



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # MIS 2018-003 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_

APPROVED/DENIED ARB DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____

**CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 02/13/2018

**APPLICANT:** Jim Lawson; *Rockwall Independent School District (RISD)*

**AGENDA ITEM:** **MIS2018-003**; *Masonry Exception for Williams Middle School*

---

**SUMMARY:**

Discuss and consider a request by Jim Lawson of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for the purpose of constructing an accessory building on a 25.569-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School No. 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 625 FM-552, and take any action necessary.

**CHARACTERISTICS OF REQUEST:**

Jim Lawson of the Rockwall Independent School District (RISD) has submitted a request for an exception to the minimum masonry requirements for the purpose of constructing an accessory building on the property located at 625 FM-552 (*i.e. Nebbie Williams Middle School*). According to the applicant's letter, the purpose of the storage building will be to store athletic and track equipment, which is currently being stored underneath the bleachers. The applicant states that these items are currently unsecured and susceptible to weather damage, theft, and vandalism. The proposed accessory building will be a 12' x 20' (*i.e. 240 SF*) pre-fabricated metal building manufactured by Tuff Shed. The building will be placed along the east side of the subject property, adjacent to an existing press box (*see site plan*). This structure will be screened from FM-552 by the school and screened from John King Blvd. by an existing treeline.

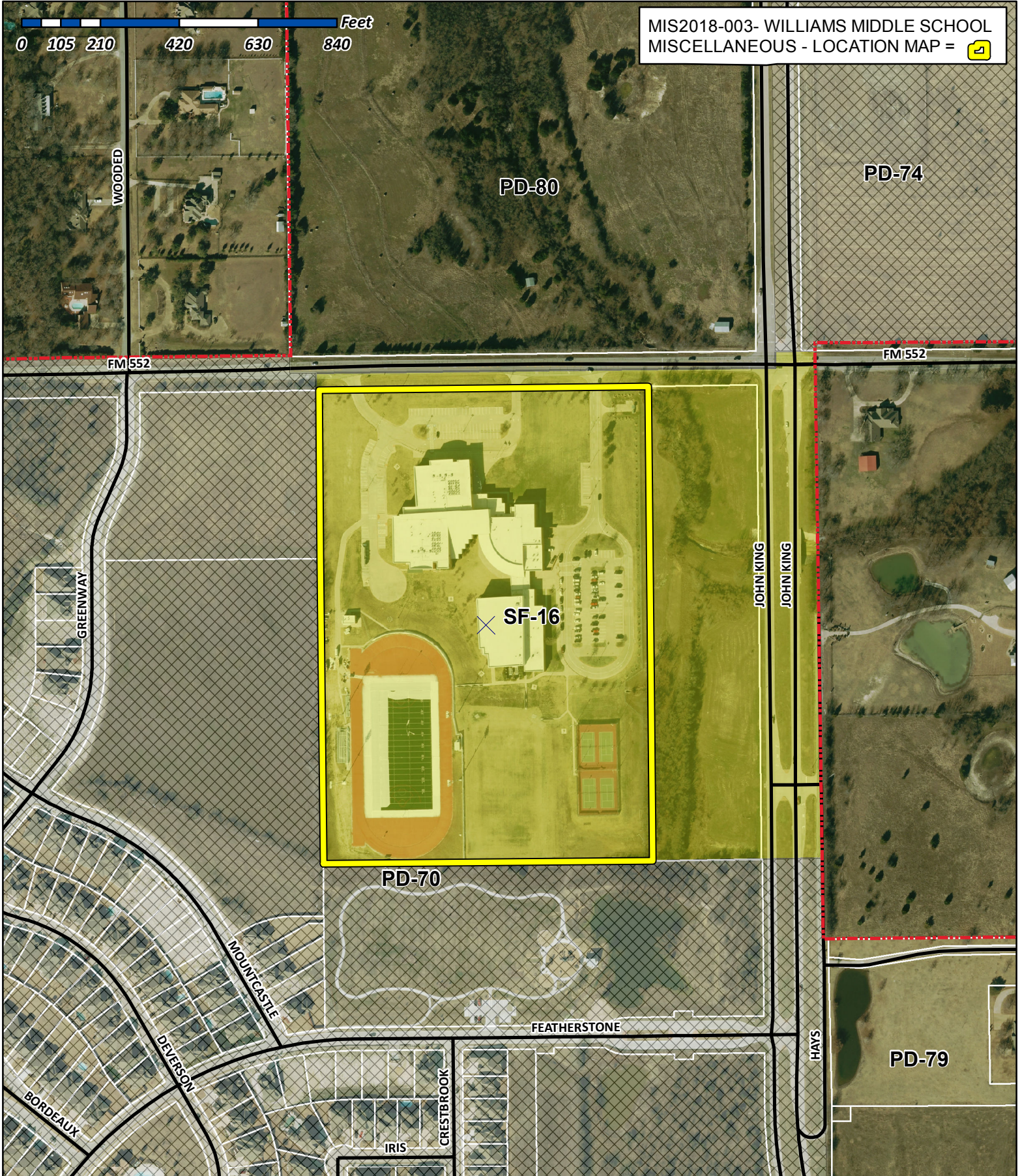
Nebbie Williams Elementary School being situated in a Single-Family 16 (SF-16) District, but not being a residential building is subject to all the development requirements for a general commercial property as stated in the Unified Development Code (UDC). According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the UDC, "(e)ach exterior wall shall consist of 90 percent masonry materials ... including 20 percent stone." The code goes on to state that the City Council can grant exceptions to this requirement on a case-by-case basis after reviewing the building elevations of the proposed structure. The applicant has submitted building elevations and a site plan for the proposed property that staff has included in the attached packet.

**RECOMMENDATIONS:**

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

- 1) Any construction or building allowed by this request must 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.

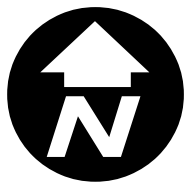




# City of Rockwall

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.





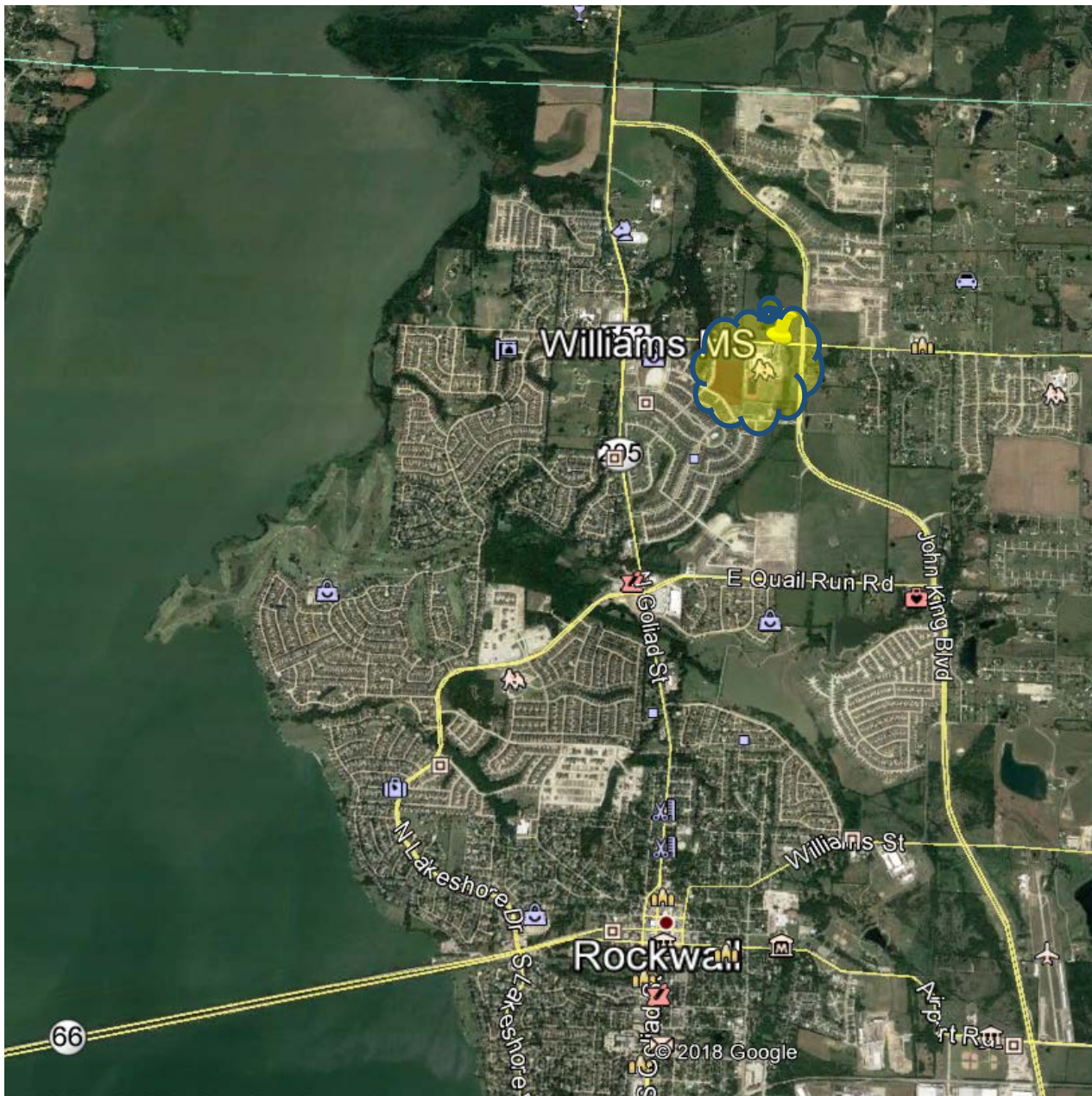


# Purpose

The Athletic Department of Rockwall Independent School District proposes to purchase and install a 12' X 20' manufactured storage building at the site of the Williams Middle School football field/track facility to store and protect athletic and track equipment when not in use. Presently these items are stored underneath the bleachers at the site and are susceptible to weather damage, theft and vandalism.

## Project Location

Williams Middle School  
825 East FM 552, Rockwall TX 75087



# Site Plan



## Proposed Location

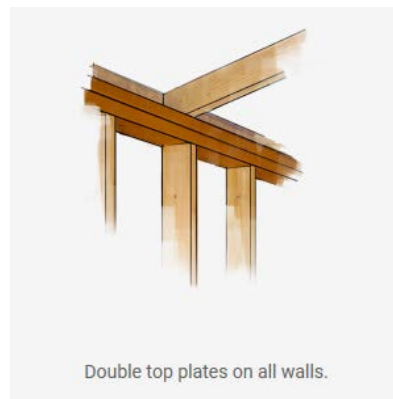
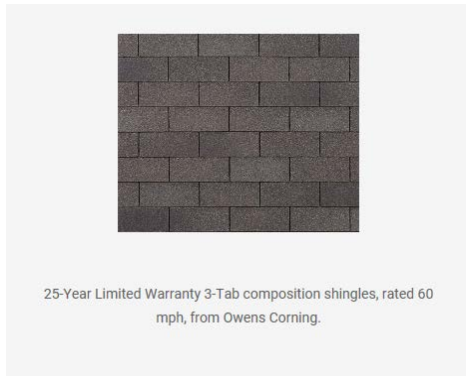
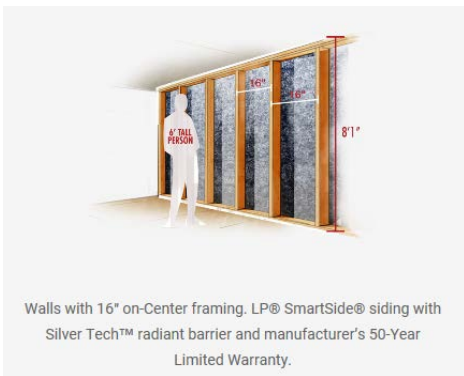
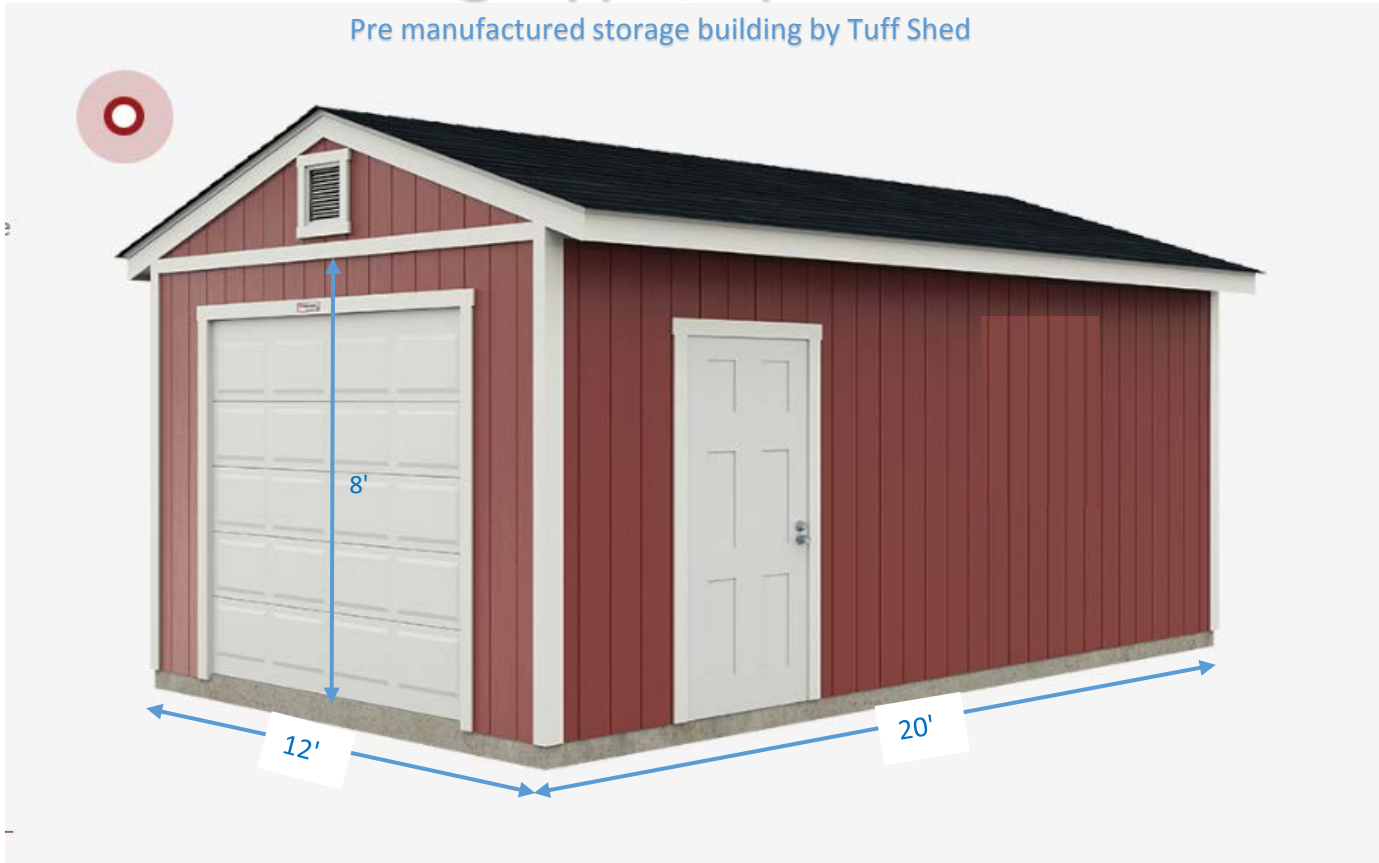
Adjacent to and just south of the existing press box





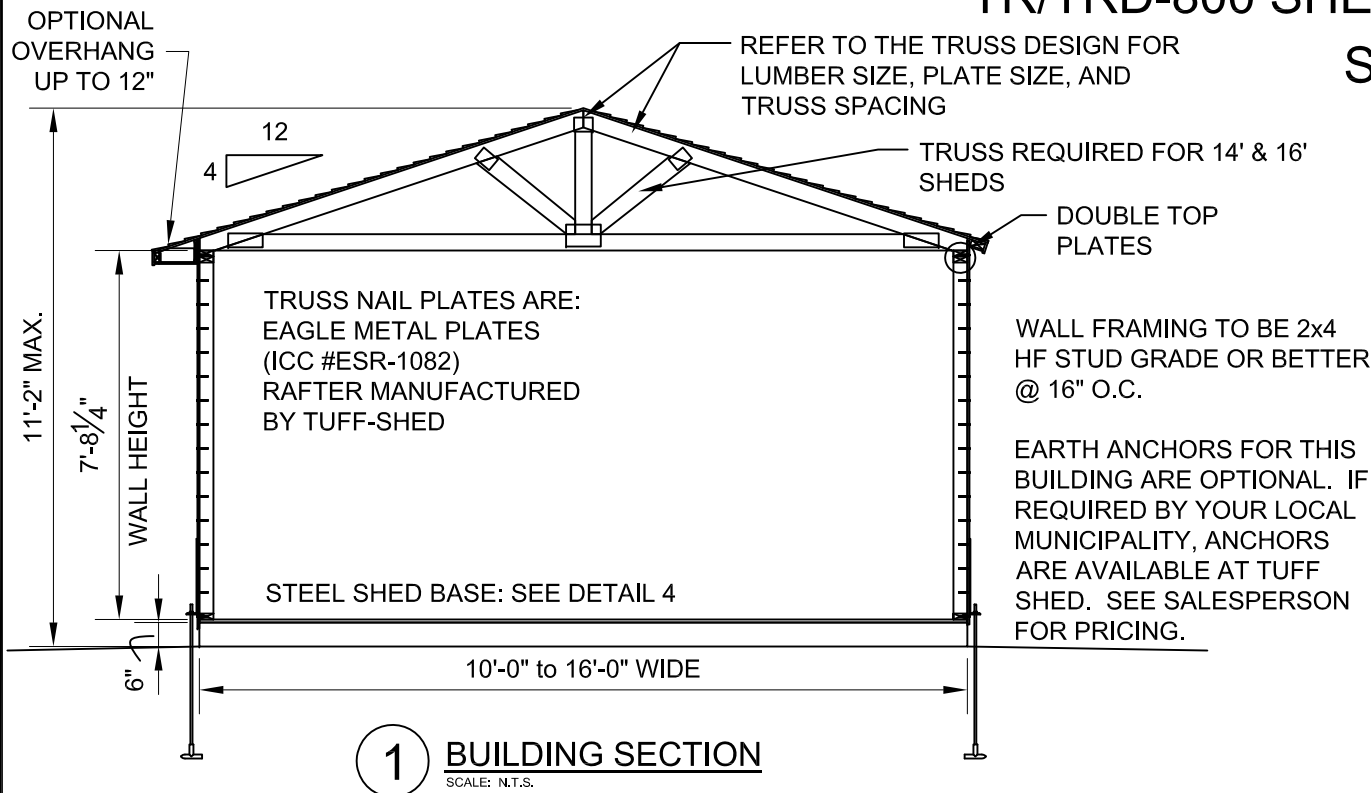
# Building Type/Specifications

Pre manufactured storage building by Tuff Shed



The manufacturer offers a framed 16 gauge steel joist and plywood floor system or a concrete slab option. Rockwall ISD will determine the appropriate system based on budget and specific site conditions.

# TR/TRD-800 SHED 10' to 16' WIDE x UP TO 24' LONG SUNDANCE SERIES



**NOTES:**

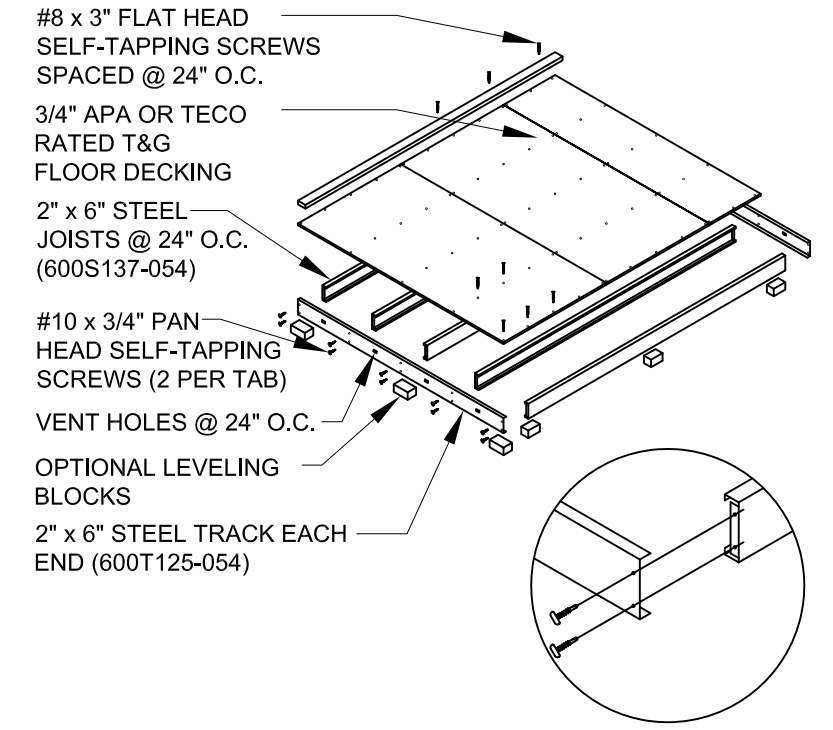
- BUILDING CODE:** 2016 CBC AND 2016 CRC
- DESIGN LOADING:**  
WIND SPEED & EXPOSURE: 110C  
ROOF LIVE LOAD: 40 PSF  
ROOF DEAD LOAD: 10 PSF
- FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2016 CBC AND 2016 CRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

**NAILING:**

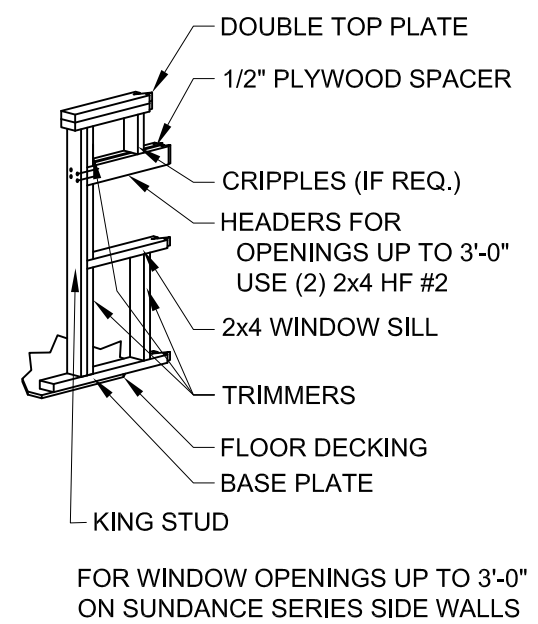
**ROOF:**  
ATTACH 7/16" OSB SHEATHING TO TRUSSES WITH:  
8d NAILS @ 4" O.C. AT EDGES  
8d NAILS @ 12" O.C. IN FIELD

**WALLS:**  
ATTACH 3/8" SMARTSIDE TO WALL FRAMING WITH:  
8d NAILS @ 4" O.C. AT EDGES.  
8d NAILS @ 12" O.C. IN FIELD

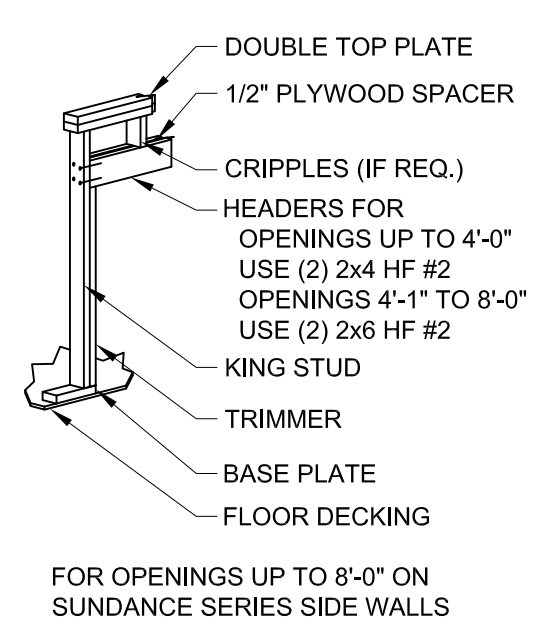
**HEADER:**  
ATTACH HEADER TO STUD WITH:  
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL



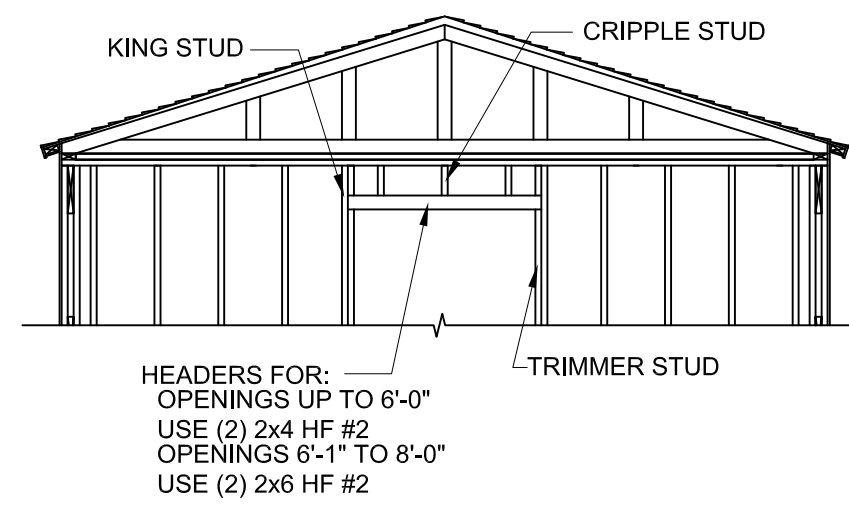
- STEEL SHED FOUNDATION:**  
2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED  
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C. (SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:  
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".  
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.  
BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.



**2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.

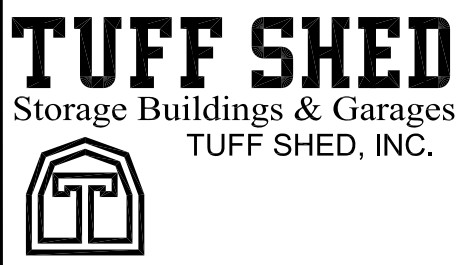


**2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.



**3 HEADER DETAIL FOR NON-LOAD BEARING WALLS**  
SCALE: N.T.S.

**4 SHED BASE DETAIL**  
SCALE: N.T.S.



Order #:	P.O. #
Customer:	Drawn By: SJ
Site Address:	Date: 5/1/17
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA	Checked By:
	Date:
	Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:  
**TUFF SHED, INC.**

IN HOUSE DRAFTING DEPARTMENT  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

**TITLE**

BUILDING SECTIONS  
SHED BASE DETAILS  
HEADER FRAMING DETAILS  
2016 CBC & CRC - 110C

**DRAWING NO.**  
TR/TRD800-02

**REV. LEVEL** 01

**SHEET** 1

**PAGE** 1 OF 1

# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 02/19/2018

**APPLICANT:** Jim Lawson; *Rockwall Independent School District (RISD)*

**AGENDA ITEM:** **MIS2018-003**; *Masonry Exception for Williams Middle School*

---

## **SUMMARY:**

Discuss and consider a request by Jim Lawson of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for the purpose of constructing an accessory building on a 25.569-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School No. 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 625 FM-552, and take any action necessary.

## **CHARACTERISTICS OF REQUEST:**

Jim Lawson of the Rockwall Independent School District (RISD) has submitted a request for an exception to the minimum masonry requirements for the purpose of constructing an accessory building on the property located at 625 FM-552 (*i.e. Nebbie Williams Middle School*). According to the applicant's letter, the purpose of the storage building will be to store athletic and track equipment, which is currently being stored underneath the bleachers. The applicant states that these items are currently unsecured and susceptible to weather damage, theft, and vandalism. The proposed accessory building will be a 12' x 20' (*i.e. 240 SF*) pre-fabricated metal building manufactured by Tuff Shed. The building will be placed along the east side of the subject property, adjacent to an existing press box (*see site plan*). This structure will be screened from FM-552 by the school and screened from John King Blvd. by an existing treeline.

Nebbie Williams Middle School being situated in a Single-Family 16 (SF-16) District, but not being a residential building is subject to all the development requirements for a general commercial property as stated in the Unified Development Code (UDC). According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the UDC, "(e)ach exterior wall shall consist of 90 percent masonry materials ... including 20 percent stone." The code goes on to state that the City Council can grant exceptions to this requirement on a case-by-case basis after reviewing the building elevations of the proposed structure. The applicant has submitted building elevations and a site plan for the proposed property that staff has included in the attached packet.

## **RECOMMENDATIONS:**

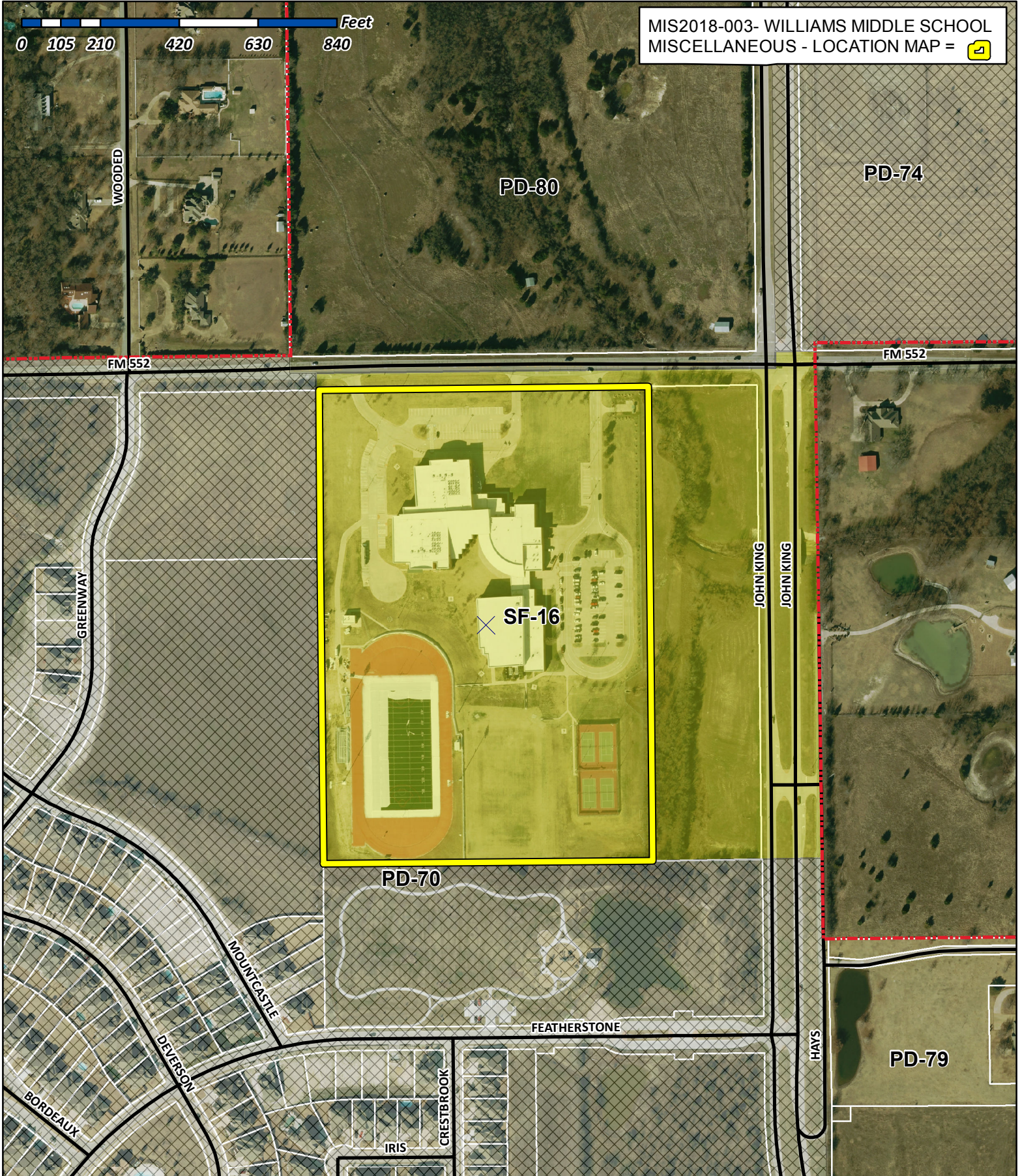
If the City Council chooses to approve the applicant's request staff would recommend the following conditions:

- 1) Any construction or building allowed by this request must 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.

## **PLANNING AND ZONING COMMISSION:**

On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the masonry exception with staff recommendations passed by a vote of 5-0 with Commissioners Fishman and Chodun absent.





# 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.





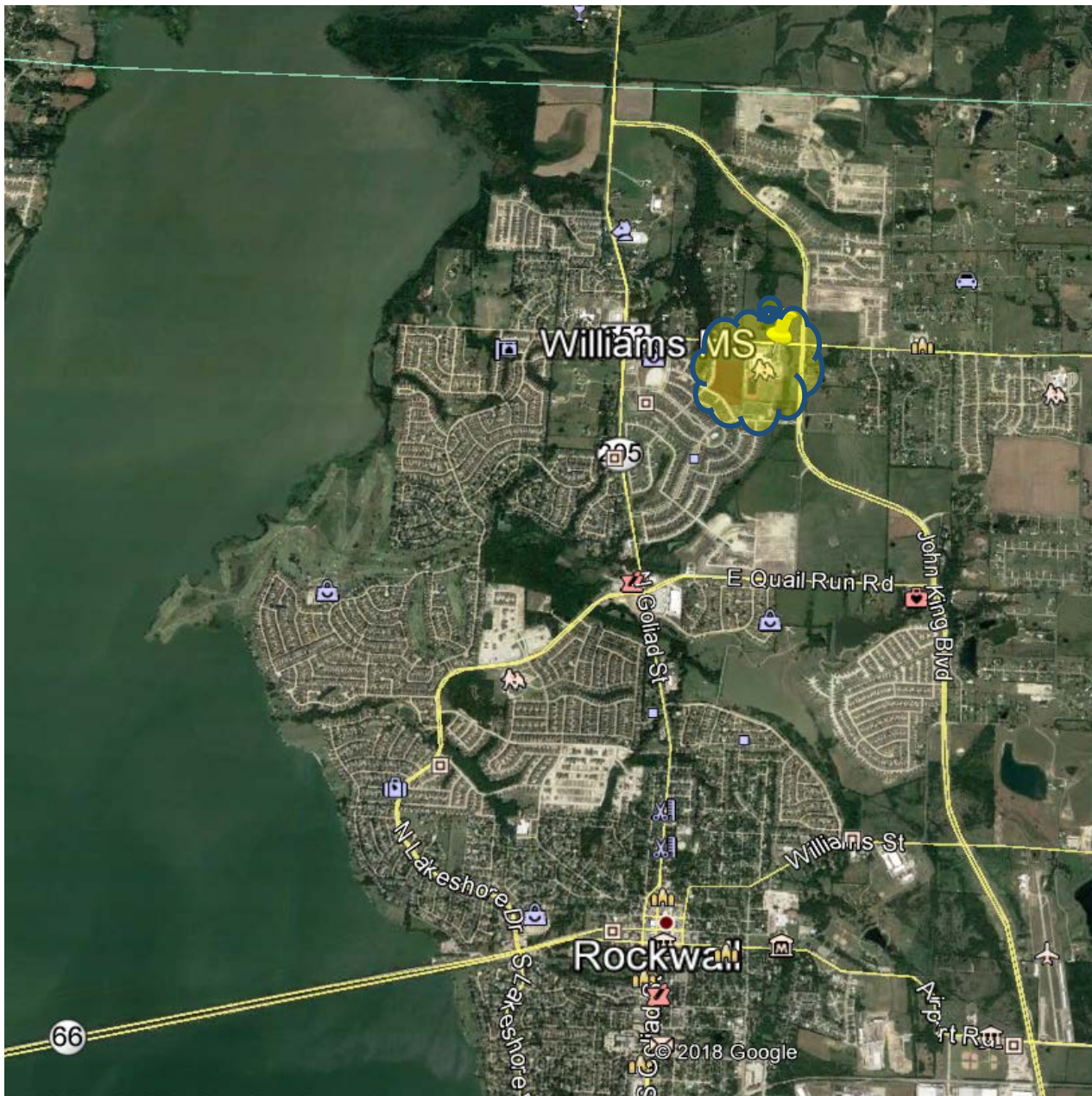


# Purpose

The Athletic Department of Rockwall Independent School District proposes to purchase and install a 12' X 20' manufactured storage building at the site of the Williams Middle School football field/track facility to store and protect athletic and track equipment when not in use. Presently these items are stored underneath the bleachers at the site and are susceptible to weather damage, theft and vandalism.

## Project Location

Williams Middle School  
825 East FM 552, Rockwall TX 75087





# Site Plan



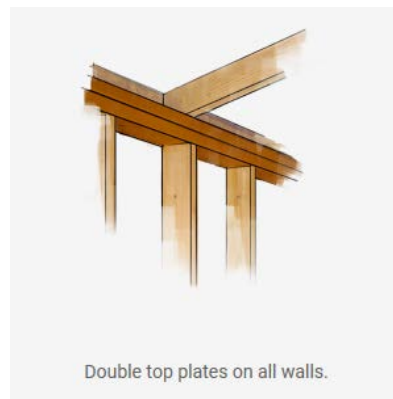
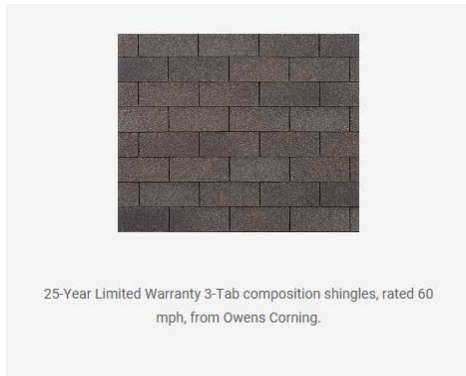
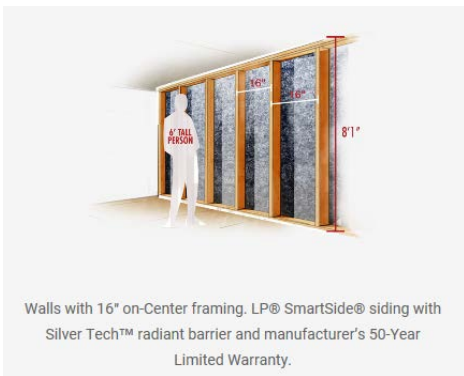
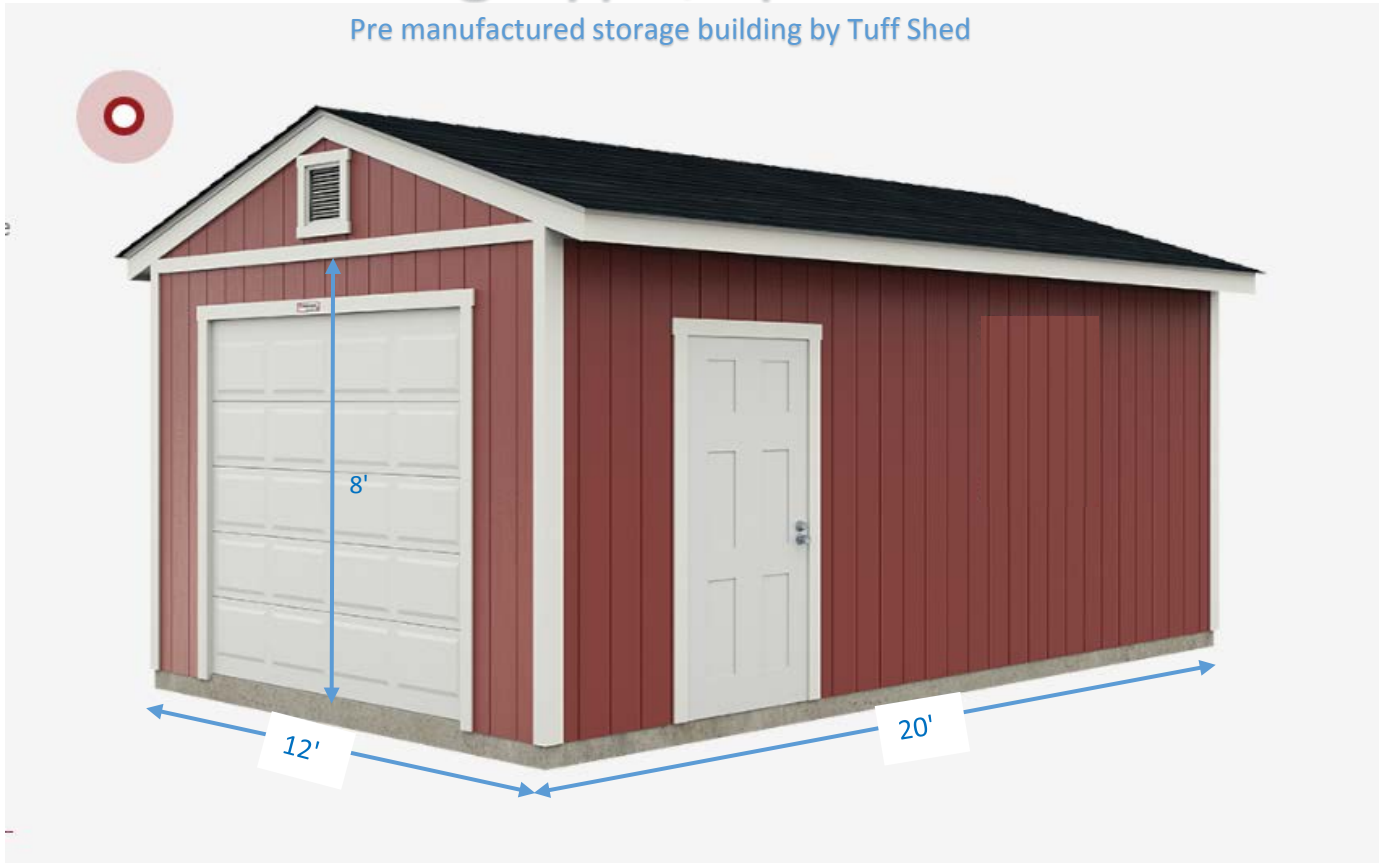
## Proposed Location

Adjacent to and just south of the existing press box



# Building Type/Specifications

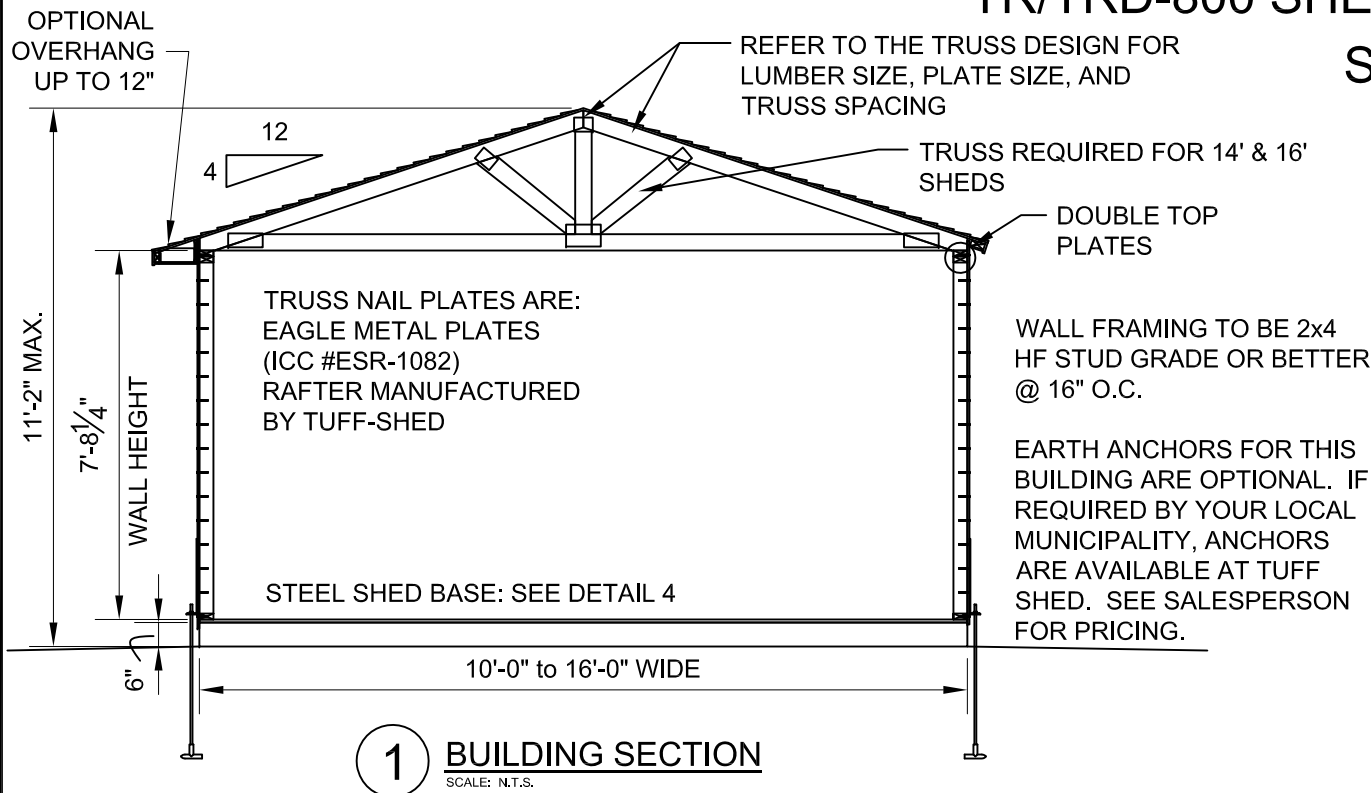
Pre manufactured storage building by Tuff Shed



The manufacturer offers a framed 16 gauge steel joist and plywood floor system or a concrete slab option. Rockwall ISD will determine the appropriate system based on budget and specific site conditions.

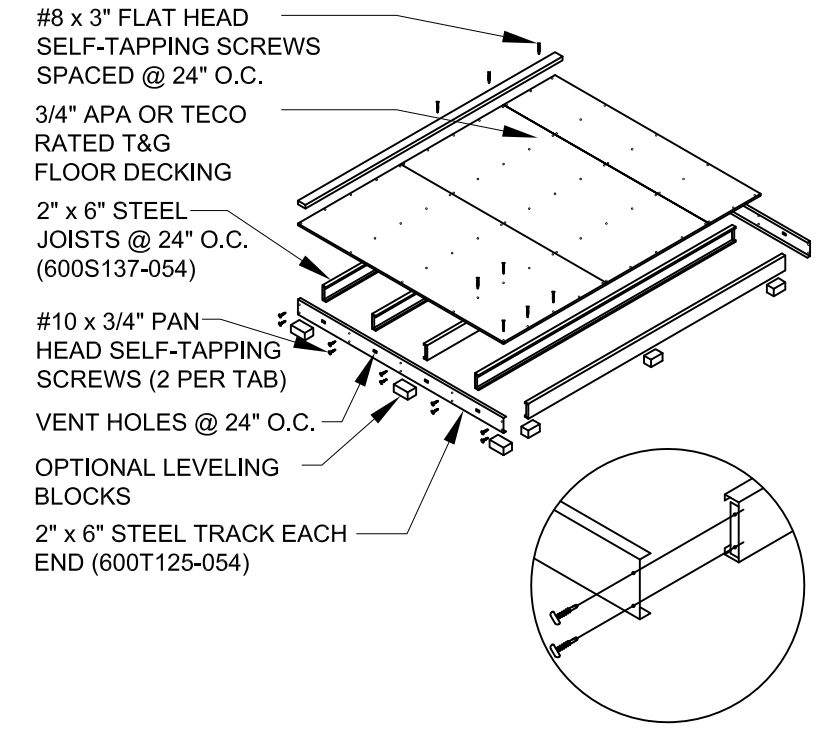


# TR/TRD-800 SHED 10' to 16' WIDE x UP TO 24' LONG SUNDANCE SERIES

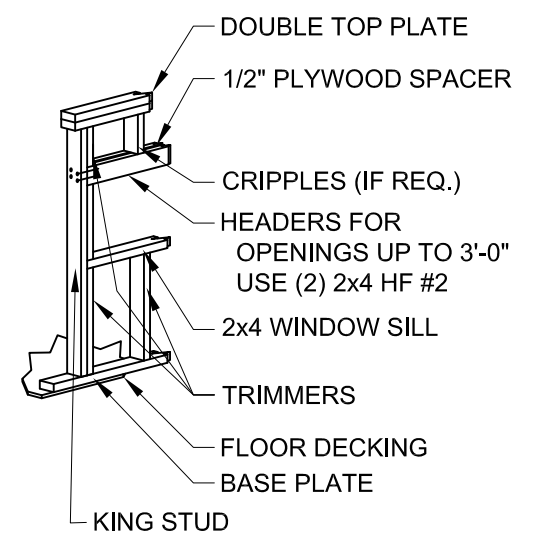


**1 BUILDING SECTION**  
SCALE: N.T.S.

- NOTES:**
- BUILDING CODE:** 2016 CBC AND 2016 CRC
  - DESIGN LOADING:**  
WIND SPEED & EXPOSURE: 110C  
ROOF LIVE LOAD: 40 PSF  
ROOF DEAD LOAD: 10 PSF
  - FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2016 CBC AND 2016 CRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.
- NAILING:**
- ROOF:**  
ATTACH 7/16" OSB SHEATHING TO TRUSSES WITH:  
8d NAILS @ 4" O.C. AT EDGES  
8d NAILS @ 12" O.C. IN FIELD
- WALLS:**  
ATTACH 3/8" SMARTSIDE TO WALL FRAMING WITH:  
8d NAILS @ 4" O.C. AT EDGES.  
8d NAILS @ 12" O.C. IN FIELD
- HEADER:**  
ATTACH HEADER TO STUD WITH:  
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL

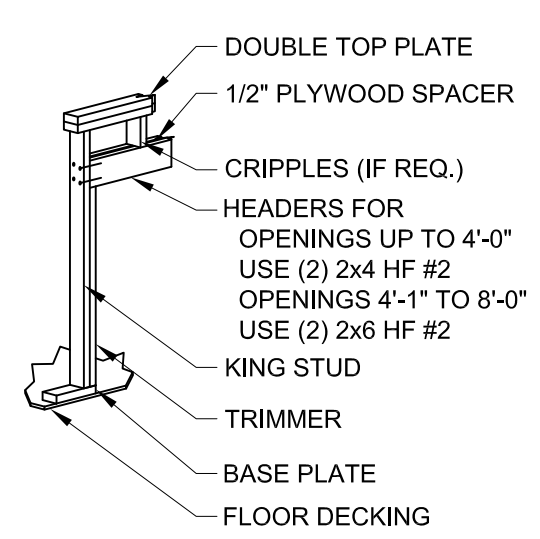


- STEEL SHED FOUNDATION:**  
2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED  
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C. (SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:  
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".  
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.  
BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.



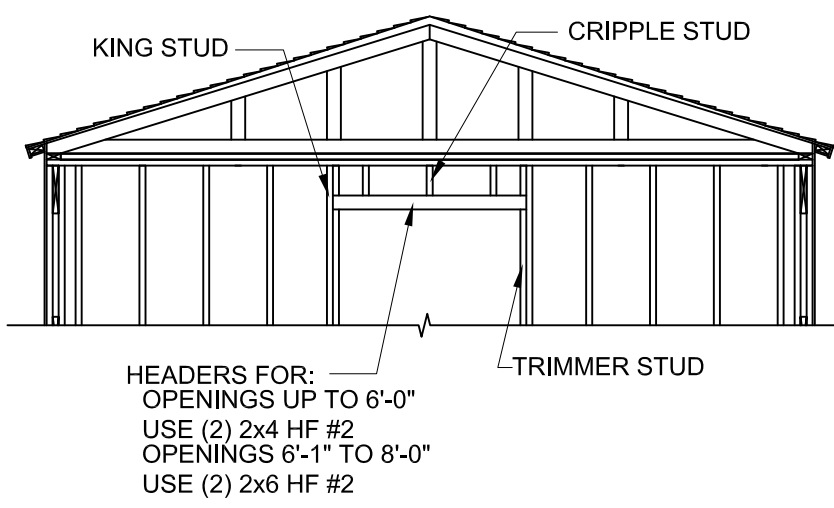
FOR WINDOW OPENINGS UP TO 3'-0" ON SUNDANCE SERIES SIDE WALLS

**2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.

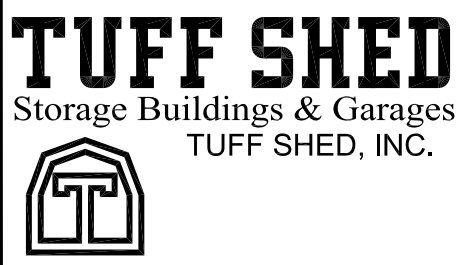


FOR OPENINGS UP TO 8'-0" ON SUNDANCE SERIES SIDE WALLS

**2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.



**3 HEADER DETAIL FOR NON-LOAD BEARING WALLS**  
SCALE: N.T.S.



Order #. \_\_\_\_\_  
Customer: \_\_\_\_\_  
Site Address: \_\_\_\_\_  
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA \_\_\_\_\_

P.O. # \_\_\_\_\_  
Drawn By: SJ  
Date: 5/1/17  
Checked By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:  
**TUFF SHED, INC.**  
IN HOUSE DRAFTING DEPARTMENT  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-TUFF  
TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE  
BUILDING SECTIONS  
SHED BASE DETAILS  
HEADER FRAMING DETAILS  
2016 CBC & CRC - 110C

DRAWING NO.  
TR/TRD800-02  
REV. LEVEL 01  
SHEET **1**  
PAGE 1 OF 1



February 27, 2018

**ATTN:** JIM LAWSON  
JIM LAWSON  
625 FM 552  
ROCKWALL, TX 75087

**RE: EXCEPTION OR WAIVER MISCELLANEOUS (MIS2018-003), Williams Middle School**

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council on 02/19/2018. The following is a record of all recommendations, voting records and conditions of approval:

*PLANNING AND ZONING COMMISSION:*

*On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the masonry exception with staff recommendations passed by a vote of 5-2 with Commissioners Fishman and Chodun absent.*

*CITY COUNCIL:*

*On February 19, 2018, the City Council's motion to approve an exception to the minimum masonry requirements and with staff conditions passed by a vote of 5 to 0 with Council Members Macalik and Townsend absent.*

Please contact the City of Rockwall Planning Staff at (972) 771-7745 with any questions regarding this matter.

Sincerely,

Korey Brooks  
Planner  
Planning & Zoning Department  
City of Rockwall, TX