

City of Rockwall

Planning & Zoning Department
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August 17, 2017

David Williams
Senior Planner
City of Rockwall
P.O. Box 110535
Rockwall, Texas 75011-0535

Rockwall ISD – Rockwall High School Storage Building
Request for Variance - Exception to Building Exterior Finish Ordinance

Dear Mr. Williams,


Rockwall ISD is requesting an exception to the building exterior finish requirements in order to place two new pre-manufactured 12'x24' storage buildings at Rockwall High School. The purpose for replacing the storage buildings will be to move gymnastic, cheer, and wrestling mats out of the corridors of the main building, that were previously stored in the existing storage area, as requested by the fire department. Additionally, this will provide a location for golf carts currently stored in the multipurpose building.

The existing retaining wall on the south side of the building is failing and is currently being replaced. As a result, the existing storage area must be removed to accommodate the new wall construction. The proposed buildings are, in total, about a 40% smaller footprint than the previous storage area and are proposed to be placed in the same location. The previous open air storage area was constructed of steel posts with chain link fence panels and vinyl inserts with a wood framed shingled roof. The new storage buildings will be fully enclosed with adequately sloped shingled roofs, and finished with painted fiber cement siding panels. These structures will be screened from the public view and right of way by the new retaining wall, the existing building and the trees surrounding the existing tennis courts.

Attached within you will find a site aerial image with the proposed location, floorplans of the proposed buildings, a three dimensional image of the proposed buildings with colors to match the existing building and photos of the existing storage area.

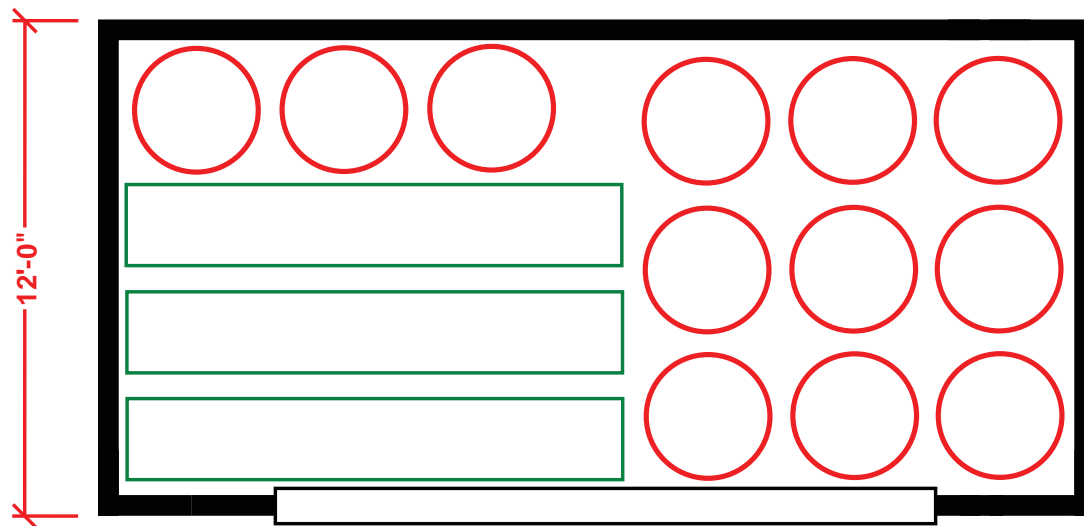
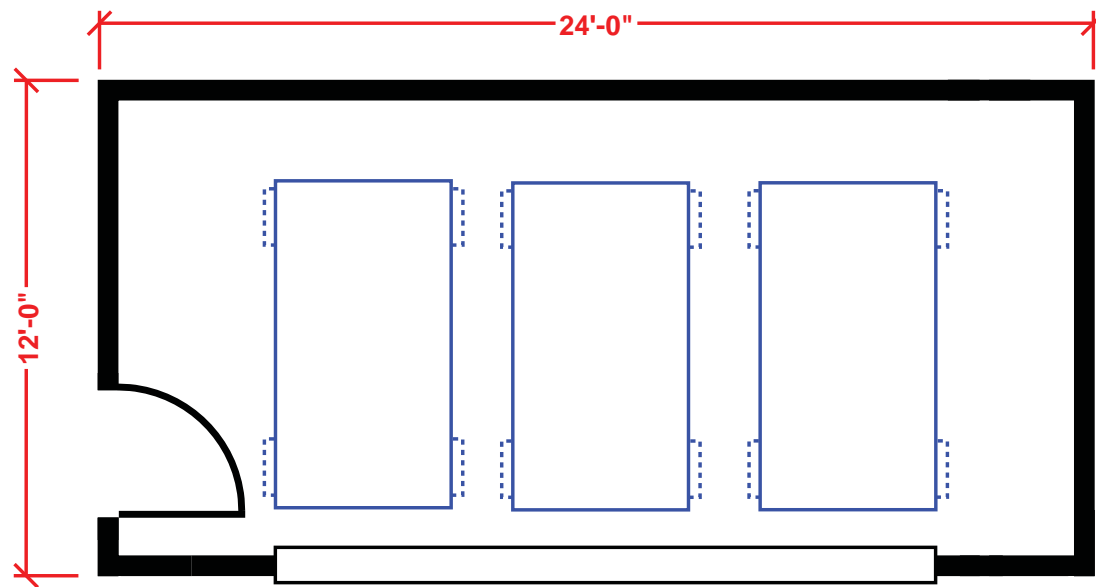
Sincerely,

William C. Salee
RISD Construction Project Manager

An aerial photograph showing Rockwall High School, a large building with a white roof and brown walls. To the right of the school is a large, empty dirt field. Further right is a large parking lot filled with many cars. In the bottom right corner, there is a construction site with various pieces of heavy machinery like excavators and trucks. The image is taken from a high angle, looking down on the school and its surroundings.

Rockwall High School

Proposed
Location



LINEAR STORAGE SHED (2) - 12X24'



Premier Ranch Garage - 12' wide by 24' long by 10'7" high



Reset



Rotate



Zoom

Premier Premier Ranch Garage

Building Size

12 ft. wide by 24 ft. long

Door and Window Selection

21 Tempered Transom Window (16in Wide x 8in High)

Roof Selection

Driftwood Standard Shingle

Paint Selection

Base: Ground Coffee , Trim: Delicate White

Shop

[Build-A-Quote \(/products/#/configurator\)](#)

Company

[Custom Buildings \(https://www.tuffshed.com/custom-build/\)](https://www.tuffshed.com/custom-build/)

ENLARGED VIEW

