



CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2024-011

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

On April 9, 2024, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations by a vote of 5-0, with the condition that the applicant either (1) increase the height of the screening wall to match the building height, or (2) plant cedars along the south and west side of the detention pond and plant a 10" minimum live oak in front of the existing wing wall, and Board Members McAngus and Roberts absent.

PLANNING AND ZONING COMMISSION

On April 9, 2024, the Planning and Zoning Commission approved a motion to approve the amended site plan by a vote of 7-0, with ARB recommendation of planting cedars along the south and west side of the detention pond and plant a 10" minimum live oak in front of the existing wing wall, given approval by an arborist.

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) 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 **1220 Data Drive**

SUBDIVISION **Seefried Rockwall Addition**

LOT

1

BLOCK

A

GENERAL LOCATION **I-30 and Data Drive**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI**

CURRENT USE **Vacant Warehouse**

PROPOSED ZONING **No change**

PROPOSED USE **Plastics Recycling**

ACREAGE **12.101**

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 **USEF ROCKWALL OWNER, LLC,**

☐ APPLICANT **Pross Design Group**

CONTACT PERSON **Jaymie Bullard**

CONTACT PERSON **Bobby Pross**

ADDRESS **3030 LBJ Freeway Suite 1650**

ADDRESS **5310 Harvest Hill Rd. Suite 180**

CITY, STATE & ZIP **Dallas Tx 75234**

CITY, STATE & ZIP **Dallas Tx 75230**

PHONE **214-393-6060**

PHONE **972-759-1400**

E-MAIL **jaymiebullard@seefriedproperties.com**

E-MAIL **bpross@pdgarch.net**

NOTARY VERIFICATION [REQUIRED]

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

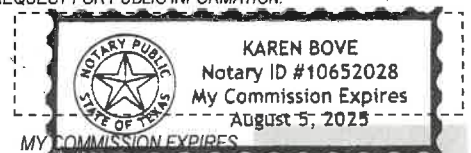
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF MARCH, 2024 BY SIGNING THIS APPLICATION, 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."

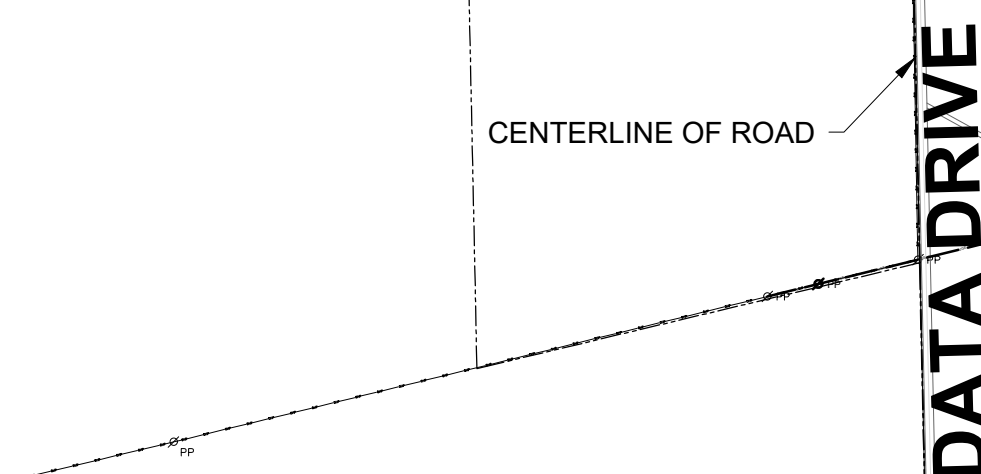
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF MARCH, 2024

OWNER'S SIGNATURE

Jaymie Bullard
Karen Bove

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





TRUSTY WALLIS FAMILY PARTNERSHIP
NUMBER 2
(VOL. 4153, PG. 271)
O.P.R.C.T.

5' CITY SIDEWALK

CENTERLINE OF ROAD

32.5' R.O.W. DEDICATION

FUTURE 65' CITY R.O.W

RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2
(VOL. 4014, PG. 173)
O.P.R.C.T.

BFR (TYP.)

PROPOSED BERM (TYP.)

DETENTION POND

12" HIGH SCREEN WALL

RAMP (TYP.)

5'-0" TALL PROPOSED CHILLERS ON CONC. PAD

PROPOSED FUTURE CHILLERS

PROPOSED SILOS, TYP.

PROPOSED FUTURE SILOS, TYP.

This detailed plan view shows the layout of the proposed facility. It includes a 12-inch high screen wall, a ramp, and a 5-foot tall proposed chiller unit on a concrete pad. The plan also shows proposed future chillers, proposed silos, and proposed future silos. The layout is oriented with North at the top.

EXSITING
BUILDING 1
1220 DATA DRIVE
157,720 SF
FFE: 605.75

TRANSFORMER

LOT 1
12.144 AC
528,976 SF

24' FIRE LANE, PUBLIC
ACCESS, AND UTILITY
ESMT

20' WATER ESMT
10' DRAINAGE EASEMENT (TYP.
(VOL. D, PG. 203)
O.P.R.C.T.

24' FIRE LANE, PUBLIC
ACCESS, AND UTILITY
ESMT

EXISTING LIVING SCREEN 20

10' DRAINAGE EASEMENT (TYP.)
(VOL. D, PG. 203)
O.P.R.C.T.

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(INST. NO. 20130000497020)
O.P.R.R.C.T.

19

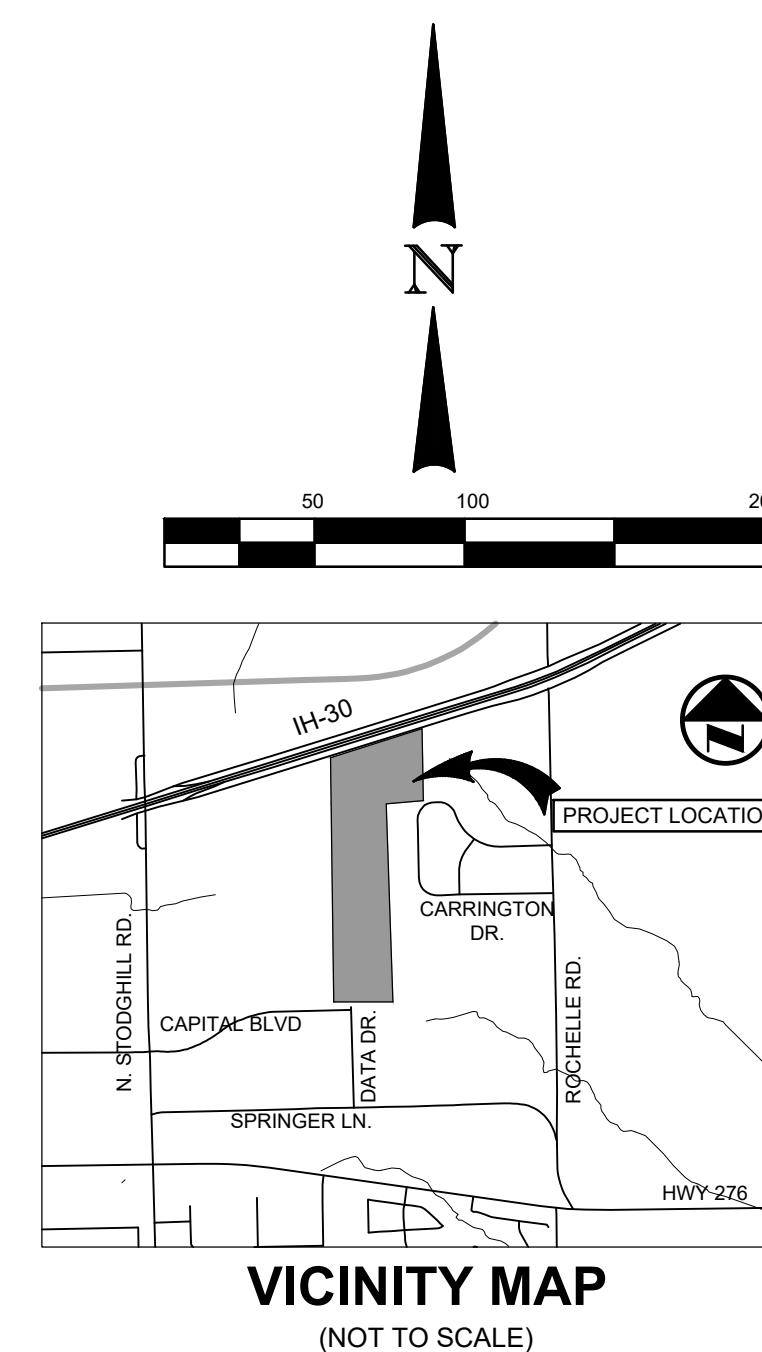
60' NO BUILD ESMT

10' DRAINAGE EASEMENT (TYP.)
(VOL. D, PG. 141)
O.P.R.C.T.

18

1 SITE PLAN

SCALE: 1/64" = 1'-0"



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

OWNER
USEF ROCKWALL OWNER, LLC
 3030 LBJ Freeway Suite 1650
 Dallas, TX 75234
 Contact: Jaymie Bullard
 Tel: 214-393-6060

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN

FORVIA FINISH OUT
ROCKWALL PARK 30 - BLDG 1
ROCKWALL, TEXAS

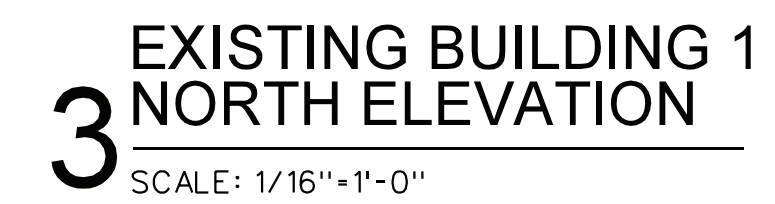
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sheet
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AA
checked
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date
03/13/2024

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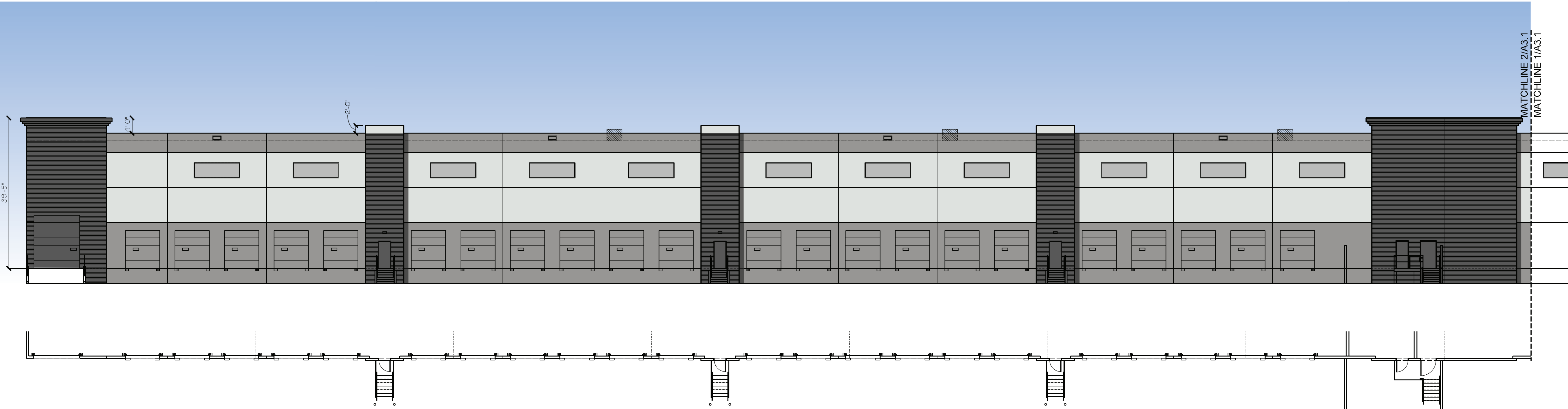
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cross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/759-1400

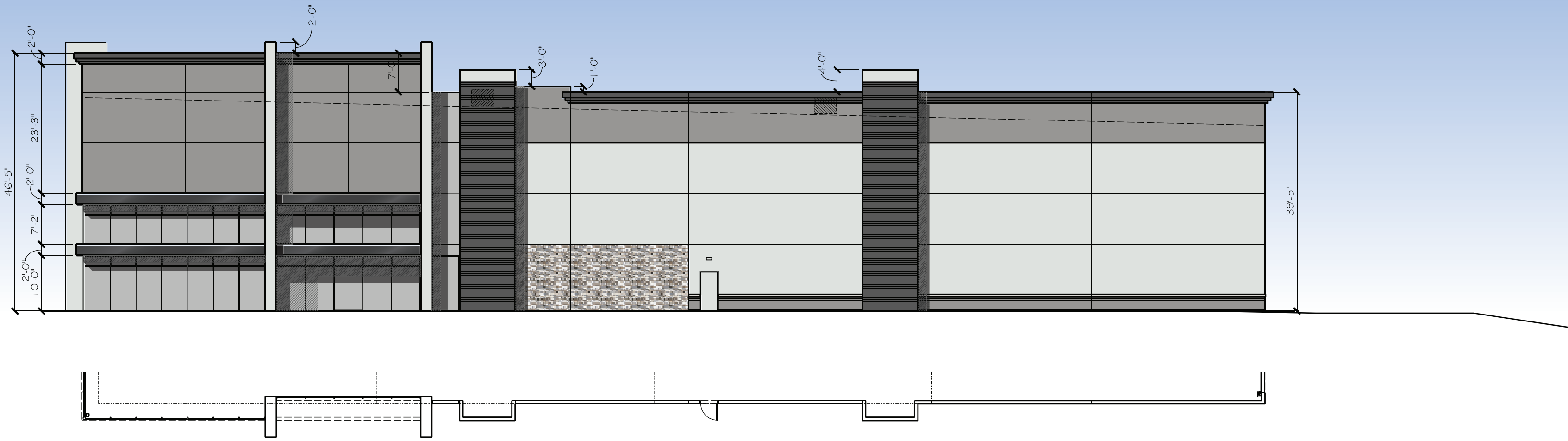




1 EXISTING BUILDING 1
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



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



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



DEVELOPMENT APPLICATION

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Planning and Zoning Department
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STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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☐ APPLICANT **Pross Design Group**

CONTACT PERSON **Jaymie Bullard**

CONTACT PERSON **Bobby Pross**

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CITY, STATE & ZIP **Dallas Tx 75234**

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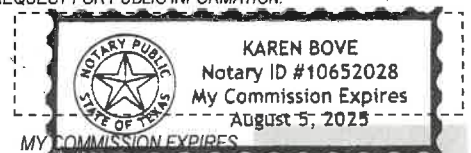
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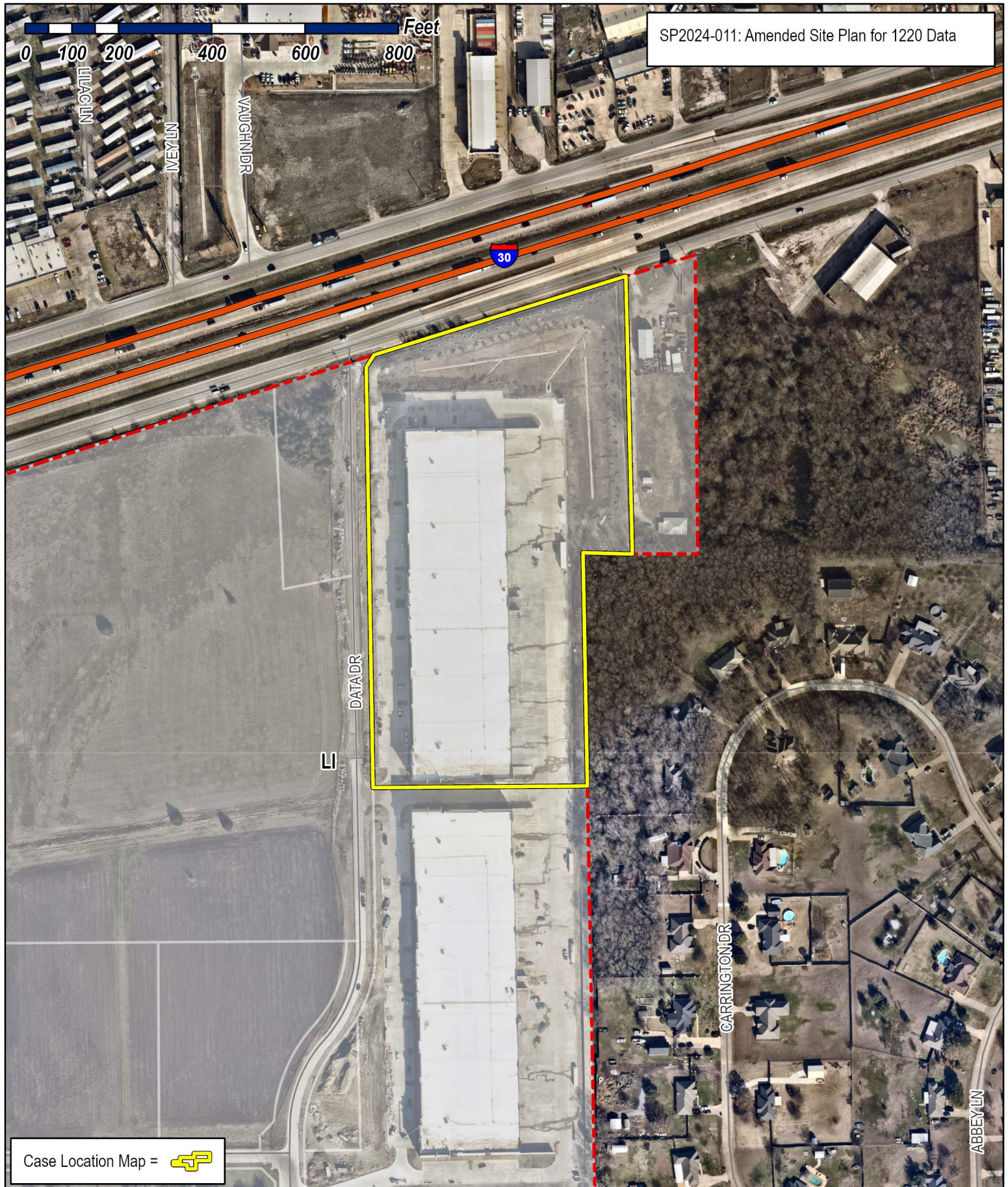
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OWNER'S SIGNATURE

Jaymie Bullard
Karen Bove

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



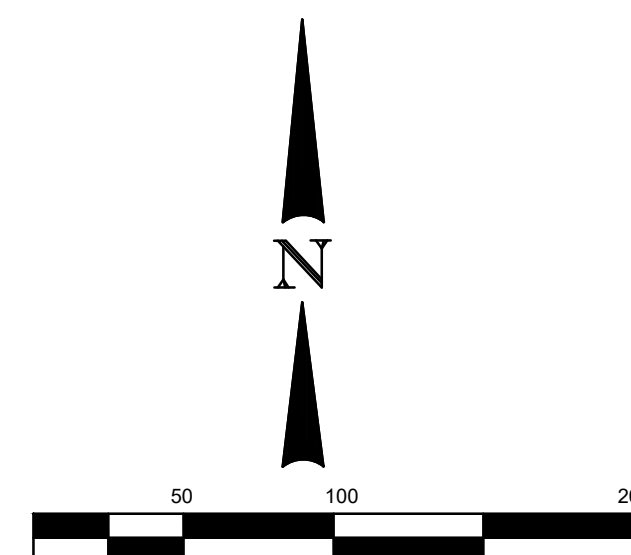


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





2.

EXISTING LIVING SCREEN 20

10' DRAINAGE EASEMENT (TYP.)
(VOL. D, PG. 233)
O.P.R.R.C.T.

19

60' NO BUILD ESMT

10' DRAINAGE EASEMENT (TYP.
(VOL. D, PG. 141)
Q.P.R.R.C.T.

18

SCALE: 1/64" = 1'-0"

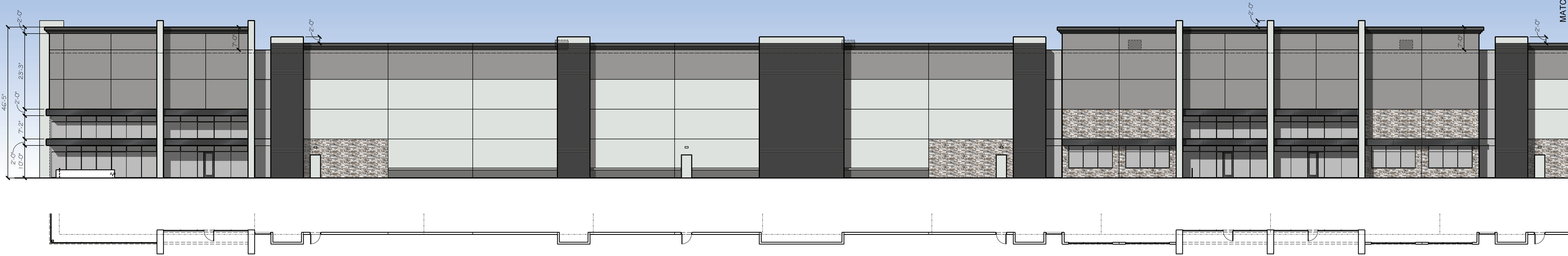
ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN

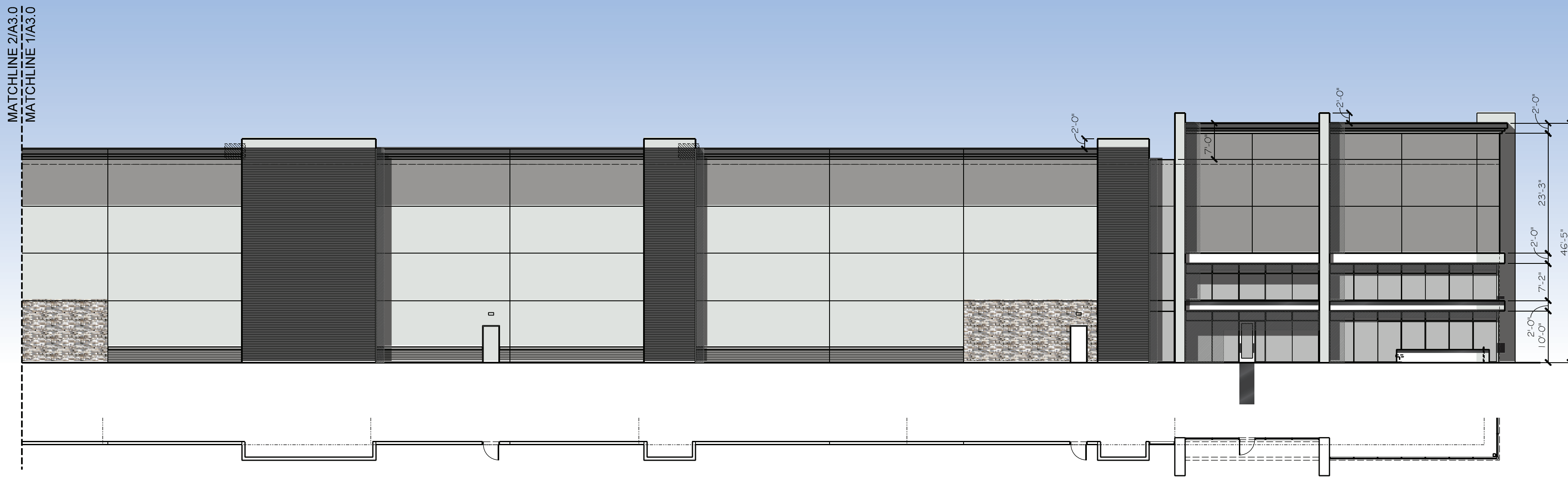
Rocky
press design group, incorporated
5351 to Harvest Hill Road, Suite 180, Dallas, Texas 75236, 972/769-1400

FORVIA FINISH OUT
ROCKWALL PARK 30 - BLDG 1
ROCKWALL, TEXAS

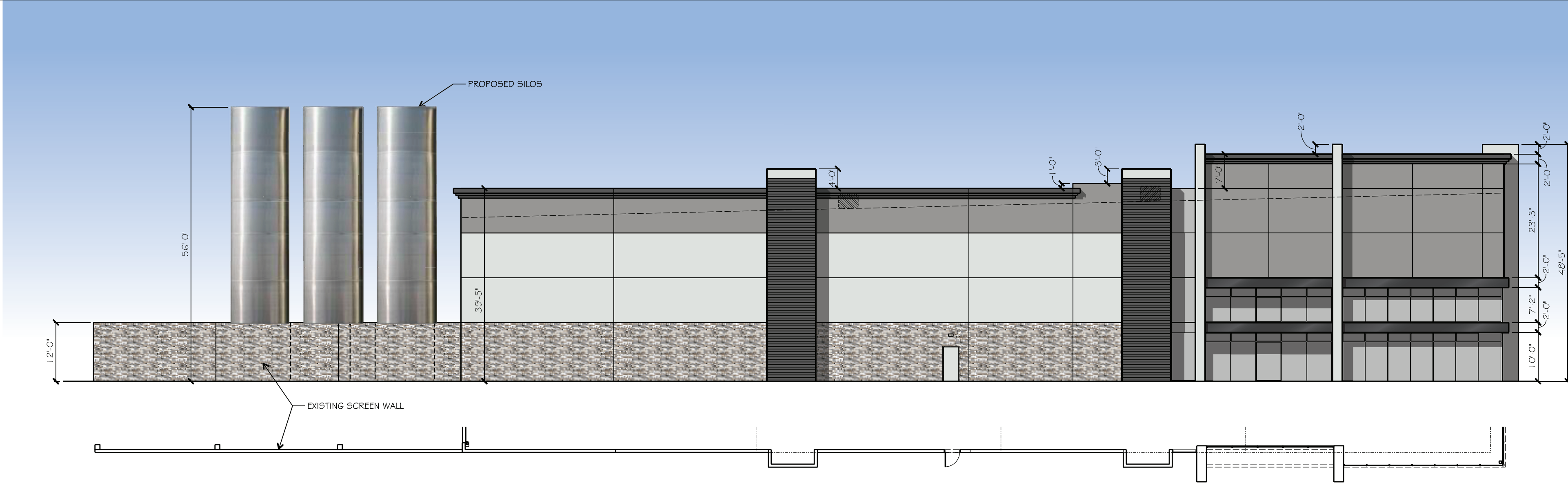
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2 EXISTING BUILDING 1
PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"



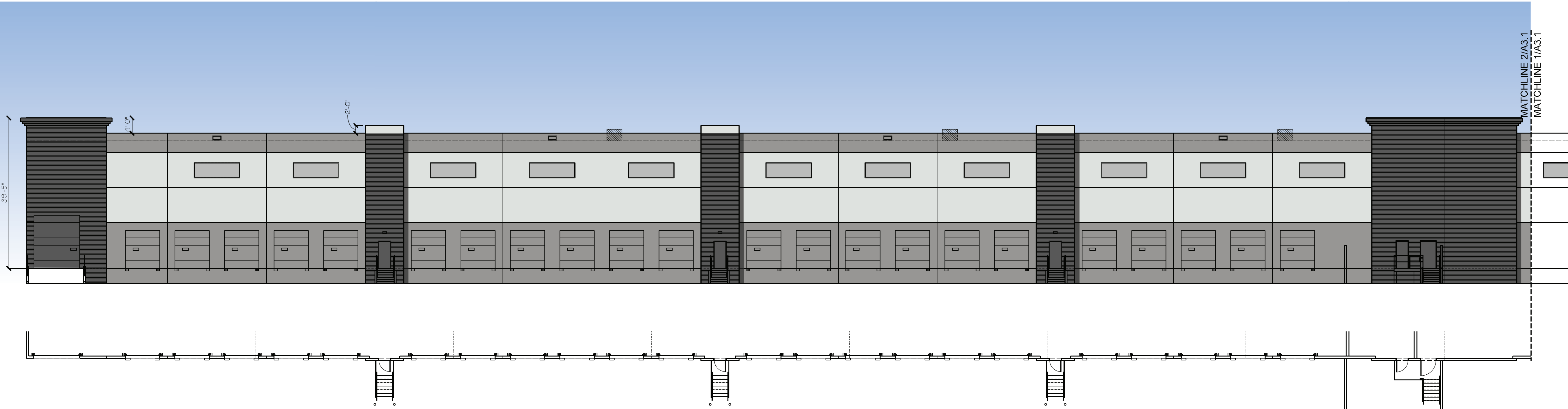
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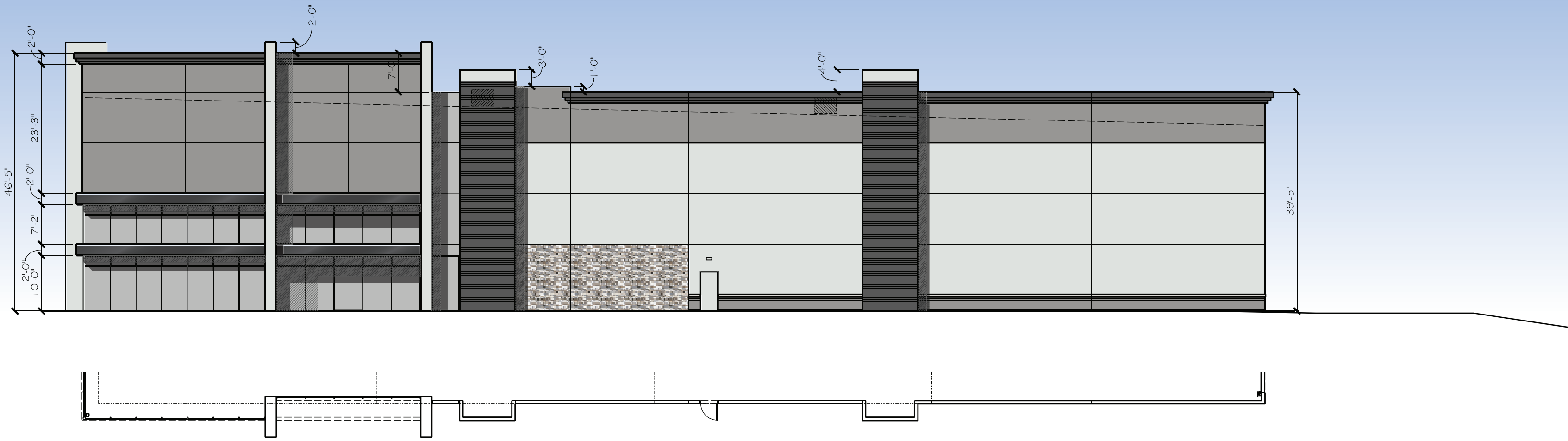
3 EXISTING BUILDING 1
NORTH ELEVATION
SCALE: 1/16"=1'-0"



1 EXISTING BUILDING 1
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



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



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

PROJECT COMMENTS



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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-011
PROJECT NAME: Amended Site Plan for 1220 Data Drive
SITE ADDRESS/LOCATIONS: 1220 DATA DR, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Bobby Pross of Pross Design Group on behalf of Jaymie Bullard of USEF Rockwall Owner, LLC for the approval of an Amended Site Plan for a Warehouse/Distribution Facility on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Needs Review

03/22/2024: I.1 This is a request for the approval of an Amended Site Plan for a Warehouse/Distribution Facility on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30.

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 (SP2024-011) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 If any changes to platted easements or new easements are added, the subject property will be required to replat.

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 project data table that can be found on the site plan of the previously approved case, SP2021-027. (Subsection 03.04. B, of Article 11, UDC)
(2) There appears to be a future proposed chiller located within a fire lane. Please move this chiller as it may not be located within the fire lane. (Subsection 01.05. C, of Article 05, UDC)

M.7 Landscape Plan.

(1) Please provide an updated landscape plan, as the chillers and silos will need additional landscape screening. According to Subsection 01.05. D, of Article 05, of the Unified Development Code, Aboveground Storage Tanks shall require primary (i.e. screening wall) and secondary (i.e. landscaping) screening. In this case, only the wall is being proposed. Staff would recommend the use of large evergreen canopy trees adjacent to the wall and between the drive and detention pond east of the proposed silos. (Subsection 01.05. D, of Article 05, UDC)

M.8 Building Elevations

- (1) Please clarify if the silos are to be painted or finished in a non-reflective coating to reduce glare and mitigate visibility. (Subsection 01.05. D, of Article 05, UDC)
- (2) Please ghost the silos in elevations where they are in the background. (Subsection 01.05. D, of Article 05, UDC)

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 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.10 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.11 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required 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	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Is the existing parking bay here being removed? This does not match what was built in the field.

2. Resubmitted Civil Engineering plans will be required for review and approval if you are changing what was previously approved.

3. No structures will be allowed in easements

4. Need to know what the water and sewer usage will be for this entire lot. Maximum water allowed is 2,000 gallons/acre/day and sewer is 1,000 gal/acre/day. Any more usage will not be allowed and can't be supplied

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.

- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

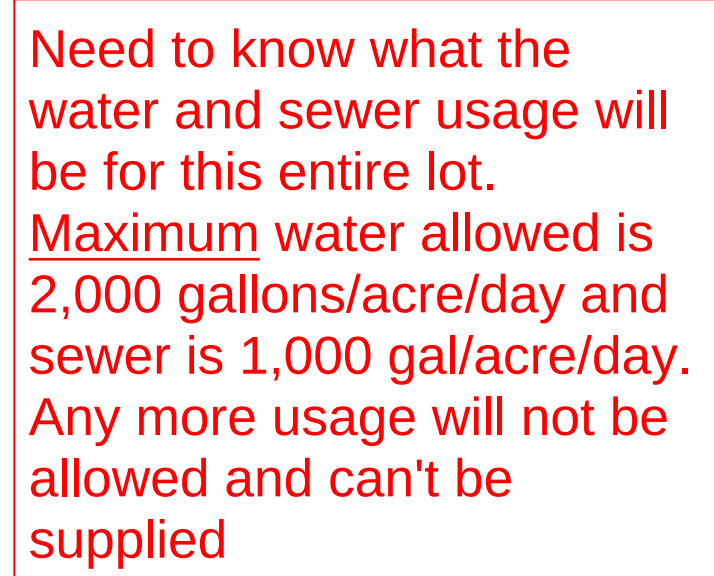
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) 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.

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	Craig Foshee	03/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: Please provide and landscape plan with plant legend



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".

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

1 SITE PLAN

SCALE: 1/64" = 1'-0"



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)

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- ☐ 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:

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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 **1220 Data Drive**

SUBDIVISION **Seefried Rockwall Addition**

LOT

1

BLOCK

A

GENERAL LOCATION **I-30 and Data Drive**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI**

CURRENT USE **Vacant Warehouse**

PROPOSED ZONING **No change**

PROPOSED USE **Plastics Recycling**

ACREAGE **12.101**

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 **USEF ROCKWALL OWNER, LLC,**

☐ APPLICANT **Pross Design Group**

CONTACT PERSON **Jaymie Bullard**

CONTACT PERSON **Bobby Pross**

ADDRESS **3030 LBJ Freeway Suite 1650**

ADDRESS **5310 Harvest Hill Rd. Suite 180**

CITY, STATE & ZIP **Dallas Tx 75234**

CITY, STATE & ZIP **Dallas Tx 75230**

PHONE **214-393-6060**

PHONE **972-759-1400**

E-MAIL **jaymiebullard@seefriedproperties.com**

E-MAIL **bpross@pdgarch.net**

NOTARY VERIFICATION [REQUIRED]

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

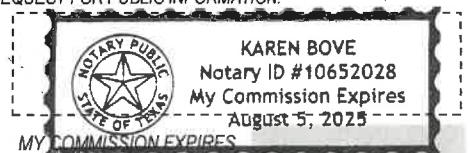
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF MARCH, 2024 BY SIGNING THIS APPLICATION, 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."

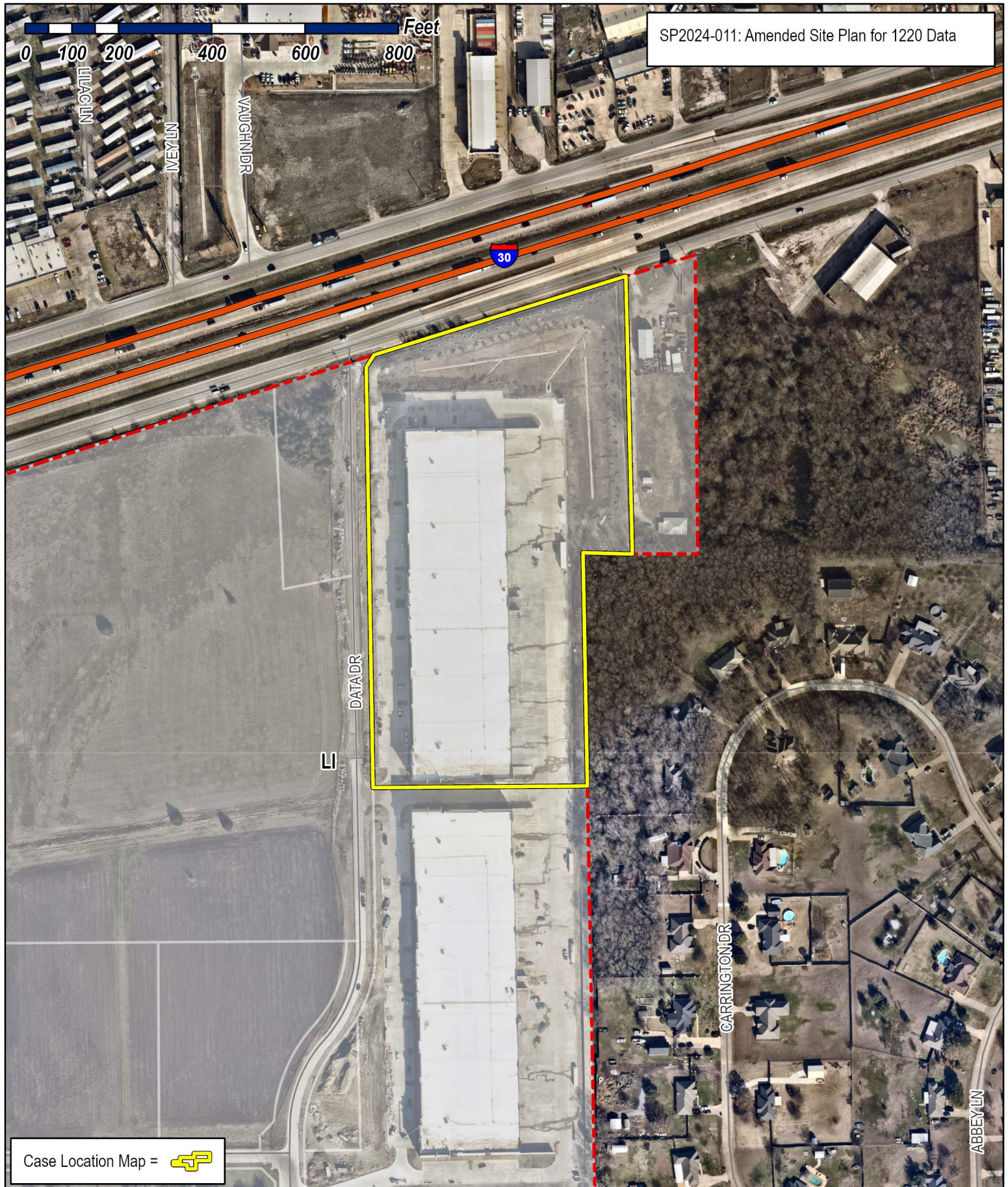
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF MARCH, 2024

OWNER'S SIGNATURE

Jaymie Bullard
Karen Bove

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2024-011: Amended Site Plan for 1220 Data

Case Location Map = 

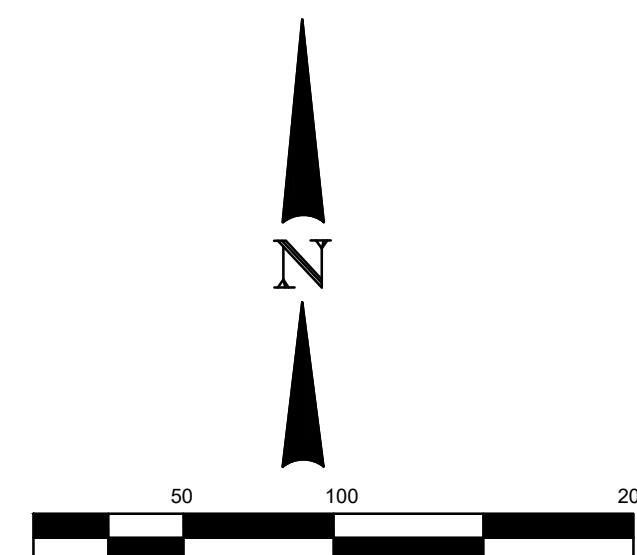


City of Rockwall

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

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2.

EXISTING LIVING SCREEN 20

10' DRAINAGE EASEMENT (TYP.)
(VOL. D, PG. 233)
O.P.R.R.C.T.

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(INST. NO. 20130000497020)
O.P.R.R.C.T.

19

60' NO BUILD ESMT

10' DRAINAGE EASEMENT (TYP.
(VOL. D, PG. 141)
C.D.B.C.T.

18

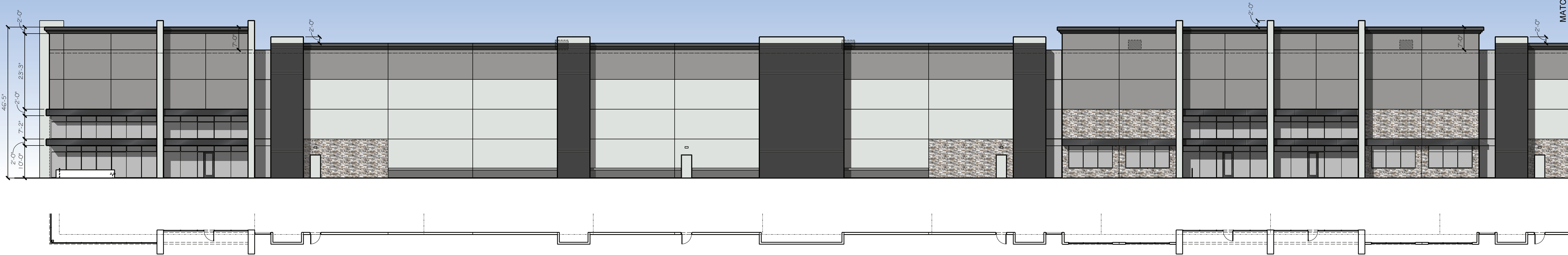
SCALE: 1/64" = 1'-0"

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

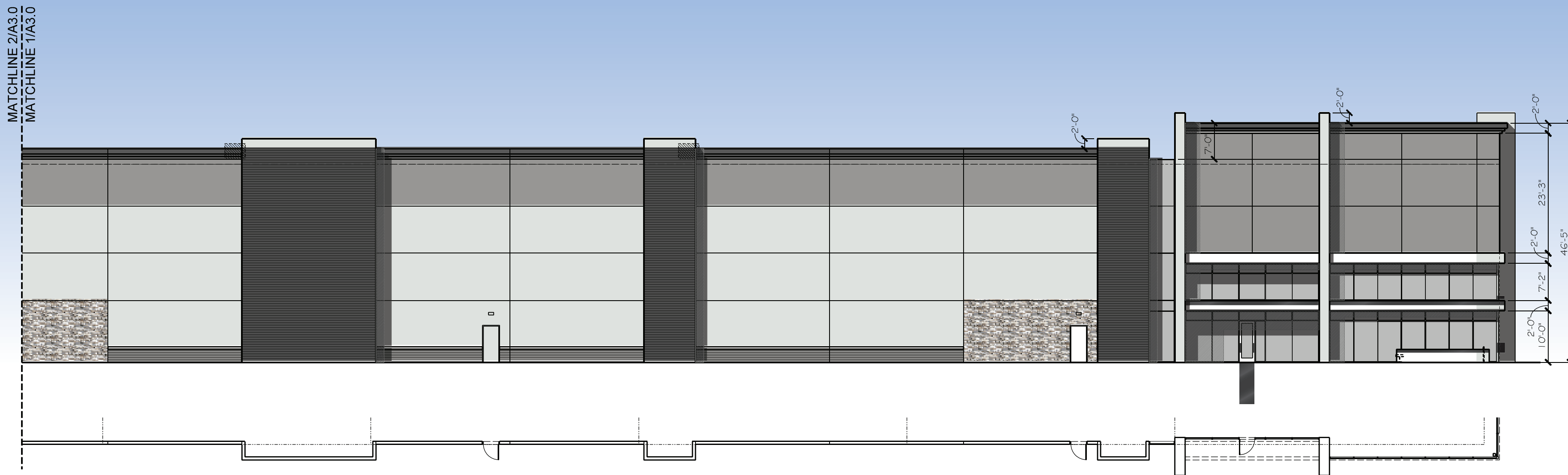
SITE PLAN

Rocky
press design group, incorporated
5531 to Harvest Hill Road, Suite 180, Dallas, Texas 75236, 972/769-1400

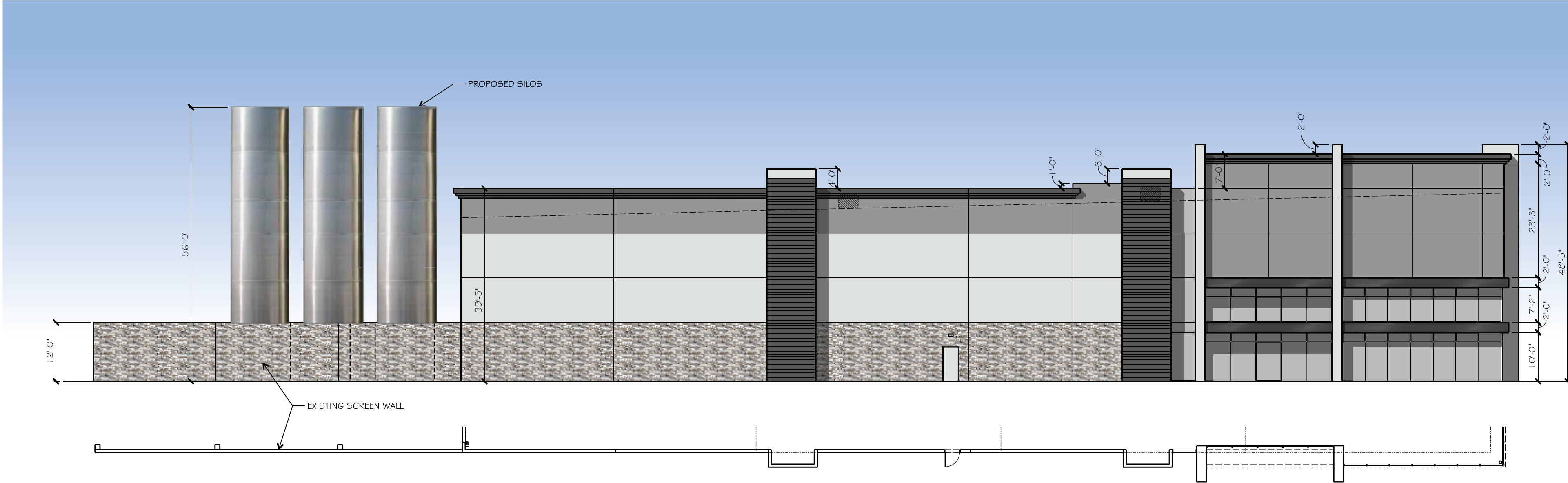
job no
2152
sheet
A1.0



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



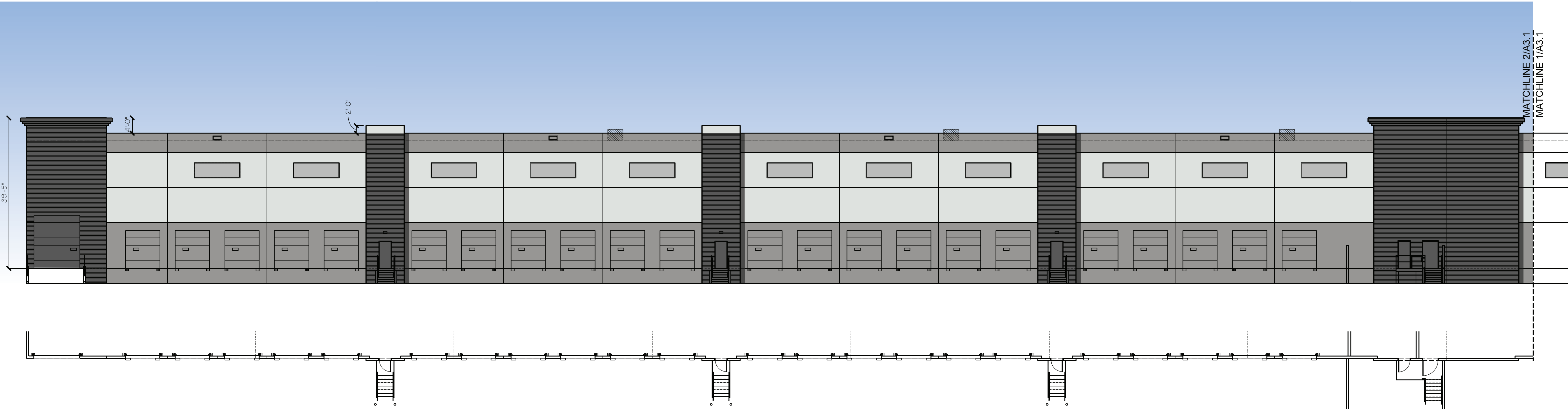
1 EXISTING BUILDING 1
PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"



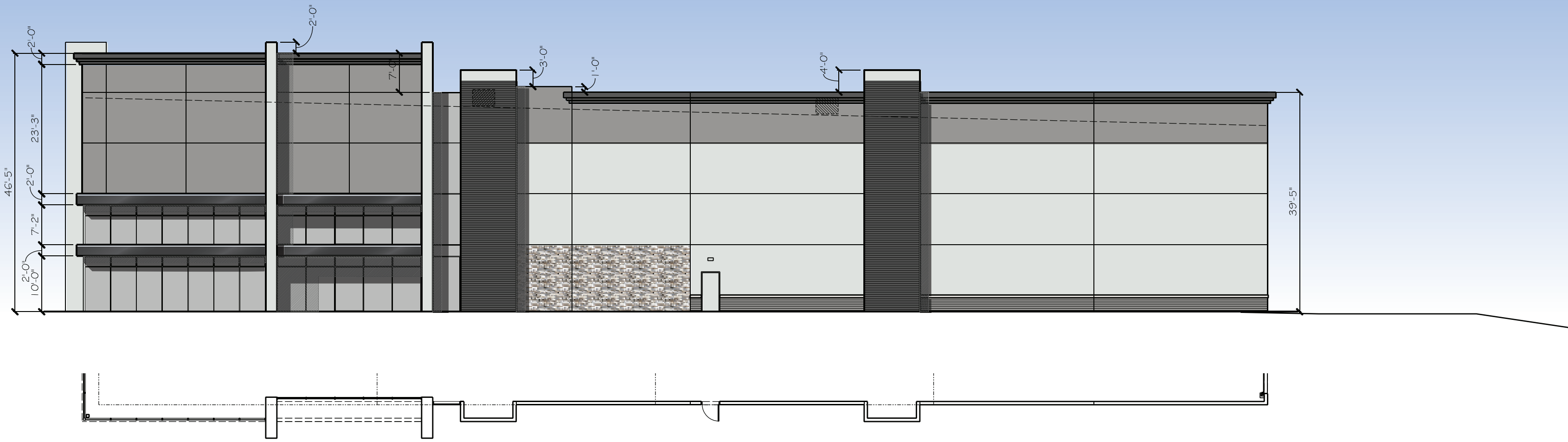
3 EXISTING BUILDING 1
NORTH ELEVATION
SCALE: 1/16"=1'-0"



1 EXISTING BUILDING 1
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



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



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



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: April 9, 2024

APPLICANT: Bobby Pross; *Pross Design Group*

CASE NUMBER: SP2024-011; *Amended Site Plan for 1220 Data Drive*

On November 9, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-027] to allow the construction of two (2), ~157,720 SF *Warehouse/Distribution Facilities* on the subject property. Following this approval, the applicant constructed the two (2) buildings and is nearing completion of the project. In February 2024, the applicant approached staff indicating that a potential tenant needed to add silos to the site to support their operations. Staff informed the applicant that they would need to go through the Amended Site Plan process in order to delineate the silos on the site plan and provide building elevations that included the silos.

On March 15, 2024, the applicant -- *Bobby Pross of Pross Design Group* -- submitted a development application requesting approval of an Amended Site Plan for six (6) silos on the subject property. As directed by staff, the applicant submitted a site plan and building elevations with their request. The proposed site plan indicates that six (6), 56-foot tall silos would be added behind the northern building that is adjacent to E. IH-30. Staff should note that the northern building faces Data Drive and sides onto E. IH-30. Given this, the silos will be highly visible from E. IH-30. According to Subsection 01.05 (D), *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)boveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall

generally conform to the diagram [Figure 4] (*incorporate primary screening -- screening wall -- and secondary screening*) ..." [see Figure 4 in Exhibit 1] In this case, the applicant is proposing to utilize the existing 12-foot wing wall and landscaping to screen the 56-foot tall silos. This would leave 44-feet of the silos exposed above the existing wing wall that would be visible from IH-30 and the properties east of the subject property. In addition, the silos will extend 14.5-feet above the roofline of the building, which will be visible from the property west of the subject property. Based on the landscape plan provided by the applicant, they are incorporating three (3) additional four (4) inch caliper evergreen canopy trees (*i.e. Live Oaks*) in front of the wing wall. Staff should note, that Live Oak trees are typically a slow growing tree and that a four (4) inch caliper tree will not provide immediate screening. Based on this, staff included project comments recommending a row of evergreen trees be planted along the detention pond to the east and north of the silos. This, in staff's opinion, would provide better screening than what the applicant is proposing. In addition, the Architectural Review Board (ARB) requested that the applicant [1] increase the

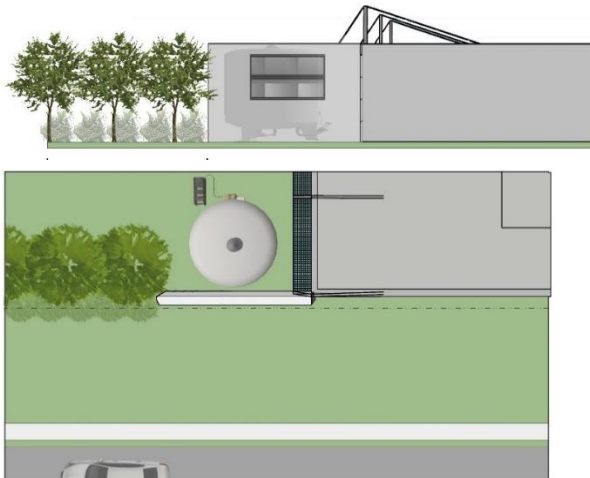


EXHIBIT 1. ABOVE GROUND STORAGE TANKS REQUIRE A SCREENING WALL THAT MATCHES THE MAIN STRUCTURE AND COMPLETELY SCREENS THE ABOVE GROUND STORAGE TANK FROM VIEW. IN ADDITION, LANDSCAPE SCREENING SHOULD BE PROVIDED.

height of the wing wall to match the height of the building (*i.e. 39.5-feet*) in conformance with the requirements of the Unified Development Code (UDC), and [2] provide the landscaping as described in staff's comments. The applicant has chosen not to incorporate any of the Architectural Review Board (ARB) or staff's recommendations into the proposed plans.

Since the applicant's request does not conform to the design criteria and in accordance with Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the applicant is requesting an exception to the above ground storage tank screening requirements. Per which section of the code, exception requests are discretionary decisions for the Planning and Zoning Commission and "...require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the April 9, 2024 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
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SITE PLAN APPLICATION FEES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1220 Data Drive**

SUBDIVISION **Seefried Rockwall Addition**

LOT

1

BLOCK

A

GENERAL LOCATION **I-30 and Data Drive**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI**

CURRENT USE **Vacant Warehouse**

PROPOSED ZONING **No change**

PROPOSED USE **Plastics Recycling**

ACREAGE **12.101**

LOTS [CURRENT]

LOTS [PROPOSED]

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☐ OWNER **USEF ROCKWALL OWNER, LLC,**

☐ APPLICANT **Pross Design Group**

CONTACT PERSON **Jaymie Bullard**

CONTACT PERSON **Bobby Pross**

ADDRESS **3030 LBJ Freeway Suite 1650**

ADDRESS **5310 Harvest Hill Rd. Suite 180**

CITY, STATE & ZIP **Dallas Tx 75234**

CITY, STATE & ZIP **Dallas Tx 75230**

PHONE **214-393-6060**

PHONE **972-759-1400**

E-MAIL **jaymiebullard@seefriedproperties.com**

E-MAIL **bpross@pdgarch.net**

NOTARY VERIFICATION [REQUIRED]

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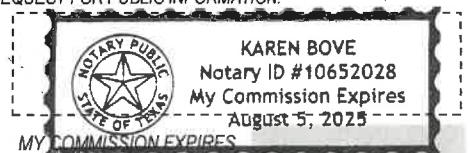
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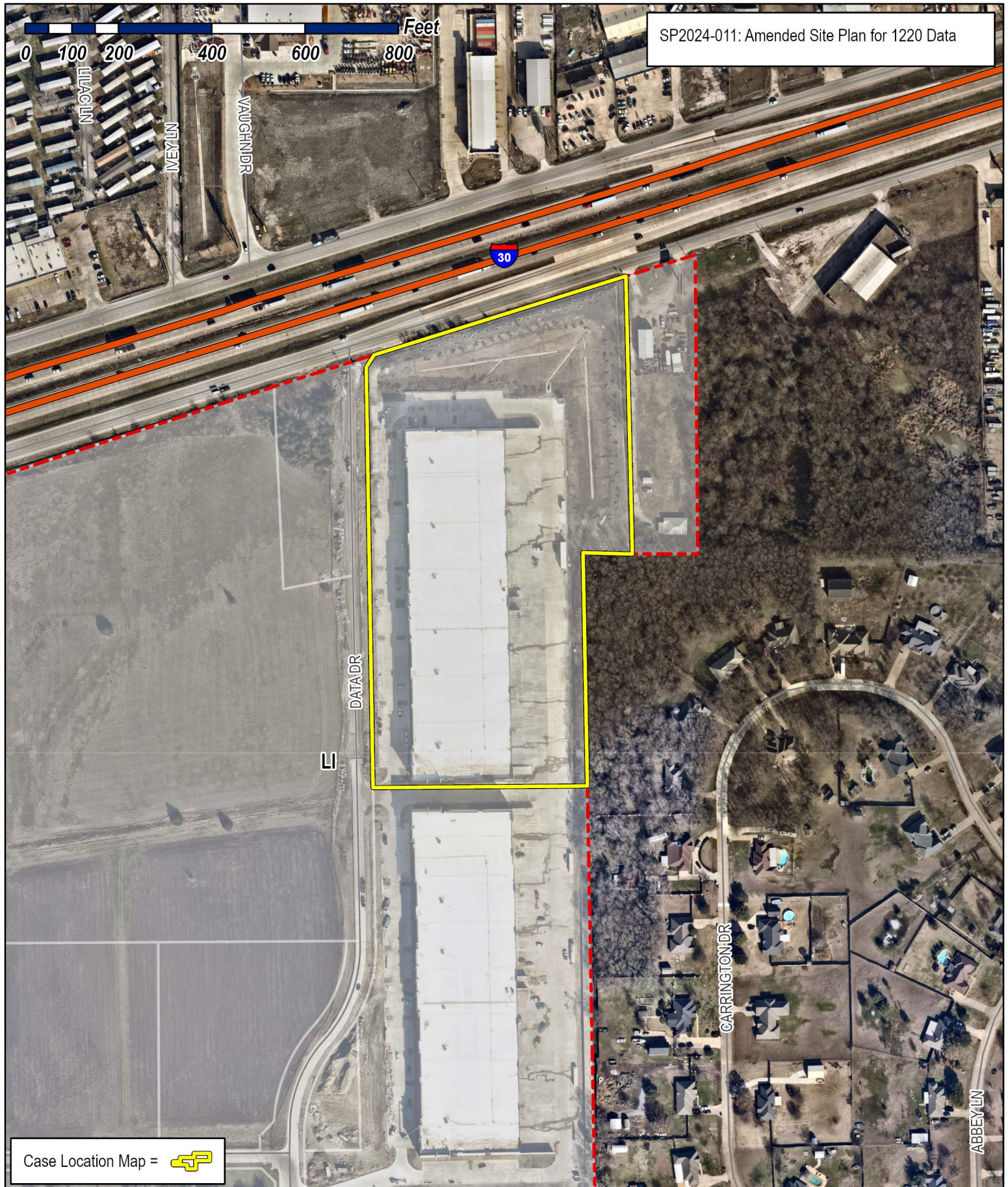
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF MARCH, 2024

OWNER'S SIGNATURE

Jaymie Bullard
Karen Bove

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

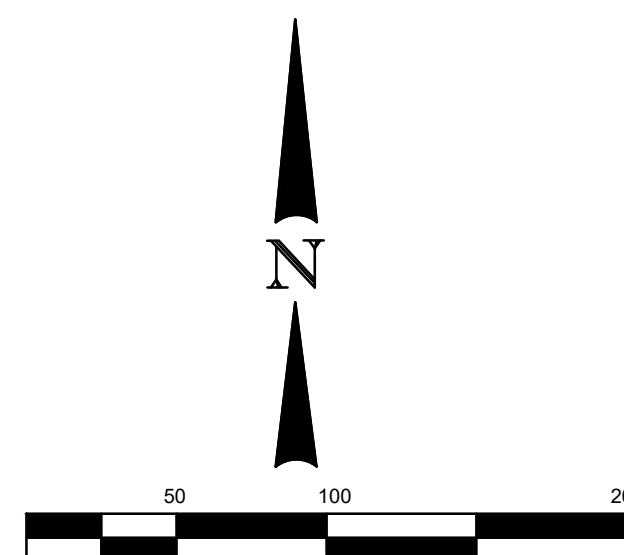


City of Rockwall

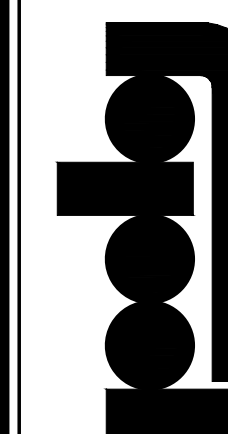
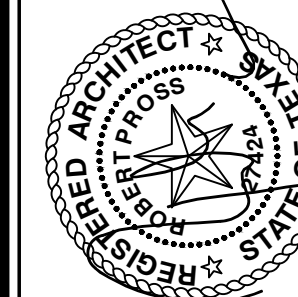
Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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PROJECT DATA	
LOT 1	
BUILDING 1 AREA	157,720 SF
REQUIRED PARKING (1/1000 SF)	158 CARS
REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS
PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%



cross design group incorporated

FORVIA FINISH OUT
ROCKWALL PARK 30 - BLDG 1
ROCKWALL, TEXAS

job no
2152
sheet
A1.0

drawn:
AA
checked
--
date
03/13/2024

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 _____, 20____.

WITNESS OUR HANDS, this day of .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER
USEF ROCKWALL OWNER, LLC
 3030 LBJ Freeway Suite 1650
 Dallas, TX 75234
 Contact: Jaymie Bullard
 Tel: 214-393-6060

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN
(CITY CASE NO. SP2024-011)

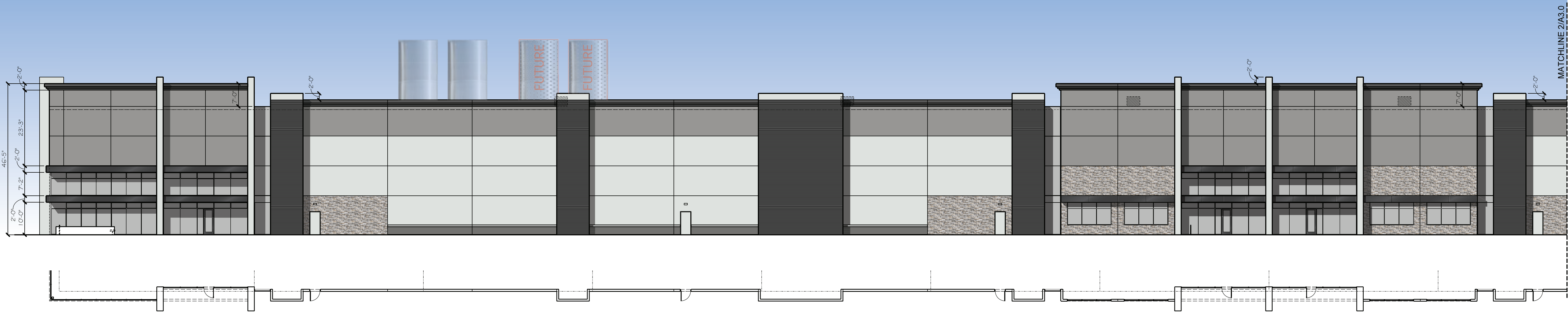
1 SITE PLAN

SCALE: 1/64" = 1'-0"

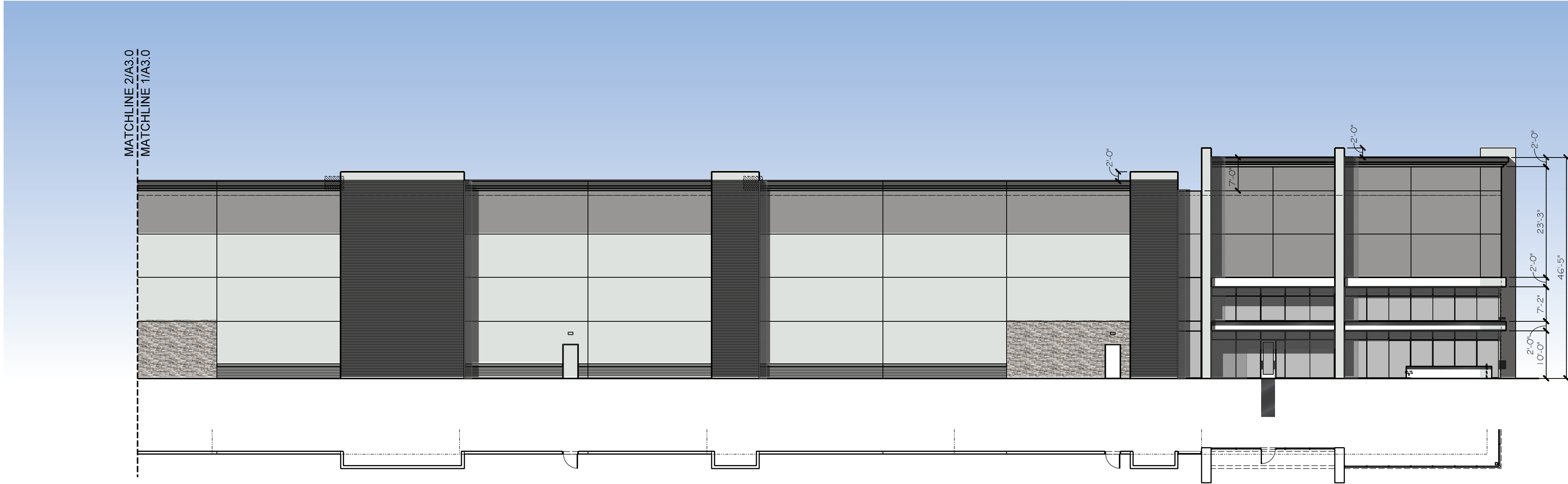
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved
by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____.
WITNESS OUR HANDS, this ____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

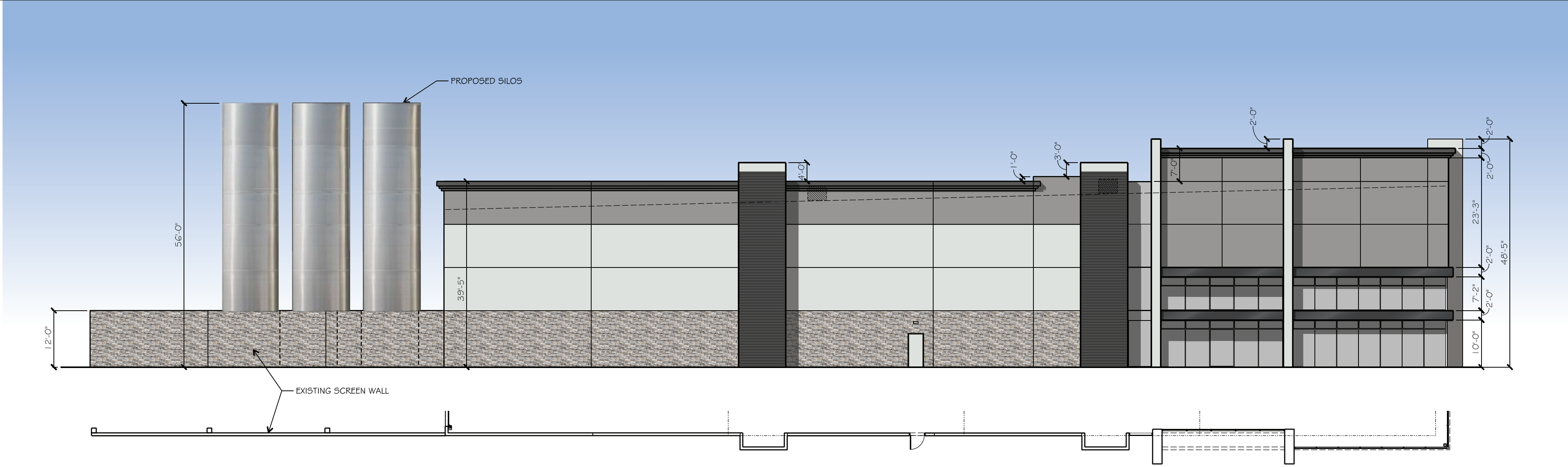


2 EXISTING BUILDING 1
PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"



1 EXISTING BUILDING 1
PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"

SITE PLAN
(CITY CASE NO. SP2024-011)



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

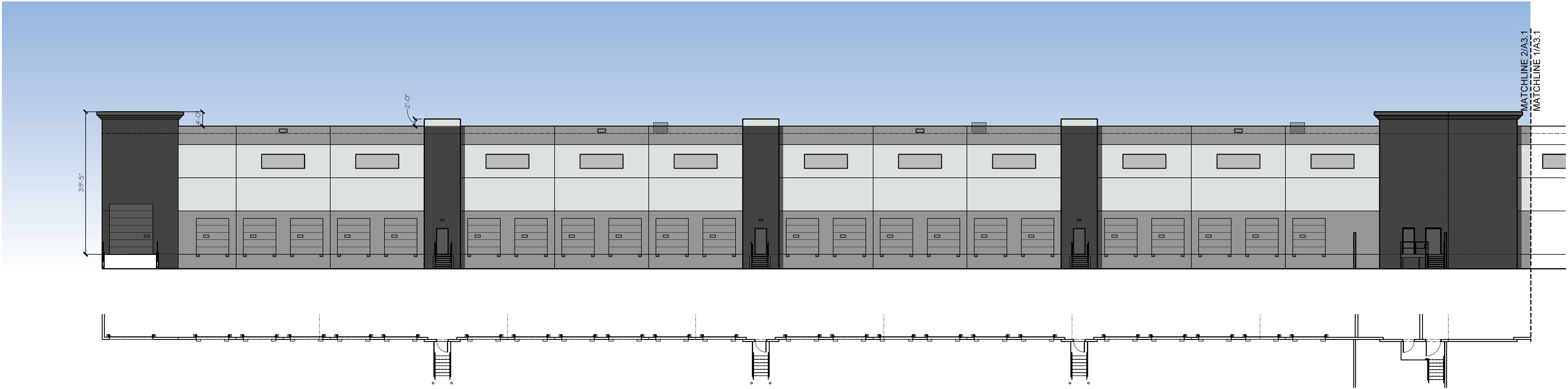
APPROVED:
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WITNESS OUR HANDS, this ____ day of _____, ____.

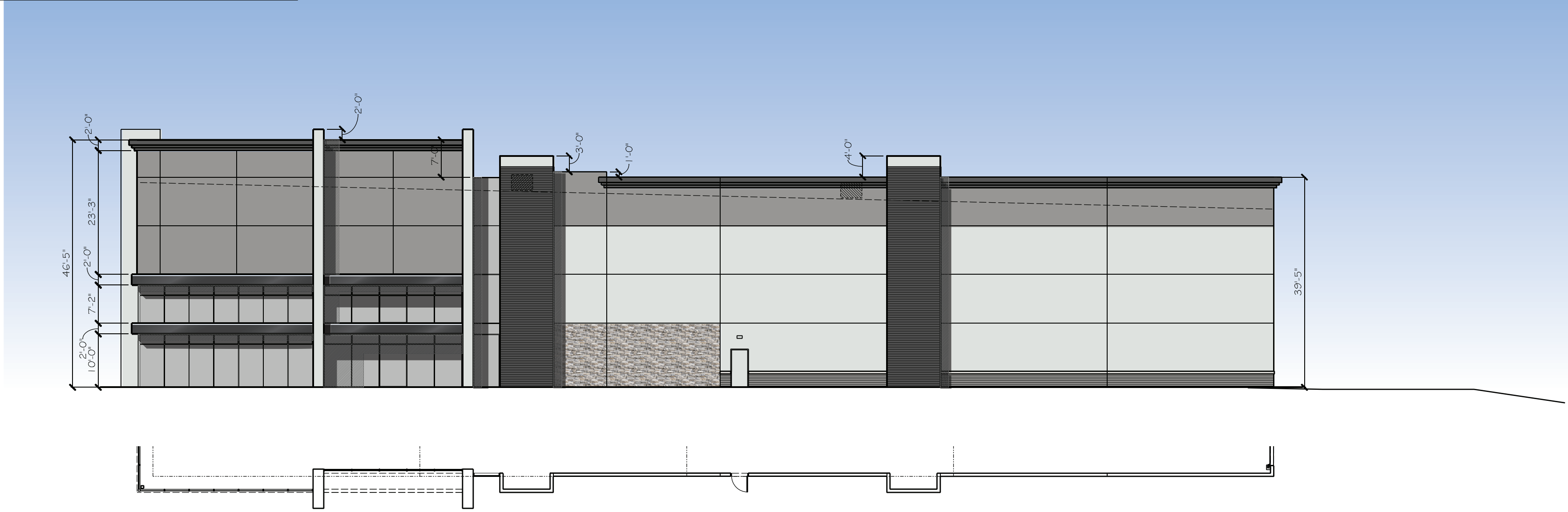
Planning & Zoning Commission, Chairman Director of Planning and Zoning



1 EXISTING BUILDING 1
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



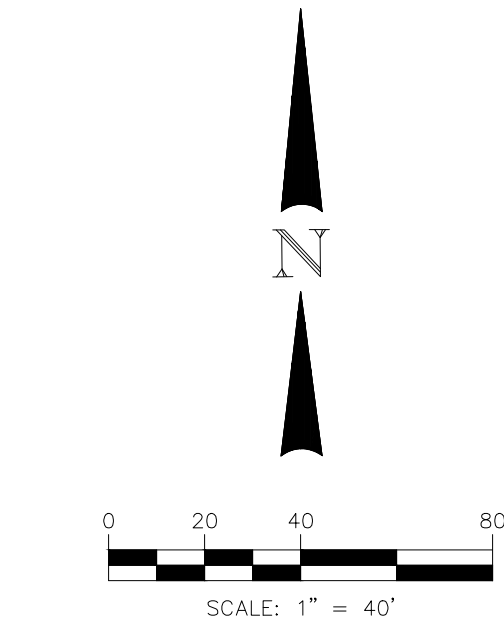
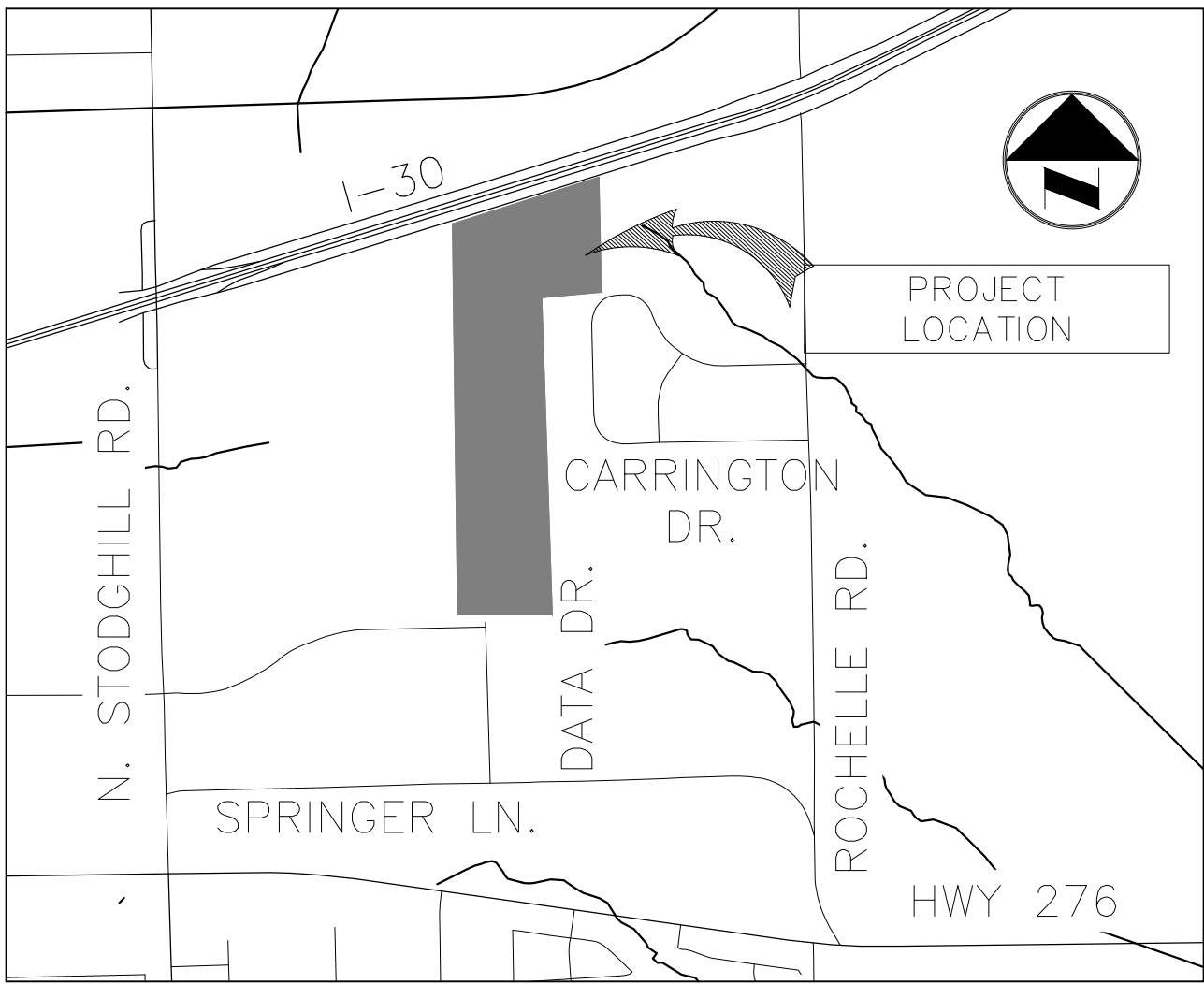
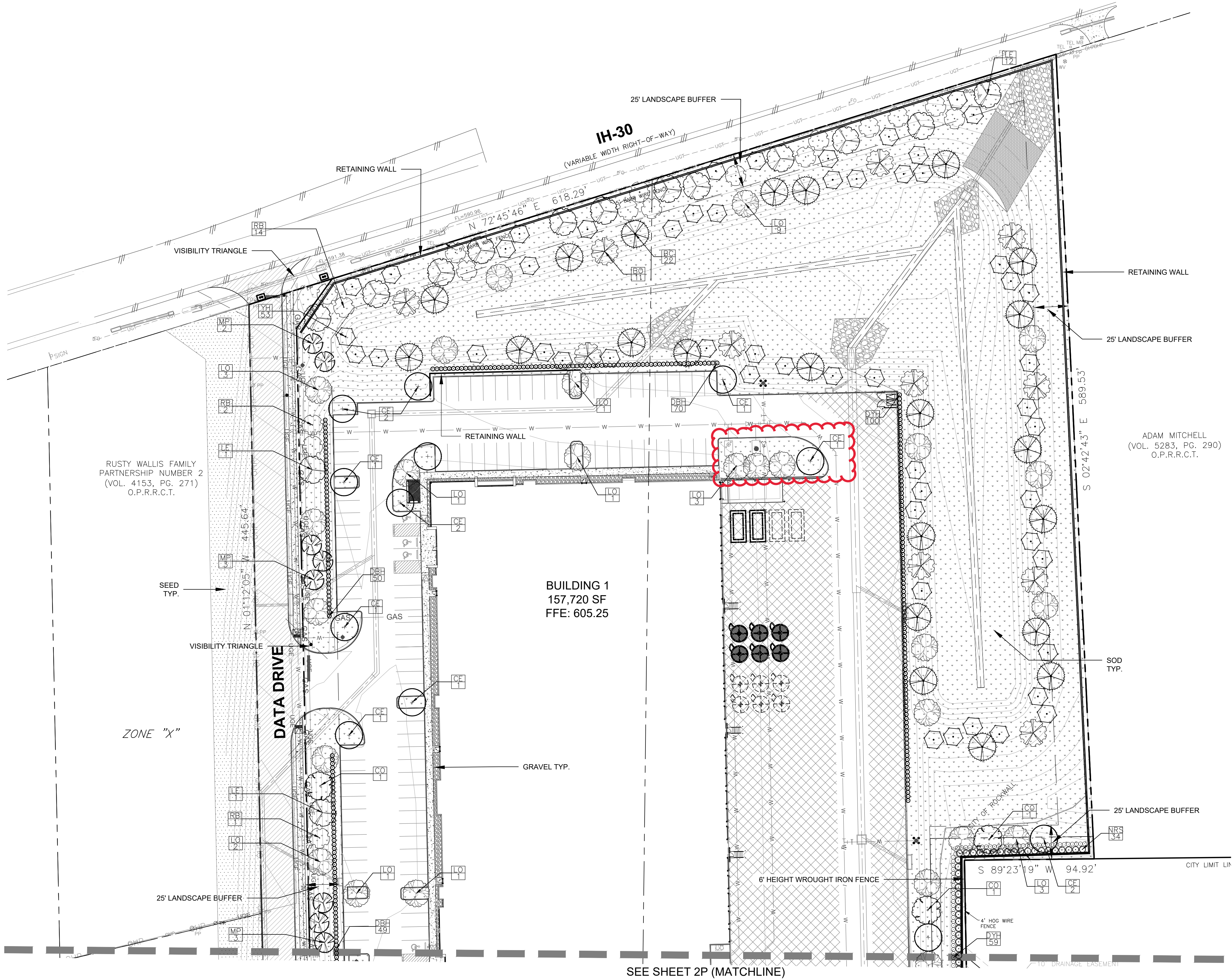
2 EXISTING BUILDING 1
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



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

C:\bentley\BDDT\440\Drawings\440\Drawings\LANDSCAPE PLAN\440.dwg, Mar 28, 2024 11:18am mld/b

BGE, INC.



VICINITY MAP
(NOT TO SCALE)

LANDSCAPE PLAN
(CITY CASE NO. SP2024-011)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED
IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
Copyright 2024

OWNER/DEVELOPER

SEEFRIED INDUSTRIAL

3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT

PROSS DESIGN GROUP, INC.

5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME

PLANTING PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



03/27/2024

!CAUTION !

Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!

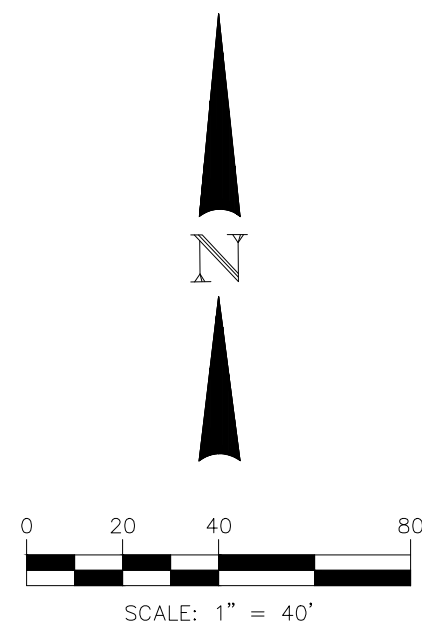
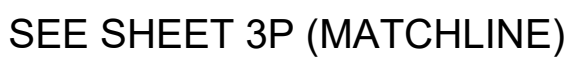
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: MARCH 2024
PROJECT NUMBER: 9028-00

SHEET NO.

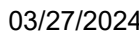
1P



Tel: 214-393-6066

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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



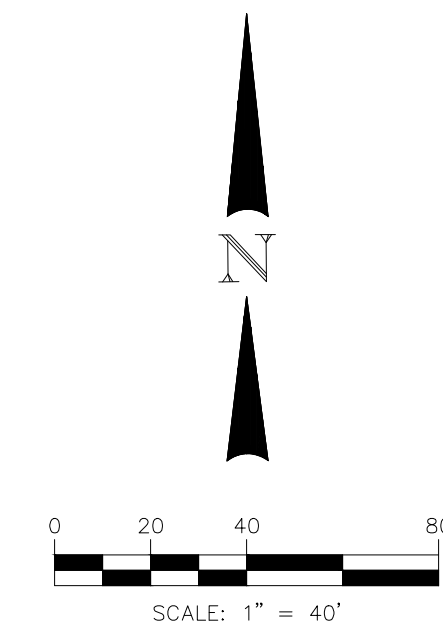
Contractor to Verify exact location & Depth of
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CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

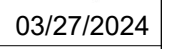
CHECKED BY:	SRF
DESIGNED BY:	HEM
DATE:	MARCH 2024
PROJECT NUMBER:	9028-00

2P

LANDSCAPE PLAN
(CITY CASE NO. SP2024-011)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED
IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

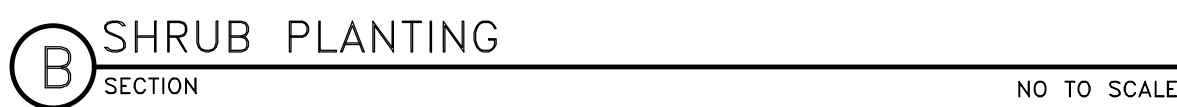
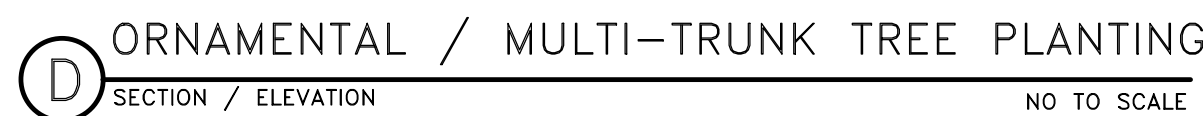


3P

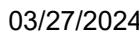
LANDSCAPE PLAN
(CITY CASE NO. SP2024-011)
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

C:\Users\MSTOTT~1\AppData\Local\Temp\AcPublish_7458\9026_LANDSCAPE PLAN (planting).dwg Mar 28 2024-10:18am mstottl...

- BGE INC.



LANDSCAPE PLAN
(CITY CASE NO. SP2024-011)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

CHECKED BY:	SRF
DESIGNED BY:	HEM
DATE:	MARCH 2024
PROJECT NUMBER:	9028-00

4P



April 10, 2024

TO: Bobby Pross
Pross Design Group
5310 Harvest Hill Road, Suite 180
Dallas, TX 75230

CC: Jaymie Bullard
USEF Rockwall Owner, LLC
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234

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

SUBJECT: SP2024-011; *Amended Site Plan for 1220 Data Drive*

Bobby:

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 April 9, 2024. 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; and,
- (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.

Architectural Review Board

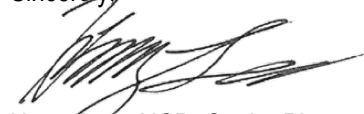
On April 9, 2024, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations by a vote of 5-0, with the condition that the applicant either (1) increase the height of the screening wall to match the building height, or (2) plant cedars along the south and west side of the detention pond and plant a 10" minimum live oak in front of the existing wing wall, and Board Members McAngus and Roberts absent.

Planning and Zoning Commission

On April 9, 2024, the Planning and Zoning Commission approved a motion to approve the amended site plan by a vote of 7-0, with ARB recommendation of planting cedars along the south and west side of the detention pond and plant a 10" caliper minimum live oak in front of the existing wing wall, given approval by an arborist.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', with a stylized flourish extending to the right.

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

From: [Bobby Pross](#)
To: [Lee, Henry](#)
Cc: jamiEBullard@seefriedproperties.com
Subject: RE: Project Comments SP2024-011
Date: Tuesday, April 2, 2024 11:03:59 AM
Attachments: [image001.jpg](#)
[City Comments - 1220 Data Drive 04.2.24.pdf](#)
[A1.0_Overall Siteplan.pdf](#)
[2024-03-27 Updated Planting Plans.pdf](#)
[2152 B1 Color Elevations 03 29 24.pdf](#)

Mr. Lee,

See attached comment response narrative and revised plans. Please let me know if you have any questions.

Thank you,

Bobby Pross
President
Pross Design Group Inc.
5310 Harvest Hill Rd. Suite 180
Dallas TX 75230
Office: 972-759-1400
Direct: 972-354-1326

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, March 22, 2024 4:14 PM
To: Bobby Pross <bpross@pdgarch.net>
Cc: jamiEBullard@seefriedproperties.com
Subject: Project Comments SP2024-011

Good Afternoon,

Attached are the project comments for your case. Revisions for this case are due April 2, 2024. The meeting schedule for this case is as follows:

Planning and Zoning Commission: March 26, 2024
Planning and Zoning Commission: April 9, 2024

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 me know.

Thank you,

Email Signature

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