



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # SP2022-023 P&Z DATE June 14, 2022 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

HPAB Application

- ☐ Exhibit

Miscellaneous Application

- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD# _____)
- ☒ Applications
- ☐ Receipt
- ☒ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled 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. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 11605 Research Cir, Rockwall, Tx 75032

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

- ☐ **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 Reliance Worldwide Corporation

☒ APPLICANT Aqua Marine Enterprises, Inc.

CONTACT PERSON Allen Smith

CONTACT PERSON Dustin Mitchell

ADDRESS 2400 7th Ave SW

ADDRESS 1301 Industrial Dr SE

CITY, STATE & ZIP Cullman, AL 35055

CITY, STATE & ZIP Hartselle, AL 35640

PHONE 256-775-8134

PHONE 256-462-3648

E-MAIL allen.smith@rwc.com

E-MAIL dustine.stormshelter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED D. Brent Mitchell [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17 DAY OF MAY, 2022 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 17 DAY OF May, 2022

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA

[Signature]



MY COMMISSION EXPIRES 6/5/2022





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1301 Industrial Dr. SE | Hartselle, AL 35640 | 800.462.3648

Protection for 5 to 500+



Phase I: Consultation

Equipped with over 25 years of experience, our extensive knowledge is used to help determine the size of shelter, the best location, and any required or desired options to meet your needs.



Phase II: Foundation

Once a suitable location is established, a strong foundation is just as important as the quality of the shelter itself. Our foundation experts possess unparalleled experience in designing, excavating, pouring and finishing the foundation.



Phase III: Manufacturing

As one of the only all-inclusive safe room providers, Safe-T-Shelter designs, fabricates, delivers, installs and services our products from start to finish. Every shelter is third party inspected and tested prior to leaving the production facility.



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Shelters are delivered and anchored by our highly trained installation team. Next, electrical systems are completed and chosen options installed. Once all systems pass inspection and QC, an STS representative completes a final walk through with the client.

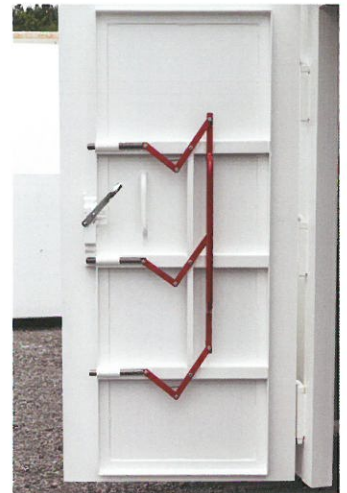
100+
Businesses Protected

25+
Years in Business

EF-5/250+MPH Tested & Rated

Quality Construction

- Meets/Exceeds FEMA P-361 & ICC-500 Standards
- Impact tested by The National Wind Institute
- EF-5 Rated/250+ MPH wind and debris tested
- 1/4" solid steel plate construction with internal support
- Six (6) point locking door
- Manufactured in Alabama from U.S. made steel
- Monolithic concrete foundation with reinforced rebar matting
- Anchored with 3/4" anchor bolts imbedded into foundation with two-part epoxy
- Each 3/4" anchor bolt is rated for 24,000lbs of load force



Standard Features

- 8' interior height
- 36" wide doorways
- ADA-compliant
- Guarded/forced air ventilation
- High-performance coating
- Overhead interior LED lighting
- Emergency lighting
- Exterior lighting
- Dehumidifier
- Bench seating



Optional Features

- LP/NG stand-by generator
- Secondary protective generator box
- Restroom facilities
- Rear escape hatch on 8' wide shelters
- Interconnection of multiple shelters
- Custom color

Available Sizes

- 8'x12' to 8'x24' (28-38 person capacity)
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Shelters Installed

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Planning and Zoning Department
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STAFF USE ONLY

PLANNING & ZONING CASE NO.

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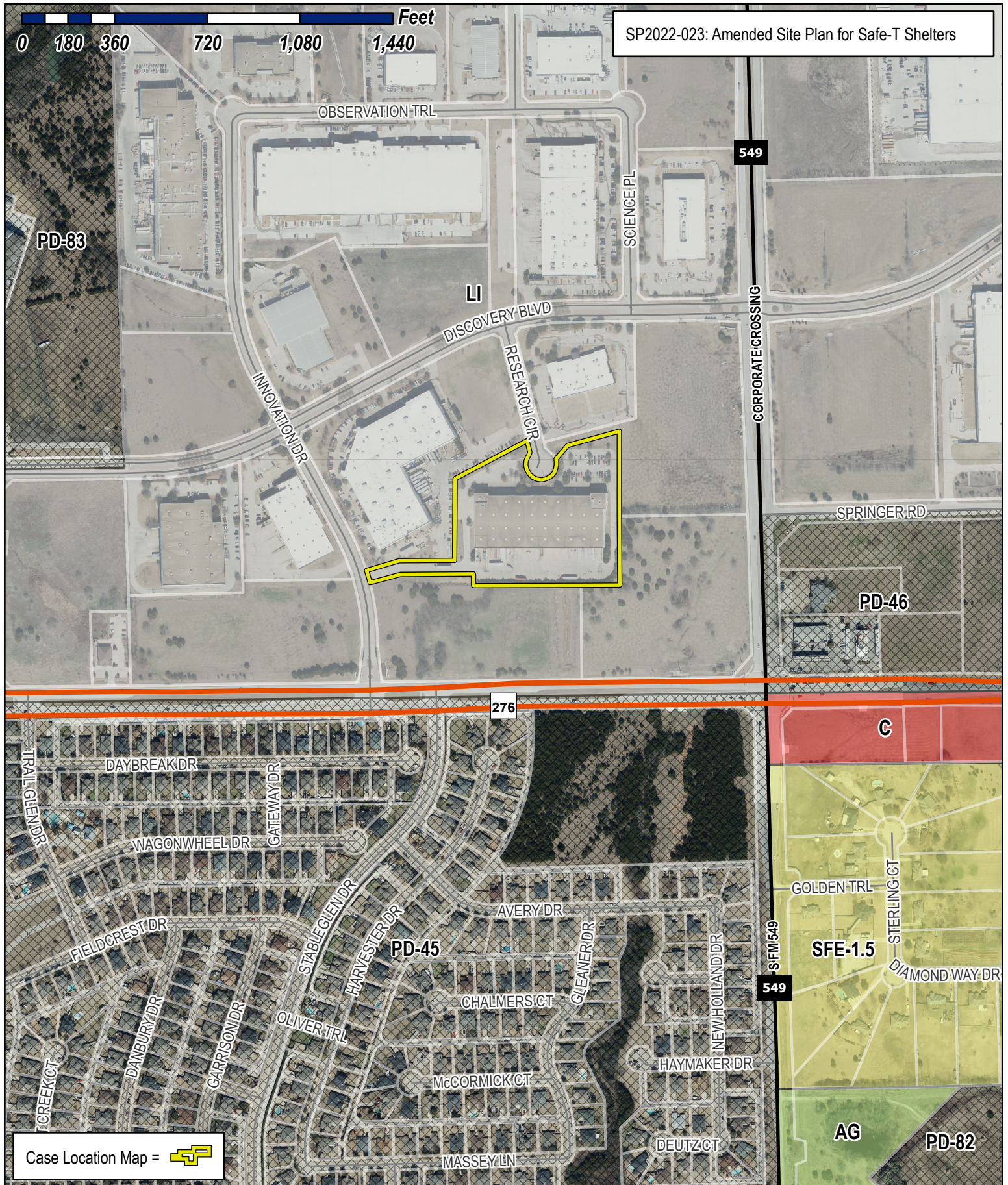
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NOTARY PUBLIC IN AND FOR THE STATE OF

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City of Rockwall

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

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







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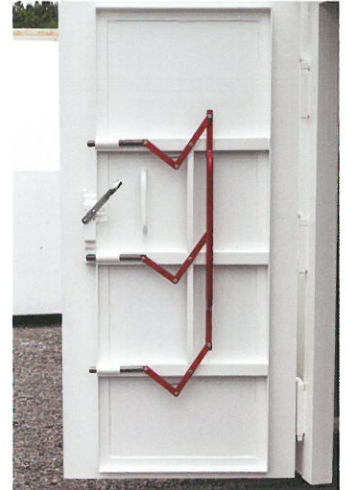
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110,000+
Lives Protected

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info@stormshelter.com

PROJECT COMMENTS



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

DATE: 5/27/2022

PROJECT NUMBER: SP2022-023
PROJECT NAME: Amended Site Plan for Safe-T Shelters
SITE ADDRESS/LOCATIONS: 1605 RESEARCH CIR, ROCKWALL, 75032

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the approval of an Amended Site Plan for a Tornado Shelter on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/27/2022	Approved w/ Comments

05/27/2022: SP2022-023; Amended Site Plan for Tornado Shelter at 1605 Research Circle
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of an Amended Site Plan for a Tornado Shelter on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (SP2022-023) in the lower right-hand corner of all pages on future submittals.
- I.4 The proposed tornado shelter is considered an Industrial building and is subject to the Commercial Building Standards stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC), Section 02 Commercial District Standards and the SH-276 Overlay (SH-276 OV) District Standards stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC), Section 06, Overlay Districts Standards.
- M.5 Please provide a better site plan showing the location of the structure in relation to all property lines, buildings and existing utilities (i.e. easements).
- M.6 The location of the tornado shelter appears to be located within an existing Mutual Access, Firelane. And Utility Easement. The building location will need to be updated so that it does not conflict with any existing easements on the site. See attached plat of the property for reference.
- M.7 Based on the materials submitted staff has identified the following exceptions for this project:
- (1) Building Articulation on Primary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all primary building facades for commercial buildings are required to meet the standards stipulated in section 04.01C1. In this case the two (2) primary facades do not meet these standards.
- (2) Building Articulation on Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in section 04.01C2. In this case the two (2) secondary facades do not meet these standards.
- (3) Building Materials. According to Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry and 20% stone to meet the standards stipulated in section 06.02.C.
- M.8 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In this case, staff has identified three (3) variances. In order to request a variance, the applicant will need to provide a letter outlining the requested variances. In addition, the UDC requires six (6) compensatory measures for this project; however, in staff's opinion the existing tree line provides sufficient screening of the structure. Taking this into account the Planning and Zoning Commission has the discretion to allow this request without any compensatory measures.
- I.9 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refunds will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 17, 2022 Planning & Zoning Meeting.

I.11 Please note that all meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street. The meeting schedule for this case is as follows:

(1) Planning & Zoning Work Session Meeting: May 31, 2022.

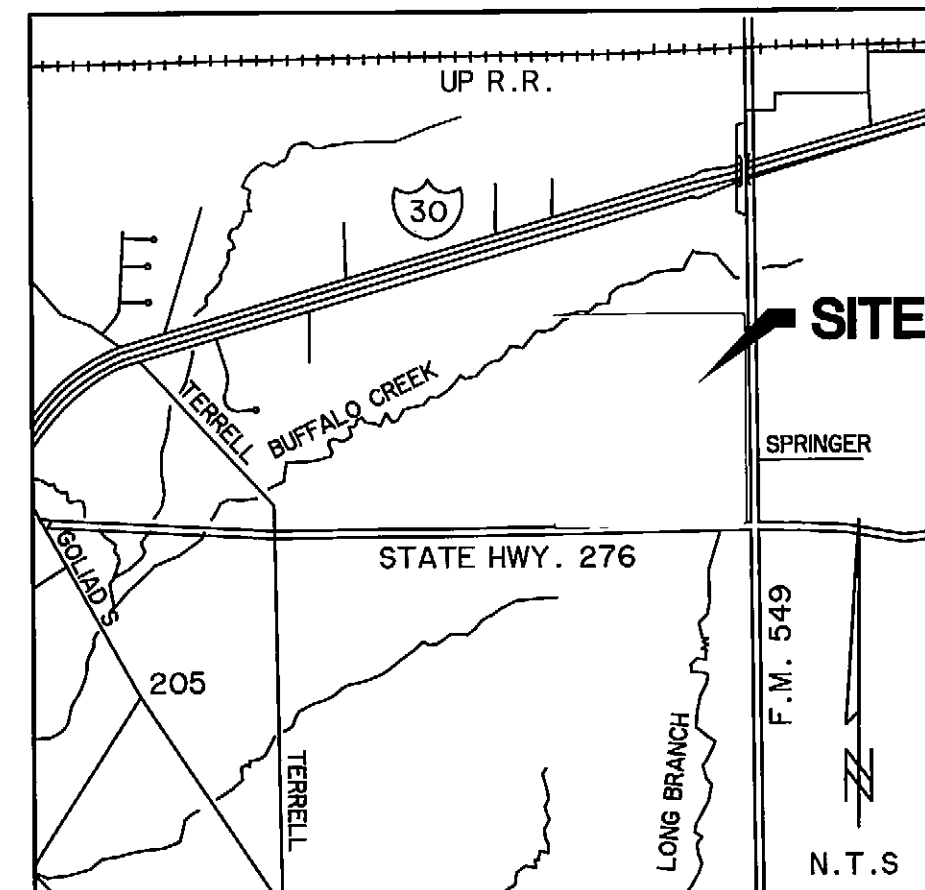
(2) Planning & Zoning Meeting: June 14, 2022.

I.12 Please note that a representative should be present for each meeting.

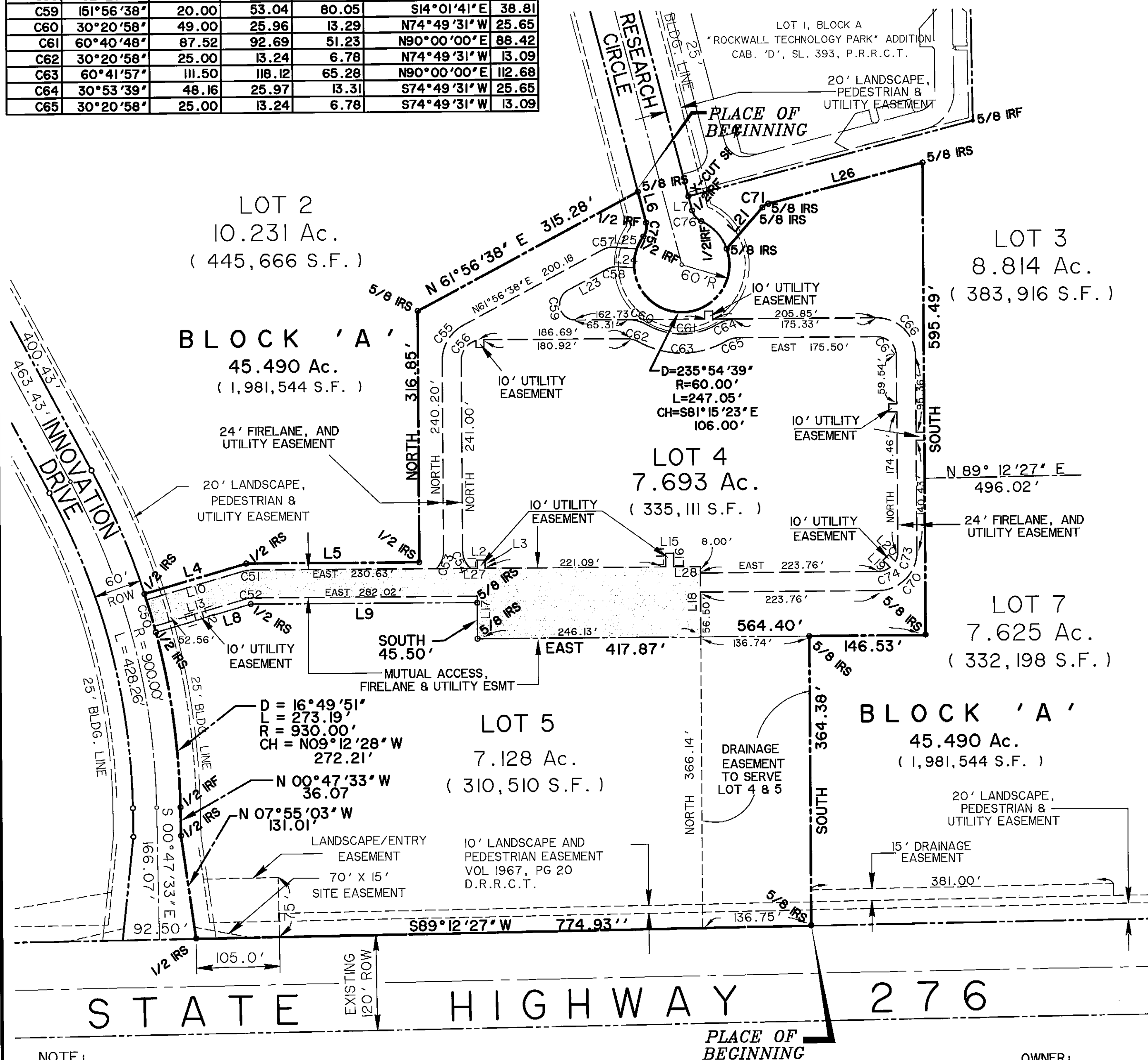
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Needs Review
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	05/27/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved
No Comments			

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C50	3°06'42"	930.00	50.51	25.26	N16°04'02"W	50.50
C51	16°04'58"	50.00	14.03	7.06	S81°57'31"W	13.99
C52	16°04'58"	30.00	8.42	4.24	S81°57'31"W	8.39
C53	47°10'00"	30.00	24.70	13.10	N23°35'00"E	24.00
C54	47°10'00"	30.00	24.70	13.10	S23°35'00"E	24.00
C55	61°56'38"	50.00	54.06	30.01	S30°58'19"W	51.46
C56	73°24'48"	26.00	33.31	19.38	S36°42'24"W	31.08
C57	32°25'51"	25.00	14.15	7.27	S78°09'33"W	13.96
C58	32°25'51"	25.00	14.15	7.27	S78°09'33"W	13.96
C59	151°56'38"	20.00	53.04	80.05	S14°01'41"E	38.81
C60	30°20'58"	49.00	25.96	13.29	N74°49'31"W	25.65
C61	60°40'48"	87.52	92.69	51.23	N90°00'00"E	88.42
C62	30°20'58"	25.00	13.24	6.78	N74°49'31"W	13.09
C63	60°41'57"	111.50	118.12	65.28	N90°00'00"E	112.68
C64	30°53'39"	48.16	25.97	13.31	S74°49'31"W	25.65
C65	30°20'58"	25.00	13.24	6.78	S74°49'31"W	13.09

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C66	90°57'58"	48.79	77.46	25.21	N45°00'00"W	69.58
C67	90°57'58"	24.79	39.36	25.21	N45°00'00"W	35.36
C70	90°00'00"	49.00	76.97	49.00	N45°00'00"E	69.30
C71	34°22'08"	15.00	9.00	4.64	N58°22'05"E	8.86
C73	29°03'45"	25.00	12.68	6.48	N14°31'53"E	12.55
C74	37°47'43"	25.00	16.49	8.56	N71°06'08"E	16.19
C75	51°08'48"	20.50	18.30	9.81	S11°07'33"W	17.70
C76	51°08'51"	20.50	18.30	9.81	N40°01'16"W	17.70



VICINITY MAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	16.06	S00°00'00"E
L2	10.00	N90°00'00"W
L3	18.44	S00°00'00"E
L4	133.80	N73°55'02"E
L5	217.93	EAST
L6	40.40	S14°26'51"E
L7	18.67	S14°26'51"E
L8	124.87	N73°55'02"E
L9	285.13	EAST
L10	125.60	N73°55'02"E
L11	8.00	S16°55'46"E
L12	8.00	S16°55'46"E
L13	121.77	N73°55'02"E
L14	25.00	S00°00'00"E
L15	10.00	N90°00'00"E
L16	25.00	S00°00'00"E
L17	28.50	S00°00'00"E
L18	88.50	S00°00'00"E
L19	12.65	S45°00'00"E
L20	11.89	S45°00'00"E
L21	68.65	N41°11'01"E
L23	56.04	S61°56'38"W
L24	20.63	N85°37'32"W
L25	29.17	S85°37'32"E
L26	200.94	N75°33'09"E
L27	8.54	S90°00'00"E
L28	33.74	N90°00'00"E

THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE BLOCK 'A'. ALL EASEMENTS SHOWN ON SHEET 1 ARE EXISTING EASEMENTS AS RECORDED IN THE PLAT FILED AS "ROCKWALL TECHNOLOGY PARK" ADDITION, CABINET 'D', SLIDES 175 AND 176, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, UNLESS OTHERWISE NOTED.

NOTE:
ALL MONUMENTS FOUND AND SET ARE 1/2" IRON RODS WITH CAPS STAMPED "WIER & ASSOC., INC." UNLESS OTHERWISE NOTED.

AMENDED REPLAT OF THE REMAINDER OF BLOCK A

ROCKWALL TECHNOLOGY PARK

BEING 41.491 ACRES OF LAND SITUATED IN THE J.M. ALLEN SURVEY, ABSTRACT NO.2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
4108 AMON CARTER BLVD. SUITE 200 FORT WORTH, TEXAS 76155 (817)355-9437

DATE: 01-09-2003
FILE: replat-A-4A84pg2.dwg
W.A. No. 98041

NOTE:

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER:

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
697 E. INTERSTATE 30
ROCKWALL, TEXAS 75087-0968
(972) 772-0025

PLACE OF BEGINNING

LEGAL DESCRIPTION

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION IS THE OWNER OF A 41.491 ACRE TRACT OF LAND LOCATED IN J.M. ALLEN SURVEY, ABSTRACT NUMBER 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF AN AMENDED REPLAT OF THE REMAINDER OF BLOCK A OF ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 175 & 176 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 276 FOR THE MOST WESTERLY SOUTHEAST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 89 DEGREES 12 MINUTES 27 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 276 A DISTANCE OF 1352.65 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." IN THE EAST RIGHT-OF-WAY LINE OF INNOVATION DRIVE FOR THE SOUTHWEST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 07 DEGREES 55 MINUTES 03 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE A DISTANCE OF 131.01 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER;

THENCE NORTH 00 DEGREES 47 MINUTES 33 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE A DISTANCE OF 36.07 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING NORTH 09 DEGREES 12 MINUTES 28 SECONDS WEST, A DISTANCE OF 272.21 FEET;

THENCE ALONG SAID CURVE TO THE LEFT WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE AN ARC DISTANCE OF 442.53 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER;

THENCE NORTH 28 DEGREES 03 MINUTES 22 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE A DISTANCE OF 400.43 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 16 DEGREES 56 MINUTES 38 SECONDS EAST A DISTANCE OF 28.99 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD FOR THE MOST EASTERLY NORTHWEST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 61 DEGREES 56 MINUTES 38 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD A DISTANCE OF 633.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1057.50 FEET, AND A CHORD BEARING NORTH 67 DEGREES 21 MINUTES 09 SECONDS EAST, A DISTANCE OF 199.36 FEET

THENCE ALONG SAID CURVE TO THE RIGHT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AN ARC DISTANCE OF 199.65 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR A NORTHERN CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 60 DEGREES 50 MINUTES 35 SECONDS EAST A DISTANCE OF 29.69 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." IN THE WEST RIGHT-OF-WAY LINE OF RESEARCH CIRCLE FOR A NORTHERN CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 14 DEGREES 26 MINUTES 51 SECONDS EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE A DISTANCE OF 448.08 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.05 FEET AND A CHORD BEARING SOUTH 11 DEGREES 07 MINUTES 33 SECONDS WEST, A DISTANCE OF 17.70 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT WITH THE WEST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE AN ARC DISTANCE OF 18.30 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING NORTH 75 DEGREES 33 MINUTES 09 SECONDS EAST, A DISTANCE OF 75.28 FEET;

THENCE ALONG SAID CURVE TO THE LEFT WITH THE MOST SOUTHERLY RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE, PASSING AT A DISTANCE OF 247.05 FEET A 5/8-INCH IRON ROD FOUND, AND CONTINUING ALONG SAID CURVE TO THE LEFT A TOTAL ARC DISTANCE OF 295.62 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.50 FEET AND A CHORD BEARING NORTH 40 DEGREES 01 MINUTES 16 SECONDS WEST, A DISTANCE OF 17.70 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT WITH THE EAST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE AN ARC DISTANCE OF 18.30 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 14 DEGREES 26 MINUTES 51 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE A DISTANCE OF 18.67 FEET TO AN "X" CUT SET AT THE SOUTHWEST CORNER OF LOT 1 OF ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 393 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 75 DEGREES 33 MINUTES 09 SECONDS EAST WITH THE SOUTH LINE THEREOF A DISTANCE OF 370.56 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ELL CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 00 DEGREES 47 MINUTES 33 SECONDS WEST WITH THE EAST LINE OF SAID LOT 1 A DISTANCE OF 373.72 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD FOR A NORTHERN CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 89 DEGREES 12 MINUTES 27 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD A DISTANCE OF 271.04 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 86 DEGREES 55 MINUTES 21 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD A DISTANCE OF 136.78 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 549 FOR THE NORTHEAST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 02 DEGREES 06 MINUTES 33 SECONDS EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 549 A DISTANCE OF 860.09 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER;

THENCE SOUTH 01 DEGREES 36 MINUTES 55 SECONDS EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 549 A DISTANCE OF 428.79 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 42 DEGREES 16 MINUTES 22 SECONDS WEST A DISTANCE OF 116.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 41.491 ACRES OF LAND.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOT 4 & 5, OF BLOCK A, ROCKWALL TECHNOLOGY PARK subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purposes and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspection, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The subdivision engineer shall bear total responsibility for storm drain design & the developer shall bear total responsibility for installation/construction of storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the City's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the City to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or

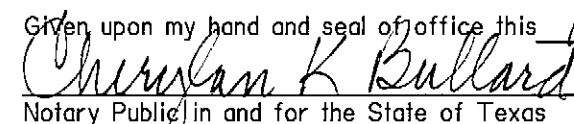
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

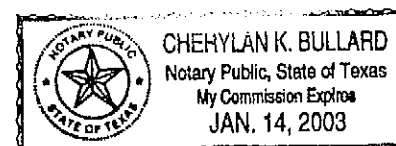
We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivisions upon the public services required in order that the development will comport with the present and future growth needs of the City, we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made here.


Pamela J. Mundo
Executive Director
Rockwall Economic Development Corporation

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned, on this day personally appeared PAMELA J. MUNDO Executive Director for Rockwall Economic Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 10 day of January, 2003

Cheryl K. Bullard
Notary Public in and for the State of Texas



NOTE:


It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, S. ERIK DUMAS, RPLS do hereby certify that I prepared this plat from an actual and accurate survey of the land, on October 2, 2002 and that the corner monuments shown thereon were properly placed under my personal supervision.





S. Erik Dumas R.P.L.S.
Texas Registration No. 5371

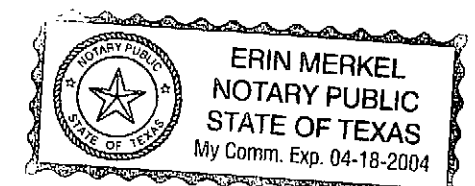
STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the 8th day of January, 2003


By: 


Notary Public in and for the State of Texas

4-18-04
My Commission Expires



RECOMMENDED FOR FINAL APPROVAL

 14 January 2003
Planning And Zoning Commission Date



APPROVED

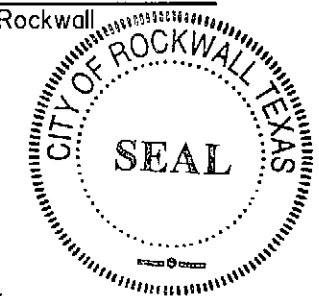
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City Rockwall on the 18 day of November, 2002.

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 twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 10th day of January, 2003


Mayor, City of Rockwall

Dorothy Brooks
City Secretary City of Rockwall



AMENDED REPLAT
OF THE REMAINDER OF
BLOCK A

ROCKWALL
TECHNOLOGY PARK

BEING 41.491 ACRES OF LAND SITUATED IN
THE J.M. ALLEN SURVEY, ABSTRACT NO.2,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
4108 AMON CARTER BLVD. SUITE 200 FORT WORTH, TEXAS 76155 (817)355-9437

DATE: 01-07-2003
FILE: REPLT-A-4A84pg3.dwg
W.A. No. 98041

SHEET 3 OF 3

FILED FOR RECORD
ROCKWALL CO. TEXAS

03 JAN 15 PM 12:39

PAULETTE BURKS
CO. CLERK

BY:  DEPUTY



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 11605 Research Cir, Rockwall, Tx 75032

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

- ☐ **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 Reliance Worldwide Corporation

☒ APPLICANT Aqua Marine Enterprises, Inc.

CONTACT PERSON Allen Smith

CONTACT PERSON Dustin Mitchell

ADDRESS 2400 7th Ave SW

ADDRESS 1301 Industrial Dr SE

CITY, STATE & ZIP Cullman, AL 35055

CITY, STATE & ZIP Hartselle, AL 35640

PHONE 256-775-8134

PHONE 256-462-3648

E-MAIL allen.smith@rwc.com

E-MAIL dustine.stormshelter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED D. Brent Mitchell [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17 DAY OF MAY, 2022 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 17 DAY OF May, 2022

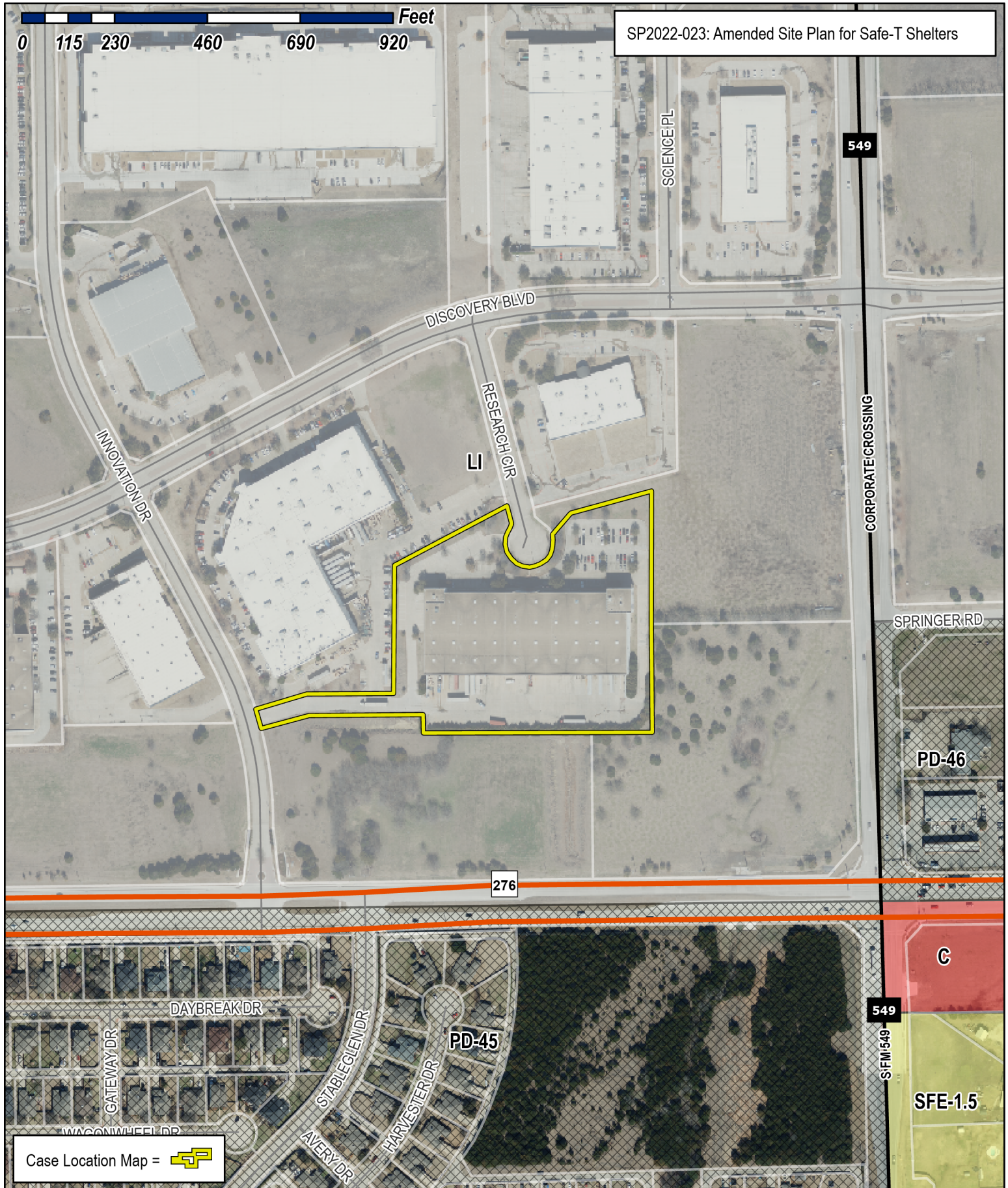
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA

[Signature]



MY COMMISSION EXPIRES 6/5/2022

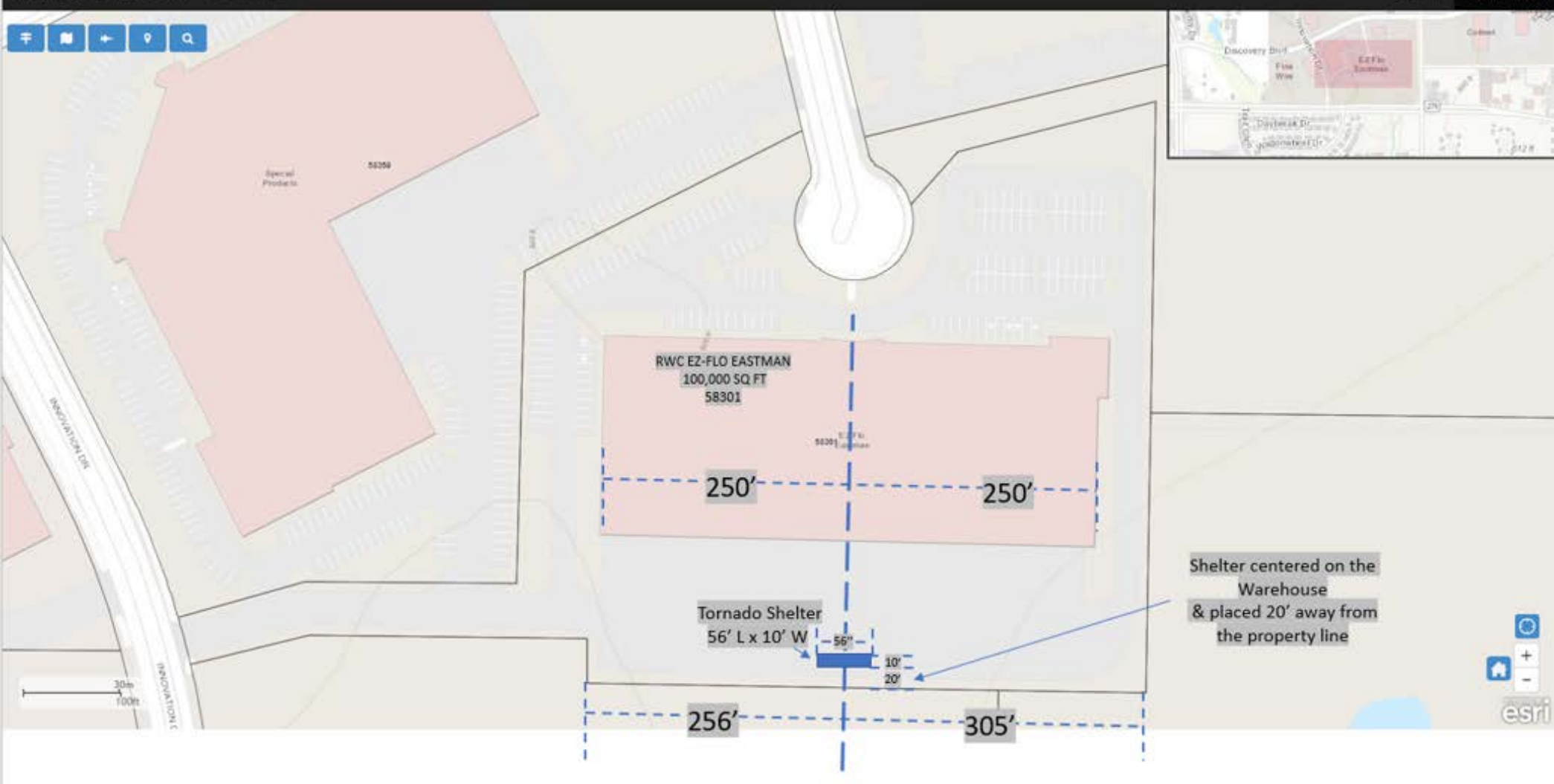


City of Rockwall

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

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









Severe Weather Protection



Safety. Security. Service.

SAFE-T-SHELTER®
SAFE ROOMS & STORM SHELTERS

www.StormShelter.com

1301 Industrial Dr. SE | Hartselle, AL 35640 | 800.462.3648

Protection for 5 to 500+



Phase I: Consultation

Equipped with over 25 years of experience, our extensive knowledge is used to help determine the size of shelter, the best location, and any required or desired options to meet your needs.



Phase II: Foundation

Once a suitable location is established, a strong foundation is just as important as the quality of the shelter itself. Our foundation experts possess unparalleled experience in designing, excavating, pouring and finishing the foundation.



Phase III: Manufacturing

As one of the only all-inclusive safe room providers, Safe-T-Shelter designs, fabricates, delivers, installs and services our products from start to finish. Every shelter is third party inspected and tested prior to leaving the production facility.



Phase IV: Installation

Shelters are delivered and anchored by our highly trained installation team. Next, electrical systems are completed and chosen options installed. Once all systems pass inspection and QC, an STS representative completes a final walk through with the client.

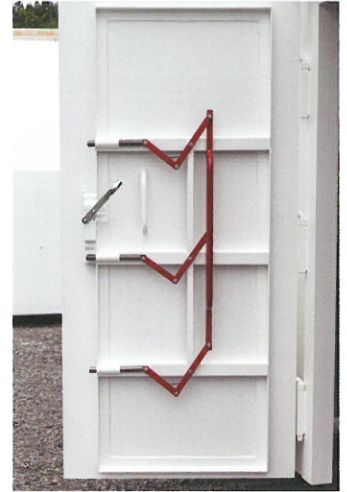
100+
Businesses Protected

25+
Years in Business

EF-5/250+MPH Tested & Rated

Quality Construction

- Meets/Exceeds FEMA P-361 & ICC-500 Standards
- Impact tested by The National Wind Institute
- EF-5 Rated/250+ MPH wind and debris tested
- 1/4" solid steel plate construction with internal support
- Six (6) point locking door
- Manufactured in Alabama from U.S. made steel
- Monolithic concrete foundation with reinforced rebar matting
- Anchored with 3/4" anchor bolts imbedded into foundation with two-part epoxy
- Each 3/4" anchor bolt is rated for 24,000lbs of load force



Standard Features

- 8' interior height
- 36" wide doorways
- ADA-compliant
- Guarded/forced air ventilation
- High-performance coating
- Overhead interior LED lighting
- Emergency lighting
- Exterior lighting
- Dehumidifier
- Bench seating



Optional Features

- LP/NG stand-by generator
- Secondary protective generator box
- Restroom facilities
- Rear escape hatch on 8' wide shelters
- Interconnection of multiple shelters
- Custom color

Available Sizes

- 8'x12' to 8'x24' (28-38 person capacity)
- 10'x24' to 10'x56' (48-112 person capacity)
- Interconnected shelters allow for increased capacity & faster access with multiple egress points
- Custom Sizes Available

8,000+
Shelters Installed

110,000+
Lives Protected

Saving Lives Since 1995



1301 Industrial Dr. SE
Hartselle, AL 35640



800.462.3648
256.502.8492



info@stormshelter.com



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Bethany Ross, *Planner*

DATE: June 14, 2022

SUBJECT: SP2022-023; *Amended Site Plan for Tornado Shelter at 1605 Research Circle*

The applicant, Dustin Mitchell of *Aqua Marine Enterprises Inc.*, is requesting the approval of an amended site plan for a *Tornado Shelter* at 1605 Research Circle (i.e. *EZ Flo*). The subject property is zoned Light Industrial (LI) District, and -- according to the *Rockwall Central Appraisal District (RCAD)* -- the 99,600 SF *Warehouse Distribution Center* situated on the subject property was originally constructed in 2003.

Section 03.06, *Amended Site Plan*, of the Unified Development Code states that “in the event that the modifications (of the site) entail a significant change in the site plan, the Director of Planning and Zoning may defer the approval of the site plan to the Planning and Zoning Commission.” In this case, the applicant is requesting to add another commercial building to the site, which requires the approval of an amended site plan.

The applicant is proposing to add a 112-person *Tornado Shelter* to the subject property, south of the existing truck terminal. (see *Figure 1*). The proposed 560 SF *Tornado Shelter* is intended to hold all the employees at *EZ Flo* facility during a tornado event. Since this structure is considered to be commercial building, and the subject property is situated within the SH-276 Overlay (SH-276 OV) District, the structure is subject to the *General Overlay District Standards* contained in the Unified Development Code (UDC). This means that the proposed request involves variances to: [1] primary material requirements, [2] secondary material requirements, [3] roof design standards, [4] required architectural elements, and [5] four (4) sided architecture requirements. In addition, the structure also requires exceptions to the *General Industrial District Standards* that include: [1] primary building articulation, and [2] secondary building articulation. Section 9, *Exceptions and Variances*, of the Unified Development Code (UDC) does grant the Planning and Zoning Commission the ability to grant exceptions and variances where “...strict adherence to the technical requirements of the Unified Development

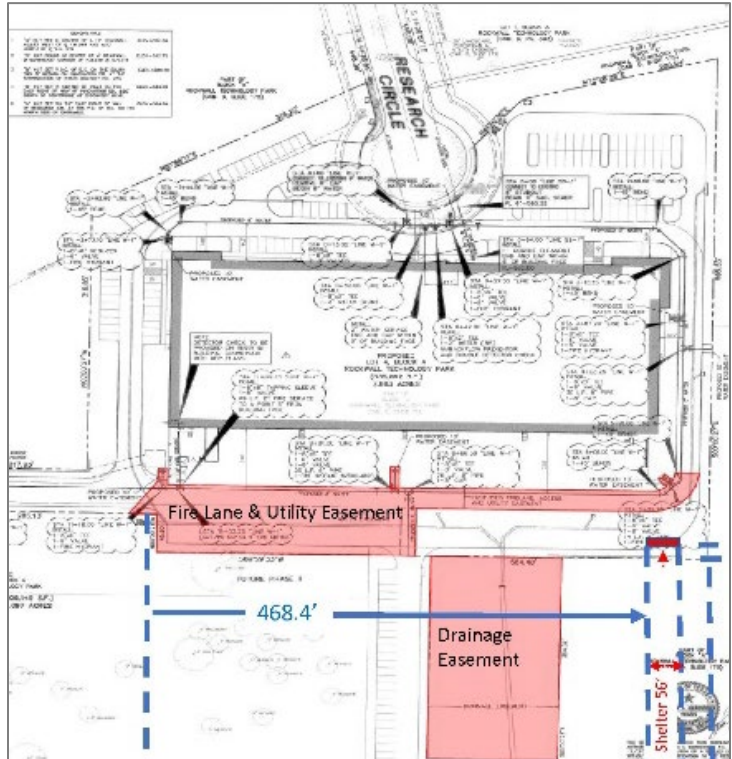


FIGURE 1: SITE PLAN



FIGURE 2: SUBSTANTIAL TREE LINE SCREENING FOR PROPOSED TORNADO SHELTER

Code (UDC) would create an undue hardship.” Typically, the code requires that variances and exceptions be supported by a minimum of two (2) compensatory measures that directly off-set the impact of the proposed variance. In this case, the applicant is proposing the *Tornado Shelter* for safety reasons and is not offering any compensatory measures. Staff should point out that the subject property has a row of large-caliper canopy trees screening any activity within the truck terminal (see *Figure 2*). Based on this staff has concluded that the *Tornado Shelter* will be sufficiently screened from adjacent properties and may warrant approval; however, variances and exceptions are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. *six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception. On May 31, 2022, the Architecture Review Board (ARB) approved a motion to recommend approval of the proposed structure with the condition that the applicant paint the *Tornado Shelter* a complimentary color to the existing EZ Flo building. This motion passed by a vote of 5-0, with board members Miller and Avenetti absent. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the June 14, 2022 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 11605 Research Cir, Rockwall, Tx 75032

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

- ☐ **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 Reliance Worldwide Corporation

☒ APPLICANT Aqua Marine Enterprises, Inc.

CONTACT PERSON Allen Smith

CONTACT PERSON Dustin Mitchell

ADDRESS 2400 7th Ave SW

ADDRESS 1301 Industrial Dr SE

CITY, STATE & ZIP Cullman, AL 35055

CITY, STATE & ZIP Hartselle, AL 35640

PHONE 256-775-8134

PHONE 256-462-3648

E-MAIL allen.smith@rwc.com

E-MAIL dustine.stormshelter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED D. Brent Mitchell [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17 DAY OF MAY, 2022 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 17 DAY OF May, 2022

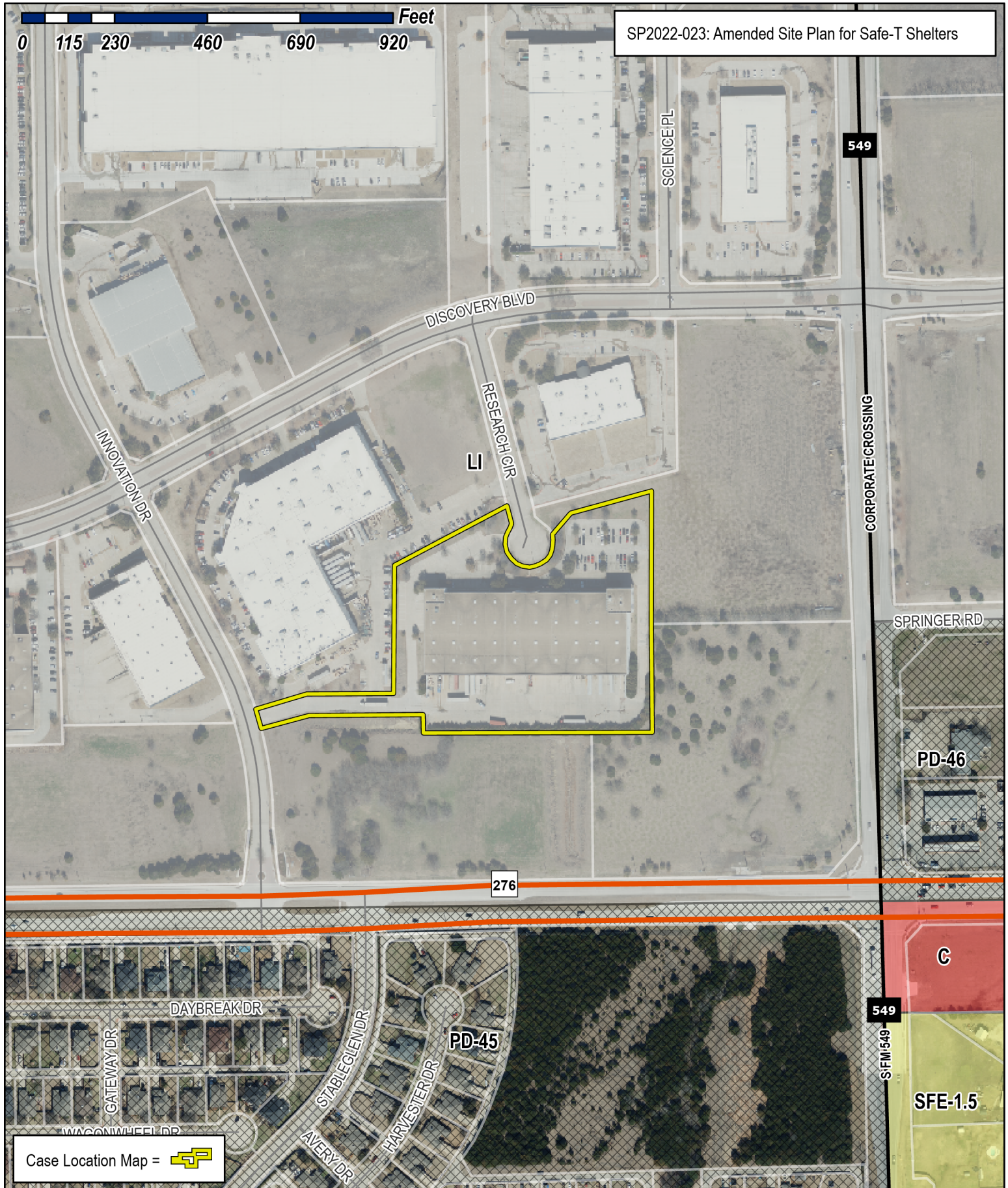
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA

[Signature]



MY COMMISSION EXPIRES 6/5/2022



City of Rockwall

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

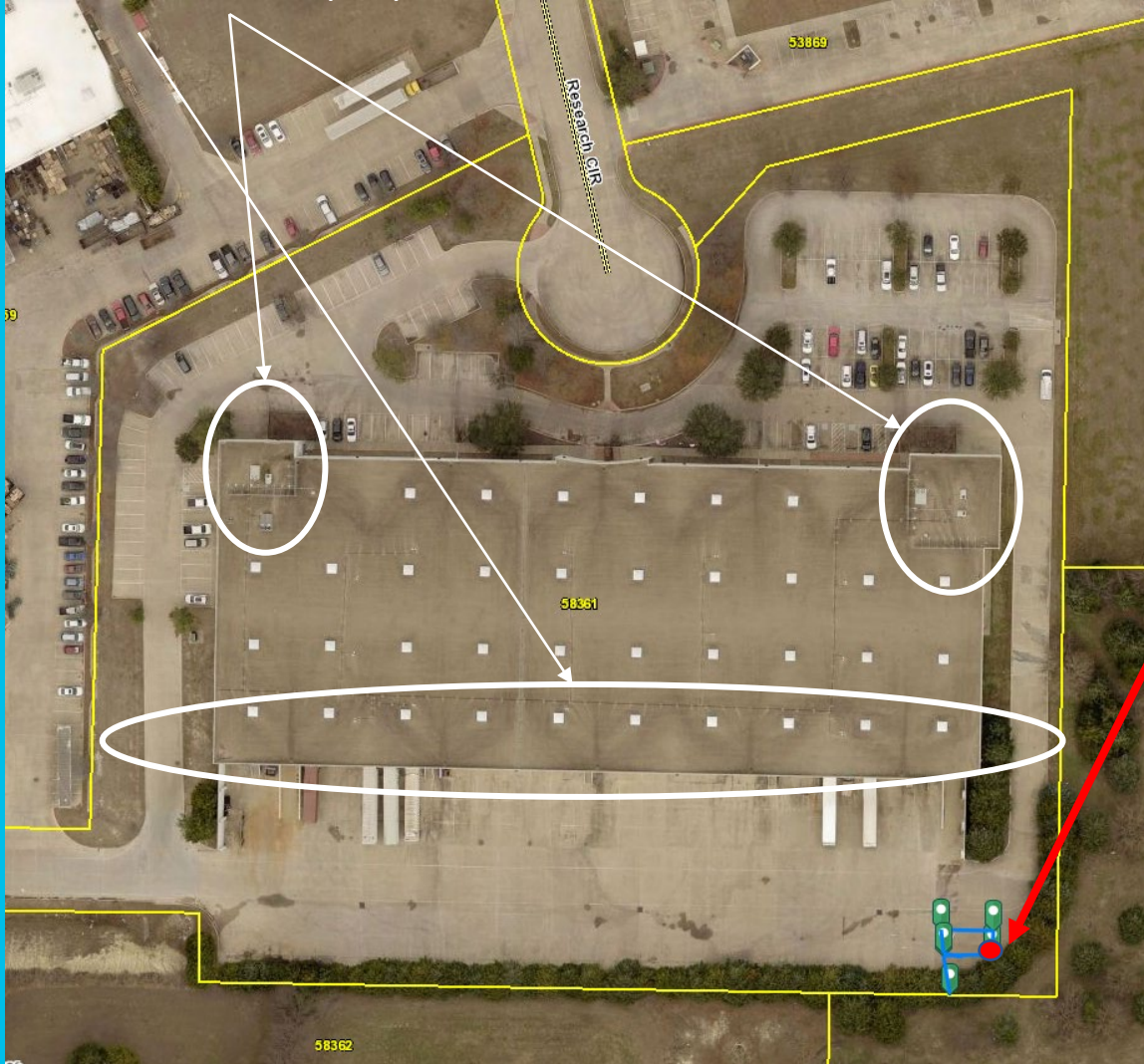
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Tornado Shelter Placement (SP2022-023)

(Rockwall CAD Map Search Measuring Tool)

Concentrations of people

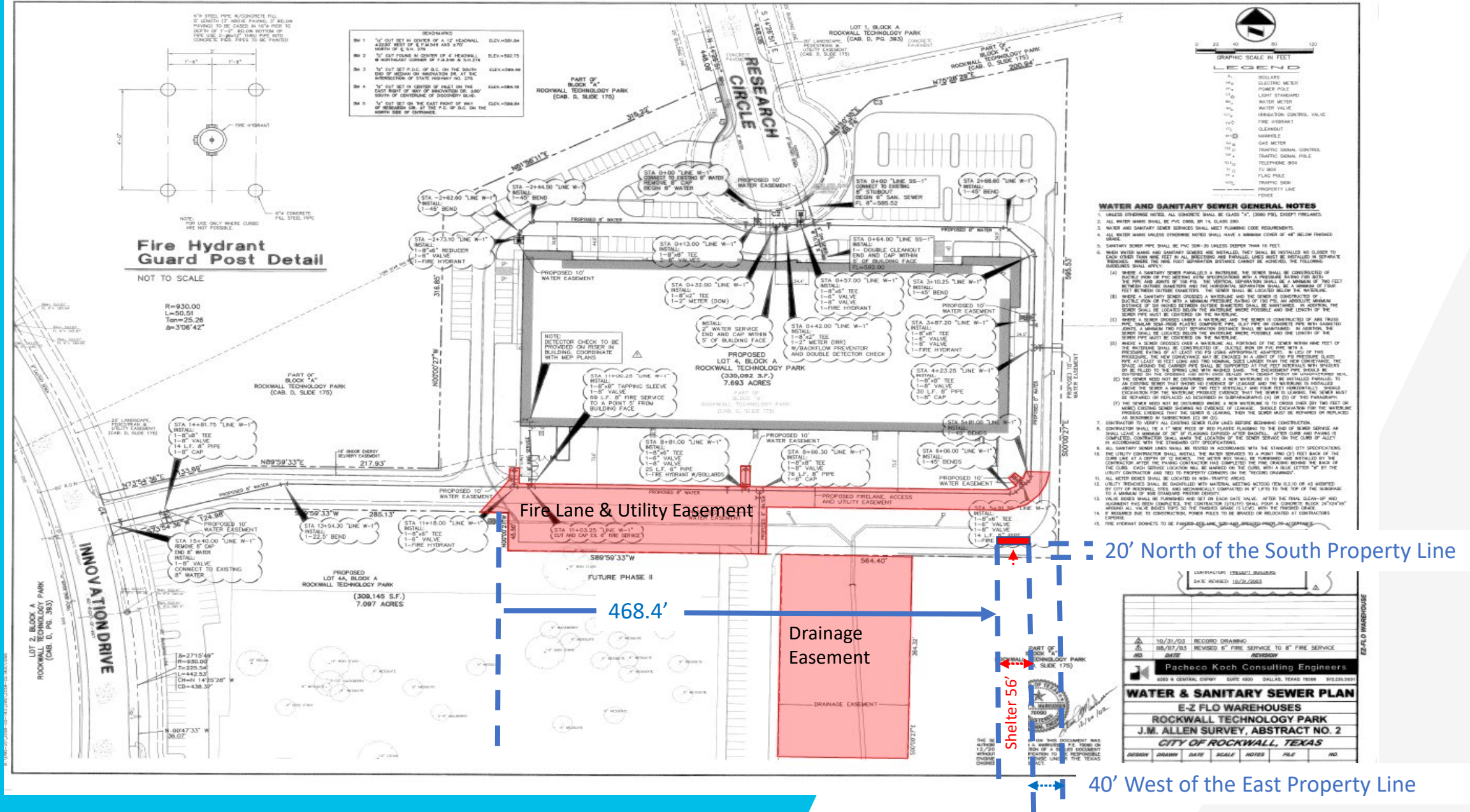


- Shelter size (56' L x 10' W)
- Capacity (112 People)
- Site Headcount (90 People)
- Have property owner approval
- Warehouse is concrete tilt-wall; shelters must be away from walls

Shelter Placement (Cornered on Red Dot)

- 40' West of East Property Line
- 20' North of South Property Line

Tornado Shelter Placement (SP2022-023)







Severe Weather Protection



Safety. Security. Service.

SAFE-T-SHELTER®
SAFE ROOMS & STORM SHELTERS

www.StormShelter.com

1301 Industrial Dr. SE | Hartselle, AL 35640 | 800.462.3648

Protection for 5 to 500+



Phase I: Consultation

Equipped with over 25 years of experience, our extensive knowledge is used to help determine the size of shelter, the best location, and any required or desired options to meet your needs.



Phase II: Foundation

Once a suitable location is established, a strong foundation is just as important as the quality of the shelter itself. Our foundation experts possess unparalleled experience in designing, excavating, pouring and finishing the foundation.



Phase III: Manufacturing

As one of the only all-inclusive safe room providers, Safe-T-Shelter designs, fabricates, delivers, installs and services our products from start to finish. Every shelter is third party inspected and tested prior to leaving the production facility.



Phase IV: Installation

Shelters are delivered and anchored by our highly trained installation team. Next, electrical systems are completed and chosen options installed. Once all systems pass inspection and QC, an STS representative completes a final walk through with the client.

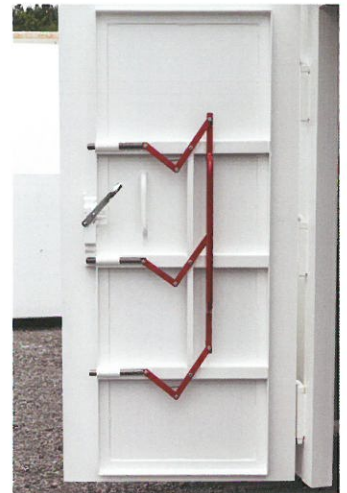
100+
Businesses Protected

25+
Years in Business

EF-5/250+MPH Tested & Rated

Quality Construction

- Meets/Exceeds FEMA P-361 & ICC-500 Standards
- Impact tested by The National Wind Institute
- EF-5 Rated/250+ MPH wind and debris tested
- 1/4" solid steel plate construction with internal support
- Six (6) point locking door
- Manufactured in Alabama from U.S. made steel
- Monolithic concrete foundation with reinforced rebar matting
- Anchored with 3/4" anchor bolts imbedded into foundation with two-part epoxy
- Each 3/4" anchor bolt is rated for 24,000lbs of load force



Standard Features

- 8' interior height
- 36" wide doorways
- ADA-compliant
- Guarded/forced air ventilation
- High-performance coating
- Overhead interior LED lighting
- Emergency lighting
- Exterior lighting
- Dehumidifier
- Bench seating



Optional Features

- LP/NG stand-by generator
- Secondary protective generator box
- Restroom facilities
- Rear escape hatch on 8' wide shelters
- Interconnection of multiple shelters
- Custom color

Available Sizes

- 8'x12' to 8'x24' (28-38 person capacity)
- 10'x24' to 10'x56' (48-112 person capacity)
- Interconnected shelters allow for increased capacity & faster access with multiple egress points
- Custom Sizes Available

8,000+
Shelters Installed

110,000+
Lives Protected

Saving Lives Since 1995



1301 Industrial Dr. SE
Hartselle, AL 35640



800.462.3648
256.502.8492



info@stormshelter.com









June 15, 2022

TO: Dustin Mitchell
Aqua Marine Enterprises, Inc.
1301 Industrial Dr. SE
Huntsville, AL 35640

CC: Allan Smith
Reliance Worldwide Corporation
2400 7th Avenue SW
Cullman, AL 35055

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

SUBJECT: SP2022-023; *Amended Site Plan for a Tornado Shelter at 1605 Research Cir.*

Dustin Mitchell:

This letter serves to notify you that the above referenced case (*i.e. Amended Site Plan*) that you submitted for consideration by the City of Rockwall was denied by the Planning and Zoning Commission on June 14, 2022. The following is a record of all recommendations and voting records:

Planning and Zoning Commission

On June 14, 2022, the Planning and Zoning Commission made a motion to deny the site plan without prejudice by a vote of 4-0, with Commissioners Thomas, Conway and Womble absent.

Please note that the reason this site plan case was denied is due to the following variances and exceptions not being approved:

- (1) Building Articulation on Primary Building Facades. According to Article 05, *Development Standards*, of the Unified Development Code (UDC) all primary building facades for commercial buildings are required to meet the standards stipulated in section 04.01C1.
- (2) Building Articulation on Secondary Building Facades. According to Article 05, *Development Standards*, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in section 04.01C2.
- (3) Building Materials. According to Article 05, *Development Standards*, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry and 20% stone to meet the standards stipulated in section 06.02C.
- (4) Roof Design Standards. According to Article 05, *Development Standards*, of the Unified Development Code (UDC), all structures that have a building footprint of 6,000 SF shall be constructed with a pitched roof as stipulated in section 06.02C2.
- (5) Required Architectural Elements. According to Article 05, *Development Standards*, of the Unified Development Code (UDC), all buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements as stipulated in section 06.02C4.
- (6) Four (4) Sided Architecture. According to Article 05, *Development Standards*, of the Unified Development Code (UDC), all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features as stipulated in section 06.02C5.

Based on Section 212.0093 of the Texas Local Government Code (TLGC), you have the ability to provide a written response and corrected site plan package (*i.e. amended site plan*) that remedies each reason for the disapproval provided. While no timeline may be established for the applicant to submit the response, please note that since the case was denied a new development application and application fee will be required to be submitted along with the written response and corrected site plan package. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 772-6488.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 772-6488.

Sincerely,



Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department

Ross, Bethany

From: Ross, Bethany
Sent: Friday, May 27, 2022 10:51 AM
To: 'dustin@stormshelter.com'
Cc: 'allan.smith@rwc.com'
Subject: SP2022-023 -- Project Comments
Attachments: Project Comments (05.27.2022).pdf; Plat - Planning Attachment.pdf

Good Morning Dustin,

Attached are the project comments and engineering markups for SP2022-023. Please address these comments and have revisions returned to staff by June 7, 2022. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: May 31, 2022
Planning and Zoning Commission Meeting: June 14, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
brass@rockwall.com
<http://www.rockwall.com/planning/>

Ross, Bethany

From: Ross, Bethany
Sent: Wednesday, June 1, 2022 9:10 AM
To: 'dustin@stormshelter.com'
Cc: 'allan.smith@rwc.com'
Subject: RE: SP2022-023 -- Project Comments

Hi Dustin,

The Architectural Review Board approved the Tornado shelter at last night's meeting with the condition that the applicant paint the shelter to match the accent color on the existing EZ Flo building.

During the Planning and Zoning Work Session, the commissioners had a couple questions which I have listed below.

1. How many people will fit in the proposed tornado shelter?
2. Is the tornado shelter sufficient for the entire EZ Flo entire staff or a portion of the staff? If a portion, how many?

Please have a representative on June 14, 2022 at 6 P.M. in case any other questions come up from the Planning and Zoning Commission.

Thank you,
Bethany Ross
Planner
City of Rockwall
972 772 6488

From: Ross, Bethany
Sent: Friday, May 27, 2022 10:51 AM
To: dustin@stormshelter.com
Cc: allan.smith@rwc.com
Subject: SP2022-023 -- Project Comments

Good Morning Dustin,

Attached are the project comments and engineering markups for SP2022-023. Please address these comments and have revisions returned to staff by June 7, 2022. The schedule for you case is as follows:

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Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bruss@rockwall.com
<http://www.rockwall.com/planning/>

Ross, Bethany

From: Ross, Bethany
Sent: Thursday, June 16, 2022 8:23 AM
To: 'Allan Smith'
Cc: 'Dustin Mitchell'
Subject: RE: [External] RE: SP2022-023 - Shelter Location Revised
Attachments: _Signed Denial Letter.pdf; Development Application.pdf

Good Morning Allan,

While I really appreciate your answers, unfortunately the Amended Site Plan was denied Tuesday night (the denial letter is attached). Planning and Zoning has two (2) meetings per the state-mandated 30-day window for site plans, [1] Work Session and [2] Public Hearing. As stated in the project comments sent on Friday, May 27, the Work Session was conducted on Tuesday, May 31 and the Public Hearing was Tuesday night. The Work Session is generally the applicant's opportunity to answer any questions the Commissioners have and address those questions by the Public Hearing. Since you did not have a representative at the Work Session meeting, you were unable to answer their initial questions and get them addressed.

You were denied without prejudice so you are more than welcome to submit again this Friday, June 17. The Work Session meeting will be on June 28 and the Public Hearing meeting will be on July 12. All of the meeting information is in the development packet that is also attached.

If you decide to resubmit, please prepare your representative with the questions below and any information you would find helpful and have them attend both the Work Session and the Public Hearing meeting so that answers can be provided to the commissioners in-person.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Allan Smith [mailto:allan.smith@rwc.com]
Sent: Wednesday, June 15, 2022 10:15 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: [External] RE: SP2022-023 - Shelter Location Revised

Bethany,
Last night, the Planning Commission overwhelmed the local shelter install contractor yesterday evening with questions he could not answer. I have some 2nd hand meeting notes from him, can you send me the meeting minutes from last night? I want to be fully prepared for the last Tuesday of June to respond to questions.

Questions - Answers

1. Why are you doing this?

1. EF-5 rated tornado shelters in high-risk areas to protect our most important asset, people.

2. Potential employment recruitment incentive in a tight labor market.
2. Why is it so big? FEMA required size for 112 people.
3. What's the inside like? Bare minimum accommodations. Lighting, fresh air ventilation, benches for seating, and chemical toilet with privacy curtain.
4. What is the employment count today? 90 employees What is the employment capacity of the existing building? Not exceeding 112 People
5. Why can't it be inside? Insurance company recommends exterior shelters away from the building in case of collapse. The building concrete walls, natural gas lines, and electrical lines present additional hazards after a tornado impact. Emergency crews would have to extricate people from an interior shelter.
6. Will it be secured when "not in use"? They're afraid that homeless people will camp out in it. Will be locked at all times. Keys will be available inside the main building at exits to the shelter.
7. Aesthetics - no windows, no articulation. Shelter can be painted to match the building. An EF-5 certified Tornado Shelter will not have windows etc.
8. The structure does not have a fire suppression system. Code requires fire extinguisher. The shelter will have a fire extinguisher.
9. Could be used as storage area. Absolutely not. OSHA violation to block or limit access to a certified shelter. Only standard size door access, this door opening will not allow for 48"x48" pallet storage via hand trucks or fork trucks. Bench seating sections for 112 people will not allow any kind of organized storage.
10. Is the owner willing to ensure that the landscape barrier is maintained to ensure that it is not visible from the streets? Barrier already exists, will continue to maintain the current barrier.
11. Would you run drills to ensure that people could get in the shelter in an expeditious manner. OSHA requires evacuation procedures, evacuation routes, and annual drills to ensure employee safety.

Thanks,

Allan Smith
Project Manager



Reliance Worldwide Corporation
2400 7th Ave. SW
Cullman AL 35055, USA

Cell: +1 256 339 1404
Office: +1 256 775 8134
allan.smith@rwc.com

rwc.com



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From: Ross, Bethany <bröss@rockwall.com>
Sent: Wednesday, June 8, 2022 2:15 PM
To: Allan Smith <allan.smith@rwc.com>

Cc: Dustin Mitchell <Dustin@stormshelter.com>; Jerry Carter <Jerry.Carter@rwc.com>; Rodney Maronay <rodney.maronay@rwc.com>; bmittchell <bmittchell@stormshelter.com>; Matthew Mulliken <matthewmulliken@msn.com>

Subject: RE: [External] RE: SP2022-023 - Shelter Location Revised

CAUTION: This email originated from outside the organization. Please be aware of active phishing campaigns, and use extra vigilance when responding or clicking.

Perfect. Thank you! Have a great week.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
brross@rockwall.com
<http://www.rockwall.com/planning/>

From: Allan Smith [<mailto:allan.smith@rwc.com>]

Sent: Tuesday, June 7, 2022 4:07 PM

To: Ross, Bethany <brross@rockwall.com>

Cc: Dustin Mitchell <Dustin@stormshelter.com>; Jerry Carter <Jerry.Carter@rwc.com>; Rodney Maronay <rodney.maronay@rwc.com>; bmittchell <bmittchell@stormshelter.com>; Matthew Mulliken <matthewmulliken@msn.com>

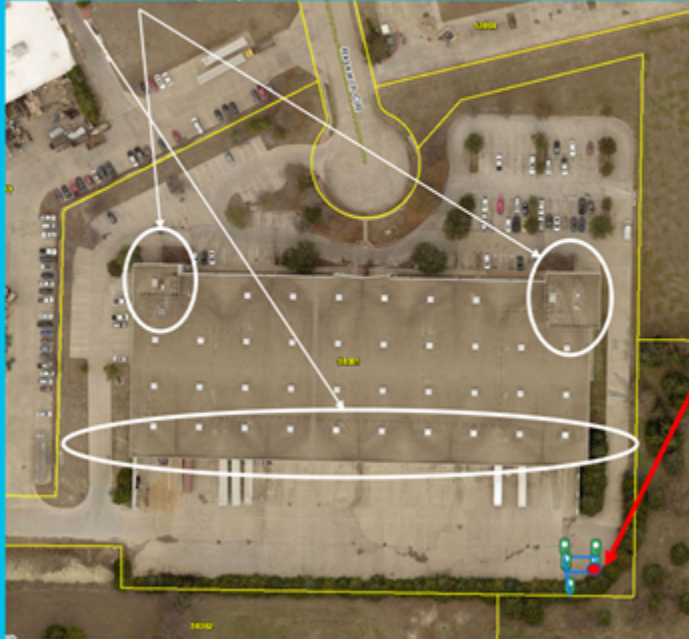
Subject: RE: [External] RE: SP2022-023 - Shelter Location Revised

Bethany,
I moved the shelter location away from the easements to the southeast corner. I used the Rockwall CAD Tool to place the shelter just off the tree line. Will this be acceptable?

Tornado Shelter Placement (SP2022-023)

(Rockwall CAD Map Search Measuring Tool)

Concentrations of people

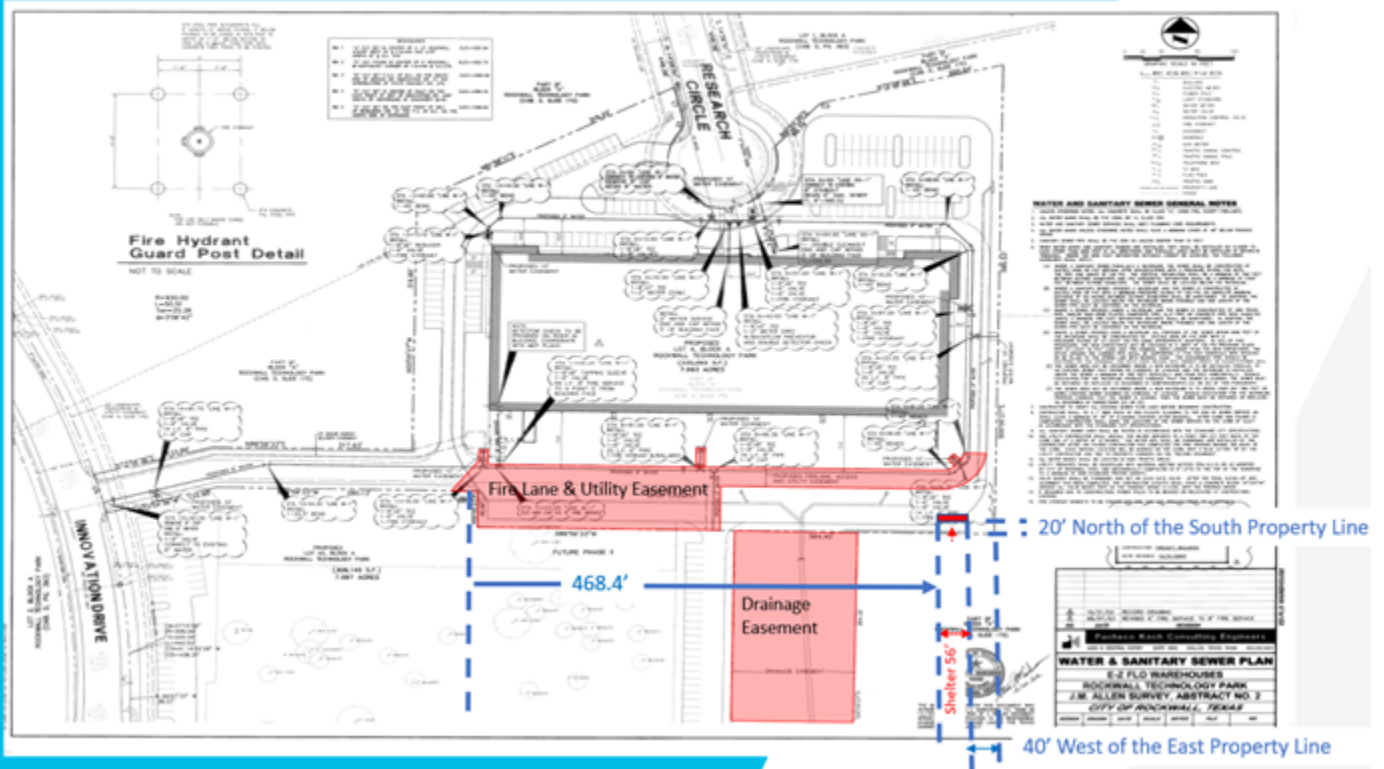


- Shelter size (56' L x 10' W)
- Capacity (112 People)
- Site Headcount (90 People)
- Have property owner approval
- Warehouse is concrete tilt-wall; shelters must be away from walls

Shelter Placement (Cornered on Red Dot)

- 40' West of East Property Line
- 20' North of South Property Line

Tornado Shelter Placement (SP2022-023)



Thanks,

Allan Smith
Project Manager



Reliance Worldwide Corporation
2400 7th Ave. SW
Cullman AL 35055, USA

Cell: +1 256 339 1404
Office: +1 256 775 8134
allan.smith@rwc.com

rwc.com



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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, June 7, 2022 2:29 PM
To: Dustin Mitchell <Dustin@stormshelter.com>
Cc: Allan Smith <allan.smith@rwc.com>
Subject: RE: [External] RE: SP2022-023 - Shelter Location on Site Plat

CAUTION: This email originated from outside the organization. Please be aware of active phishing campaigns, and use extra vigilance when responding or clicking.

Hey Dustin,

I received another comment from our Engineering department based on your updated site plan. Looks like the proposed location is still in the easement. I have attached a pdf showing in red where the tornado shelter cannot go. I would suggest putting it as far east as possible in the section not highlighted in red. Please use the attached pdf for the new placement.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Dustin Mitchell [<mailto:Dustin@stormshelter.com>]
Sent: Tuesday, June 7, 2022 11:01 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: [External] RE: SP2022-023 - Shelter Location on Site Plat

Great. Thank you.

Dustin Mitchell
VP of Business Development
Safe-T-Shelter

www.stormshelter.com

Office: (256) 462-3648
1301 Industrial Dr. SE
Hartselle, AL 35640

From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, June 7, 2022 10:49:03 AM
To: Dustin Mitchell <Dustin@stormshelter.com>
Subject: RE: [External] RE: SP2022-023 - Shelter Location on Site Plat

Hi Dustin,

The Building Permit Application is attached with all the information on pricing on page 2. This project would fall under Commercial Building Permits (Table 1A). It is based on the cost of the project.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Dustin Mitchell [<mailto:Dustin@stormshelter.com>]
Sent: Tuesday, June 7, 2022 10:40 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: [External] RE: SP2022-023 - Shelter Location on Site Plat

Bethany,
Can you give me an idea of what the permits are going to cost for this project?

Thank you,

Dustin Mitchell
VP of Business Development
O: (256) 462-3648
1301 Industrial Dr. SE | Hartselle, AL 35640
www.stormshelter.com



From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, June 7, 2022 8:14 AM
To: Dustin Mitchell <Dustin@stormshelter.com>
Subject: RE: [External] RE: SP2022-023 - Shelter Location on Site Plat

Yes, you do.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Dustin Mitchell [<mailto:Dustin@stormshelter.com>]
Sent: Tuesday, June 7, 2022 8:13 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: [External] RE: SP2022-023 - Shelter Location on Site Plat

Bethany,
I just want to confirm that we do still need to have a representative in attendance at the June 14th meeting.

Thank you,

Dustin Mitchell
VP of Business Development
Safe-T-Shelter

www.stormshelter.com
Office: (256) 462-3648
1301 Industrial Dr. SE
Hartselle, AL 35640

From: Ross, Bethany <bross@rockwall.com>
Sent: Monday, June 6, 2022 4:06:10 PM
To: Allan Smith <allan.smith@rwc.com>
Cc: Dustin Mitchell <Dustin@stormshelter.com>; bmittchell <bmittchell@stormshelter.com>; Matthew Mulliken <matthewmulliken@msn.com>; Rodney Maronay <rodney.maronay@rwc.com>; Jerry Carter <Jerry.Carter@rwc.com>; Alexander Gonzalez <alexander.gonzalez@rwc.com>
Subject: RE: [External] RE: SP2022-023 - Shelter Location on Site Plat

Perfect. Thanks so much!

Bethany Ross
Planner

From: Allan Smith [<mailto:allan.smith@rwc.com>]

Sent: Monday, June 6, 2022 4:04 PM

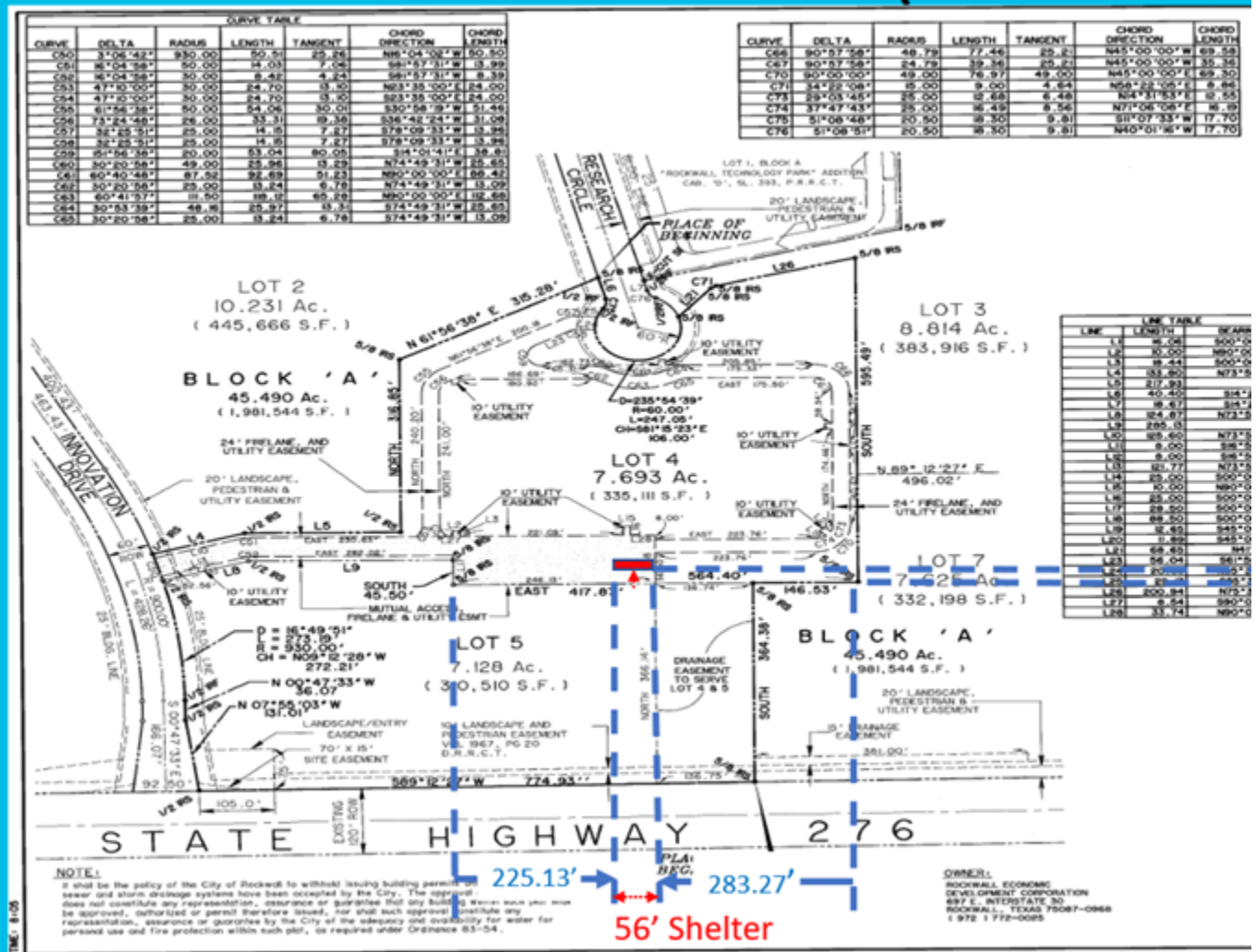
To: Ross, Bethany <bross@rockwall.com>

Cc: 'dustin@stormshelter.com' <dustin@stormshelter.com>; bmtchell <bmtchell@stormshelter.com>; Matthew Mulliken <matthewmulliken@msn.com>; Rodney Maronay <rodney.maronay@rwc.com>; Jerry Carter <Jerry.Carter@rwc.com>; Alexander Gonzalez <alexander.gonzalez@rwc.com>

Subject: RE: [External] RE: SP2022-023 - Shelter Location on Site Plat

Bethany,
No problem. Here are the revisions.

Tornado Shelter Placement (SP2022-023)



Thanks,

Allan Smith
Project Manager



Reliance Worldwide Corporation
2400 7th Ave. SW
Cullman AL 35055, USA

Cell: +1 256 339 1404
Office: +1 256 775 8134
allan.smith@rwc.com

rwc.com



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From: Ross, Bethany <bross@rockwall.com>

Sent: Monday, June 6, 2022 3:57 PM

To: Allan Smith <allan.smith@rwc.com>

Cc: 'dustin@stormshelter.com' <dustin@stormshelter.com>; bmittchell <bmittchell@stormshelter.com>; Matthew Mulliken <matthewmulliken@msn.com>; Rodney Maronay <rodney.maronay@rwc.com>; Jerry Carter <Jerry.Carter@rwc.com>

Subject: RE: [External] RE: SP2022-023 - Shelter Location on Site Plat

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Good afternoon Allan,

I hate to be this picky but can you scoot it over just 0.27 feet to the west? According to your calculations and the calculations of the plat, the east end of the shelter is still in the easement. The survey shows that the easement is 283.27 feet from the property line, therefore your drawing would put it in the easement 0.27 feet.

You don't need to change the lines, just the numbers 283' to 283.27' and 225' to 225.13'.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Allan Smith [<mailto:allan.smith@rwc.com>]

Sent: Monday, June 6, 2022 3:18 PM

To: Ross, Bethany <bross@rockwall.com>

Cc: 'dustin@stormshelter.com' <dustin@stormshelter.com>; bmittchell <bmittchell@stormshelter.com>; Matthew Mulliken <matthewmulliken@msn.com>; Rodney Maronay <rodney.maronay@rwc.com>; Jerry Carter <Jerry.Carter@rwc.com>

Subject: RE: [External] RE: SP2022-023 - Shelter Location on Site Plat

Bethany,

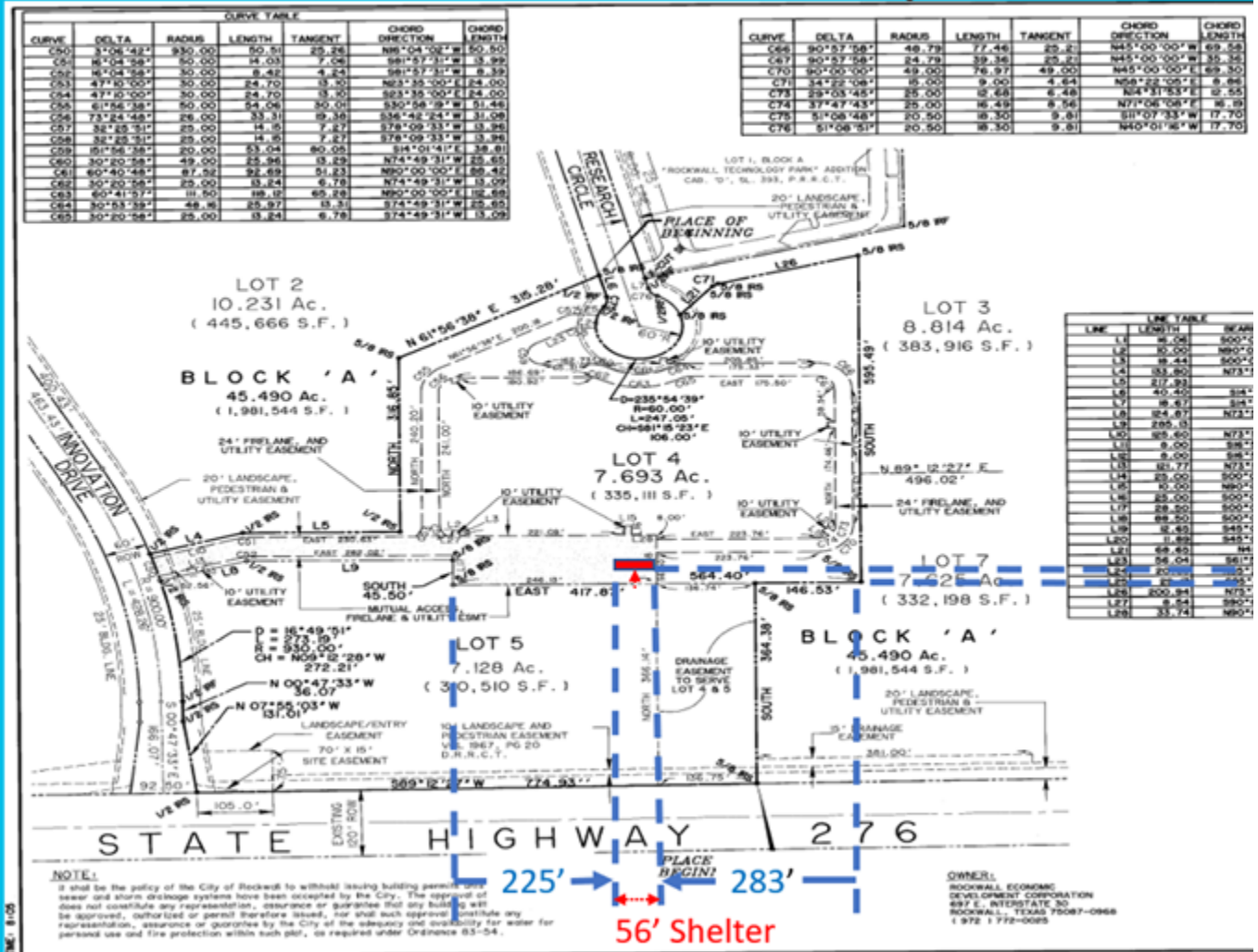
Met with the site contractor and shelter manufacturer this afternoon to best place the shelter on the southside of the property away from the easements. Below and attached is our revised Site Plan using the Plat you sent.

Additional Requested Information

- FEMA Certified Shelter is 56' L x 10' W x 8' H
- Site Headcount is 90 People
- Capacity 112 People (Covers the entire staff and visitors)

Revised Plat

Tornado Shelter Placement (SP2022-02)



Thanks,

Allan Smith
Project Manager



Reliance Worldwide Corporation
2400 7th Ave. SW
Cullman AL 35055, USA

Cell: +1 256 339 1404
Office: +1 256 775 8134
allan.smith@rwc.com

rwc.com



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From: Ross, Bethany <brross@rockwall.com>
Sent: Monday, June 6, 2022 12:02 PM
To: 'dustin@stormshelter.com' <dustin@stormshelter.com>
Cc: Allan Smith <allan.smith@rwc.com>
Subject: [External] RE: SP2022-023 -- Project Comments

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Hey Dustin,

As mentioned, attached is the original Site plan that you all submitted and the Plat I sent with your project comments for reference.

Thank you,

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
brross@rockwall.com
<http://www.rockwall.com/planning/>

From: Ross, Bethany
Sent: Wednesday, June 1, 2022 9:10 AM
To: 'dustin@stormshelter.com' <dustin@stormshelter.com>
Cc: 'allan.smith@rwc.com' <allan.smith@rwc.com>
Subject: RE: SP2022-023 -- Project Comments

Hi Dustin,

The Architectural Review Board approved the Tornado shelter at last night's meeting with the condition that the applicant paint the shelter to match the accent color on the existing EZ Flo building.

During the Planning and Zoning Work Session, the commissioners had a couple questions which I have listed below.

1. How many people will fit in the proposed tornado shelter?
2. Is the tornado shelter sufficient for the entire EZ Flo entire staff or a portion of the staff? If a portion, how many?

Please have a representative on June 14, 2022 at 6 P.M. in case any other questions come up from the Planning and Zoning Commission.

Thank you,
Bethany Ross

Planner
City of Rockwall
972 772 6488

From: Ross, Bethany
Sent: Friday, May 27, 2022 10:51 AM
To: dustin@stormshelter.com
Cc: allan.smith@rwc.com
Subject: SP2022-023 -- Project Comments

Good Morning Dustin,

Attached are the project comments and engineering markups for SP2022-023. Please address these comments and have revisions returned to staff by June 7, 2022. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: May 31, 2022
Planning and Zoning Commission Meeting: June 14, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
brass@rockwall.com
<http://www.rockwall.com/planning/>

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