

CITY OF ROCKWALL

ORDINANCE NO. 21-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 89 (PD-89) FOR LIGHT INDUSTRIAL (LI) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 18.762-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, CHANNELL SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by David Meinhardt of Meinhardt & Associates Architects on behalf of Ed Burke of Channell Commercial Corporation for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses, on a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Commercial Corporation, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 Justin Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 3.** That development of any buildings on the *Subject Property* shall generally be in

accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of an amphitheater on the *Subject Property* shall generally be in accordance with the *Concept Amphitheater Plan*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That development of any shade canopies on the *Subject Property* shall generally be in accordance with the *Concept Canopy Plan*, depicted in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 6.** That any landscaping planted or installed on the *Subject Property* shall generally be in accordance with the *Concept Landscape Plan*, depicted in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 7.** That any lighting installed on the *Subject Property* shall generally be in accordance with the *Concept Photometric Plan*, depicted in *Exhibit 'H'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'H'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 8.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'I'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'I'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

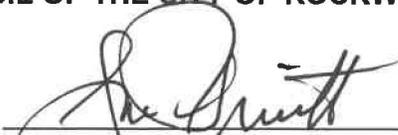
**SECTION 9.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 10.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 11.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 12.** That this ordinance shall take effect immediately from and after its passage;

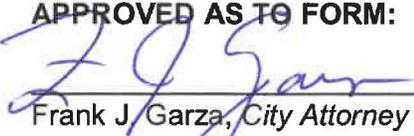
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF JANUARY, 2021.**

  
\_\_\_\_\_  
Jim Pruitt, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: December 21, 2020

2<sup>nd</sup> Reading: January 4, 2021

**Exhibit 'A':**  
*Legal Description*

*DESCRIPTION*, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 3, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2020000008947 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Willcar Holdings LLC recorded in Instrument No. 2017000002016 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

*BEGINNING*, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 2 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

*THENCE*, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

*THENCE*, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

*THENCE*, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

*THENCE*, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

*THENCE*, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

**Exhibit 'A':**  
**Legal Description**

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial

**Exhibit 'A':**  
*Legal Description*

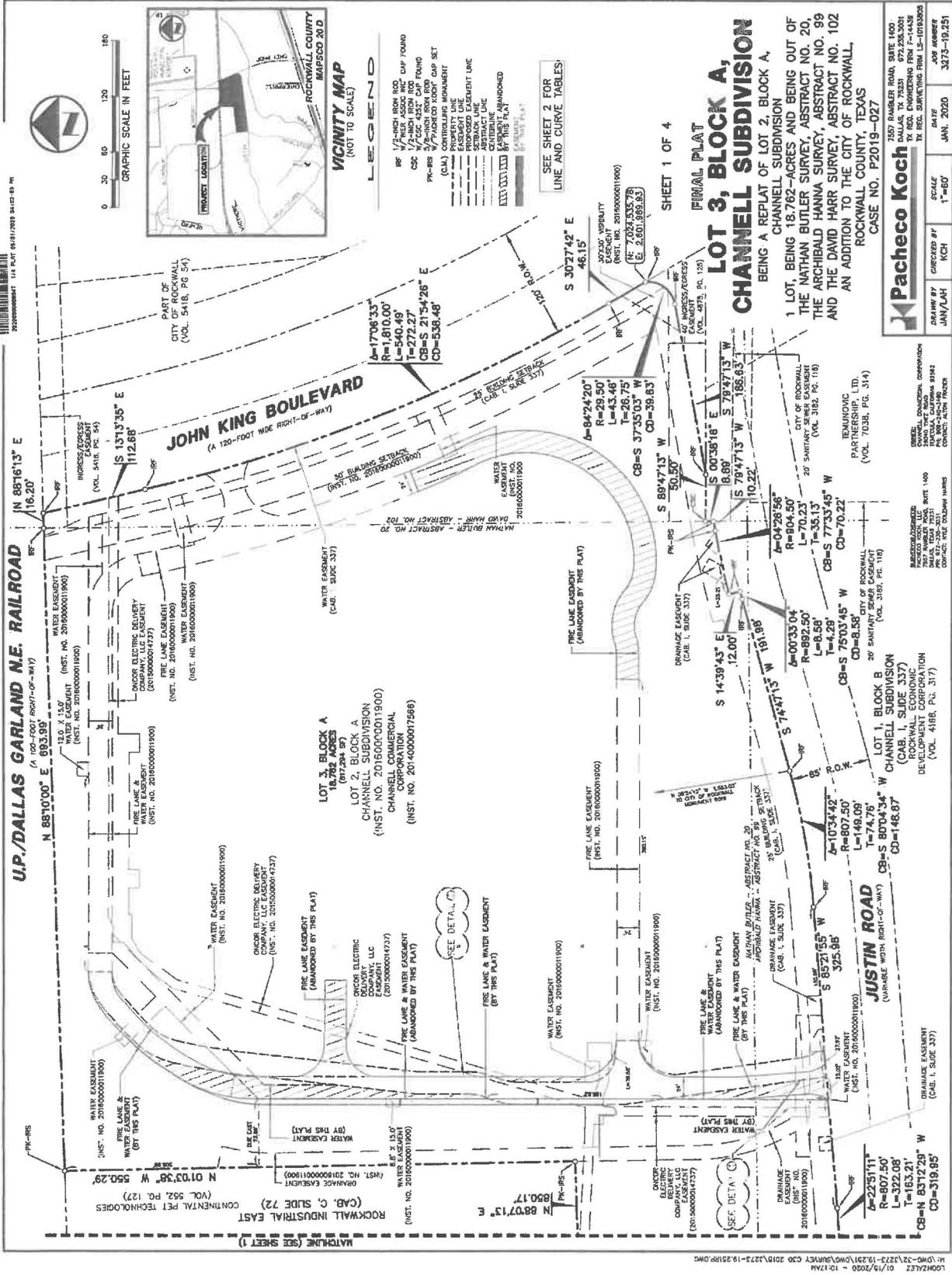
Boulevard;

*THENCE*, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

*THENCE*, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the *POINT OF BEGINNING*;

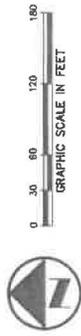
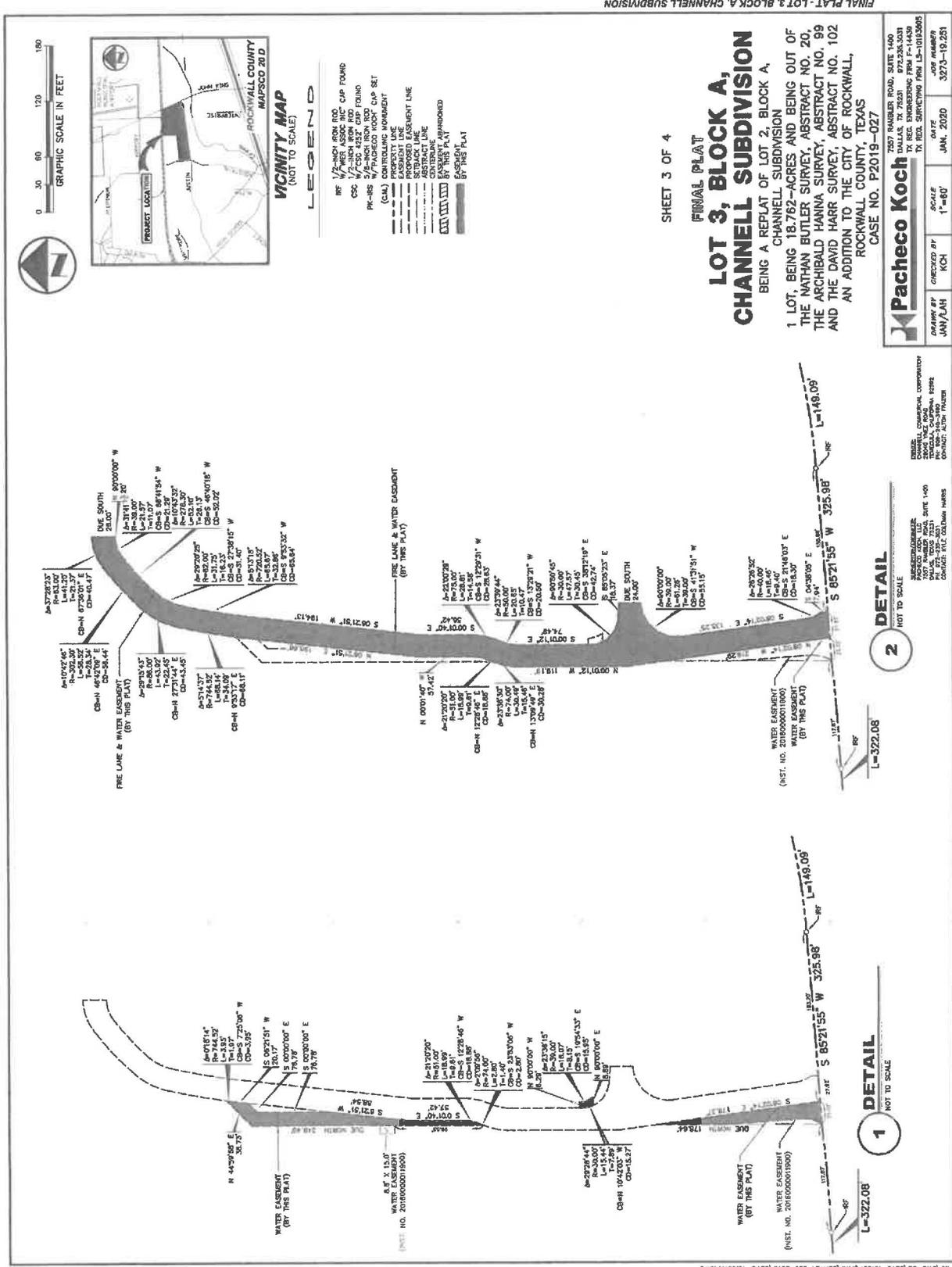
*CONTAINING*, 817,294 square feet or 18.762 acres of land, more or less.

**Exhibit 'B':  
Lot 3, Block A, Channell Subdivision**





**Exhibit 'B':**  
**Lot 3, Block A, Channell Subdivision**



**VICINITY MAP**  
(NOT TO SCALE)

- LEGEND**
- BE 1/2-INCH IRON ROD
  - W/ W/8ER 4500 NIC CAP FOUND
  - CSG W/CSG 4332 CAP FOUND
  - PK-MS 7/8-INCH IRON RODS CAP SET
  - (C.M.) CONTROLLING MONUMENT
  - PROPERTY LINE
  - PROPOSED EASEMENT LINE
  - SEPTIC LINE
  - CONTRIBUTOR
  - EASEMENT
  - BY THIS PLAT

SHEET 3 OF 4

**FINAL PLAT**  
**LOT 3, BLOCK A,**  
**CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 2, BLOCK A,  
 CHANNELL SUBDIVISION  
 1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
 THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
 THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
 AN ADDITION TO THE CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 CASE NO. P2019-027

**Pacheco Koch**  
 7587 RUMBER ROAD, SUITE 1400  
 ROCKWALL, TEXAS 75087  
 TEL: 972.968.8800 FAX: 972.968.8801  
 TX REG. ENGINEERING FIRM F-14438  
 TX REG. SURVEYING FIRM LS-10130605

DATE: JAN. 2020  
 JOB NUMBER: 3273-19.251

SCALE: 1"=60'  
 CHECKED BY: KCH  
 DRAWN BY: JAN/LAH

**DETAIL 2**  
 NOT TO SCALE

PROPERTY OWNER:  
 CHANNELL COMMERCIAL CORPORATION  
 2000 W. STATE ST., SUITE 100  
 ROCKWALL, TEXAS 75087  
 CONTACT: KYLE COLLIAM HARRIS  
 CONTRACT: ALTON PRATER

**DETAIL 1**  
 NOT TO SCALE

PROPERTY OWNER:  
 CHANNELL COMMERCIAL CORPORATION  
 2000 W. STATE ST., SUITE 100  
 ROCKWALL, TEXAS 75087  
 CONTACT: KYLE COLLIAM HARRIS  
 CONTRACT: ALTON PRATER

# Exhibit 'B': Lot 3, Block A, Channell Subdivision

FINAL PLAT - LOT 3, BLOCK A, CHANNEL SUBDIVISION

**RECOMMENDED FINAL APPROVAL**

Date: \_\_\_\_\_

City Engineer: \_\_\_\_\_

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

The approval shall be based upon the approved plat for each section as recorded in the office of the City Clerk of Rockwall, Texas, which are numbered as follows: \_\_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
City Engineer

**NOTES**

- It shall be the duty of the City of Rockwall to without having building permits with all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute an approval of the plat for any other purpose. The City of Rockwall shall not be liable for any damages or personal injuries sustained and shall not be liable for any loss of insurance or guarantee by the City of the property and liability for water for personal use and the planning system for this plat, as required under Ordinance 50-54.
- Blanking system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4302), North American Datum of 1983 (NAD 83) referenced to the City of Rockwall coordinate system. The coordinate system shown are State Plane (SPS) Coordinates, in state and in projected.

**RECOMMENDED FINAL APPROVAL**

Date: 1/15/2020

City Engineer: \_\_\_\_\_

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

The approval shall be based upon the approved plat for each section as recorded in the office of the City Clerk of Rockwall, Texas, which are numbered as follows: \_\_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
City Engineer

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**RECOMMENDED FINAL APPROVAL**

Date: \_\_\_\_\_

City Engineer: \_\_\_\_\_

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\_\_\_\_\_  
City Engineer

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**Exhibit 'C':  
Concept Plan**

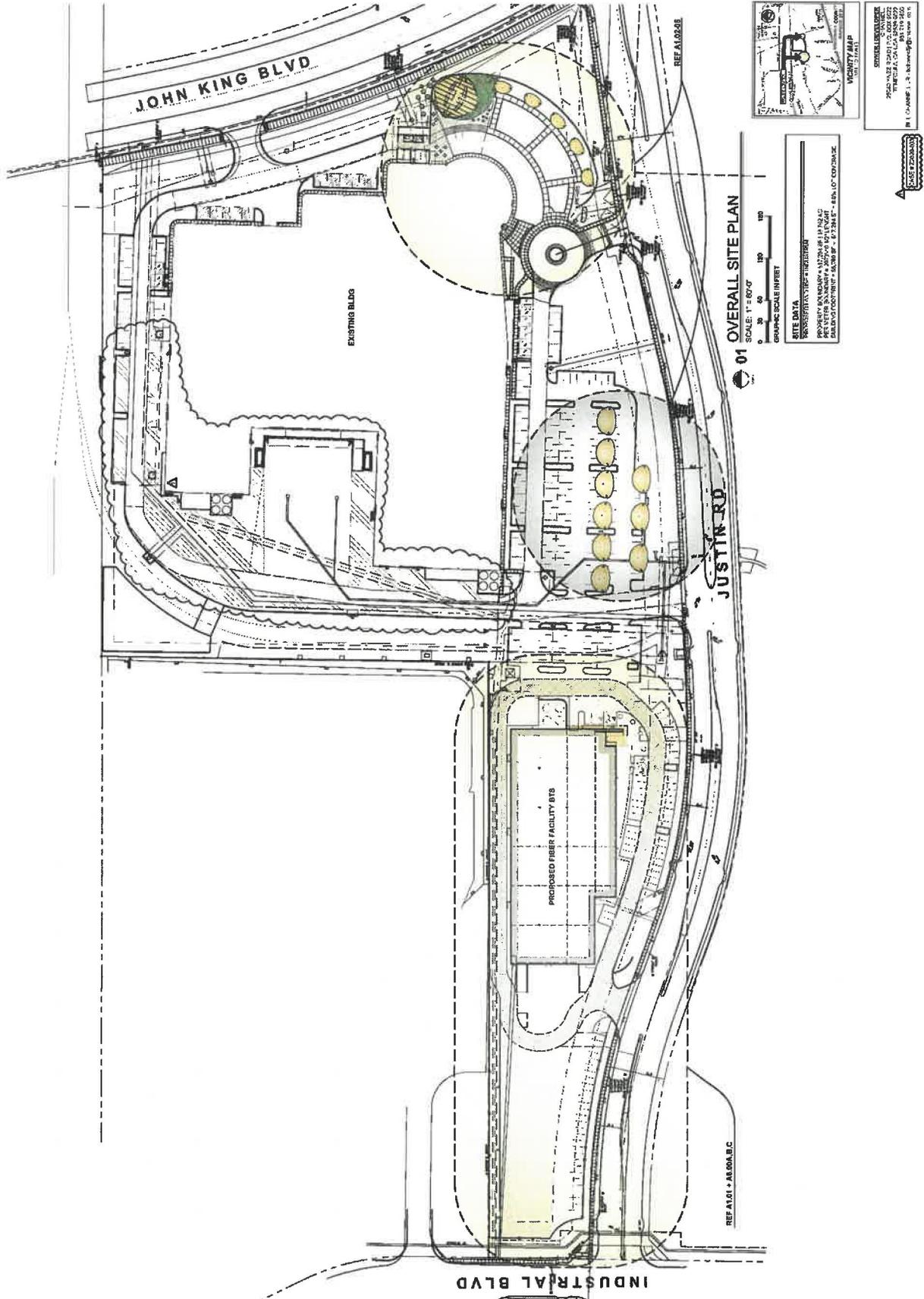
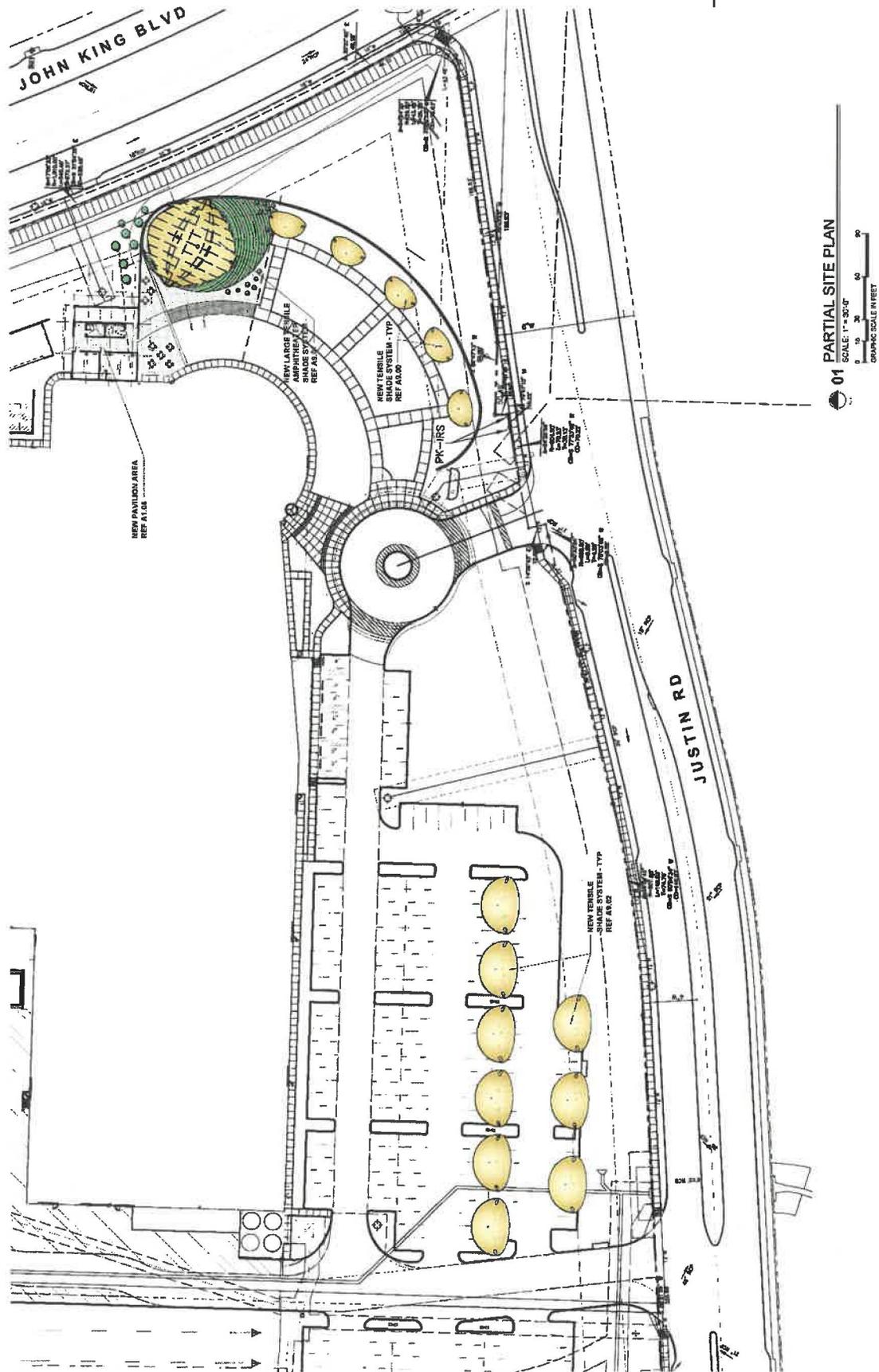


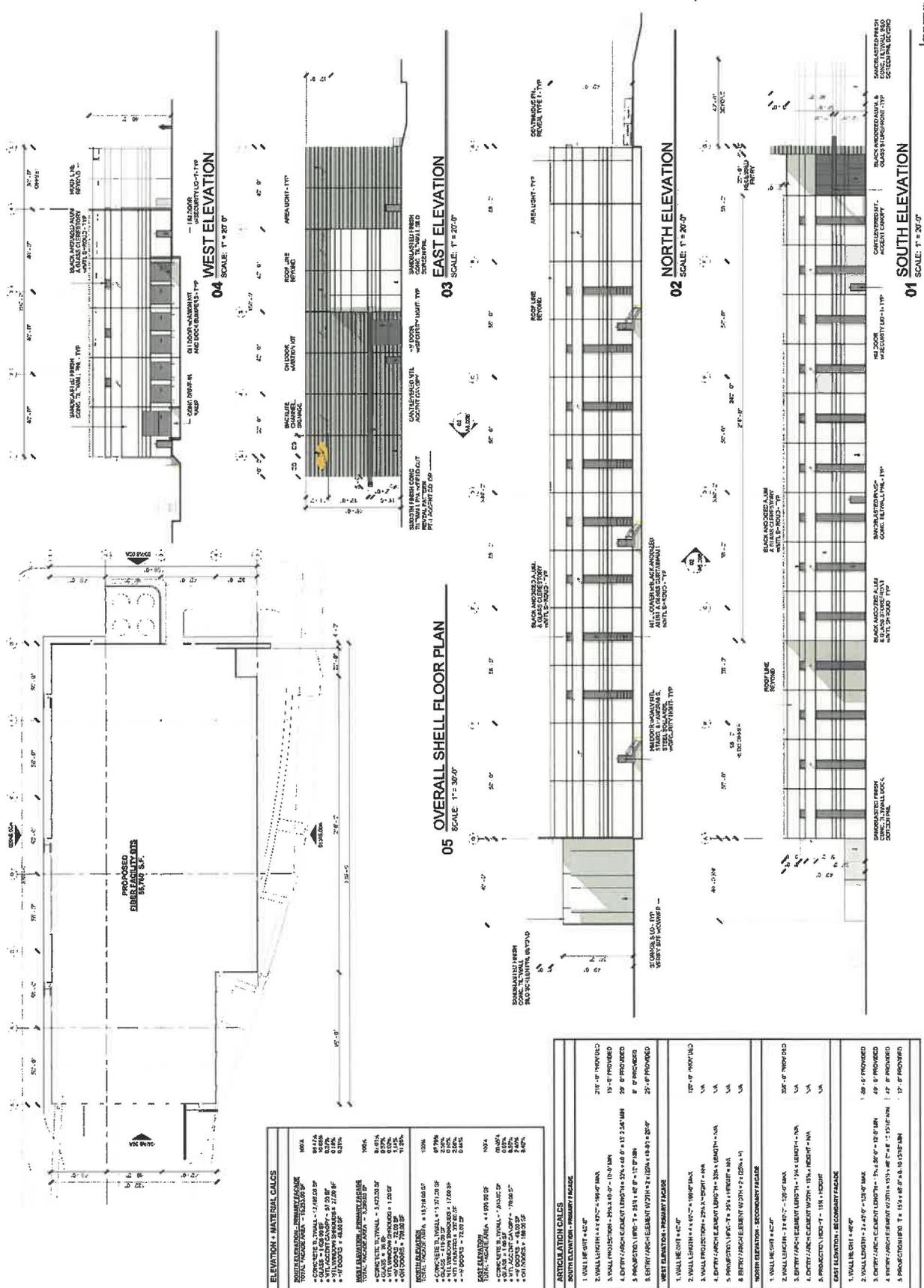


Exhibit 'C':  
Concept Plan





# Exhibit 'D': Concept Building Elevations

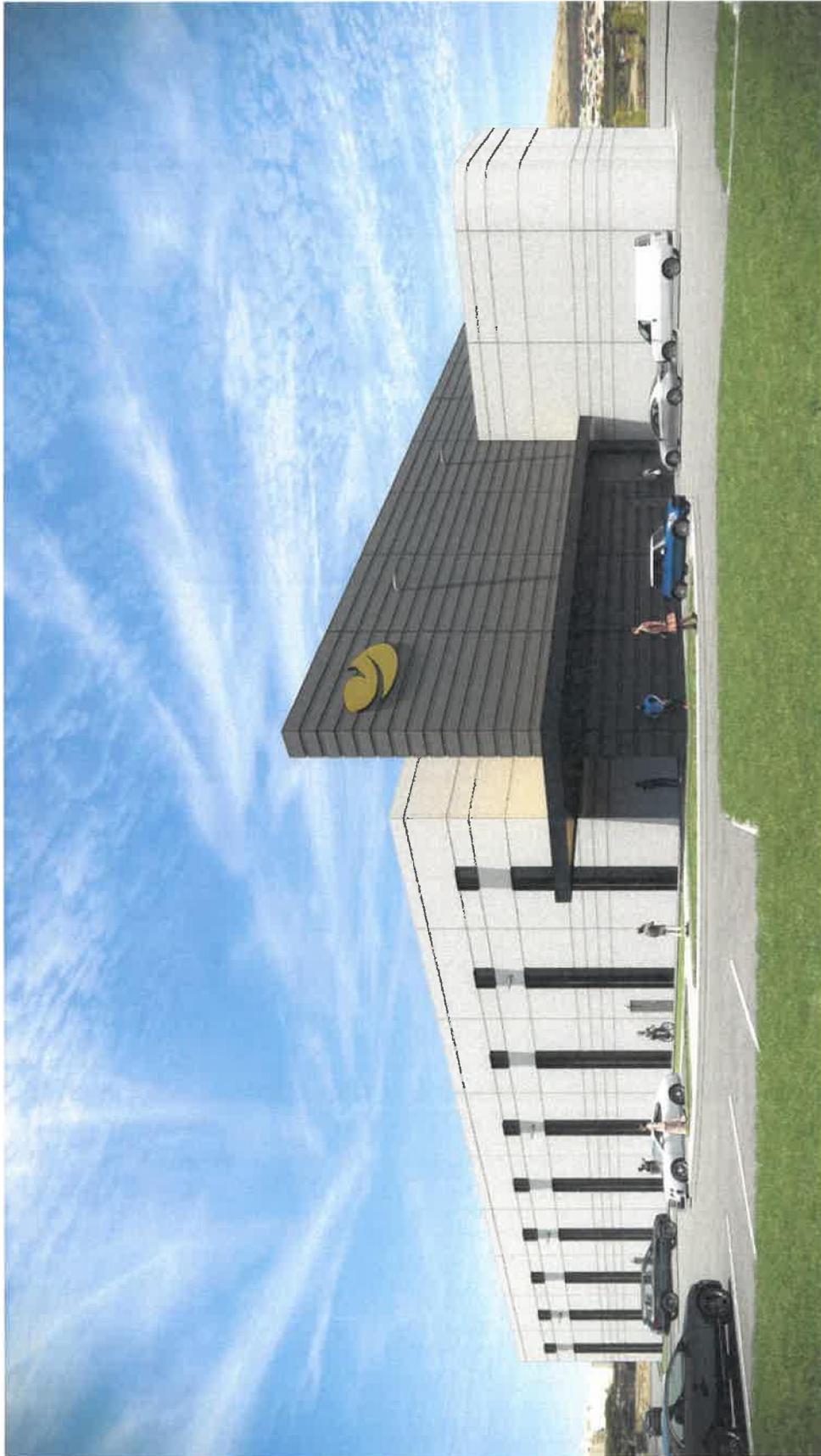


ELEVATION - MATERIAL CALC	
100A	100B
100C	100D
100E	100F
100G	100H
100I	100J
100K	100L
100M	100N
100O	100P
100Q	100R
100S	100T
100U	100V
100W	100X
100Y	100Z
100AA	100AB
100AC	100AD
100AE	100AF
100AG	100AH
100AI	100AJ
100AK	100AL
100AM	100AN
100AO	100AP
100AQ	100AR
100AS	100AT
100AU	100AV
100AW	100AX
100AY	100AZ
100BA	100BB
100BC	100BD
100BE	100BF
100BG	100BH
100BI	100BJ
100BK	100BL
100BM	100BN
100BO	100BP
100BQ	100BR
100BS	100BT
100BU	100BV
100BW	100BX
100BY	100BZ
100CA	100CB
100CC	100CD
100CE	100CF
100CG	100CH
100CI	100CJ
100CK	100CL
100CM	100CN
100CO	100CP
100CQ	100CR
100CS	100CT
100CU	100CV
100CW	100CX
100CY	100CZ
100DA	100DB
100DC	100DD
100DE	100DF
100DG	100DH
100DI	100DJ
100DK	100DL
100DM	100DN
100DO	100DP
100DQ	100DR
100DS	100DT
100DU	100DV
100DW	100DX
100DY	100DZ
100EA	100EB
100EC	100ED
100EE	100EF
100EG	100EH
100EI	100EJ
100EK	100EL
100EM	100EN
100EO	100EP
100EQ	100ER
100ES	100ET
100EU	100EV
100EW	100EX
100EY	100EZ
100FA	100FB
100FC	100FD
100FE	100FF
100FG	100FH
100FI	100FJ
100FK	100FL
100FM	100FN
100FO	100FP
100FQ	100FR
100FS	100FT
100FU	100FV
100FW	100FX
100FY	100FZ
100GA	100GB
100GC	100GD
100GE	100GF
100GG	100GH
100GI	100GJ
100GK	100GL
100GM	100GN
100GO	100GP
100GQ	100GR
100GS	100GT
100GU	100GV
100GW	100GX
100GY	100GZ
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100IG	100IH
100II	100IJ
100IK	100IL
100IM	100IN
100IO	100IP
100IQ	100IR
100IS	100IT
100IU	100IV
100IW	100IX
100IY	100IZ
100JA	100JB
100JC	100JD
100JE	100JF
100JG	100JH
100JI	100JJ
100JK	100JL
100JM	100JN
100JO	100JP
100JQ	100JR
100JS	100JT
100JU	100JV
100JW	100JX
100JY	100JZ
100KA	100KB
100KC	100KD
100KE	100KF
100KG	100KH
100KI	100KJ
100KK	100KL
100KM	100KN
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100KQ	100KR
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100KU	100KV
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100LK	100LL
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100LQ	100LR
100LS	100LT
100LU	100LV
100LW	100LX
100LY	100LZ
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100ME	100MF
100MG	100MH
100MI	100MJ
100MK	100ML
100MM	100MN
100MO	100MP
100MQ	100MR
100MS	100MT
100MU	100MV
100MW	100MX
100MY	100MZ
100NA	100NB
100NC	100ND
100NE	100NF
100NG	100NH
100NI	100NJ
100NK	100NL
100NM	100NN
100NO	100NP
100NQ	100NR
100NS	100NT
100NU	100NV
100NW	100NX
100NY	100NZ
100OA	100OB
100OC	100OD
100OE	100OF
100OG	100OH
100OI	100OJ
100OK	100OL
100OM	100ON
100OO	100OP
100OQ	100OR
100OS	100OT
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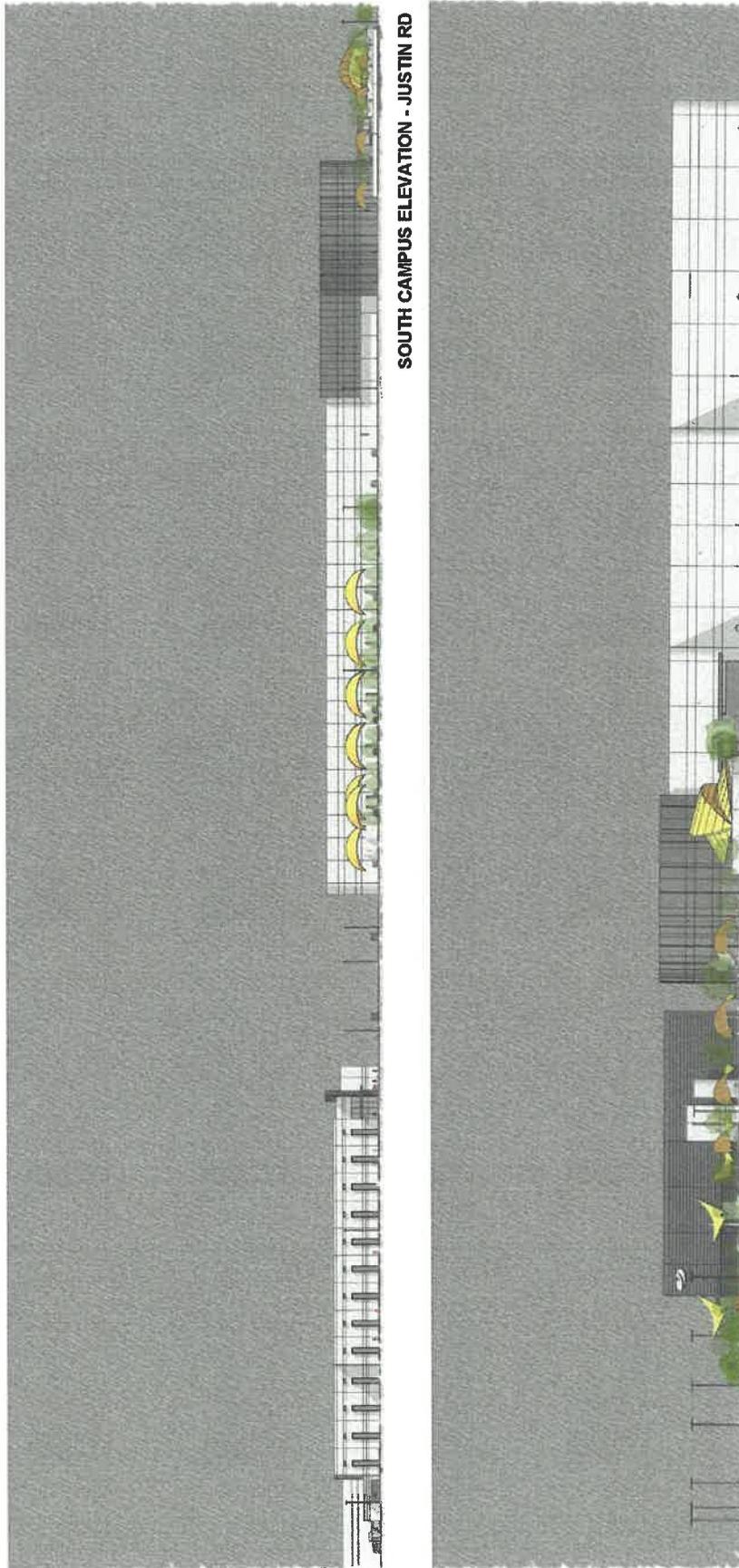
ARTICULATION CALC	
<b>SOUTH ELEVATION - PRIMARY FAÇADE</b>	
1. WALL HEIGHT = 42' 0"	216.0' PROVIDED
2. WALL LENGTH = 44.62' = 199.0' MAX	19.0' PROVIDED
3. WALL PROJECTION = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
4. ENTRY / ARCH ELEMENT LENGTH = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
5. PROJECTION (PER. T) = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
6. ENTRY / ARCH ELEMENT WIDTH = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
<b>WEST ELEVATION - PRIMARY FAÇADE</b>	
1. WALL HEIGHT = 42' 0"	127.0' PROVIDED
2. WALL LENGTH = 44.62' = 199.0' MAX	19.0' PROVIDED
3. WALL PROJECTION = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
4. ENTRY / ARCH ELEMENT LENGTH = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
5. PROJECTION (PER. T) = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
6. ENTRY / ARCH ELEMENT WIDTH = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
<b>NORTH ELEVATION - SECONDARY FAÇADE</b>	
1. WALL HEIGHT = 42' 0"	127.0' PROVIDED
2. WALL LENGTH = 11.42' = 129.0' MAX	19.0' PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
4. ENTRY / ARCH ELEMENT WIDTH = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
5. PROJECTION (PER. T) = 19.0' MIN	25' 0" PROVIDED
<b>EAST ELEVATION - SECONDARY FAÇADE</b>	
1. WALL HEIGHT = 42' 0"	127.0' PROVIDED
2. WALL LENGTH = 11.42' = 129.0' MAX	19.0' PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
4. ENTRY / ARCH ELEMENT WIDTH = 25.5 x 0.9' = 19.0' MIN	25' 0" PROVIDED
5. PROJECTION (PER. T) = 19.0' MIN	25' 0" PROVIDED



**Exhibit 'D':**  
*Concept Building Elevations*

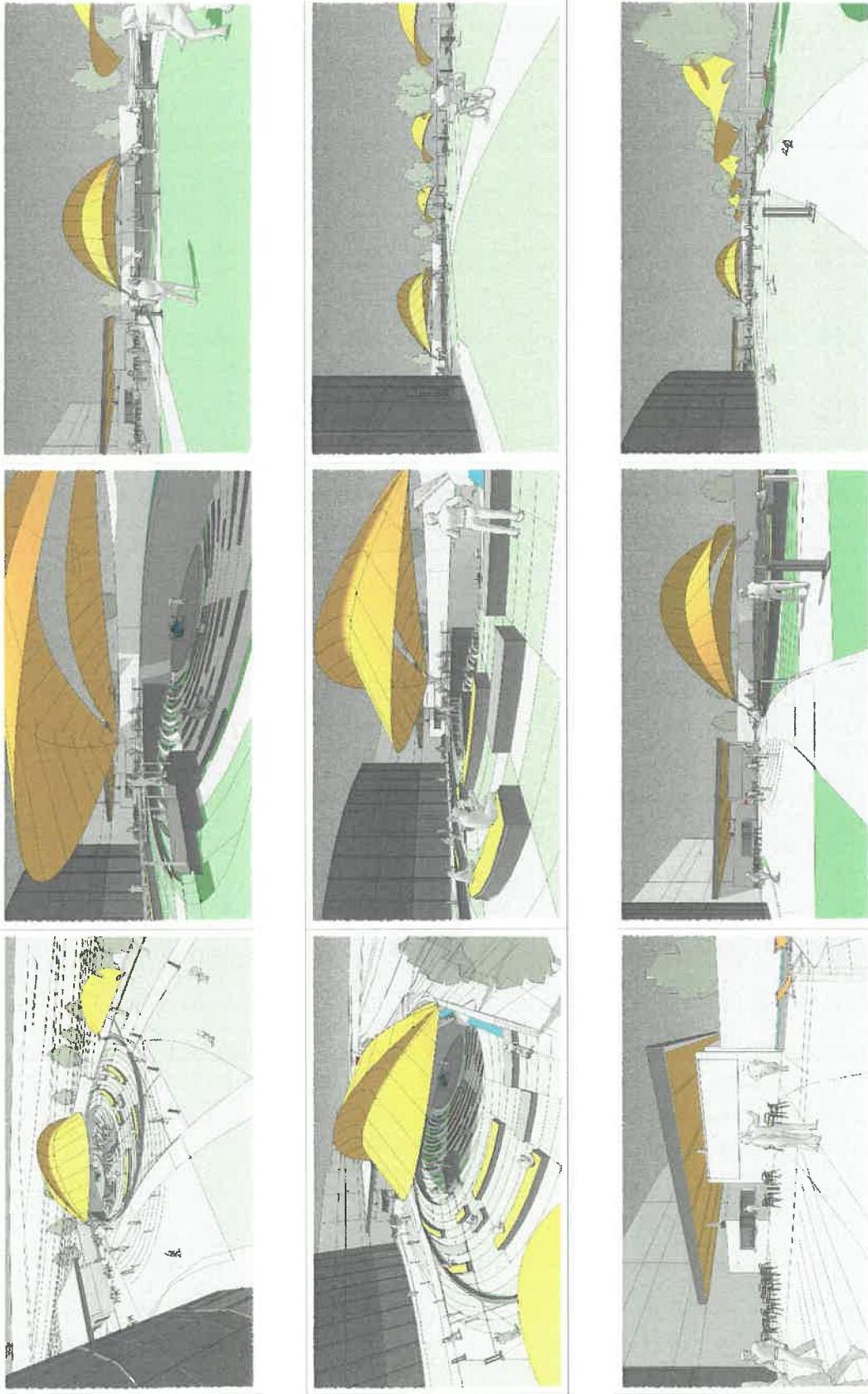


**Exhibit 'D':**  
*Concept Building Elevations*

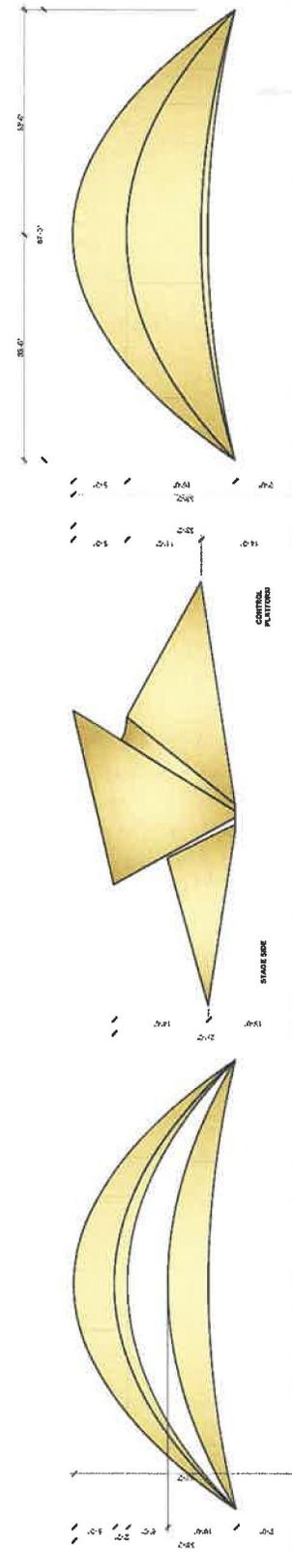
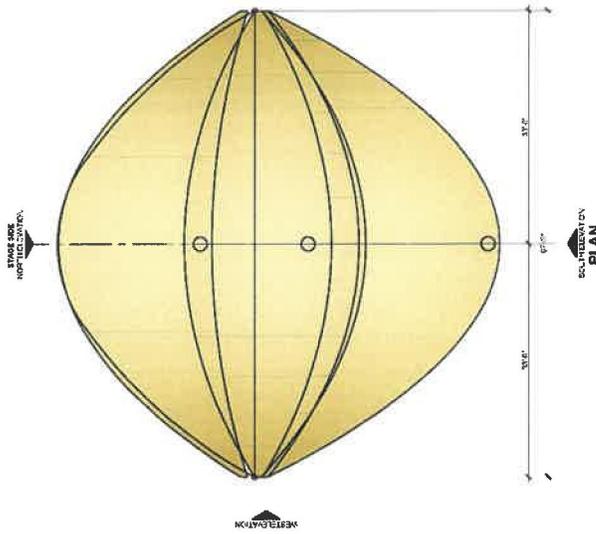
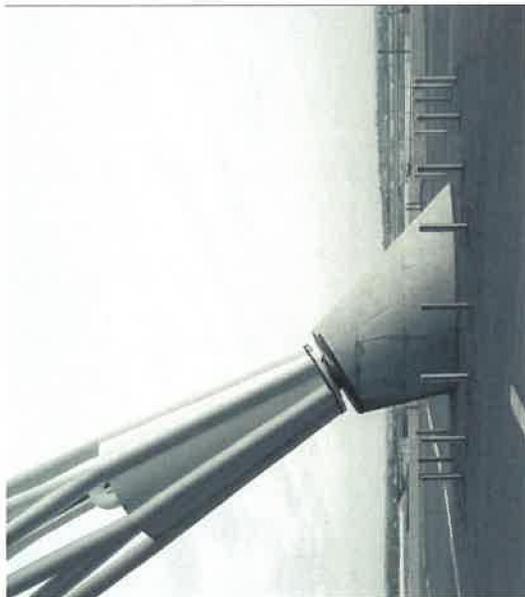




**Exhibit 'E':  
Concept Amphitheater Plan**



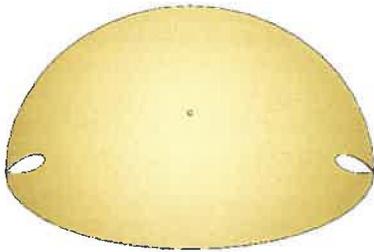
**Exhibit 'E':**  
**Concept Amphitheater Plan**



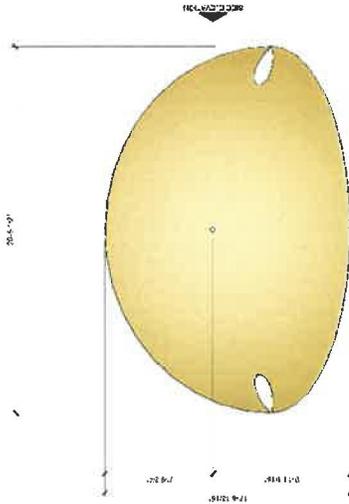
**01 AMPHITHEATER TENSILE**  
 SCALE: 1/8" = 1'-0"

10-12-2014

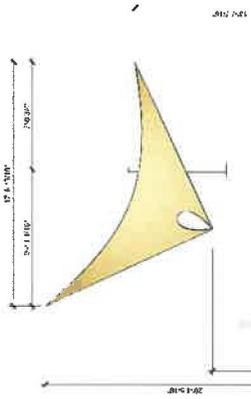
**Exhibit 'F':**  
*Concept Canopy Plan*



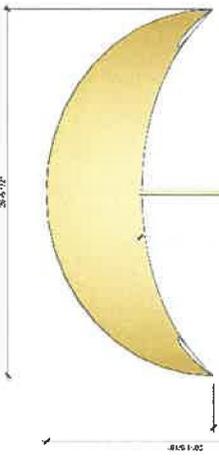
PLAN



PLAN



SIDE ELEVATION



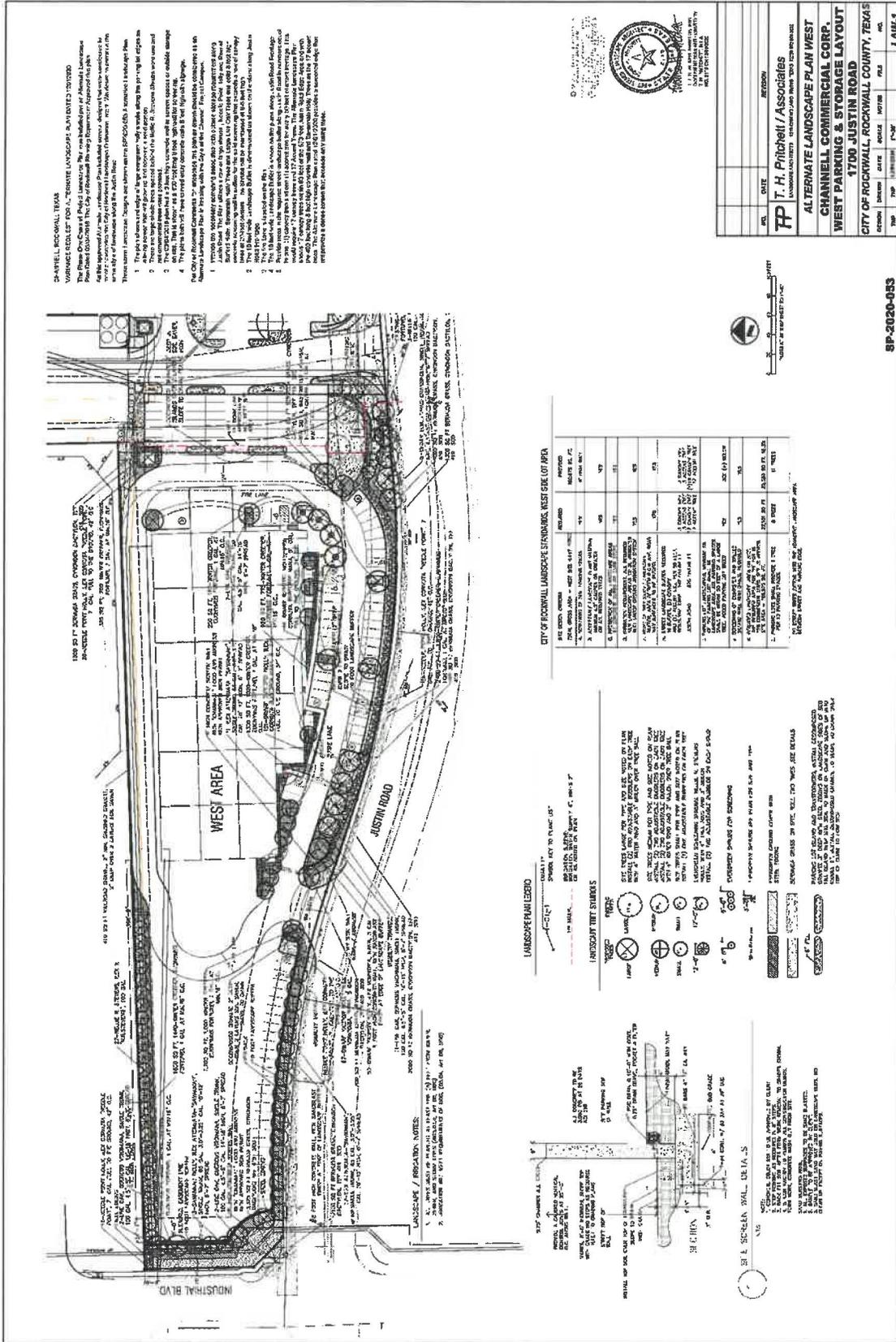
FRONT ELEVATION

**01 SMALL TENSILE**  
 SCALE: 1/8" = 1'-0"

SP22020621

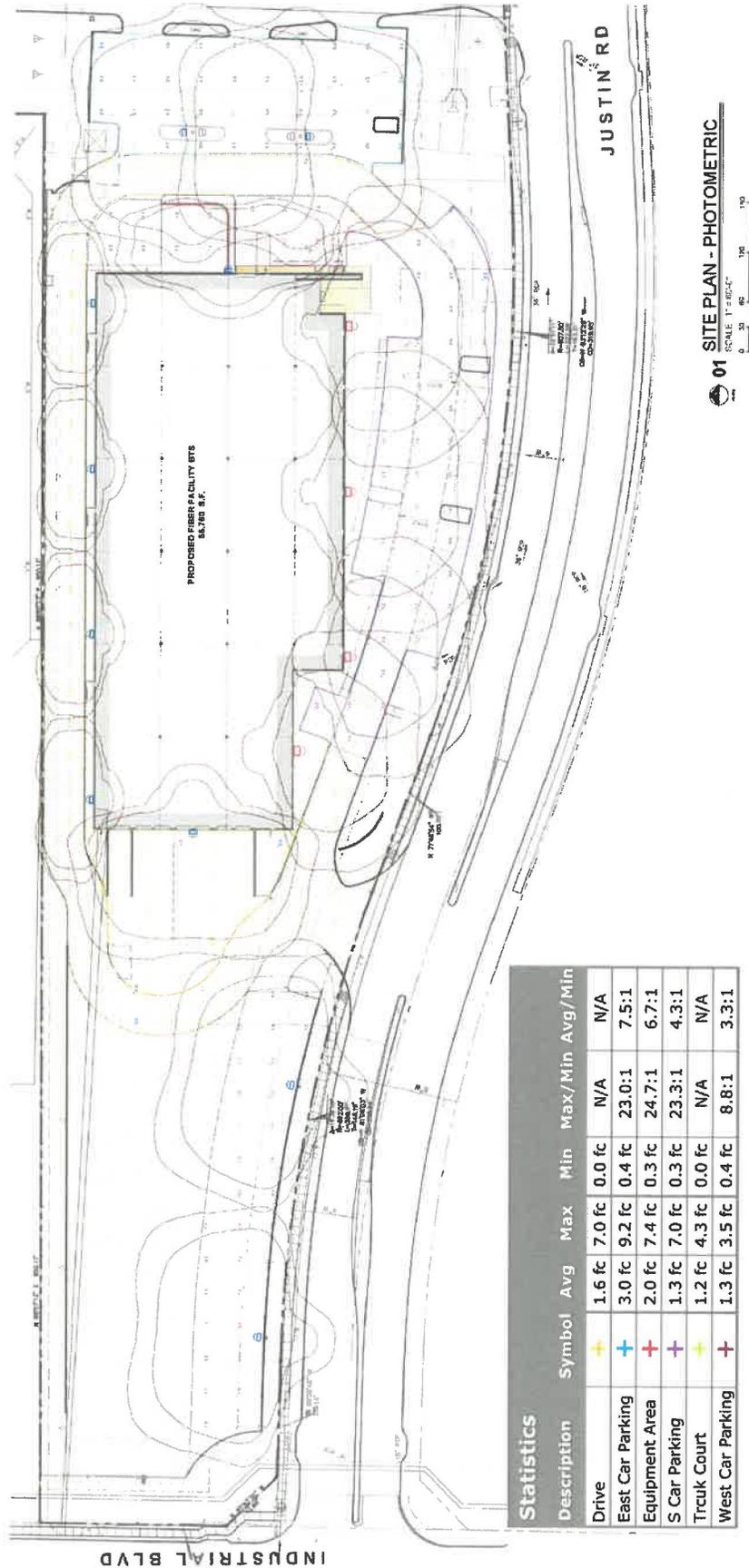


# Exhibit 'G': Concept Landscape Plan





**Exhibit 'H':  
Concept Photometric Plan**



**Exhibit 'I':**  
*Density and Development Standards*

**I.1 Purpose.**

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate an industrial campus that incorporates unique architecture and land uses that are otherwise not permitted in the Light Industrial (LI) District. These land uses include an industrial facility with corporate offices, a distribution center, a light assembly center, an amphitheater and pavilion, and outside storage.

**I.2 Review Process.**

All development on the *Subject Property* shall require site plan approval in accordance with Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Upon submittal of a site plan, the Director of Planning and Zoning shall review the application and determine the following: [1] if the Director of Planning and Zoning determines that the site plan does generally conform to this Planned Development District ordinance then the site plan may be reviewed and approved administratively, or [2] if the Director of Planning and Zoning determines that the site plan does not generally conform to this Planned Development District ordinance then the site plan will be subject to review by the Architectural Review Board (ARB) [if necessary], and the Planning and Zoning Commission.

**I.3 Planned Development District Standards.**

- (1) *Permitted Uses*. Unless specifically provided for by this Planned Development District ordinance, only those uses permitted within the Light Industrial (LI) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) *Development Standards*. Unless specifically provided for by this Planned Development District ordinance, the development standards required for property in a Light Industrial (LI) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), are applicable to any development on the *Subject Property*.
  - (a) *Setbacks*. The building setbacks shall be as stated by the Unified Development Code (UDC); however, the following exceptions shall be permitted:
    - (1) *Justin Road*. Concrete screening walls shall be permitted to be located a minimum of ten (10) feet from the property line adjacent to Justin Road; however, these screening walls shall not be located within 50-feet of John King Boulevard [unless permitted to do so be I.3(2)(a)(2) below].
    - (2) *John King Boulevard*. Concrete screening walls and other appurtenances associated with the amphitheater may be located within 20-feet of the property line adjacent to John King Boulevard.
  - (b) *Materials*. All materials shall generally conform to the materials depicted in the *Concept Building Elevations* contained in *Exhibit 'D'* of this Planned Development District ordinance; however, tilt-up walls with a sandblasted finish shall be permitted *by-right* on buildings and screening walls in conformance with all concept plans contained in *Exhibits 'C' – 'H'* of this Planned Development District ordinance.