



## CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

### **PLATTING APPLICATION**

MASTER PLAT  
PRELIMINARY PLAT  
FINAL PLAT  
REPLAT  
AMENDING OR MINOR PLAT  
PLAT REINSTATEMENT REQUEST

### **SITE PLAN APPLICATION**

SITE PLAN  
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

### **ZONING APPLICATION**

ZONING CHANGE  
SPECIFIC USE PERMIT  
PD DEVELOPMENT PLAN

### **OTHER APPLICATION**

TREE REMOVAL  
VARIANCE REQUEST/SPECIAL EXCEPTIONS

## RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



# 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) <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)

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- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### 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.  
<sup>2</sup>: 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 922 Sios Rd.  
SUBDIVISION POTT SHRIGLEY ADDITION  
GENERAL LOCATION Sios & Goliad Rd.

LOT 1 BLOCK 1

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

CURRENT ZONING PD-43 CURRENT USE Light Assbly & FABRICATION  
PROPOSED ZONING PD-43 PROPOSED USE Light Assbly & FABRICATION  
ACREAGE 2.0 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]

<input checked="" type="checkbox"/> OWNER	<u>S&amp;A Systems, Inc.</u>	<input checked="" type="checkbox"/> APPLICANT	<u>A-1 SERVICES</u>
CONTACT PERSON	<u>DON RAKOW/DON SHRIGLEY</u>	CONTACT PERSON	<u>TERRY LEE</u>
ADDRESS	<u>922 Sios Rd.</u>	ADDRESS	<u>1623 S. PEACHTREE ROAD</u>
CITY, STATE & ZIP	<u>Rockwall, Tx. 75082</u>	CITY, STATE & ZIP	<u>Brown Springs, Tx. 75180</u>
PHONE	<u>972-722-1009</u>	PHONE	<u>817-771-3993</u>
E-MAIL	<u>DON.RAKOW@FLEETWATCH.COM</u>	E-MAIL	<u>terry@BLUETONDNC.COM</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.G. Shrigley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

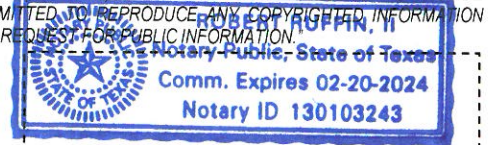
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF SEPTEMBER, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (THE 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 16 DAY OF SEPTEMBER, 20 22

OWNER'S SIGNATURE

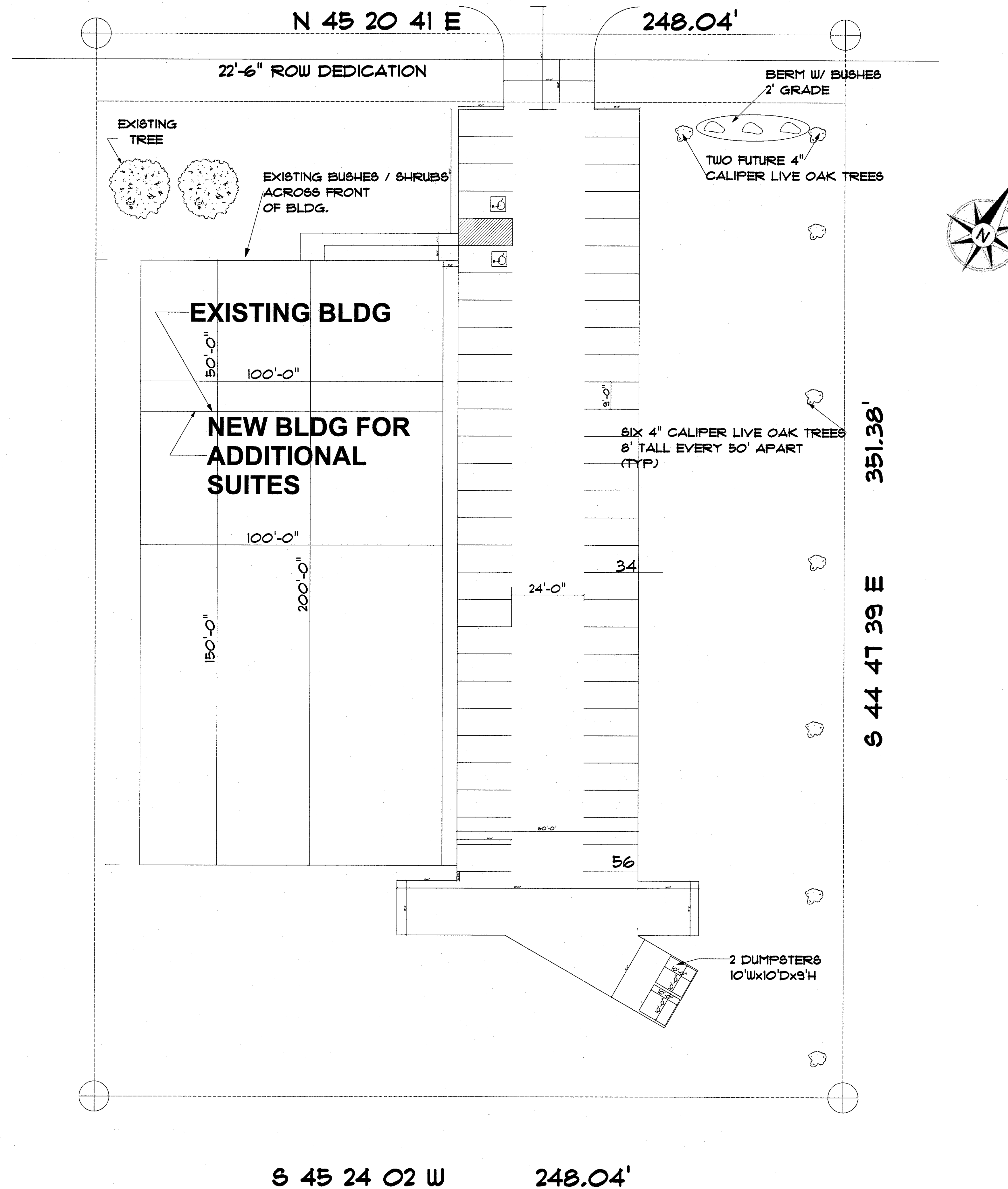
J.G. Shrigley

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

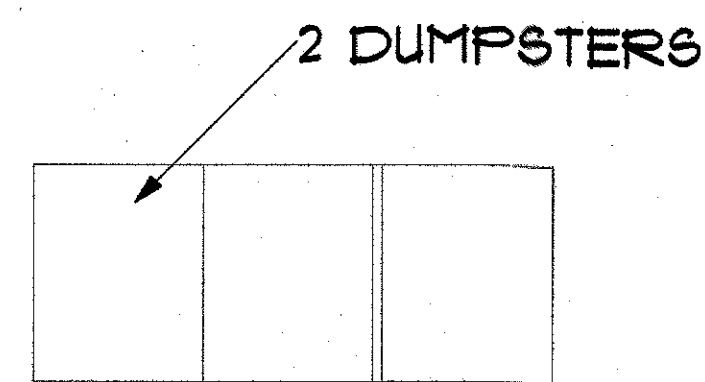


MY COMMISSION EXPIRES 02/20/2024

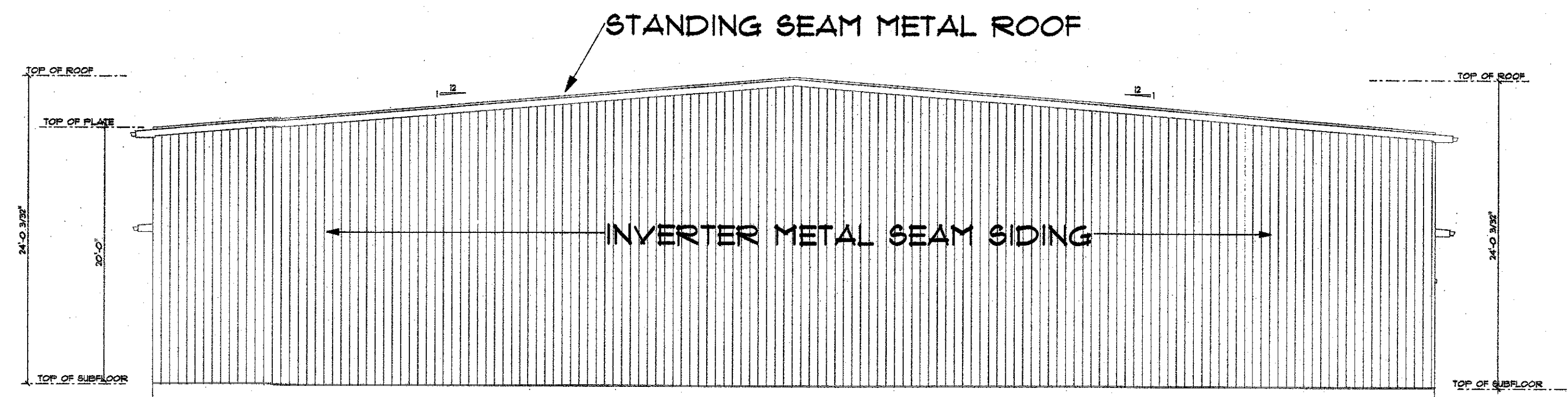
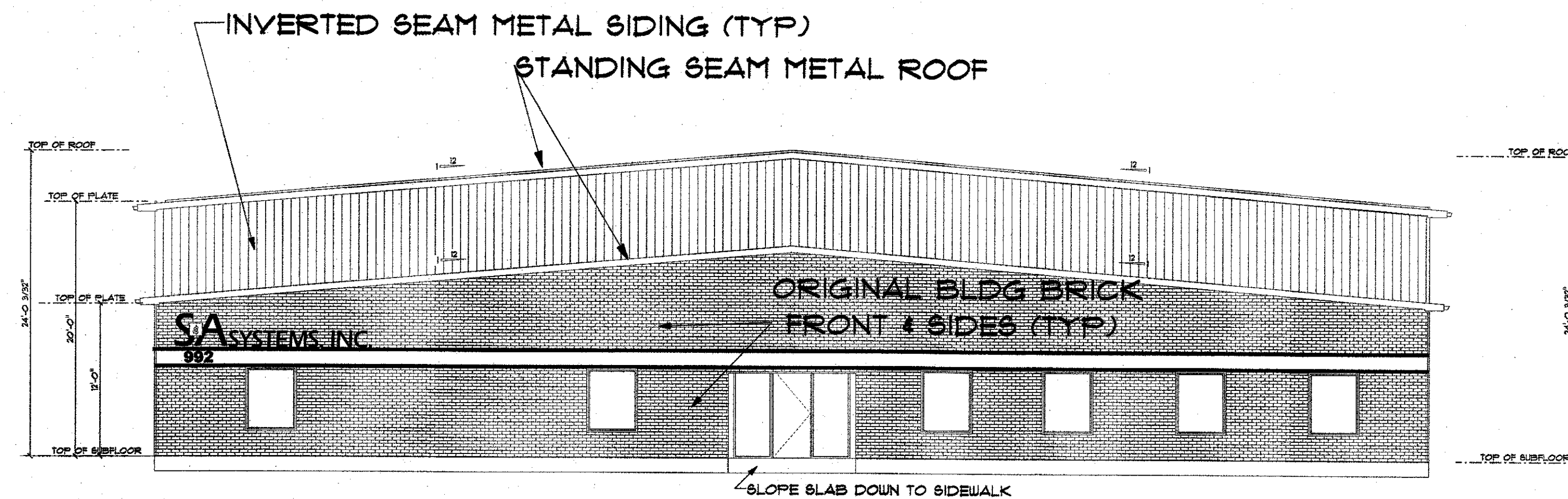




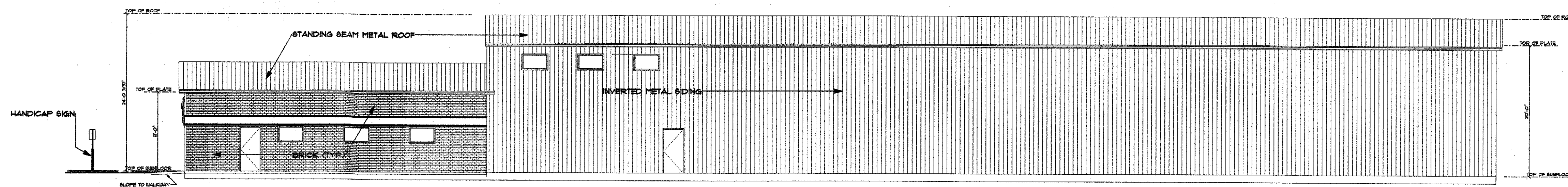
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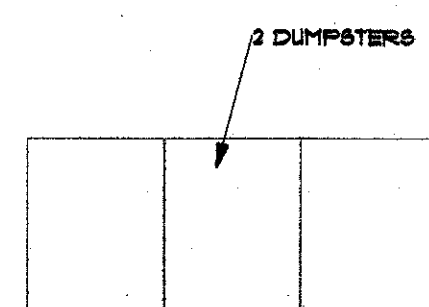
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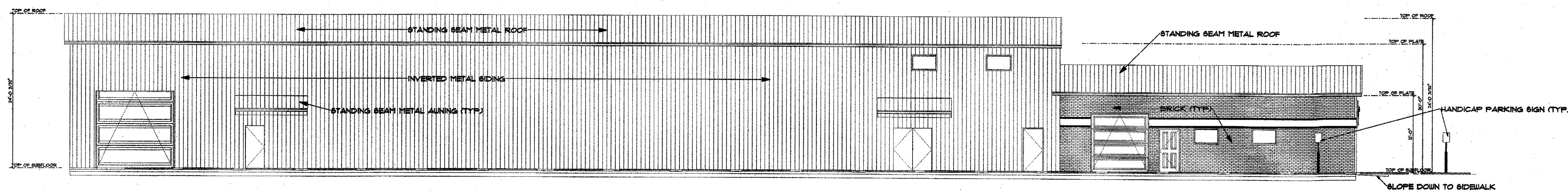
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1" = 10'-0"

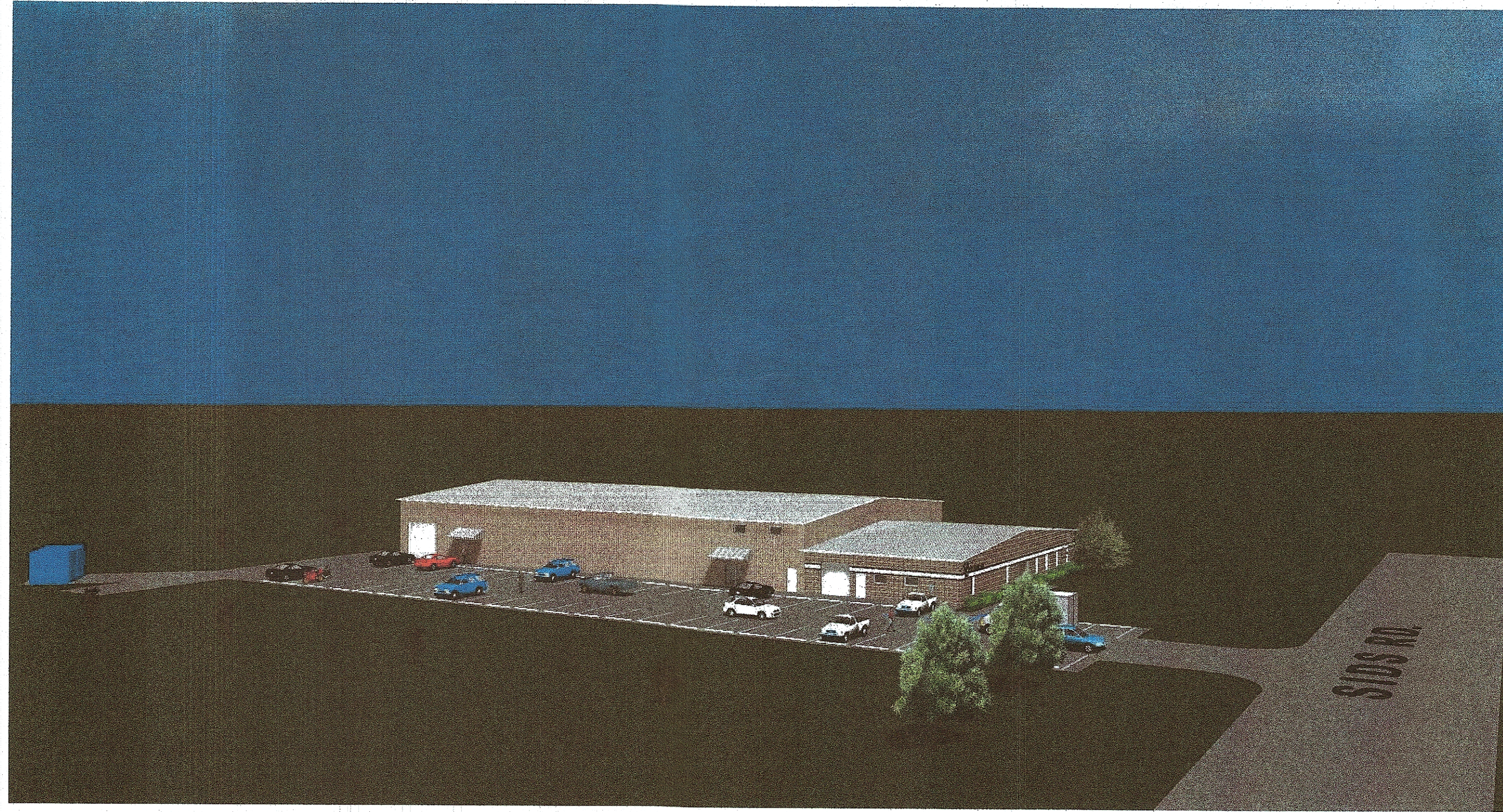


**LEFT ELEVATION**  
SCALE: 1" = 10'-0"

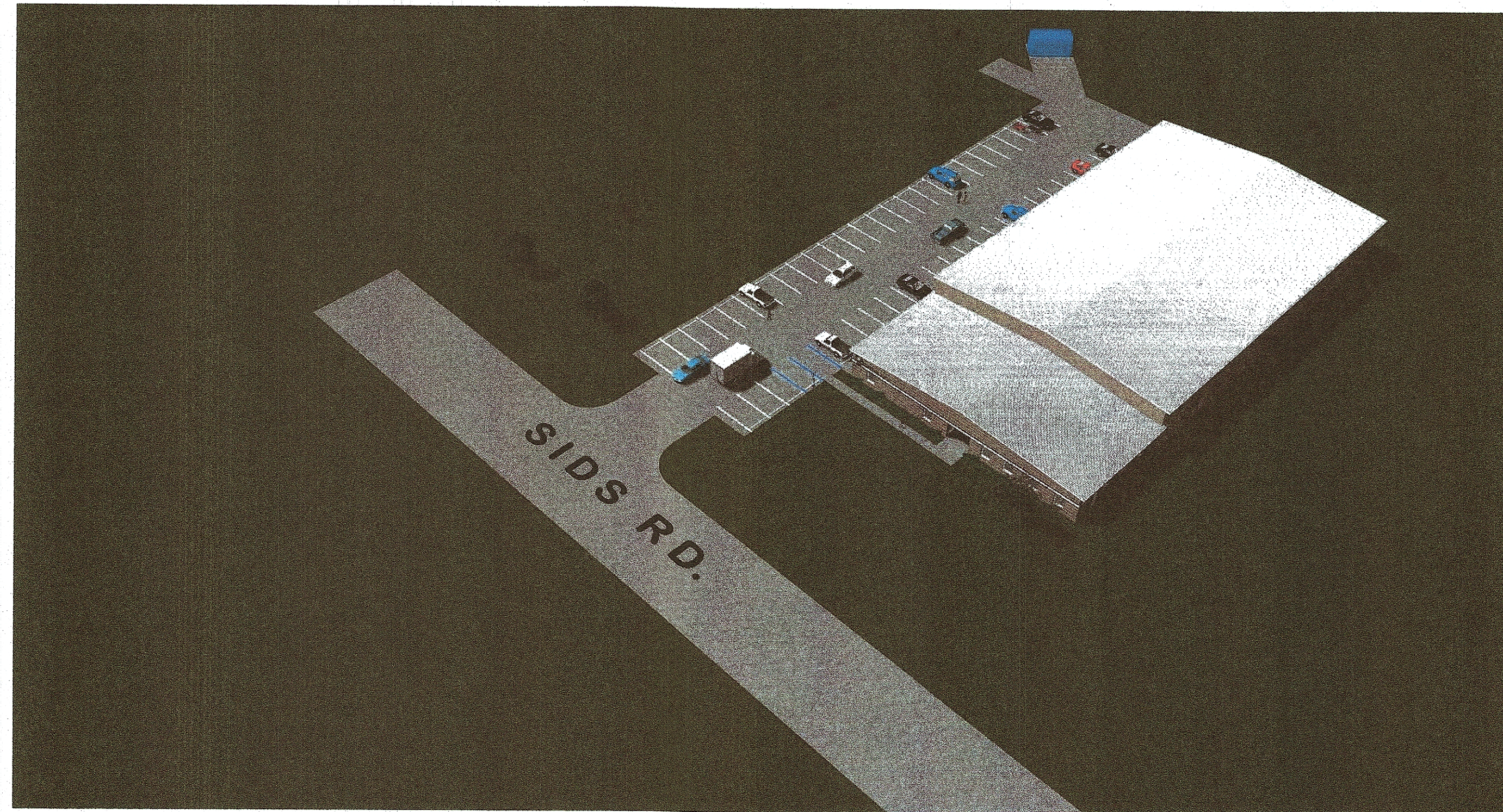




# INITIAL BUILD VIEWS



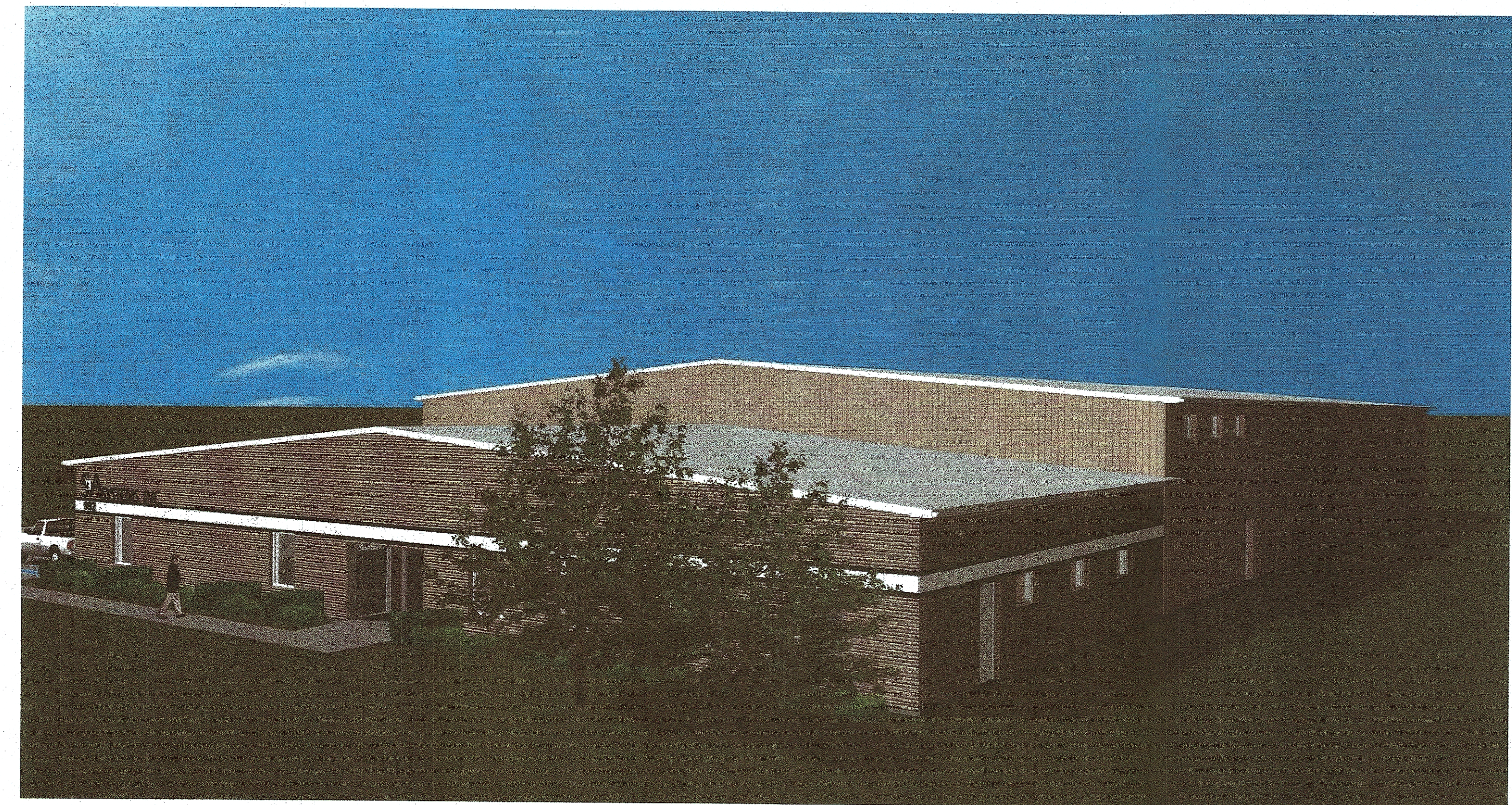
A



B



C



D

S&A SYSTEMS, INC.  
992 Side Rd.  
Rockwall  
Texas  
75082

D Designs  
CUSTOM HOME DESIGNS

PHONE: 903-521-9299  
FAX:  
MOBILE:

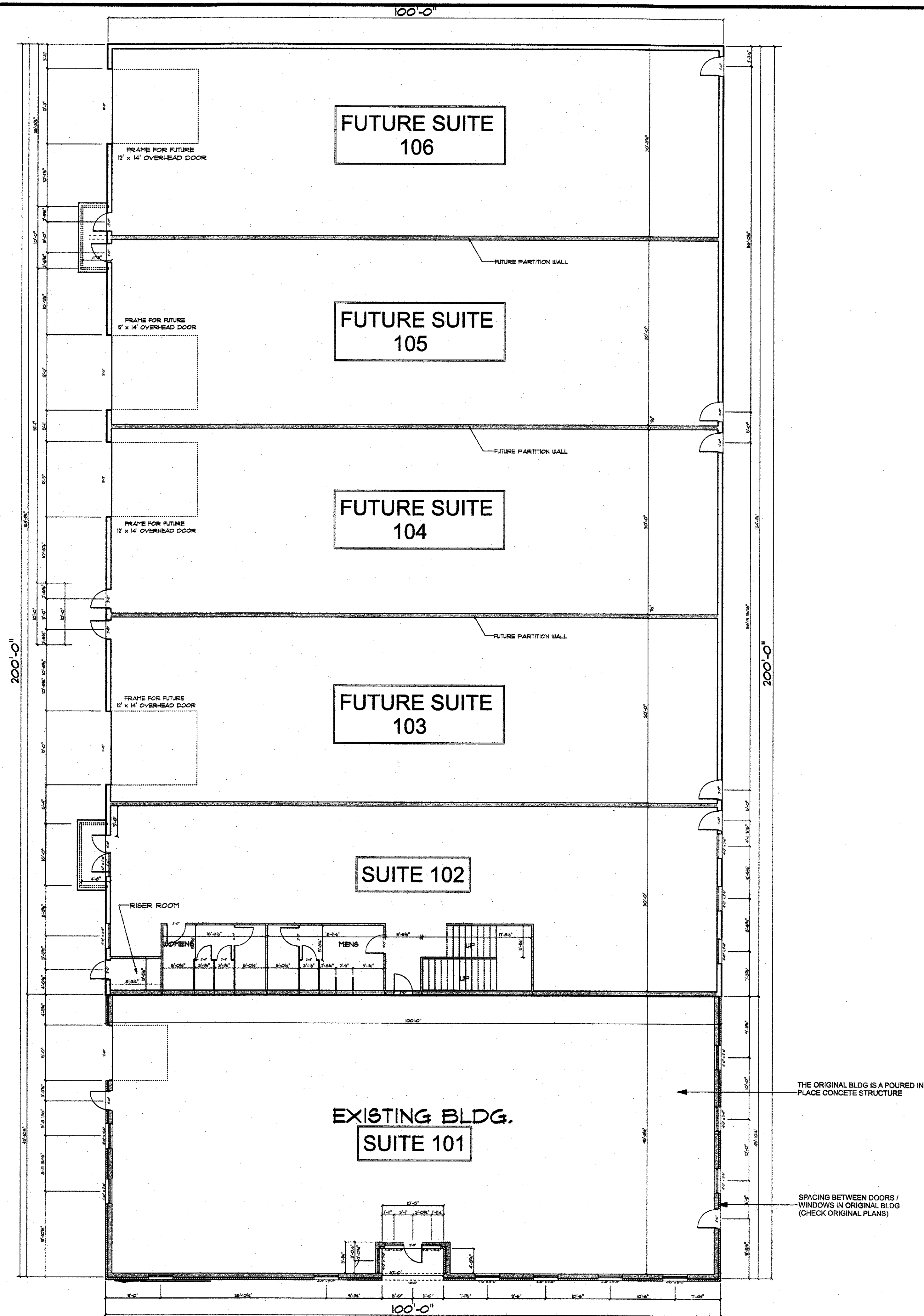
SCALE: As Noted  
DRAWN BY: Dan Daugherty  
DATE: Wednesday, July 27, 2022

SECTION  
LETTER  
A  
PAGE  
NUMBERS  
11

APPROVED: Dan Daugherty  
CHECKED BY:

PAGE: 5/5  
PERSPECTIVE





MAIN FLOOR  
SCALE: 0.1018" = 1'-0"

THE ORIGINAL BLDG IS A POURED IN  
PLACE CONCRETE STRUCTURE

SPACING BETWEEN DOORS /  
WINDOWS IN ORIGINAL BLDG  
(CHECK ORIGINAL PLANS)

S&A SYSTEMS, INC.  
982 Side Rd.  
Rockwall  
Texas  
75082  
PHONE: 972-722-1009  
FAX:  
MOBILE:

D Designs  
CUSTOM HOME DESIGNS

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FAX:  
MOBILE:

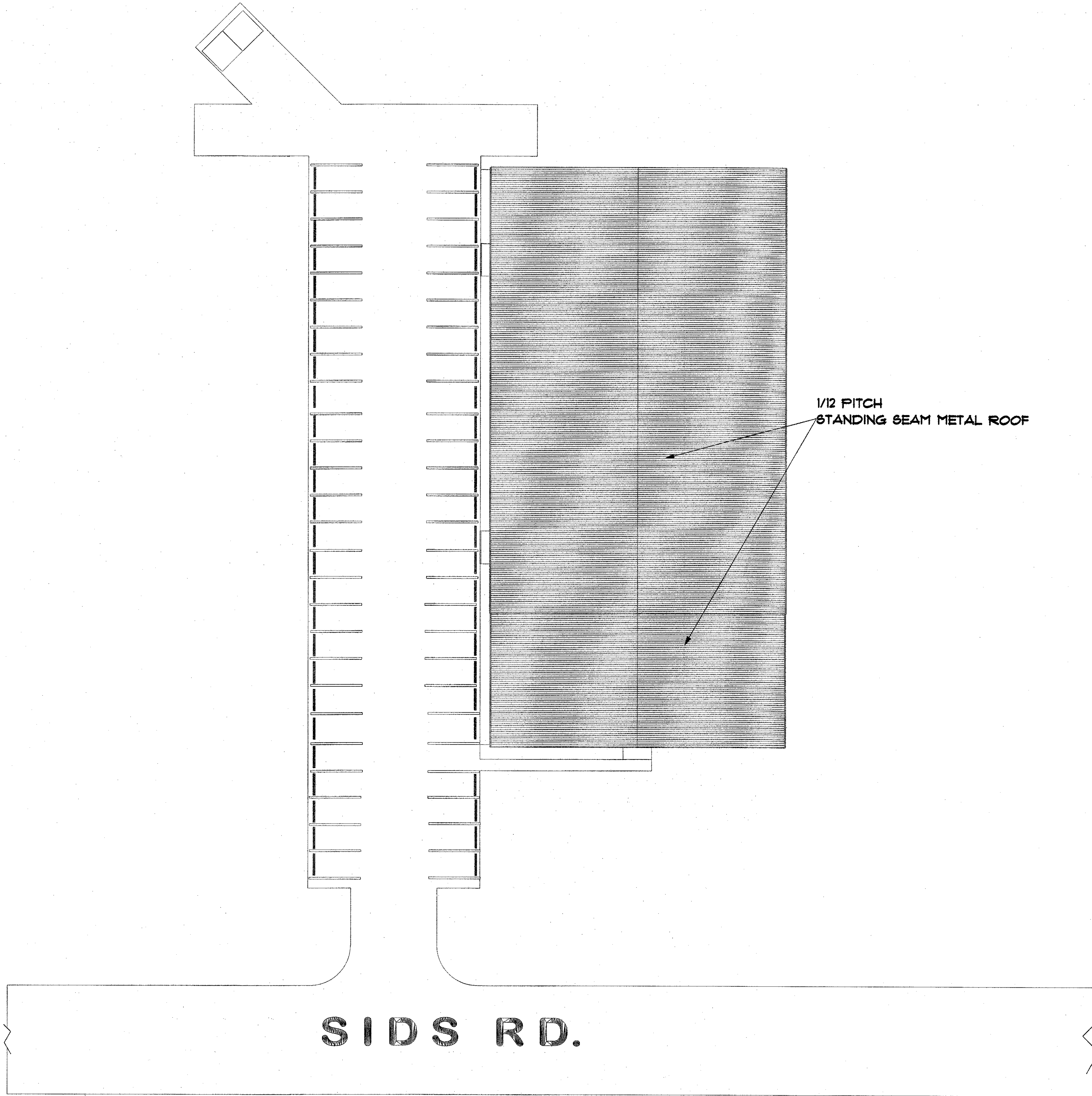
SCALE: 0.1018" = 1'-0"  
DRAWN BY: Dan Daugherty  
DATE: Wednesday, July 27, 2022

SECTION  
LETTER  
A  
PAGE  
NUMBERS  
1/5

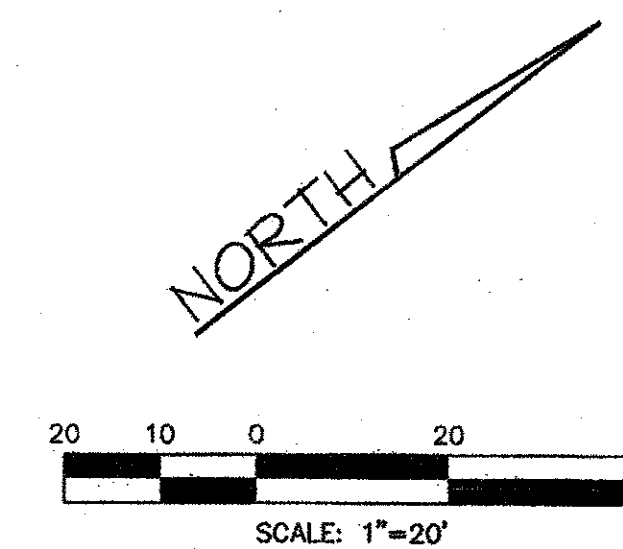
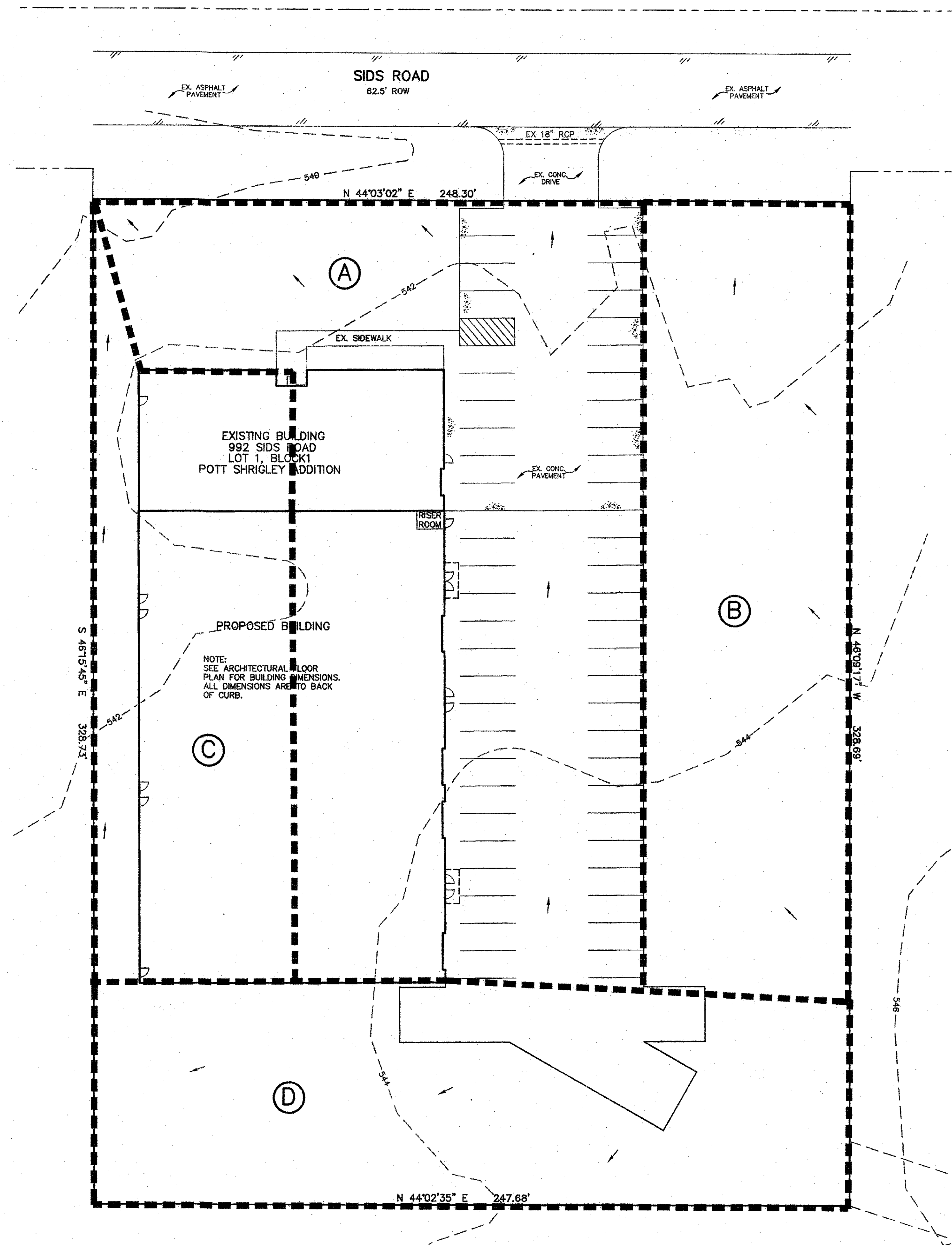
APPROVED:  
CHECKED BY:

PAGE:  
1/5  
FLOOR PLAN





TOP ELEVATION  
SCALE: 1" = 20'-0"



AREA NO.	ACRES	TC (min)	"C"	"100" (IN./HR.)	"Q100" (cfs)	DISCHARGE TO
A	0.77	10	0.9	9.8	6.8	SIDS ROAD
B*	0.40	10	0.9	9.8	3.5	SIDS ROAD
C	0.31	10	0.9	9.8	2.7	SIDS ROAD
D*	0.39	10	0.9	9.8	3.4	ADJACENT PROPERTY

\* - INDICATES AREAS TO REMAIN GRASS AND UNDEVELOPED

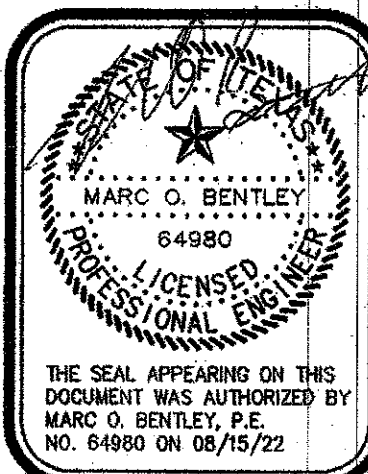
LEGEND

 DRAINAGE AREA BOUNDARY  
 DRAINAGE AREA DESIGNATION

**(A) DRAINAGE AREA DESIGNATION**

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

**Marc Bentley, PE**  
CIVIL ENGINEER  
1855 EMERALD BAY  
ROCKWALL, TEXAS 75087  
PH: 214-957-1406



**DRAINAGE AREA MAP**

**S & A SYSTEMS, INC**

**CITY OF ROCKWALL, TEXAS**

**S & A SYSTEMS, INC**  
**CITY OF ROCKWALL, TEXAS**

**S & A SYSTEMS, INC.**  
**CITY OF ROCKWALL, TEXAS**

No.	Date	Revision
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Scale:	1"=20'
File Name:	BASESITE
Date:	AUG 2022
Project No.:	2022105

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Date:	AUG 2022
Project No.:	2022105

Date: AUG 2022

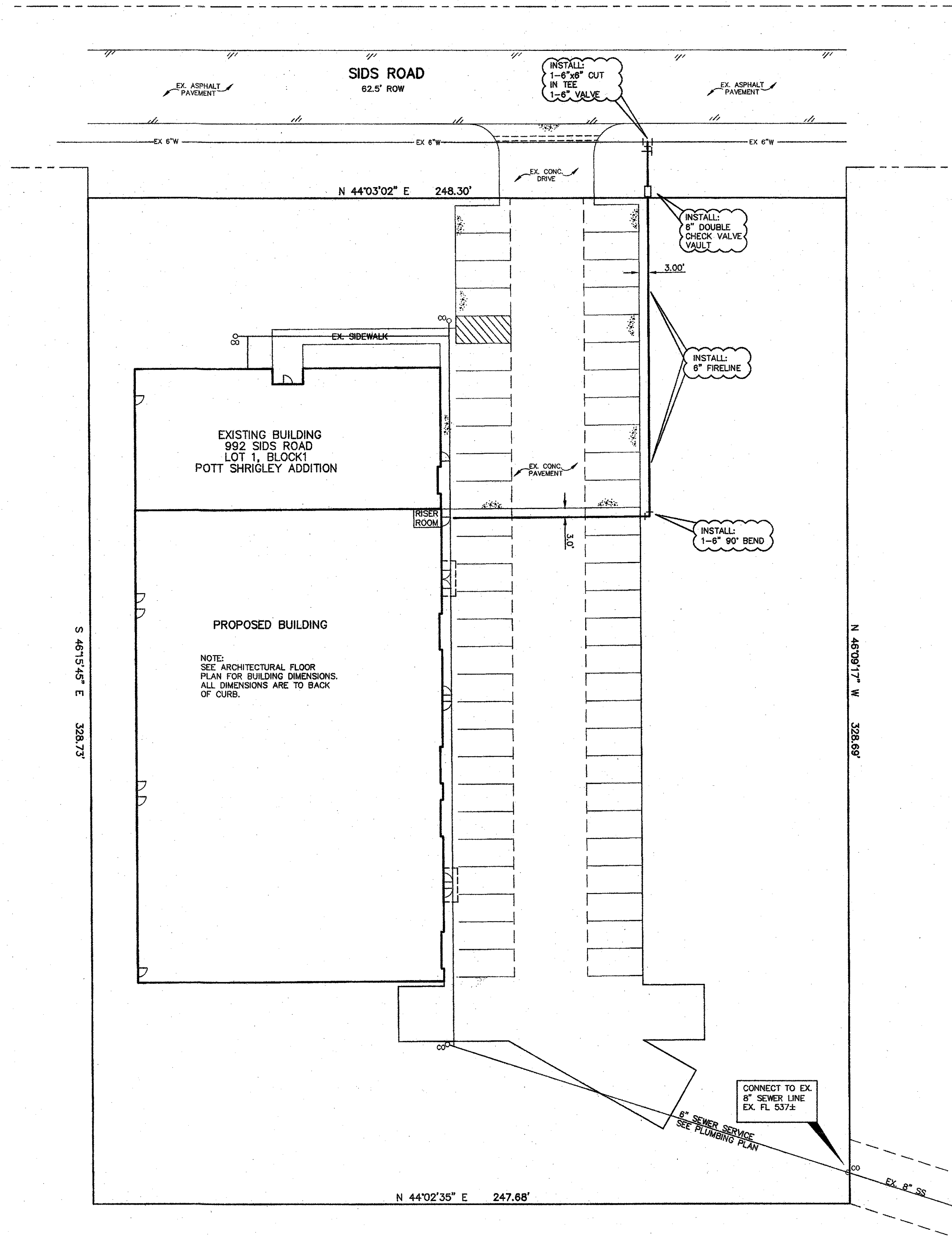
Project No.: 2022105

Project No.: 2022105

Sheet **C3**



Z:\Projects\2022\202205 Rockwall\basessite.dwg Sun Aug 14 10:59:07 2022



#### GENERAL NOTES

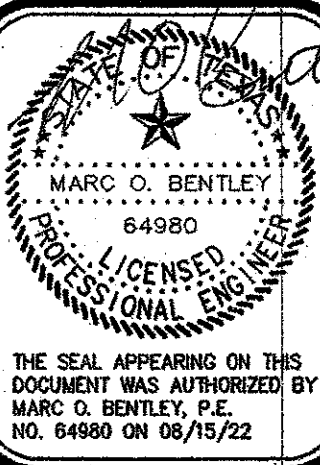
1. All work shall be in accordance with these plans, City of Rockwall Standards and NCTCOG 3rd Edition.
2. Two year maintenance bonds on water and sewer to be furnished by the contractor.
3. Engineering department is to be notified 48 hours prior to any construction.
4. All water lines to have 42 inch minimum cover or as required to clear other utilities.
5. Water mains shall be Class 200 PVC, DR-14, sizes 4" to 15".
6. Fire hydrants shall be Mueller No. 24015 or equal.
7. Manhole rings and covers shall be 400# or bolt on.
8. Contractor shall use PVC SDR 26 Sewer pipe. PVC pipe shall have a maximum deflection of 5% (as per City of Rockwall Specifications.)
9. Valves shall be resilient seat gate valves.
10. Trench excavation for trenches 5 feet or more in depth shall be in accordance with all provisions of Part 1926, Subpart P -- Excavations, Trenching and shoring of the Occupational Safety and Health's Standards and Interpretations. It shall be the responsibility of the Contractor to conform to the above stated provisions and to supply Trench Safety Plans if required by the City.
11. The locations of all utilities indicated on the plans are taken from available public records. The exact location and depth of all utilities indicated must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
12. It shall be the responsibility of the Contractor to protect all existing utilities in the construction of this project. Any utilities damaged during the construction of this project shall be repaired at the Contractor's expense.
13. All Reinforced Concrete Pipe shall be Class III.
14. Megalugs at all change in direction.
15. Blue EMS locator pads to be installed on the waterline at every bend, service, and valve.
16. Fire hydrants shall have 5' clearance around, and min 3' from back of curb.
17. Water and Sanitary Sewer service lines indicated on this plan are schematic in nature. Contractor / Plumber shall verify location of utilities exiting building prior to installation of service line from meter or main line.
18. Green EMS locator pad shall be installed on sewer line where the service connects to main and at double cleanout.



CALL BEFORE YOU DIG

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Marc Bentley, PE  
CIVIL ENGINEER  
1855 EMERALD BAY  
ROCKWALL, TEXAS 75087  
PH: 214-957-1406



WATER/SEWER PLAN  
S & A SYSTEMS, INC  
CITY OF ROCKWALL, TEXAS

No.	Date	Revision

Scale: 1"=20'  
File Name: BASESITE  
Date: AUG 2022  
Project No.: 2022105

Sheet  
C1





## 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:

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

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- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>  
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### PROPERTY INFORMATION [PLEASE PRINT]

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 SUBDIVISION POTT SHRIGLEY ADDITION  
 GENERAL LOCATION Sios & Goliad Rd.

LOT 1 BLOCK 1

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

CURRENT ZONING PD-43

CURRENT USE Light Assbly & FABRICATION

PROPOSED ZONING PD-43

PROPOSED USE Light Assbly & FABRICATION

ACREAGE 2.0

LOTS [CURRENT]

LOTS [PROPOSED]

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☒ OWNER S&A Systems, Inc.

☒ APPLICANT A-1 SERVICES

CONTACT PERSON DON RAKOW/DON SHRIGLEY

CONTACT PERSON TERRY LEE

ADDRESS 922 Sios Rd.

ADDRESS 1623 S. PEACHTREE ROAD

CITY, STATE & ZIP Rockwall, Tx. 75082

CITY, STATE & ZIP Baer Springs, Tx. 75180

PHONE 972-722-1009

PHONE 817-771-3993

E-MAIL DON.RAKOW@FLEETWATCH.COM

E-MAIL TERRY@BLUETONDNC.COM

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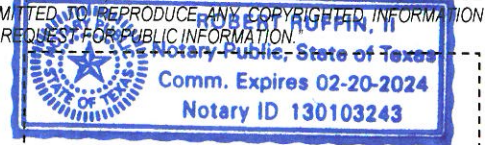
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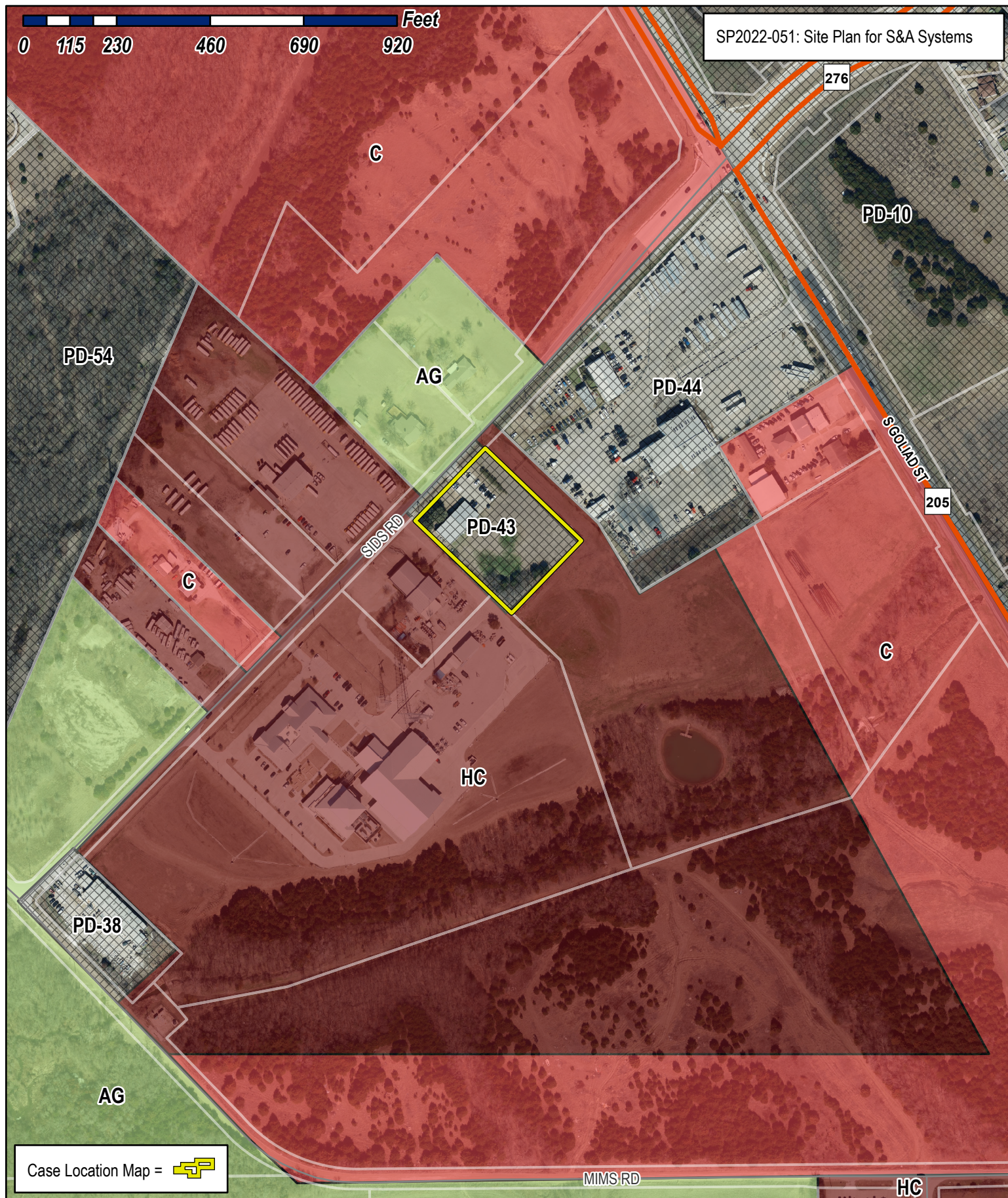
J.G. Shrigley

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 02/20/2024





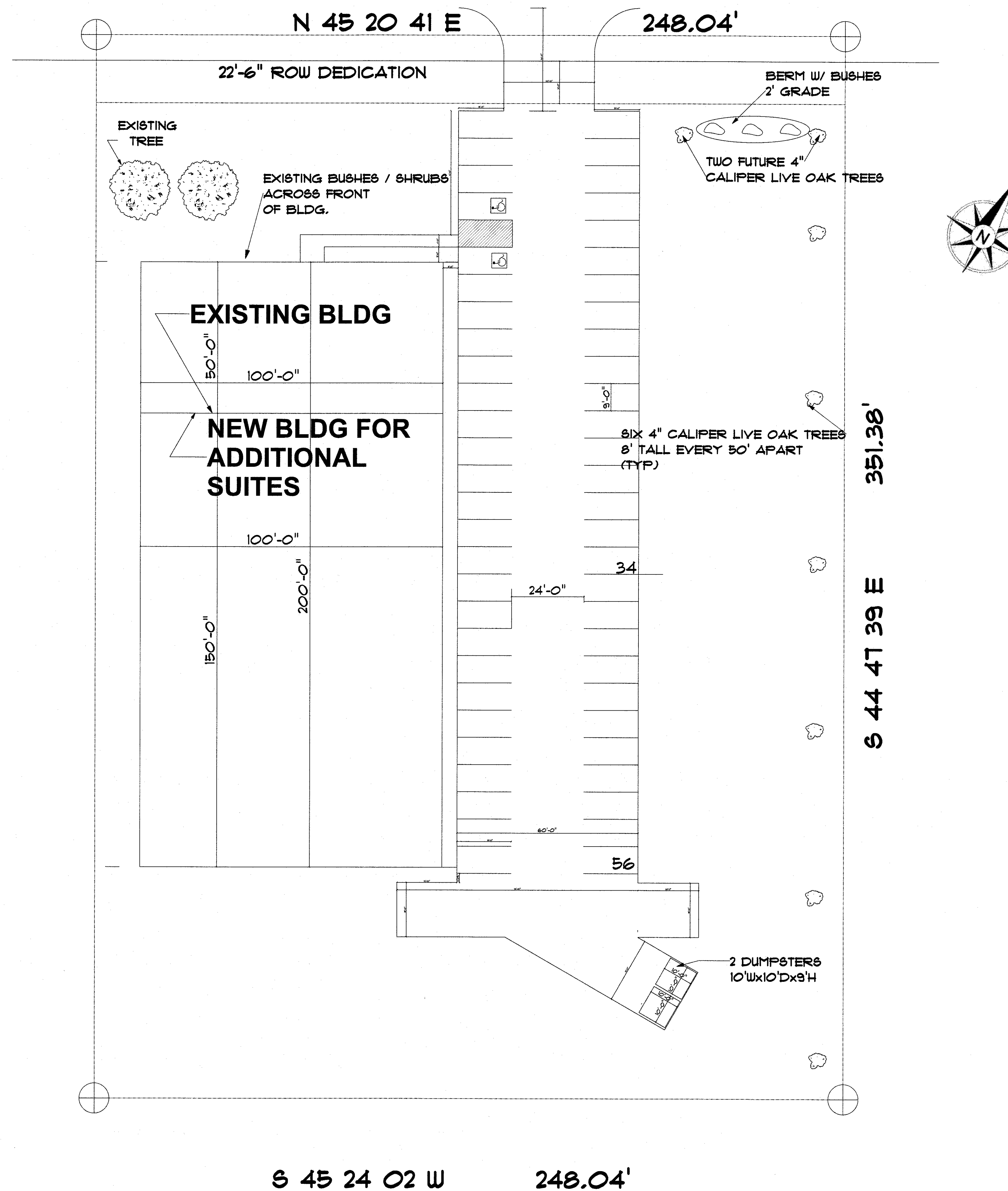
## City of Rockwall

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.

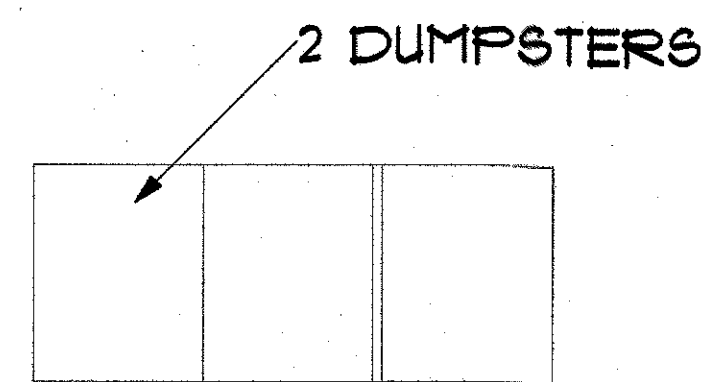




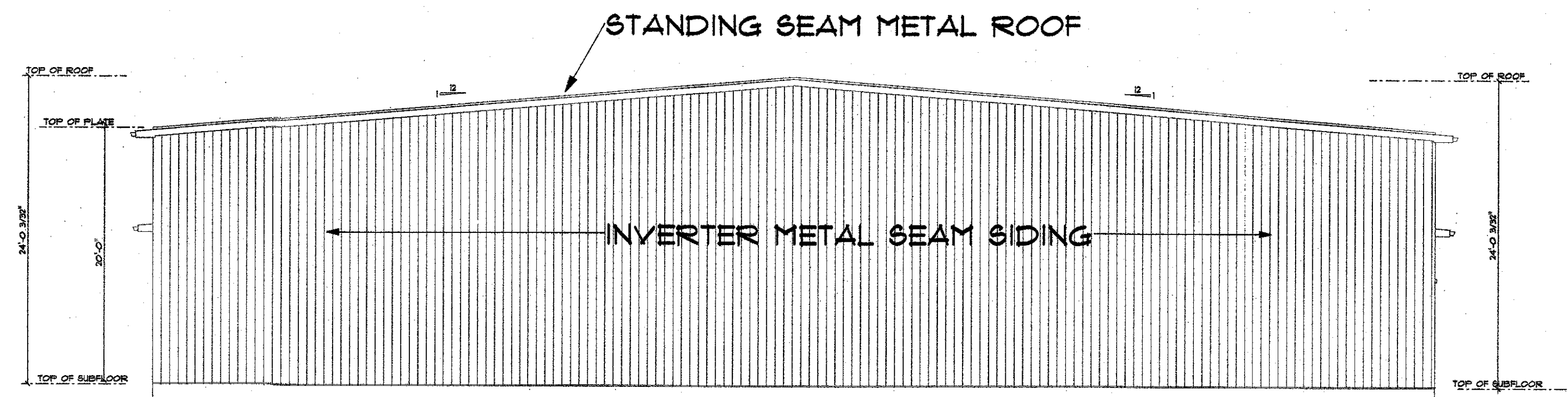
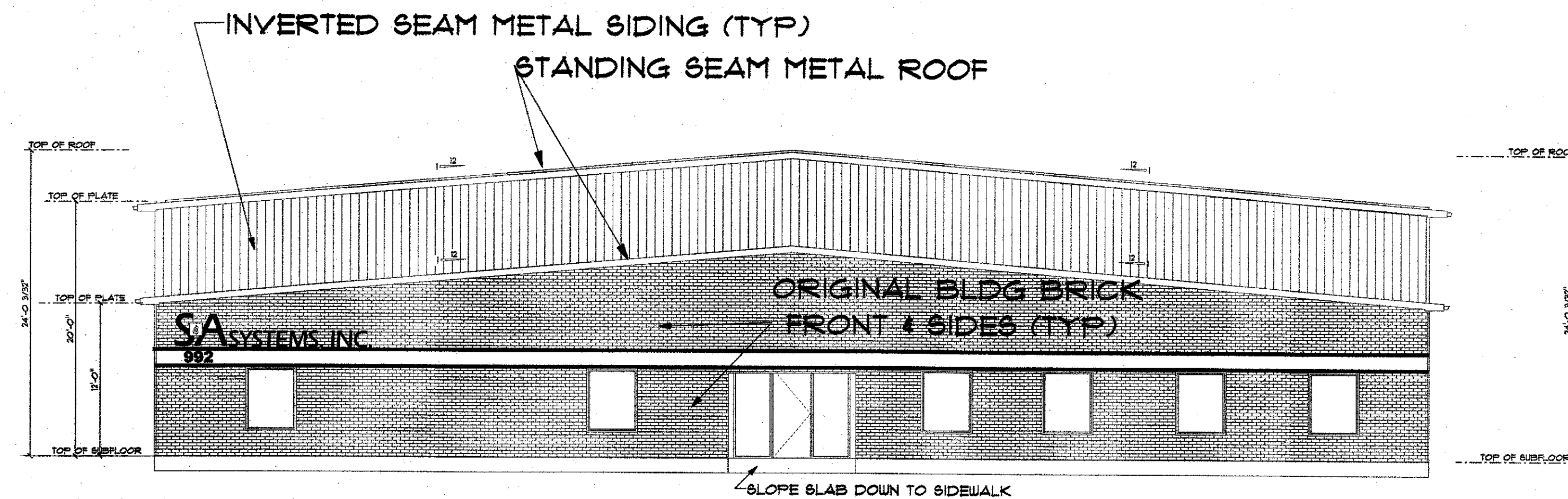


SITENEW  
SCALE: 0.0541" = 1'-0"

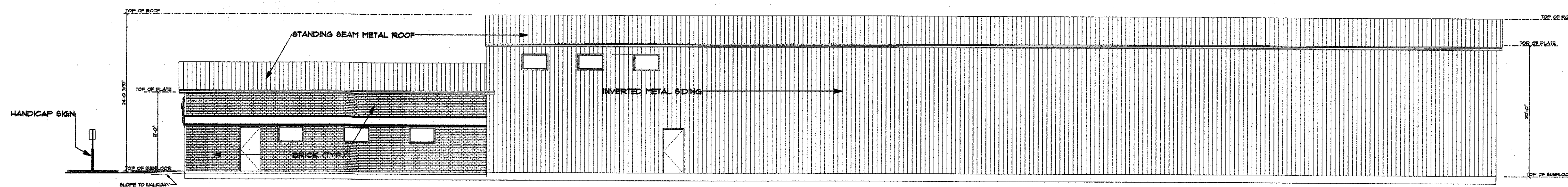




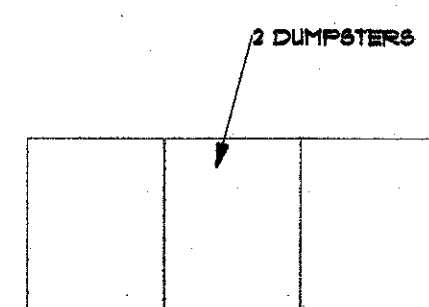
**FRONT ELEVATION**  
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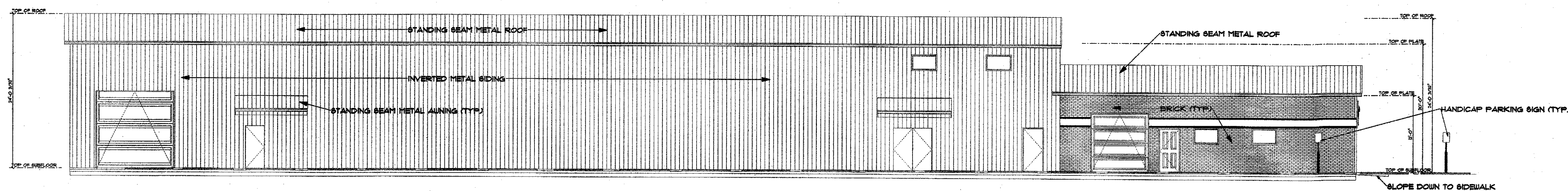
**REAR ELEVATION**  
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**RIGHT ELEVATION**  
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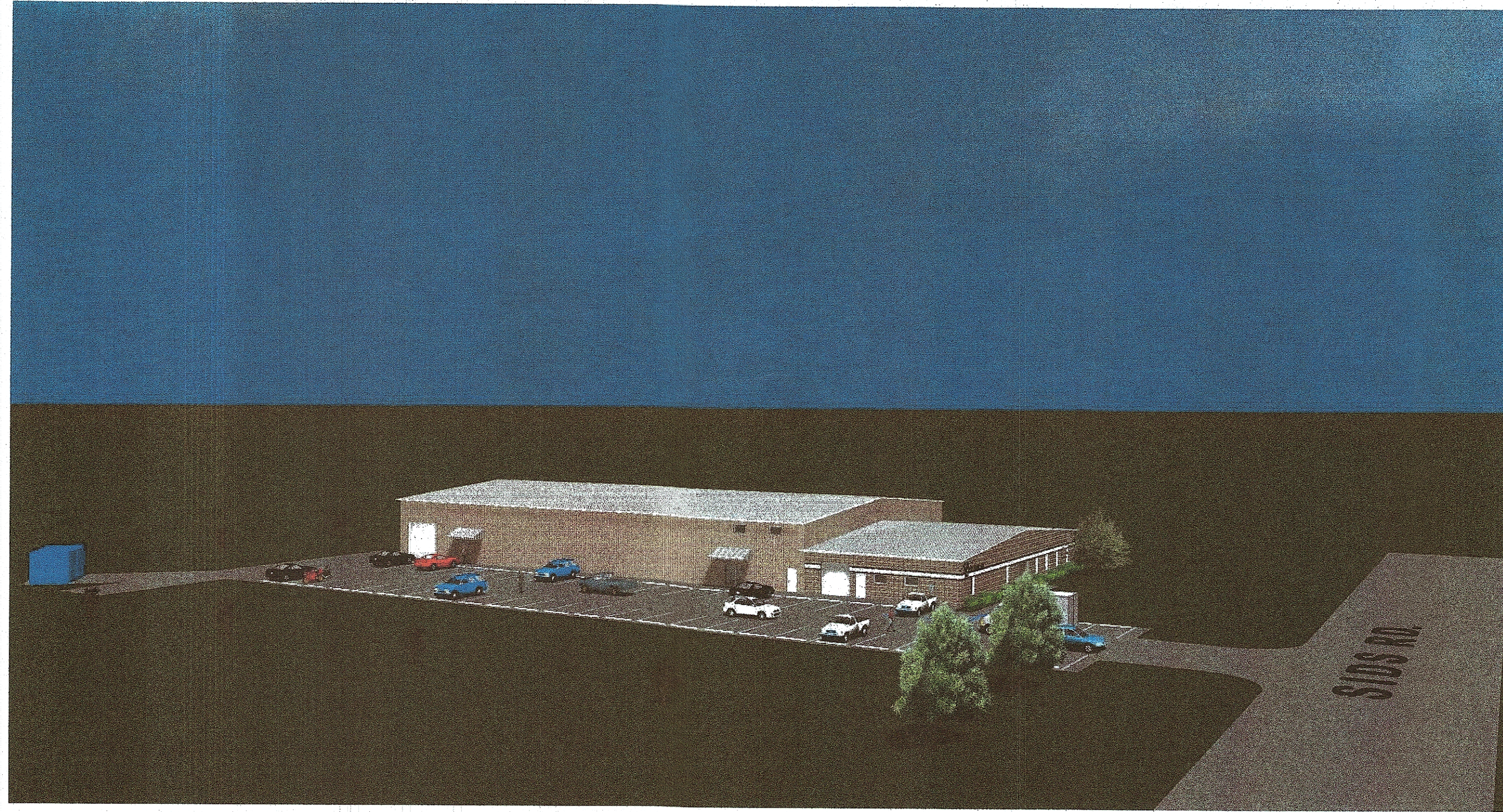


**LEFT ELEVATION**  
SCALE: 1" = 10'-0"

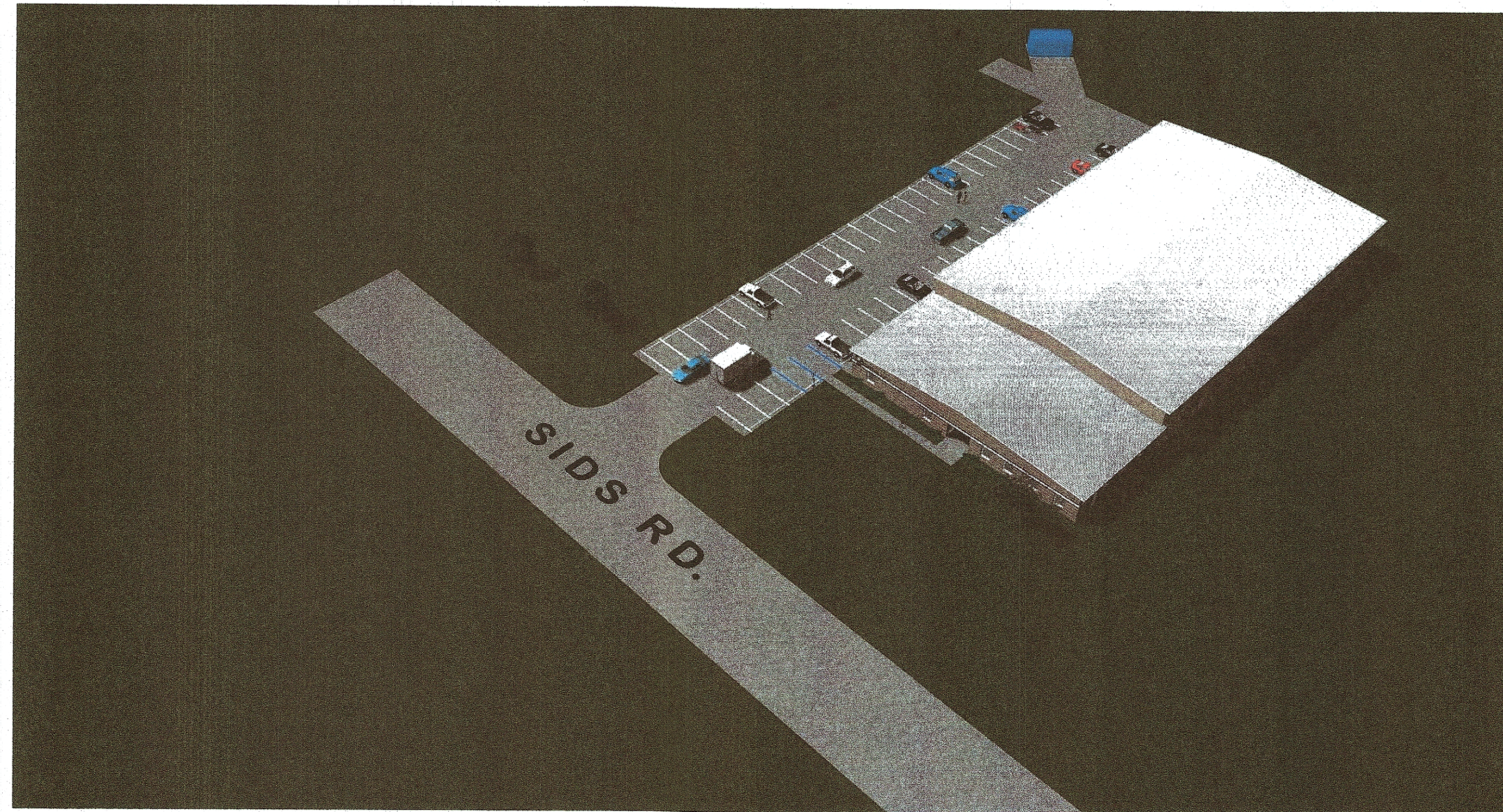




# INITIAL BUILD VIEWS



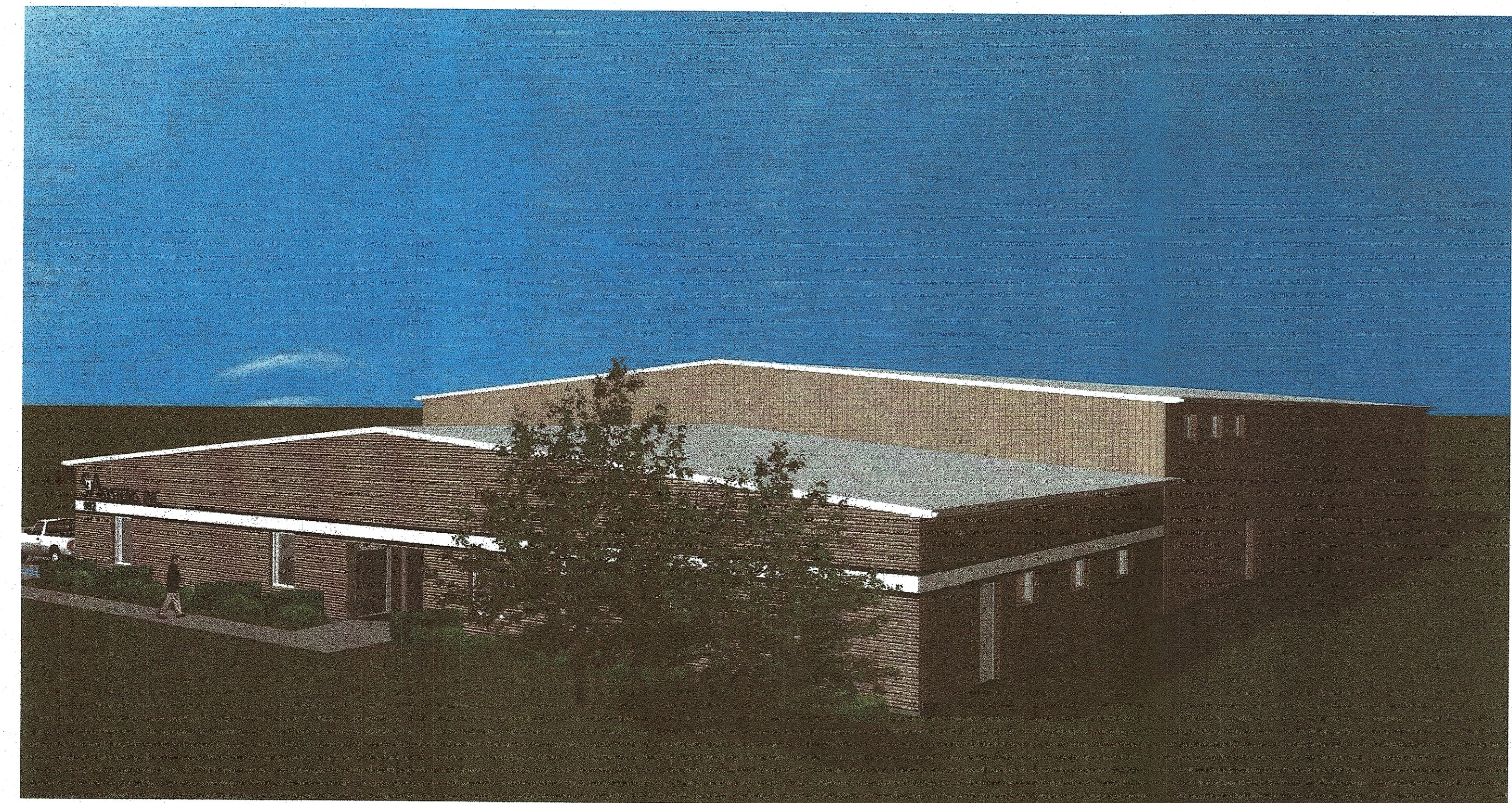
A



B

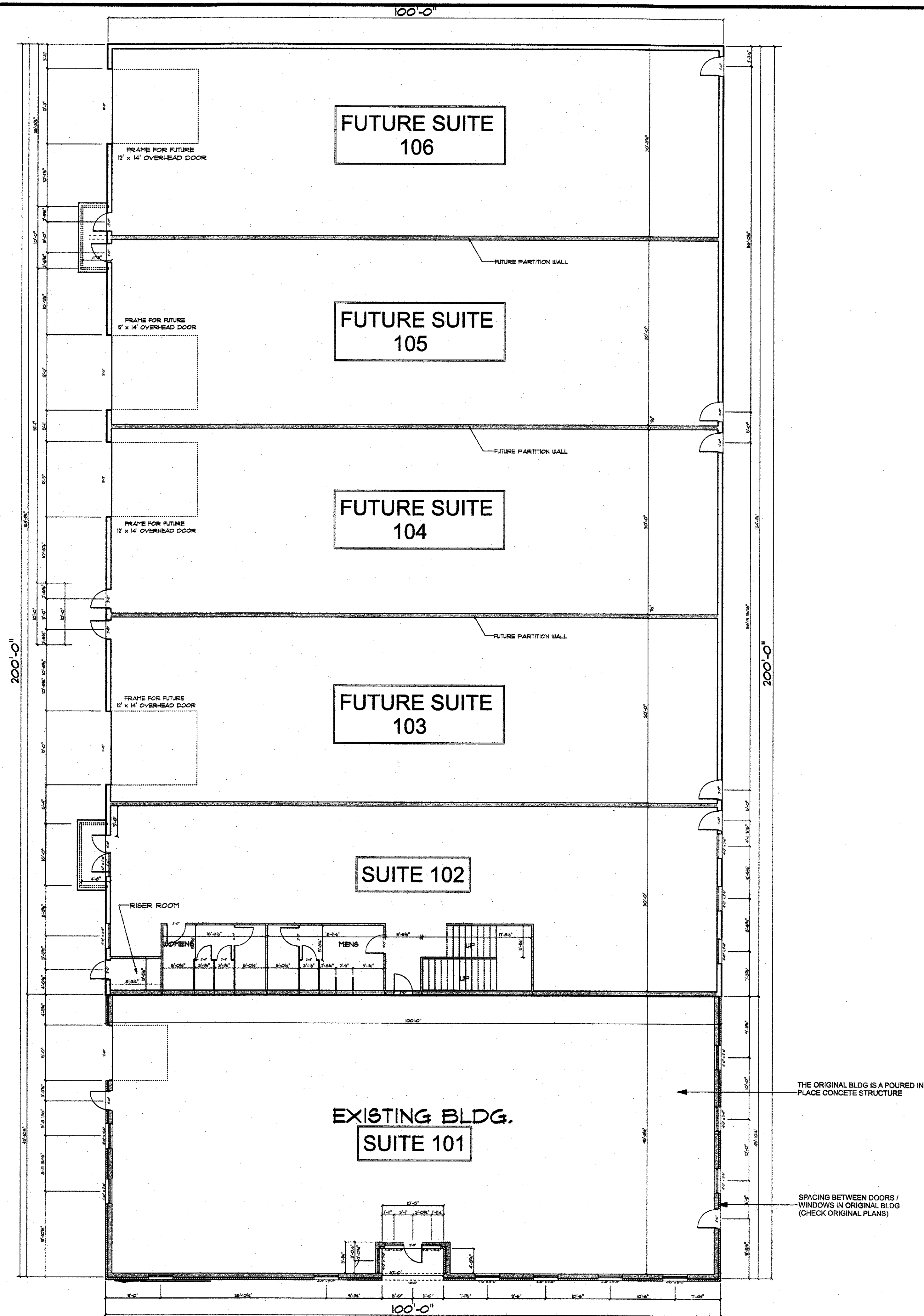


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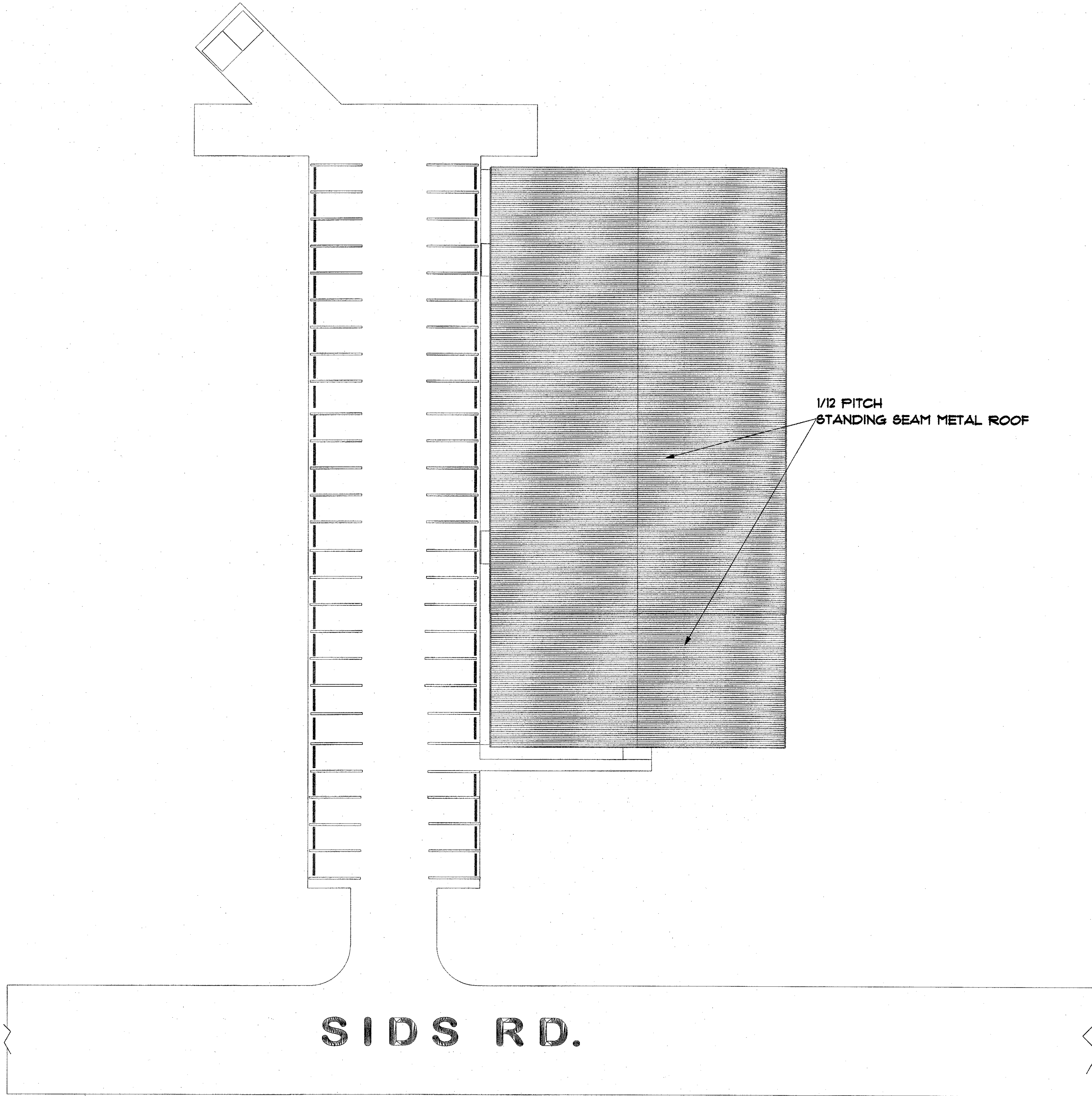


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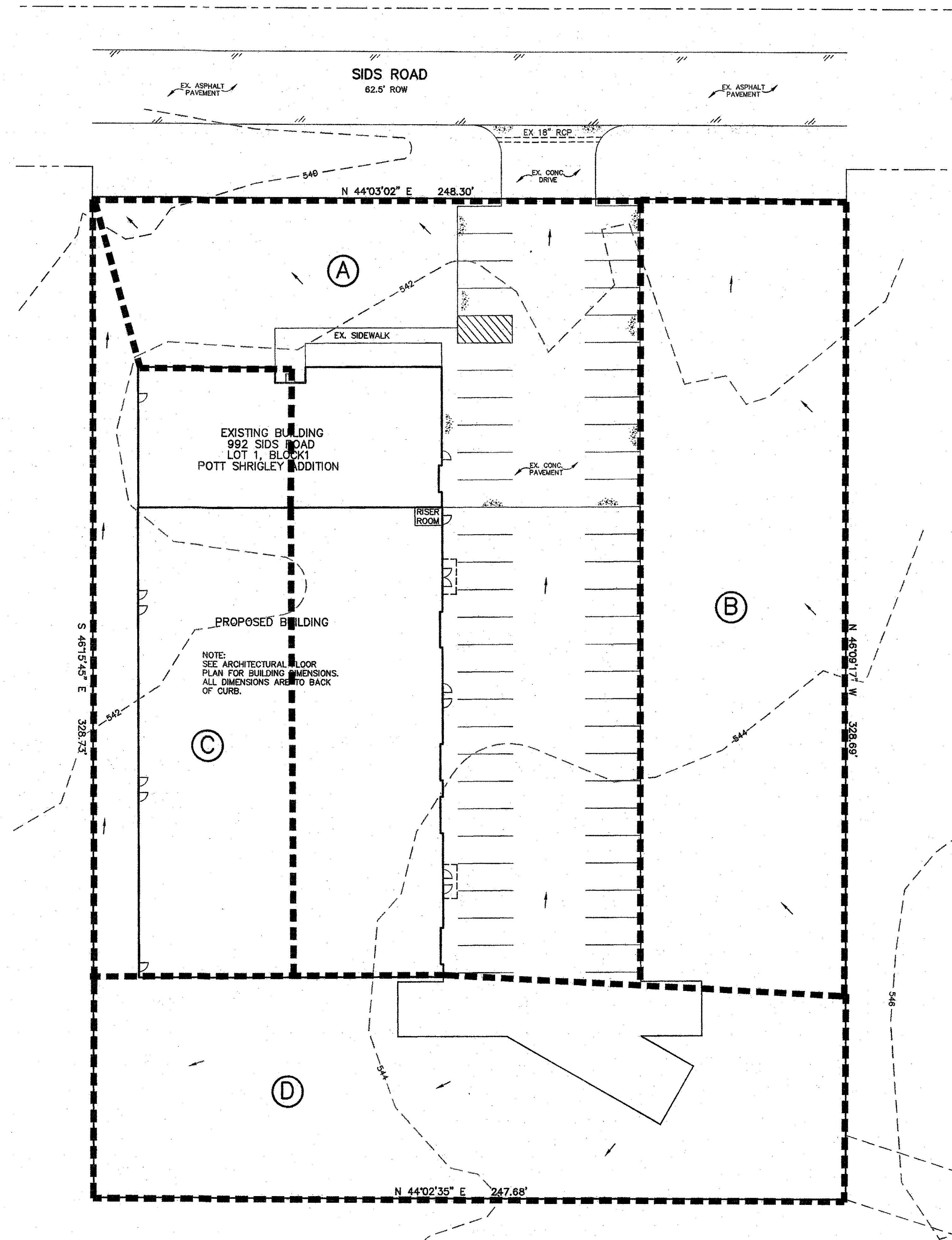
MAIN FLOOR  
SCALE: 0.1018" = 1'-0"



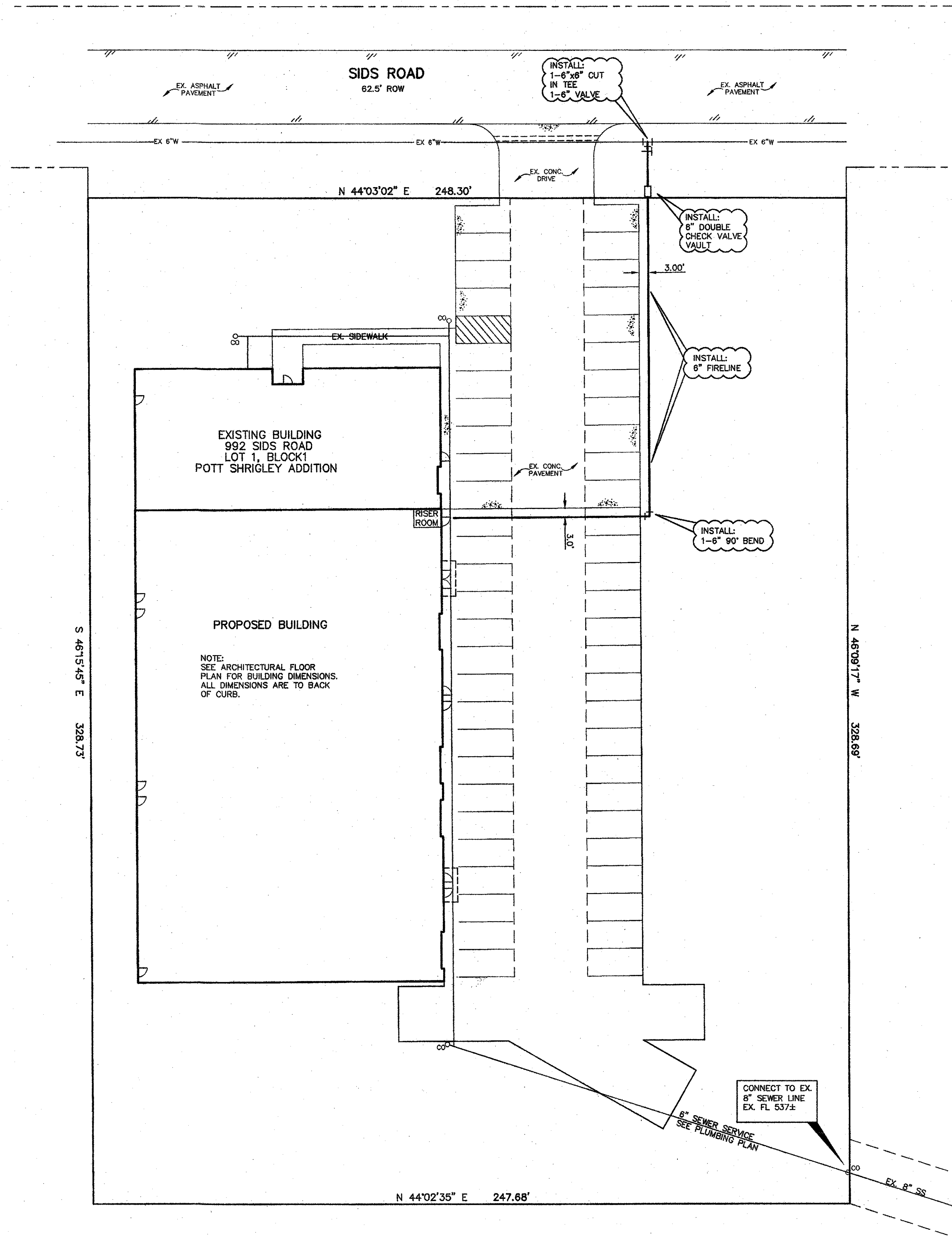
TOP ELEVATION  
SCALE: 1" = 20'-0"



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#### GENERAL NOTES

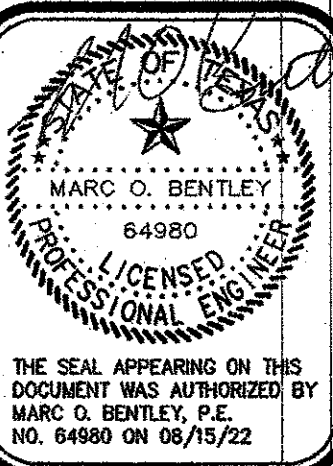
1. All work shall be in accordance with these plans, City of Rockwall Standards and NCTCOG 3rd Edition.
2. Two year maintenance bonds on water and sewer to be furnished by the contractor.
3. Engineering department is to be notified 48 hours prior to any construction.
4. All water lines to have 42 inch minimum cover or as required to clear other utilities.
5. Water mains shall be Class 200 PVC, DR-14, sizes 4" to 15".
6. Fire hydrants shall be Mueller No. 24015 or equal.
7. Manhole rings and covers shall be 400# or bolt on.
8. Contractor shall use PVC SDR 26 Sewer pipe. PVC pipe shall have a maximum deflection of 5% (as per City of Rockwall Specifications.)
9. Valves shall be resilient seat gate valves.
10. Trench excavation for trenches 5 feet or more in depth shall be in accordance with all provisions of Part 1926, Subpart P -- Excavations, Trenching and shoring of the Occupational Safety and Health's Standards and Interpretations. It shall be the responsibility of the Contractor to conform to the above stated provisions and to supply Trench Safety Plans if required by the City.
11. The locations of all utilities indicated on the plans are taken from available public records. The exact location and depth of all utilities indicated must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
12. It shall be the responsibility of the Contractor to protect all existing utilities in the construction of this project. Any utilities damaged during the construction of this project shall be repaired at the Contractor's expense.
13. All Reinforced Concrete Pipe shall be Class III.
14. Megalugs at all change in direction.
15. Blue EMS locator pads to be installed on the waterline at every bend, service, and valve.
16. Fire hydrants shall have 5' clearance around, and min 3' from back of curb.
17. Water and Sanitary Sewer service lines indicated on this plan are schematic in nature. Contractor / Plumber shall verify location of utilities exiting building prior to installation of service line from meter or main line.
18. Green EMS locator pad shall be installed on sewer line where the service connects to main and at double cleanout.



CALL BEFORE YOU DIG

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

Marc Bentley, PE  
CIVIL ENGINEER  
1855 EMERALD BAY  
ROCKWALL, TEXAS 75087  
PH: 214-957-1406



WATER/SEWER PLAN  
S & A SYSTEMS, INC  
CITY OF ROCKWALL, TEXAS

No.	Date	Revision

Scale: 1"=20'  
File Name: BASESITE  
Date: AUG 2022  
Project No.: 2022105

Sheet  
C1



# PROJECT COMMENTS



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

DATE: 9/21/2022

PROJECT NUMBER: SP2022-051  
PROJECT NAME: Site Plan for S&A Systems  
SITE ADDRESS/LOCATIONS: 992 SIDS RD

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Sryqley of S & A Systems, Inc. for the approval of an Amended Site Plan for an existing Office/Manufacturing facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	09/21/2022	Needs Review

09/21/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an existing Office/Warehouse facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-051) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development District 43 (PD-43) Standards, the Commercial (C) District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

## APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

## M.6 Site Plan:

1. Please provide the following information in a table:

- a. Total lot area in acres and SqFt.
- b. Building footprint.
- c. Lot coverage.
- d. Impervious coverage.
- e. Required parking and provided parking.
2. The distance between the building and the southwest property line. (Subsection 03.04. B, of Article 11)
3. Please indicate the building setback, which is 15-feet. (Subsection 03.04. B, of Article 11)
4. Please indicate any existing and proposed easements. (Subsection 03.04. B, of Article 11)
5. Label the fire lane as "Fire Lane, Public Access, and Utility Easement." (Subsection 03.04. B, of Article 11)
6. Please label the adjacent street and the adjacent property information. (Subsection 03.04. B, of Article 11)
7. Parking spaces adjacent to the building shall be 20x9 and the others may be 18x9. (Engineering Standards of Design and Construction)
8. Please indicate any existing and proposed fencing. (Subsection 03.04. B, of Article 11)
9. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
10. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
11. There shall be no outside storage. (Article 04)
12. 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. 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. Five (5) gallon shrubs must also be planted around the enclosure.

#### M.7 Landscape Plan

1. The comments within this section shall be incorporated on the site plan (i.e. a landscape plan will not need to be drafted).
2. There shall be one (1) canopy and one (1) accent tree per 50-linear feet of frontage on Sids Road. In this case there needs to be five (5) canopy and five (5) accents trees along Sids Road. The existing canopy trees can be used towards the five (5) canopy trees. (05.03, of Article 08)
3. Please indicate the ten (10) landscape buffer along Sids Road. (05.03, of Article 08)
4. All parking spaces shall be within 80-feet of a canopy tree. In this case, move the proposed canopy trees along the northeast property line closer to the parking spaces. (05.03, of Article 08)
5. Provide a note indicating that the irrigation will meet the requirements of the UDC. (05.03, of Article 08)
6. Please provide a Treescape Table that indicates the trees being removed; it must include the species and size of the trees. Any trees being removed must be mitigated for on site. To mitigate for removed trees new trees will need to be planted on site or they must be paid for at \$100.00 a caliper inch. (05.03, of Article 08)

#### M.8 Building Elevations:

1. The wall length exceeds three (3) times the height of the building. (Subsection 05.01, of Article 05)
2. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)
3. The minimum roof pitch for a structure in a Commercial (C) District is 6:12. In this case, your roof pitch is 1:12 to match the existing; this will require an exception.

M.9 If any lighting fixtures are being replaced or any new exterior lighting is being added on site, a photometric plan must be provided. (Subsection 03.04 of Article 11)

I.10 Staff has identified the following exceptions associated with the proposed request: [1] secondary façade articulation, and [2] roof pitch. Should you decide to request these items as exceptions, please provide a letter that lists the exceptions, why they are being requested, and the subsequent compensatory measures. For each exception requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, etc.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on October 4, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund 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.12 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 October 4, 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 October 11, 2022 Planning & Zoning Meeting.



I.13 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on September 27, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on October 11, 2022.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/21/2022	Needs Review

- 09/21/2022: - Will you need an additional water meter?
- Fire department may need an additional hydrant to get proper coverage.
  - What is this line near the new water line?
  - Must have a fire department approved turnaround.
  - Where is the detention area?
  - FYI sewer line has not been extended yet.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- Must use updated notes

Roadway Paving Items:

- Parking to be 20x9' minimum.
- No dead-end parking allowed without City approved turnaround
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement. - Street cost for shared portion of roadway to be paid.
- Either build 24' of Sids or escrow.

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have an oil/water separator for the dumpster drainage and must connect to the storm lines.
- Fire hydrants to have 5' clearance around them.
- Will likely need a new fire hydrant to get proper coverage.
- Update on Srygly Sewer line?
- Sewer pro-rata of \$401.89/acre

Drainage Items:

- Detention is required for new impervious surfaces.
- No walls in detention.
- Maximum slope is 4:1



Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/20/2022	Needs Review

09/20/2022: The site plan does not indicate fire lane, fire hydrant, or fire department connection (FDC) locations. Please review and resubmit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/19/2022	Approved w/ Comments

09/19/2022: Please provide a landscape plan for this project





# 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) <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&2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### 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.  
<sup>2</sup>: 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 922 Sios Rd.  
SUBDIVISION POTT SHRIGLEY ADDITION  
GENERAL LOCATION Sios & Goliad Rd.

LOT 1 BLOCK 1

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

CURRENT ZONING PD-43

CURRENT USE Light Assbly & FABRICATION

PROPOSED ZONING PD-43

PROPOSED USE Light Assbly & FABRICATION

ACREAGE 2.0

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 S&A Systems, Inc.

☒ APPLICANT A-1 SERVICES

CONTACT PERSON DON RAKOW/DON SHRIGLEY

CONTACT PERSON TERRY LEE

ADDRESS 922 Sios Rd.

ADDRESS 1623 S. PEACHTREE ROAD

CITY, STATE & ZIP Rockwall, Tx. 75082

CITY, STATE & ZIP Baer Springs, Tx. 75180

PHONE 972-722-1009

PHONE 817-771-3993

E-MAIL DON.RAKOW@FLEETWATCH.COM

E-MAIL TERRY@BLUETONDNC.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.G. Shrigley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

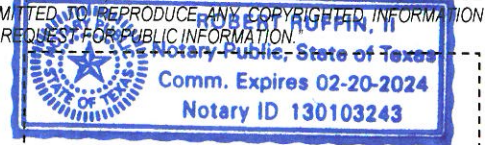
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF SEPTEMBER, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (THE 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 16 DAY OF SEPTEMBER, 20 22

OWNER'S SIGNATURE

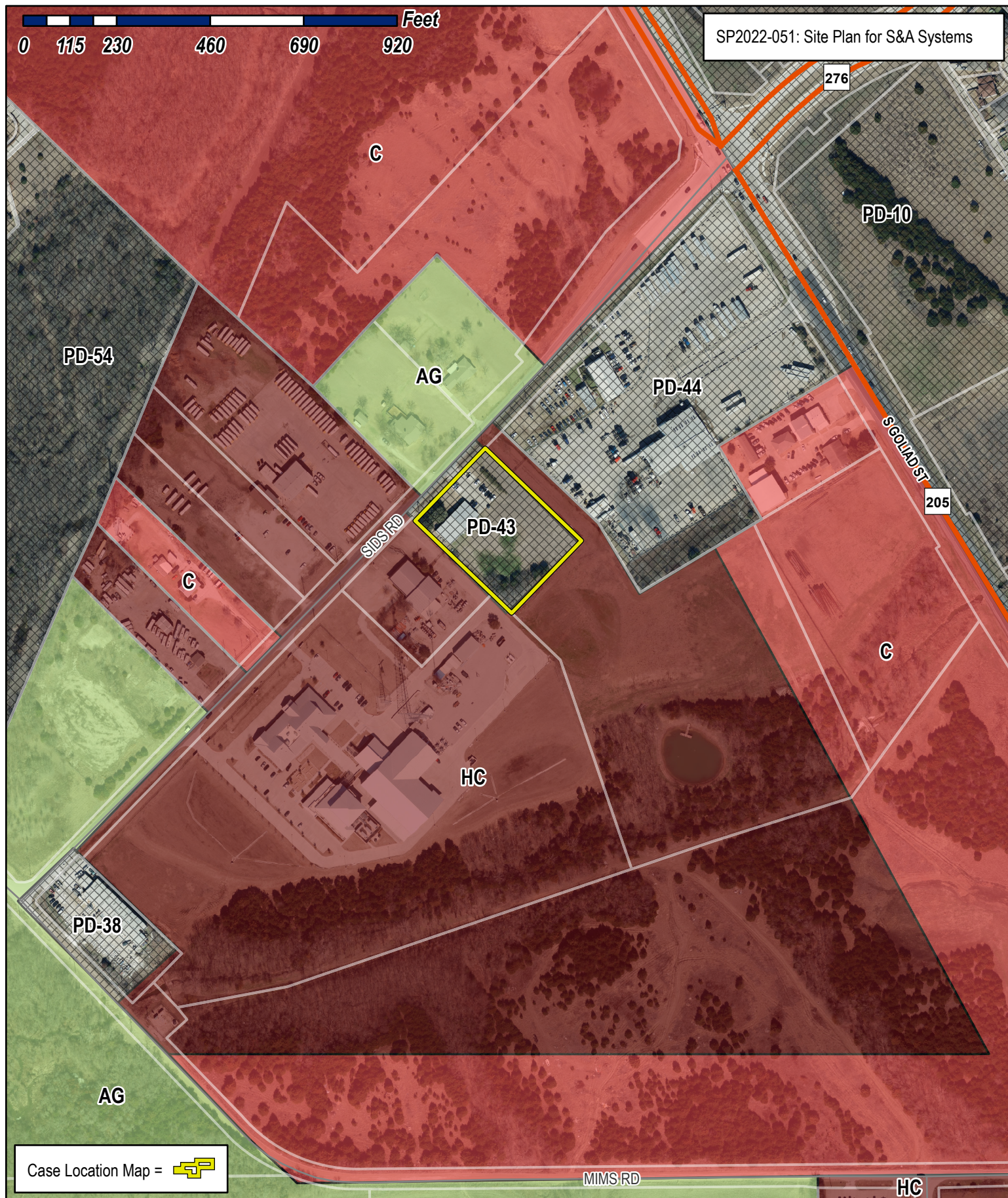
J.G. Shrigley

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 02/20/2024





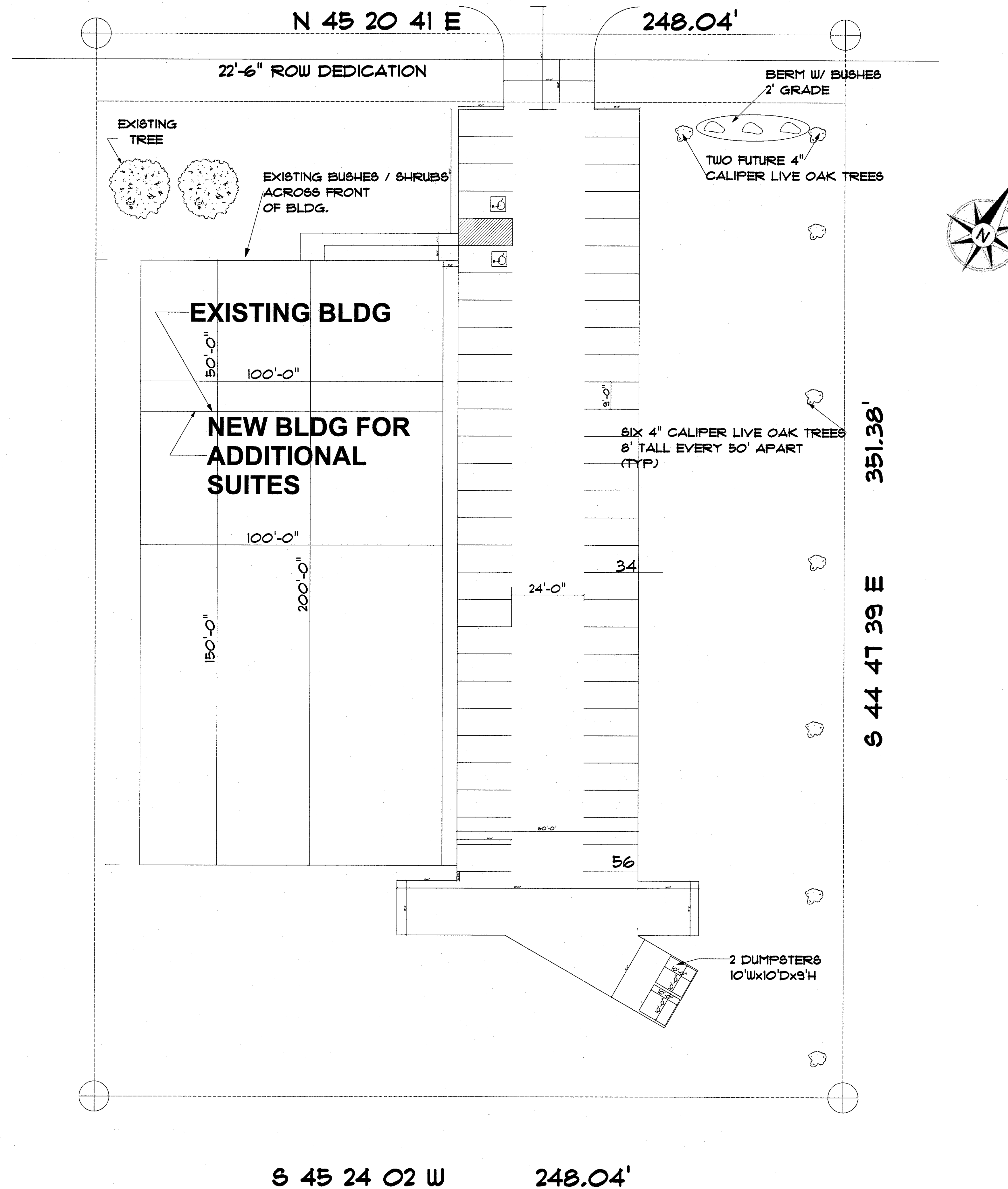
## City of Rockwall

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.

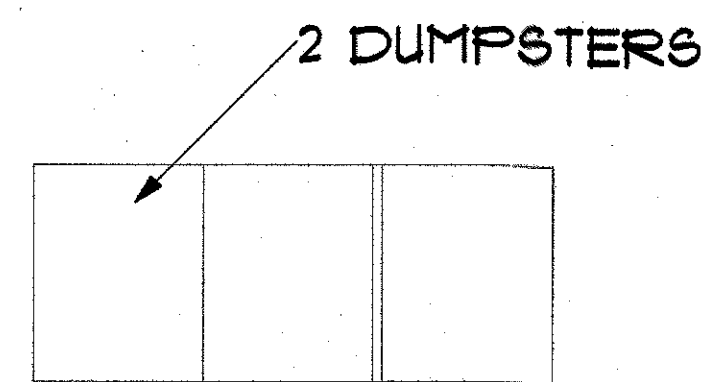




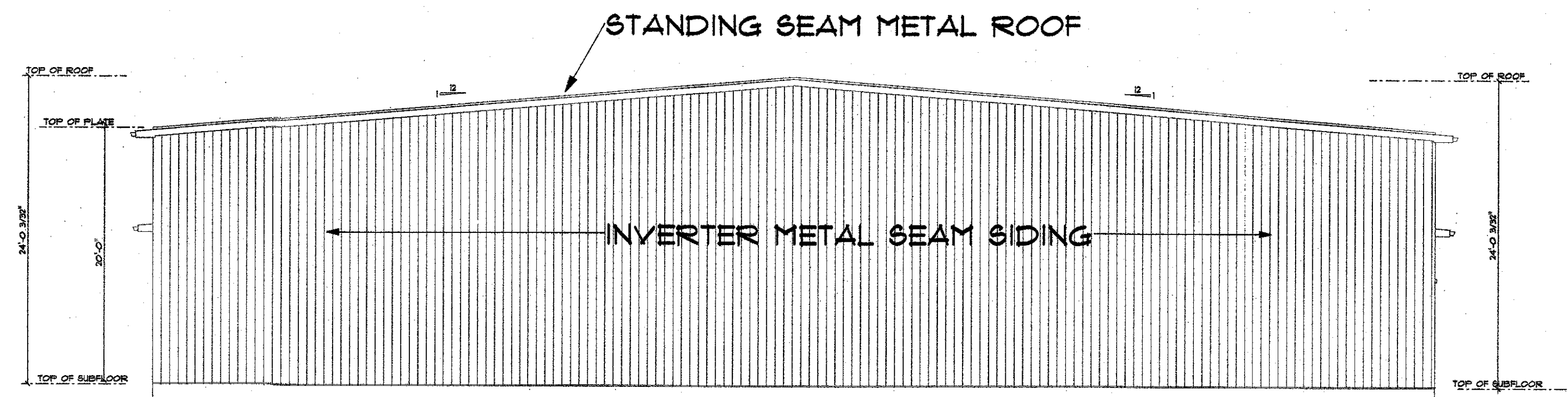
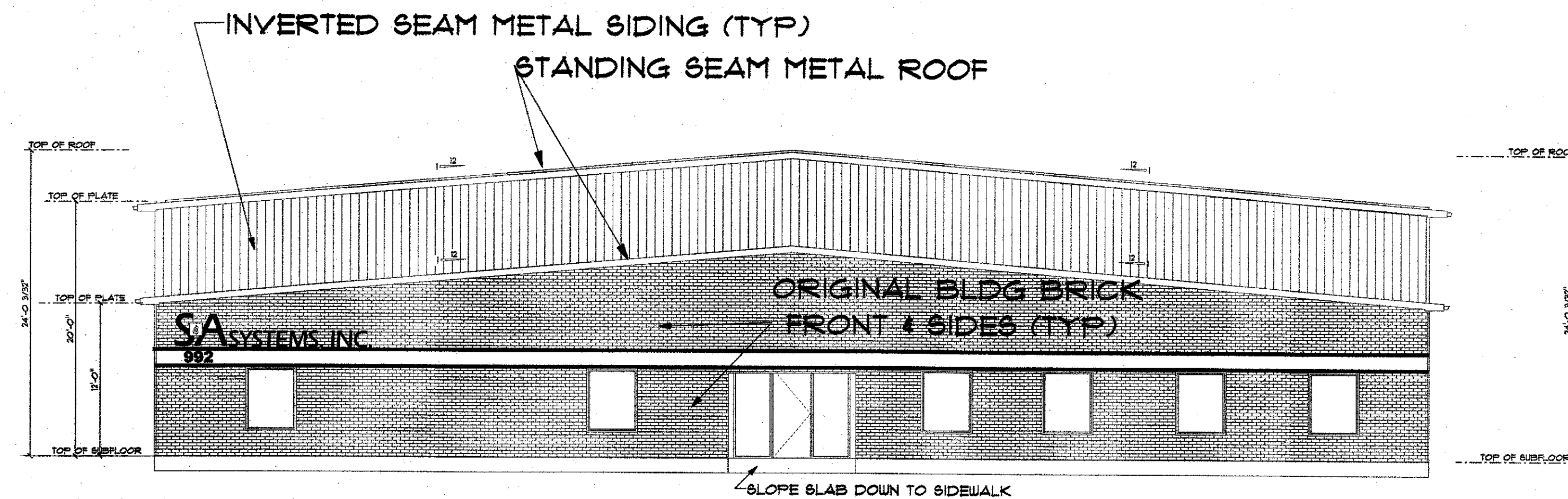


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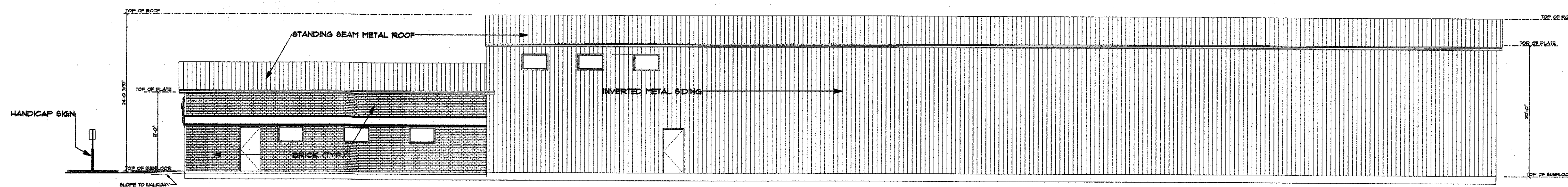




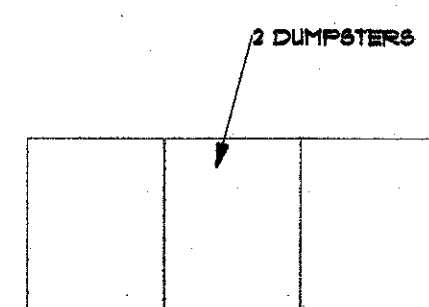
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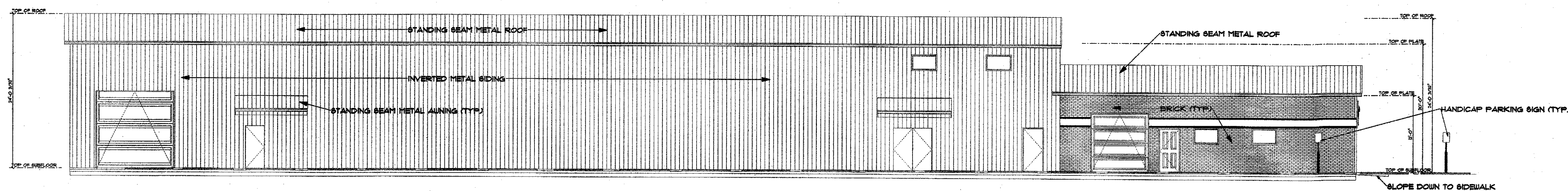
**REAR ELEVATION**  
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**RIGHT ELEVATION**  
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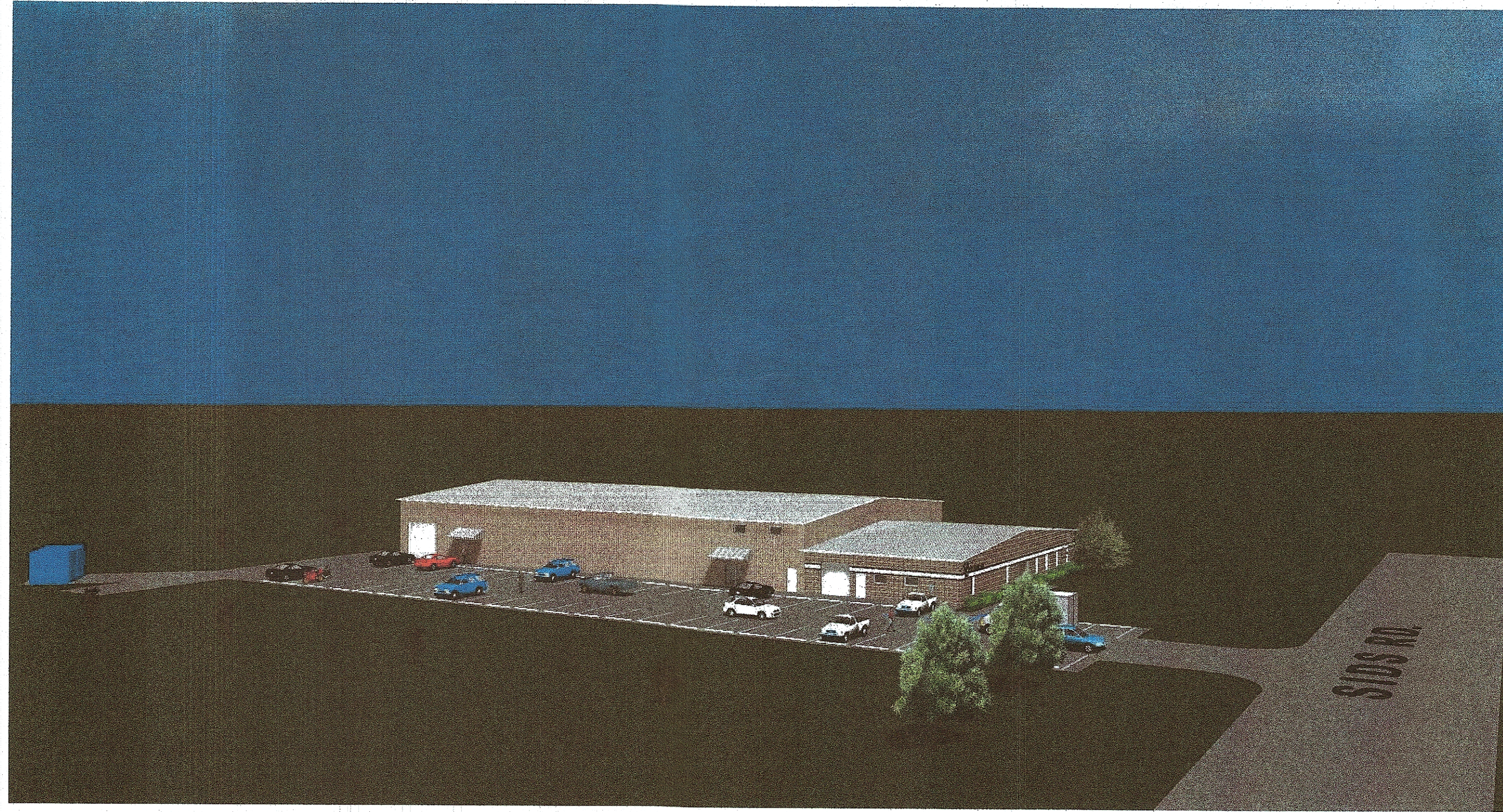


**LEFT ELEVATION**  
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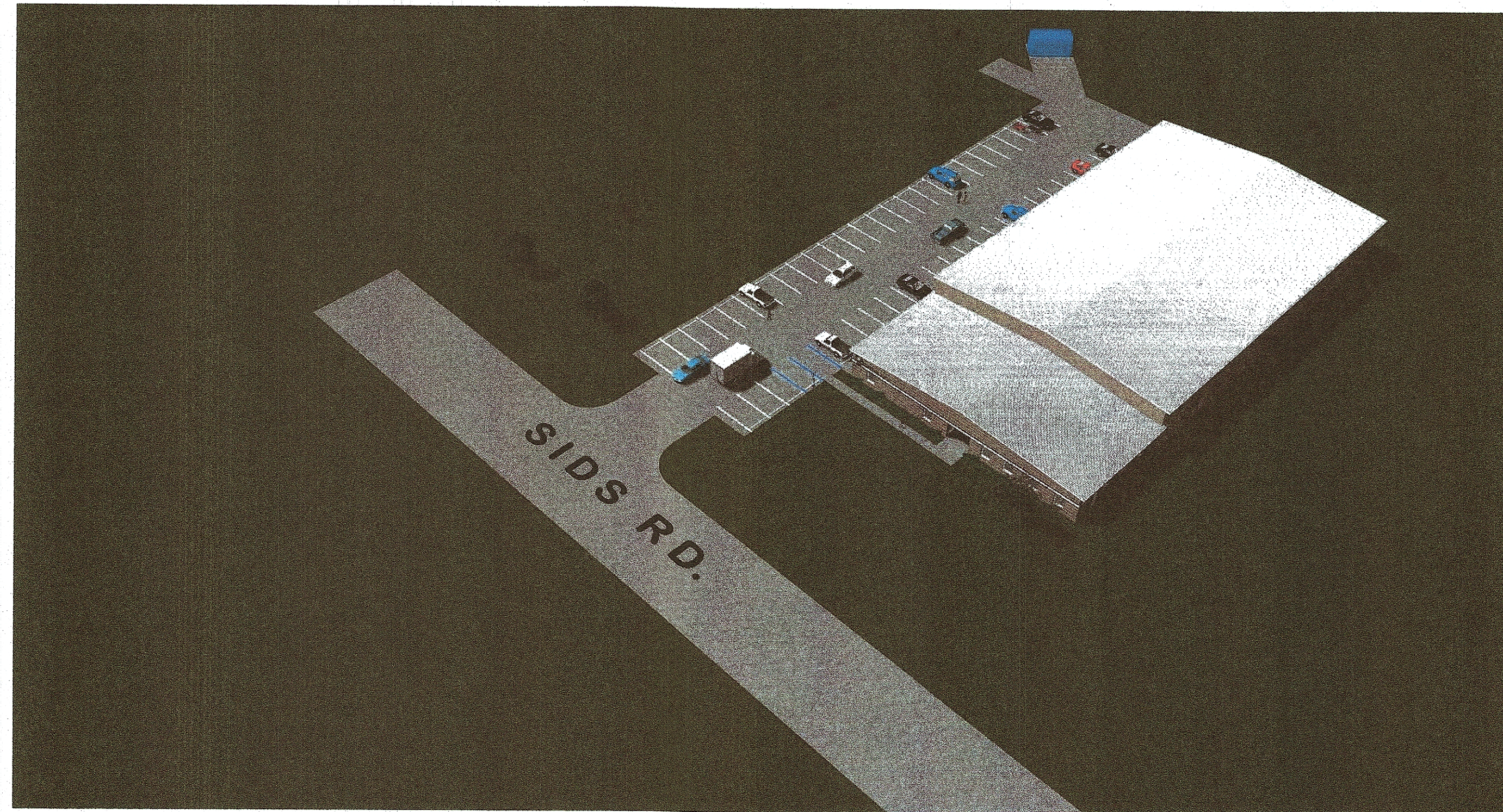




# INITIAL BUILD VIEWS



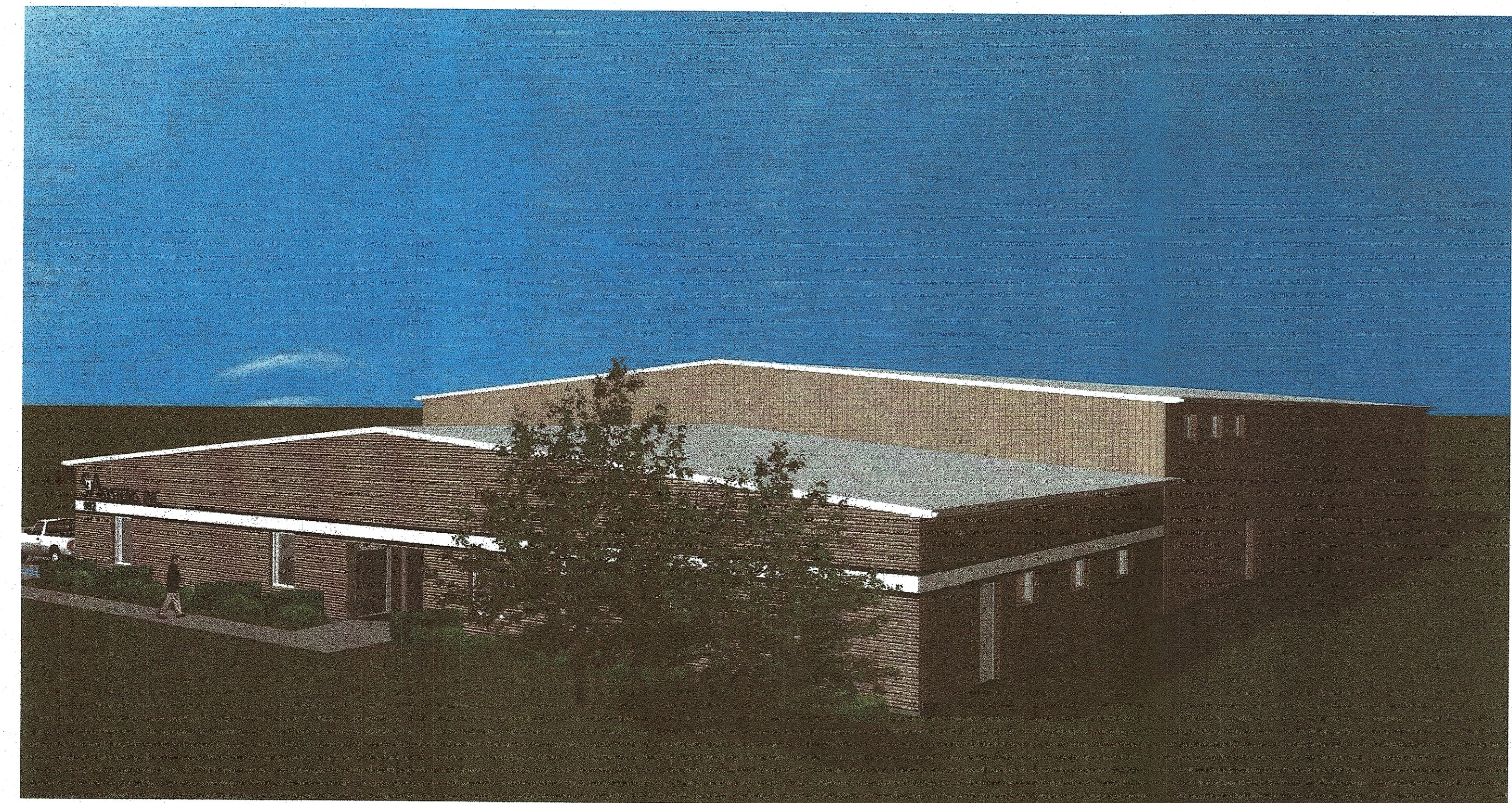
A



B

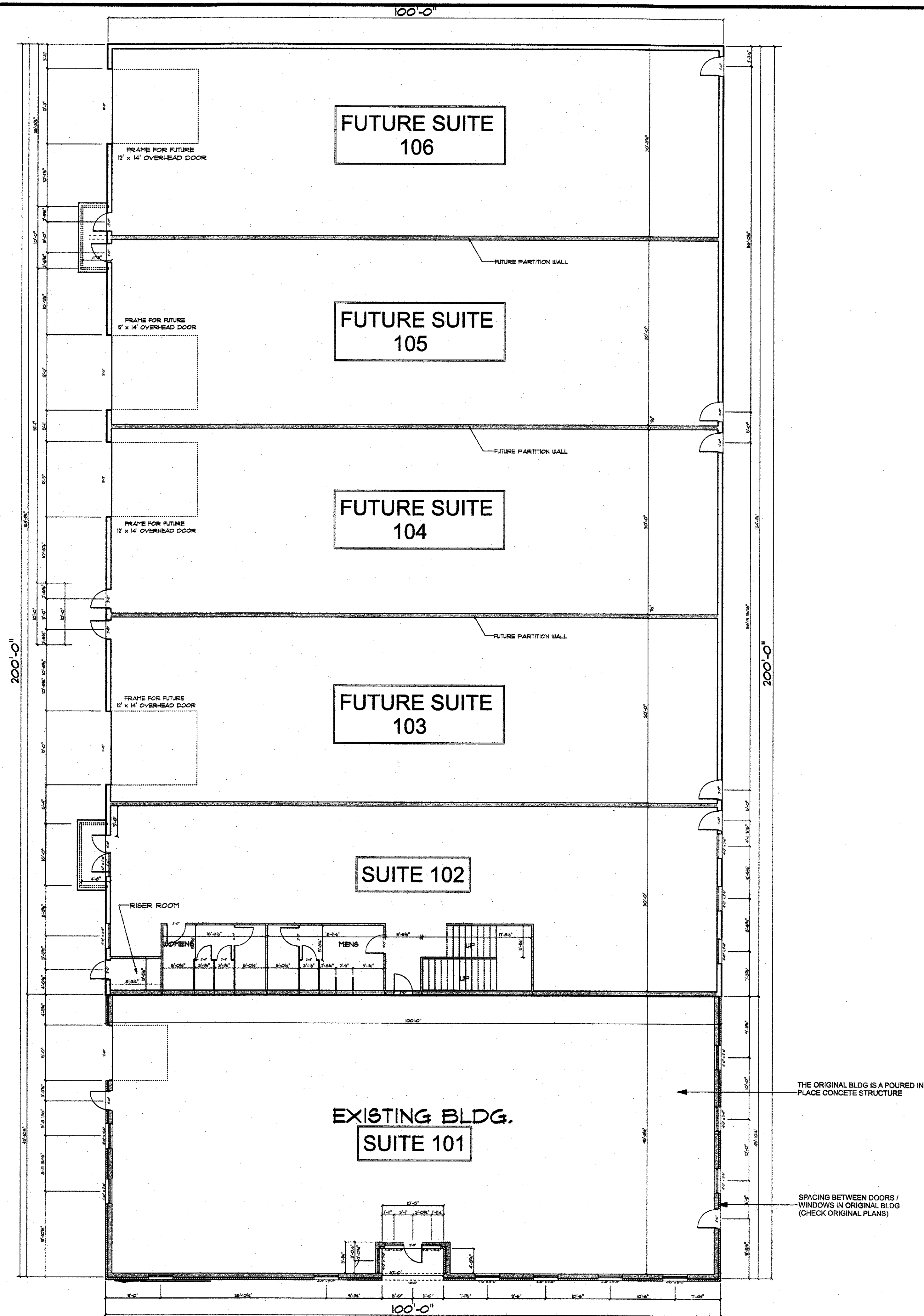


C



D





MAIN FLOOR  
SCALE: 0.1018" = 1'-0"

THE ORIGINAL BLDG IS A POURED IN  
PLACE CONCRETE STRUCTURE

SPACING BETWEEN DOORS /  
WINDOWS IN ORIGINAL BLDG  
(CHECK ORIGINAL PLANS)

S&A SYSTEMS, INC.  
982 Side Rd.  
Rockwall  
Texas  
75082  
PHONE: 972-722-1009  
FAX:  
MOBILE:

D Designs  
CUSTOM HOME DESIGNS

PHONE: 903-521-9299  
FAX:  
MOBILE:

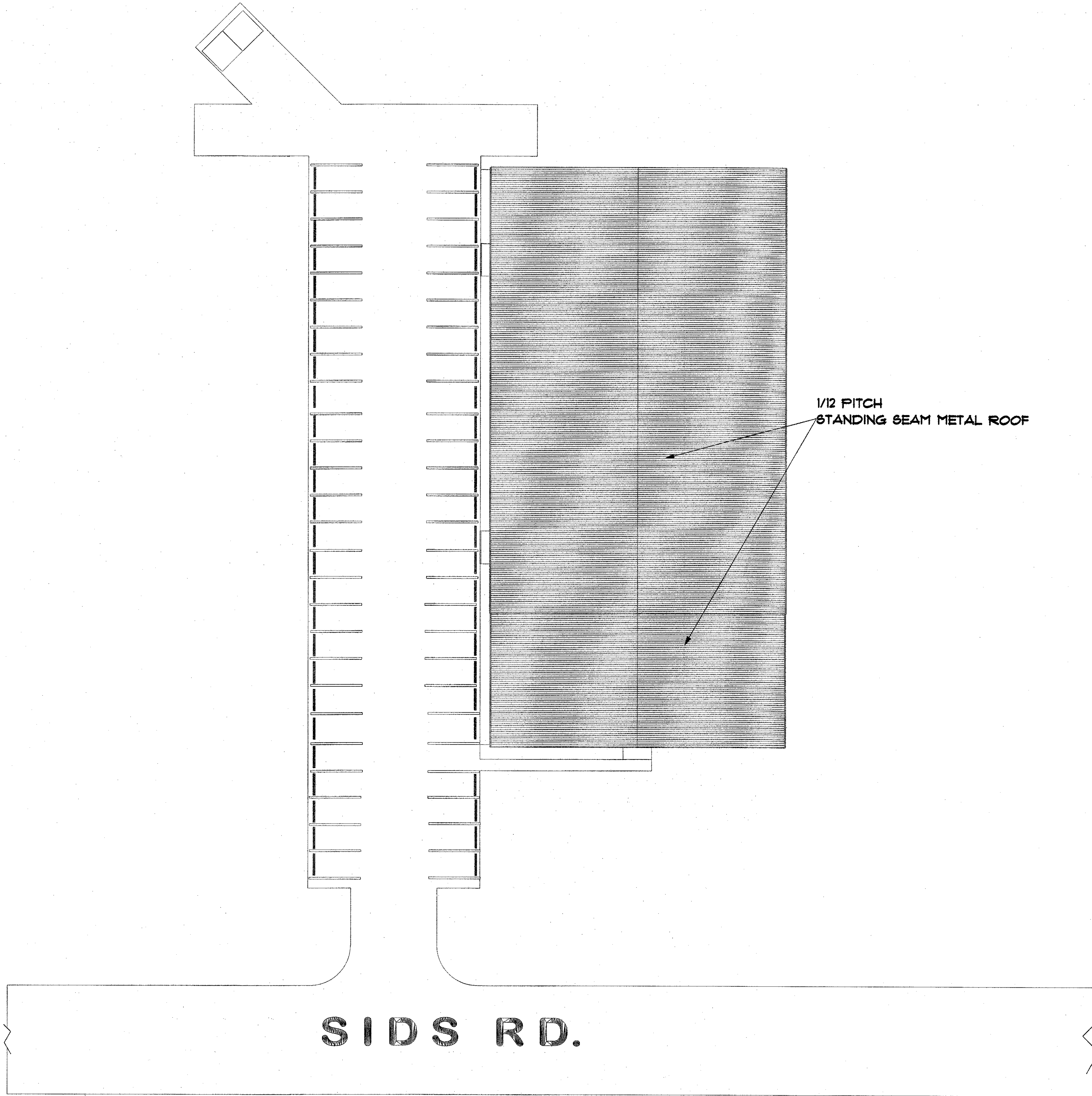
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DRAWN BY: Dan Daugherty  
DATE: Wednesday, July 27, 2022

SECTION  
LETTER  
A  
PAGE  
NUMBERS  
1/5

APPROVED:  
CHECKED BY:

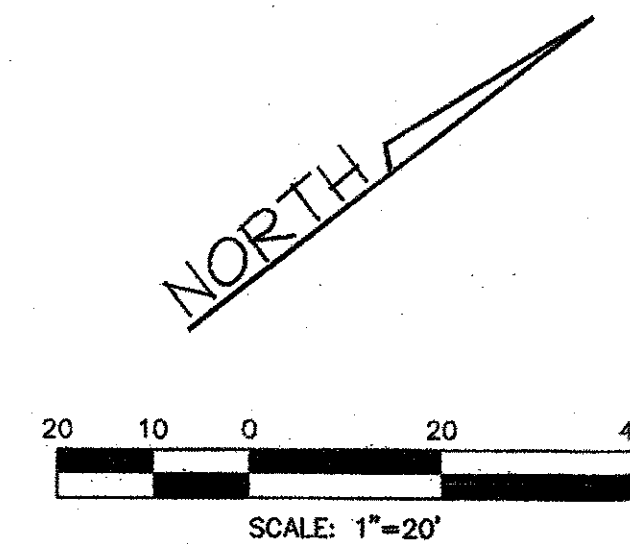
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1/5  
FLOOR PLAN





TOP ELEVATION  
SCALE: 1" = 20'-0"







AREA NO.	ACRES	TC (min)	"C"	"I <sub>100</sub> " (IN./HR.)	"Q <sub>100</sub> " (cfs)	DISCHARGE TO
A	0.77	10	0.9	9.8	6.8	SIDS ROAD
B*	0.40	10	0.9	9.8	3.5	SIDS ROAD
C	0.31	10	0.9	9.8	2.7	SIDS ROAD
D*	0.39	10	0.9	9.8	3.4	ADJACENT PROPERTY

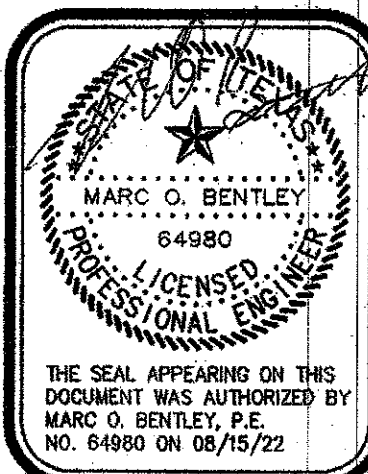
\* - INDICATES AREAS TO REMAIN GRASS AND UNDEVELOPED

LEGEND

-  DRAINAGE AREA BOUNDARY  
 DRAINAGE AREA DESIGNATION

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

**Marc Bentley, PE**  
CIVIL ENGINEER  
1855 EMERALD BAY  
ROCKWALL, TEXAS 75087  
PH: 214-957-1406



# DRAINAGE AREA MAP

**S & A SYSTEMS, INC**  
**CITY OF ROCKWALL, TEXAS**

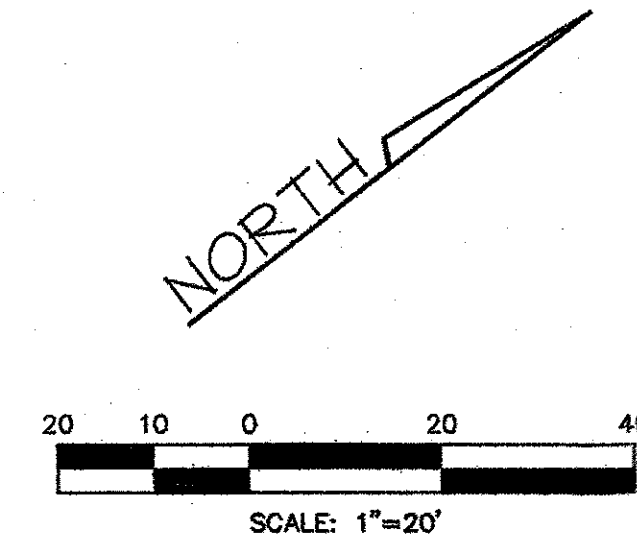
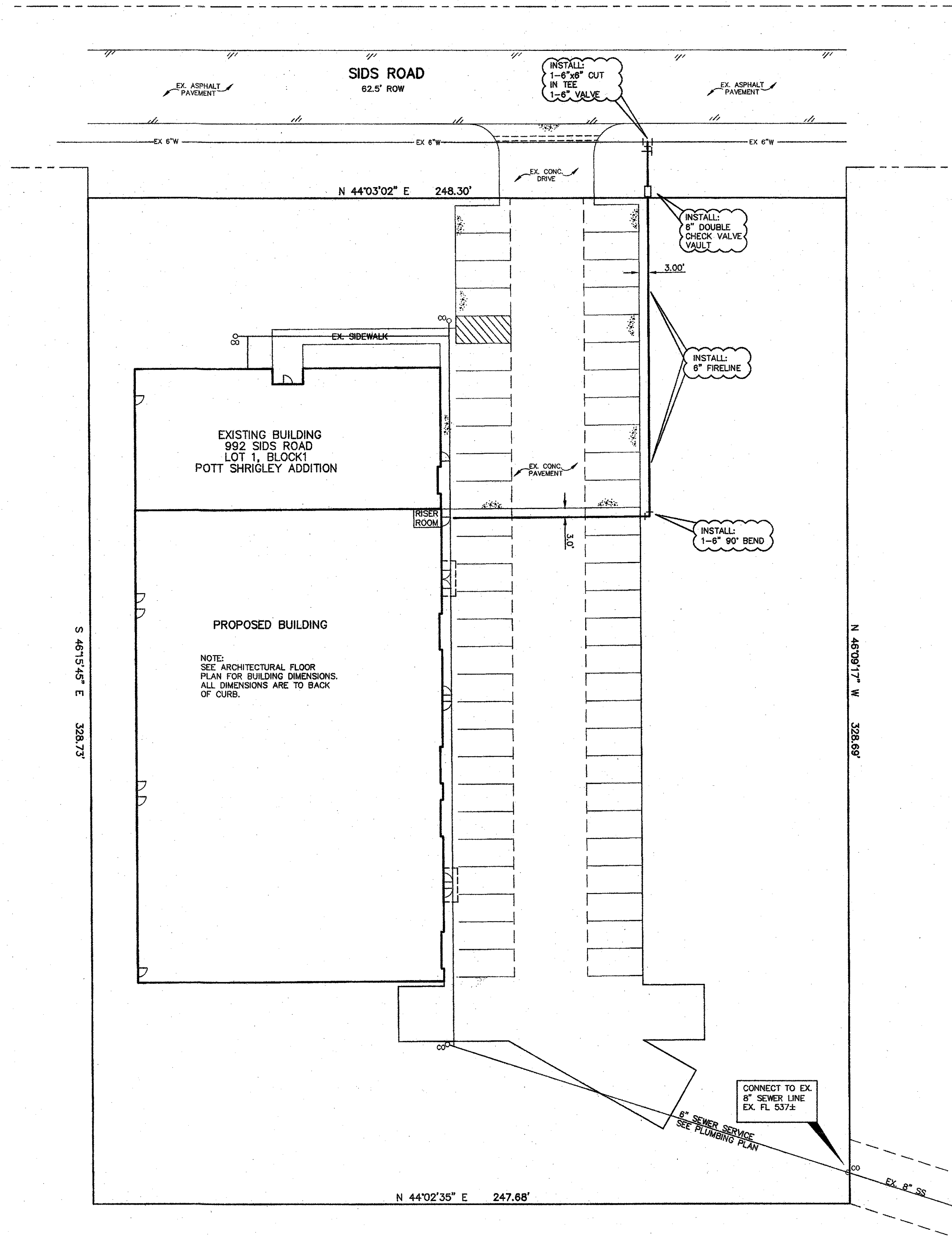
No.	Date	Revision

Scale:	1"=20'
File Name:	BASISITE
Date:	AUG 2022
Project No.:	2022105

Sheet **C3**



Z:\Projects\2022\202205 Rockwall\basessite.dwg Sun Aug 14 10:59:07 2022



GENERAL NOTES

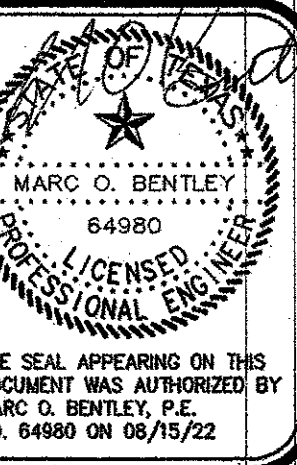
1. All work shall be in accordance with these plans, City of Rockwall Standards and NCTCOG 3rd Edition.
2. Two year maintenance bonds on water and sewer to be furnished by the contractor.
3. Engineering department is to be notified 48 hours prior to any construction.
4. All water lines to have 42 inch minimum cover or as required to clear other utilities.
5. Water mains shall be Class 200 PVC, DR-14, sizes 4" to 15".
6. Fire hydrants shall be Mueller No. 24015 or equal.
7. Manhole rings and covers shall be 400# or bolt on.
8. Contractor shall use PVC SDR 26 Sewer pipe. PVC pipe shall have a maximum deflection of 5% (as per City of Rockwall Specifications.)
9. Valves shall be resilient seat gate valves.
10. Trench excavation for trenches 5 feet or more in depth shall be in accordance with all provisions of Part 1926, Subpart P -- Excavations, Trenching and shoring of the Occupational Safety and Health's Standards and Interpretations. It shall be the responsibility of the Contractor to conform to the above stated provisions and to supply Trench Safety Plans if required by the City.
11. The locations of all utilities indicated on the plans are taken from available public records. The exact location and depth of all utilities indicated must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
12. It shall be the responsibility of the Contractor to protect all existing utilities in the construction of this project. Any utilities damaged during the construction of this project shall be repaired at the Contractor's expense.
13. All Reinforced Concrete Pipe shall be Class III.
14. Megalugs at all change in direction.
15. Blue EMS locator pads to be installed on the waterline at every bend, service, and valve.
16. Fire hydrants shall have 5' clearance around, and min 3' from back of curb.
17. Water and Sanitary Sewer service lines indicated on this plan are schematic in nature. Contractor / Plumber shall verify location of utilities exiting building prior to installation of service line from meter or main line.
18. Green EMS locator pad shall be installed on sewer line where the service connects to main and at double cleanout.



CALL BEFORE YOU DIG

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

Marc Bentley, PE  
CIVIL ENGINEER  
1855 EMERALD BAY  
ROCKWALL, TEXAS 75087  
PH: 214-957-1406



WATER/SEWER PLAN

S & A SYSTEMS, INC  
CITY OF ROCKWALL, TEXAS

No.	Date	Revision

Scale: 1"=20'  
File Name: BASESITE  
Date: AUG 2022  
Project No.: 2022105

Sheet  
C1





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** October 11, 2022  
**APPLICANT:** Terry Lee; A-1 Services  
**CASE NUMBER:** SP2022-051; *Amended Site Plan for S&A Systems, Inc.*

---

### **SUMMARY**

Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Srygley of S & A Systems, Inc. for the approval of an Amended Site Plan for an existing *Office/Manufacturing* facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action necessary.

### **BACKGROUND**

The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. On October 7, 1996, the City Council approved a final plat to establish the subject property as Lot 1, Block 1, Pott Shrigley Addition [*Case No. PZ1996-062-02*]. On October 15, 1996, the City Council approved to rezone the subject property from Agricultural (AG) District to Planned Development District 43 (PD-43) for Commercial (C) District land uses. According to the Rockwall County Appraisal District (RCAD) there is a 4,855 SF *Office/Manufacturing* facility constructed in 1997 on the subject property.

### **PURPOSE**

On September 16, 2022, the applicant -- *Terry Lee of A-1 Services*-- submitted an application requesting the approval of an Amended Site Plan for the purpose of constructing an *Office/Manufacturing* facility on the subject property.

### **ADJACENT LAND USES AND ACCESS**

The subject property is addressed as 922 Sids Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Sids Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) tracts of land (*i.e. 995 and 1005 Sids Road*) zoned Agricultural (AG) District. The properties currently have single-family homes situated on them. Beyond this are two (2) vacant parcels of land zoned Commercial (C) District.

South: Directly south of the subject property are three (3) parcels of land (*i.e. Rayburn Electric*) zoned Commercial (C) District and Heavy Commercial (HC) District. Beyond this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 11.4699-acre parcel of land (*i.e. Rayburn Electric*) zoned Heavy Commercial (HC) District. Beyond this is an 8.868- acre parcel of land (*i.e. 2670 S. Goliad Street*) zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. This property is currently occupied with a Trucking Company (*i.e. TransAM Trucking*). Beyond this is a 1.617-acre parcel of land (*i.e. 2686 S. Goliad Street*) zoned Commercial (C) District. Beyond this is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.



West: Directly west of the subject property is an 18.87-acre parcel of land (i.e. *Rayburn Electric*) zoned Heavy Commercial (HC) District. Beyond this is Sids Road, which is identified as a M4U (i.e. *major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) tracts of land zoned Commercial (C) District and Heavy Commercial (HC) District. Beyond this is a vacant 20.562-acre parcel of land that serves as open space for Flagstone Estates, zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses.

## **DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Manufacturing* facility is a permitted *by-right* land use in Planned Development District 43 (PD-43). The submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. 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>	10,000 SF	X=2.00-acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	X= 248.04-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=351.38-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X>15-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X=10-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=24-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=22.96%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/1000 SF (10 Required)	X=55; In Conformance
	1 Parking Space/ 300 SF (33 Required) Total = 43 Parking Spaces	
<i>Minimum Landscaping Percentage</i>	20%	X>20.00%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X<85%; In Conformance

## **TREESCAPE PLAN**

The treescape table provided by the applicant indicates that 40-caliper inches of Eastern Red Cedar Trees and 30-caliper inches of Hackberry Trees (i.e. *40 caliper inches + 30 caliper inches = 70 caliper inches*) will be removed from the subject property as a result of the development. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), “(f)or each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance.” In this case the applicant is preserving one (1) 25-caliper inch oak tree. This reduces the applicant’s mitigation balance to 56-caliper inches (i.e. *70 caliper inches X 80% = 56 caliper inches*). The landscape table provided by the applicant indicates that ten (10) six (6) caliper inch trees will be planted. Given this the proposed landscape plan satisfies the mitigation balance.

## **CONFORMANCE WITH THE CITY’S CODES**

Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that the “Commercial (C) District is the proper zoning classification for most types of commercial development” and “mostly excludes land uses that are not compatible with retail shopping.” In this case, the proposed office/manufacturing facility would not meet this definition. That being said, Planned Development 43 (PD-43) allows manufacturing and light assembly land uses due to the Heavy Commercial (HC) District land uses surrounding the subject property.

The proposed site plan also generally conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the



exceptions being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

## **VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

- (1) Roof Design Standards. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all structures with a pitched roof shall have a 6:12 pitch. In this case, the applicant is proposing a 1:12 pitch to match the existing building. This will require an exception from the Planning and Zoning Commission.
- (2) Secondary Building Façade Articulation. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the maximum wall length shall not exceed three (3) times the wall height." In this case, the applicant does not meet the wall length requirements on the north, east, and south sides of the proposed building. This will require an exception from the Planning and Zoning Commission.
- (3) Landscape Buffer. According to Subsection 05.01 (B), *Non-Residential Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)ll landscape buffers adjacent to a public right-of-way shall incorporate...one (1) canopy tree and one (1) accent tree... per 50-linear feet of frontage along the adjacency." In this case, the applicant is proposing four (4) canopy trees and one (1) accent tree. This will require an exception from the Planning and Zoning Commission.
- (4) Landscape Requirements. According to Subsection 05.03 (E), *Parking Lot Landscaping*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o required parking spaces may be located more than 80-feet from the trunk of a canopy tree." In this case, the applicant's parking does not meet this standard. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an 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 would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exceptions. As compensatory measures, the applicant has proposed [1] planting larger caliper canopy trees, and [2] planting an additional four (4) canopy trees at the rear of the subject property. The applicant indicated that [1] the roof pitch and wall length exceptions are being requested to allow the proposed addition to match the existing building, [2] the landscape buffer exception is being requested due to space constraints along Sids Road, and [3] the parking landscaping exception is being requested because the property owner is planning to expand the parking in the future and does not want to remove trees that are planted with this phase. Requests for exceptions to the *General Commercial Standards* 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 a variance or exception.

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

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Southwest Residential District. The Southwest Residential District "contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses...and commercial land uses." According to Strategy #2 in the Southwest Residential District "(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for Commercial/Industrial land uses. As a result, these areas should be protected from the encroachment of incompatible land uses." In this case, the applicant is proposing a building expansion that maintains the current land use. Based on this the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.



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

On September 27, 2022 the Architecture Review Board approved a motion to recommend approval of the Site Plan with a vote of 6-0, with Board Member Miller absent.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Amended Site Plan for the establishment of an *Office/manufacturing* 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) 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.

**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) <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 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### 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.  
<sup>2</sup>: 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 922 Sios Rd.  
SUBDIVISION POTT SHRIGLEY ADDITION  
GENERAL LOCATION Sios & Goliad Rd.

LOT 1 BLOCK 1

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

CURRENT ZONING PD-43 CURRENT USE Light Assbly & FABRICATION  
PROPOSED ZONING PD-43 PROPOSED USE Light Assbly & FABRICATION  
ACREAGE 2.0 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]

<input checked="" type="checkbox"/> OWNER	<u>S&amp;A Systems, Inc.</u>	<input checked="" type="checkbox"/> APPLICANT	<u>A-1 SERVICES</u>
CONTACT PERSON	<u>DON RAKOW/DON SHRIGLEY</u>	CONTACT PERSON	<u>TERRY LEE</u>
ADDRESS	<u>922 Sios Rd.</u>	ADDRESS	<u>1623 S. PEACHTREE ROAD</u>
CITY, STATE & ZIP	<u>Rockwall, Tx. 75082</u>	CITY, STATE & ZIP	<u>Brown Springs, Tx. 75180</u>
PHONE	<u>972-722-1009</u>	PHONE	<u>817-771-3993</u>
E-MAIL	<u>DON.RAKOW@FLEETWATCH.COM</u>	E-MAIL	<u>terry@BLUETONDNC.COM</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.G. Shrigley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

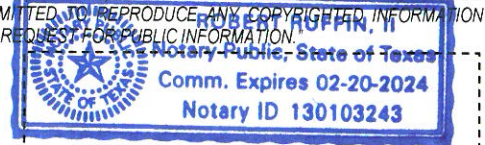
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF SEPTEMBER, 2022. BY SIGNING THIS APPLICATION, 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 THE 16 DAY OF SEPTEMBER, 20 22

OWNER'S SIGNATURE

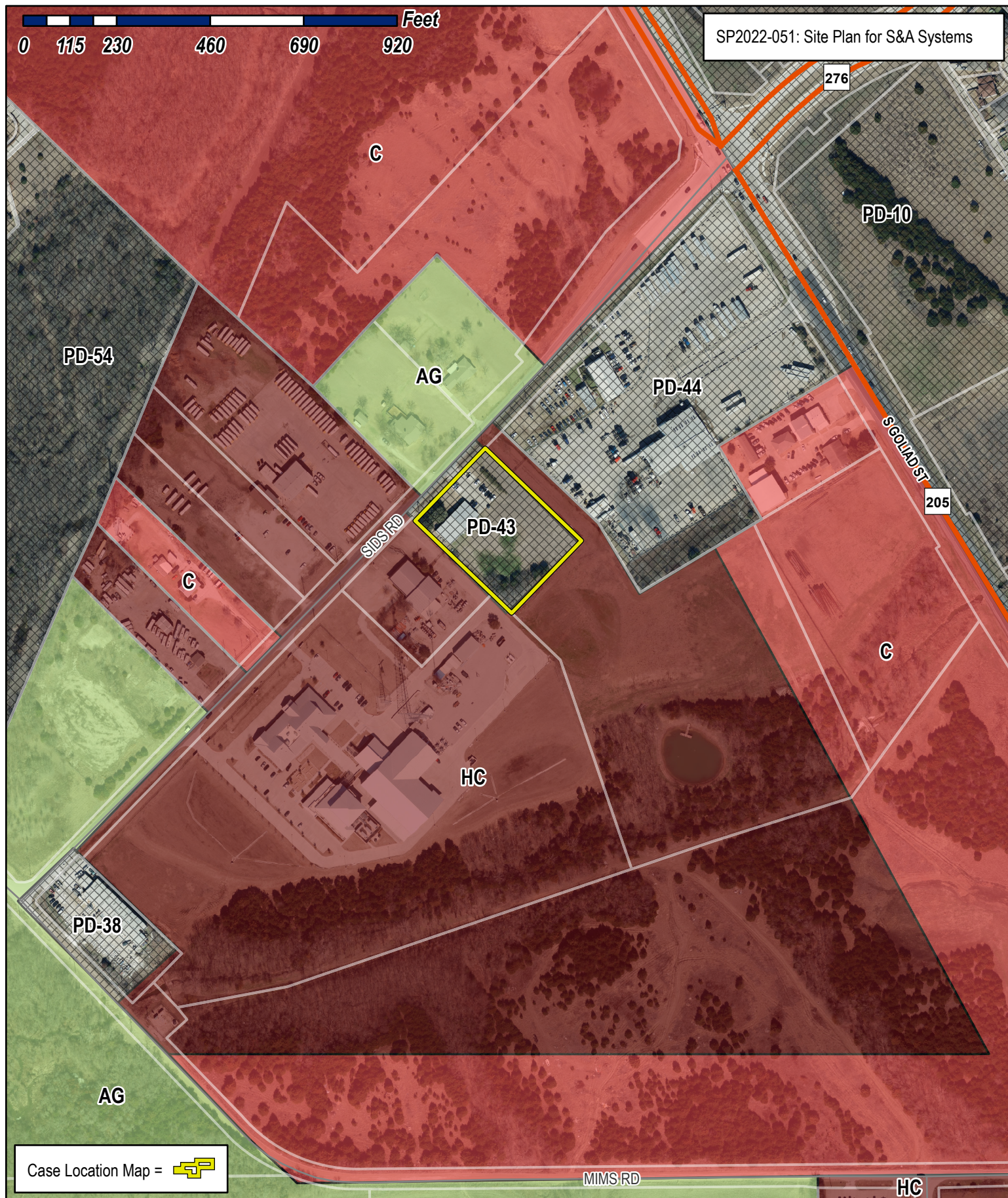
J.G. Shrigley

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 02/20/2024





## 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.





- 1 Table: SITE PLAN
- A. TOTAL LOT AREA----- 2.0 ACRES / 87,120 sq ft
- B. TOTAL BLDG FOOTPRINT --- 20,000 sq ft
- C. LOT COVERAGE
- D. IMPERVIOUS COVERAGE
- E. REQUIRED PARKING AND PROVIDED PARKING
- 2 DISTANCE BETWEEN BLDG AND SW PROPERTY LINE - 15 linear foot
- 3 BLDG SETBACK
4. EXISTING AND PROPOSED EASEMENTS ARE LOCATED IN THE 22'6" ROAD DEDICATION
5. FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT LOCATED ON PLAN
6. ADJACENT STREET AND ADJACENT PROPERTY INDICATED ON CIVIL DWGS
7. ALL PARKING SPACES ADJACENT TO BLDG ARE 20'x9' and ALL OTHERS ARE 18'x9'
8. NO FENCING ON PROPERTY
9. 2'x2' ELECTRIC TRANSFORMER INDICATED ON DRAWING
10. NO ROOF MOUNTED UTILITY EQUIPMENT EXIST
11. NO OUTSIDE STORAGE
12. TRASH/RECYCLING ENCLOSURE SHALL BE 3 SIDED WALL W/ GATE SCREENED BY 9' MATERIALS AS PRIMARY BLDG W/ 5gal shrubs AROUND DUMPSTER PAD ( 7" CONCRETE PAD)
13. (4) 6"DIA x 7' H BOLLARDS WILL BE PROVIDED AT EACH CORNER OF DUMPSTER PAD

#### LANDSCAPE & IRRIGATION

A. SHADE TREES --LIVE OAK 4" CALIPER / 8' TALL  
(EXISTING 2 EA --  
NEW TREES 11 EA -- )

B. ACCENT TREES - OAK LACE PINE  
(NEW TREES 12)

MITIGATED TREES: SW CORNER 11 EA --- 70" TOTAL:  
HACKBERRY TREE 30"

CEDAR TREE 40"

NOTE: all irrigation will meet requirements of the U.D.C.  
(0503 ART. 08)

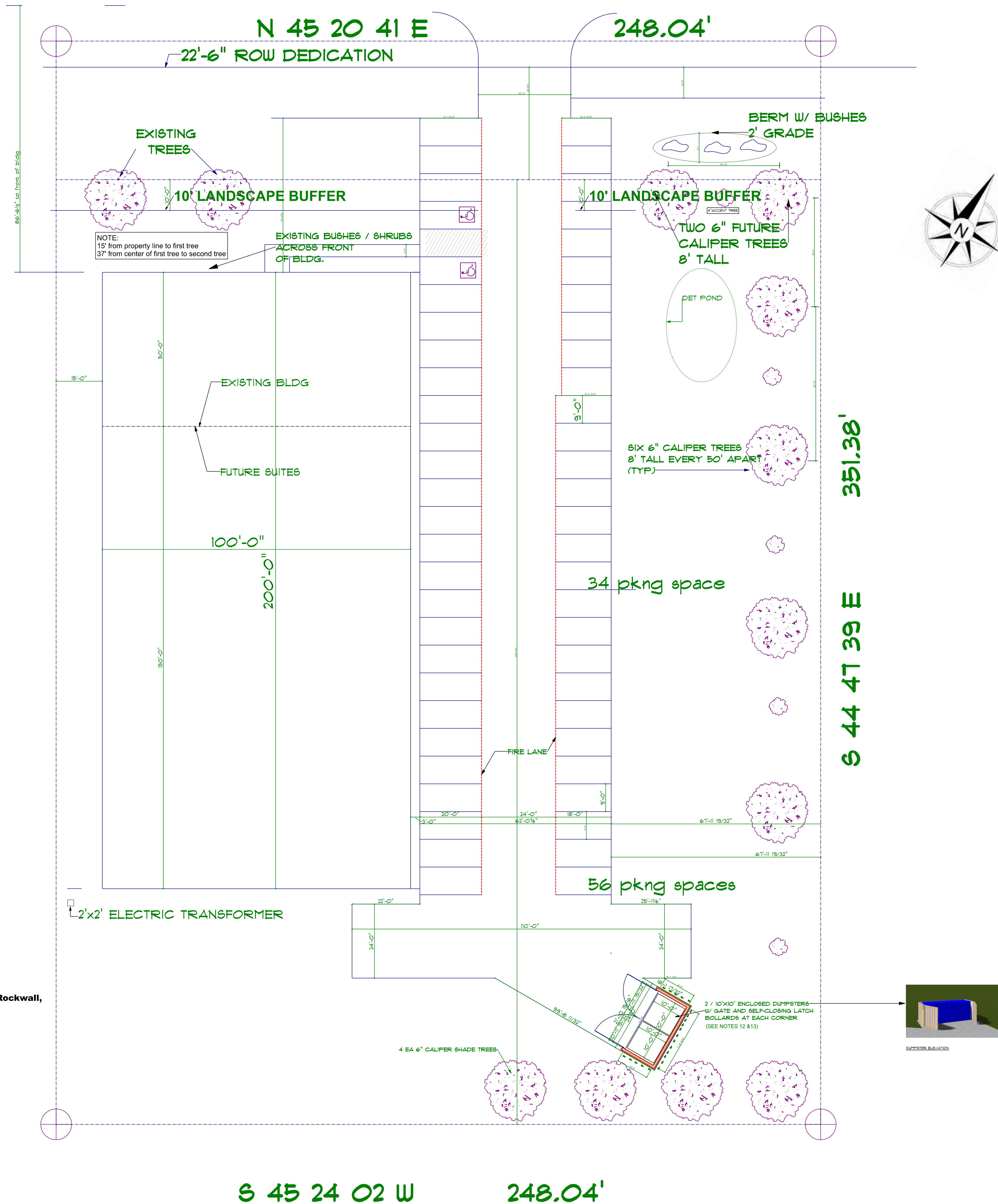
#### APPROVED:

I hereby certify that the above and foregoing siite plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_

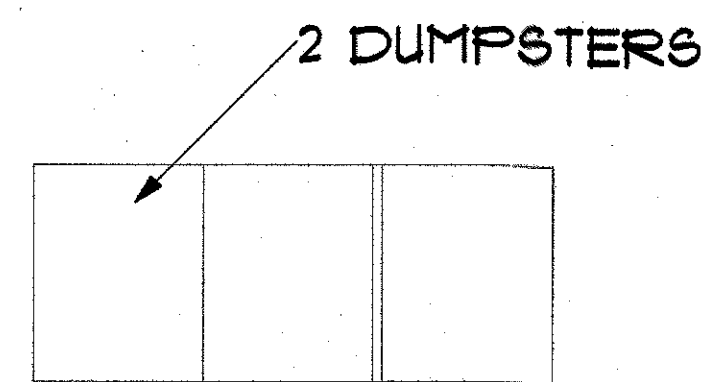
\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

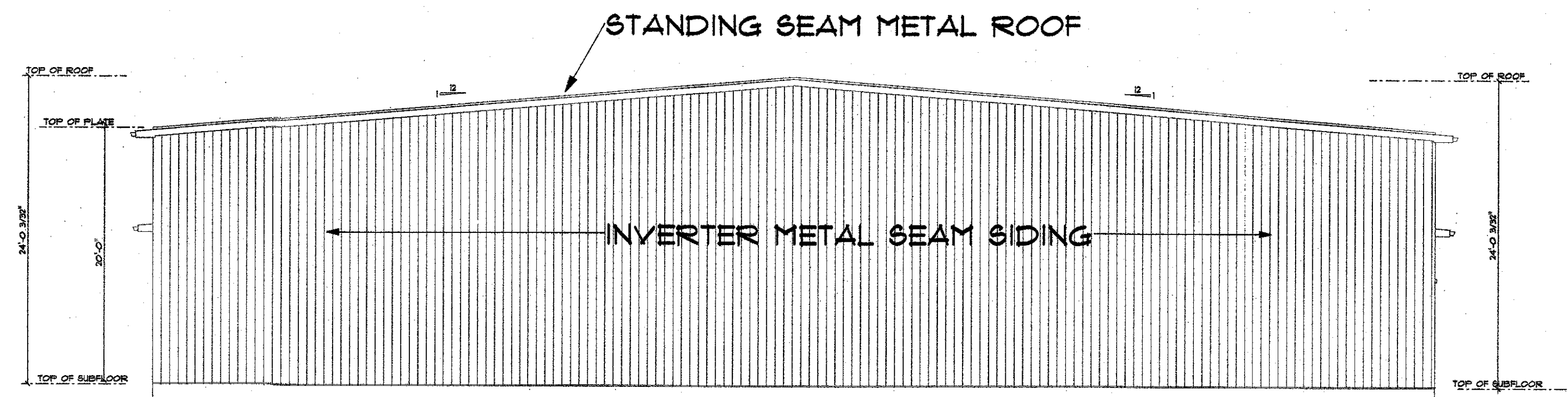
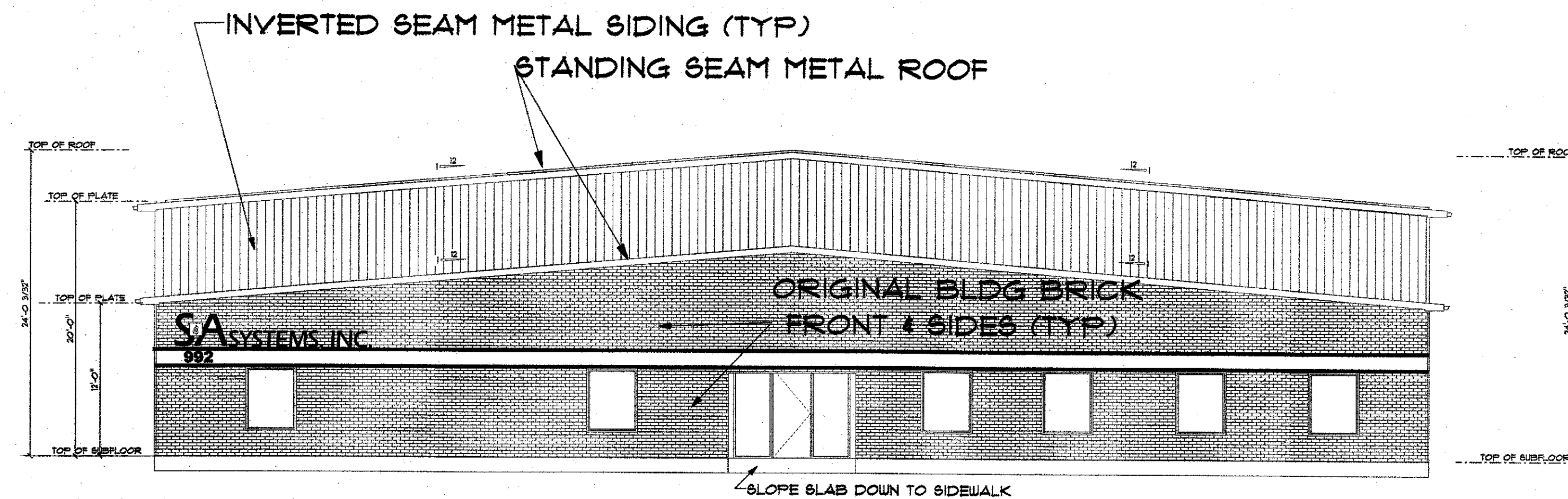


SITENEW  
SCALE: 0.0547" = 1'-0"

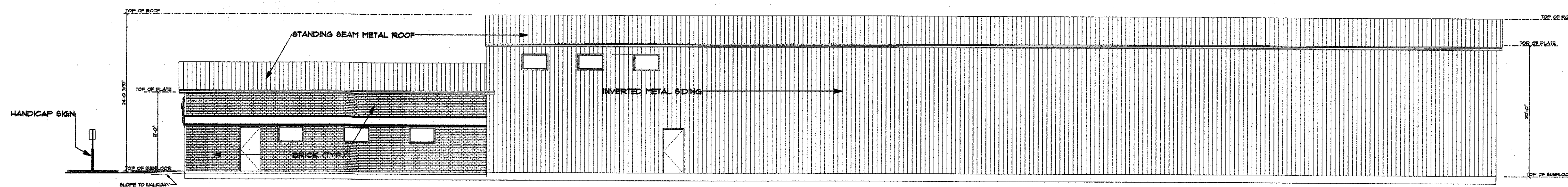




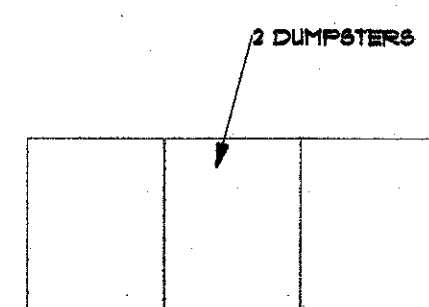
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



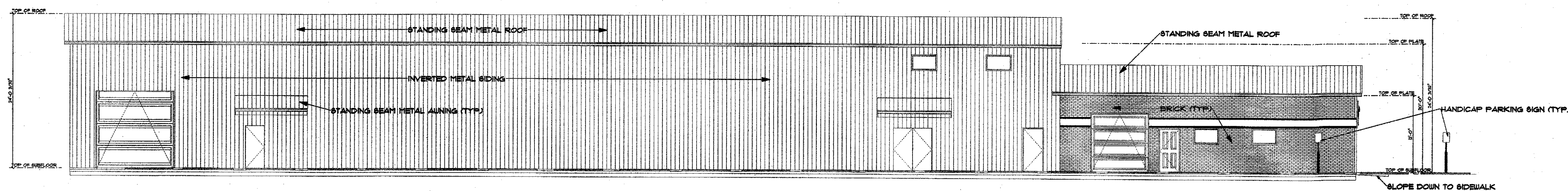
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1" = 10'-0"

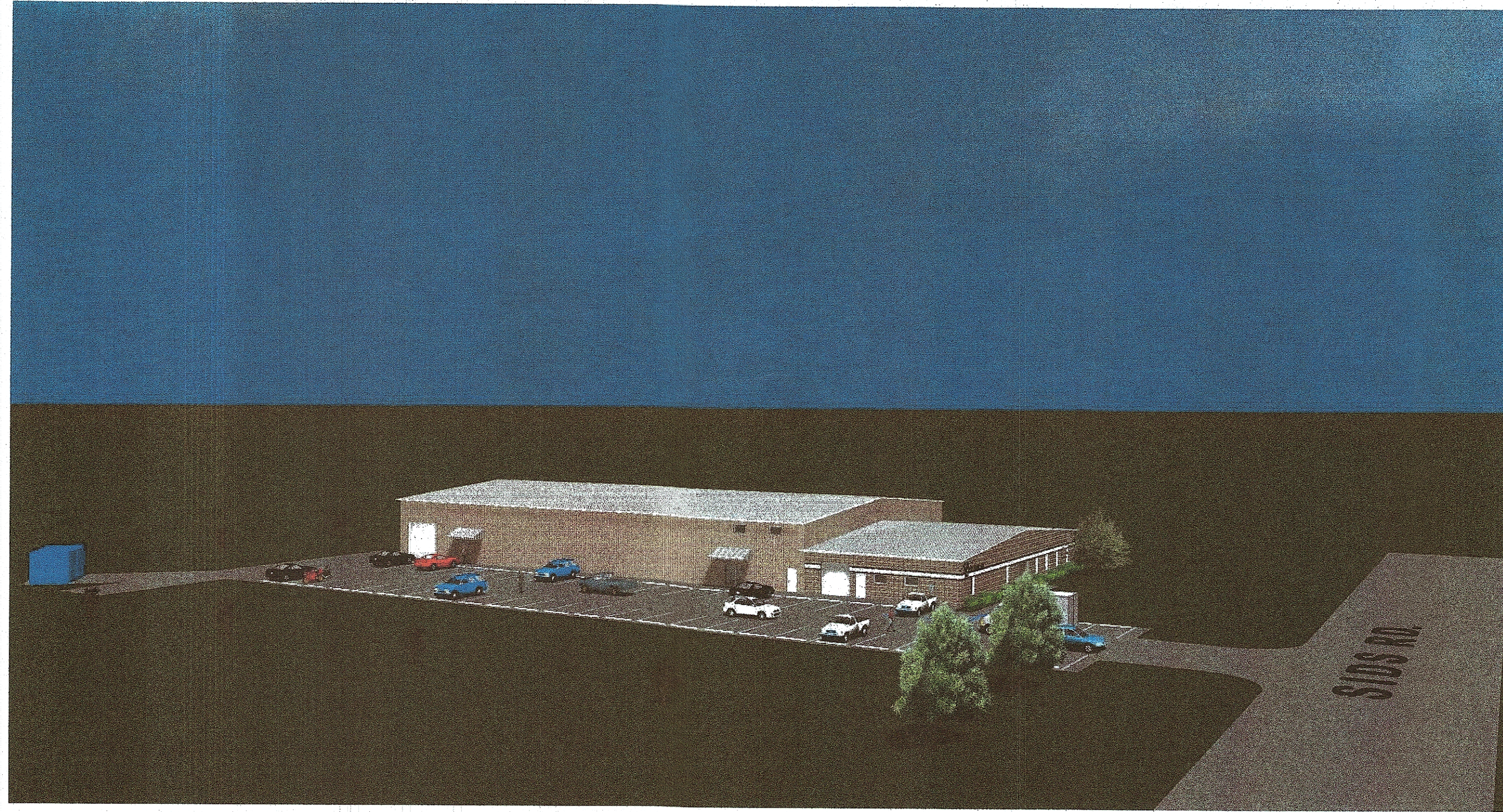


**LEFT ELEVATION**  
SCALE: 1" = 10'-0"

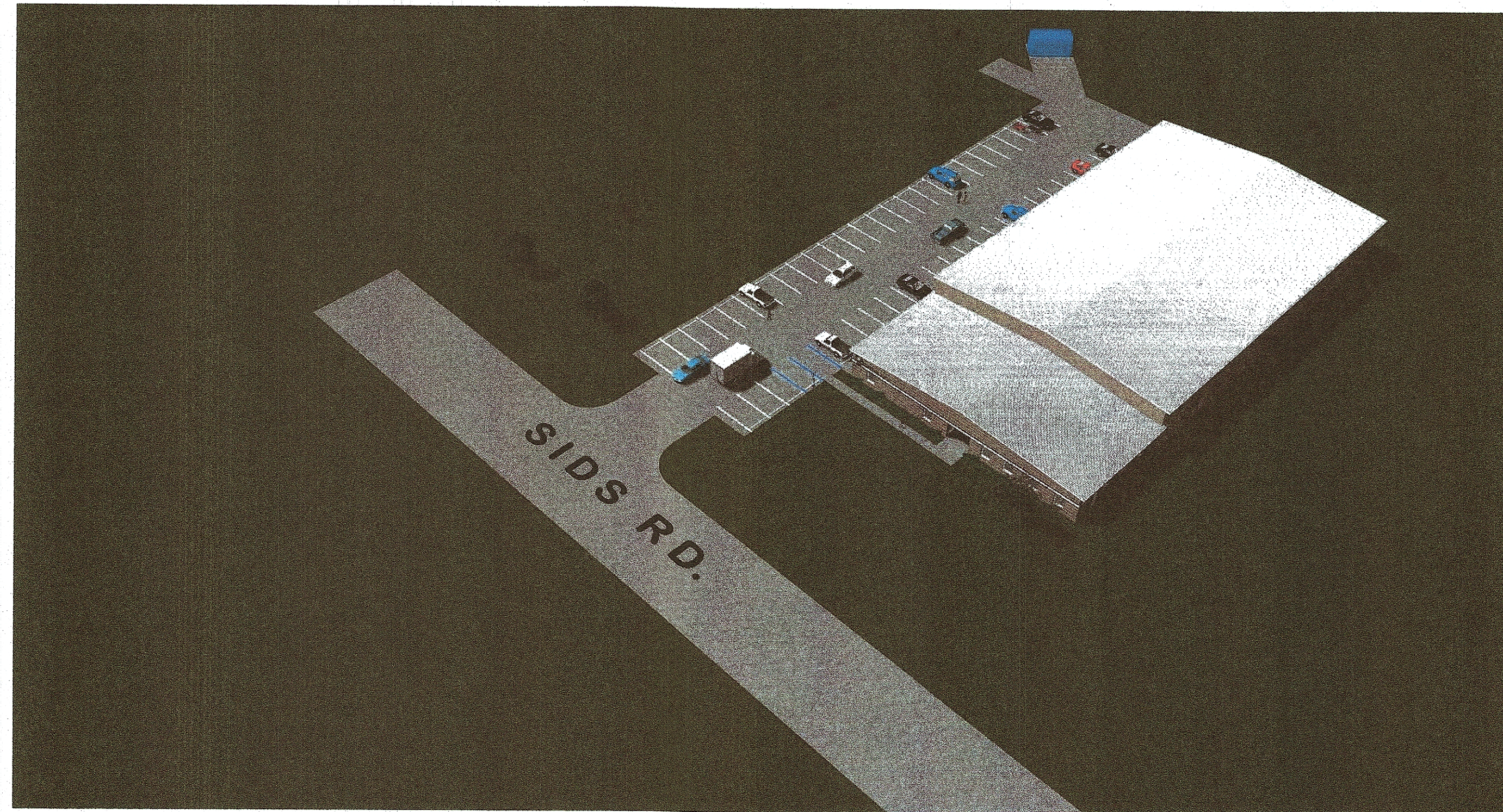




# INITIAL BUILD VIEWS



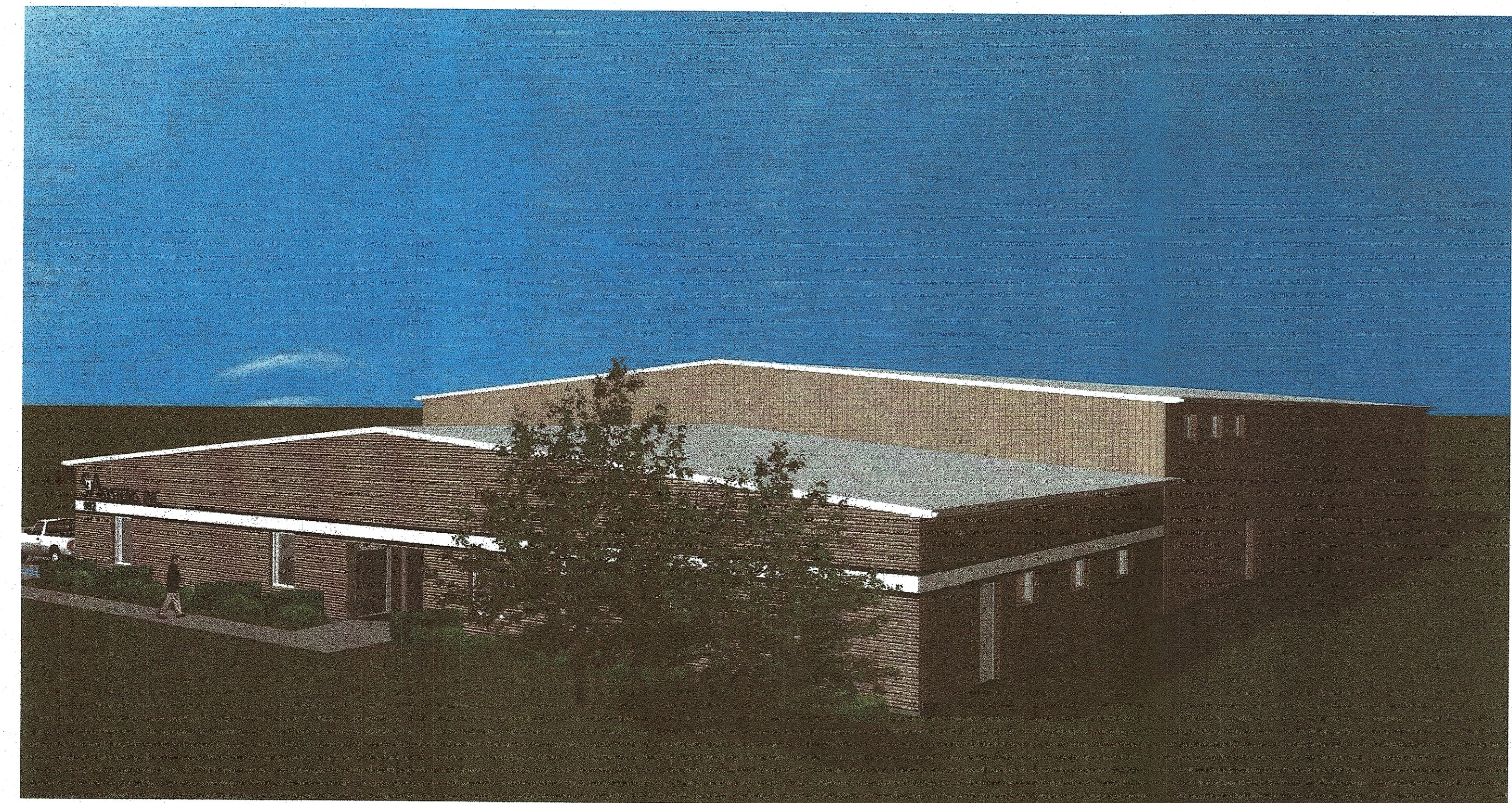
A



B

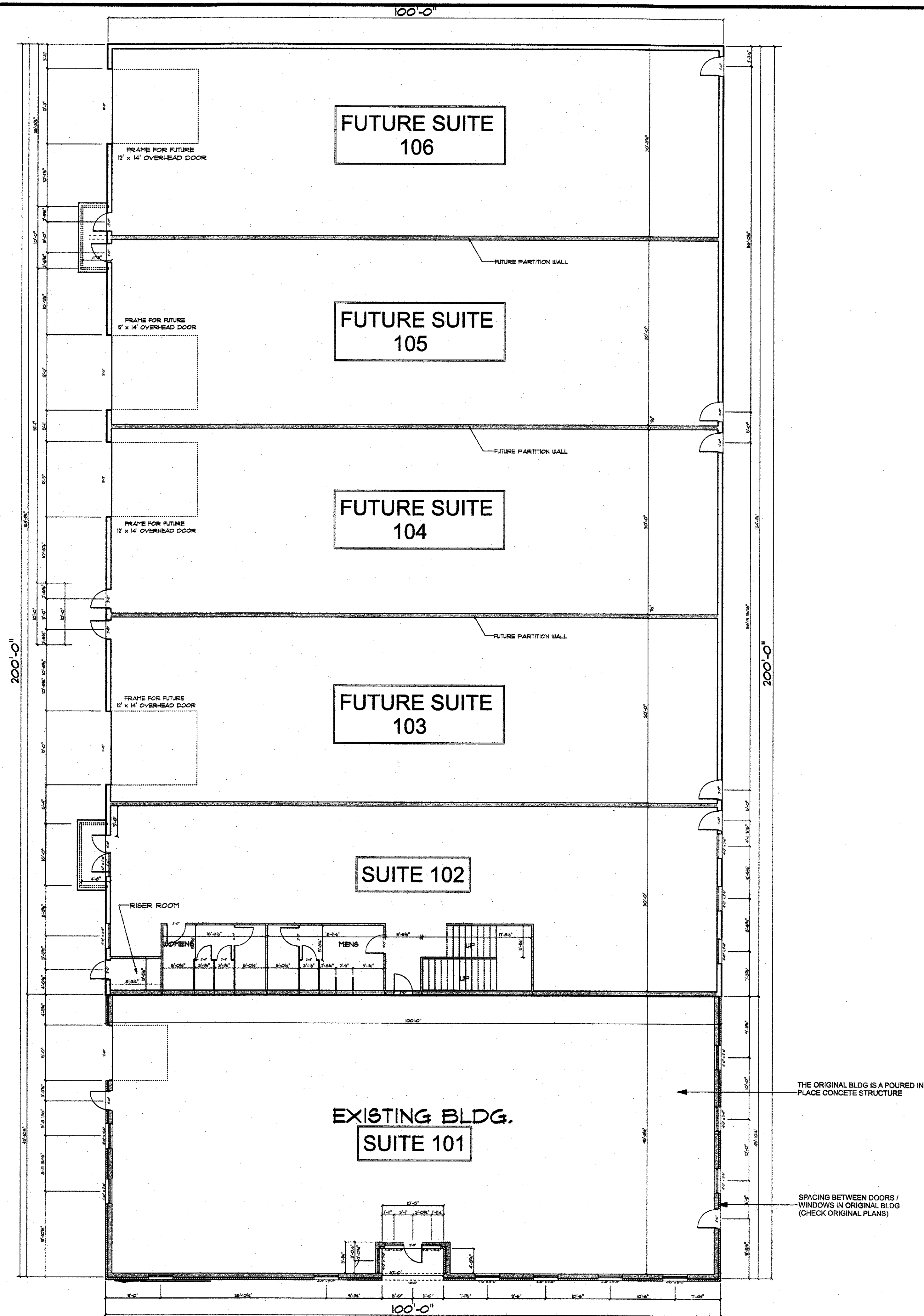


C



D





MAIN FLOOR  
SCALE: 0.1018" = 1'-0"

THE ORIGINAL BLDG IS A POURED IN  
PLACE CONCRETE STRUCTURE

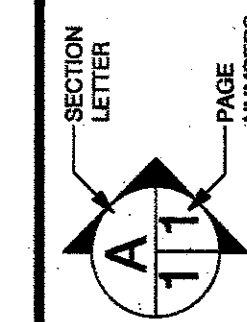
SPACING BETWEEN DOORS /  
WINDOWS IN ORIGINAL BLDG  
(CHECK ORIGINAL PLANS)

S&A SYSTEMS, INC.  
982 Side Rd.  
Rockwall  
Texas  
75082  
PHONE: 972-722-1009  
FAX:  
MOBILE:

D Designs  
CUSTOM HOME DESIGNS

PHONE: 903-521-9299  
FAX:  
MOBILE:

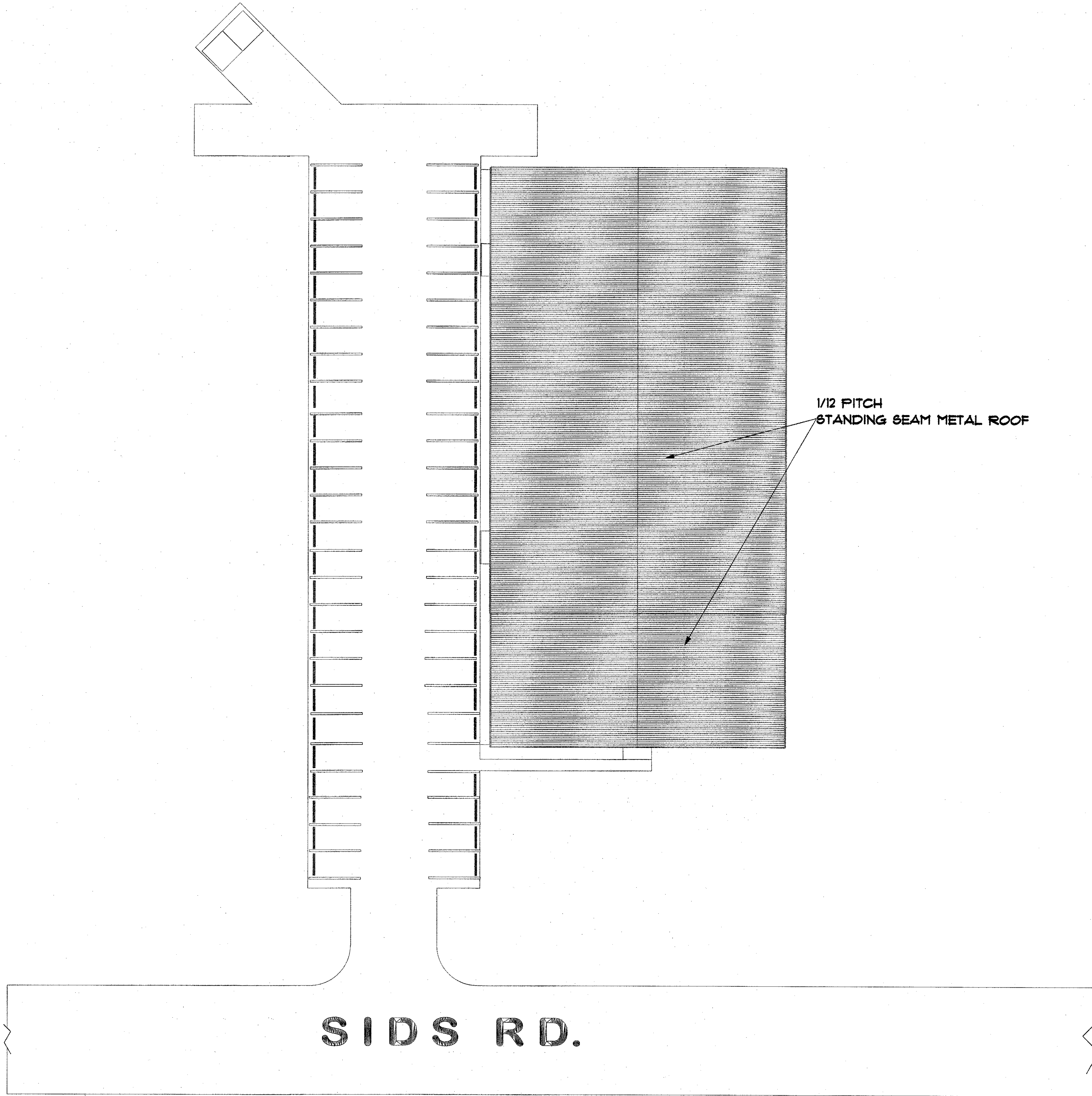
SCALE: 0.1018" = 1'-0"  
DRAWN BY: Dan Daugherty  
DATE: Wednesday, July 27, 2022



APPROVED:  
CHECKED BY:

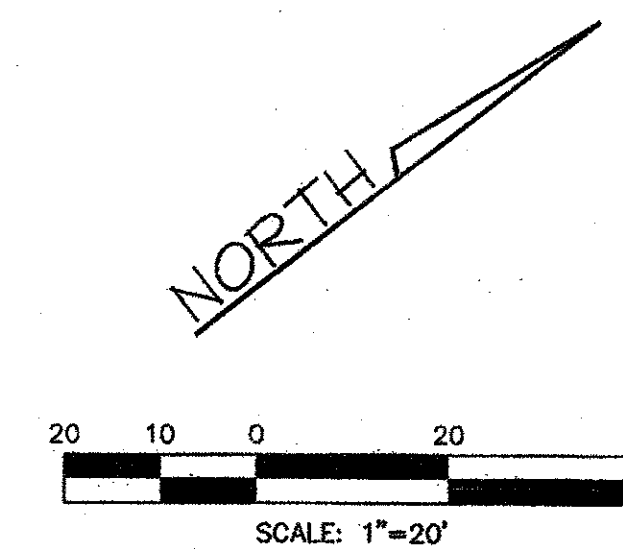
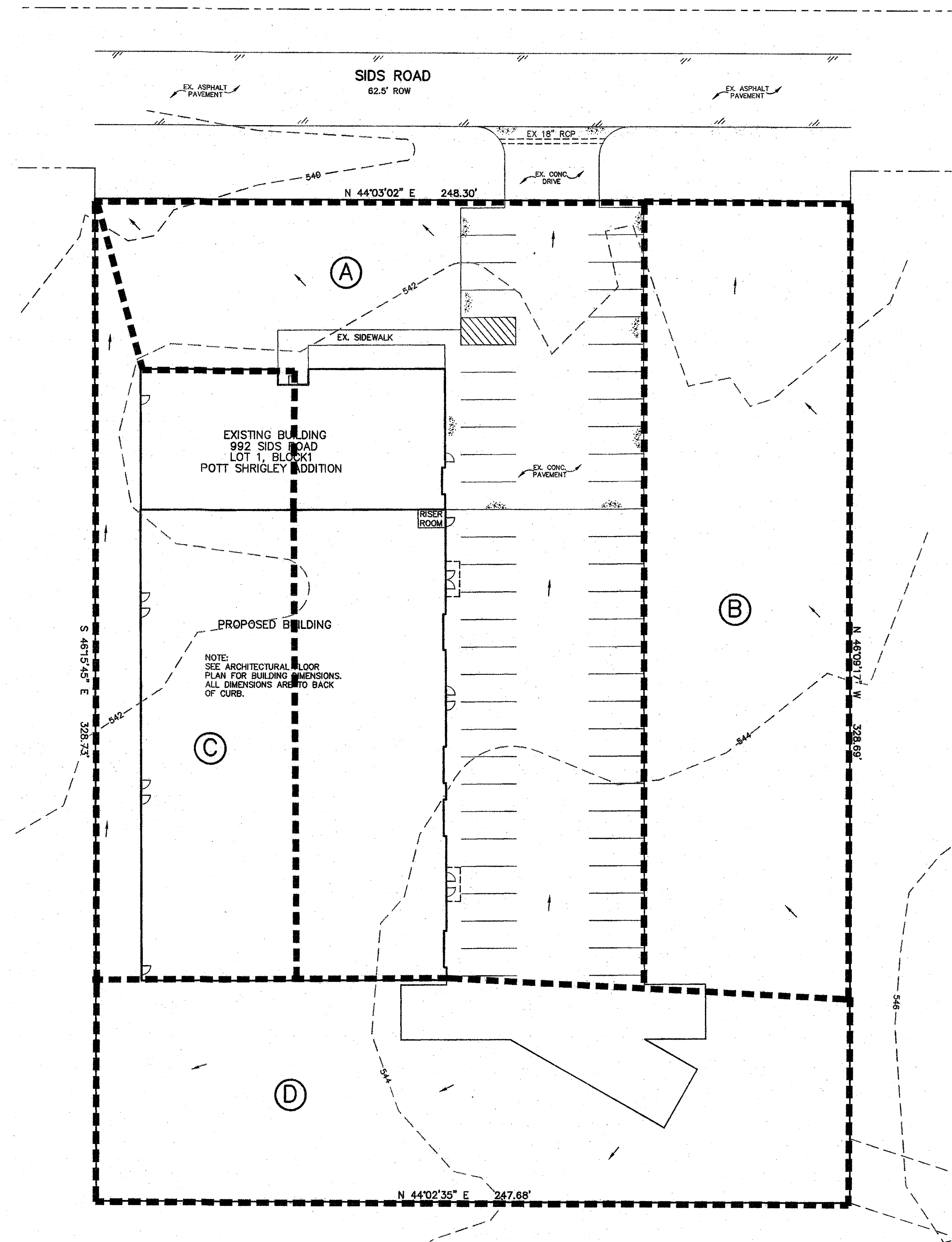
PAGE: 1/5  
FLOOR PLAN





TOP ELEVATION  
SCALE: 1" = 20'-0"





AREA NO.	ACRES	TC (min)	"C"	"100" (IN./HR.)	"Q100" (cfs)	DISCHARGE TO
A	0.77	10	0.9	9.8	6.8	SIDS ROAD
B*	0.40	10	0.9	9.8	3.5	SIDS ROAD
C	0.31	10	0.9	9.8	2.7	SIDS ROAD
D*	0.39	10	0.9	9.8	3.4	ADJACENT PROPERTY

\* - INDICATES AREAS TO REMAIN GRASS AND UNDEVELOPED

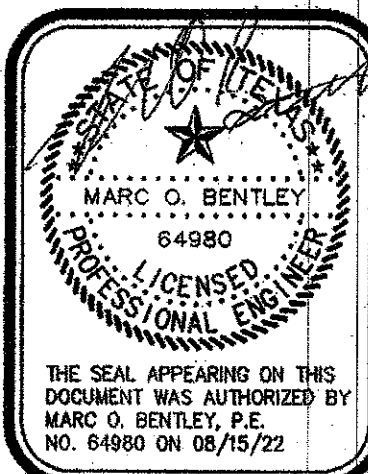
LEGEND

 DRAINAGE AREA BOUNDARY  
 DRAINAGE AREA DESIGNATION

**(A) DRAINAGE AREA DESIGNATION**

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

**Marc Bentley, PE**  
CIVIL ENGINEER  
1855 EMERALD BAY  
ROCKWALL, TEXAS 75087  
PH: 214-957-1406



**DRAINAGE AREA MAP**

**S & A SYSTEMS, INC**

**CITY OF ROCKWALL, TEXAS**

**S & A SYSTEMS, INC**  
**CITY OF ROCKWALL, TEXAS**

**S & A SYSTEMS, INC.**  
**CITY OF ROCKWALL, TEXAS**

No.	Date	Revision
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Scale:	1"=20'
File Name:	BASESITE
Date:	AUG 2022
Project No.:	2022105

File Name:	BASESITE
Date:	AUG 2022
Project No.:	2022105

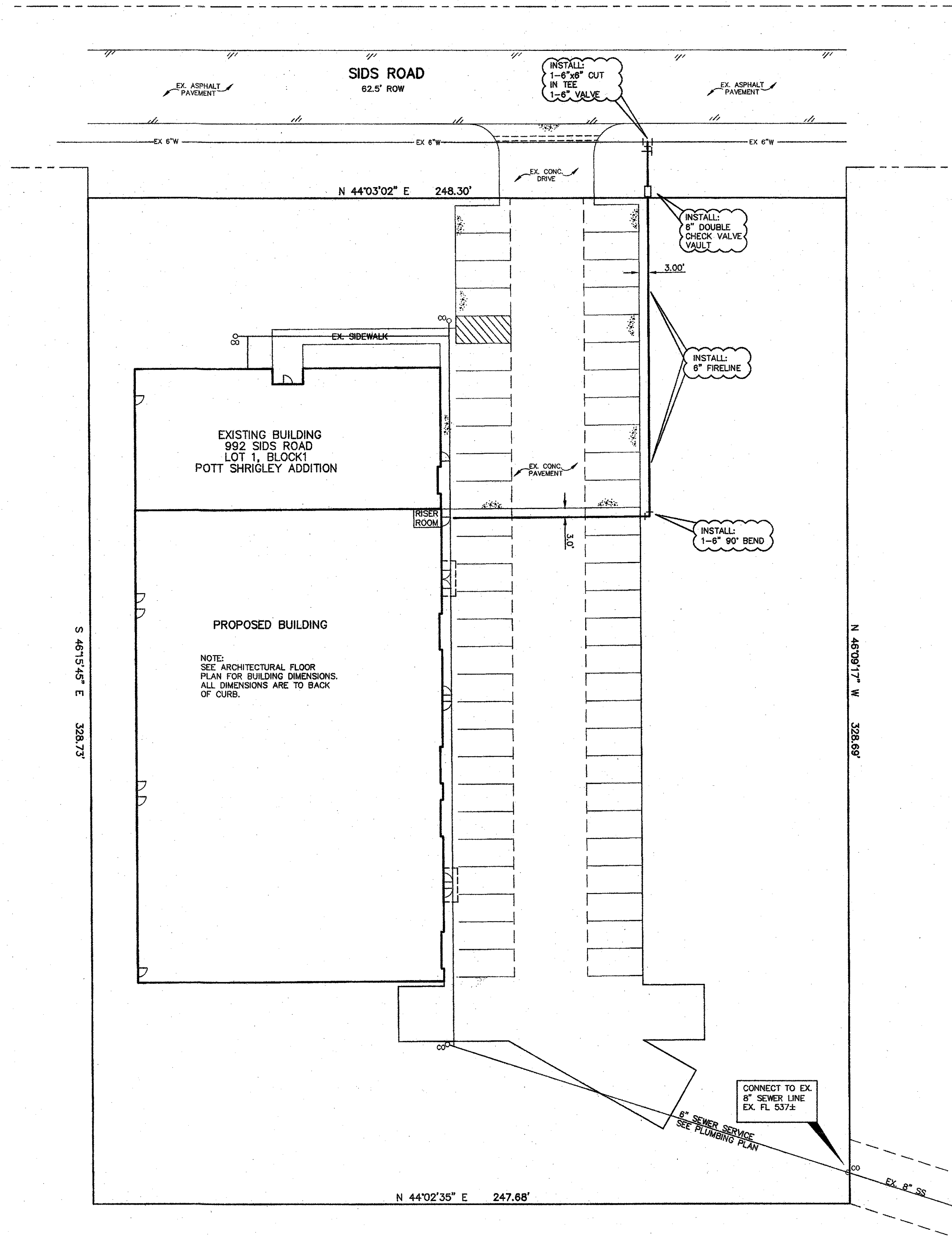
Date: AUG 2022

Project No.: 2022105

Sheet **C3**



Z:\Projects\2022\202205 Rockwall\basessite.dwg Sun Aug 14 10:59:07 2022



#### GENERAL NOTES

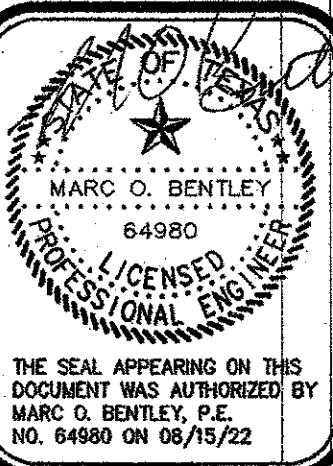
- All work shall be in accordance with these plans, City of Rockwall Standards and NCTCOG 3rd Edition.
- Two year maintenance bonds on water and sewer to be furnished by the contractor.
- Engineering department is to be notified 48 hours prior to any construction.
- All water lines to have 42 inch minimum cover or as required to clear other utilities.
- Water mains shall be Class 200 PVC, DR-14, sizes 4" to 15".
- Fire hydrants shall be Mueller No. 24015 or equal.
- Manhole rings and covers shall be 400# or bolt on.
- Contractor shall use PVC SDR 26 Sewer pipe. PVC pipe shall have a maximum deflection of 5% (as per City of Rockwall Specifications.)
- Valves shall be resilient seat gate valves.
- Trench excavation for trenches 5 feet or more in depth shall be in accordance with all provisions of Part 1926, Subpart P -- Excavations, Trenching and shoring of the Occupational Safety and Health's Standards and Interpretations. It shall be the responsibility of the Contractor to conform to the above stated provisions and to supply Trench Safety Plans if required by the City.
- The locations of all utilities indicated on the plans are taken from available public records. The exact location and depth of all utilities indicated must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
- It shall be the responsibility of the Contractor to protect all existing utilities in the construction of this project. Any utilities damaged during the construction of this project shall be repaired at the Contractor's expense.
- All Reinforced Concrete Pipe shall be Class III.
- Megalugs at all change in direction.
- Blue EMS locator pads to be installed on the waterline at every bend, service, and valve.
- Fire hydrants shall have 5' clearance around, and min 3' from back of curb.
- Water and Sanitary Sewer service lines indicated on this plan are schematic in nature. Contractor / Plumber shall verify location of utilities exiting building prior to installation of service line from meter or main line.
- Green EMS locator pad shall be installed on sewer line where the service connects to main and at double cleanout.



CALL BEFORE YOU DIG

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

Marc Bentley, PE  
CIVIL ENGINEER  
1855 EMERALD BAY  
ROCKWALL, TEXAS 75087  
PH: 214-957-1406



WATER/SEWER PLAN  
S & A SYSTEMS, INC  
CITY OF ROCKWALL, TEXAS

No.	Date	Revision

Scale: 1"=20'  
File Name: BASESITE  
Date: AUG 2022  
Project No.: 2022105

Sheet  
C1





October 12, 2022

TO: Terry Lee  
A-1 Services  
1623 S. Peachtree Road  
Balch Springs, TX 75180

FROM: Henry Lee, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2022-051; *Amended Site Plan for S&A Systems*

Terry Lee:

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 October 11, 2022. 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) 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 October 11, 2022, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 5-0, with Commissioners Womble and Deckard absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee, AICP, Planner  
City of Rockwall Planning and Zoning Department



## Ross, Bethany

---

**From:** Ross, Bethany  
**Sent:** Friday, September 23, 2022 12:53 PM  
**To:** 'Don Rakow'; 'Terry@pelotondnc.com'; Lee, Henry  
**Subject:** Project Comments SP2022-051: Site Plan for S&A Systems  
**Attachments:** Project Comments (09.21.2022).pdf

Don and Terry... Attached are the project comments, and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: September 27, 2022  
Planning and Zoning Commission Public Hearing: October 11, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let Henry know. Thanks.

Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[brass@rockwall.com](mailto:brass@rockwall.com)  
<http://www.rockwall.com/planning/>  
Next Out of Office Dates: November 18-25, 2022



## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Monday, September 26, 2022 2:21 PM  
**To:** 'Don Rakow'; 'Terry@pelotondnc.com'  
**Subject:** RE: Project Comments SP2022-051: Site Plan for S&A Systems

Good Afternoon,

I will run through and answer your questions as follows. For M.6.11, this is a general comment I provide for all commercial or industrial projects I review. Applicants sometimes do not indicate the outside storage on their plans, which can create problems down the road; due to this, I provide this as a standard comments. In this case, you have clarified that no outside storage will take place, so this comment is satisfied. For M.7.2, to satisfy the requirement landscaping may be clustered. In this case I would suggest clustering this landscaping in the north corner, this would meet the requirements and further screen the future roll up doors. For I.10, the secondary façade articulation is referring back to comment M.8.1, which states that the wall length exceeds three (3) times the wall height. For the roof pitch exception, this exception should not be an issue as the request makes the addition match the existing. Also, for the compensatory measures, just include those with the exception letter described in comment I.10. If you have any other questions please let me know.

Thank you,



Henry Lee, AICP  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

**From:** Don Rakow <don.rakow@fleetwatch.com>  
**Sent:** Friday, September 23, 2022 3:54 PM  
**To:** Ross, Bethany <bross@rockwall.com>; 'Terry@pelotondnc.com' <Terry@pelotondnc.com>; Lee, Henry <HLee@rockwall.com>  
**Subject:** RE: Project Comments SP2022-051: Site Plan for S&A Systems

Here are my areas of concern and requests for clarification.

M.6 Site Plan:

Comment 11, what is this referring to on our prints? We show our building, our parking lot, or proposed building, I believe the transformer on our property as well as the enclosed Trash/Recycling area with two dumpsters within it. This area is the southmost edge of the Hammer Head parking area.

M.7 Landscape Plan:

Comment 2, We have land for just 2 more canopy trees to grow without issues of their canopy colliding at 15 to 20 years old. Can we run some of the Accent trees and 1 or more Canopy trees along the Fence line on the east side of the property? The eastern property line is a border to the Access Road to the property to our immediate south. This is all owned by Rayburn Electric Cooperative and may be part of a development plan with the city as a concrete drive. This



request to move accent and canopy trees would help break up the view from sides with the northeast corner of the of our lot in essence have the aesthetics of being a street corner.

I.10:

What is meant by [1] Secondary façade articulation? I presume this is the awnings over our doors that shall have roof materials and siding materials matching our main building structure.

We do want to maintain [2] roof pitch to be consistent with our existing building. The compensatory measure is additional 2 additional accent trees along the northeastern edge of the property coming south and 1 additional canopy tree. The would increase the screening on the view from Sids Rd. given the eastern property line is adjacent to a two lane roadway easement for the property to our south, and that Trans-Am Trucking has open & not landscaped space in that northwest corner of their property. This view through this corner, and further through the adjacent two lane roadway easement would have a increased screening of our building from Sids Rd vantage points.

Can you please provide clarifications to the above and advise on our best path forward on this project.

Thank you for such a timely response and have a great weekend!!

Thanks,

**Don Rakow**

**Operations Manager**

**FLEETWATCH®**

S&A Systems, Inc.

992 Sids Rd. | Rockwall, TX 75032

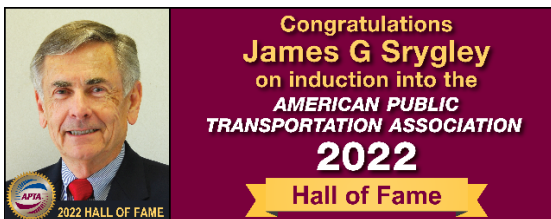
p 972-722-1009 x41 | d 469-402-4010

f 972-722-1033

[don.rakow@fleetwatch.com](mailto:don.rakow@fleetwatch.com)

[www.fleetwatch.com](http://www.fleetwatch.com)

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**From:** Ross, Bethany <[bröss@rockwall.com](mailto:bröss@rockwall.com)>

**Sent:** Friday, September 23, 2022 12:53 PM

**To:** Don Rakow <[don.rakow@fleetwatch.com](mailto:don.rakow@fleetwatch.com)>; 'Terry@pelotondnc.com' <[Terry@pelotondnc.com](mailto:Terry@pelotondnc.com)>; Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>

**Subject:** Project Comments SP2022-051: Site Plan for S&A Systems

Don and Terry... Attached are the project comments, and engineering markups for your case. The meeting schedule for this case is as follows:

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Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let Henry know. Thanks.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

[brass@rockwall.com](mailto:brass@rockwall.com)

<http://www.rockwall.com/planning/>

Next Out of Office Dates: November 18-25, 2022

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**Lee, Henry**

---

**From:** Don Rakow <don.rakow@fleetwatch.com>  
**Sent:** Wednesday, October 5, 2022 3:55 PM  
**To:** Lee, Henry  
**Cc:** Terry Lee  
**Subject:** SP2022-051: Site Plan for S&A Systems  
**Attachments:** SP2022-051 S&A Systems Inc Site Plan\_05OCT2022.pdf; S&A Systems Building Exception Letter\_05OCT2022.pdf

Good Afternoon Henry,

I just met with Terry and have crafted the attached exception letter for this project. I have also attached the revised Site Plan file that now addresses all concerns you have addressed with Terry. I believe this information has us well prepared for Tuesday night's P&Z Meeting.

I look forward to that meeting and our successful outcome to continue moving forward with our expansion. Thank you for all assistance to date!

Regards,

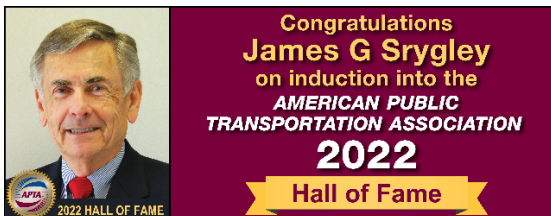
**Don Rakow**  
**Operations Manager**  
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p 972-722-1009 x41 | d 469-402-4010  
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[don.rakow@fleetwatch.com](mailto:don.rakow@fleetwatch.com)

[www.fleetwatch.com](http://www.fleetwatch.com)

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