

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

SEPTEMBER 13, 2022 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = *RED*

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) ACTION ITEMS

(1) **SP2022-044 (BETHANY ROSS)**

Discuss and consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Site Plan for a Mini-Warehouse Facility on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

(2) **SP2022-045 (HENRY LEE)**

Discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Site Plan for a Restaurant on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on September 9, 2022 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



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: September 13, 2022
APPLICANT: Bob Pruett; *Urban Structure*
CASE NUMBER: SP2022-044; *Site Plan for Advantage Storage*

SUMMARY

Discuss and consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Site Plan for a *Mini-Warehouse Facility* on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

BACKGROUND

On September 16, 1974, the subject property was annexed by *Ordinance No. 74-26 [Case No. A1974-006]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to City's historic zoning maps, at some point between December 7, 1993 and April 5, 2005, the subject property was rezoned from Agricultural (AG) District to a Light Industrial (LI) District. On July 2, 2012, the City Council rezoned the subject property to Planned Development District 10 (PD-10) by *Ordinance 12-13 [Case No. Z2012-006]*. The subject property has remained vacant since annexation.

PURPOSE

The applicant -- *Bob Pruett of Urban Structure* -- is requesting the approval of a Site Plan for the purpose of constructing a *Mini-Warehouse Facility*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Discovery Boulevard, which is classified as a M4U (*i.e. major collector, four [4] Lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 2 of the Rockwall Downes Subdivision, which was platted in January 31, 2017 and consists of 30 single-family residential lots. This property is zoned Planned Development District 10 (PD-10) for single-family land uses.

South: Directly south of the subject property is SH-276, which is classified as a TXDOT6D (*i.e. a Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 11.78-acre tract of land (*i.e. Tract 5-3 of the W. H. Baird Survey, Abstract No. 25*) zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses. Beyond this is Dorris A. Jones Elementary, which is located on a 15.428-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall Elementary School #8 Addition*) zoned Planned Development District 45 (PD-45) for Single Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property are four (4) tracts of land (i.e. tract 1-3 of the J M Allen Survey, Abstract No. 2 [0.178-acres], tract 1, of the J M Allen Survey, Abstract No. 2 [5.527-acres {part of 17.264-acre tract}], tract 1-7, of the J M Allen Survey, Abstract No. 2 [7.960-acres], Tract 1-7, of the JM Allen Survey, Abstract No. 2 [7.960-acres]) zoned Light Industrial (LI) District. Beyond this is a 0.9537-acre parcel of land (i.e. Lot 1, Block A, Peak Pedi Medical Office Addition) developed with a 3,708 SF Medical Office Building (i.e. Pear Pediatrics) zoned Light Industrial (LI) District and addressed as 1861 SH-276.

West: Directly west of the subject property is a 1.0080-acre parcel of land (i.e. Lot 1, Block A, VRE Rockwall Addition) developed with a Retail Store with Gasoline Sales that has more than Two (2) Dispensers (i.e. 7-11) zoned Planned Development District 10 (PD-10) for limited Commercial (C) District land uses. Beyond this is John King Boulevard, which is identified as a P4D (i.e. principle collector, six (6) lane, divided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 6.286-acre tract of land (i.e. Tract 3-09 of the J. M. Allen Survey, Abstract No. 2) zoned Planned Development District 10 (PD-10) for limited Commercial (C) District land uses, and a 32.6546-acre parcel of land (i.e. Lot 1, Block A, Mansions Family Addition) developed with a Multi-Family Development (i.e. Sixteen50 at Lake Ray Hubbard Apartments) zoned Planned Development District 10 (PD-10) for Multi-Family and Single-Family Attached land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section D.5.A, *Permitted Land Uses*, of Exhibit C, *PD Development Standards*, of the Planned Development District 10 (PD-10), the *Mini-Warehouse* land use is permitted *by-right* on the subject property with the requirements listed in the *Conditional Land Use Standards* section of the Unified Development Code (UDC). The submitted site plan, landscape 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 variances and exceptions outlined in the *Variances and Exceptions by the Applicant* section below. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	43,560 SF	X=160,388 SF; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	25-Feet	X=345-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X=346-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	25-Feet	X≥25-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X≥10-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	X=42-feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	X=35%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	34 spaces	X=34; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	15%	X=36.8%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	C=63.2%; <i>In Conformance</i>

CONFORMANCE WITH THE CITY’S CODES

Based on Subsection 02.02, *Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the applicant is requesting the approval of a *Mini-Warehouse*, which generally conforms to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for a property situated in a Commercial (C) District with the exception of the variances and exceptions being requested in the *Variances and Exceptions Requested by the Applicant* section of this case memo. The proposed site plan generally conforms to the *General Overlay District Standards* and the *General Commercial (C) District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, the proposed site plan does not conform to all of the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for the *Mini-Warehouse* land use. Specifically, the proposed development exceeds the number of units per acre, the permitted height, and the roof pitch requirements. The following is a summary of the *Conditional Land Use Standards* for the *Mini-Warehouse* land use, and the proposed projects conformance to these requirements:

<i>Ordinance Provisions</i>	<i>Conditional Land Use Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Storage Units per Acre</i>	125	<i>X=169.7 SF; Non-Conforming</i>
<i>Building Height</i>	One Story	<i>X=Three (3) Story; Non-conforming</i>
<i>Management Parking Requirement</i>	2 Spaces	X=2; In Conformance
<i>No Direct Access Driveway</i>	No Access to SH-276 and John King	Non-Conforming; however, the proposed driveways are existing
<i>Perimeter Walls</i>	Face the Front, Rear, and Side Property Lines	Wrought Iron Fence; In Conformance
<i>Landscaped Building Set Back Areas</i>	Front, Rear, and Side	In Conformance
<i>Perimeter Gates</i>	Limit Access to Customers Only	Wrought Iron Fence with gates; In Conformance
<i>Screening Fences</i>	Wrought-Iron	Wrought Iron Fence; In Conformance
<i>Overhead Door</i>	Interior and not face public right-of-way	Interior; In Conformance
<i>Rental Trucks/Trailers</i>	Prohibited	None proposed; In Conformance
<i>Business Operation in Storage Units</i>	Prohibited	None proposed; In Conformance
<i>Outside Storage</i>	Prohibited	None proposed; In Conformance
<i>Paving</i>	Concrete	Concrete; In Conformance
<i>Roof Pitch</i>	1:3	<i>Flat Roof Design; Non-Conforming</i>
<i>Lighting Standards</i>	Maximum Pole Height of 20-feet	<i>X=25-feet; Condition of Approval</i>
<i>Residential Unit</i>	Maximum SF of 1600	None proposed; In Conformance

VARIANCES AND EXCEPTIONS BY THE APPLICANT

The applicant's request requires the following exceptions and variances:

(1) Architectural Standards.

- (a) Materials and Masonry Composition. According to Subsection 06.02(C)(1), Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), “(e)ach exterior wall of a building’s façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials* -- *excluding doors and windows.*” In this case, the applicant is requesting contains less than 90% *Primary Materials* and more than 10% *Secondary Materials*. *Therefore, this will require approval of a variance from the Planning and Zoning Commission.*
- (b) Stone. According to Subsection 06.02(C)(1)(a)(1), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), “(a) minimum of 20% natural or quarried stone is required on all building façades...” In this case, the applicant is requesting a minimum of five (5) percent stone on the facades that stone is used and no stone on the west elevation of *Building C*, which -- *staff should note* -- will not be visible from any view around the site since the facility is only open to customers. *This will still require approval of a variance from the Planning and Zoning Commission.*
- (c) Four-Sided Architecture. According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building.” In this case, the proposed buildings are not architecturally finished on all four (4) sides. *This will require approval of a variance from the Planning and Zoning Commission.*
- (d) Roof Design Standards. According to Subsection 06.02(C)(2), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), “(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof.” In this case, the proposed *Building C* is a total of 4,000 SF and has a flat roof design. *This will require approval of a variance from the Planning and Zoning Commission.*

(2) Conditional Land Use Standards.

- (a) Number of Units per Acre. According to Subsection 02.03(J)(1)(a), of Article 04, of the *Conditional Land Use Standards* of the Unified Development Code (UDC), “(t)he number of storage units per acre shall not exceed 125, the minimum number of storage units shall be ten (10), and the maximum site area shall be five (5) acres.” In this case, the applicant’s proposed site is 3.682-acres and the site plan show that the total number of storage units will be 635 units. This equates to 169.7 units per acre or 165 units more than what is permitted by the Unified Development Code (UDC). *This will require an exception to the Conditional Land Use Standards from the Planning and Zoning Commission.*
- (b) Building Height. According to Subsection 02.03(J)(1)(b), of Article 04, of the *Conditional Land Use Standards* of the Unified Development Code (UDC), “(o)nlly single-story units are allowed; however, no multistory buildings will be permitted unless an exception is approved by the Planning and Zoning Commission and City Council.” *In this case, the applicant is requesting one (1) three (3) story building which will require approval of an exception by both the Planning and Zoning Commission and City Council.*
- (c) Roof Design. According to Subsection 02.03(J)(1)(n), of Article 04, of the *Conditional Land Use Standards* of the Unified Development Code (UDC) “(r)ooofs shall have a minimum pitch of 1:3 and be constructed with a metal standing seam. Mechanical equipment shall be screened with the roof structure or parapet walls.” *In this case, the applicant is requesting a flat-roof design, which will require an exception from the Planning and Zoning Commission.*

According to Subsection 09, *Exceptions and Variances*, 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 and/or variance 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 (UDC) would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] additional shrubs along SH-276, [2] additional shrubs along *Building A*, [3] additional shrubs along *Building D*, [4] additional shrubs along John King Boulevard, [5] using more than the required 20% stone on ten (10) out of the 16 facades focusing on the facades facing the public right-of-ways, [6] 16.80% over the required landscape area, [7] more than required canopy trees in the landscape buffer along John King Boulevard, [8] more than the required canopy trees along SH-276, [9] more than the required accent trees along SH-276, [10] extra trees along the detention area. Requests for exceptions and variances 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 an 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 Technology District and is designated for Commercial/Retail land uses. According to the plan, the Commercial/Retail land use category “...is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections.” In this case, the subject property is at a key intersection and the proposed land use is multi-tenant commercial retail center. The primary land uses in Commercial/Retail include commercial retail buildings, restaurants/brew pubs, multi-tenant commercial centers, neighborhood centers and convenience centers. In this case, the applicant is requesting approval for a *Mini-Warehouse Facility*. Based on this, the applicant’s request is a discretionary decision as to if it conforms to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On August 30, the Architecture Review Board (ARB) reviewed the proposed building elevations, and requested changes from the applicant. Specifically, the ARB requested that the applicant finish the parapets on both sides and make sure the RTUs are screened from any view. The applicant has provided updated building elevations that generally conform to the ARB’s request. These will be reviewed by the ARB at the meeting on September 13, 2022.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of the *Mini-Warehouse Facility* 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) The applicant provide an updated Photometric Plan indicating a maximum 20-foot light pole in conformance with the *Conditional Land Use Standards* of the UDC.
- (3) If Planning and Zoning recommends approval of the exception to the *Building Height* in the *Conditional Use Standards*, the exception will need to be approved through City Council.
- (4) 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) 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

SUBDIVISION

NA

LOT

BLOCK

GENERAL LOCATION

NE QUAD JAMES KING & US 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD HIGHWAY OVERLAY

CURRENT USE

VACANT

PROPOSED ZONING

" " "

PROPOSED USE

MINI-STORAGE

ACREAGE

3.682

LOTS [CURRENT]

0

LOTS [PROPOSED]

1

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

CAMBRIDGE PROPERTIES INC

APPLICANT

BOB PRUETT

CONTACT PERSON

GARRETT POINDEXTER

CONTACT PERSON

URBAN STRUCTURE

ADDRESS

8750 N. CENTRAL EXP.
SUITE 1735

ADDRESS

8140 WALNUT HILL
SUITE 905

CITY, STATE & ZIP

DALLAS TX 75231

CITY, STATE & ZIP

DALLAS TX 75231

PHONE

972-832-8933

PHONE

214-295-5347

E-MAIL

RJONES@ADVANTAGESTORAGE.NET

E-MAIL

BPRUETT@URBANSTRUCT.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES J. MELINDO [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

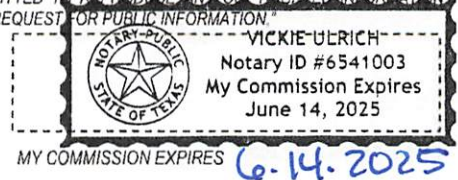
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF JULY, 2022

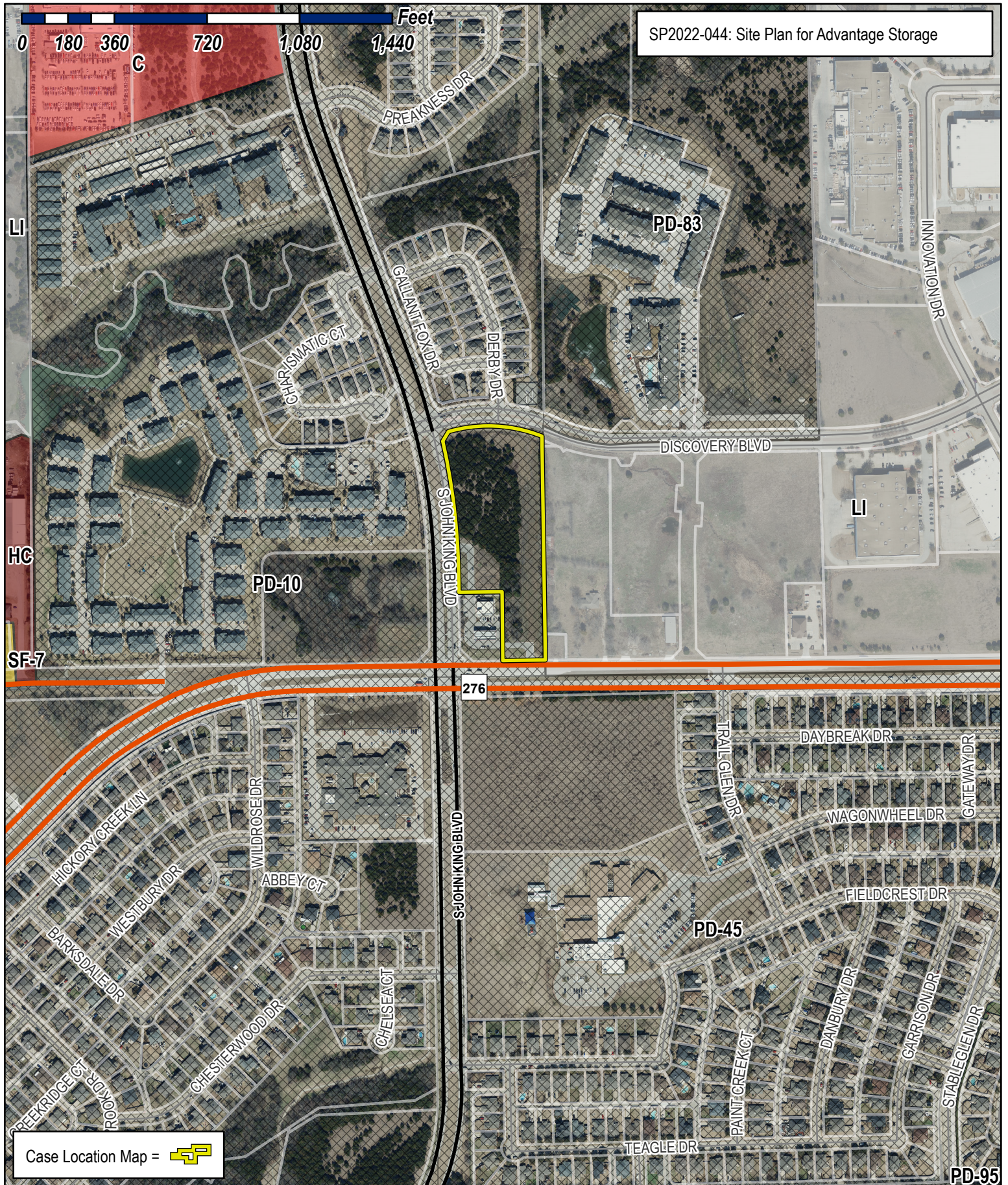
OWNER'S SIGNATURE


James J. Melindo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vickie Ulich





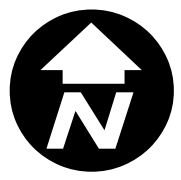
Case Location Map = 



City of Rockwall

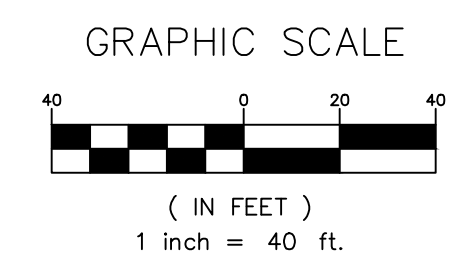
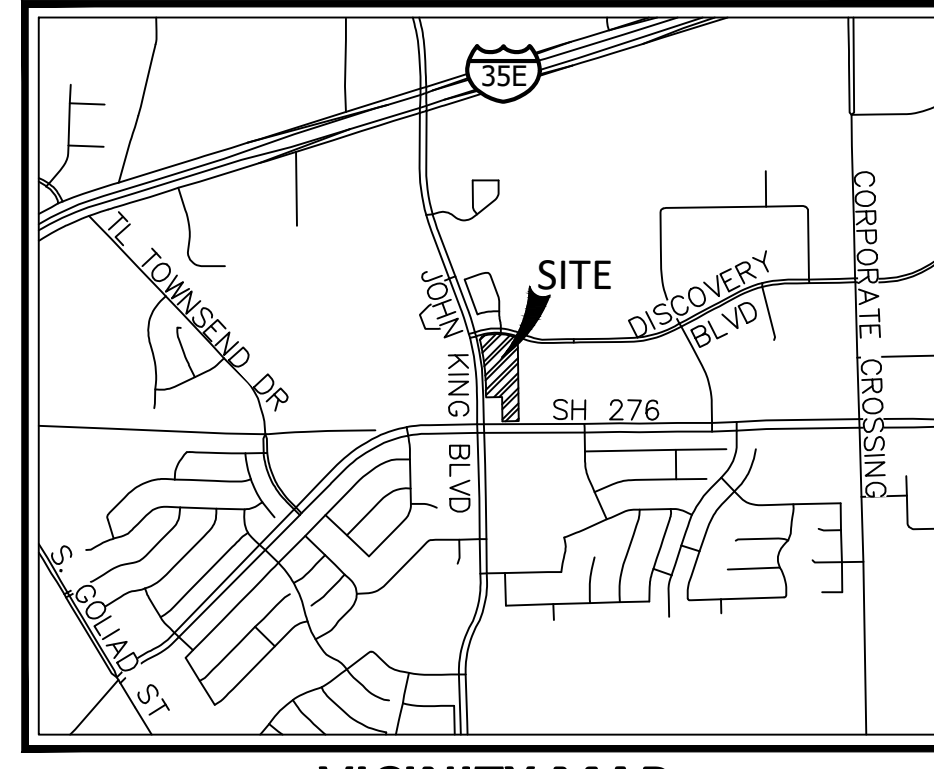
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.



PAVEMENT LEGEND	
	EXISTING PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT

SITE DATA TABLE	
EXISTING USE:	VACANT
PROPOSED USE:	MINI-WAREHOUSE & OFFICE SUITES
EXISTING ZONING DISTRICT:	PLANNED DEVELOPMENT (PD-10)
SITE AREA (LOT 2):	3.682 AC (160,388 SF)
SITE AREA (LOT 3):	2.565 AC (111,710 SF)
TOTAL SITE AREA:	6.247 AC (272,107 SF)
FOR LOT 2 ONLY	
BUILDING AREA:	MINI-WAREHOUSE OFFICE SUITES
BUILDING A (3 STORIES):	62,250 SF 4,400 SF
BUILDING B (1 STORY):	11,350 SF 0 SF
BUILDING C (1 STORY):	4,000 SF 0 SF
BUILDING D (1 STORY):	13,100 SF 2,800 SF
TOTAL BUILDING AREA:	104,900 SF 55,800 SF
TOTAL BUILDING FOOTPRINT AREA:	635 UNITS
TOTAL STORAGE UNITS:	REQUIRED PROVIDED
MAXIMUM LOT COVERAGE:	96,233 SF (60%) 56,000 SF (35%)
FLOOR TO AREA RATIO:	4.1 0.66:1
MAXIMUM BUILDING HEIGHT:	60 FT 42 FT
LANDSCAPE AREA:	32,078 SF (20%) 58,982 SF (36.8%)
PARKING REQUIRED:	MINI-WAREHOUSE OFFICE SUITES
	9 STALLS 25 STALLS
	(3 STALLS + 1/100 UNITS) (1/300 SF)
TOTAL PARKING REQUIRED:	34 STALLS
TOTAL PARKING PROVIDED:	34 STALLS
NOTE: PD-10 REQUIRES COMMERCIAL (C) ZONING STANDARDS TO BE FOLLOWED FOR A NON-RESIDENTIAL DEVELOPMENT.	



TOCS
1-800-245-4545
tdticket@1-call.com

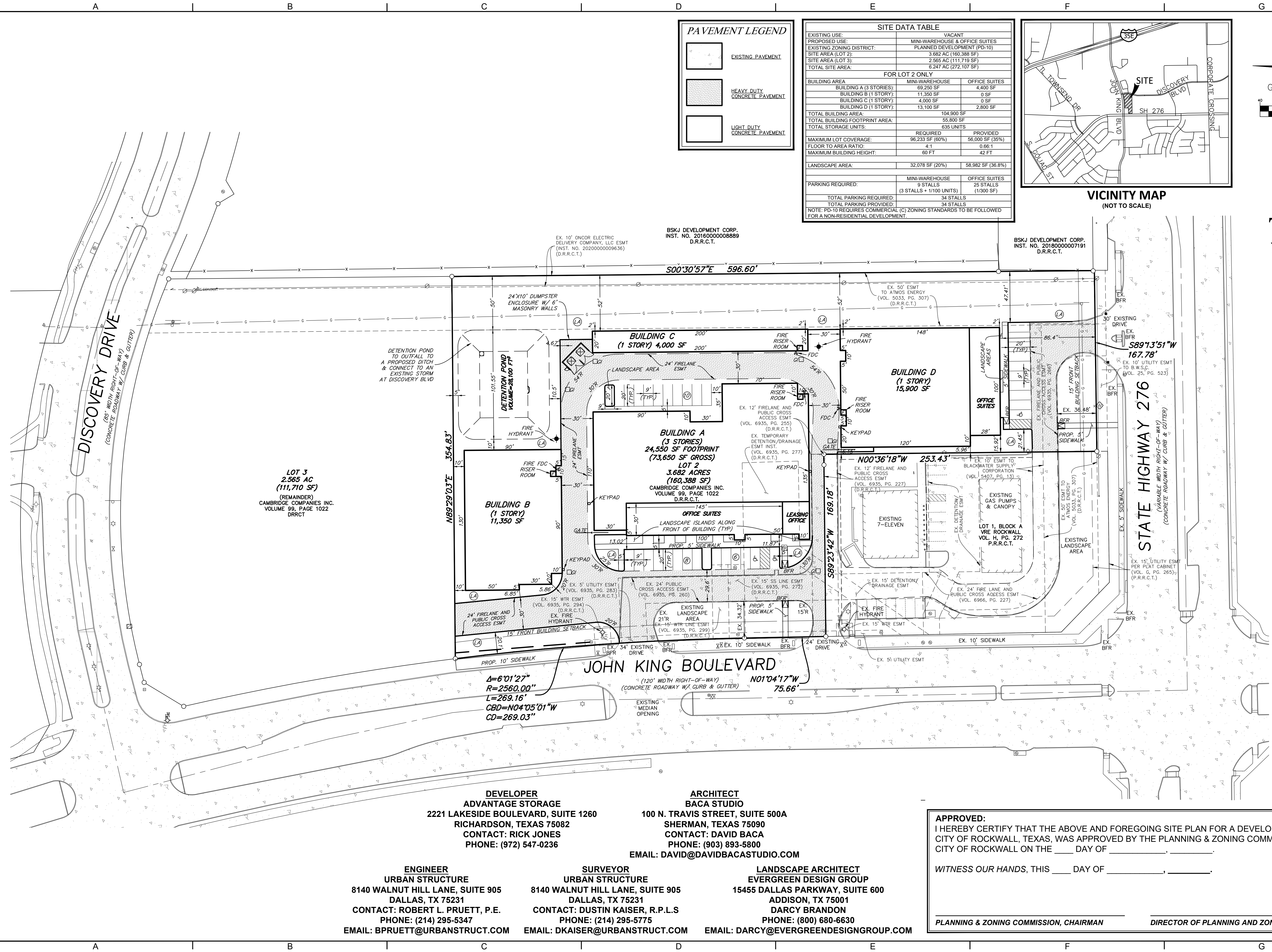


PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.
PREPARED UNDER THE SUPERVISION OF ROBERT L. PRUETT, JR. P.E. #53862 ON 08/19/2022

ADVANTAGE STORAGE
STATE HIGHWAY 276
OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT:	SHEET TITLE:
ADVANTAGE STORAGE	SP-1

SP-1



DEVELOPER
ADVANTAGE STORAGE
2221 LAKESIDE BOULEVARD, SUITE 1260
RICHARDSON, TEXAS 75082
CONTACT: RICK JONES
PHONE: (972) 547-0236

ARCHITECT
BACA STUDIO
100 N. TRAVIS STREET, SUITE 500A
SHERMAN, TEXAS 75090
CONTACT: DAVID BACA
PHONE: (903) 893-5800
EMAIL: DAVID@DAVIDBACASTUDIO.COM

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, SUITE 905
DALLAS, TX 75231
CONTACT: ROBERT L. PRUETT, P.E.
PHONE: (214) 295-5347
EMAIL: BPRUETT@URBANSTRUCT.COM

SURVEYOR
URBAN STRUCTURE
8140 WALNUT HILL LANE, SUITE 905
DALLAS, TX 75231
CONTACT: DUSTIN KAISER, R.P.L.S.
PHONE: (214) 295-5775
EMAIL: DKAISER@URBANSTRUCT.COM

LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
15455 DALLAS PARKWAY, SUITE 600
ADDISON, TX 75001
DARCY BRANDON
PHONE: (800) 680-6630
EMAIL: DARCY@EVERGREENDESIGNGROUP.COM

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 ____.

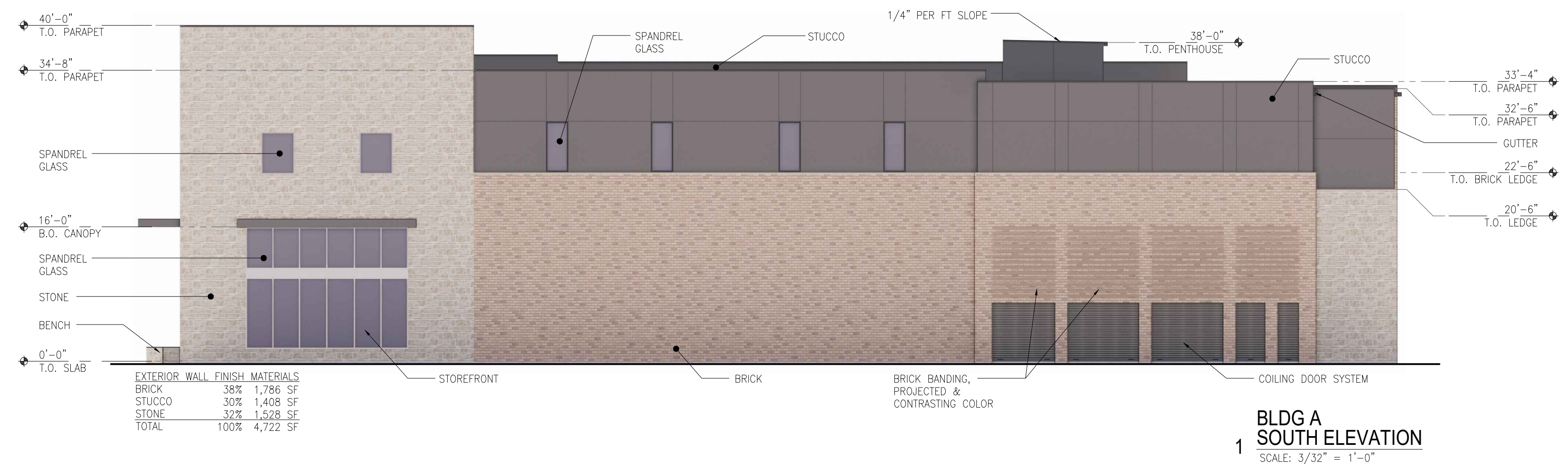
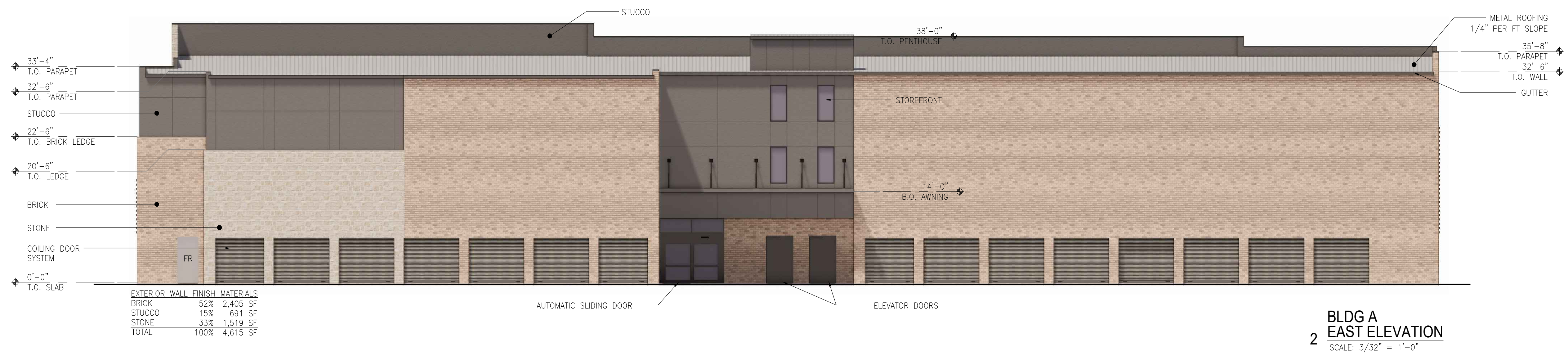
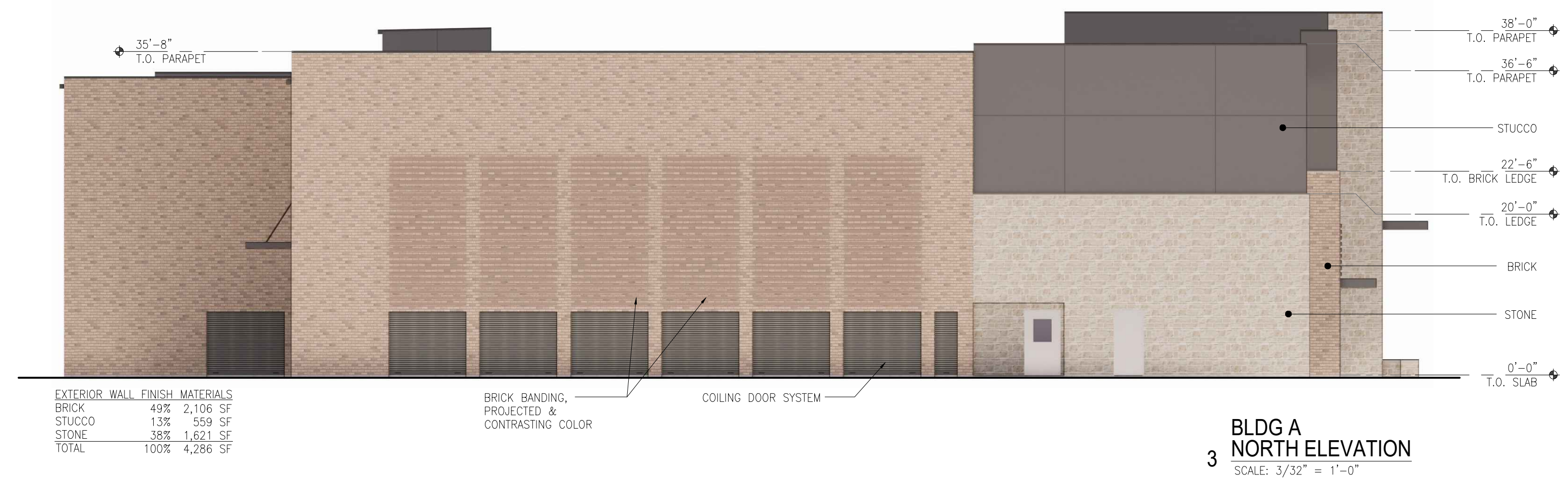
WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

FILE NAME: C:\SITE\DWG...
LAST MODIFIED BY: VAKCOTY...
LAST MODIFIED ON: 8/17/2022 12:13 PM
PLOTTED ON: 8/19/2022 10:11 AM

NO.	DESCRIPTION	DATE



APPLICANT INFORMATION
APPLICANT: BOB PRUETT
CONTACT PERSON: URBAN STRUCTURE
ADDRESS: 8140 WALNUT HILL LANE, SUITE 905 DALLAS, TEXAS 75231
EMAIL: BPRUETT@URBANSTRUCT.COM
PHONE: 214.295.5347

OWNER INFORMATION
OWNER: CAMBRIDGE PROPERTIES INC.
CONTACT PERSON: GARRETT POINDEXTER
ADDRESS: 8750 N. CENTRAL EXP., SUITE 1735 DALLAS, TEXAS 75231
EMAIL: RJONES@ADVANTAGESTORAGE.NET
PHONE: 972.832.8933

PROJECT INFORMATION
NAME: ADVANTAGE STORAGE
ADDRESS: 1701 STATE HIGHWAY 276 ROCKWALL, TEXAS 75032
CASE #: _____

exterior elevations - bldg a

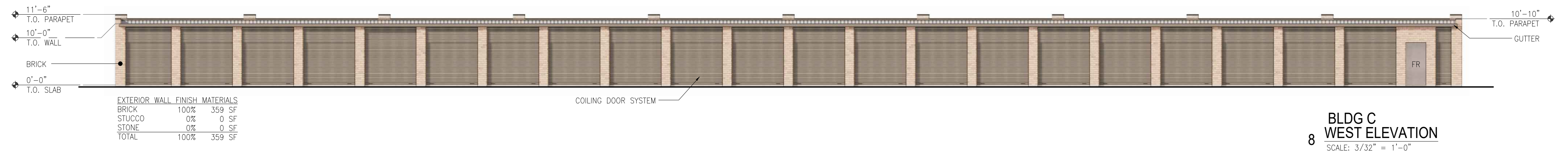
Advantage Storage
 Contact: Advantage Construction - 214.308.5225
 1701 State Highway 276
 Rockwall, Texas

PROJECT NUMBER
2225
 DATE
09.08.22
 SHEET NUMBER
A6.0

APPLICANT INFORMATION
 APPLICANT: BOB PRUETT
 CONTACT PERSON: URBAN STRUCTURE
 ADDRESS: 8140 WALNUT HILL LANE, SUITE 905
 DALLAS, TEXAS 75231
 EMAIL: BPRUETT@URBANSTRUCT.COM
 PHONE: 214.295.5347

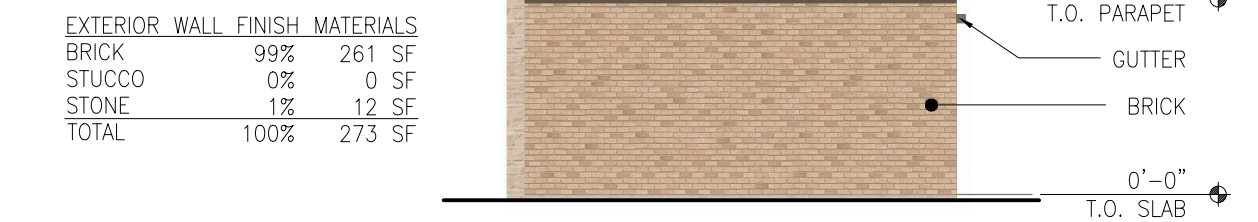
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 ROCKWALL, TEXAS 75032
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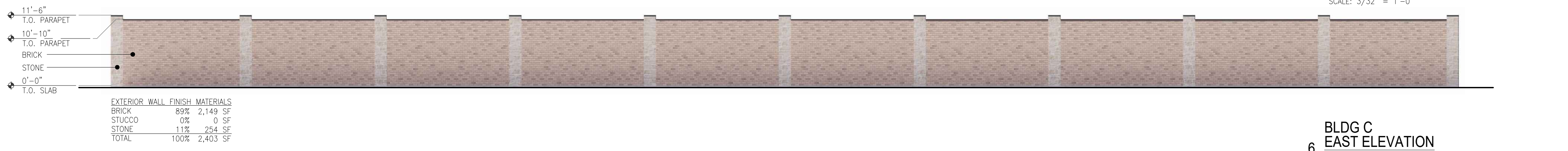


BLDG C WEST ELEVATION
 SCALE: 3/32" = 1'-0"

BUILDING TOTALS		
BRICK	92%	3,030 SF
STONE	8%	278 SF
TOTAL	100%	3,308 SF



BLDG C NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



BLDG C EAST ELEVATION
 SCALE: 3/32" = 1'-0"

EXTERIOR WALL FINISH MATERIALS		
BRICK	89%	2,149 SF
STUCCO	0%	0 SF
STONE	11%	254 SF
TOTAL	100%	2,403 SF

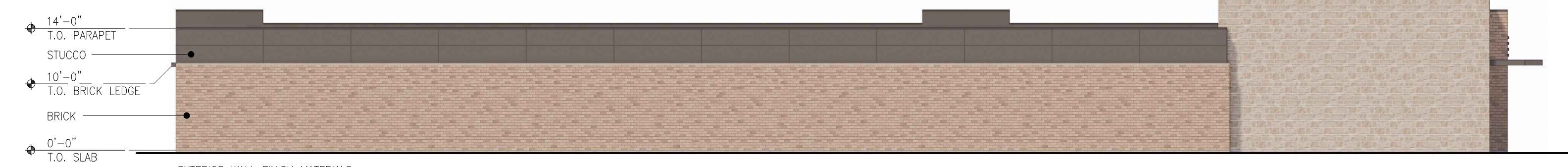


BLDG C SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

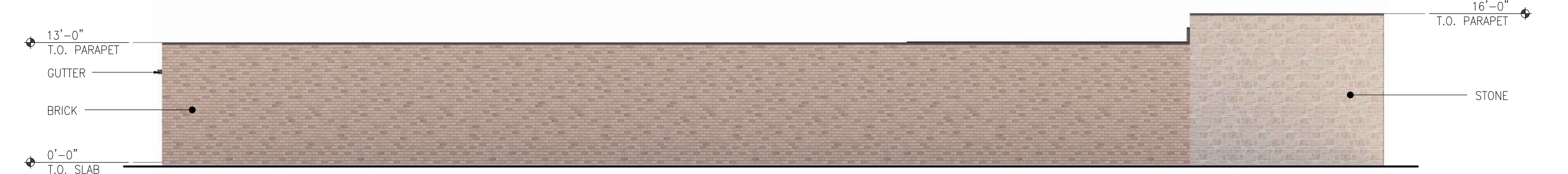


BLDG D SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"
 (FACES HWY 276)

BUILDING TOTALS		
BRICK	65%	3,774 SF
STUCCO	8%	473 SF
STONE	27%	1,589 SF
TOTAL	100%	5,836 SF



BLDG D WEST ELEVATION
 SCALE: 3/32" = 1'-0"



BLDG B WEST ELEVATION
 SCALE: 3/32" = 1'-0"
 (FACES JOHN KING BLVD.)

BUILDING TOTALS		
BRICK	68%	3,193 SF
STUCCO	6%	302 SF
STONE	26%	1,256 SF
TOTAL	100%	4,751 SF



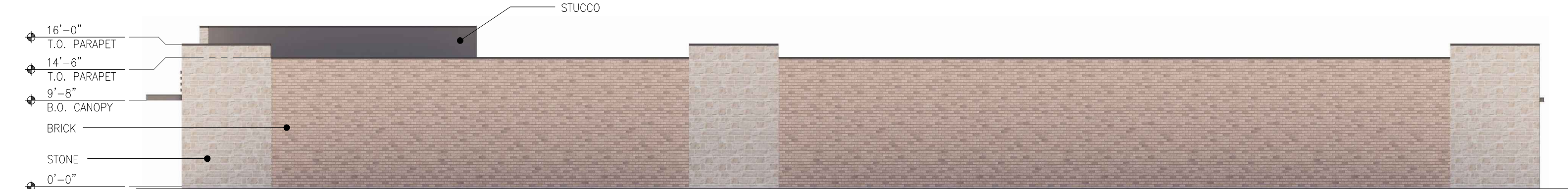
BLDG D NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



BLDG B NORTH ELEVATION
 SCALE: 3/32" = 1'-0"
 (FACES DISCOVERY DR.)



BLDG B EAST ELEVATION
 SCALE: 3/32" = 1'-0"



BLDG D EAST ELEVATION
 SCALE: 3/32" = 1'-0"



BLDG B SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

NO.	DESCRIPTION	DATE

exterior elevations - bldg's b, c, & d



4 OVERALL WEST ELEVATION
 SCALE: 1/16" = 1'-0"
 (FACES JOHN KING BLVD.)



3 OVERALL NORTH ELEVATION
 SCALE: 1/16" = 1'-0"
 (FACES DISCOVERY DR.)



2 OVERALL EAST ELEVATION
 SCALE: 1/16" = 1'-0"



1 OVERALL SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"
 (FACES HWY 276)

BACA
 100 NORTH TRAVIS STREET
 SUITE NO.500
 SHERMAN, TEXAS 75090
 903.893.5800
 www.BACA.team

SCHEMATIC DESIGN REVIEW
 NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS		DATE
NO.	DESCRIPTION	

APPLICANT INFORMATION
 APPLICANT: BOB PRUETT
 CONTACT PERSON: URBAN STRUCTURE
 ADDRESS: 8140 WALNUT HILL LANE, SUITE 905
 DALLAS, TEXAS 75231
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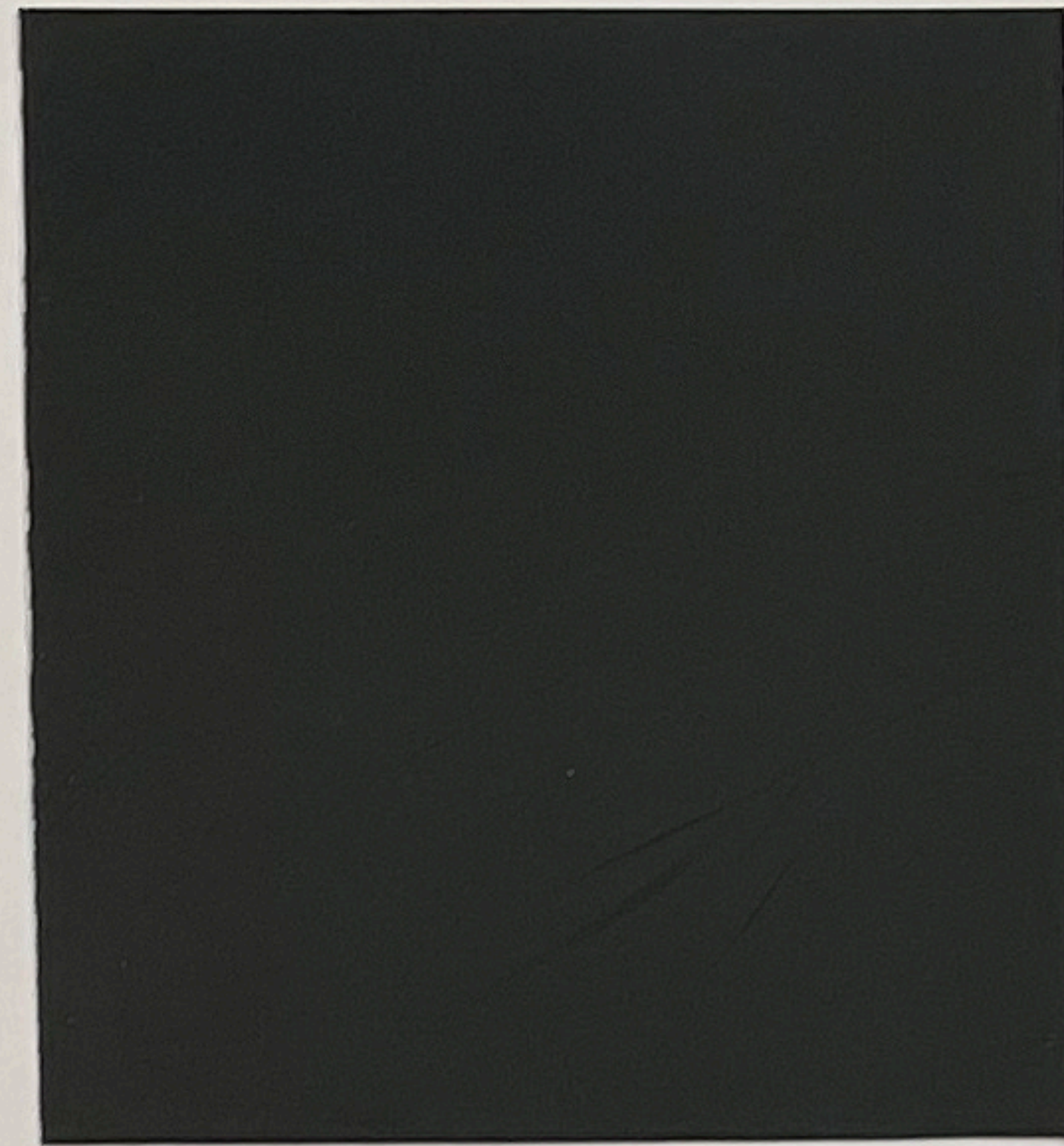
Advantage Storage
 Contact: Advantage Construction - 214.308.5225
 1701 State Highway 276
 Rockwall, Texas

PROJECT NUMBER
2225
 DATE
09.08.22
 SHEET NUMBER
A6.2

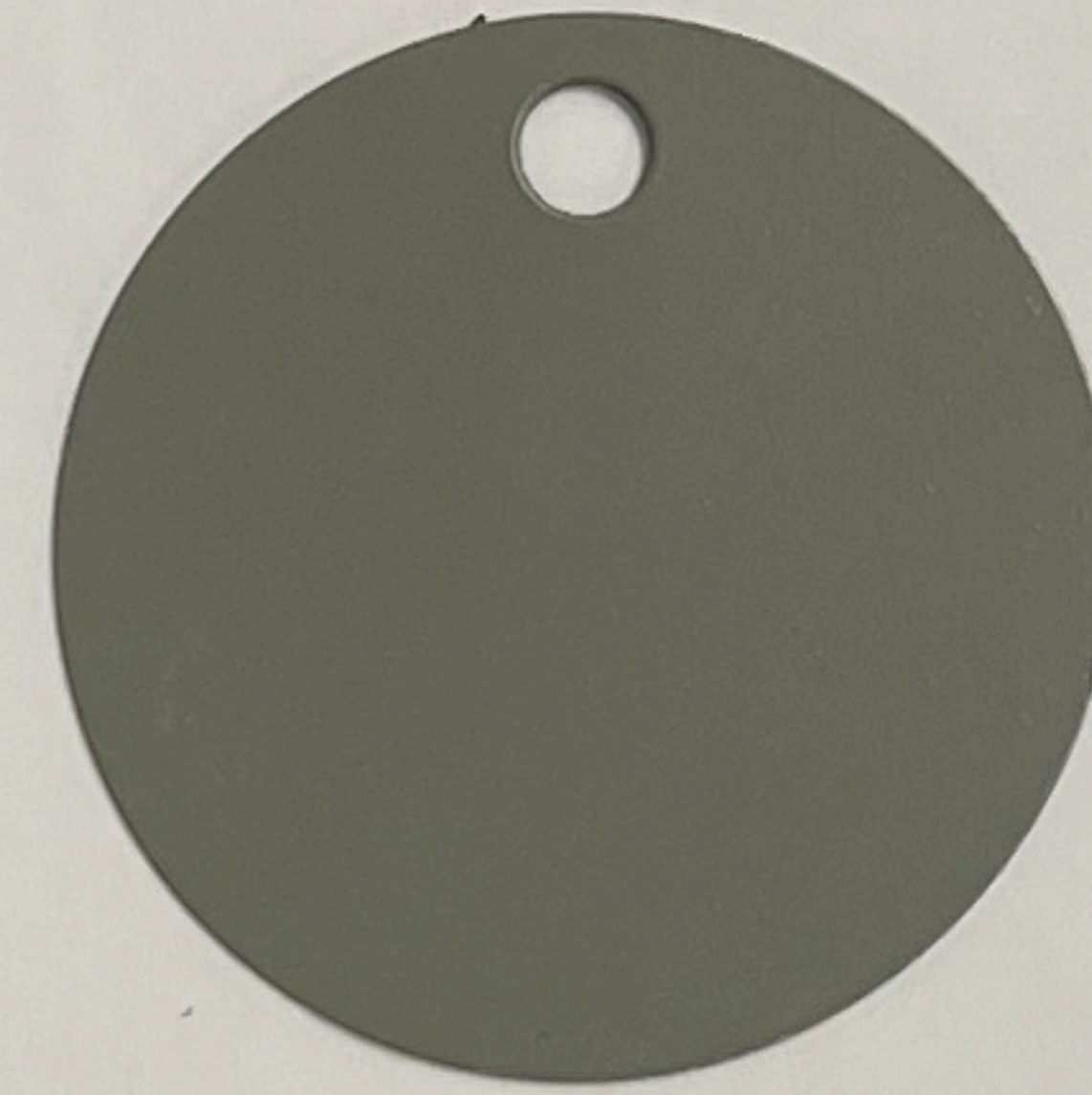
exterior elevations - overall



4



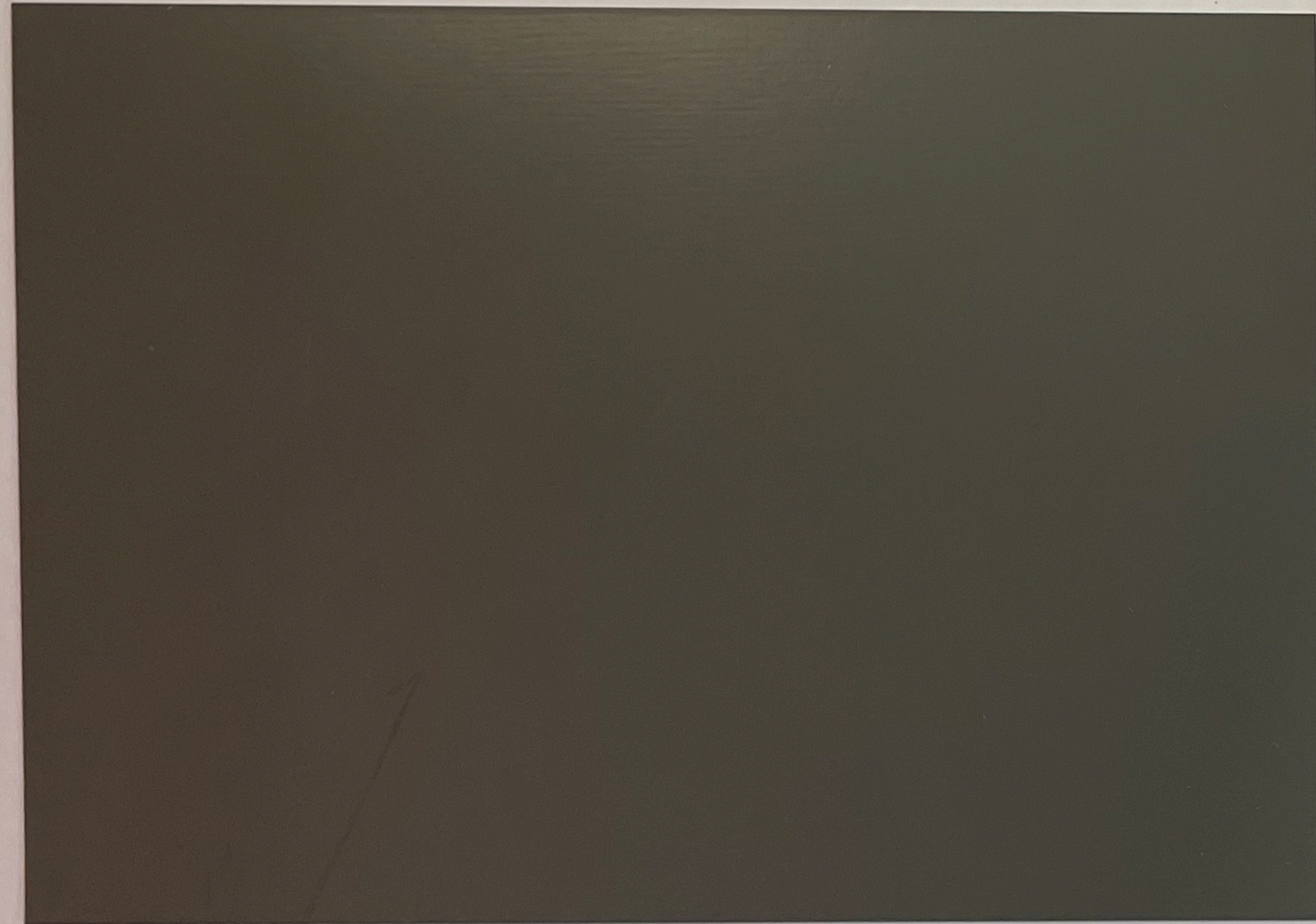
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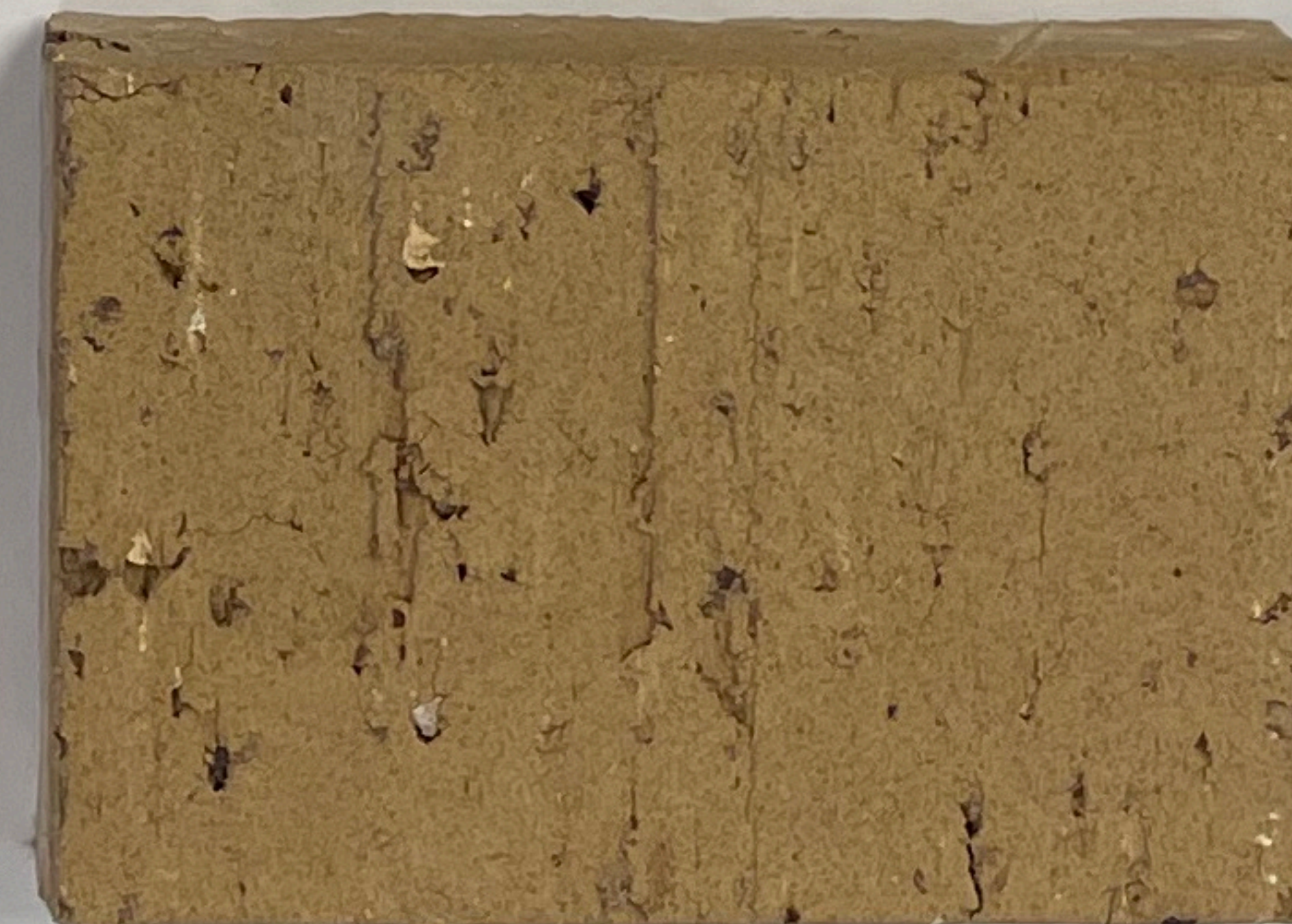
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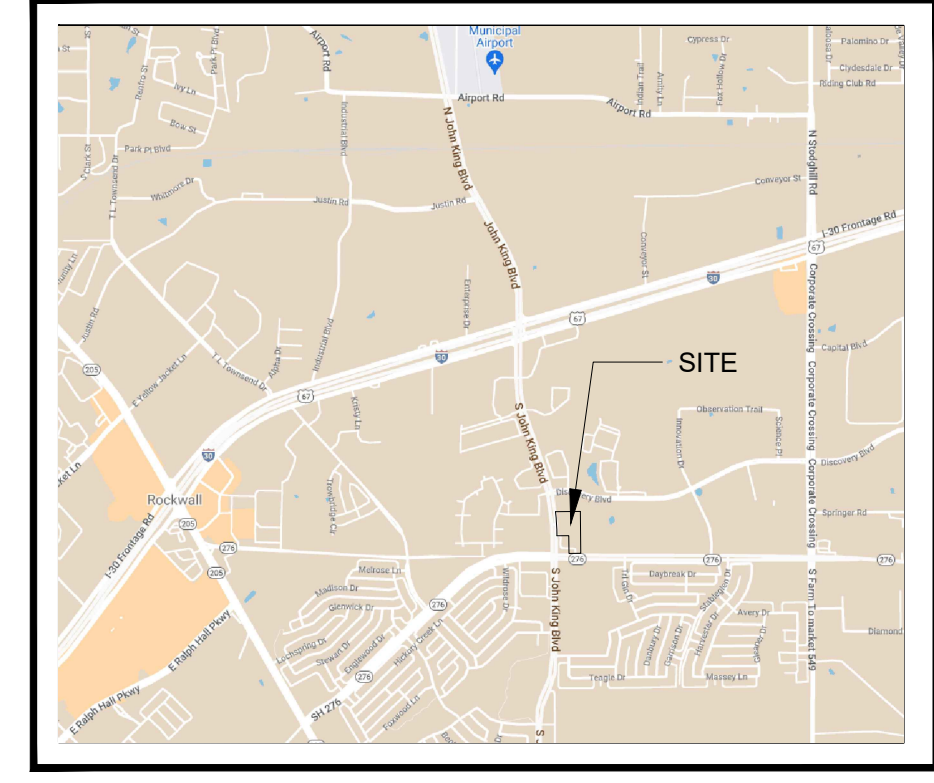
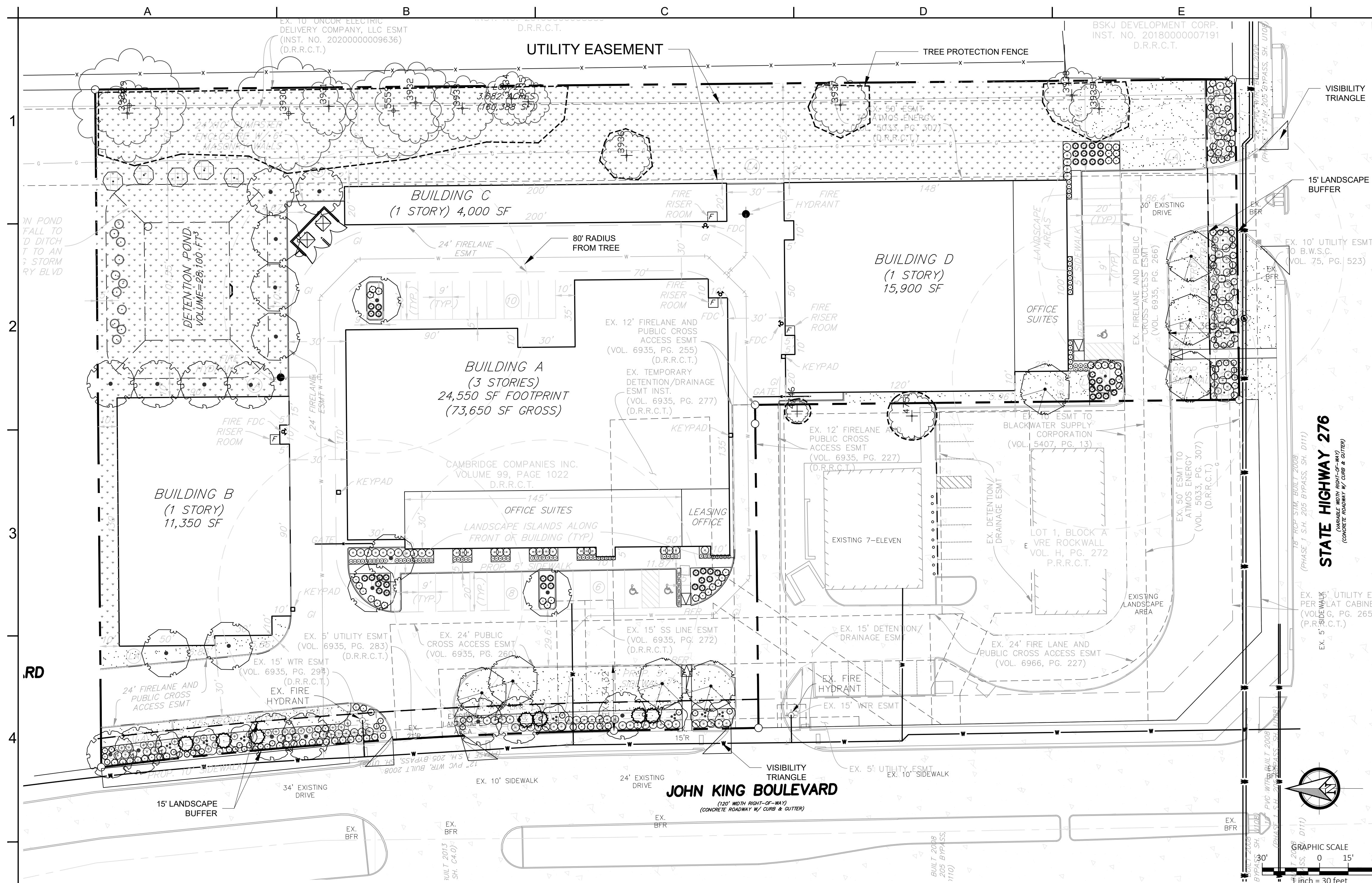


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1

<p>APPLICANT INFORMATION APPLICANT: BOB PRUETT CONTACT PERSON: URBAN STRUCTURE ADDRESS: 8140 WALNUT HILL LANE, SUITE 905 DALLAS, TEXAS 75231 EMAIL: BPRUETT@URBANSTRUCT.COM PHONE: 214.295.5347</p>
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<p>PROJECT INFORMATION NAME: ADVANTAGE STORAGE ADDRESS: 1701 STATE HIGHWAY 276 ROCKWALL, TEXAS 75032 CASE #:</p>



VICINITY MAP
(NOT TO SCALE)

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	8	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL	14'-16" HT
	13	QUERCUS MUHLENBERGIA CHINQUAPIN OAK	4" CAL	14'-16" HT
	10	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL	16'-18" HT
*ALL CANOPY TREES TO BE USED FOR MITIGATION				
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	7	CERCIS CANADENSIS EASTERN REDBUD	3" CAL	4'-6" HT
	7	ILEX DECIDUA POSSUM HAW	3" CAL	4'-6" HT
LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	15	RHUS VIRENS V. VIRENS EVERGREEN SUMAC	10 GAL	4'-6" HT
MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	123	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY	5 GAL	
	39	LOROPETALUM CHINENSE 'PURPLE DAYDREAM' DWARF FRINGEFLOWER	5 GAL	
SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	49	BERBERIS THUN 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5 GAL	
	47	HESPERALOE PARVIFLORA RED YUCCA	3 GAL	
	969	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	11	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	13,325 SF	CYNODON TIFWAY 419 TIFWAY 419 BERMUDA GRASS	SOD	
	38,885 SF	BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM)	HYDROSEED	

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	15' WIDE BUFFER REQ. W/ 2 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE. GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN.-48" MAX. HT.
JOHN KING BLVD.: REQUIRED PLANTING: PROVIDED 15' BUFFER:	±344.8' STREET FRONTAGE 7 CANOPY TREES, 14 ACCENT TREES, BERM W/ SHRUBS 7 NEW CANOPY TREES, 14 ACCENT TREES W/ BERM AND SHRUBS (30" HIGH MIN.)
ST. HWY. 276 OVERLAY DISTRICT: ±167.8 STREET FRONTAGE	15' WIDE LANDSCAPE BUFFER W/ GR. COVER, BUILT-UP BERM & SHRUBS (30" MIN.-48" MAX) ALONG ENTIRE LENGTH OF FRONTAGE. 2 CANOPY TREES + 4 ACCENT TREES PER 100 LIN. FEET OF FRONTAGE 3 CANOPY TREES, 7 ACCENT TREES, BERM W/ SHRUBS UNABLE TO PROVIDE REQ. TREES DUE TO EASEMENTS & UNDERGROUND UTILITIES (WATER, STORM, SANITARY). REPLACE TREES W/ 10 LG. SHRUBS, BERM WITH SHRUBS (30" HI MIN.-48" MAX.)
EAST PROPERTY LINE BUFFER: NORTH PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED PD-10 NOT REQUIRED. PROPERTY ZONED LIGHT INDUSTRIAL
05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING SCREENING FROM RESIDENTIAL	NOT APPLICABLE NOT APPLICABLE

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT

TOTAL SITE AREA:	±160,353 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	32,071 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±58,742 SF (36.6%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	±40,718 SF (69%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASIN (XERISCAPE OPTION):	MIN. (1) SHRUB/ORNAMENTAL GRASS PER 750 SF OF DRY LAND AREA
PROPOSED DETENTION BASIN LANDSCAPING:	5,649 / 750 = 8 SHRUBS + NATIVE GRASSES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA: REQ. PARKING LOT LANDSCAPING:	±29,004 SF ±1,450 SF (29.04 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
PROPOSED PARKING LOT LANDSCAPING:	±1,528 SF (5%) 34 PARKING SPACES / 10 = 3 TREES 5 CANOPY TREES
TREES PROVIDED:	

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	119.75"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (31) TO BE PLANTED ONSITE:	124.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL):	0"
TOTAL MITIGATION PROVIDED:	124.0"

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 _____

SITE DATA TABLE

EXISTING USE:	VACANT
PROPOSED USE:	MINI-WAREHOUSE & OFFICE SUITES
EXISTING ZONING DISTRICT:	PLANNED DEVELOPMENT (PD-10)
SITE AREA (LOT 2):	3.682 AC (160,388 SF)
SITE AREA (LOT 3):	2.585 AC (111,719 SF)
TOTAL SITE AREA:	6.267 AC (272,107 SF)
FOR LOT 2 ONLY	
BUILDING AREA	MINI-WAREHOUSE OFFICE SUITES
BUILDING A (3 STORIES):	69,250 SF 4,400 SF
BUILDING B (1 STORY):	11,350 SF 0 SF
BUILDING C (1 STORY):	4,000 SF 0 SF
BUILDING D (1 STORY):	13,100 SF 3,000 SF
TOTAL BUILDING AREA:	105,100 SF
TOTAL BUILDING FOOTPRINT AREA:	56,000 SF
TOTAL STORAGE UNITS:	635 UNITS
	REQUIRED PROVIDED
MAXIMUM LOT COVERAGE:	96,233 SF (60%) 56,000 SF (35%)
FLOOR TO AREA RATIO:	4:1 0.6:1
MAXIMUM BUILDING HEIGHT:	60 FT 42 FT
LANDSCAPE AREA:	32,078 SF (20%) 58,982 SF (36.8%)
PARKING REQUIRED:	MINI-WAREHOUSE OFFICE SUITES
	9 STALLS 25 STALLS
	(3 STALLS + 1/100 UNITS) (1/300 SF)
TOTAL PARKING REQUIRED:	34 STALLS
TOTAL PARKING PROVIDED:	34 STALLS
NOTE: PD-10 REQUIRES COMMERCIAL (C) ZONING STANDARDS TO BE FOLLOWED FOR A NON-RESIDENTIAL DEVELOPMENT.	

REVISION

NO. DATE

TEL: 214-295-8775

www.urbanstructure.com

URBAN STRUCTURE
8340 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Pmregan@urbanstructure.com

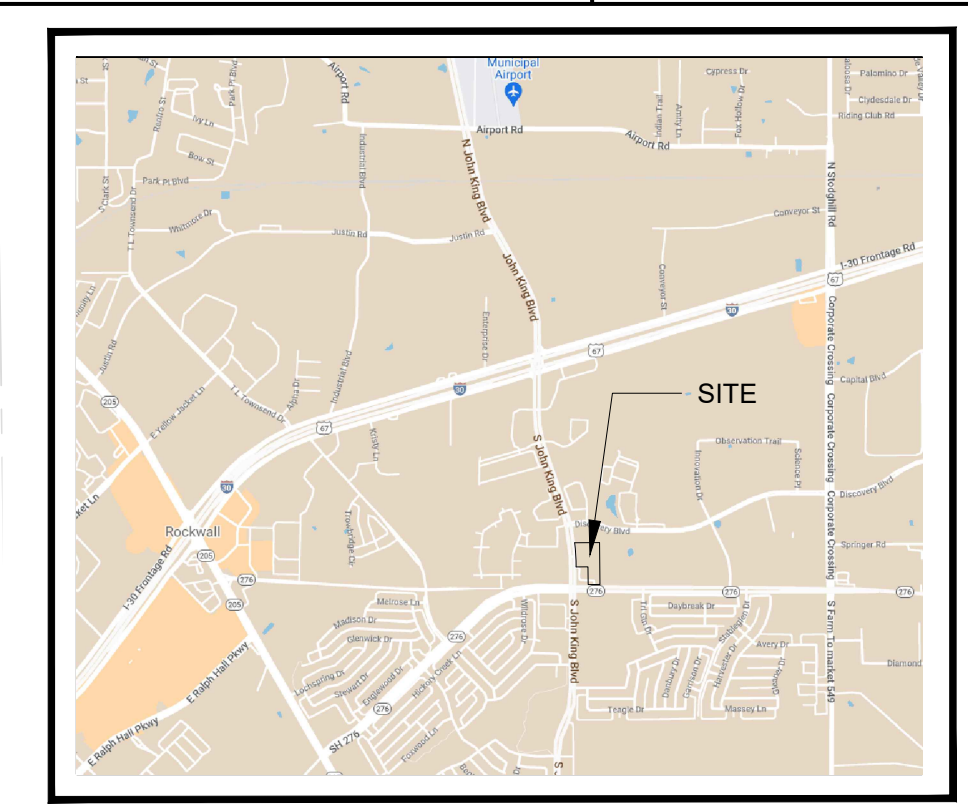
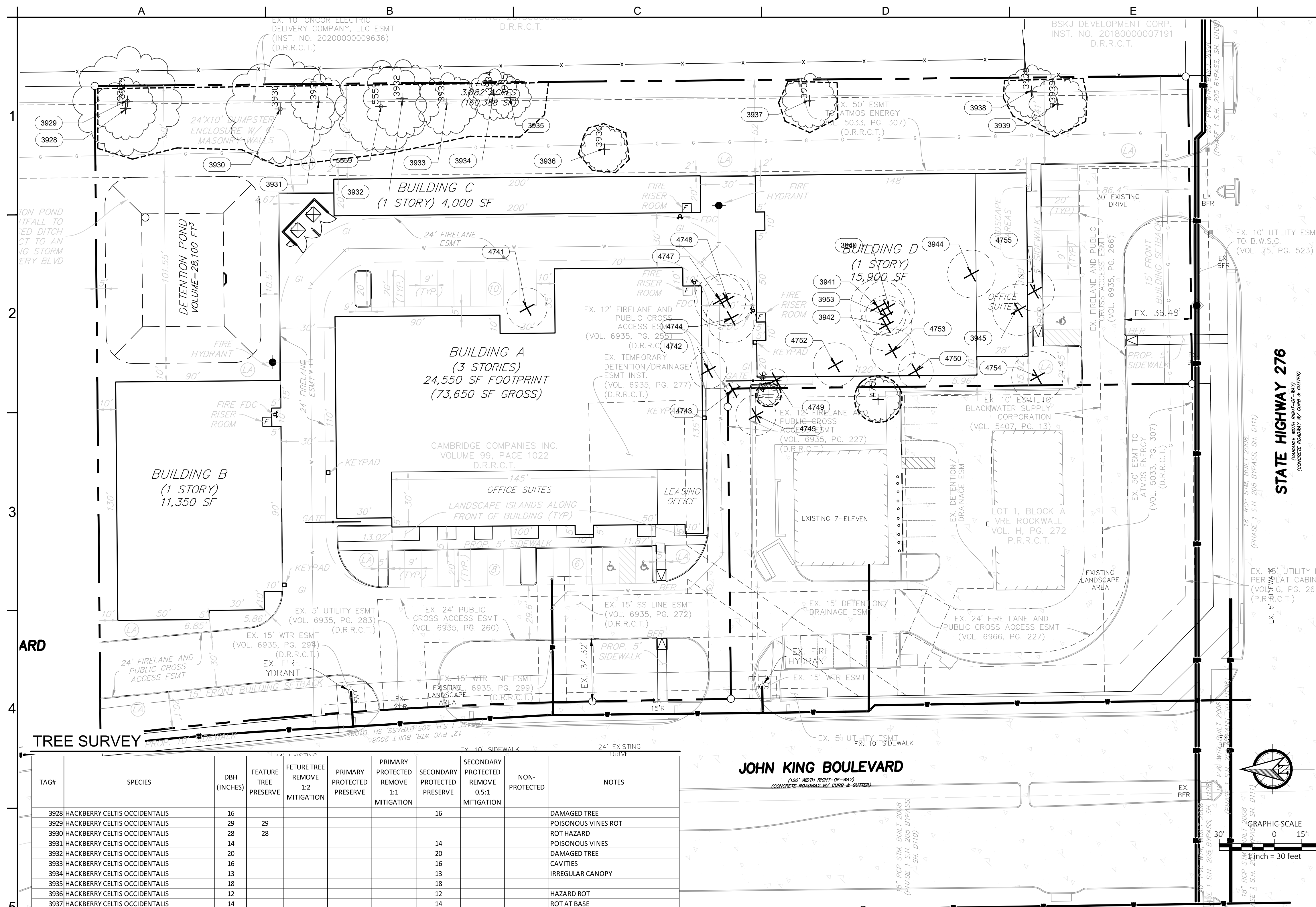
REGISTERED LANDSCAPE ARCHITECT
DARYL R. BRANDON
3423
STATE OF TEXAS
09/07/2022

ADVANTAGE STORAGE
1701 STATE HIGHWAY 276
OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

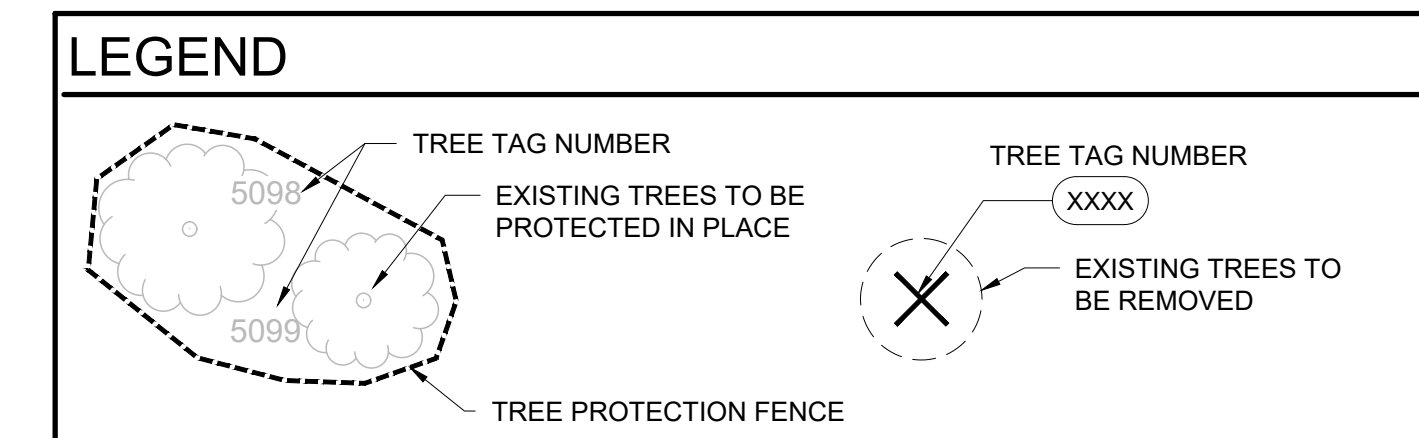
LANDSCAPE PLANTING PLAN

PROJECT: 07/14/2022
CLIENT: ADVANTAGE STORAGE
DRAWN BY: LL
DESIGNER: LL
REVIEWER: BP
U.S. PROJECT: 2257

SHEET
LP-1



VICINITY MAP
(NOT TO SCALE)



NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

SEE SHEET LP-1 FOR PROPOSED REPLACEMENT TREES FOR MITIGATION.

TREE SURVEY

TAG#	SPECIES	DBH (INCHES)	FEATURE TREE PRESERVE	FUTURE TREE REMOVE 1:2 MITIGATION	PRIMARY PROTECTED PRESERVE	PRIMARY PROTECTED REMOVE 1:1 MITIGATION	SECONDARY PROTECTED PRESERVE	SECONDARY PROTECTED REMOVE 0.5:1 MITIGATION	NON-PROTECTED	NOTES
3928	HACKBERRY CELTIS OCCIDENTALIS	16					16			DAMAGED TREE
3929	HACKBERRY CELTIS OCCIDENTALIS	29	29							POISONOUS VINES ROT
3930	HACKBERRY CELTIS OCCIDENTALIS	28	28							ROT HAZARD
3931	HACKBERRY CELTIS OCCIDENTALIS	14					14			POISONOUS VINES
3932	HACKBERRY CELTIS OCCIDENTALIS	20					20			DAMAGED TREE
3933	HACKBERRY CELTIS OCCIDENTALIS	16					16			CAVITIES
3934	HACKBERRY CELTIS OCCIDENTALIS	13					13			IRREGULAR CANOPY
3935	HACKBERRY CELTIS OCCIDENTALIS	18					18			
3936	HACKBERRY CELTIS OCCIDENTALIS	12					12			HAZARD ROT
3937	HACKBERRY CELTIS OCCIDENTALIS	14					14			ROT AT BASE
3938	HACKBERRY CELTIS OCCIDENTALIS	14					14			FENCELINE
3939	HACKBERRY CELTIS OCCIDENTALIS	15					15			ROT
3940	HACKBERRY CELTIS OCCIDENTALIS	15					15			IRREGULAR CANOPY
3941	HACKBERRY CELTIS OCCIDENTALIS	15					15			CROWDED
3942	HACKBERRY CELTIS OCCIDENTALIS	14					14			IRREGULAR CANOPY
3944	HACKBERRY CELTIS OCCIDENTALIS	13					13			DECLINE
3945	HACKBERRY CELTIS OCCIDENTALIS	14					14			LEANING POISONOUS VINES
3953	HACKBERRY CELTIS OCCIDENTALIS	11					11			POISONOUS VINES IRREGULAR CANOPY
3953	HACKBERRY CELTIS OCCIDENTALIS	18					18			HAZARD ROT
4740	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	11					11			
4741	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	11					11			IRREGULAR CANOPY
4742	PEAR PYRUS CALLERYANA	10					10			IRREGULAR CANOPY TRUNK DECAY
4743	HERCULES CLUB ZANTHOXYLUM CLAVAHERCULIS	4					4			
4744	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	13.5					13.5			
4745	HACKBERRY CELTIS OCCIDENTALIS	11					11			
4747	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	14					14			POISONOUS VINES
4748	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	14					14			IRREGULAR CANOPY POISONOUS VINES
4749	HONEY LOCUST	6					6			NON-PROTECTED TREE
4750	HONEY LOCUST	9.5					9.5			NON-PROTECTED TREE
4752	HONEY LOCUST	12					12			NON-PROTECTED TREE
4753	HACKBERRY CELTIS OCCIDENTALIS	12					12			BRIAR VINES
4754	HACKBERRY CELTIS OCCIDENTALIS	14					14			
4755	HACKBERRY CELTIS OCCIDENTALIS	11					11			IRREGULAR CANOPY POISONOUS VINES
5559	HACKBERRY CELTIS OCCIDENTALIS	24					24			ROT CAVITIES STINGING INSECTS
TOTALS		486	57	0	0	14	176	211.5	27.5	
1:2 MITIGATION				0						
1:1 MITIGATION						14				
0.5:1 MITIGATION								105.75		
TOTAL MITIGATION (INCHES)								119.75		

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	119.75"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (31) TO BE PLANTED ONSITE:	124.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL):	0"
TOTAL MITIGATION PROVIDED:	124.0"

TREE SURVEY (CONT.)

TAG#	SPECIES	DBH	COMMENTS
4746	HONEY LOCUST	5.5	OFF SITE, TO REMAIN
4751	HACKBERRY CELTIS OCCIDENTALIS	11	OFF SITE, TO REMAIN

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

SITE DATA TABLE

EXISTING USE:	VACANT
PROPOSED USE:	MINI-WAREHOUSE & OFFICE SUITES
EXISTING ZONING DISTRICT:	PLANNED DEVELOPMENT (PD-10)
SITE AREA (LOT 2):	3,682 AC (160,388 SF)
SITE AREA (LOT 3):	2,565 AC (111,719 SF)
TOTAL SITE AREA:	6,247 AC (272,107 SF)
FOR LOT 2 ONLY	
BUILDING AREA:	MINI-WAREHOUSE OFFICE SUITES
BUILDING A (3 STORIES):	69,250 SF 4,400 SF
BUILDING B (1 STORY):	11,350 SF 0 SF
BUILDING C (1 STORY):	4,000 SF 0 SF
BUILDING D (1 STORY):	13,100 SF 3,000 SF
TOTAL BUILDING AREA:	105,100 SF
TOTAL BUILDING FOOTPRINT AREA:	56,000 SF
TOTAL STORAGE UNITS:	635 UNITS
REQUIRED PROVIDED	
MAXIMUM LOT COVERAGE:	96,233 SF (60%) 56,000 SF (35%)
FLOOR TO AREA RATIO:	4:1 0.6:1
MAXIMUM BUILDING HEIGHT:	60 FT 42 FT
LANDSCAPE AREA:	32,078 SF (20%) 58,982 SF (36.8%)
MINI-WAREHOUSE OFFICE SUITES	
PARKING REQUIRED:	9 STALLS 25 STALLS
(3 STALLS + 1/100 UNITS) (1/300 SF)	
TOTAL PARKING REQUIRED:	34 STALLS
TOTAL PARKING PROVIDED:	34 STALLS
NOTE: PD-10 REQUIRES COMMERCIAL (C) ZONING STANDARDS TO BE FOLLOWED FOR A NON-RESIDENTIAL DEVELOPMENT.	

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy, Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

URBAN STRUCTURE
8300 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
PmRegistration#F2252

ADVANTAGE STORAGE
1701 STATE HIGHWAY 276
OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

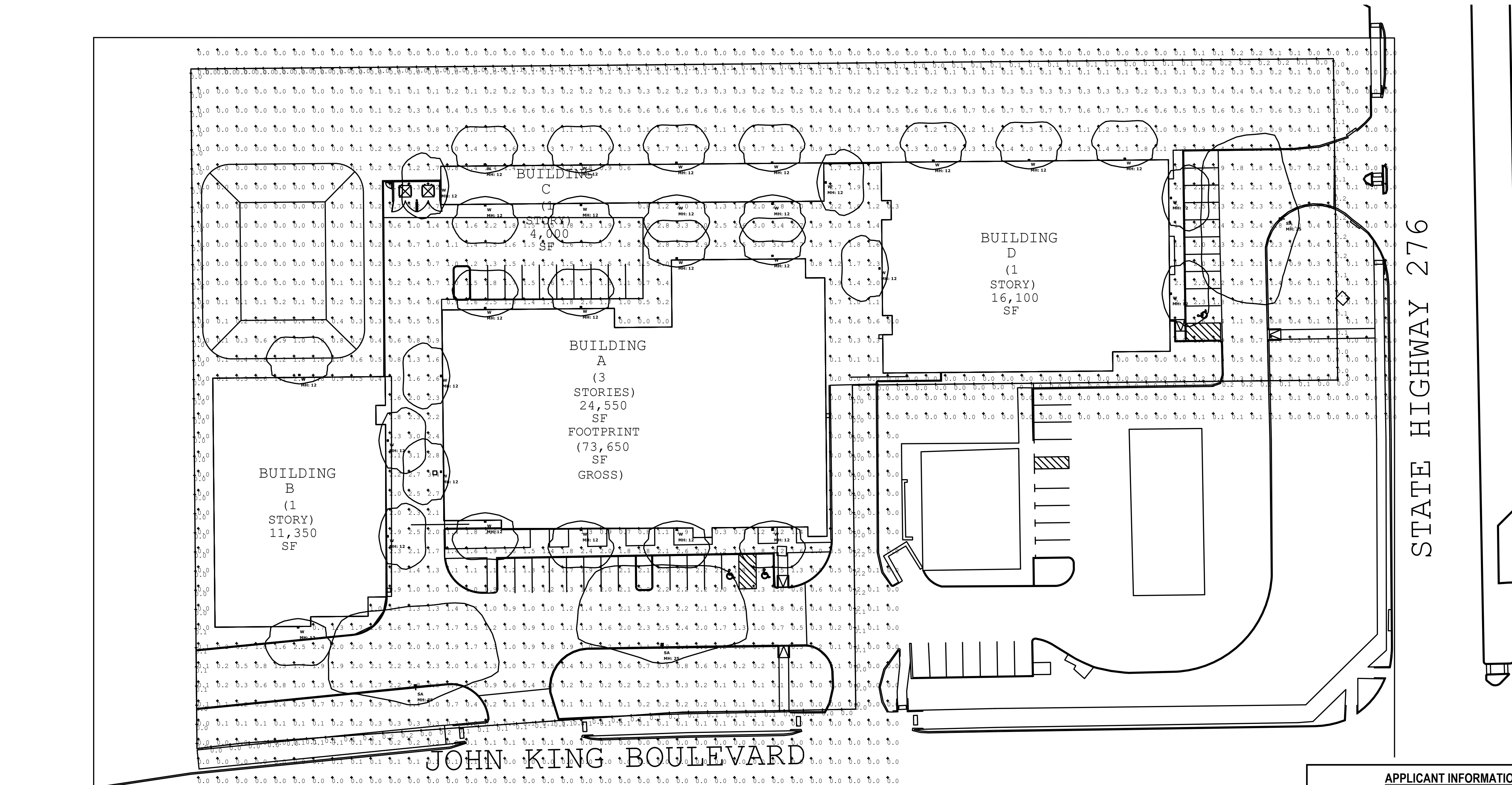
TREESCPE PLAN

PROJECT: 07/14/2022
CLIENT: ADVANTAGE STORAGE
DRAWN BY: LL
DESIGNER: LL
REVIEWER: BP
U.S. PROJECT: 22577

SHEET TD-1

REVISION

NO. DATE



Luminaire Schedule	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Loss Factor	User Defined Factor
SA	3	LITHONIA DSK1 LED P5 40K T4M MVOLT HS MOUNT DBBXD DM18AS 2'S POLE	12460	138	1.000	0.850	1.000
W	30	LITHONIA WDGZ LED P5 40K BOCI T4M MOUNT FINISH	3147	32,1375	1.000	0.850	1.000

Calculation Summary	Calc. Height (ft.)	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	N/A	Fc	0.06	0.2	0.0	N/A
PARKING ABC & DRIVEWAY		Fc	1.46	3.4	0.0	N/A
PARKING D & DRIVEWAY		Fc	1.48	2.8	0.1	14.80

PARKING ABC & DRIVEWAY
 Illuminance (Fc)
 Average = 1.46
 Maximum = 3.4
 Minimum = 0.0
 Avg/Min Ratio = N/A
 Max/Min Ratio = N/A

PARKING D & DRIVEWAY
 Illuminance (Fc)
 Average = 1.48
 Maximum = 2.8
 Minimum = 0.1
 Avg/Min Ratio = 14.80
 Max/Min Ratio = 28.00

PHOTOMETRIC PLAN
 SCALE: 1/4" = 1'-0"

APPLICANT INFORMATION
 APPLICANT: BOB PRUETT
 CONTACT PERSON: URBAN STRUCTURE
 ADDRESS: 8140 WALNUT HILL LANE, SUITE 905
 DALLAS, TEXAS 75231
 EMAIL: BPRUETT@URBANSTRUCT.COM
 PHONE: 214.295.5347

OWNER INFORMATION
 OWNER: CAMBRIDGE PROPERTIES INC.
 CONTACT PERSON: GARRETT POINDEXTER
 ADDRESS: 8750 N. CENTRAL EXP., SUITE 1735
 DALLAS, TEXAS 75231
 EMAIL: RJONES@ADVANTAGESTORAGE.NET
 PHONE: 972.832.8933

PROJECT INFORMATION
 NAME: ADVANTAGE STORAGE
 ADDRESS: 1701 STATE HIGHWAY 276
 ROCKWALL, TEXAS 75032
 CASE #:

RES Root Engineering Services
 Mechanical, Electrical & Plumbing Systems Consultant
 4215 GROVE AVE. GURNEE, IL 60031
 PHONE: 815-229-0396 FAX: 815-773-1603
 15000 W. 15TH AVE. SUITE 1000 ROCKWALL, TX 75087
 PHONE: 940-969-0903 FAX: 940-776-1503
 TEXAS PROFESSIONAL ENGINEERING DESIGN FIRM #12016

NOT FOR REGULATORY
 APPROVAL, PERMITTING,
 PRICING OR
 CONSTRUCTION

ARCHITECT
**DAVID BACA
 STUDIOS**
 100 NORTH TRAVIS STREET
 SUITE #500 SHERMAN, TX 75090
 (903) 893-5800

PROJECT
**ADVANTAGE
 ROCKWALL**
 ADVANTAGE STORAGE
 S. JOHN KING BLVD.
 ROCKWALL, TX 75032

Rev. No.	Description	Date
-	FOR REVIEW	7/7/2019

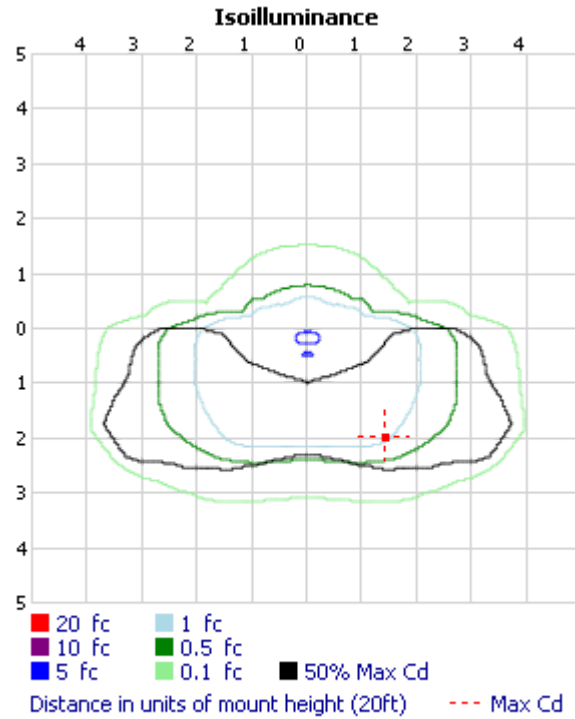
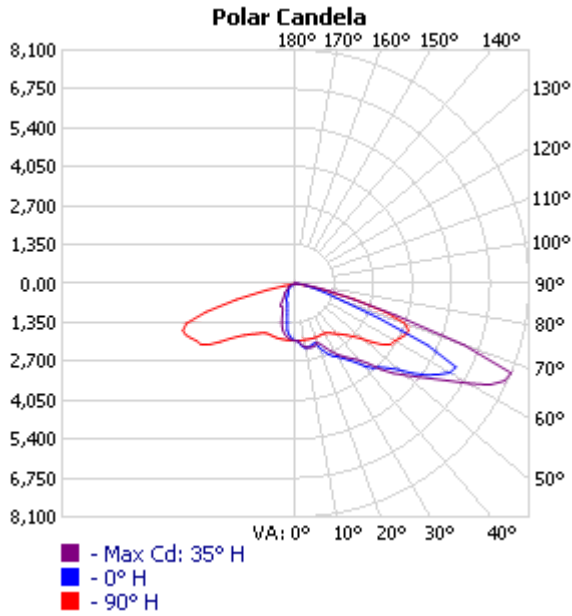
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Drawing Title		PHOTOMETRIC PLAN	
Drawing No.		PM1.0	
Scale		Check By	XX
Dwg By	XX	Consult Job No.	XXXX

OUTDOOR PHOTOMETRIC REPORT

CATALOG: DSX1 LED P5 40K T4M MVOLT HS

Test #: ISF 34063P14
 Test Lab: SCALED PHOTOMETRY
 Catalog: DSX1 LED P5 40K T4M MVOLT HS
 Description: DSX1 LED P5 40K T4M MVOLT with houseside shield
 Series: D-Series Area Size 1
 Lamp Output: Total luminaire Lumens: 12025.9, absolute photometry *
 Input Wattage: 138
 Luminous Opening: Rectangle (L: 9.48", W: 11.04")
 Max Cd: 8,096.4 at Horizontal: 35°, Vertical: 67.5°
 Roadway Class: SHORT, TYPE III



*Test based on absolute photometry where lamp lumens=lumens total.
 *Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

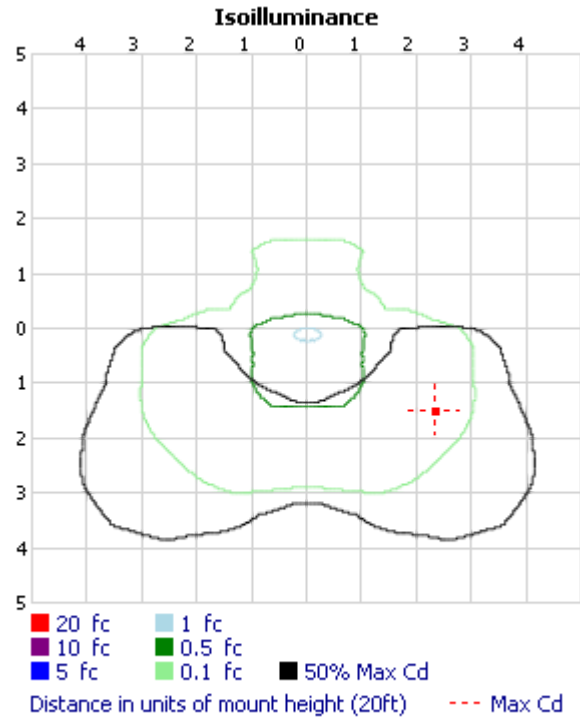
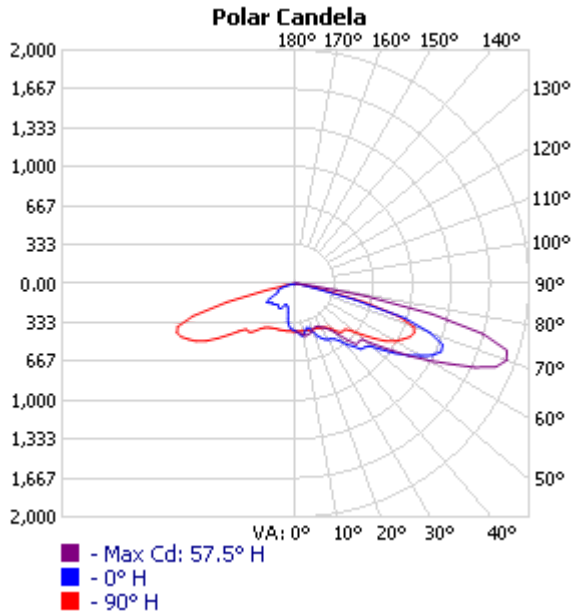
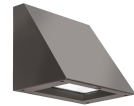
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OUTDOOR PHOTOMETRIC REPORT

CATALOG: WDGE2 LED P3 40K 80CRI T4M

Test #: ISF 21568P31
 Test Lab: ACUITY BRANDS LIGHTING, DECATUR LAB
 Catalog: WDGE2 LED P3 40K 80CRI T4M
 Description: WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC
 Series: WDGE2 LED Wall Mount
 Lamp Output: Total luminaire Lumens: 3147.4, **absolute photometry ***
 Input Wattage: **32.1375**
 Luminous Opening: Rectangle (L: 4.92", W: 7.44")
 Max Cd: 1,922.4 at Horizontal: 57.5°, Vertical: 70°
 Roadway Class: MEDIUM, TYPE IV



*Test based on absolute photometry where lamp lumens=lumens total.
 *Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

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