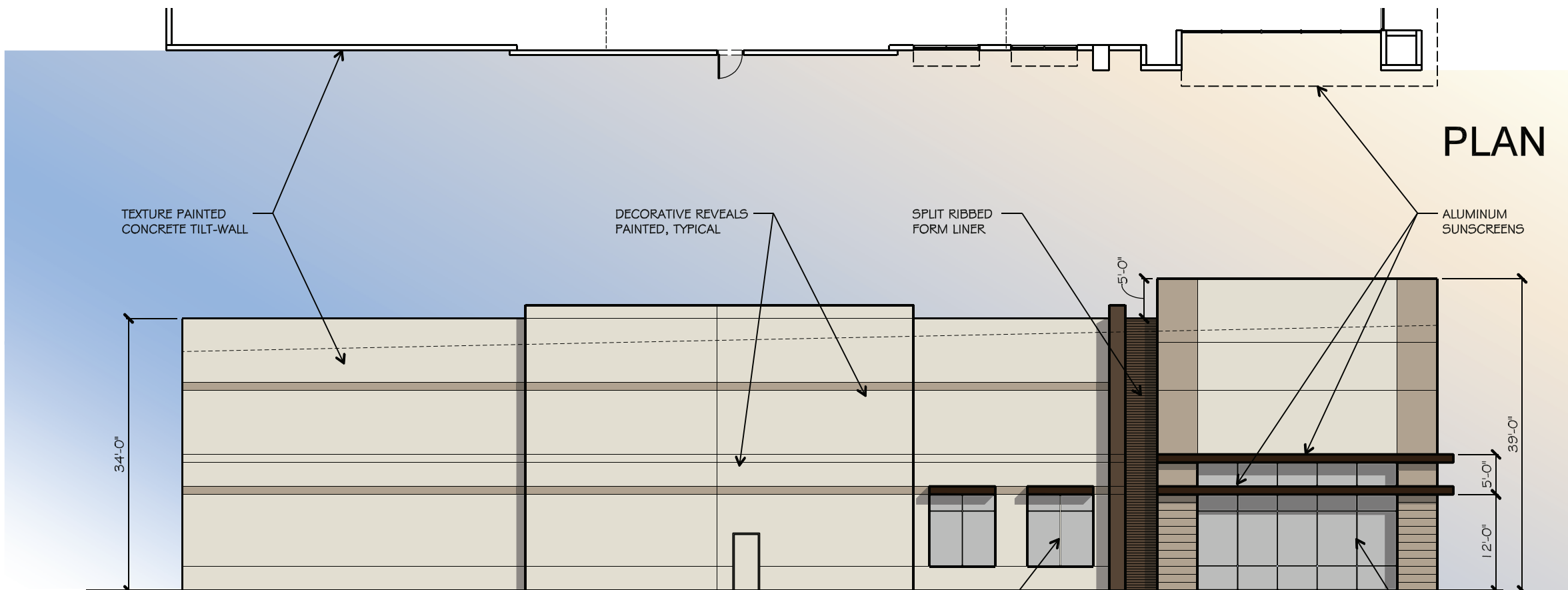
**4** BUILDING 3  
SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	78.24 %
% DOORS	21.76 %



**3** BUILDING 3  
WEST ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.6 %
% RIB FORMLINER	2.44 %
% GLASS	9.34 %
% ALUMINUM SUNSCREENS	1.62 %



**2** BUILDING 3  
EAST ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.6 %
% RIB FORMLINER	2.44 %
% GLASS	9.34 %
% ALUMINUM SUNSCREENS	1.62 %

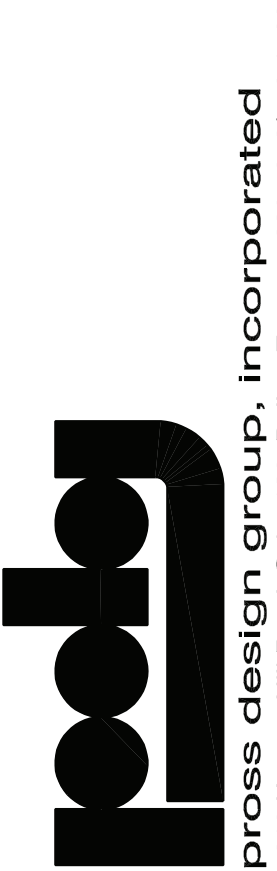
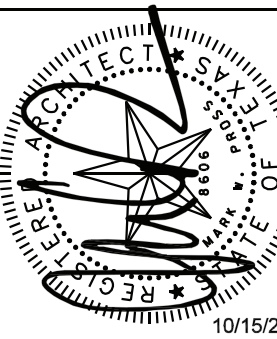


**1** BUILDING 3  
NORTH ELEVATION  
SCALE: 1/16"=1'-0"

PAINT SCHEDULE	
	FIELD - SW 7011 NATURAL CHOICE
	ACCENT 1 - SW7038 TONY TAUPE
	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	83.18 %
% RIB FORMLINER	3.58 %
% GLASS	11.35 %
% ALUMINUM SUNSCREENS	1.89 %

drawn:  
checked  
ROBERT PROSS  
date  
10/15/2021



INTREPID ROCKWALL  
ROCKWALL, TEXAS

job no  
2145  
sheet  
A3.2





03 | PERSPECTIVE C

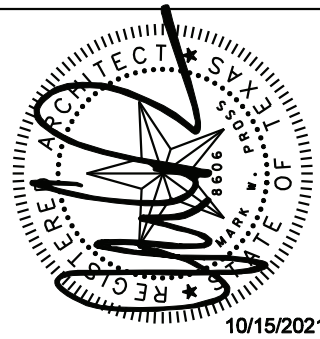


02 | PERSPECTIVE B



01 | PERSPECTIVE A

drawn:  
checked:  
ROBERT PROSS  
date:  
10/15/2021



**pross design group, incorporated**  
2010 Harvest Hill Road Suite 100, Dallas, Texas 75228 • 972.778.1400

**INTREPID ROCKWALL**  
ROCKWALL, TEXAS

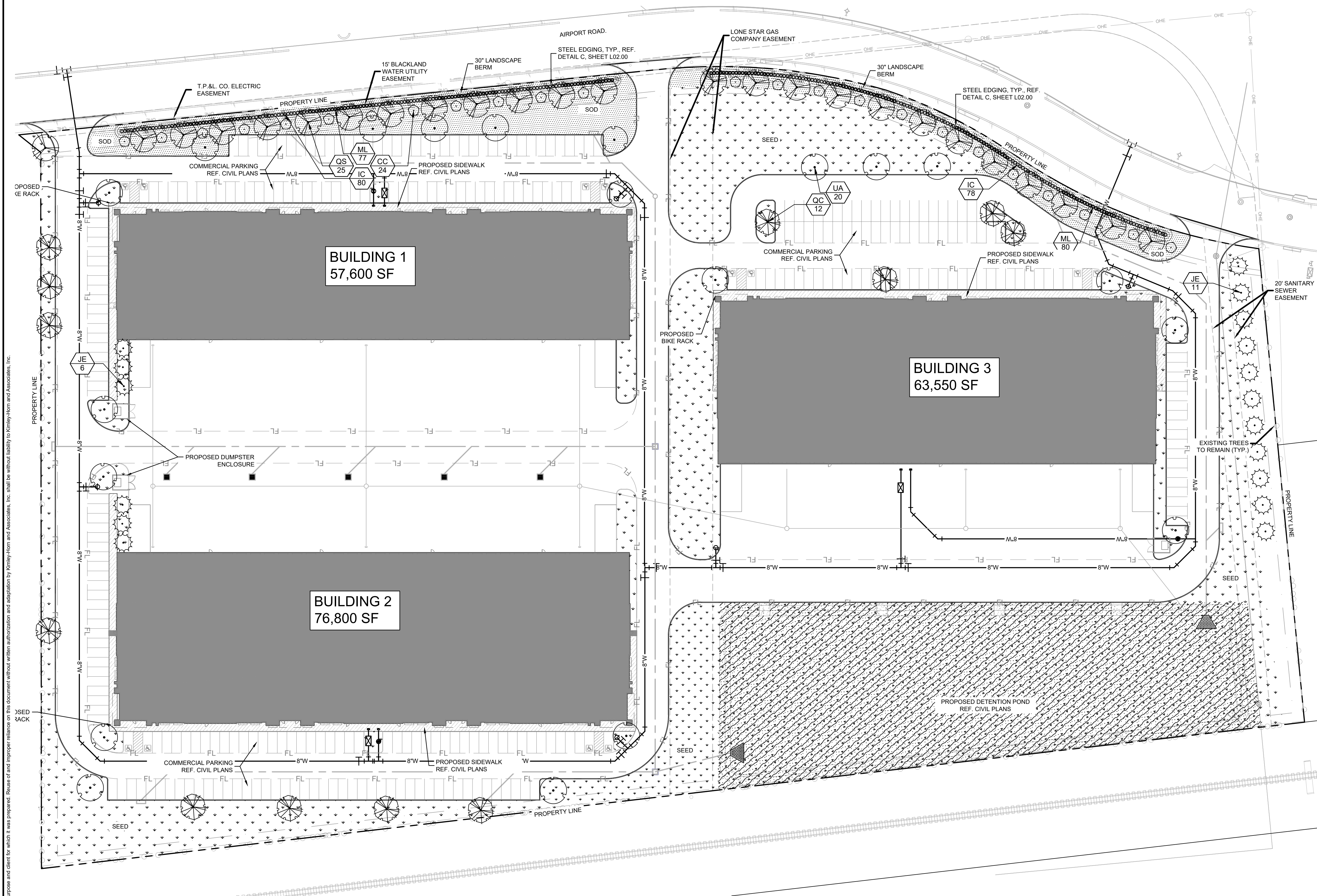
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A3.3



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LANDSCAPE PLAN SHEETS

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DRAWN BY: J. HORN  
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LANDSCAPE PLAN SHEETS

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City of Rockwall Landscape Requirements		
TOTAL SITE AREA: 780,595 SF (17.92 ACRES)		
Zoning: LI		
Landscape Buffers (Article 08, Section 05, Subsection 05.01, Landscape Buffers)	Required	Provided
Abutting a Public Right-of-Way, A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street).	10' wide landscape buffer along Airport Road.	20' wide landscape buffer along Airport Road.
All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency.	berms, shrubs, 24 canopy trees, 24 accent trees	berms, shrubs, 26 canopy trees, 24 accent trees
1,200 lf/50' = 24 canopy trees, 24 accent trees		
Landscape Screening (Article 08, Section 05, Subsection 05.02, Landscape Screening)	Required	Provided
Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with Subsection 01.05 Screening Standards, of Article 5, District Development Standards.	yes	yes
Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas	2' berm with mature evergreen shrubs	2' berm with mature evergreen shrubs
Landscape Requirements (Article 08, Section 05, Subsection 05.03, Landscape Requirements)	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages.	15% in Frontage (117,090 sf)	15% in Frontage (117,090 sf)
Detention Basins (Article 08, Section 05, Subsection 05.03, Landscape Screening)	Required	Provided
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree per 750 SF and 1 accent tree per 1,500 sf.	N/A	N/A
Parking Lot Landscaping (Article 08, Section 05, Subsection 05.03, Landscape Screening)	Required	Provided
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas.	35 trees	40 trees
341 spaces/10' = 35 trees		
No required parking space may be located more than 80 feet from the trunk of a canopy tree	Yes	Yes
Xeriscaping/ Smartscaping Standards (Article 08, Section 05, Subsection 05.05, Xeriscaping/Smartscaping Standards)	Required	Provided
Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Subsection 05.03(D) (i.e. one [1] tree per every 750 SF and one [1] accent tree per 1,500 SF of detention area). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.	98 SF of Shrub or Ornamental Grass	73,740 SF of Ornamental Grass
73,720 SF / 750 SF = 98 SF of Shrubs or Ornamental Grass		

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE
UA	20	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
QC	12	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
JE	17	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
QS	25	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
CC	24	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	CONT.	2" CAL.	8' - 10' HT.	SINGLE STEM, FULL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING
IC	158	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
ML	157	MUEHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	CONT.	24" H X 24" W	36" OC	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING
SEED	96,143 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
SOD	29,170 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
DM	72,712 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX, REF. NATIVE AMERICAN SEED COMPANY.

**NOTE:**  
1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.  
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.  
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEED/SODDED AREAS UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).  
4. ALL TREES LOCATED ALONG PROPERTY LINE ARE NOT TO BE DISTURBED WITHIN CRITICAL ROOT ZONE OR CANOPY DRIP LINE.

SITE PLAN SIGNATURE BLOCK

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND 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

REVISIONS

No.	DATE	BY

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
SUITE 700, DALLAS, TX 75249-3820  
PHONE: 214.635.1100  
WWW.KIMLEY-HORN.COM TX-428

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PRELIMINARY

FOR REVIEW ONLY  
Not for construction or permit purposes.

Kimley»Horn

BLAINE D. MINKLE  
R.L.A. No. 3488 Date: 10/15/2021

GROSS ACREAGE  
17.92 AC

DATE  
10/15/2021

SCALE  
AS SHOWN

DESIGNED BY  
AJS

DRAWN BY  
AJS

CHECKED BY  
BDM

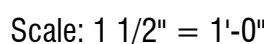
INTREPID - ROCKWALL

LOT DESCRIPTION:  
TRACT 4

LANDSCAPE  
PLAN

L01.00





Scale: NTS

## PLAN

Scale: NTS

L02.00

LOT DESCRIPTION:  
TRACT 4

ROCKWALL, TEXAS  
ROCKWALL COUNTY

GROSS ACREAGE	17.92 AC
DATE	10/15/2021
SCALE	AS SHOWN
DESIGNED BY	AJS
DRAWN BY	AJS
CHECKED BY	BDM

PRELIMINARY  
FOR REVIEW ONLY  
Not for construction or permit purposes

**Kimley»Horn**

R.L.A. BLAINE D. MIKULIK  
L.A. No. 3488 Date 10/15/2021

# Kimley»»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
SUITE 700 DALLAS, TX 75240

PHONE: 972-770-1300 FAX: 972-239-3820

WWW.KIMLEY-HORN.COM 1X F-928  
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THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT LIGHTING LEVELS.

THE CALCULATED FOOTCANDLE LEVELS INDICATE MINIMUM ILLUMINANCE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF ACCURACY WITH REGARD TO LIGHTING LEVELS OR CODES.

CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. MADE FOR INFORMATION THAT IS NOT PROVIDED, IT IS THE USER'S RESPONSIBILITY TO VERIFY THAT THE INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. VARYING DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE, AMBIENT LIGHT, AND OTHER FACTORS.

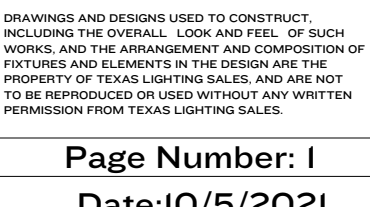
CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE LIGHTING CALCULATION SOFTWARE. TEXAS LIGHTING SALES CANNOT GUARANTEE THAT ACTUAL LIGHTING LEVELS MEASURED IN THE FIELD WILL MATCH OUR CALCULATIONS.



831 WEST EULESS BLVD, SUITE 15  
EULESS, TEXAS 76040  
TEL: 817-267-9300

TLS CONSULTANT: JOSEPH JEFFE

CLIENT: PROSS DESIGN GROUP







# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2021-030

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

DIRECTOR OF PLANNING:

*[Signature]*

CITY ENGINEER:

*[Signature]*

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

## NOTES:

<sup>1</sup> 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

SUBDIVISION RBB/GCF PROPERTIES, LP PROPERTY D. HARR SUVEY ABSTARCT NO. 102

GENERAL LOCATION 16.89 ACRES SW OF AIRPORT ROAD AND INDIAN TRAIL

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE VACANT

PROPOSED ZONING N/A

PROPOSED USE DISTRIBUTION WAREHOUSE

ACREAGE 16.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

☐ **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 Robert B. Baldwin III

☐ APPLICANT KIMLEY-HORN

CONTACT PERSON

CONTACT PERSON PATRICK HOGAN, P.E.

ADDRESS 4500 Christopher Drive

ADDRESS 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700

CITY, STATE & ZIP Austin, TX 78756 416

CITY, STATE & ZIP DALLAS, TX 75240

PHONE 512-751-4500

PHONE 972-770-1312

E-MAIL rbbaldwin3@me.com

E-MAIL PATRICK.HOGAN@KIMLEY-HORN.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT B. BALDWIN III [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

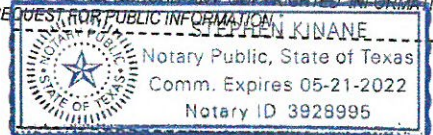
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$2021 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF OCTOBER, 2021. BY SIGNING THIS APPLICATION, 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 12 DAY OF OCTOBER, 2021

OWNER'S SIGNATURE Robert B. Baldwin III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*



MY COMMISSION EXPIRES

5/21/2022





## City of Rockwall

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





October 13, 2021

City of Rockwall  
385 South Goliad Street  
Rockwall, Texas 75087

**RE: INTREPID ROCKWALL DEVELOPMENT,  
ROCKWALL, TEXAS**

On behalf of Intrepid Equity Investments, we wish to submit a variance request to the City of Rockwall for our site plan (elevations) submittal.

The project consists of three new buildings on 16.89 acres. Proposed Building 1 will be 58,008 SF, proposed Building 2 will be 77,234 SF, and proposed Building 3 will be 63,937 SF.

We request the following variances:

- A. Construction Materials:  
The Owner wishes to utilize reveals and patterned form liners to construct a modern aesthetic, in lieu of the required stone veneer.
- B. Wall Projection:  
Though articulation is utilized for the front and side facades, the wall projection at the entry (25% of the wall height) requirement will result in a material reduction in building square footage and loss of functionality for users.

As compensatory measures, the Owner agrees to:

- Increase the new tree canopies by 5% beyond the minimum requirement.
- Provide a bicycle rack at each building.
- Provide sunscreens above the windows.
- Provide building articulation on the front facades at smaller intervals utilizing panel steps.
- Provide additional vertical articulation at smaller intervals.

We appreciate your consideration of this matter.

Sincerely,



Robert Pross  
President



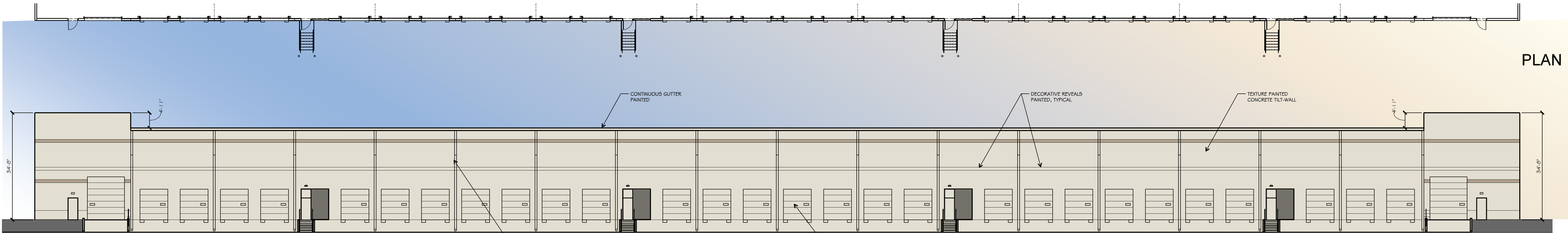


	SP
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

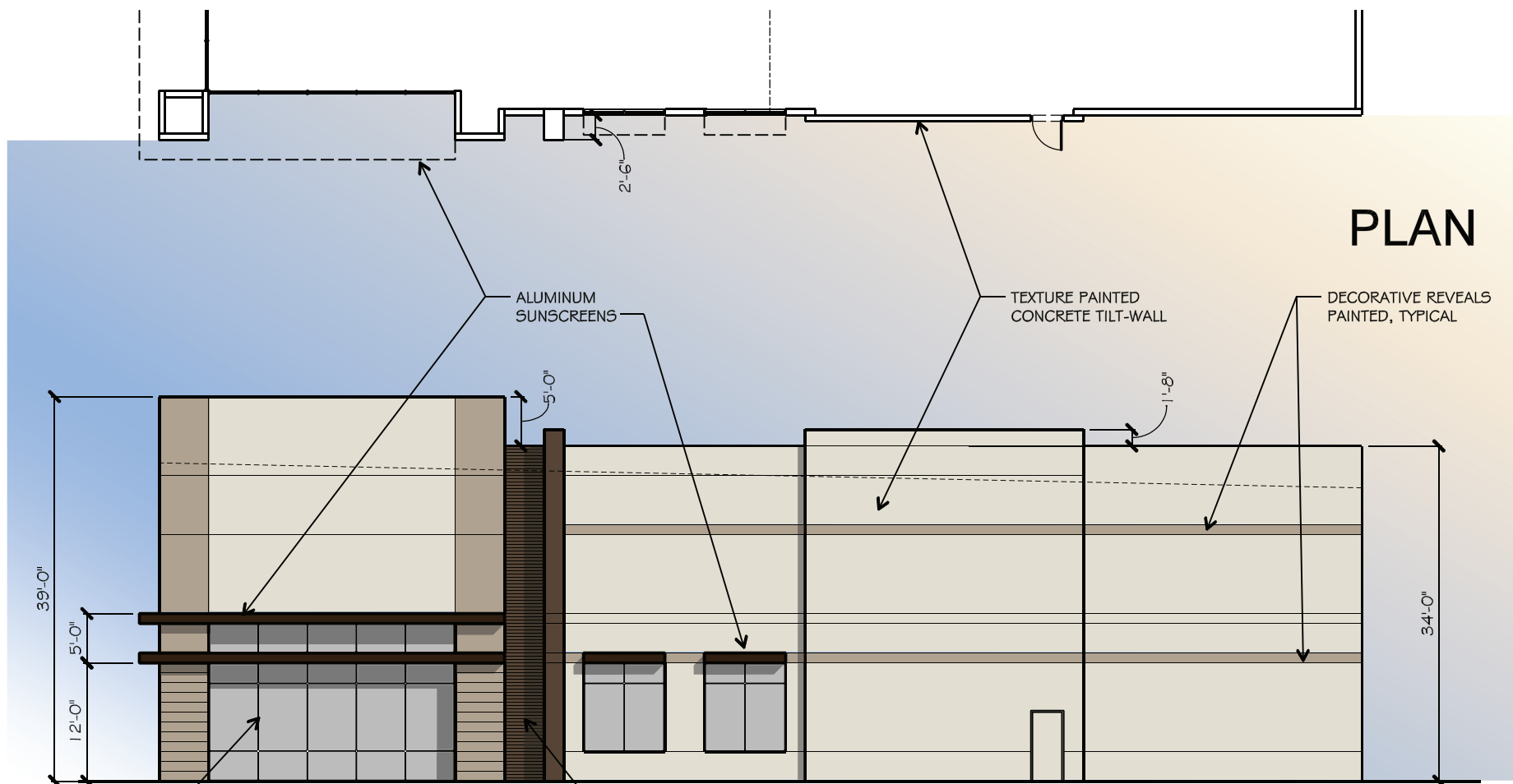


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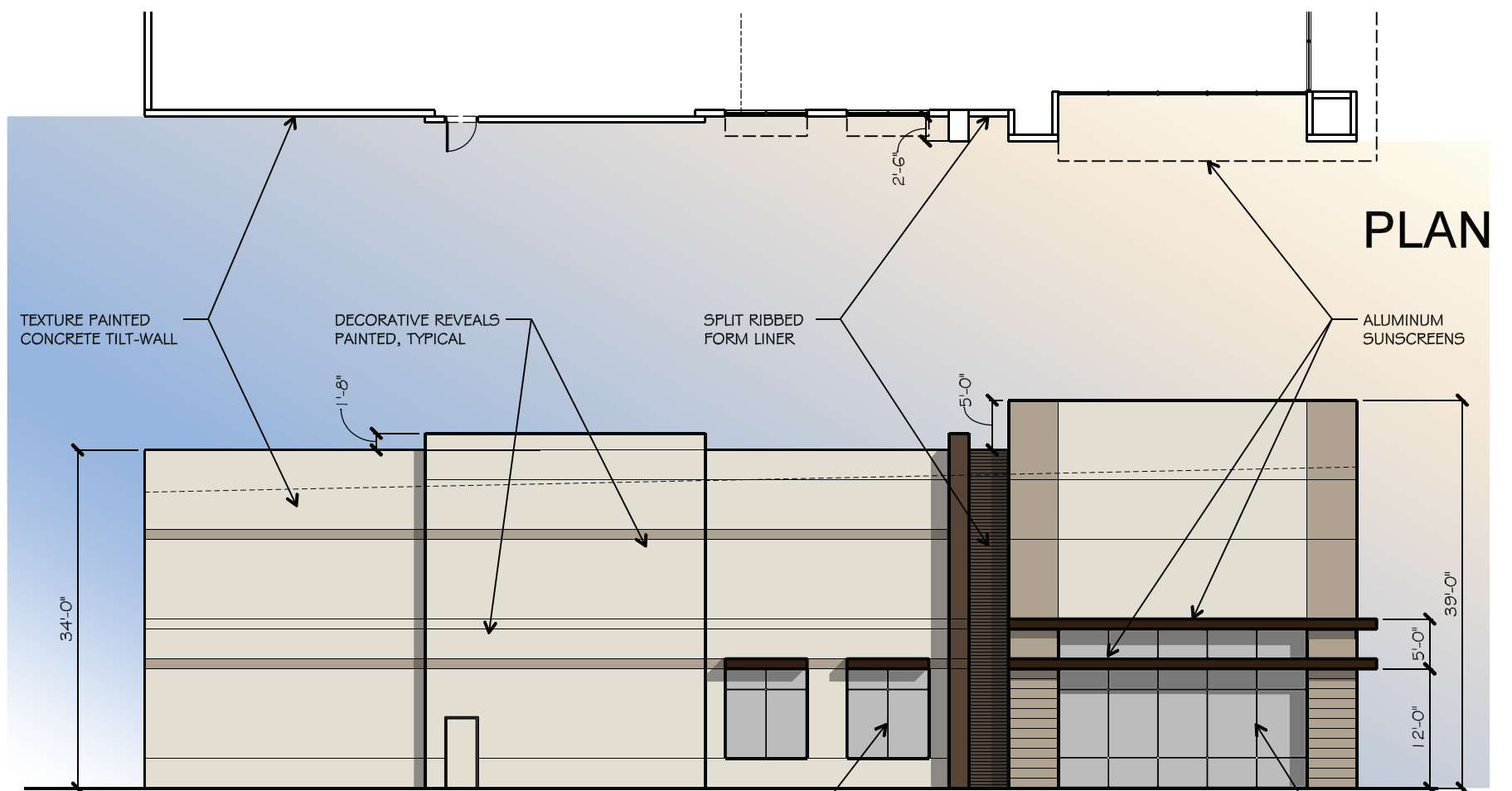
**4** BUILDING 1  
SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %



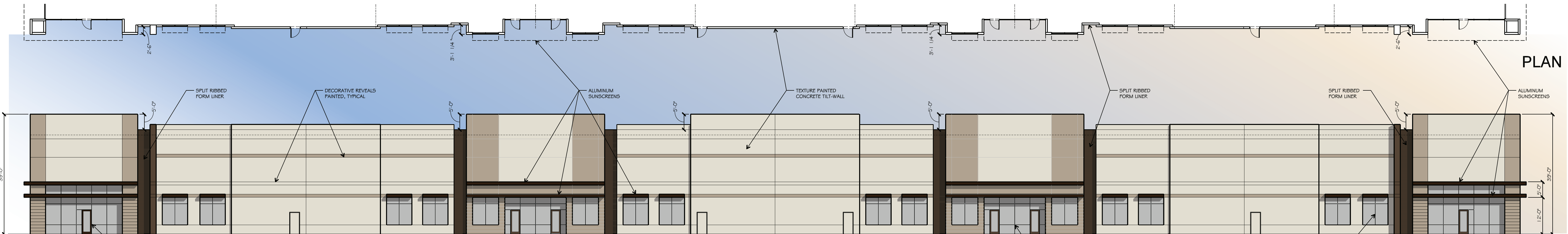
**3** BUILDING 1  
WEST ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	82.9 %
% RIB FORMLINER	3.72 %
% GLASS	12.8 %
% ALUMINUM SUNSCREENS	.58 %



**2** BUILDING 1  
EAST ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	82.9 %
% RIB FORMLINER	3.72 %
% GLASS	12.8 %
% ALUMINUM SUNSCREENS	.58 %

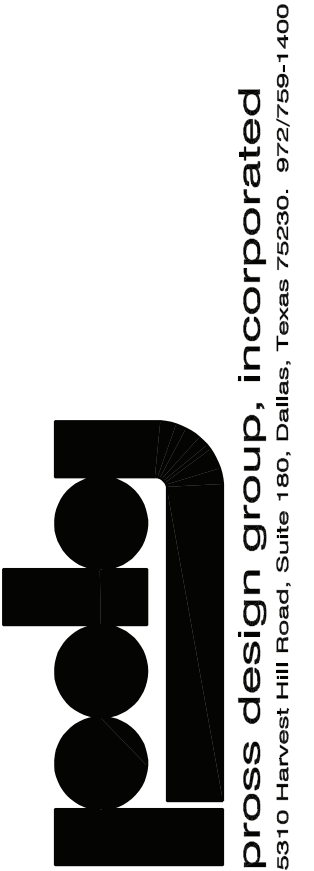
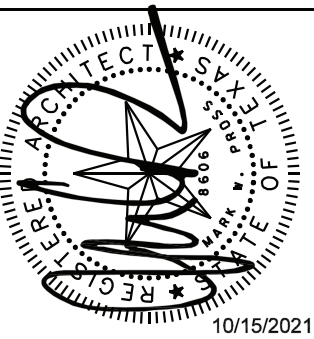


**1** BUILDING 1  
NORTH ELEVATION  
SCALE: 1/16"=1'-0"

PAINT SCHEDULE	
	FIELD - SW 7011 NATURAL CHOICE
	ACCENT 1 - SW7038 TONY TAUPE
	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	79.59 %
% RIB FORMLINER	2.38 %
% GLASS	13.50 %
% ALUMINUM SUNSCREENS	4.53 %

drawn:  
checked  
ROBERT PROSS  
date  
10/15/2021

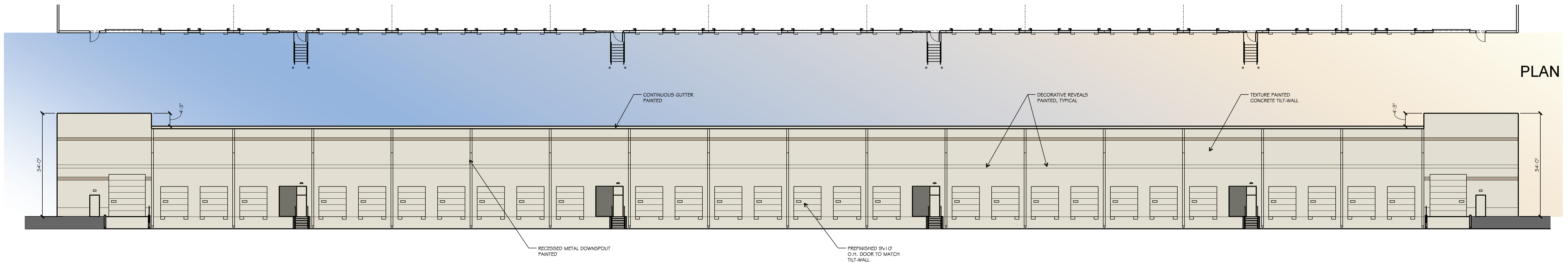


INTREPID ROCKWALL  
ROCKWALL, TEXAS

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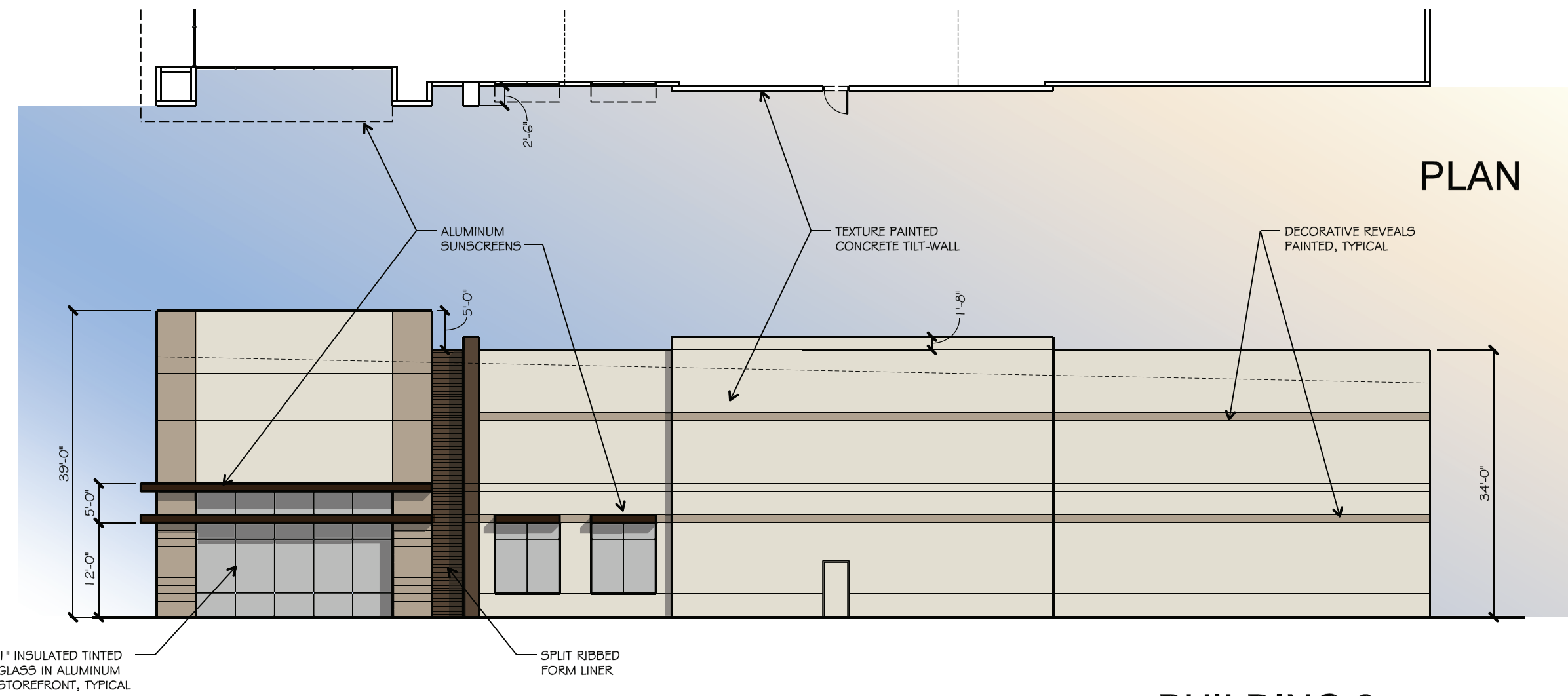
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PLAN

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %

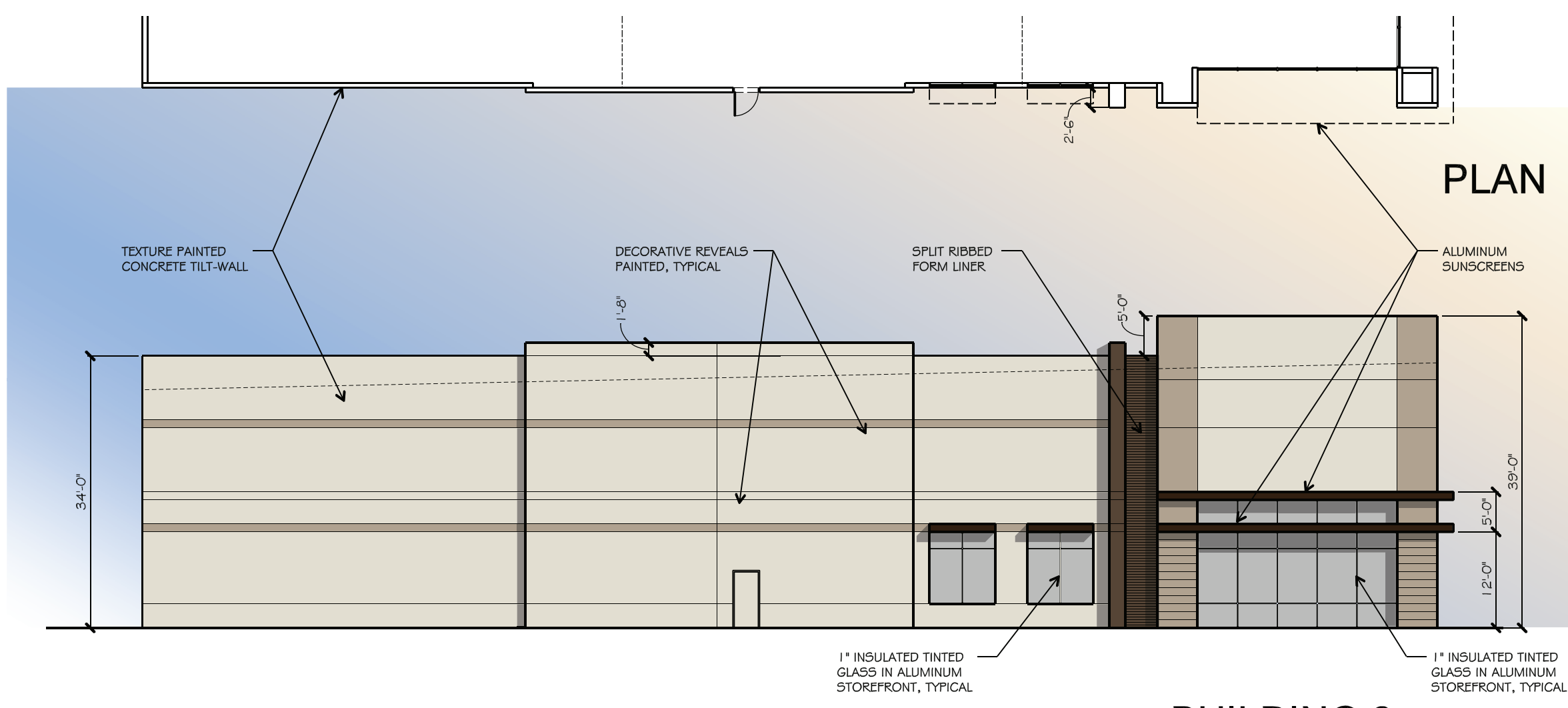
**4** BUILDING 2  
NORTH ELEVATION  
SCALE: 1/16"=1'-0"



PLAN

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.99 %
% RIB FORMLINER	2.38 %
% GLASS	9.07 %
% ALUMINUM SUNSCREENS	1.56 %

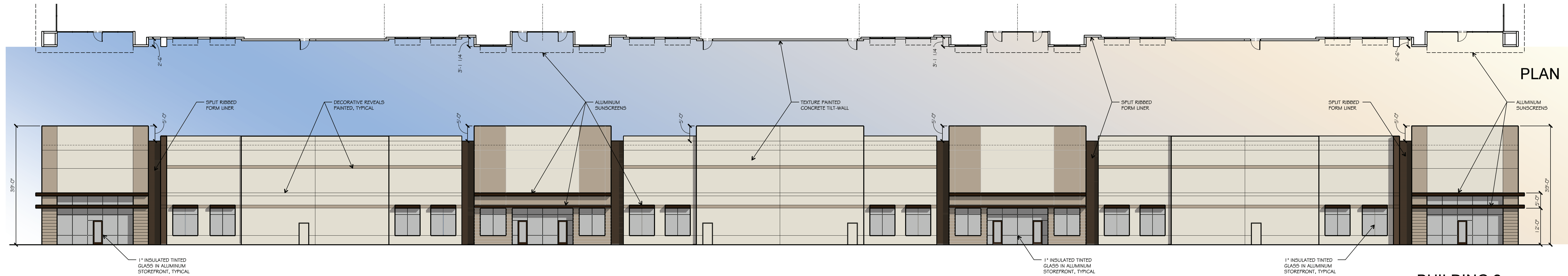
**3** BUILDING 2  
EAST ELEVATION  
SCALE: 1/16"=1'-0"



PLAN

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.99 %
% RIB FORMLINER	2.38 %
% GLASS	9.07 %
% ALUMINUM SUNSCREENS	1.56 %

**2** BUILDING 2  
WEST ELEVATION  
SCALE: 1/16"=1'-0"



PLAN

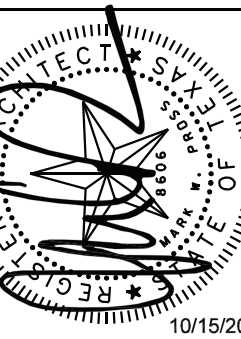
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[Color Swatch]	FIELD - SW 7011 NATURAL CHOICE
[Color Swatch]	ACCENT 1 - SW7038 TONY TAUPE
[Color Swatch]	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	79.59 %
% RIB FORMLINER	2.38 %
% GLASS	13.50 %
% ALUMINUM SUNSCREENS	4.53 %

**1** BUILDING 2  
SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

drawn:  
checked:  
ROBERT PROSS  
date  
10/15/2021

**INTREPID**  
EQUITY INVESTMENTS



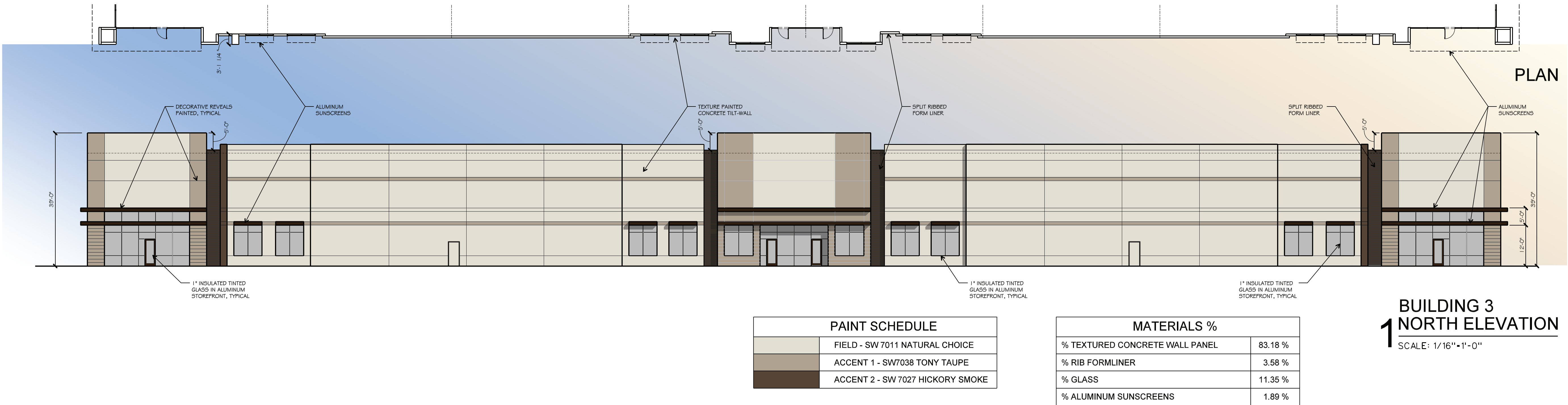
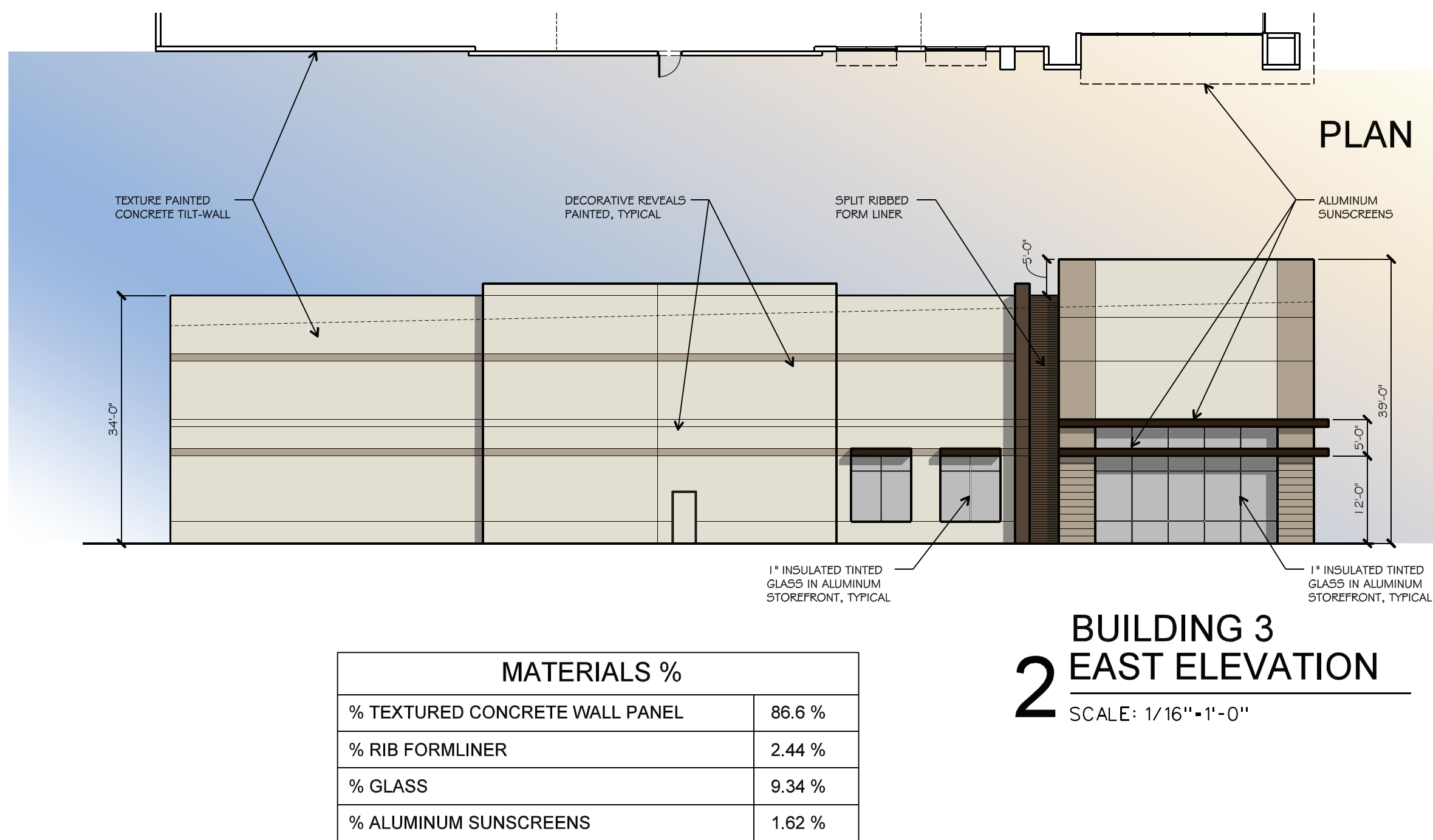
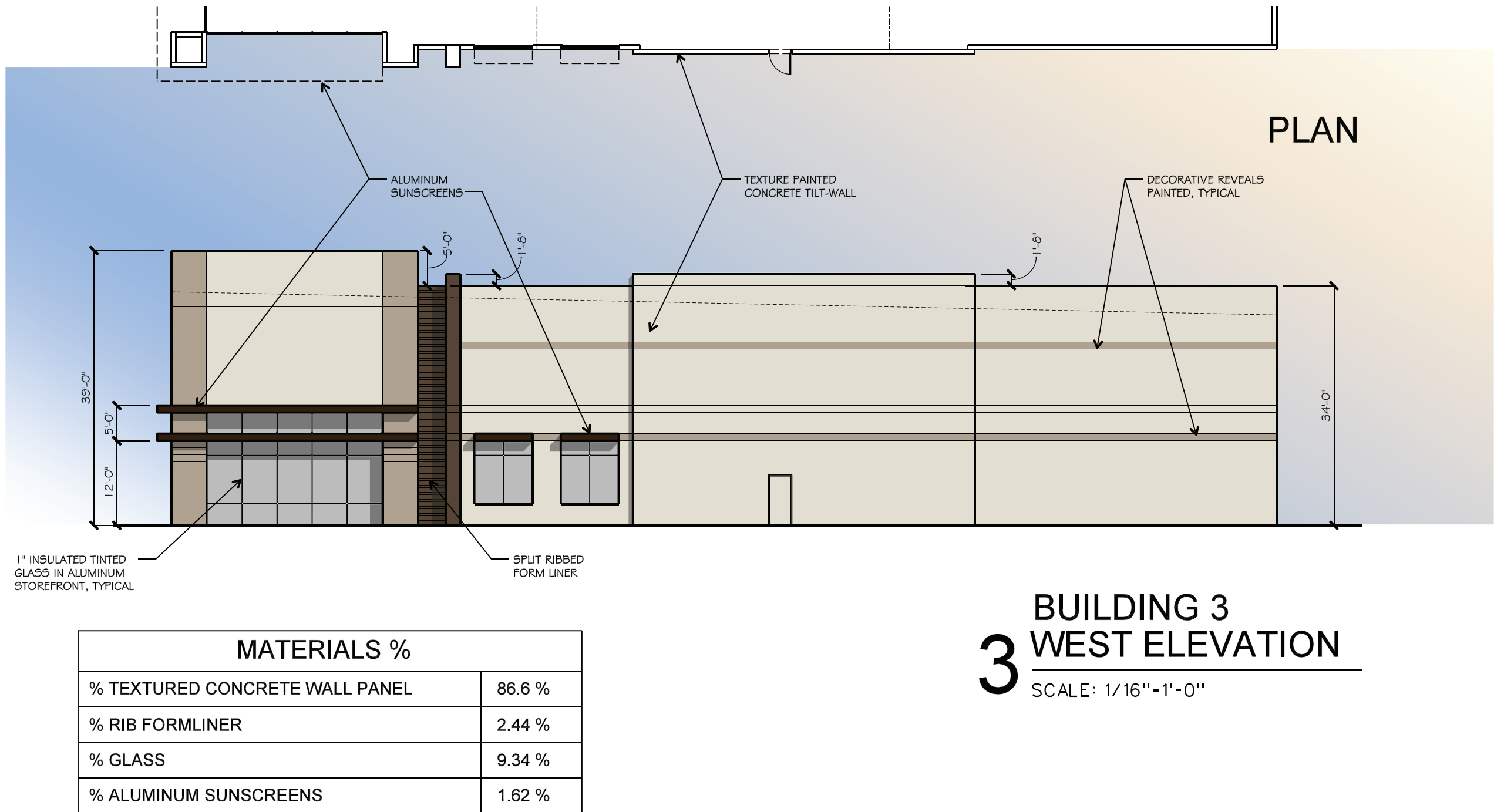
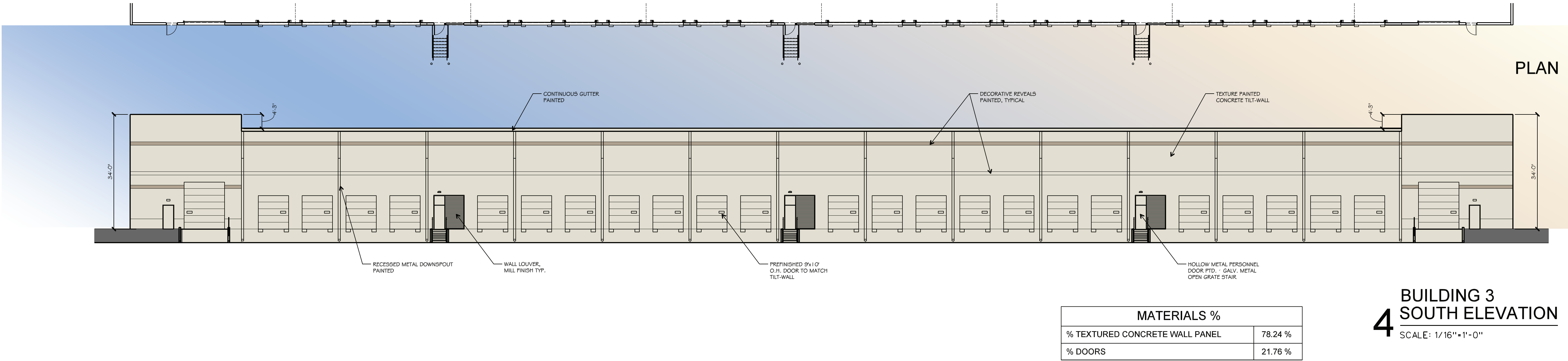
**pross design group, incorporated**  
2510 Fairview Trail, Suite 100, Dallas, Texas 75228-1400

**INTREPID ROCKWALL**  
ROCKWALL, TEXAS

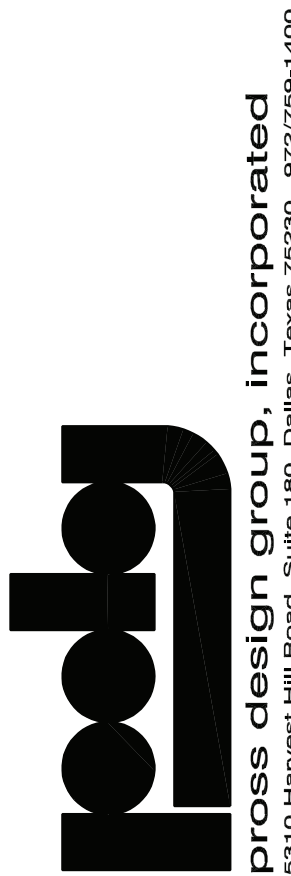
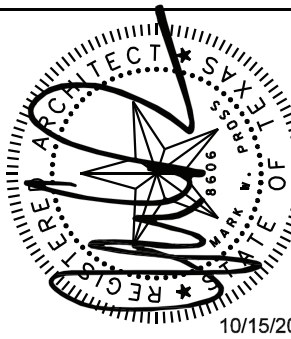
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drawn:  
checked:  
ROBERT PROSS  
date  
10/15/2021



INTREPID ROCKWALL  
ROCKWALL, TEXAS

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A3.2





03 | PERSPECTIVE C

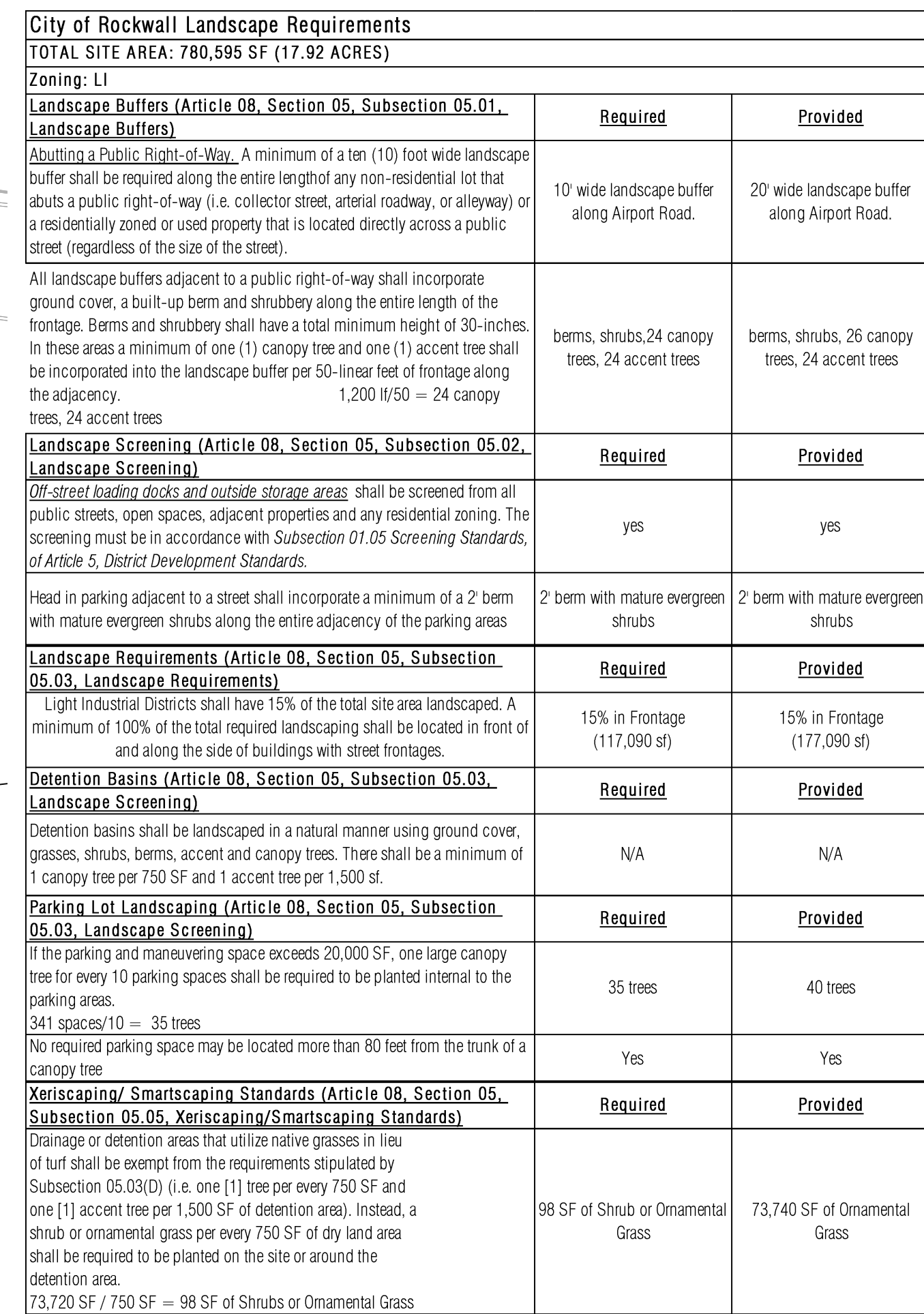


02 | PERSPECTIVE B



01 | PERSPECTIVE A





PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UA	20	ULMUS PARVIFOLIA ' ALLEE ' / ALLEE LACEBARK ELM	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	12	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	17	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QS	25	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	24	CERCIS CANADENSIS ' TEXENSIS ' / TEXAS REDBUD	CONT.	2" CAL.	8' -10' HT.	SINGLE STEM, FULL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	IC	158	ILEX CORNUTA ' DWARF BURFORD ' / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
	ML	157	MUEHLENBERGIA LINDHEIMERI / LINDHEIMER ' S MUHLY	CONT.	24" H X 24" W	36" OC	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	SEED	96,143 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
	SOD	29,170 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	DM	72,712 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.

**NOTE:**

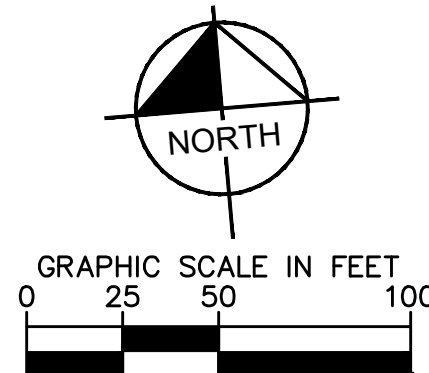
1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).
4. ALL TREES LOCATED ALONG PROPERTY LINE ARE NOT TO BE DISTURBED WITHIN CRITICAL ROOT ZONE OR CANOPY DROP LINE.

SITE PLAN SIGNATURE BLOCK

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE  
CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND 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

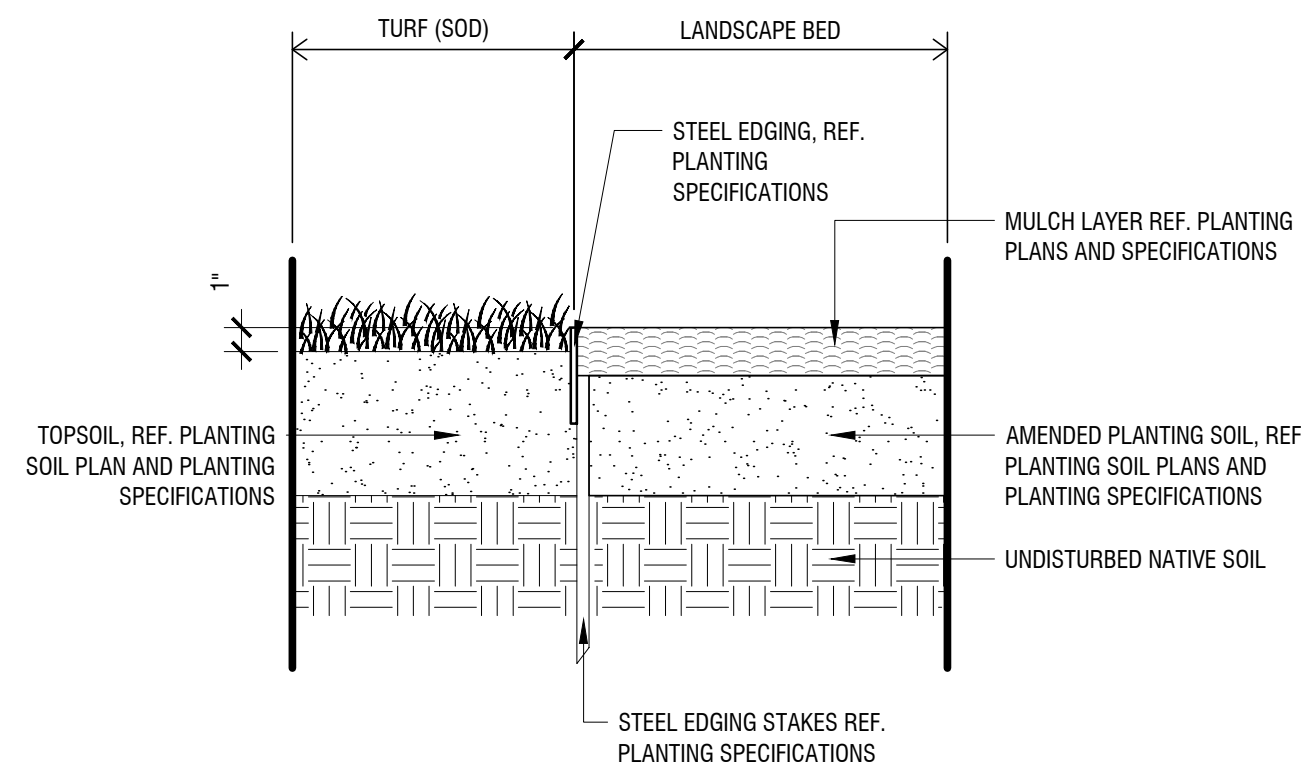


L01.00	LANDSCAPE PLAN	INTREPID - ROCKWALL	LOT DESCRIPTION: TRACT 4	ROCKWALL, TEXAS ROCKWALL COUNTY	GROSS ACREAGE 17.92 AC	DATE 10/15/2021	SCALE AS SHOWN DESIGNED BY AUS DRAIN BY AUS CHECKED BY BDM	<div>FOR REVIEW ONLY Not for construction or permit purposes.</div> <div><b>Kimley»Horn</b></div> <div>BLAINE D. MURKIN</div> <div>R.L.A. 3485 Date 10/15/2021</div>	<div><b>Kimley»Horn</b></div> <div>13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 PHONE: 214.636.3920 WWW.KIMLEY-HORN.COM TX F-498</div> <div>© 2021 KIMLEY-HORN AND ASSOCIATES, INC.</div>	No.	REVISIONS	DATE	BY
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xbody: xEating: xBdr: Landscape: xSite: xHatch: xLandscape: oFG: xEdtUI: xSew: xSurv: xWhtar  
10/15/2021 11:51 AM  
LAST SAVED  
MKULLIK, BLAKE 10/15/2021 11:51 AM  
W30M EBY HORN CONTX. SNAI.TOTAL CIVIL064564800 - INTREPID ROCKWALLA\_1DES(ONCADD)P AN SHEETS/LANDSCAPE  
DRAWING PATH  
LANDSCAPE BLANKING: 1101.001



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

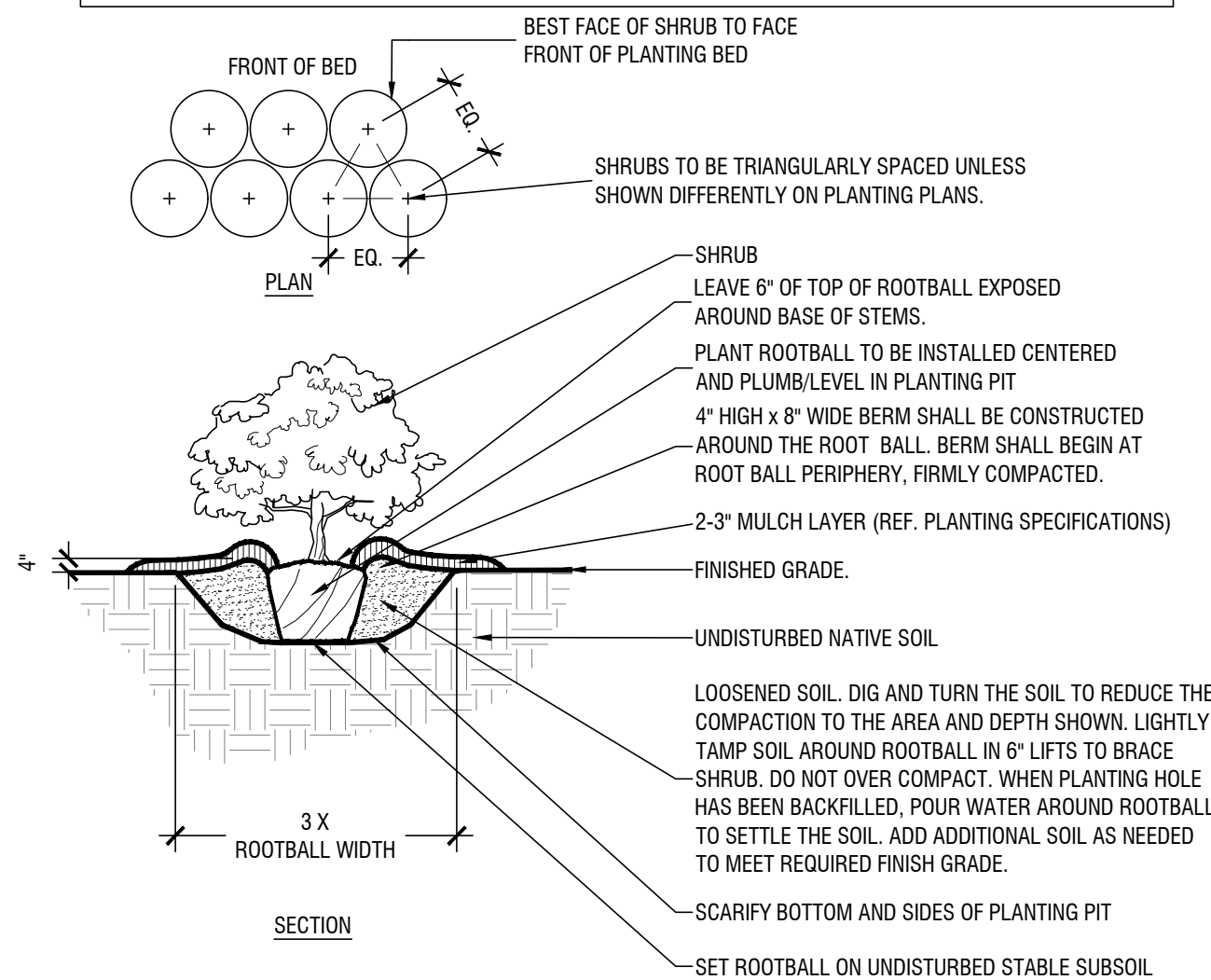


## STEEL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

C

- NOTES:**
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
  3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
  4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



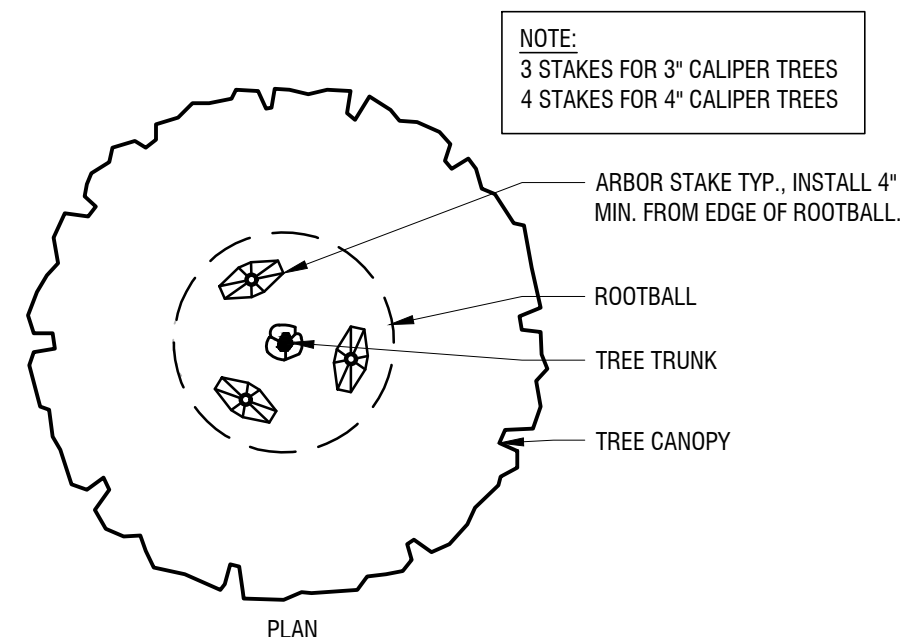
## TYPICAL SHRUB PLANTING

Scale: NTS

# B

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PREVENTS INSTALLATION AS SHOWN ON THESE DRAWINGS.
2. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. ALL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH GRADATION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMITED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMITED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEAR TO ACCESSIBLE ROADS AND ACCESSIBLE AREAS SHALL BE LIMITED TO 76" (6' 4") MIN. AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

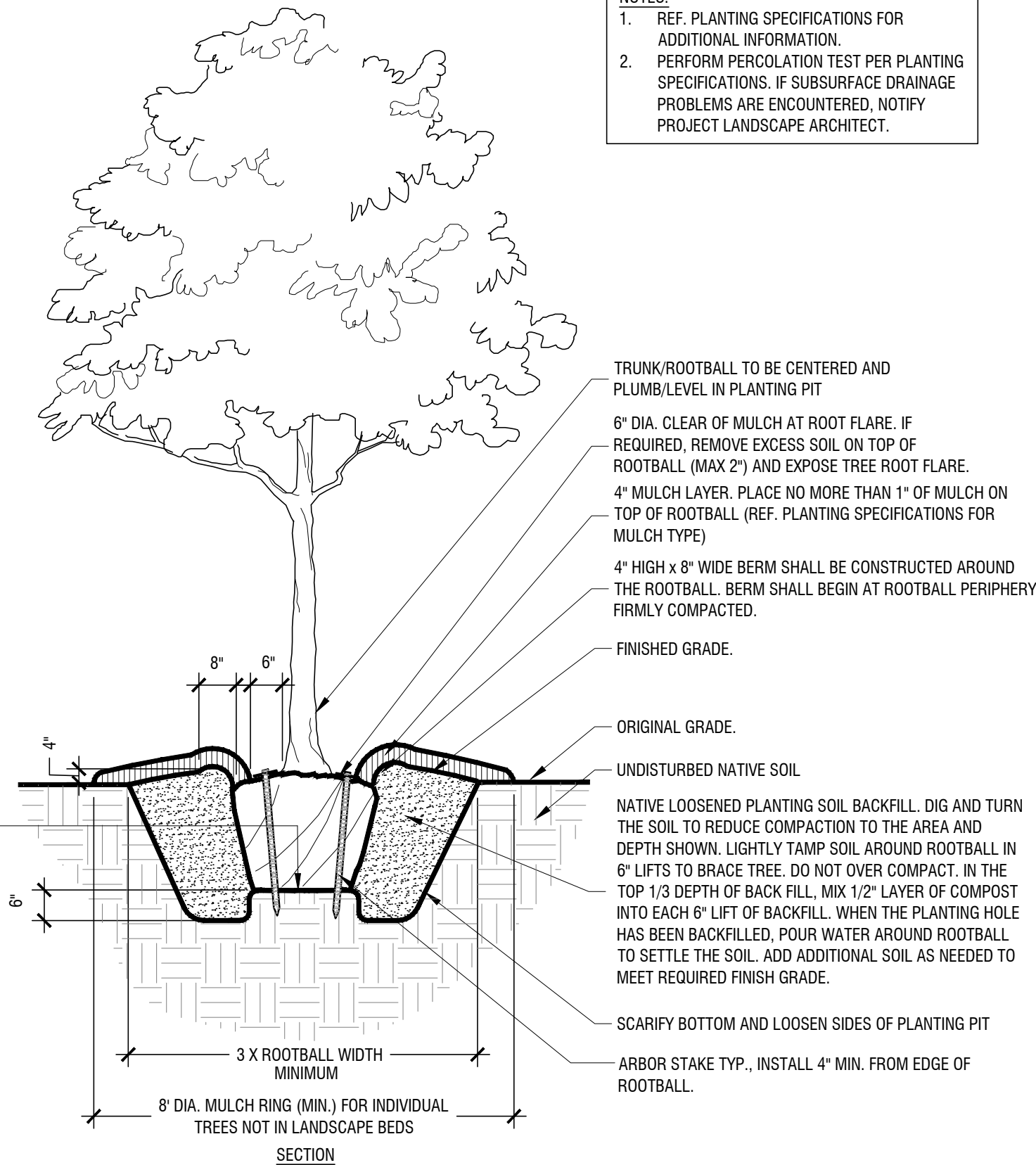


**NOTE:**  
3 STAKES FOR 3" CALIPER TREES  
4 STAKES FOR 4" CALIPER TREES

— ARBOR STAKE TYP., INSTALL 4" MIN. FROM EDGE OF ROOTBALL.

- ROOTBALL
  - TREE TRUNK
  - TREE CANOPY
- NOTES:

  1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



## TYPICAL TREE PLANTING

Scale: NTS

A

[illegible]



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
11	W	Single		0.900	WW-EM-BZ	172	189.2
5	SA	Single		0.900	LEDEPK250W40K-T3-HSS	240.1	1200.5
17	SW	Single		0.900	LEDEPK250W40K-T4	250.019	4250.323
8	SW1	Single		0.900	LEDEPK250W40K-T3	253	2024
3	SW2	Single		0.900	LEDEPK100W40K-T3	100.13	300.39

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PISpctLr	PISpctTb	Cal Ht
PROPERTY LINE	Illuminance	Fc	0.09	0.3	0.0	N.A.	N.A.	10	N.A.	N.A.
SITE CAL PTS	Illuminance	Fc	1.54	9.2	0.0	N.A.	N.A.	10	10	0

GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.

-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.

-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA, HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SALES CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS LIGHTING SOLUTIONS

831 WEST EULESS BLVD, SUITE 15  
EULESS, TEXAS 76040  
TEL: 817-267-9300  
TLS CONSULTANT: JOSEPH JEFFERY  
CLIENT: PROSS DESIGN GROUP



SITE LIGHTING PHOTOMETRIC PLAN  
SCALE: 1" = 40'-0"

NO. REVISION DATE

SCALE: 1" = 40'-0"

SHEET SIZE 30" X 42"

INTREPID  
WARHOUSE

JOB LOCATION:  
ROCKWALL, TX



Page Number: 1  
Date: 10/5/2021





# 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

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**TO:** Planning and Zoning Commission  
**DATE:** November 9, 2021  
**APPLICANT:** Patrick Hogan, PE; *Kimley-Horn*  
**CASE NUMBER:** SP2021-030; *Site Plan for a Multi-Tenant Warehouse/Distribution Center*

---

### SUMMARY

Discuss and consider a request by Patrick Hogan, PE of Kimley-Horn on behalf of Tyler Wood of Intrepid Equity Investments, LLC for the approval of a Site Plan for a Multi-Tenant Warehouse/Distribution Center on a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard.

### BACKGROUND

The City Council approved *Ordinance No. 98-10*, annexing the subject property into the City of Rockwall on March 16, 1998. At the time of annexation, the subject property was zoned as Agricultural (AG) District. On July 6, 2021 the City Council approved *Ordinance No. 21-27 [Case No. Z2021-018]* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. The subject property has been vacant since annexation.

### PURPOSE

On October 15, 2021, the applicant -- *Patrick Hogan, PE of Kimley-Horn* -- submitted an application requesting the approval of a site plan for the purpose of developing a multi-tenant warehouse/distribution facility that will consist of three (3) buildings totaling 199,179 SF of building area on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located on the south side of Airport Road, east of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Airport Road, 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. North of Airport Road is a 64.514-acre tract of land (*i.e. Tract 15, of the D. Harr Survey, Abstract No. 102*), which is owned by the City of Rockwall (*i.e. Animal Adoption Center*). Continuing north are several tracts of properties, zoned Agricultural (AG) District, that have single-family homes situated on them. One (1) of the properties is a vacant tract of land (*i.e. Tract 14, of the D. Harr Survey, Abstract No. 102*) containing 25.87-acres. Beyond this is SH-66, which is identified as a *TXDOT4D (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Continuing south, and adjacent to the *Union Pacific Dallas/Garland Northeast Railroad*, is a 21.554-acre portion (*i.e. Tract 20, of the D. Harr Survey, Abstract No. 102*) of a larger 44.0779-acre tract of land that is vacant. South of this property are several vacant tracts of land that are zoned Agricultural (AG) District and Light Industrial (LI) District.



East: Directly east of the subject property are several properties zoned Agricultural (AG) District that have single-family homes situated on them. Continuing east is a 3.128-acre tract of land zoned Single-Family Estate 1.5 (SF-1.5) District, which is occupied by a single-family residence. Beyond this is N. Stodghill Road, which is identified as a *TXDOT4D (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This thoroughfare is adjacent to the corporate limits of the City of Rockwall.

West: Directly west of the subject property are four (4) vacant tracts of land, which are identified as Tract 2 (6.177-acres), Tract 2-01 (6.177-acres), Tract 2-03 (5.784-acres), and Tract 2-06 (5.07-acres), D. Harr Survey, Abstract No. 102 and are zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a *P6D (i.e. principle arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

## **DENSITY AND DIMENSIONAL REQUIREMENTS**

The applicant is proposing the construction of three buildings with a total of 199,179 SF for the warehouse/distribution center. The following is a breakdown of the SF for each building: [1] Building 1 is 58,008 SF, [2] Building 2 is 77,234 SF, and [3] Building 3 is 63,937 SF. Each building will be constructed of tilt wall with split ribbed form liner. The subject property will be accessible via three (3) access drives along Airport Road. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Unified Development Code (UDC) for a property located within Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	780,595 SF; In Conformance
<i>Minimum Lot frontage</i>	100-feet	x>1,200-Feet; In Conformance
<i>Minimum Lot Depth</i>	125-feet	x>425-Feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-feet	x>75-Feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10 w/o Fire Rated Wall	x>85-Feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet + ½ Height	x>63-Feet; In Conformance
<i>Maximum Building Height</i>	60-feet	39-Feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	26%; In Conformance
<i>Minimum Masonry Requirement</i>	90%	100% Tilt Wall; <b>Exception Required</b>
<i>Minimum Number of Parking Spaces</i>	1:250 SF (Office) & 1:1000 SF (Warehouse) = 260 Spaces Total	307 Spaces; In Conformance
<i>Minimum Stone Requirement</i>	20% Each Facade	0%; <b>Exception Required</b>
<i>Minimum Landscaping Percentage</i>	15%	15%; In conformance
<i>Maximum Impervious Coverage</i>	90-95%	65%; In Conformance

## **TREESCAPE PLAN**

The majority of the trees on the subject property are currently located along the western and eastern property lines and are Cedar trees. Based on this, the treescape plan provided by the applicant indicates that no protected trees on the site will be removed. The applicant is providing a 20-foot landscape buffer along Airport Road that includes berms, shrubs, 26 canopy trees, and 24 accent trees. The applicant has also indicated to staff that three (3) tiered screening will be incorporated adjacent to the truck docks on the western property line and along the entire eastern property line; however, the current landscape plan does not show this. This will need to be updated and staff has included these revisions as conditions of approval below. All other aspects of the treescape and landscape plans appear to conform to the requirements of Article 08, *Landscape and Screening*, of the Unified Development Code (UDC).

## **EXCEPTIONS REQUESTED BY THE APPLICANT**



Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the *General Industrial District Standards*, of Article 05, *District Development Standards*, and Article 08, *Landscape and Screening*, of the Unified Development Code (UDC):

(1) *Building Materials.*

- (a) *Stone.* According to Section 5.01.(A)(1)(a)(1), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a minimum of 20% stone is required on all building façades. In this case, the applicant is requesting the use of split ribbed form liner in lieu of stone. Staff should note that this is not an uncommon request with larger industrial buildings.
- (b) *Tilt Wall.* According to Section 5.01.(A)(1)(a)(2), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the use of concrete tilt-up walls may be permitted on a case-by-case basis by the Planning and Zoning Commission. The proposed building is 100% tilt-wall construction.

(2) *Building Articulation.*

- (a) *Horizontal & Vertical Articulation.* According to Section 5.01.(C), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all industrial buildings are required to meet the standards for articulation on all façades. In this case, the building does not meet the horizontal and vertical articulation standards on all primary and secondary building façades.

(3) *Landscaping Screening*

- (a) *Screening from Residential.* According to section 5.02.(C), *Landscape Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] staggered evergreen trees and/or canopy trees in three [3] tiers*) along the entire length of the adjacency. Canopy trees are required to be placed on 20-foot centers. In this case the applicant is requesting the use of three (3) tier screening adjacent to the truck docks on the western property line and along the entire eastern property line.

According to Section 9, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, “(a)n applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested variances.”

In this case, the applicant has provided a letter explaining the exceptions, and offering compensatory measures in the form of [1] increasing the tree canopies by five (5) percent beyond the minimum required; [2] providing bicycle rack at each building; [3] providing sunscreens above windows; [4] providing building articulation on the front façade at smaller intervals utilizing panel steps; [5] provide additional vertical articulation at smaller intervals; and [6] increase landscape buffer by 20-feet on east side of property. With this being said, they are currently requesting variances to the articulation requirements; therefore, the compensatory measures relating to articulation cannot be counted as compensatory measures since what is being provided does not meet the minimum standards.

The Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested variances. This is a discretionary decision for the Planning and Zoning Commission, which requires approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In the event that the variance(s) are denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.



## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The OURHometown Vision 2040 Comprehensive Plan indicates the subject property is located within the Central District. This district is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential subdivisions (e.g. *Park Place and Rolling Meadows Subdivisions*). The Central District also incorporates Live/Work (LW), Low-Density Residential (LDR), and Technology/Employment Center (TEC) land use designation along Airport Road. The Central District incorporates an opportunity area south of the railroad tracks, which could be utilized as a special commercial corridor given its IH-30 adjacency. The subject property is zoned Light Industrial (LI) District, and the applicant's request appears to be in conformance with Future Land Use Plan and the *District Strategies* outlined for the Central District as stipulated in the OURHometown Vision 2040 Comprehensive Plan.

## **ARCHITECTURAL REVIEW BOARD (ARB):**

On October 26, 2021 the Architectural Review Board (ARB) reviewed the proposed building elevations for the warehouse/distribution facility and recommended the applicant provide additional height for the parapet near each entrance of each building and wrap the parapet along all sides of each building. Additionally, the ARB recommended the applicant create textured panels along the gaps between each entrance of each building. The textured panels should utilize the same split ribbed form liner pattern that is proposed along the entrances of each building. The applicant agreed with the ARB, and will provide updated elevations for the ARB to review at their next meeting on November 9, 2021.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for a warehouse/distribution center on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant will need to revise the landscaping plan to show three (3) tiered screening adjacent to the truck docks along the western property line, and update the three (3) tiered screening along the eastern property line to meet the minimum standards.
- (3) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in the *Exceptions Requested by the Applicant* section of this case memo; and,
- (4) Any construction resulting from the approval of this Site Plan 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.

SP2021-030

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

DIRECTOR OF PLANNING:

*[Signature]*

CITY ENGINEER:

*[Signature]*

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

## NOTES:

<sup>1</sup> 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

SUBDIVISION RBB/GCF PROPERTIES, LP PROPERTY D. HARR SUVEY ABSTARCT NO. 102

GENERAL LOCATION 16.89 ACRES SW OF AIRPORT ROAD AND INDIAN TRAIL

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE VACANT

PROPOSED ZONING N/A

PROPOSED USE DISTRIBUTION WAREHOUSE

ACREAGE 16.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

☐ **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 Robert B. Baldwin III

☐ APPLICANT KIMLEY-HORN

CONTACT PERSON

CONTACT PERSON PATRICK HOGAN, P.E.

ADDRESS 4500 Christopher Drive

ADDRESS 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700

CITY, STATE & ZIP Austin, TX 78756 416

CITY, STATE & ZIP DALLAS, TX 75240

PHONE 512-751-4500

PHONE 972-770-1312

E-MAIL rbbaldwin3@me.com

E-MAIL PATRICK.HOGAN@KIMLEY-HORN.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT B. BALDWIN III [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

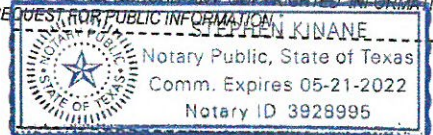
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$2021 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF OCTOBER, 2021. BY SIGNING THIS APPLICATION, 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 12 DAY OF OCTOBER, 2021

OWNER'S SIGNATURE Robert B. Baldwin III

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*



MY COMMISSION EXPIRES

5/21/2022





## City of Rockwall

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





October 13, 2021

City of Rockwall  
385 South Goliad Street  
Rockwall, Texas 75087

**RE: INTREPID ROCKWALL DEVELOPMENT,  
ROCKWALL, TEXAS**

On behalf of Intrepid Equity Investments, we wish to submit a variance request to the City of Rockwall for our site plan (elevations) submittal.

The project consists of three new buildings on 16.89 acres. Proposed Building 1 will be 58,008 SF, proposed Building 2 will be 77,234 SF, and proposed Building 3 will be 63,937 SF.

We request the following variances:

- A. Construction Materials:  
The Owner wishes to utilize reveals and patterned form liners to construct a modern aesthetic, in lieu of the required stone veneer.
- B. Wall Projection:  
Though articulation is utilized for the front and side facades, the wall projection at the entry (25% of the wall height) requirement will result in a material reduction in building square footage and loss of functionality for users.

As compensatory measures, the Owner agrees to:

- Increase the new tree canopies by 5% beyond the minimum requirement.
- Provide a bicycle rack at each building.
- Provide sunscreens above the windows.
- Provide building articulation on the front facades at smaller intervals utilizing panel steps.
- Provide additional vertical articulation at smaller intervals.

We appreciate your consideration of this matter.

Sincerely,



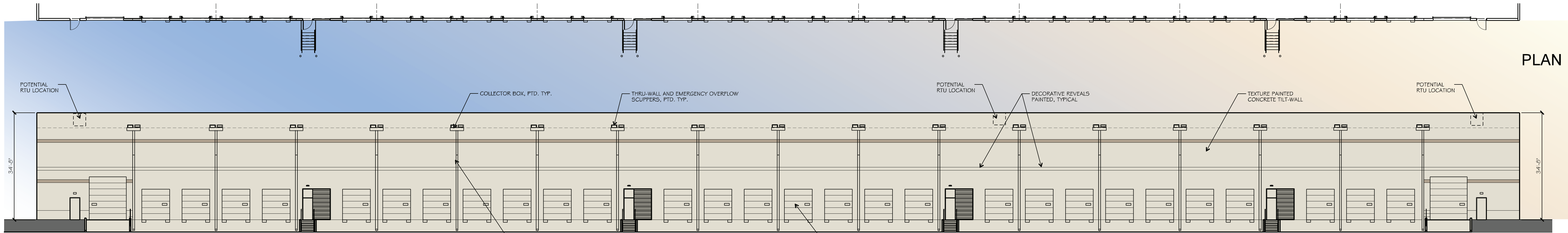
Robert Pross  
President





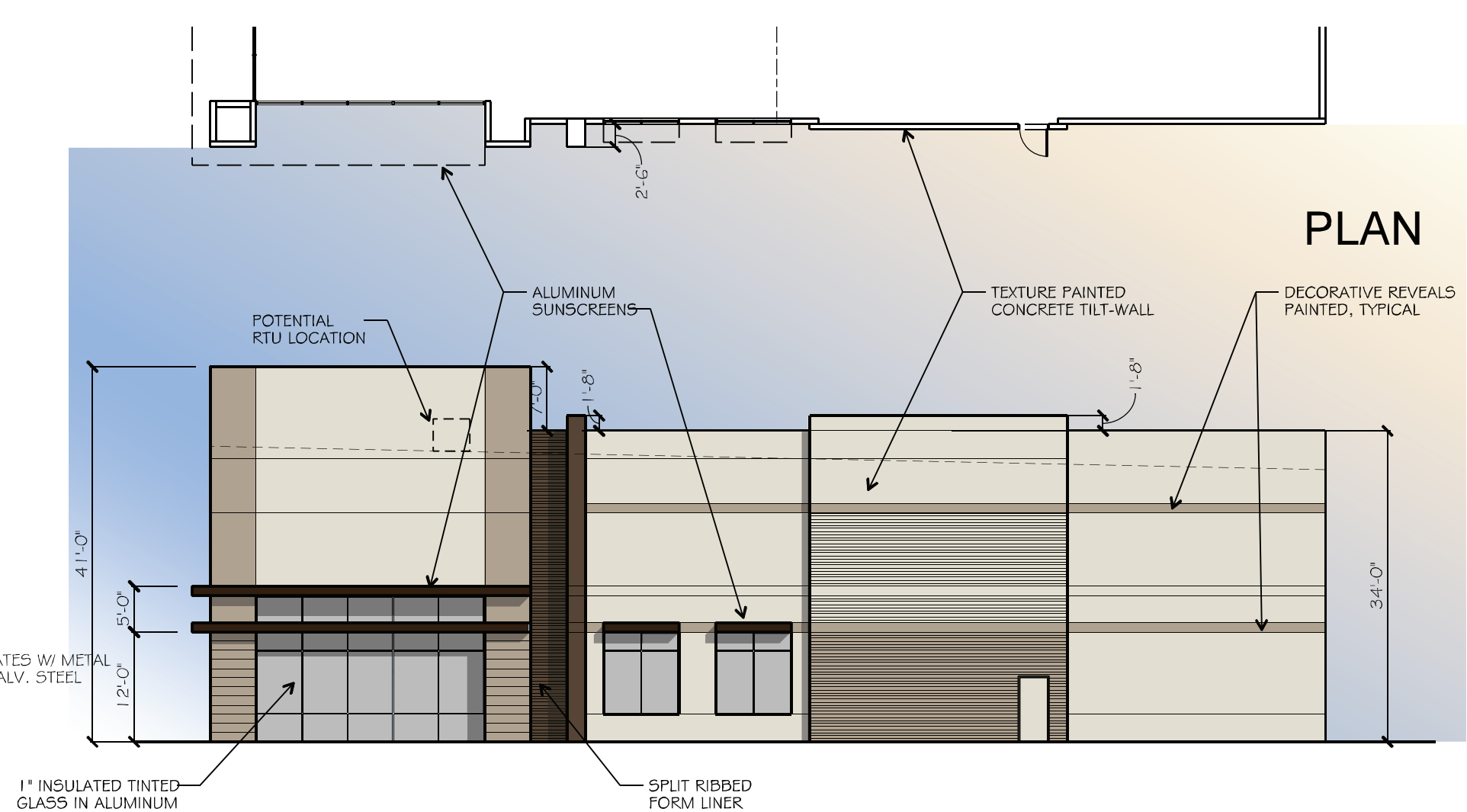
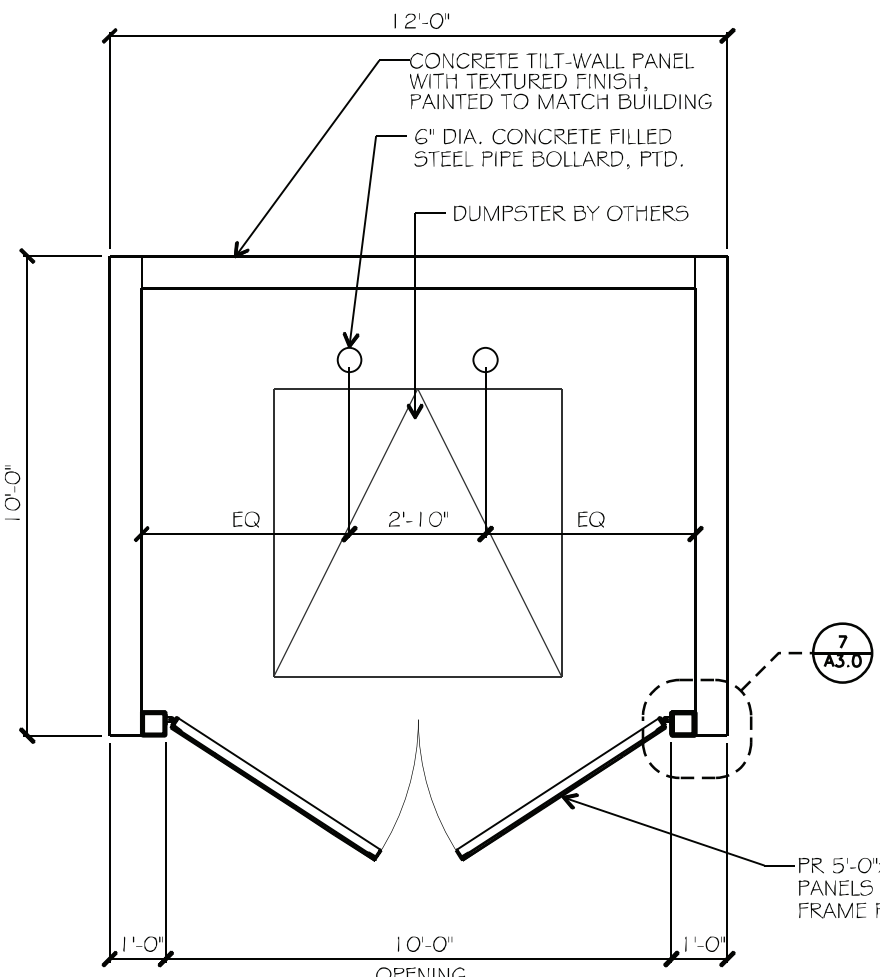
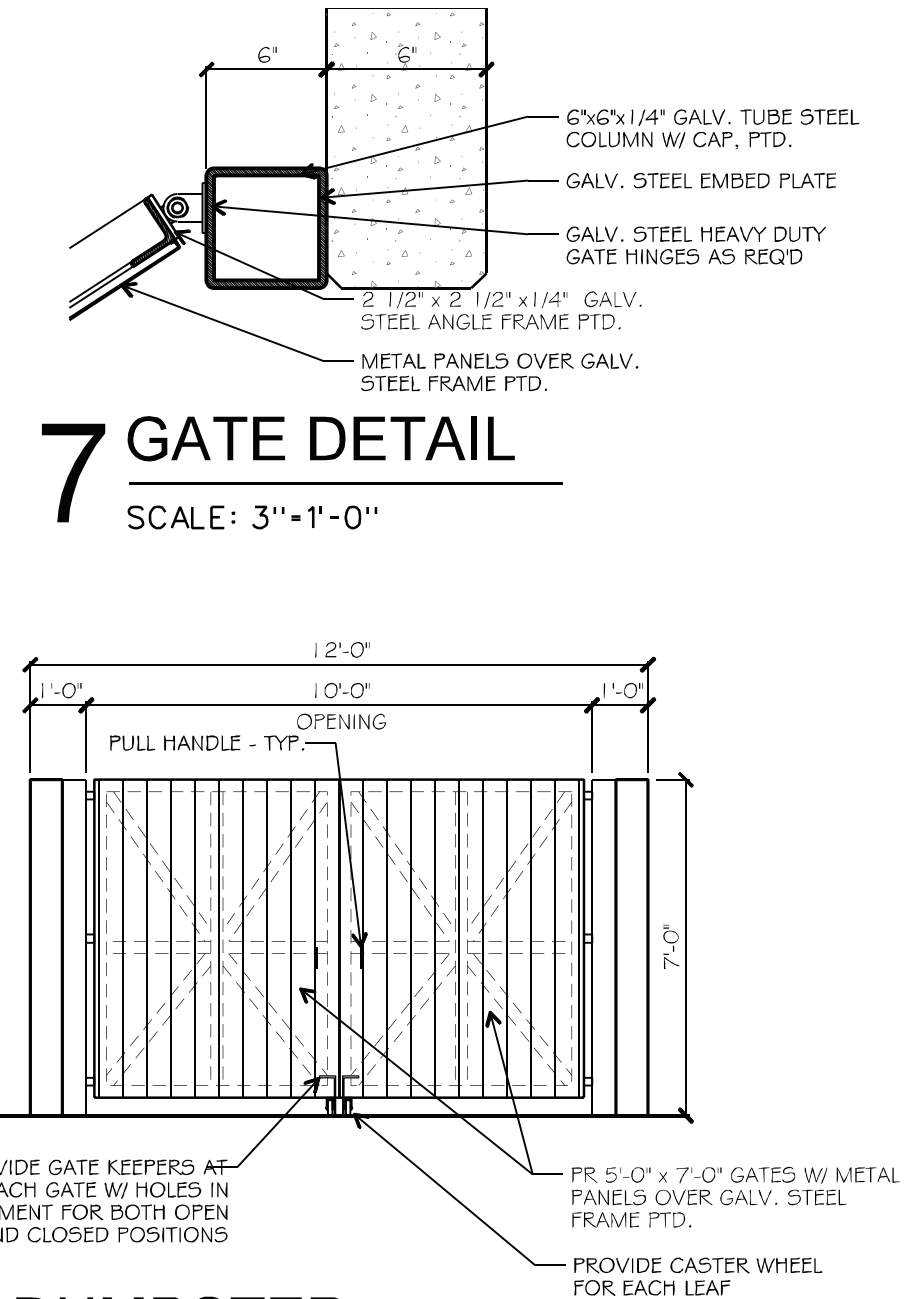


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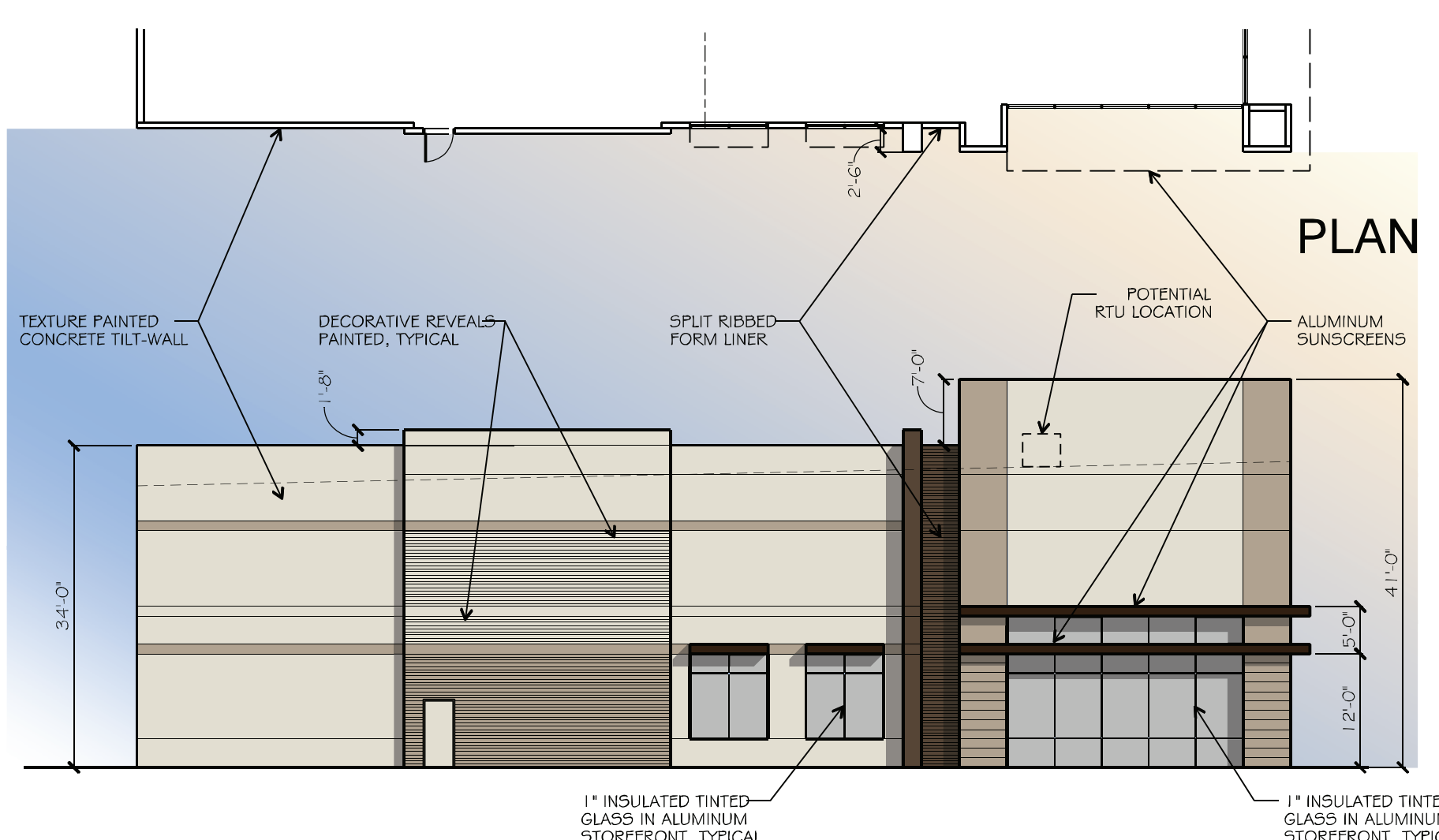
**BUILDING 1  
4 SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %



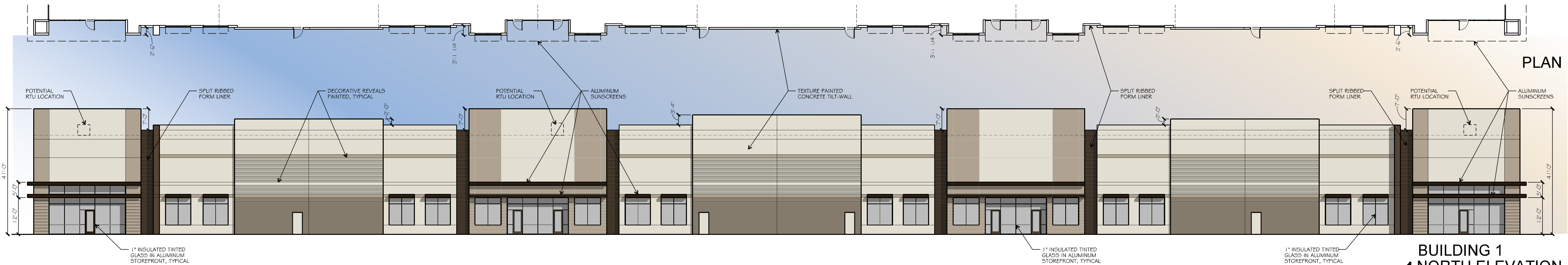
**BUILDING 1  
3 WEST ELEVATION**  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	82.9 %
% RIB FORMLINER	3.72 %
% GLASS	12.8 %
% ALUMINUM SUNSCREENS	.58 %



**BUILDING 1  
2 EAST ELEVATION**  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	82.9 %
% RIB FORMLINER	3.72 %
% GLASS	12.8 %
% ALUMINUM SUNSCREENS	.58 %



**BUILDING 1  
1 NORTH ELEVATION**  
SCALE: 1/16"=1'-0"

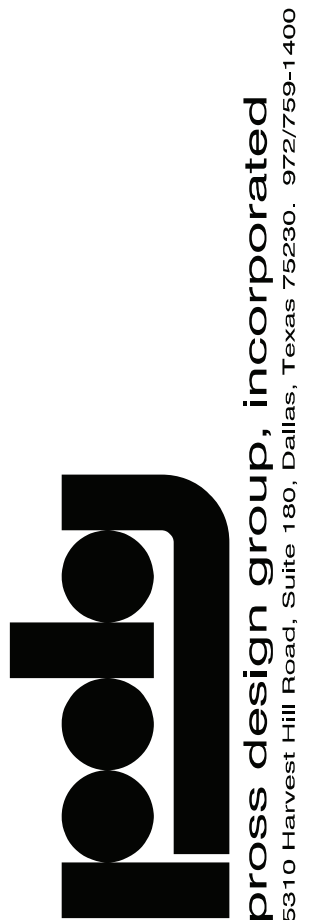
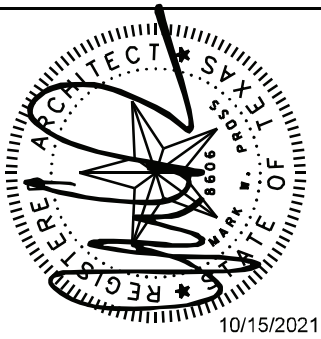
PAINT SCHEDULE	
	FIELD - SW 7011 NATURAL CHOICE
	ACCENT 1 - SW7038 TONY TAUPE
	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	79.59 %
% RIB FORMLINER	2.38 %
% GLASS	13.50 %
% ALUMINUM SUNSCREENS	4.53 %

Planning & Zoning Commission, Chairman Date  
APPROVED:  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

drawn:  
checked  
ROBERT PROSS  
date  
10/15/2021

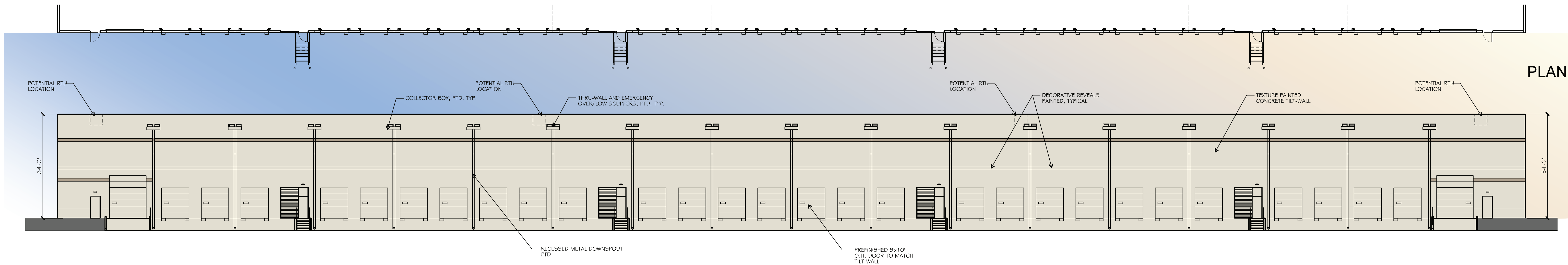


**INTREPID ROCKWALL**  
ROCKWALL, TEXAS

job no  
2145  
sheet  
**A3.0**

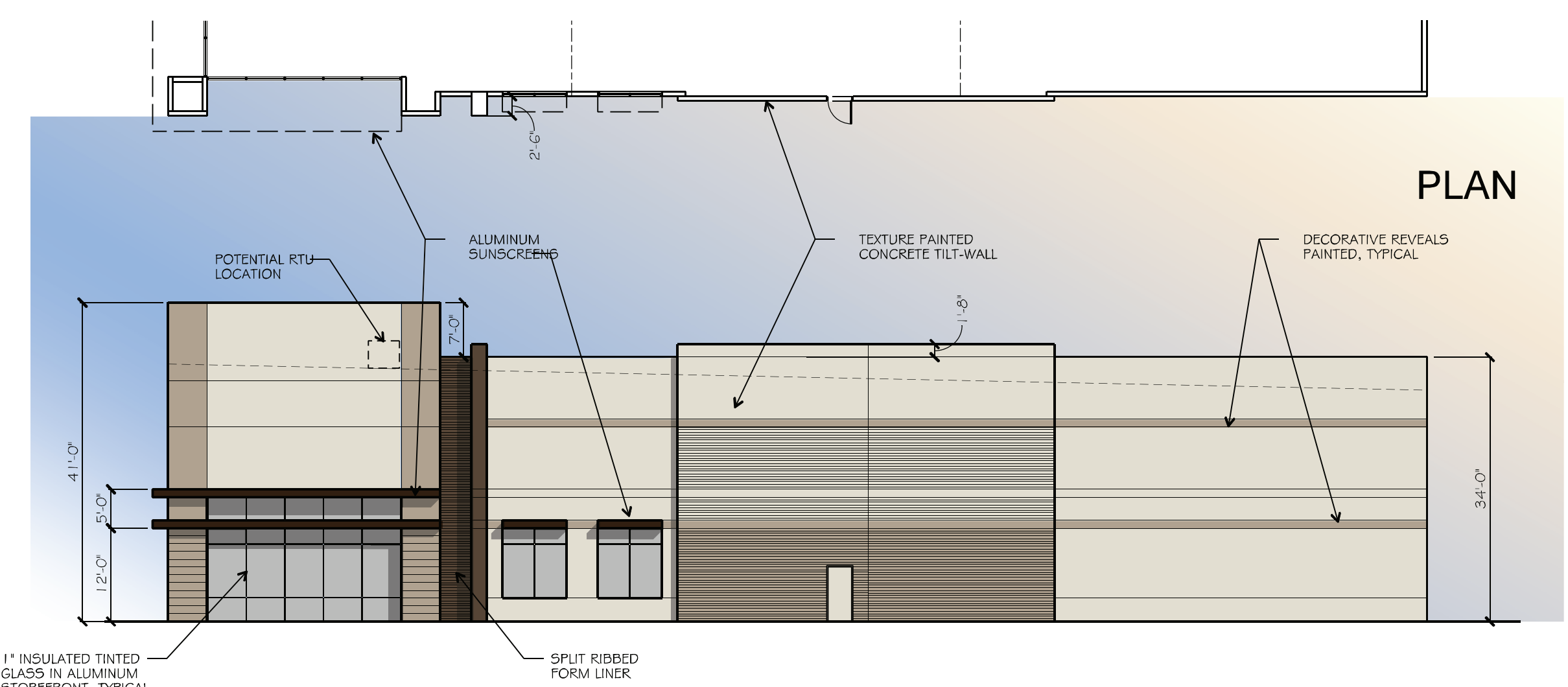


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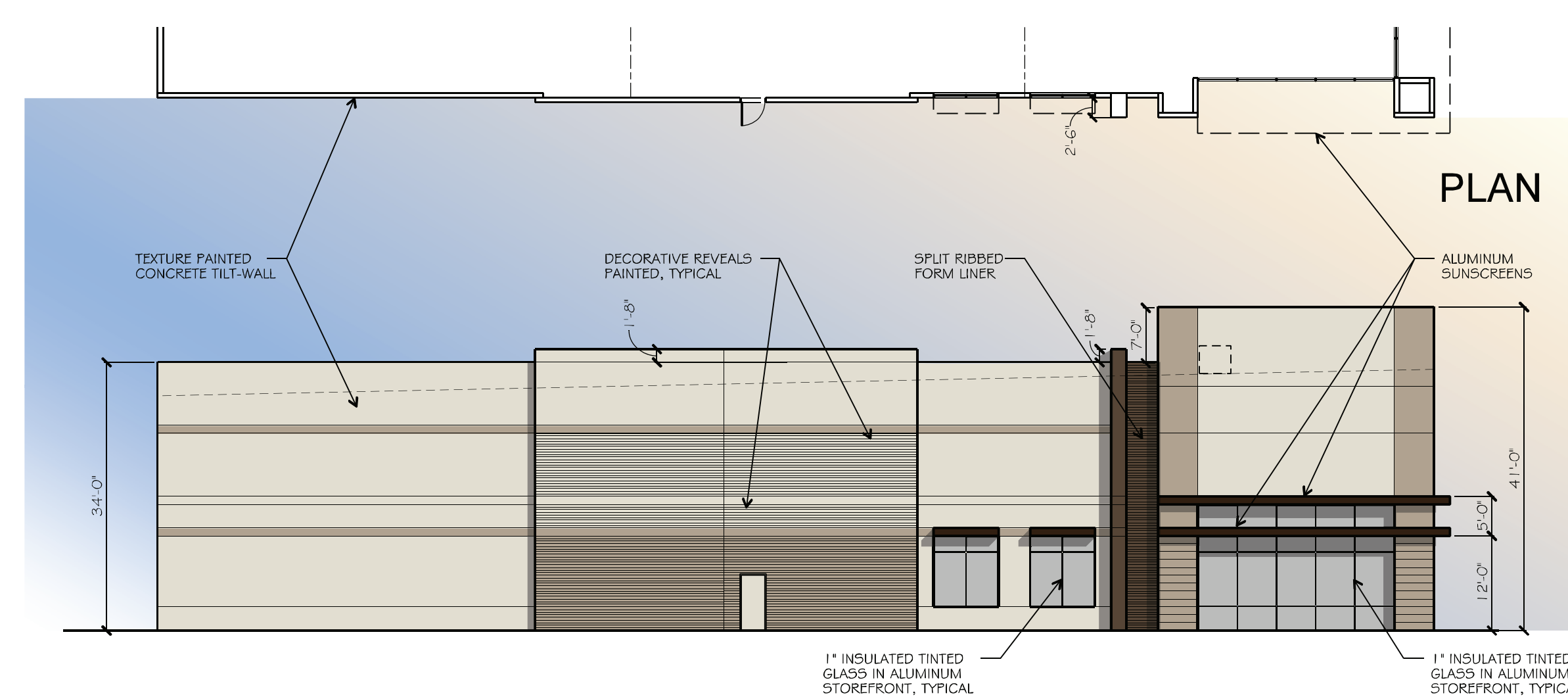
**4** BUILDING 2  
NORTH ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	71.17 %
% DOORS	28.83 %



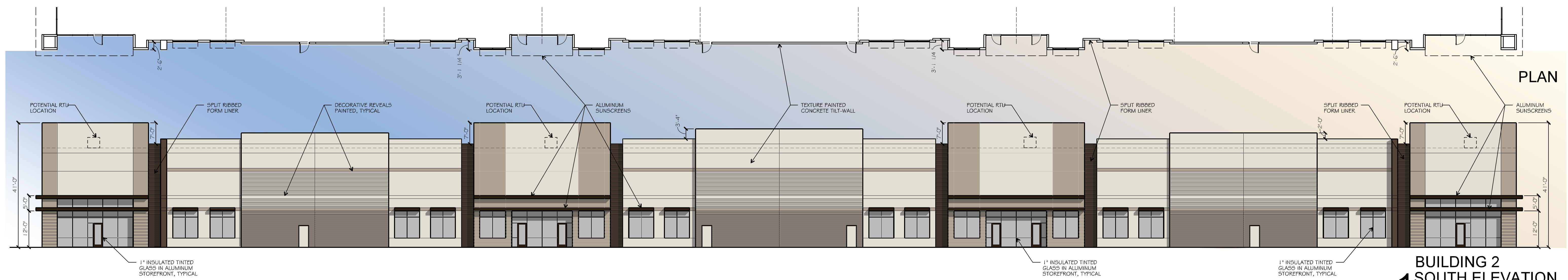
**3** BUILDING 2  
EAST ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.99 %
% RIB FORMLINER	2.38 %
% GLASS	9.07 %
% ALUMINUM SUNSCREENS	1.56 %



**2** BUILDING 2  
WEST ELEVATION  
SCALE: 1/16"=1'-0"

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.99 %
% RIB FORMLINER	2.38 %
% GLASS	9.07 %
% ALUMINUM SUNSCREENS	1.56 %



**1** BUILDING 2  
SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

PAINT SCHEDULE	
	FIELD - SW 7011 NATURAL CHOICE
	ACCENT 1 - SW7038 TONY TAUPE
	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	79.59 %
% RIB FORMLINER	2.38 %
% GLASS	13.50 %
% ALUMINUM SUNSCREENS	4.53 %

Planning & Zoning Commission, Chairman Date  
APPROVED:  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

drawn:  
checked  
ROBERT PROSS  
date  
10/15/2021

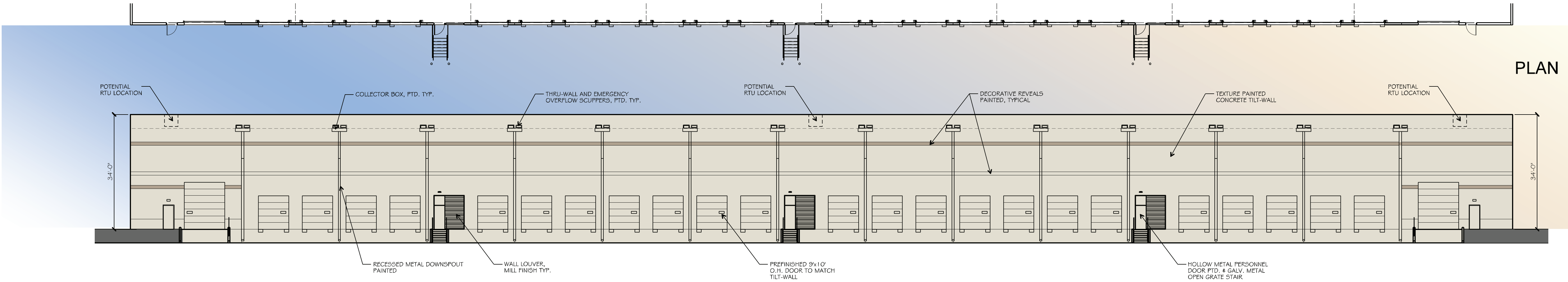
pross design group, incorporated  
2510 Harvest Hill Road, Suite 100, Dallas, Texas 75220 972.7750-4400

INTREPID ROCKWALL  
ROCKWALL, TEXAS

job no  
2145  
sheet  
A3.1

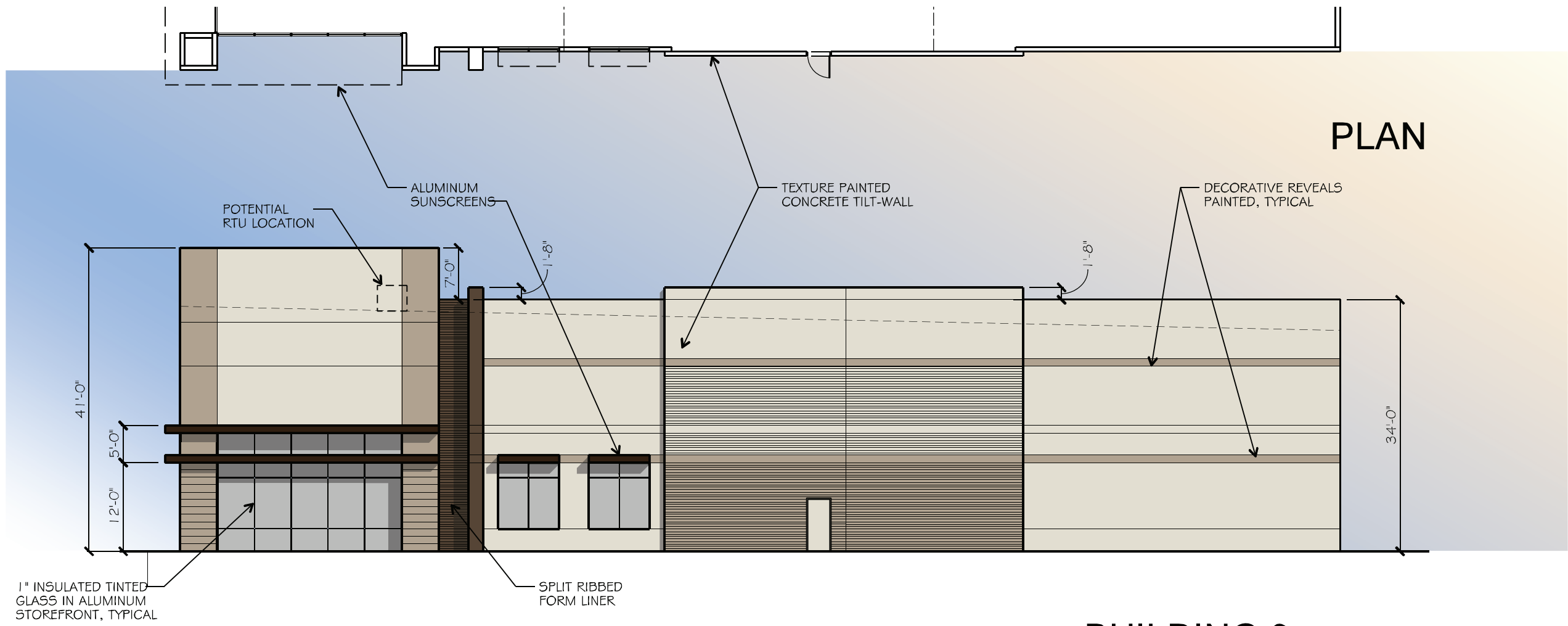


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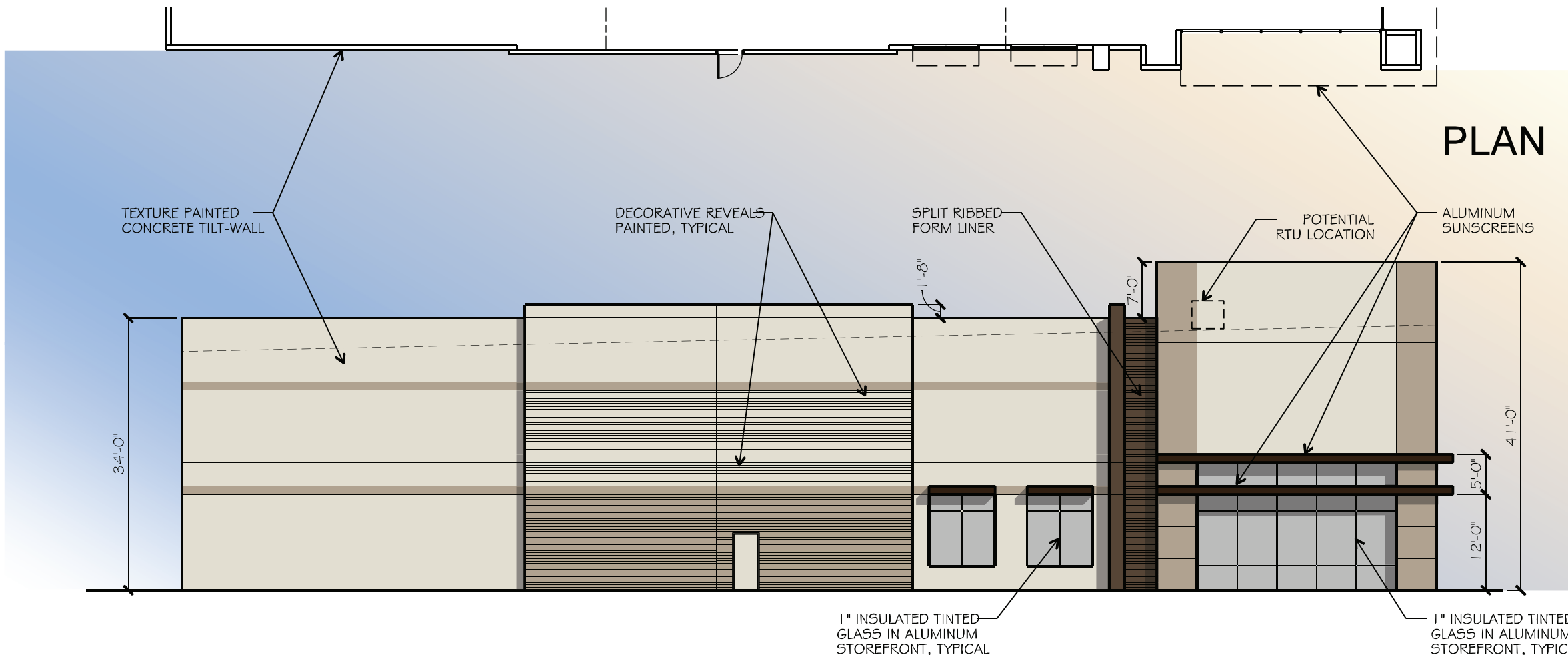
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	78.24 %
% DOORS	21.76 %

**4** BUILDING 3 SOUTH ELEVATION  
SCALE: 1/16"=1'-0"



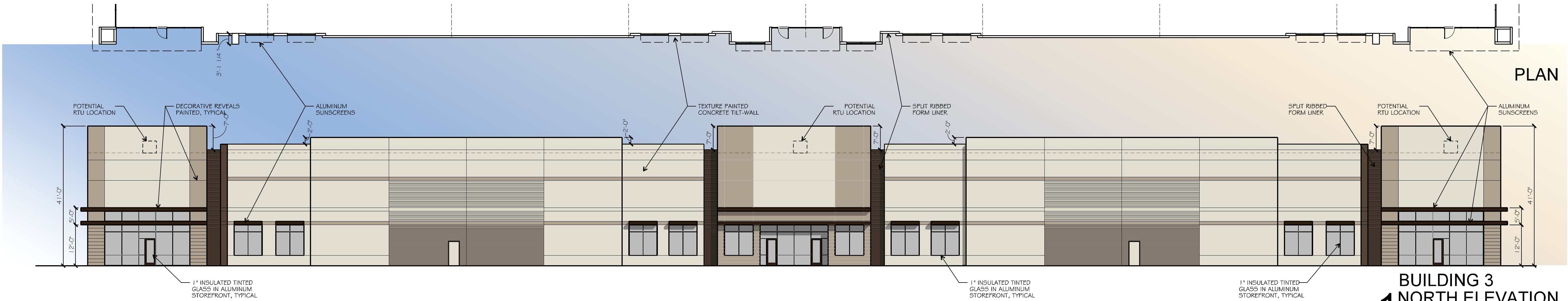
MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.6 %
% RIB FORMLINER	2.44 %
% GLASS	9.34 %
% ALUMINUM SUNSCREENS	1.62 %

**3** BUILDING 3 WEST ELEVATION  
SCALE: 1/16"=1'-0"



MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	86.6 %
% RIB FORMLINER	2.44 %
% GLASS	9.34 %
% ALUMINUM SUNSCREENS	1.62 %

**2** BUILDING 3 EAST ELEVATION  
SCALE: 1/16"=1'-0"



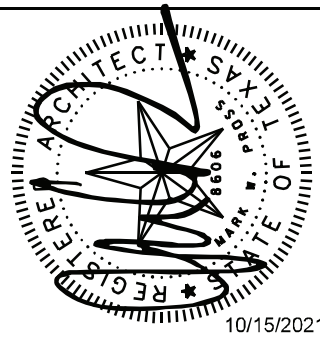
PAINT SCHEDULE	
	FIELD - SW 7011 NATURAL CHOICE
	ACCENT 1 - SW7038 TONY TAUPE
	ACCENT 2 - SW 7027 HICKORY SMOKE

MATERIALS %	
% TEXTURED CONCRETE WALL PANEL	83.18 %
% RIB FORMLINER	3.58 %
% GLASS	11.35 %
% ALUMINUM SUNSCREENS	1.89 %

Planning & Zoning Commission, Chairman Date  
APPROVED:  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

drawn:  
checked:  
ROBERT PROSS  
date  
10/15/2021



**pross design group, incorporated**  
2510 Harvest Hill Road, Suite 100, Dallas, Texas 75220 972.7752-400

**INTREPID ROCKWALL**  
ROCKWALL, TEXAS

job no  
2145  
sheet  
**A3.2**





03 | PERSPECTIVE C

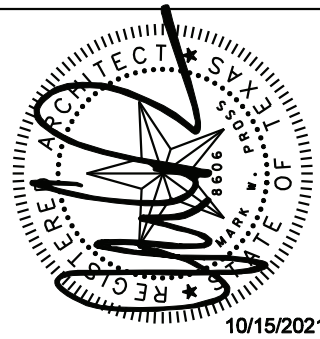


02 | PERSPECTIVE B



01 | PERSPECTIVE A

drawn:  
checked:  
ROBERT PROSS  
date:  
10/15/2021

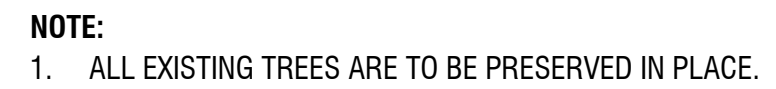


**pross design group, incorporated**  
2010 Harvey Hill Road Suite 100, Dallas, Texas 75206 • 972.778.1400

**INTREPID ROCKWALL**  
ROCKWALL, TEXAS

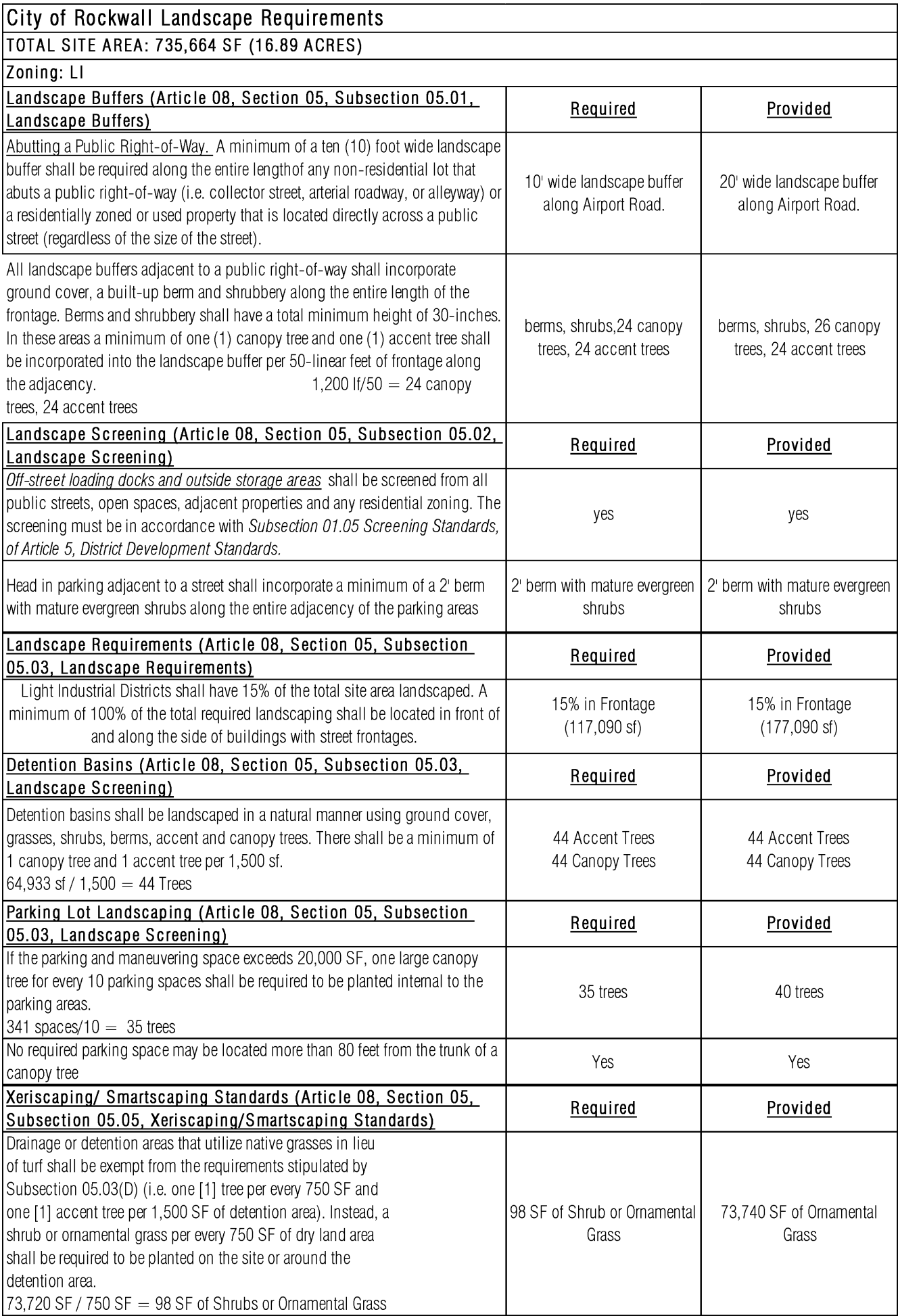
job no  
2145  
sheet  
A3.3







Scale: NTS

T01.00





	IR	43	ILEX 'NELLIE R STEVENS' / NELLIE R STEVENS	15 GAL	42" HT.	48" O.C.	FULL AND MATCHING
	LF	18	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING
GROUND COVERS	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
	SOD	122.573 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS
	DM	72.381 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED

**NOTE:**

1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).
4. ALL TREES LOCATED ALONG PROPERTY LINE ARE NOT TO BE DISTURBED WITHIN CRITICAL ROOT ZONE OR CANOPY DRIP LINE.
5. NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
6. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10" IN DIAMETER.
7. ALL SHRUBS ARE TO BE 5 GALLON CONTAINER SIZE MINIMUM.

### SITE PLAN SIGNATURE BLOCK

APPROVED: \_\_\_\_\_  
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE  
 CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND 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







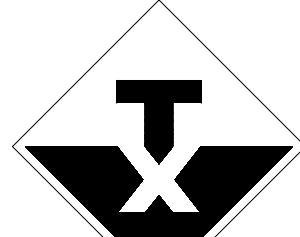
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
	11	W	Single	0.900	WW-EM-BZ	17.2	189.2
	5	SA	Single	0.900	LEDEPK250W40K-T3-HSS	240.1	1200.5
	18	SW	Single	0.900	LEDEPK250W40K-T4	250.019	4000.304
	9	SW1	Single	0.900	LEDEPK250W40K-T3	253	2277
	3	SW2	Single	0.900	LEDEPK100W40K-T3	100.13	300.39
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
SITE CAL PTS	Illuminance	Fc	1.54	9.2	0.0	N.A.	N.A.

**GENERAL NOTES**

-THIS CALCULATION IS BASED ON AN OPEN AREA, OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.

-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.

-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA, HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SALES CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS  
LIGHTING  
solutions

TEXAS LIGHTING SOLUTIONS

831 WEST EULESS BLVD, SUITE 15  
EULESS, TEXAS 76040  
TEL: 817-267-9300  
TLS CONSULTANT: JOSEPH JEFFERY  
CLIENT: PROSS DESIGN GROUP



**SITE LIGHTING PHOTOMETRIC PLAN**  
**SCALE: 1" = 40'-0"**

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer



NORTH

NO. REVISION DATE

SCALE: 1" = 40'-0"

SHEET SIZE 30" X 42"

JOB NAME:

INTREPID  
WARHOUSE

JOB LOCATION:

ROCKWALL, TX

Page Number: 1  
Date: 10/28/2021





November 11, 2021

TO: Patrick Hogan, P.E.  
Kimley-Horn  
13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, TX 75240

CC: Robert B. Baldwin III  
4500 Christopher Drive  
Austin, TX 78746

FROM: Andrew Reyna  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2021-030; *Site Plan for Warehouse/Distribution Center*

Patrick Hogan:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on November 9, 2021. Attached to this letter is a copy of the case memo presented to the Planning & Zoning Commission. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant will need to revise the landscaping plan to show three (3) tiered screening adjacent to the truck docks along the western property line, and update the three (3) tiered screening along the eastern property line to meet the minimum standards.
- (3) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in the *Exceptions Requested by the Applicant* section of the case memo; and,
- (4) Any construction resulting from the approval of this *Site Plan* 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 November 9, 2021, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 5-0, with Commissioner(s) Moeller and Thomas absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6488.

Sincerely,

Andrew Reyna  
City of Rockwall Planning and Zoning Department