



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-036

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 1605 Research Cir, Rockwall, Tx 75032

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Reliance Worldwide Corporation

APPLICANT Agua Marine Enterprises, Inc

CONTACT PERSON Alton Smith

CONTACT PERSON Dustin Mitchell

ADDRESS 2400 7th Ave SW

ADDRESS 1301 Industrial Dr SE

CITY, STATE & ZIP Cullman, AL 35055

CITY, STATE & ZIP Hartselle, AL 35640

PHONE 256-775-8134

PHONE 256-462-3648

E-MAIL alton.smith@rwc.com

E-MAIL dustine.stormshelter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matthew Miller [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 17 DAY OF June, 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.

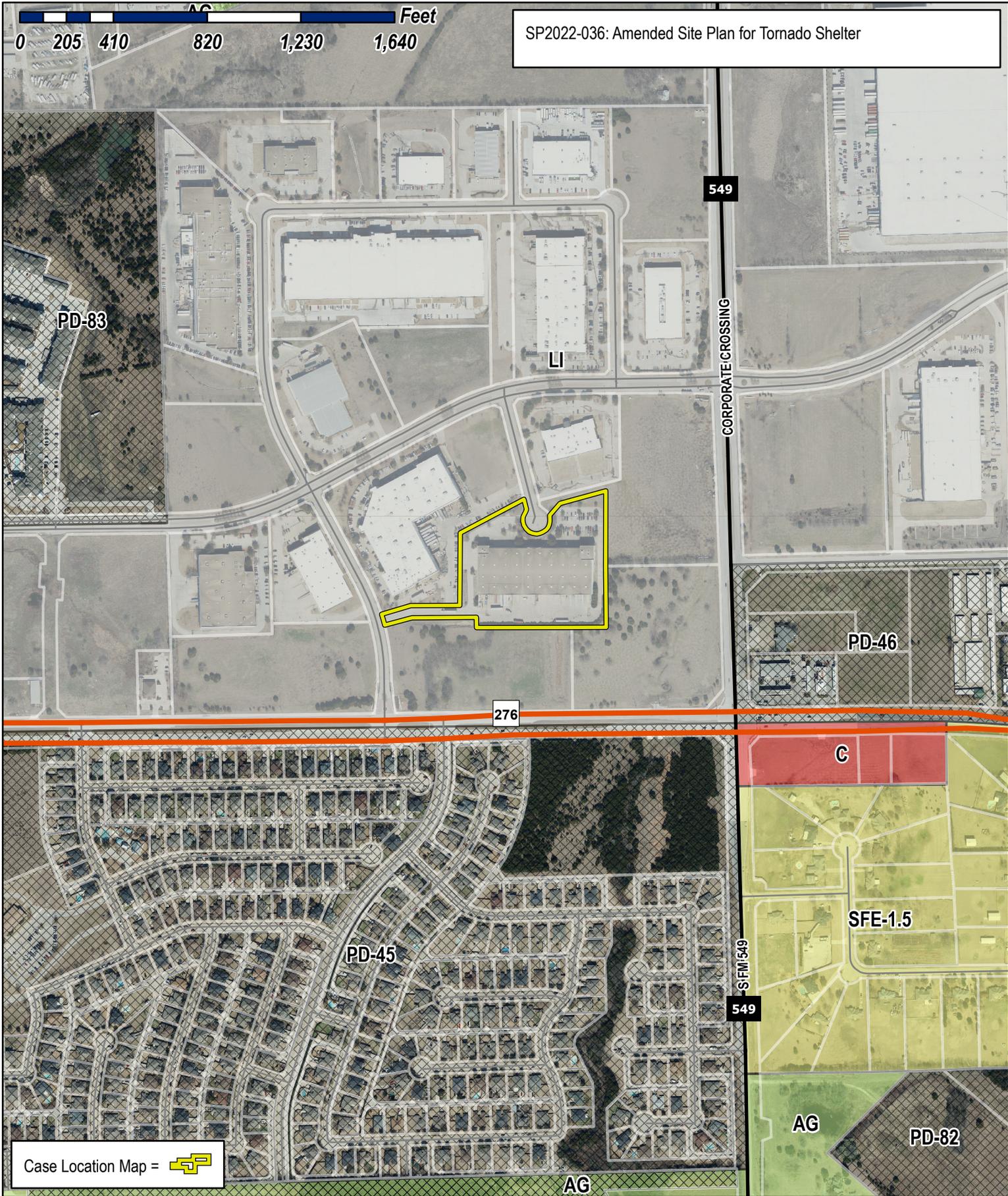
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2022

OWNER'S SIGNATURE Elaina Renee Riedner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



MY COMMISSION EXPIRES 4-13-25



Case Location Map = 



City of Rockwall

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

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

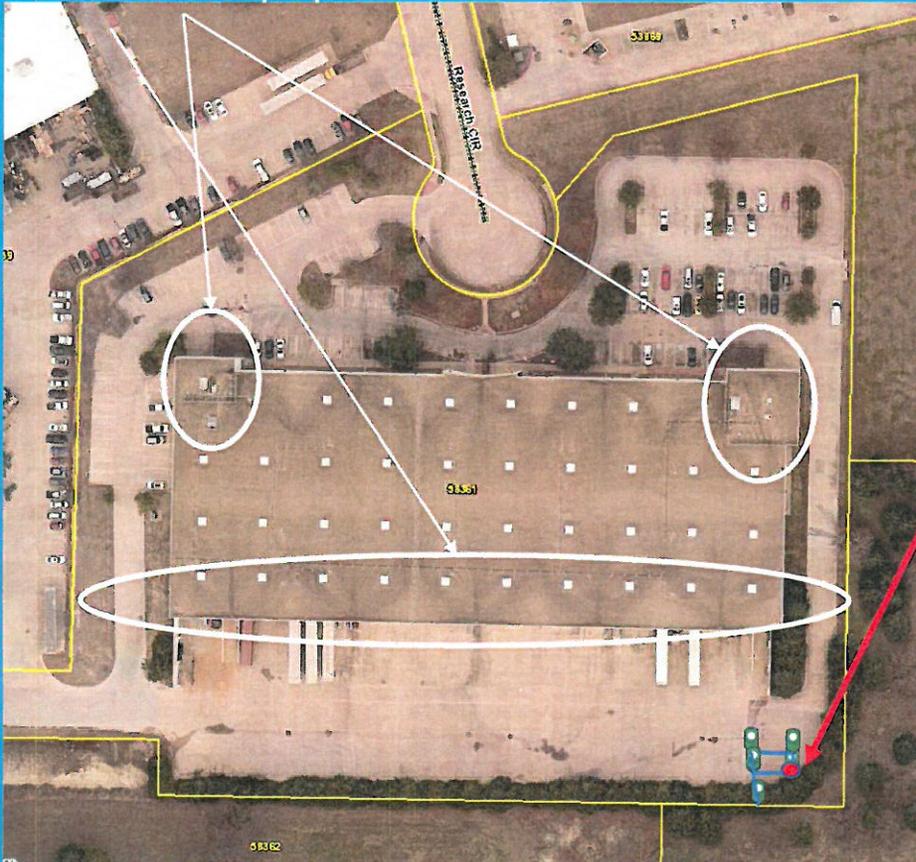


Tornado Shelter Placement (SP2022-023)

(Rockwall CAD Map Search Measuring Tool)



Concentrations of people

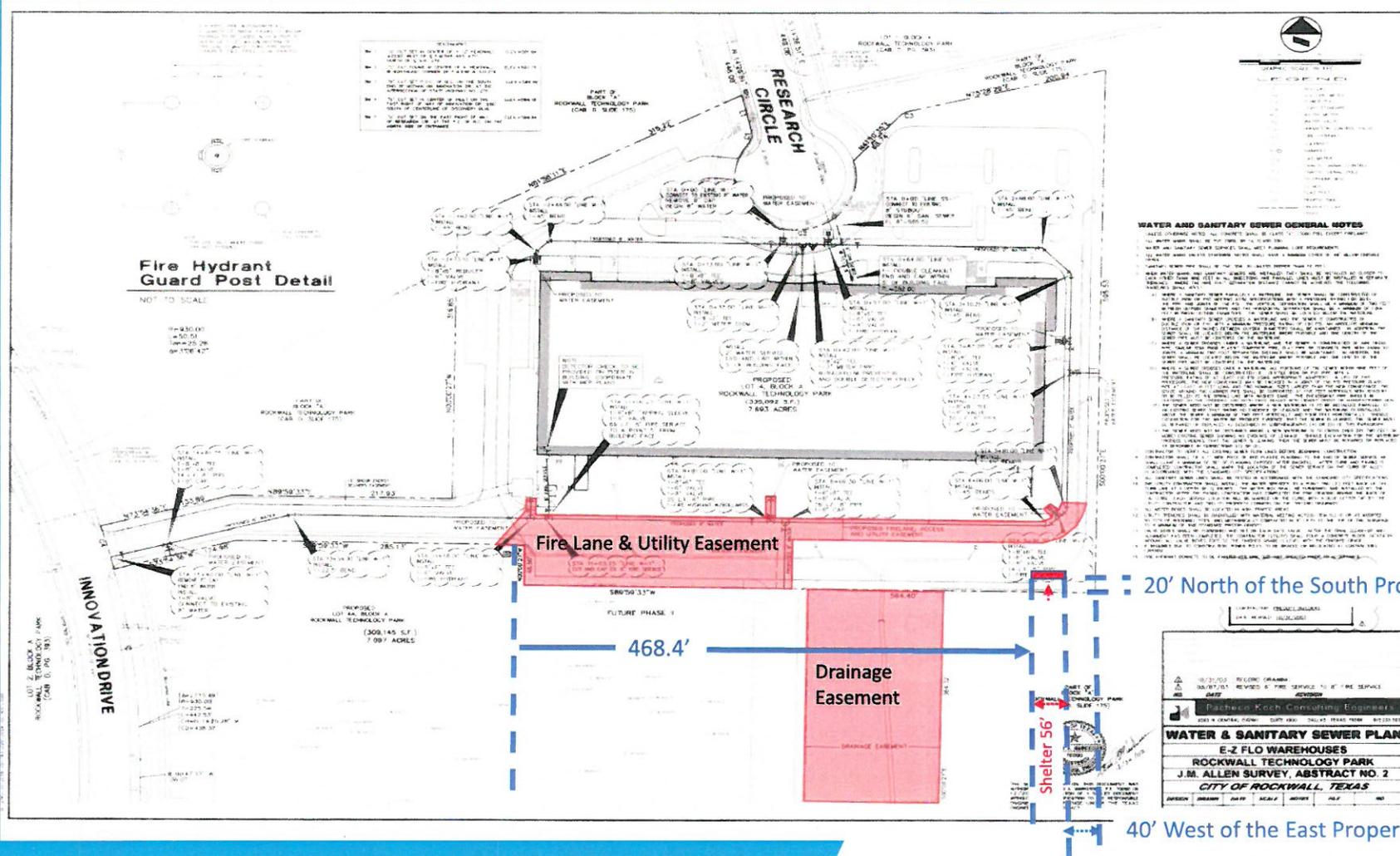


- Shelter size (56' L x 10' W)
- Capacity (112 People)
- Site Headcount (90 People)
- Have property owner approval
- Warehouse is concrete tilt-wall; shelters must be away from walls

Shelter Placement (Cornered on Red Dot)

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

Tornado Shelter Placement (SP2022-023)



Fire Lane & Utility Easement

Drainage Easement

20' North of the South Property Line

468.4'

Shelter 56'

40' West of the East Property Line





Severe Weather Protection



Safety. Security. Service.

SAFE-T-SHELTER®
SAFE ROOMS & STORM SHELTERS

www.StormShelter.com

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

Protection for 5 to 500+



Phase I: Consultation

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



Phase II: Foundation

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



Phase III: Manufacturing

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



Phase IV: Installation

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

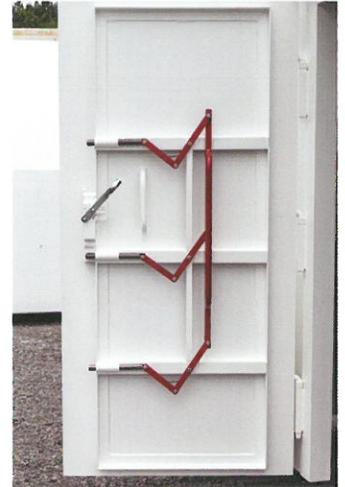
100+
Businesses Protected

25+
Years in Business

EF-5/250+MPH Tested & Rated

Quality Construction

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



Standard Features

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



Optional Features

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

Available Sizes

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

8,000+
Shelters Installed

110,000+
Lives Protected

Saving Lives Since 1995



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info@stormshelter.com