



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2018-008 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"/> RECEIPT
<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 # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
 PLANNING & ZONING CASE NO. SP2017-002
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
 DIRECTOR OF PLANNING: [Signature]
 CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees: <input type="checkbox"/> Master Plat (\$100.00 + \$15.00 Acre) ¹ <input type="checkbox"/> Preliminary Plat (\$200.00 + \$15.00 Acre) ¹ <input type="checkbox"/> Final Plat (\$300.00 + \$20.00 Acre) ¹ <input type="checkbox"/> Replat (\$300.00 + \$20.00 Acre) ¹ <input type="checkbox"/> Amending or Minor Plat (\$150.00) <input type="checkbox"/> Plat Reinstatement Request (\$100.00) Site Plan Application Fees: <input checked="" type="checkbox"/> Site Plan (\$250.00 + \$20.00 Acre) ¹ <input type="checkbox"/> Amended Site Plan/Elevations/Landscaping Plan (\$100.00)	Zoning Application Fees: <input type="checkbox"/> Zoning Change (\$200.00 + \$15.00 Acre) ¹ <input type="checkbox"/> Specific Use Permit (\$200.00 + \$15.00 Acre) ¹ <input type="checkbox"/> PD Development Plans (\$200.00 + \$15.00 Acre) ¹ Other Application Fees: <input type="checkbox"/> Tree Removal (\$75.00) 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, only the "base fee" is required.
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PROPERTY INFORMATION [PLEASE PRINT]

Address: 2400 BLOCK OF OBSERVATION TRAIL
 Subdivision: ROCKWALL TECHNOLOGY PARK. Lot: 7/PART 6 Block: D
 General Location: SIV CORNER OF INNOVATION DR & OBSERVATION TRAIL.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: LI Current Use: VACANT LOT (UNDEV.)
 Proposed Zoning: LI Proposed Use: OFFICE/MANUF/WAREHOUSE
 Acreage: 11.155 AC Lots [Current]: 2 lots Lots [Proposed]: 1 lot.

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

<input type="checkbox"/> Owner: <u>J R FLEMING INVESTMENTS LLC</u>	<input checked="" type="checkbox"/> Applicant: <u>DB CONSTRUCTORS, INC</u>
Contact Person: <u>JEFF FLEMING</u>	Contact Person: <u>MATTHEW PETERSON</u>
Address: <u>10355 SANDEN DRIVE</u>	Address: <u>2400 GREAT SOUTHWEST PKWY</u>
City, State & Zip: <u>DALLAS TX 75238</u>	City, State & Zip: <u>FORT WORTH, TX 76106</u>
Phone: <u>214 553 1311</u>	Phone: <u>817.626.7300 / 972.837.6244</u>
E-Mail: <u>flemingj@interstatewire.com</u>	E-Mail: <u>matthew@dbconstructors.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Matthew Peterson [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 473.10, to cover the cost of this application, has been paid to the City of Rockwall on this the 11th day of January, 20 18. 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."

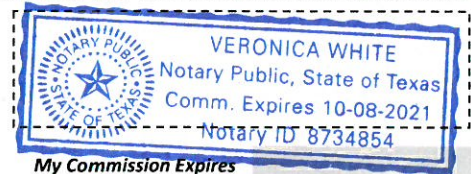
Given under my hand and seal of office on this the 11th day of January, 20 18.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

Veronica White



My Commission Expires



DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

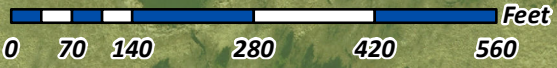
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 1/16/2018

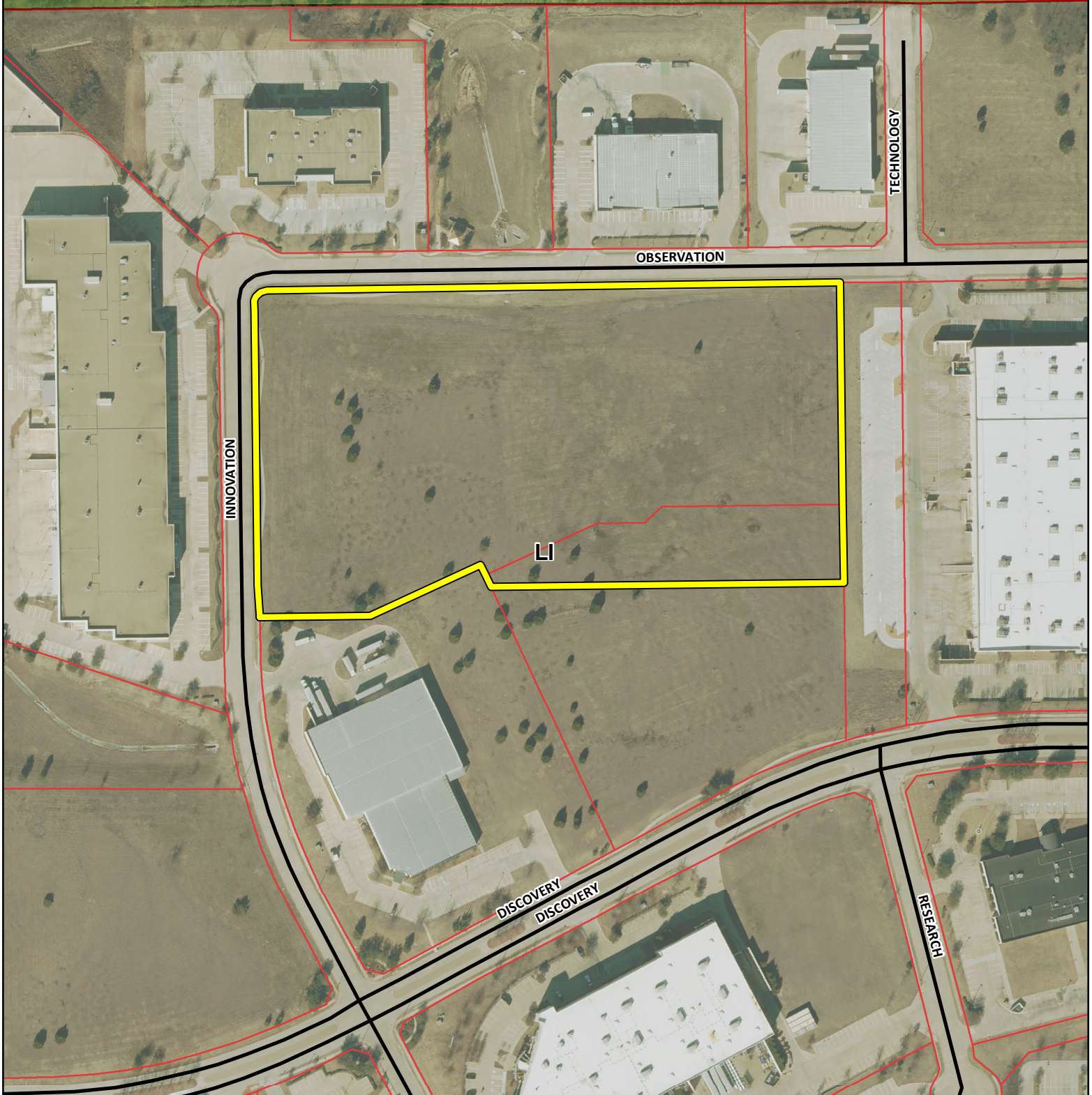
To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 01/19/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/30/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/30/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2018-002
Project Name: Interstate Wire Company
Project Type: SITE PLAN
Applicant Name: DB CONSTRUCTORS INC
Owner Name: ROCKWALL ECONOMIC DEVELOPMENT
Project Description:



SP2018-002 - SITE PLAN FOR INTERSTATE WIRE COMPANY
SITE PLAN - LOCATION MAP =

AG

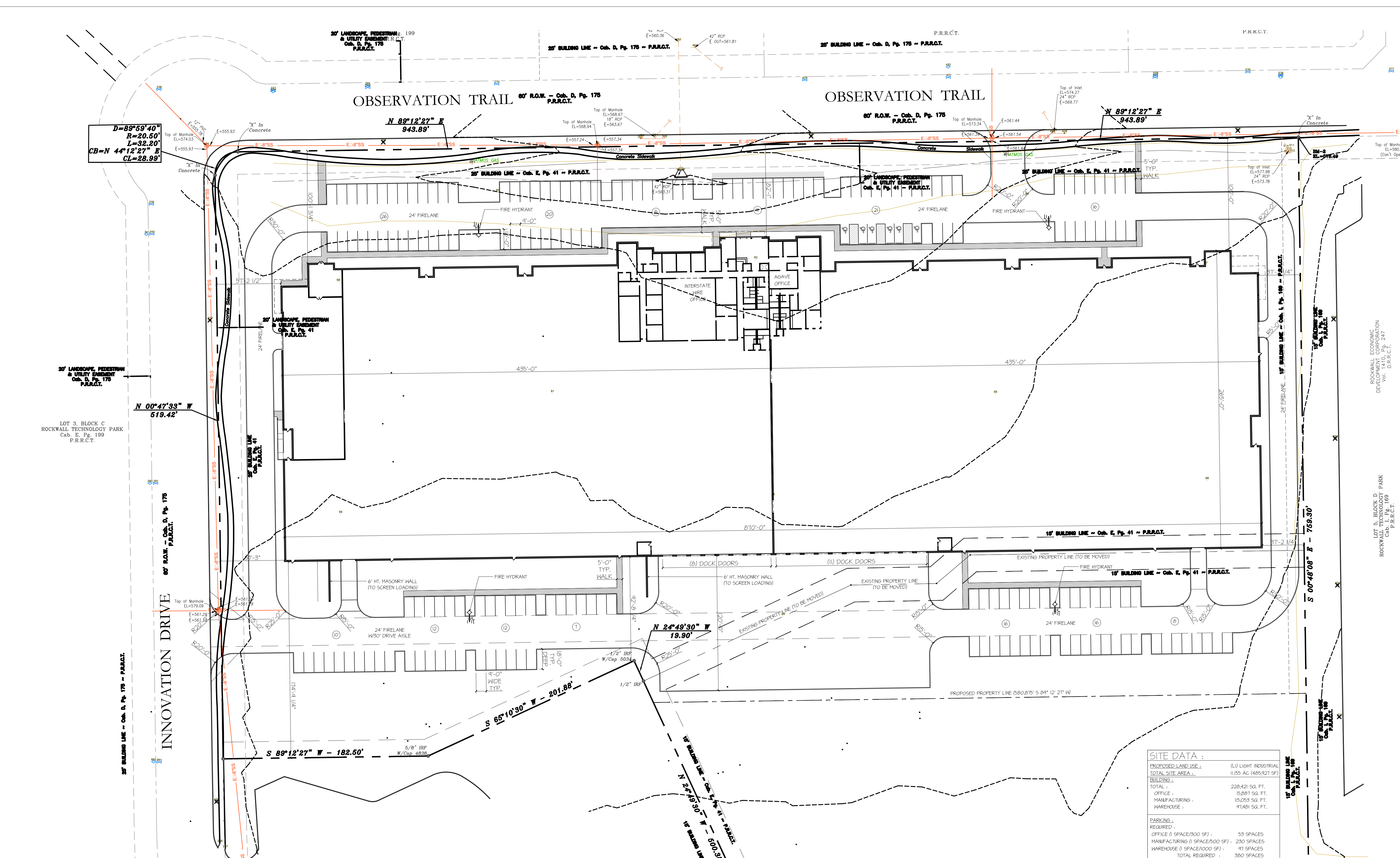


City of Rockwall

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

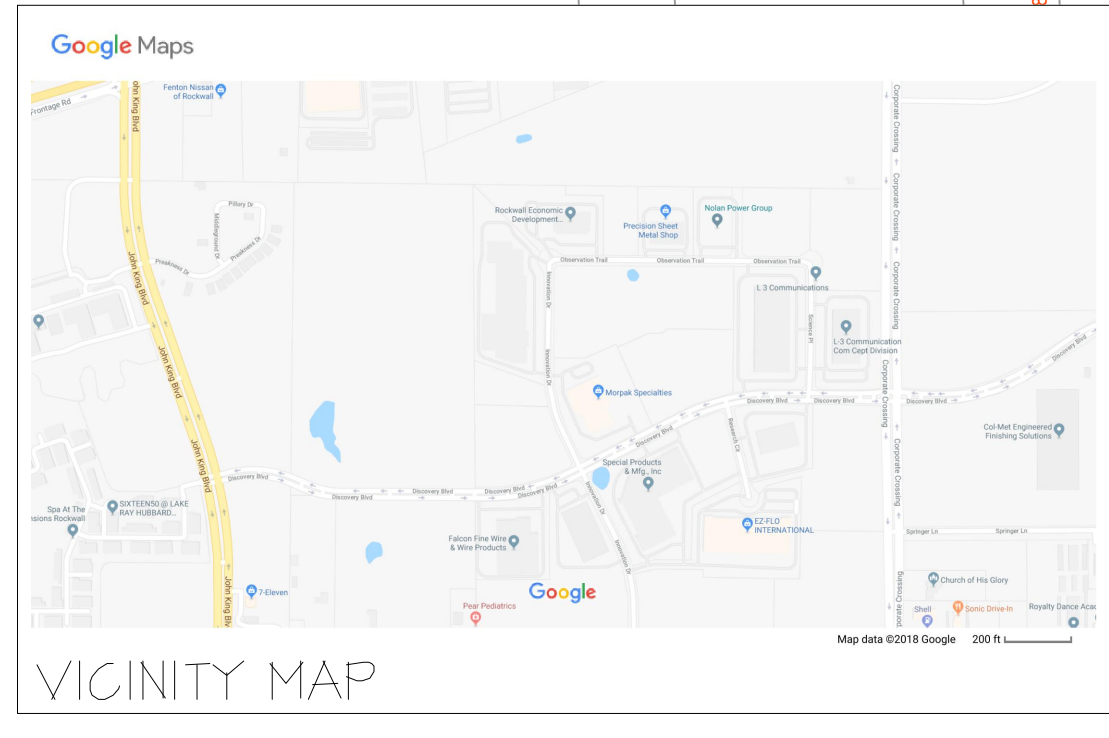
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





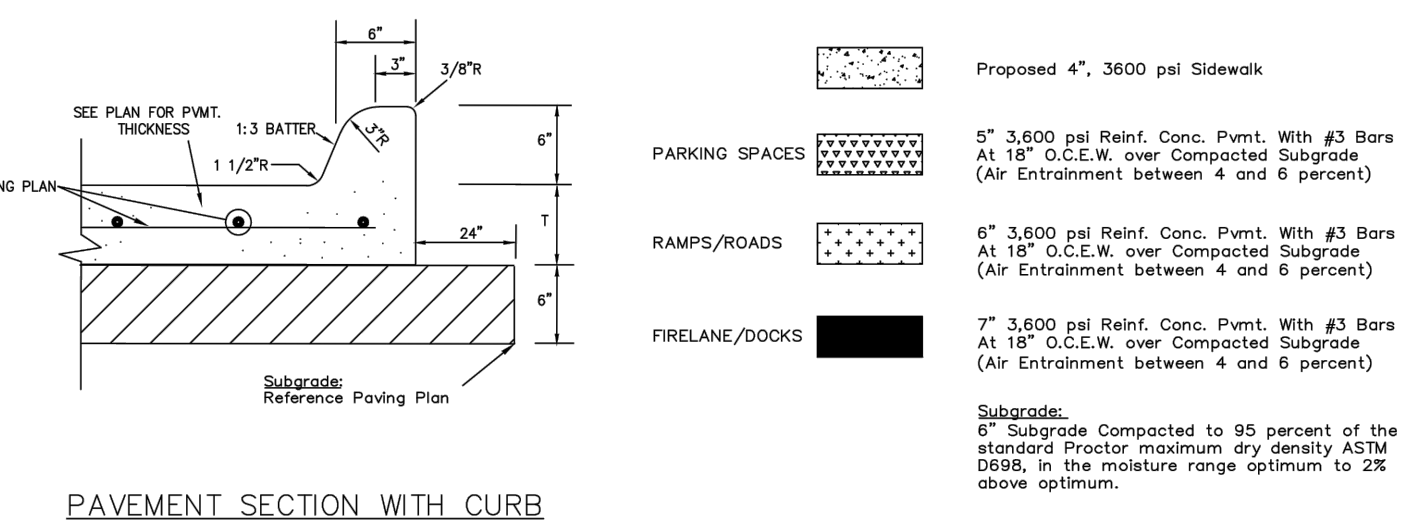
MATTHEW J PETERSON, AIA
 ARCHITECT / AIA CONSULTANTS, PC
 2400 GREAT SOUTHWEST PARKWAY
 FT. WORTH, TEXAS 76106
 817 626-1300

STATUS:
 SITE PLAN SUBMITTAL : 12 JAN 2018



LOT 3, BLOCK D
 ROCKWALL TECHNOLOGY PARK
 Cdb. E. Pg. 41
 P.R.R.C.T.

206 PROPERTIES, INC.
 Vol. 4877, Pg. 196
 D.R.R.C.T.



SITE DATA :

PROPOSED LAND USE :	(U) LIGHT INDUSTRIAL
TOTAL SITE AREA :	11.55 AC (495,921 SF)
BUILDING :	
TOTAL :	228,421 SQ. FT.
OFFICE :	15,981 SQ. FT.
MANUFACTURING :	115,023 SQ. FT.
WAREHOUSE :	91,418 SQ. FT.
PARKING :	
REQUIRED :	
OFFICE (1 SPACE/300 SF) :	53 SPACES
MANUFACTURING (1 SPACE/500 SF) :	230 SPACES
WAREHOUSE (1 SPACE/1000 SF) :	47 SPACES
TOTAL REQUIRED :	380 SPACES
PROVIDED :	
OFFICE :	53 SPACES
MANUFACTURING :	115 SPACES
WAREHOUSE :	113 SPACES
TOTAL PROVIDED :	181 SPACES
ACCESSIBLE SPACES PROVIDED :	6 SPACES*
*SPACES ARE INCLUDED IN TOTAL ABOVE	

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1300
 817 626-4305 FAX

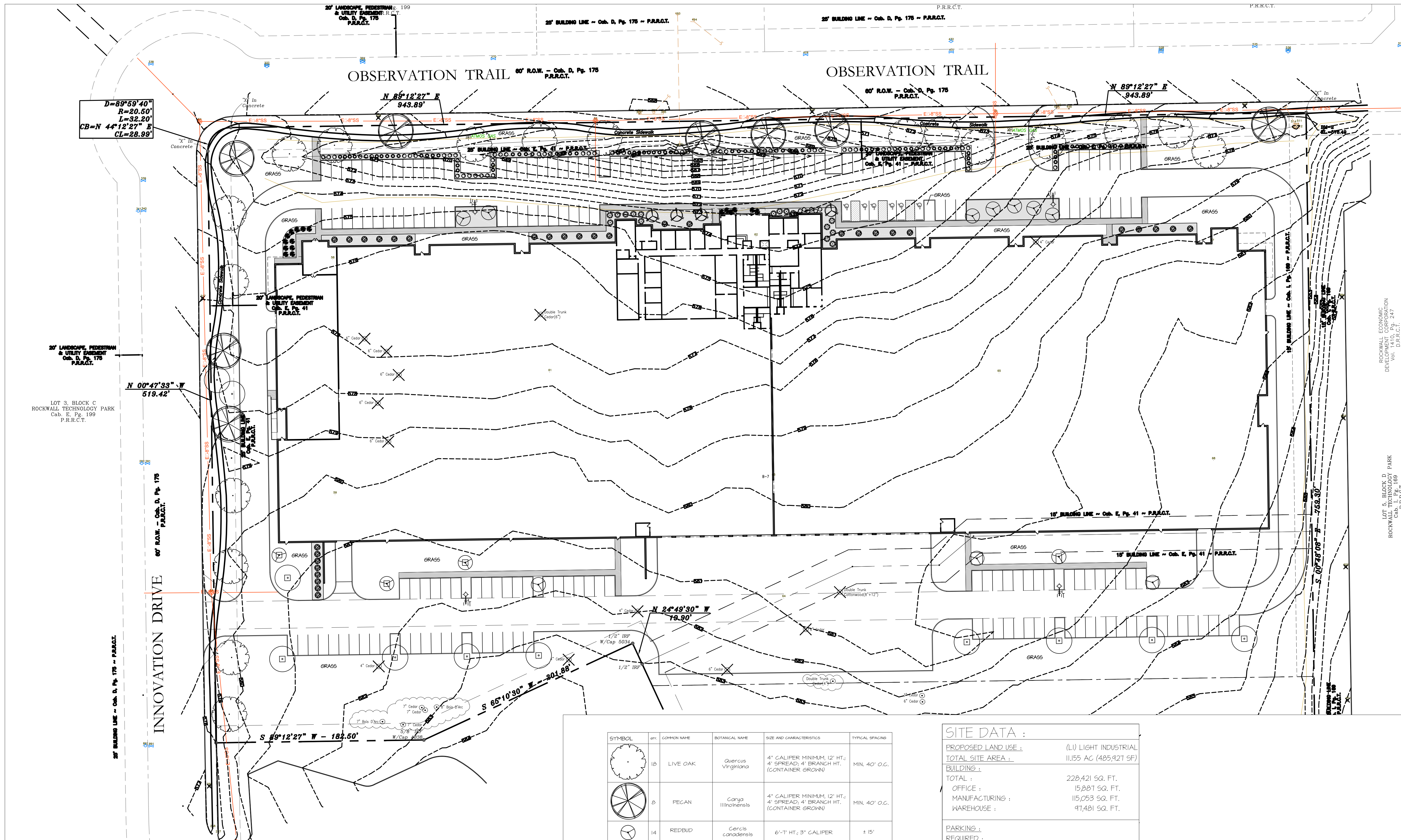
NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

LOT 3, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

ARCHITECTURAL SITE PLAN
 SCALE: 1" = 40'-0"

OWNER :
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

CASE NUMBER :
 Drawing Number
A-1.0



MATTHEW J PETERSON, AIA
 ARCHITECT / AS CONSULTORS, PC
 2400 GREAT SOUTHWEST PARKWAY
 FT. WORTH, TEXAS 76106
 817 626-1300

STATUS:
 SITE PLAN SUBMITTAL : 12 JAN 2018

ROCKWALL ECONOMIC
 DEVELOPMENT CORPORATION
 Vol. 1, Pt. 1, Pg. 247
 P.R.R.C.T.

LOT 3, BLOCK C
 ROCKWALL TECHNOLOGY PARK
 Cab. E, Pg. 199
 P.R.R.C.T.

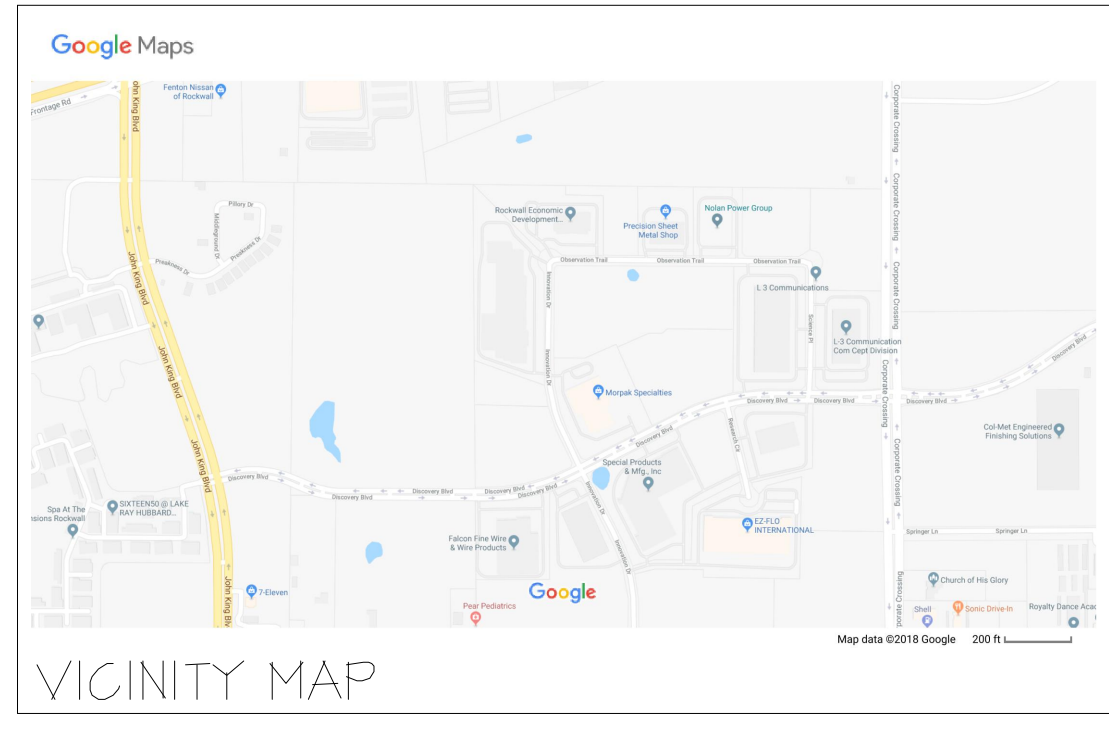
LOT 1, BLOCK D
 ROCKWALL TECHNOLOGY PARK
 Cab. I, Pg. 169
 P.R.R.C.T.

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1300
 817 626-4305 FAX

NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER :
 Drawing Number
A-1.4



SITE TABULATIONS :

PROPOSED LAND USE :	(L1) LIGHT INDUSTRIAL
TOTAL SITE AREA :	11,555 AC (485,921 SF)
BUILDING :	
MAXIMUM ALLOWABLE BUILDING COVERAGE AS A PERCENTAGE OF LOT AREA : 60%	
BUILDING FOOTPRINT : 228,115 SF	
BUILDING COVERAGE : 46.4%	
SITE :	
MAXIMUM AMOUNT OF IMPERVIOUS COVERAGE AS A PERCENTAGE OF LOT AREA : 40% TO 45%	
ROADS, SIDEWALKS, AND PARKING : 134,240 SF	
BUILDING FOOTPRINT : 228,115 SF	
TOTAL IMPERVIOUS COVERAGE : 362,405 SF	
IMPERVIOUS COVERAGE : 74.6%	

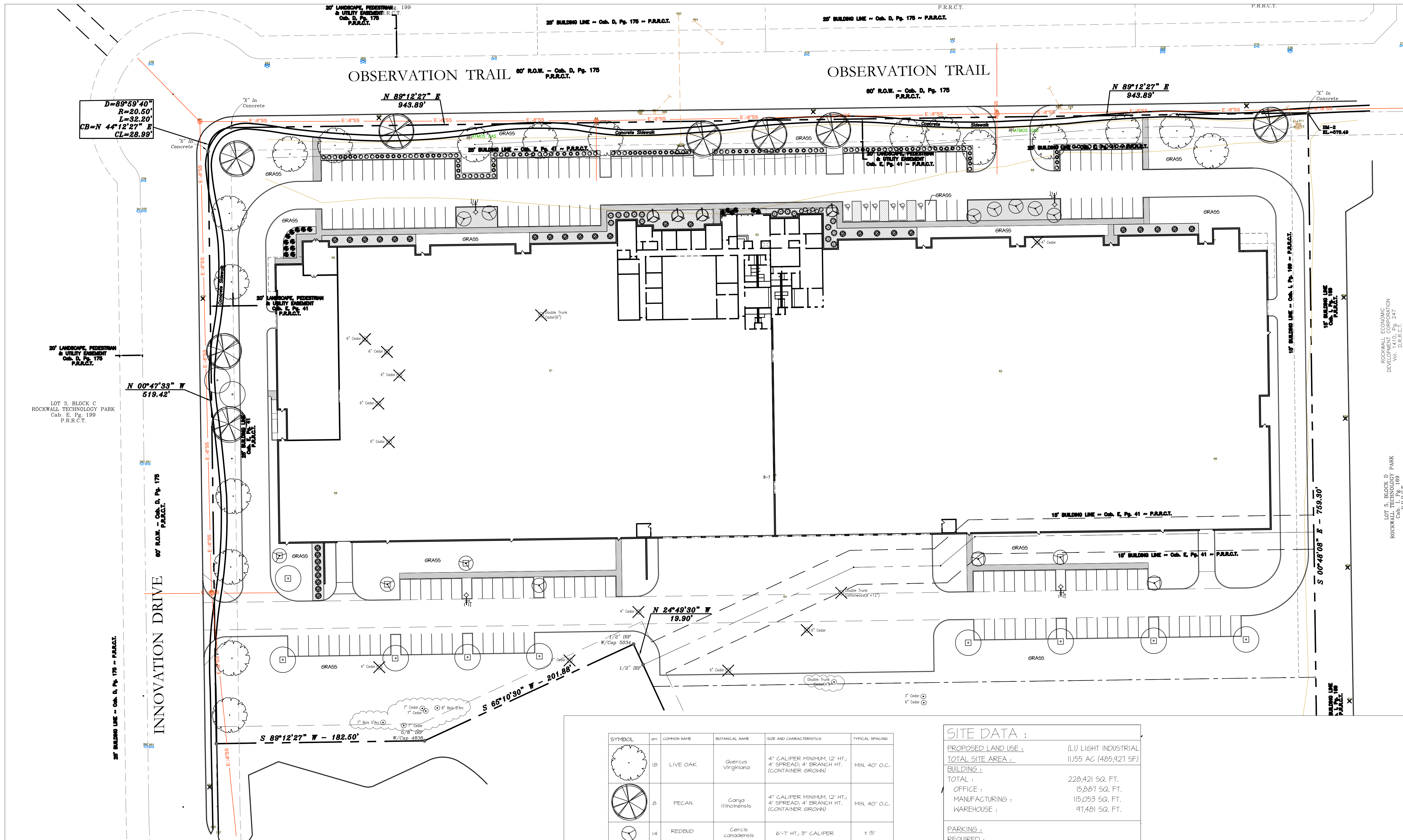
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACINGS
	18	LIVE OAK	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT., 4' SPREAD, 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	8	PECAN	Carya Illinoensis	4" CALIPER MINIMUM, 12' HT., 4' SPREAD, 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	14	REDBUD	Cercis canadensis	6"-7" HT., 3" CALIPER	± 15'
	4	YAUPOON HOLLY	Ilex Vomitoria	30 GALLON, FULL/EVEN BRANCHING, MATCHING	± 20'
	11	LIL' GEM MAGNOLIA	Magnolia grandiflora "Little Gem"	30 GALLON, FULL/T' HT, MIN / 3" CANOPY WIDTH, MINIMUM	REF. PLAN
	64	TEXAS SAGE	Leucophyllum frutescens	5 GAL., 36" TALL, FULL/EVEN BRANCHING, MATCHING	± 5'
	66	BARBERRY'S ROSE GLOW	Barberis thunbergii f. atropurpurea	3 GAL., CONTAINER FULL	± 5'
	32	NELLIE STEVENS HOLLY	Ilex x "Nellie R. Stevens"	6 GAL., 30" SPREAD	± 15'
	16	ROSEMARY	Rosmarinus officinalis	1 GAL., 18" TALL, 10" WIDE	± 3'-5'
	17	MEXICAN FEATHER GRASS	Nassella tenuissima	2 GAL., 15" SPREAD	± 3'-5'
	6	MEXICAN OREGANO	Verbenaceae Lippia graveolens	1 GAL., 18" SPREAD	± 4'

SITE DATA :

PROPOSED LAND USE :	(L1) LIGHT INDUSTRIAL
TOTAL SITE AREA :	11,555 AC (485,921 SF)
BUILDING :	
TOTAL :	228,421 SQ. FT.
OFFICE :	15,881 SQ. FT.
MANUFACTURING :	115,053 SQ. FT.
WAREHOUSE :	91,481 SQ. FT.
PARKING :	
REQUIRED :	
OFFICE (1 SPACE/300 SF) :	53 SPACES
MANUFACTURING (1 SPACE/500 SF) :	230 SPACES
WAREHOUSE (1 SPACE/1000 SF) :	91 SPACES
TOTAL REQUIRED :	380 SPACES
PROVIDED :	
OFFICE :	53 SPACES
MANUFACTURING :	115 SPACES
WAREHOUSE :	15 SPACES
TOTAL PROVIDED :	183 SPACES
ACCESSIBLE SPACES PROVIDED :	6 SPACES*
*SPACES ARE INCLUDED IN TOTAL ABOVE	

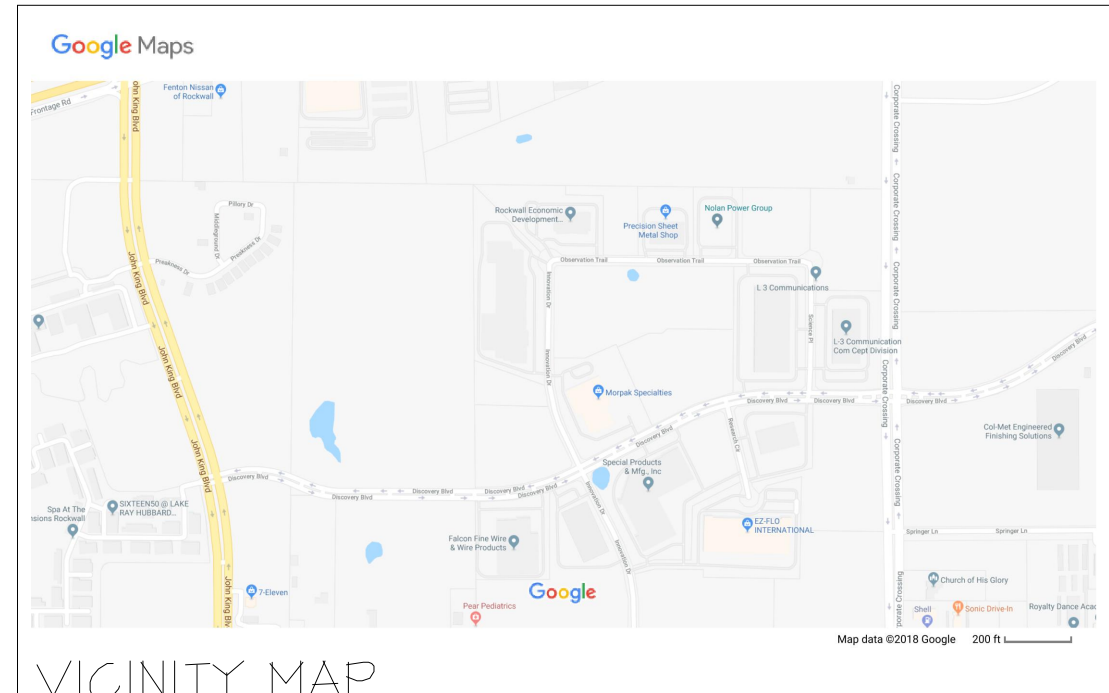
LANDSCAPE PLAN

SCALE: 1" = 40'-0"



MATTHEW J PETERSON, AIA
 ARCHITECT / AS CONSULTANTS, PC
 2400 GREAT SOUTHWEST PARKWAY
 FT. WORTH, TEXAS 76106
 817 626-1300

STATUS:
 SITE PLAN SUBMITTAL : 12 JAN 2018



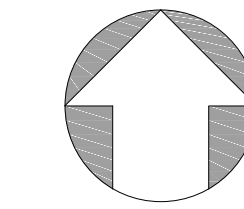
SITE TABULATIONS :

PROPOSED LAND USE :	(L1) LIGHT INDUSTRIAL
TOTAL SITE AREA :	11,555 AC (485,921 SF)
BUILDING :	
MAXIMUM ALLOWABLE BUILDING COVERAGE AS A PERCENTAGE OF LOT AREA : 60%	
BUILDING FOOTPRINT : 228,115 SF	
BUILDING COVERAGE : 46.4%	
SITE :	
MAXIMUM AMOUNT OF IMPERVIOUS COVERAGE AS A PERCENTAGE OF LOT AREA : 40% TO 45%	
ROADS, SIDEWALKS, AND PARKING : 134,240 SF	
BUILDING FOOTPRINT : 228,115 SF	
TOTAL IMPERVIOUS COVERAGE : 362,405 SF	
IMPERVIOUS COVERAGE : 74.6%	

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	18	LIVE OAK	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT., 4' SPREAD, 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	8	PECAN	Carya Illinoensis	4" CALIPER MINIMUM, 12' HT., 4' SPREAD, 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	14	REDBUD	Cercis canadensis	6"-7" HT., 3" CALIPER	± 15'
	4	YAUPOON HOLLY	Ilex Vomitoria	30 GALLON, FULL/EVEN BRANCHING, MATCHING	± 20'
	11	LIL' GEM MAGNOLIA	Magnolia grandiflora "Little Gem"	30 GALLON, FULL/T HT, MIN / 3" CANOPY WIDTH, MINIMUM	REF. PLAN
	64	TEXAS SAGE	Leucophyllum frutescens	5 GAL., 36" TALL, FULL/EVEN BRANCHING, MATCHING	± 5'
	66	BARBERRY'S ROSE GLOW	Barberis thunbergii f. atropurpurea	3 GAL., CONTAINER FULL	± 5'
	32	NELLIE R. STEVENS HOLLY	Ilex x 'Nellie R. Stevens'	6 GAL., 30" SPREAD	± 15'
	16	ROSEMARY	Rosmarinus officinalis	1 GAL., 18" TALL, 10" WIDE	± 3'-5'
	17	MEXICAN FEATHER GRASS	Nassella tenuissima	2 GAL., 15" SPREAD	± 3'-5'
	6	MEXICAN OREGANO	Verbenaceae Lippia graveolens	1 GAL., 18" SPREAD	± 4'

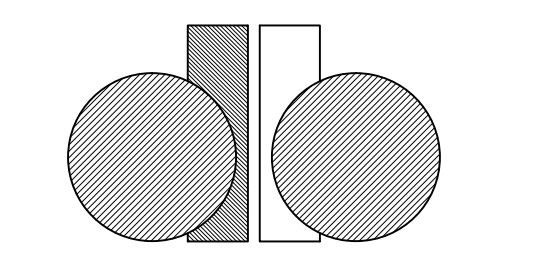
SITE DATA :

PROPOSED LAND USE :	(L1) LIGHT INDUSTRIAL
TOTAL SITE AREA :	11,555 AC (485,921 SF)
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TOTAL :	228,421 SQ. FT.
OFFICE :	15,881 SQ. FT.
MANUFACTURING :	115,053 SQ. FT.
WAREHOUSE :	91,481 SQ. FT.
PARKING :	
REQUIRED :	
OFFICE (1 SPACE/300 SF) :	53 SPACES
MANUFACTURING (1 SPACE/500 SF) :	230 SPACES
WAREHOUSE (1 SPACE/1000 SF) :	41 SPACES
TOTAL REQUIRED :	380 SPACES
PROVIDED :	
OFFICE :	53 SPACES
MANUFACTURING :	115 SPACES
WAREHOUSE :	15 SPACES
TOTAL PROVIDED :	183 SPACES
ACCESSIBLE SPACES PROVIDED :	6 SPACES*
*SPACES ARE INCLUDED IN TOTAL ABOVE	



OWNER :
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

LANDSCAPE PLAN
 SCALE: 1" = 40'-0"

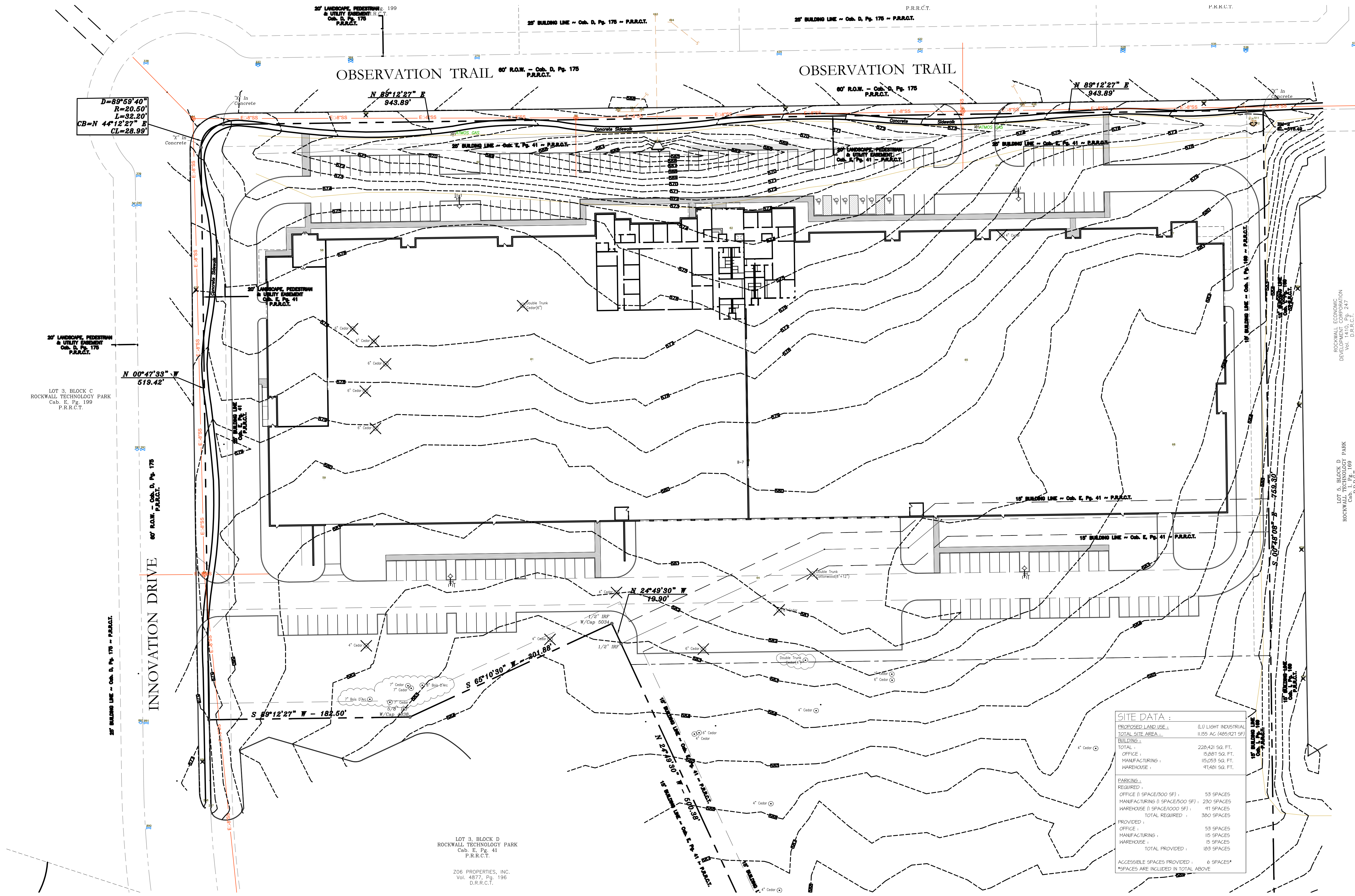


d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1300
 817 626-4305 FAX

NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD
 LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER :
 Drawing Number

A-1.4



D=89°59'40"
R=20.50'
L=32.20'
CB=N 44°12'27" E
CL=28.99'

20' LANDSCAPE, PEDESTRIAN & UTILITY EASEMENT
Vol. 4877, Pg. 176
P.R.R.C.T.

25' BUILDING LINE -- Ord. D, Pg. 176 -- P.R.R.C.T.

25' BUILDING LINE -- Ord. D, Pg. 176 -- P.R.R.C.T.

OBSERVATION TRAIL 60' R.O.W. -- Ord. D, Pg. 176
P.R.R.C.T.

OBSERVATION TRAIL 60' R.O.W. -- Ord. D, Pg. 176
P.R.R.C.T.

N 89°12'27" E
943.89'

N 89°12'27" E
943.89'

N 00°47'33" W
519.42'

LOT 3, BLOCK C
ROCKWALL TECHNOLOGY PARK
Ord. E, Pg. 199
P.R.R.C.T.

INNOVATION DRIVE
60' R.O.W. -- Ord. D, Pg. 176
P.R.R.C.T.

25' BUILDING LINE -- Ord. D, Pg. 176 -- P.R.R.C.T.

LOT 3, BLOCK D
ROCKWALL TECHNOLOGY PARK
Ord. E, Pg. 41
P.R.R.C.T.

Z06 PROPERTIES, INC.
Vol. 4877, Pg. 196
D.R.R.C.T.

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
Vol. 144, Pg. 247
P.R.R.C.T.

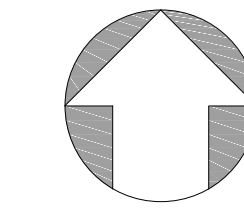
LOT 11, BLOCK D
ROCKWALL TECHNOLOGY PARK
Ord. I, Pg. 169
P.R.R.C.T.

SITE DATA :

PROPOSED LAND USE :	(U) LIGHT INDUSTRIAL
TOTAL SITE AREA :	11,855 AC (485,921 SF)
BUILDING :	
TOTAL :	228,421 SQ. FT.
OFFICE :	15,861 SQ. FT.
MANUFACTURING :	115,053 SQ. FT.
WAREHOUSE :	91,491 SQ. FT.
PARKING :	
REQUIRED :	
OFFICE (1 SPACE/300 SF) :	53 SPACES
MANUFACTURING (1 SPACE/500 SF) :	230 SPACES
WAREHOUSE (1 SPACE/1000 SF) :	91 SPACES
TOTAL REQUIRED :	380 SPACES
PROVIDED :	
OFFICE :	53 SPACES
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WAREHOUSE :	15 SPACES
TOTAL PROVIDED :	183 SPACES
ACCESSIBLE SPACES PROVIDED :	6 SPACES*
*SPACES ARE INCLUDED IN TOTAL ABOVE	

TREESCAPE :
ALL TREES EXISTING ON SITE ARE NOT OF A SIZE OR SPECIES TO BE PROTECTED. TREES ARE EITHER COTTONGWOOD OR BOYS D'ARC OR ARE CEDAR TREES THAT ARE LESS THAN 11" DBH.
THIS DEVELOPMENT WILL MAKE EFFORT TO PRESERVE THE TREES INDICATED ON THIS PLAN WITH A CLOUD. THE EXISTING TREES SHOWN WITH A "X" WILL BE REMOVED.

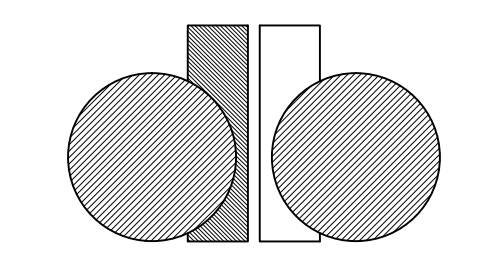
TREESCAPE PLAN
Scale: 1" = 40'-0"



SCALE: 1" = 40'

MATTHEW J PETERSON, AIA
ARCHITECT / AS CONSULTORS, PC
2400 GREAT SOUTHWEST PARKWAY
FT. WORTH, TEXAS 76106
817 626-1300
817 626-1300

STATUS:
SITE PLAN SUBMITTAL : 12 JAN 2018



d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1300
817 626-4305 FAX

NEW FACILITY
for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

CASE NUMBER :
Drawing Number

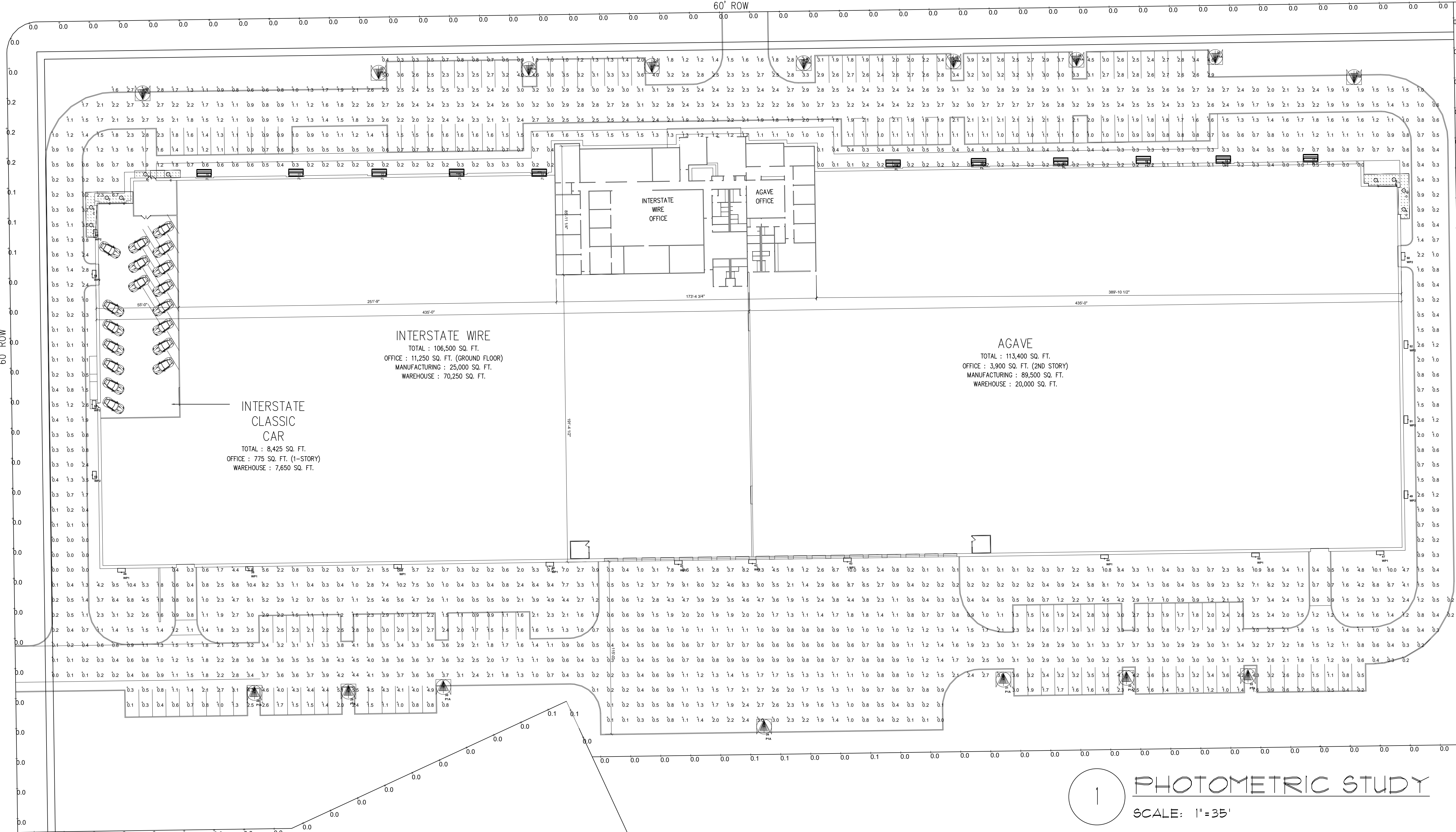
A-1.3

OWNER :
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

OBSERVATION TRAIL

60' ROW

INNOVATION DRIVE
60' ROW



INTERSTATE WIRE
TOTAL : 106,500 SQ. FT.
OFFICE : 11,250 SQ. FT. (GROUND FLOOR)
MANUFACTURING : 25,000 SQ. FT.
WAREHOUSE : 70,250 SQ. FT.

AGAVE
TOTAL : 113,400 SQ. FT.
OFFICE : 3,900 SQ. FT. (2ND STORY)
MANUFACTURING : 89,500 SQ. FT.
WAREHOUSE : 20,000 SQ. FT.

INTERSTATE CLASSIC CAR
TOTAL : 8,425 SQ. FT.
OFFICE : 775 SQ. FT. (1-STORY)
WAREHOUSE : 7,650 SQ. FT.

1 PHOTOMETRIC STUDY
SCALE: 1" = 35'

Luminaire	Label	X	Y	Z	Orient	Tilt
1	C	134.4	424.8	12	0	0
2	C	144.9	442.95	12	0	0
3	C	170.55	458.55	12	0	0
4	C	185.7	458.55	12	0	0
5	C	134.4	436.5	12	0	0
6	C	154.5	442.95	12	0	0
7	C	990.45	454.85	12	0	0
8	C	1009.2	435.3	12	0	0
9	C	1002.6	455.1	12	0	0
10	C	1009.2	447.75	12	0	0
11	FL	270.9	459.6	0	270	60
12	FL	326.4	459.6	0	270	60
13	FL	378	459.6	0	270	60
14	FL	433.05	459.6	0	270	60
15	FL	209.7	459.3	0	270	60
16	FL	835.65	468.15	0	270	60
17	FL	947.1	469.35	0	270	60
18	FL	888.9	468.45	0	270	60
19	FL	668.85	465.75	0	270	60
20	FL	725.85	466.65	0	270	60
21	FL	780.6	467.1	0	270	60
22	P1A	325.95	530.4	27.5	270	0
23	P1A	426	532.8	27.5	270	0
24	P1A	508.05	534.9	27.5	270	0
25	P1A	709.06	537.962	27.5	270	0
26	P1A	791.052	539.11	27.5	270	0
27	P1A	609.3	536.85	27.5	270	0
28	P1A	243.293	108.839	27.5	90	0

Luminaire	Label	X	Y	Z	Orient	Tilt
29	P1A	305.879	109.716	27.5	90	0
30	P1A	369.143	112.739	27.5	90	0
31	P1A	742.398	117.704	27.5	90	0
32	P1A	824.39	118.852	27.5	90	0
33	P1A	905.382	119.986	27.5	90	0
34	P1A	582.893	86.339	27.5	90	0
35	P1A	883.5	540.9	27.5	270	0
36	P1A	168.75	518.75	27.5	270	0
37	P1B	976.05	527.55	27.5	270	0
38	WP1	239.85	196.05	20	270	0
39	WP1	338.7	197.4	20	270	0
40	WP1	440.1	198.75	20	270	0
41	WP1	525.75	199.35	20	270	0
42	WP1	575.1	199.2	20	270	0
43	WP1	638.4	200.4	20	270	0
44	WP1	810.3	201.6	20	270	0
45	WP1	910.35	203.7	20	270	0
46	WP1	154.65	193.95	20	270	0
47	WP1	993.45	203.7	20	270	0
48	WP2	135.898	419.095	20	180	0
49	WP2	1011.884	245.116	20	0	0
50	WP2	1009.5	405.85	20	0	0
51	WP2	1011.884	295.116	20	0	0
52	WP2	1011.884	345.116	20	0	0
53	WP2	135.15	305.25	20	180	0
54	WP2	135.15	392.1	20	180	0
55	WP2	135.3	258.15	16	180	0

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Mfg	Description	Lum. Watts
○	10	C	SINGLE	N.A.	0.864	Eaton	PD610D010B-PDM6B840-61VC	9.9
□	11	FL	SINGLE	N.A.	0.864	Eaton	XTOR12B	102
□	15	P1A	SINGLE	N.A.	0.912	Eaton	GLEON-AF-03-LED-E1-SL3-HSS	166
□	1	P1B	SINGLE	N.A.	0.912	Eaton	GLEON-AF-02-LED-E1-SL4-HSS	113
□	10	WP1	SINGLE	N.A.	0.864	Eaton	XTOR12B	102
□	8	WP2	SINGLE	N.A.	0.864	Eaton	XTOR3B-W	25.5

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PTSpCL	PTSpTb
Canopy 1	Illuminance	Fc	6.88	11.1	1.9	3.62	5.84	2	2
Canopy 2	Illuminance	Fc	7.89	11.4	2.5	3.16	4.56	2	2
Canopy 3	Illuminance	Fc	6.81	10.9	2.6	2.62	4.19	2	2
Canopy 4	Illuminance	Fc	7.09	11.3	1.4	5.06	8.07	2	2
Property Line	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.	20	N.A.
Site @Finished Grade	Illuminance	Fc	1.86	10.9	0.0	N.A.	N.A.	10	10

Label	Type	Description
Building	Polygon-Flat	Assumed Reflectance: .3
Canopy 1	Polygon-Flat	Assumed Reflectance: .3
Canopy 2	Polygon-Flat	Assumed Reflectance: .3
Canopy 3	Polygon-Flat	Assumed Reflectance: .3

OWNER :
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

MATTHEW J. PETERSON, AIA
ARCHITECT / db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300

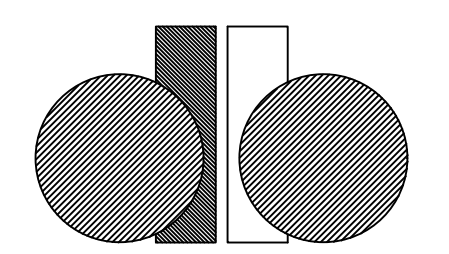
STATUS:
SITE PLAN SUBMITTAL : 12 JAN 2018



1/9/2018



LARRY L. BLACKMON, INC.
ENGINEERING & BUILDING DESIGN
6716 AZLE AVENUE
FORT WORTH, TEXAS 76135
PHONE: 817-238-9801 FAX: 817-238-9804
REGISTRATION #F-002382



d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300
817 626-9305 FAX

NEW FACILITY

for

INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

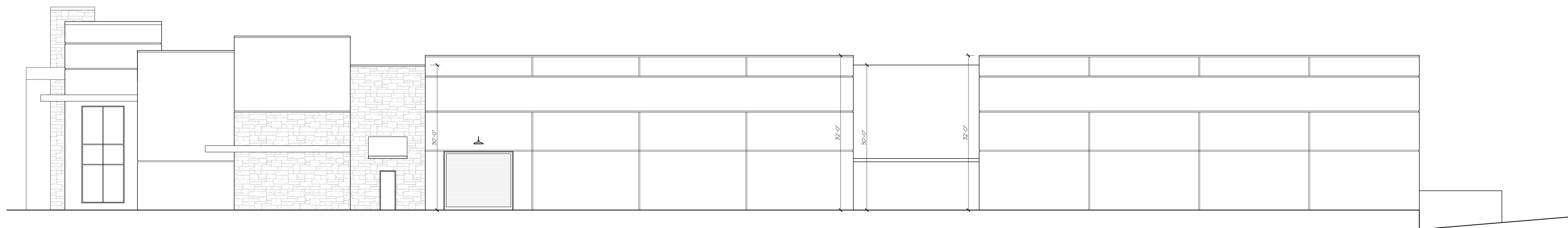
CASE NUMBER :

Drawing Number

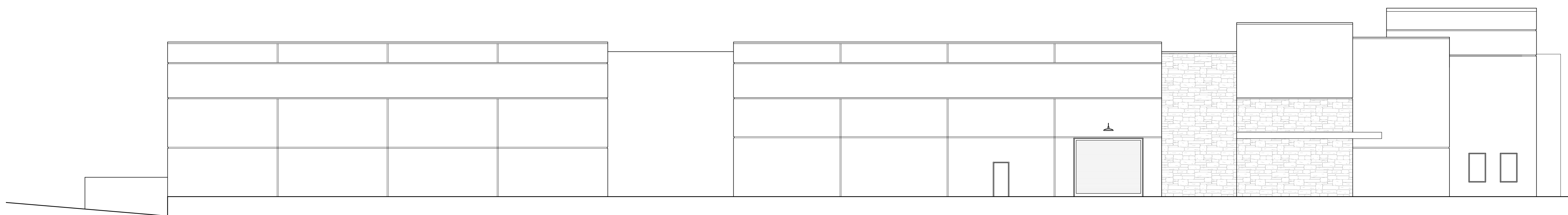
SL1

MATTHEW J PETERSON, AIA
ARCHITECT / d/b constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FT. WORTH, TEXAS 76106
817 626-1300

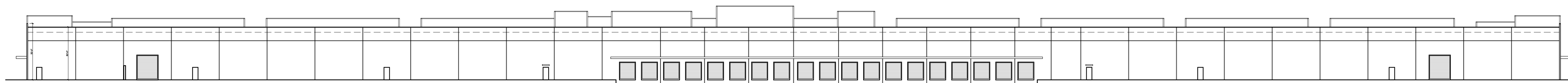
STATUS:
SITE PLAN SUBMITTAL : 12 JAN 2018



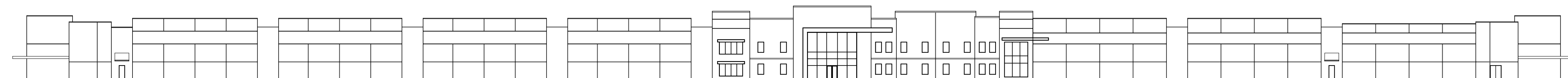
4 RIGHT ELEVATION : WEST
SCALE: 3/32" = 1'-0"



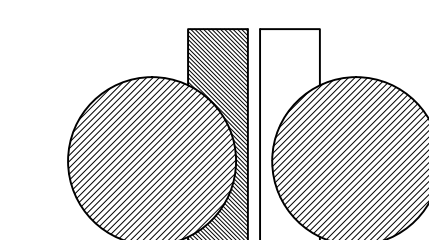
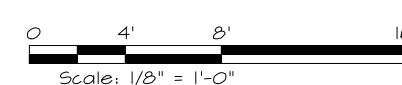
3 LEFT ELEVATION : EAST
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION : SOUTH
SCALE: 1/32" = 1'-0"



1 FRONT ELEVATION : NORTH
SCALE: 1/32" = 1'-0"



d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1300
817 626-4305 FAX

NEW FACILITY

for

INTERSTATE
WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

CASE NUMBER : _____

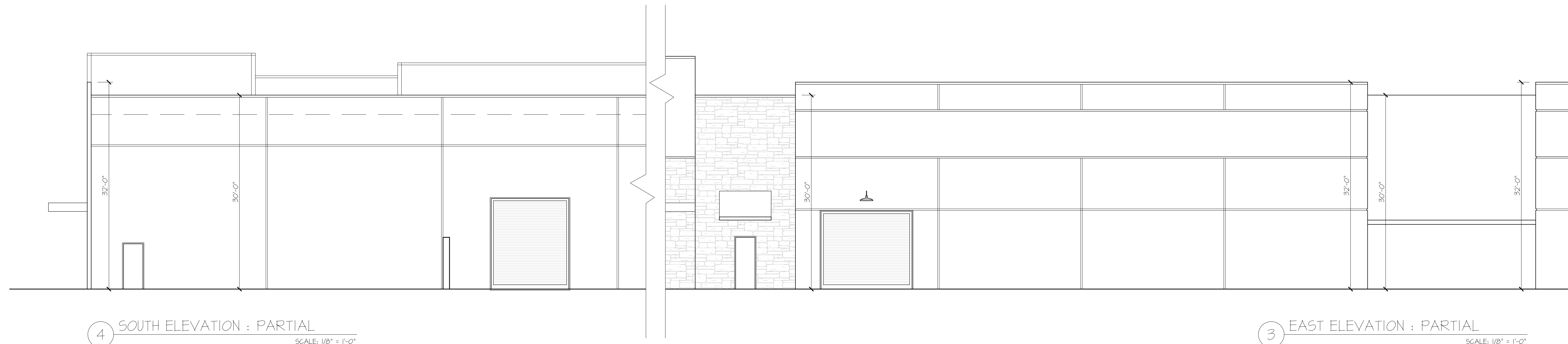
OWNER :
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

Drawing Number

A-1.1

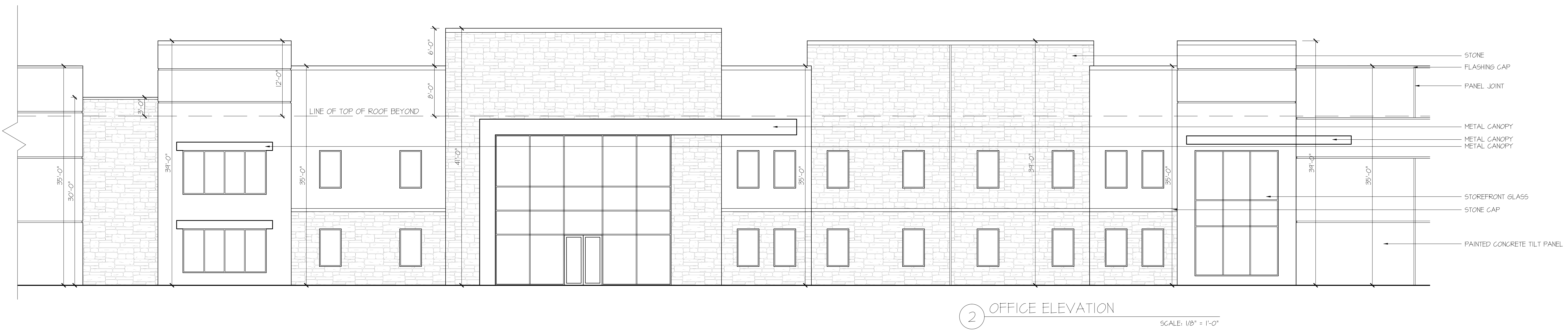
MATTHEW J PETERSON, AIA
 ARCHITECT / d/b constructors, inc.
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1300

STATUS:
 SITE PLAN SUBMITTAL : 12 JAN 2018



4 SOUTH ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"

3 EAST ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"



2 OFFICE ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING DATA :

NORTH ELEVATION (FACING A PUBLIC ROW):
 GROSS BUILDING ELEVATION SF : 30,681 SF
 WINDOWS AND DOORS : 1,046 SF
 SUBTOTAL : 28,841 SF

STONE PORTION OF ELEVATION : 7,058 SF
 PAINTED CONCRETE TILT PANEL : 21,783 SF
 24.4% STONE / 75.6% PAINTED PANEL

EAST ELEVATION (FACING A PUBLIC ROW):
 GROSS BUILDING ELEVATION SF : 9,429 SF
 WINDOWS AND DOORS : 316 SF
 SUBTOTAL : 9,053 SF

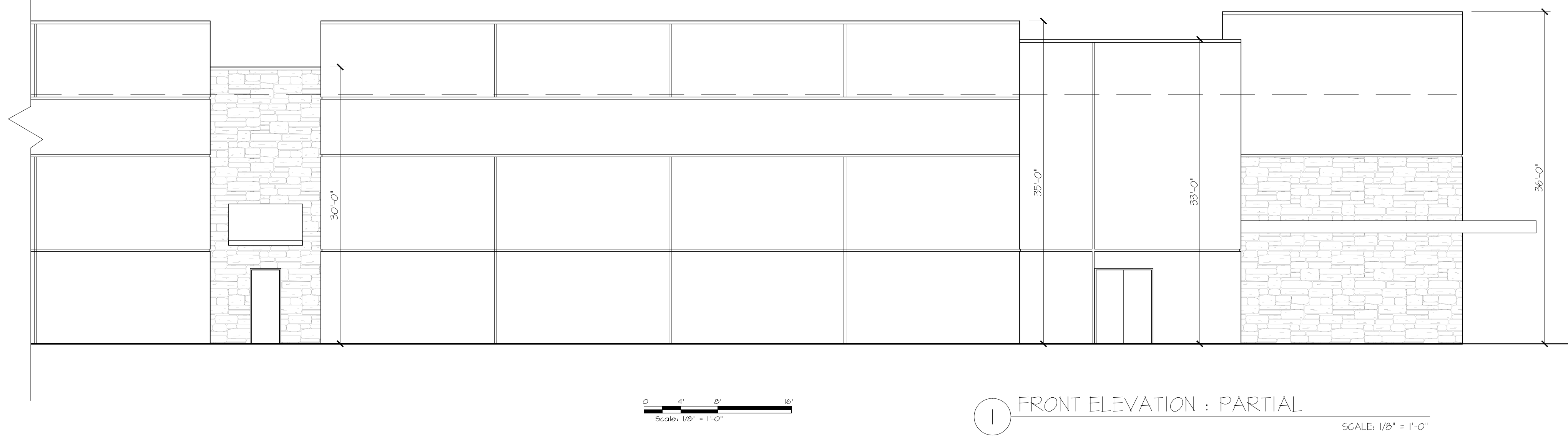
STONE PORTION OF ELEVATION : 1,069 SF
 PAINTED CONCRETE TILT PANEL : 7,984 SF
 11.8% STONE / 88.2% PAINTED PANEL

WEST ELEVATION (FACING A FUTURE PUBLIC ROW):
 GROSS BUILDING ELEVATION SF : 9,453 SF
 WINDOWS AND DOORS : 240 SF
 SUBTOTAL : 9,213 SF

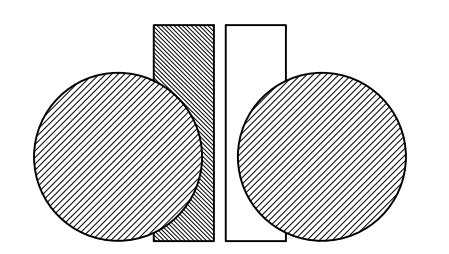
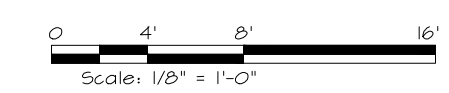
STONE PORTION OF ELEVATION : 457 SF
 PAINTED CONCRETE TILT PANEL : 8,256 SF
 10.3% STONE / 89.6% PAINTED PANEL

SOUTH ELEVATION:
 GROSS BUILDING ELEVATION SF : 27,058 SF
 DOORS : 2,342 SF
 SUBTOTAL : 24,716 SF

STONE PORTION OF ELEVATION : 0 SF
 PAINTED CONCRETE TILT PANEL : 24,716 SF
 100% PAINTED PANEL



1 FRONT ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"



d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1300
 817 626-4305 FAX

NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD
 LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

OWNER :
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

CASE NUMBER : _____
 Drawing Number
A-1.2

MATTHEW J PETERSON, AIA
 ARCHITECT / d/b constructors, inc.
 2400 GREAT SOUTHWEST PARKWAY
 FT. WORTH, TEXAS 76106
 817 626-1300

STATUS:
 SITE PLAN SUBMITTAL : 12 JAN 2018






4 SOUTH ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"

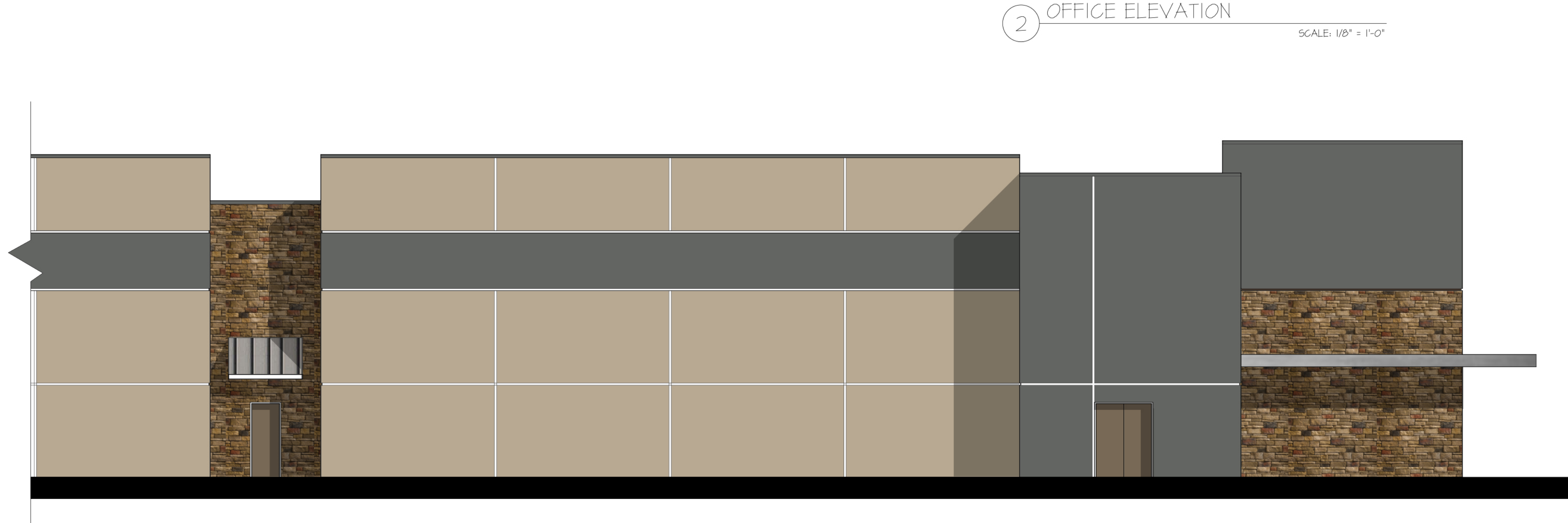
3 EAST ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"



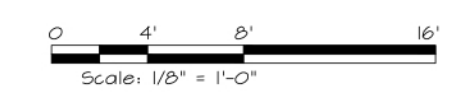
2 OFFICE ELEVATION
 SCALE: 1/8" = 1'-0"

-  Eldorado Stone
Mountain Ledge
Durango
-  Galvanized Metal
Awning / Eyebrow
-  Dark Bronze
Window Frames/
Storefront Frames

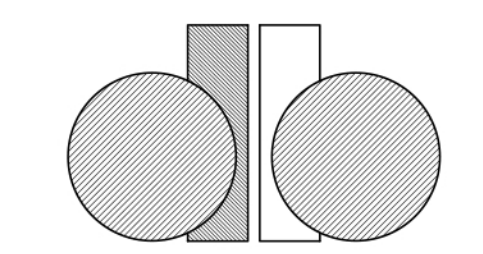
BUILDING DATA :	
NORTH ELEVATION (FACING A PUBLIC ROW):	
GROSS BUILDING ELEVATION SF :	30,681 SF
WINDOWS AND DOORS :	1,046 SF
SUBTOTAL :	28,241 SF
STONE PORTION OF ELEVATION :	7,058 SF
PAINTED CONCRETE TILT PANEL :	21,783 SF
24.4% STONE / 75.6% PAINTED PANEL	
EAST ELEVATION (FACING A PUBLIC ROW):	
GROSS BUILDING ELEVATION SF :	9,429 SF
WINDOWS AND DOORS :	376 SF
SUBTOTAL :	9,053 SF
STONE PORTION OF ELEVATION :	1,069 SF
PAINTED CONCRETE TILT PANEL :	7,984 SF
11.8% STONE / 88.2% PAINTED PANEL	
WEST ELEVATION (FACING A FUTURE PUBLIC ROW):	
GROSS BUILDING ELEVATION SF :	9,453 SF
WINDOWS AND DOORS :	240 SF
SUBTOTAL :	9,213 SF
STONE PORTION OF ELEVATION :	457 SF
PAINTED CONCRETE TILT PANEL :	8,256 SF
10.3% STONE / 89.6% PAINTED PANEL	
SOUTH ELEVATION:	
GROSS BUILDING ELEVATION SF :	27,058 SF
DOORS :	2,342 SF
SUBTOTAL :	24,716 SF
STONE PORTION OF ELEVATION :	0 SF
PAINTED CONCRETE TILT PANEL :	24,716 SF
100% PAINTED PANEL	



1 FRONT ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"



-  SW6150
Universal
Khaki
-  SW7068
Grizzle Gray
-  SW6152
Superior
Bronze



d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1300
 817 626-4305 FAX

NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD
 LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

OWNER :
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

CASE NUMBER : _____
COLOR CHART
 &
RENDERED ELEVATIONS

City of Rockwall Project Plan Review History



Project Number SP2018-002	Owner ROCKWALL ECONOMIC DEVELOPMENT	Applied 1/12/2018 LM
Project Name Interstate Wire Company	Applicant DB CONSTRUCTORS INC	Approved
Type SITE PLAN		Closed
Subtype		Expired
Status P&Z HEARING		Status 1/25/2018 DG

Site Address 2635 OBSERVATION TRL	City, State Zip ROCKWALL, TX 75032	Zoning
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Subdivision ROCKWALL TECHNOLOGY PARK	Tract 7	Block D	Lot No 7	Parcel No 4816-000D-0007-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING (1/17/2018 9:29 AM JA) To qualify for unlimited square footage you must have 60' of frontage along all public ways. 507.4	John Ankrum	1/12/2018	1/19/2018	1/17/2018	5	COMMENTS	
ENGINEERING (1/23/2018 12:42 PM AW) See markup Need to show proposed utilities 4% Engineering Inspection Fees Impact Fees All water lines to be centered in 20' easement Sewer pro-rata = \$2773.07/acre All parking adjacent to the building to be 20'x9' Parking islands with fire hydrants to be a minimum of 10' wide Drainage must match approved REDC drainage map Add note to the landscape plan: No trees within 5' of any utility and 5' clearance around all fire hydrants from shrubs and/or trees 3,600 psi concrete is a minimum of 6.5 sack mix	Amy Williams	1/12/2018	1/19/2018	1/23/2018	11	COMMENTS	See Comments
FIRE	Kevin Clark	1/12/2018	1/19/2018	1/22/2018	10	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
<p>(1/22/2018 2:24 PM KC)</p> <p>The required turning radius of a fire apparatus access road shall be in accordance with:</p> <p>a) For buildings less than 30-feet and less than 3 stories in height:</p> <p>i)20-feet (inside) for turns less than or equal to 90 degrees</p> <p>ii)25-feet (inside) for turns greater than 90 degrees</p> <p>b) For buildings 30-feet or more and/or 3 or more stories in height minimum interior turning radius of 30 feet.</p> <p>Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans.</p> <p>The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.</p> <p>A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.</p>							
GIS	Lance Singleton	1/12/2018	1/19/2018	1/18/2018	6	APPROVED	See comments
<p>(1/18/2018 3:47 PM LS)</p> <p>Address assignment will be:</p> <p>2635 OBSERVATION TRAIL, ROCKWALL, TX 75032</p>							
PLANNING	David Gonzales	1/12/2018	1/19/2018	1/18/2018	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
<p>(1/22/2018 2:24 PM KC)</p> <p>The required turning radius of a fire apparatus access road shall be in accordance with:</p> <p>a) For buildings less than 30-feet and less than 3 stories in height:</p> <p>i)20-feet (inside) for turns less than or equal to 90 degrees</p> <p>ii)25-feet (inside) for turns greater than 90 degrees</p> <p>b) For buildings 30-feet or more and/or 3 or more stories in height minimum interior turning radius of 30 feet.</p> <p>Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans.</p> <p>The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.</p> <p>A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.</p>							
GIS	Lance Singleton	1/12/2018	1/19/2018	1/18/2018	6	APPROVED	See comments
<p>(1/18/2018 3:47 PM LS)</p> <p>Address assignment will be:</p> <p>2635 OBSERVATION TRAIL, ROCKWALL, TX 75032</p>							
PLANNING	David Gonzales	1/12/2018	1/19/2018	1/18/2018	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Discuss and consider a request by Matthew Peterson of D. B. Contractors, Inc. on behalf of Jeff Fleming of J. R. Investments, LLC for the approval of a manufacturing facility on an 11.155-acre parcel of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Innovation Drive and Observation Trail, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, February 6, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2018-002" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

VARIANCES AND EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:

** The following requests require approval by a simple majority vote of Council**

1. Sec. 5.1.A.1, of Art. V, of the UDC requires exterior walls to consist of 90 percent masonry materials...on walls which are visible from a public street or open space, including a minimum of 20 percent stone. Exceptions to this requirement, including the allowance for concrete tilt-up wall construction, may be permitted on a case by case basis by the council upon submission and approval of elevation drawings.

2. Sec. 5.1.A.1, of Art. V, of the UDC requires a minimum of 20% natural (or quarried) stone on all facades. The proposed building elevations do not indicate the use of stone on any facade. The variance would allow for not meeting the stone requirement for the south, east, and west facades and requires approval of a simple majority vote of the City Council.

3. Sec. 6.5.B. Table 3, of Art. VI, of the UDC requires a minimum parking standard of one (1) parking space for each 500 square feet of manufacturing use, one (1) space for each 1,000 square feet of warehouse use, and one (1) space parking space for each 300 square feet of office space and requires 380 parking spaces. The applicant is requesting to reduce the amount of parking required by 197 parking spaces and providing a total of 183 parking spaces and requires a variance to allow for not meeting the standards as prescribed in the UDC.

EXCEPTION TO THE UDC TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION:

1. Per Sec. 1.5.2, of Article V, of the UDC, The access area of all refuse storage areas for trash dumpsters shall be screened with an opaque gate and shall not face a public street unless otherwise approved during site plan approval process.

a. Where is the trash dumpster enclosure located? Will this exception be requested?

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested above:

Site Plan:

1. Re-label all firelane as "24-ft Firelane, Public Access and Utility Easement" as appropriate.
2. Is there a trash dumpster? If so, where is it located? Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
------------------------	---------	------	-----	----------	----------------	---------

Discuss and consider a request by Matthew Peterson of D. B. Contractors, Inc. on behalf of Jeff Fleming of J. R. Investments, LLC for the approval of a manufacturing facility on an 11.155-acre parcel of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Innovation Drive and Observation Trail, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, February 6, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2018-002" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

VARIANCES AND EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:

** The following requests require approval by a simple majority vote of Council**

1. Sec. 5.1.A.1, of Art. V, of the UDC requires exterior walls to consist of 90 percent masonry materials...on walls which are visible from a public street or open space, including a minimum of 20 percent stone. Exceptions to this requirement, including the allowance for concrete tilt-up wall construction, may be permitted on a case by case basis by the council upon submission and approval of elevation drawings.

2. Sec. 5.1.A.1, of Art. V, of the UDC requires a minimum of 20% natural (or quarried) stone on all facades. The proposed building elevations do not indicate the use of stone on any facade. The variance would allow for not meeting the stone requirement for the south, east, and west facades and requires approval of a simple majority vote of the City Council.

3. Sec. 6.5.B. Table 3, of Art. VI, of the UDC requires a minimum parking standard of one (1) parking space for each 500 square feet of manufacturing use, one (1) space for each 1,000 square feet of warehouse use, and one (1) space parking space for each 300 square feet of office space and requires 380 parking spaces. The applicant is requesting to reduce the amount of parking required by 197 parking spaces and providing a total of 183 parking spaces and requires a variance to allow for not meeting the standards as prescribed in the UDC.

EXCEPTION TO THE UDC TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION:

1. Per Sec. 1.5.2, of Article V, of the UDC, The access area of all refuse storage areas for trash dumpsters shall be screened with an opaque gate and shall not face a public street unless otherwise approved during site plan approval process.

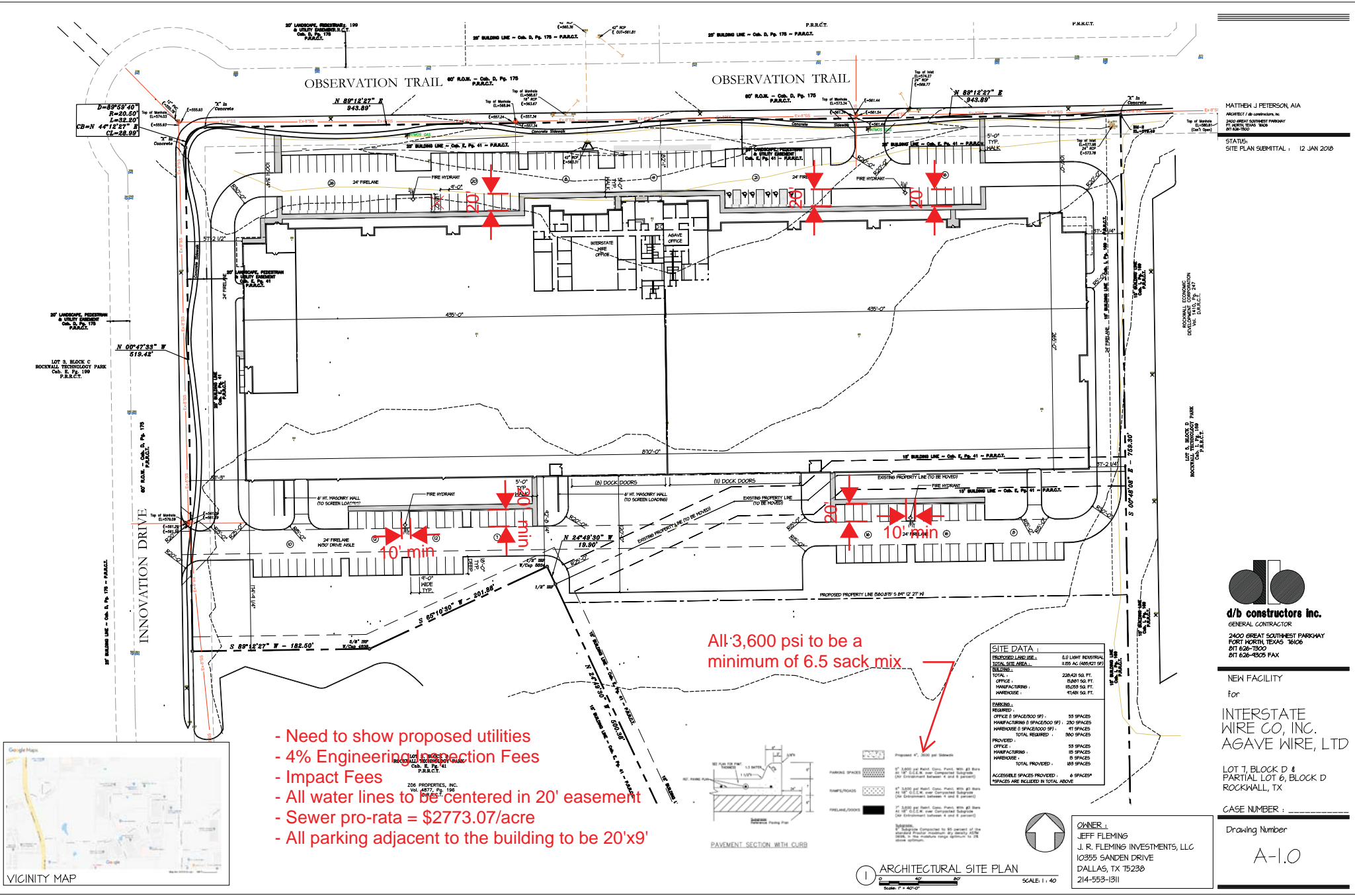
a. Where is the trash dumpster enclosure located? Will this exception be requested?

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested above:

Site Plan:

1. Re-label all firelane as "24-ft Firelane, Public Access and Utility Easement" as appropriate.
2. Is there a trash dumpster? If so, where is it located? Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary

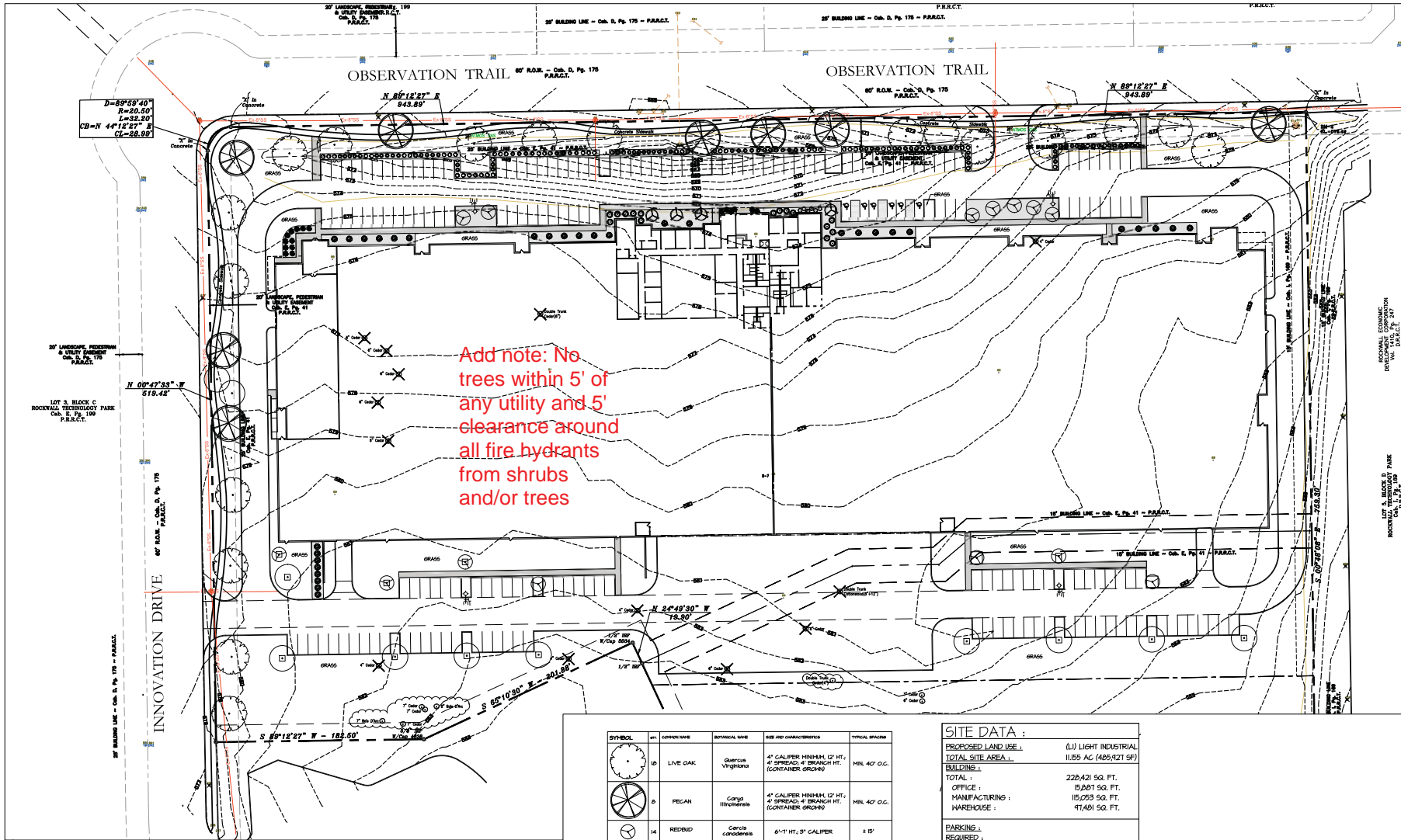
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>structure; including the use of an opaque gate and a self-latching mechanism. Provide detail and label as such.</p> <p>3. Based on the parking provided, a variance will be required in order to reduce the minimum amount required. See variance request above.</p> <p>4. Approval of an exception by the City Council is required in order to construct the building with tilt-up wall construction. See exception above.</p> <p>5. Provide a hatch for the sidewalk area to better delineate.</p> <p>6. Delineate and label the required landscape buffer strips along all roadways.</p> <p>Landscape Plan:</p> <p>1. Resubmit corrected landscape plan that does not indicate the contour lines.</p> <p>2. Delineate and label the required landscape buffer along Observation Trail and Innovation Drive.</p> <p>3. What is the width of the sidewalk?</p> <p>4. Provide a hatch for the sidewalk area to better delineate.</p> <p>Treescape Plan:</p> <p>1. The treescape plan as submitted meets or exceeds the requirements of the UDC.</p> <p>Photometric Plan:</p> <p>1. The lighting pole standards are not to exceed a maximum overall height of 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.</p> <p>2. In order to reduce glare, all exterior lighting fixtures are to be shielded. Provide cut sheets for all exterior light fixtures.</p> <p>Building Elevations:</p> <p>1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and dash-in RTU's on elevations. Provide detail of screening mechanism to be used.</p> <p>2. Are there any other architectural elements being incorporated with the building [e.g. accents (other than paint), articulated elements, stamped concrete walls, etc:]</p> <p>5. Horizontal articulation is required for all facades. Based on elevations submitted, this requires approval of a variance by City Council for not meeting this requirement along the south elevation (rear).</p> <p>6. The following requires approval by the City Council as indicated above:</p> <p>A) To allow for the use of concrete tilt-up wall construction, and</p> <p>B) To allow for not meeting the 20% stone requirement for south (0%), east (11.8%), and west (10.3%) facades, which are visible from a public street or open space.</p> <p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend:</p> <p>Architectural Review Board: January 30, 2018 (5:00 p.m.) [Applicant to receive recommendations from ARB]</p> <p>Planning - Work Session: January 30, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]</p> <p>Architectural Review Board: February 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]</p> <p>Planning - Action: February 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]</p> <p>City Council - Action: Monday, February 19, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]</p>						



- Need to show proposed utilities
- 4% Engineering Inspection Fees
- Impact Fees
- All water lines to be centered in 20' easement
- Sewer pro-rata = \$2773.07/acre
- All parking adjacent to the building to be 20'x9'

All 3,600 psi to be a minimum of 6.5 sack mix





Add note: No trees within 5' of any utility and 5' clearance around all fire hydrants from shrubs and/or trees



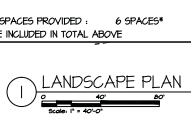
SITE TABULATIONS:

PROPOSED LAND USE:	(L) LIGHT INDUSTRIAL
TOTAL SITE AREA:	11,855 AC (485,821 SF)
BUILDINGS:	
MAXIMUM ALLOWABLE BUILDING COVERAGE AS A PERCENTAGE OF LOT AREA: 60%	
BUILDING FOOTPRINT: 228,421 SF	
BUILDING COVERAGE: 46.8%	
SITE:	
MAXIMUM AMOUNT OF IMPERVIOUS COVERAGE AS A PERCENTAGE OF LOT AREA: 10% TO 15%	
ROADS, SIDEWALKS, AND PARKING: 134,240 SF	
BUILDING FOOTPRINT: 228,421 SF	
TOTAL IMPERVIOUS COVERAGE: 362,405 SF	
IMPERVIOUS COVERAGE: 14.6%	

SYMBOL	NO.	COMMON NAME	SCIENTIFIC NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	10	LIVE OAK	Quercus virginiana	4" CALIPER SHRUB/12' HT. 4" SPREAD 4" BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	3	PECAN	Carya illinoensis	4" CALIPER SHRUB/12' HT. 4" SPREAD 4" BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	14	REDBUD	Cercis canadensis	6"-7" HT., 3" CALIPER	1' 15"
	4	YAUPOON HOLLY	Ilex vomitoria	30 GALLON FULL-EVEN BRANCHING, MATCHING	± 20'
	11	LIL' LEAF MAGNOLIA	Magnolia grandiflora Little leaf	30 GALLON FULL 7' HT. MIN / 3" CANOPY DETH. SHRUB	REF. PLAN
	64	TEXAS SAGE	Leucophyllum frutescens	3 GAL., 30" TALL, FULL-EVEN BRANCHING, MATCHING	1' 15"
	66	BARBER'S ROSE ALIVE	Rosa (Barber's) atropurpurea	3 GAL., CONTAINER FILL	1' 15"
	32	NELLE STEVENS HOLLY	Ilex x 'Nelle Stevens'	6 GAL., 30" SPREAD	1' 15"
	10	ROSEMARY	Rosmarinus officinalis	1 GAL., 10" TALL, 10" WIDE	1' 3"-5"
	17	MEXICAN HEATHER	Hebebebe leucostachya	2 GAL., 15" SPREAD	1' 3"-5"
	6	MEXICAN OREGANO	Verbenaceae Lepido graveolens	1 GAL., 10" SPREAD	1' 4"

SITE DATA:

PROPOSED LAND USE:	(L) LIGHT INDUSTRIAL
TOTAL SITE AREA:	11,855 AC (485,821 SF)
BUILDING:	
TOTAL:	228,421 SQ. FT.
OFFICE:	15,807 SQ. FT.
MANUFACTURING:	115,253 SQ. FT.
WAREHOUSE:	47,481 SQ. FT.
PARKING:	
REQUIRED:	
OFFICE (1 SPACE/500 SF):	53 SPACES
MANUFACTURING (1 SPACE/500 SF):	230 SPACES
WAREHOUSE (1 SPACE/1000 SF):	47 SPACES
TOTAL REQUIRED:	380 SPACES
PROVIDED:	
OFFICE:	53 SPACES
MANUFACTURING:	115 SPACES
WAREHOUSE:	15 SPACES
TOTAL PROVIDED:	183 SPACES
ACCESSIBLE SPACES PROVIDED:	6 SPACES*
*SPACES ARE INCLUDED IN TOTAL ABOVE	



MATTHEW J. PETERSON, AIA
 ARCHITECT / AIA CERTIFICATION NO. 2500
 2500 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817-335-7500

STATUS:
 SITE PLAN SUBMITTAL: 12 JAN 2016

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817-526-7500
 817-626-4505 FAX

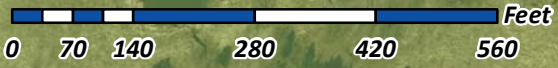
NEW FACILITY
 for
INTERSTATE WIRE CO., INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D & PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER:

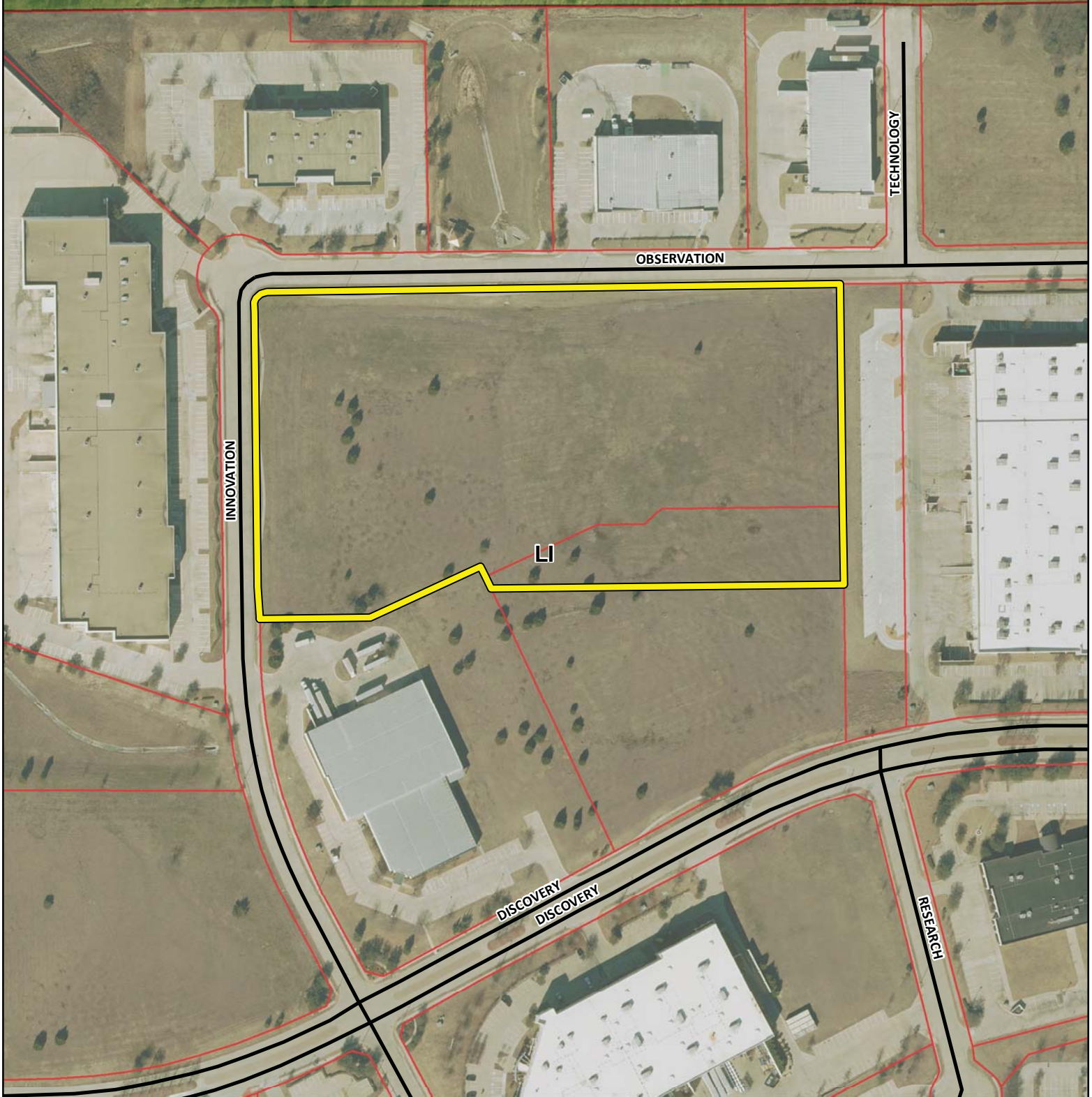
OWNER:
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

Drawing Number
A-1.4



SP2018-002 - SITE PLAN FOR INTERSTATE WIRE COMPANY
SITE PLAN - LOCATION MAP =

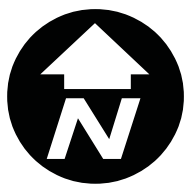
AG

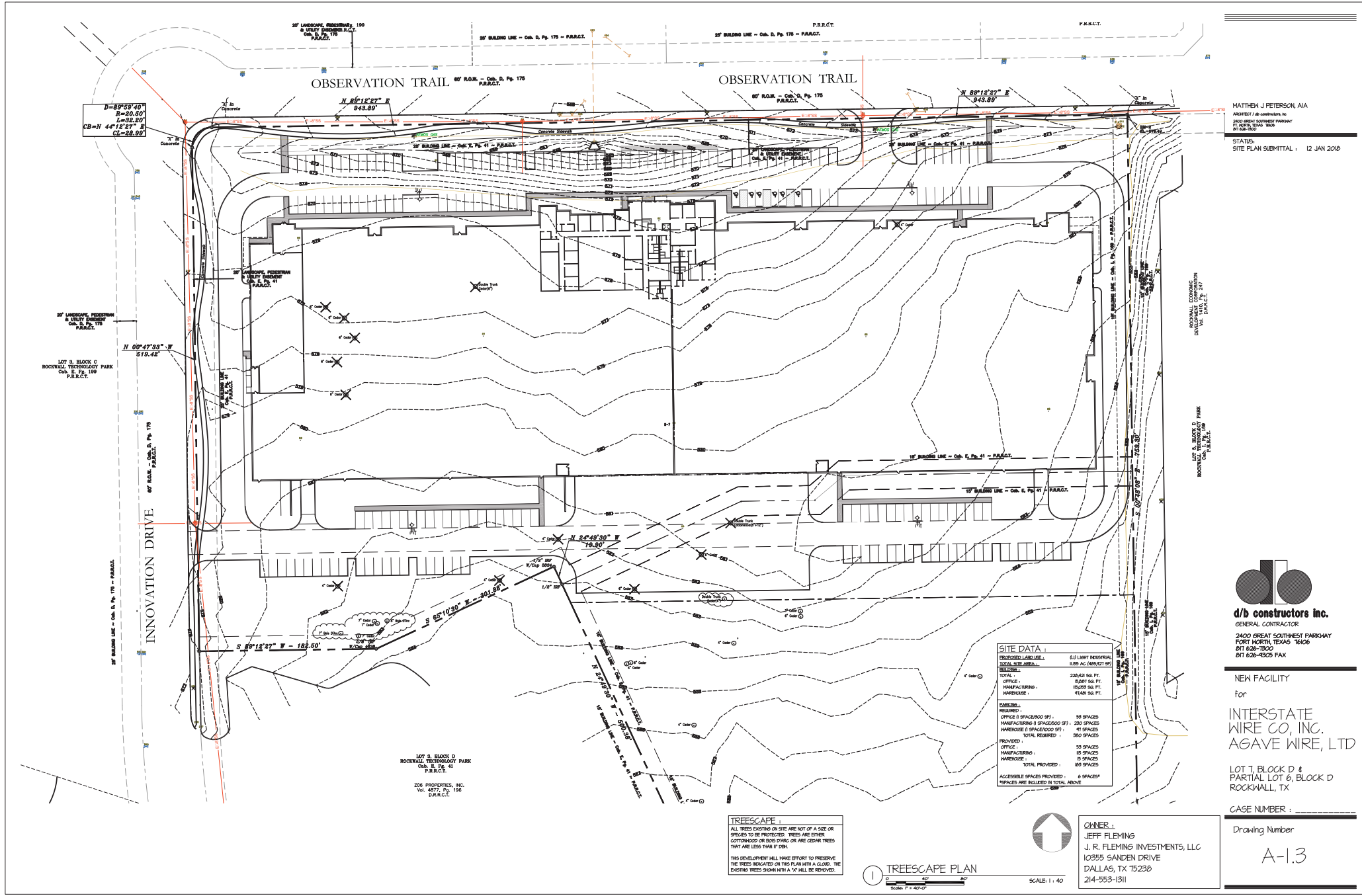


City of Rockwall

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.





MATHEW J. PETERSON, AIA
 ARCHITECT / AIA CERTIFICATION NO. 2400
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817-626-1500
 817-626-1505

STATUS:
 SITE PLAN SUBMITTAL 12 JAN 2016

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
 DALLAS, TEXAS 75087
 D.B.A. R.E.C.D.

LOT 7, BLOCK D
 ROCKWALL TECHNOLOGY PARK
 C.O.B. 5, P.P. 110
 P.R.R.C.T.

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1500
 817 626-1505 FAX

NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD
 LOT 7, BLOCK D & PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER : _____
 Drawing Number

SITE DATA :

PROPOSED LAND USE:	0.0 LIGHT INDUSTRIAL
TOTAL SITE AREA:	1,550 AC (648,521 SF)
TOTAL:	228,420 SQ. FT.
OFFICE:	15,840 SQ. FT.
MANUFACTURING:	152,095 SQ. FT.
WAREHOUSE:	47,485 SQ. FT.

REQUIRED:

OFFICE (1 SPACE/100 SF):	55 SPACES
MANUFACTURING (1 SPACE/100 SF):	200 SPACES
WAREHOUSE (1 SPACE/100 SF):	47 SPACES
TOTAL REQUIRED:	302 SPACES

PROVIDED:

OFFICE:	55 SPACES
MANUFACTURING:	191 SPACES
WAREHOUSE:	191 SPACES
TOTAL PROVIDED:	437 SPACES

ACCESSIBLE SPACES PROVIDED: 8 SPACES
 8 SPACES ARE INCLUDED IN TOTAL ABOVE

TREESCAPE :
 ALL TREES EXISTING ON SITE ARE NOT OF A SIZE OR SPECIES TO BE PROTECTED. TREES ARE EITHER GOTTWALD OR BIRD SPRING OR ARE CLEAR TREES THAT ARE LESS THAN 10 CM.
 THIS DEVELOPMENT WILL MAKE EFFORTS TO PRESERVE THE TREES INDICATED ON THIS PLAN WITH A CLOUD. THE EXISTING TREES SHOWN WITH A "C" WILL BE REMOVED.

TREESCAPE PLAN
 Scale: 1" = 40'-0"



OWNER :
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

SCALE: 1" = 40'

$D=89'59'40"$
 $R=20.50'$
 $L=32.50'$
 $CB=N 44^{\circ}12'27" E$
 $CL=28.99'$

27' LANDSCAPE FENCELINE & UTILITY EASEMENT
 C.O.B. 5, P.P. 175
 P.R.R.C.T.

LOT 3, BLOCK C
 ROCKWALL TECHNOLOGY PARK
 C.O.B. 5, P.P. 110
 P.R.R.C.T.

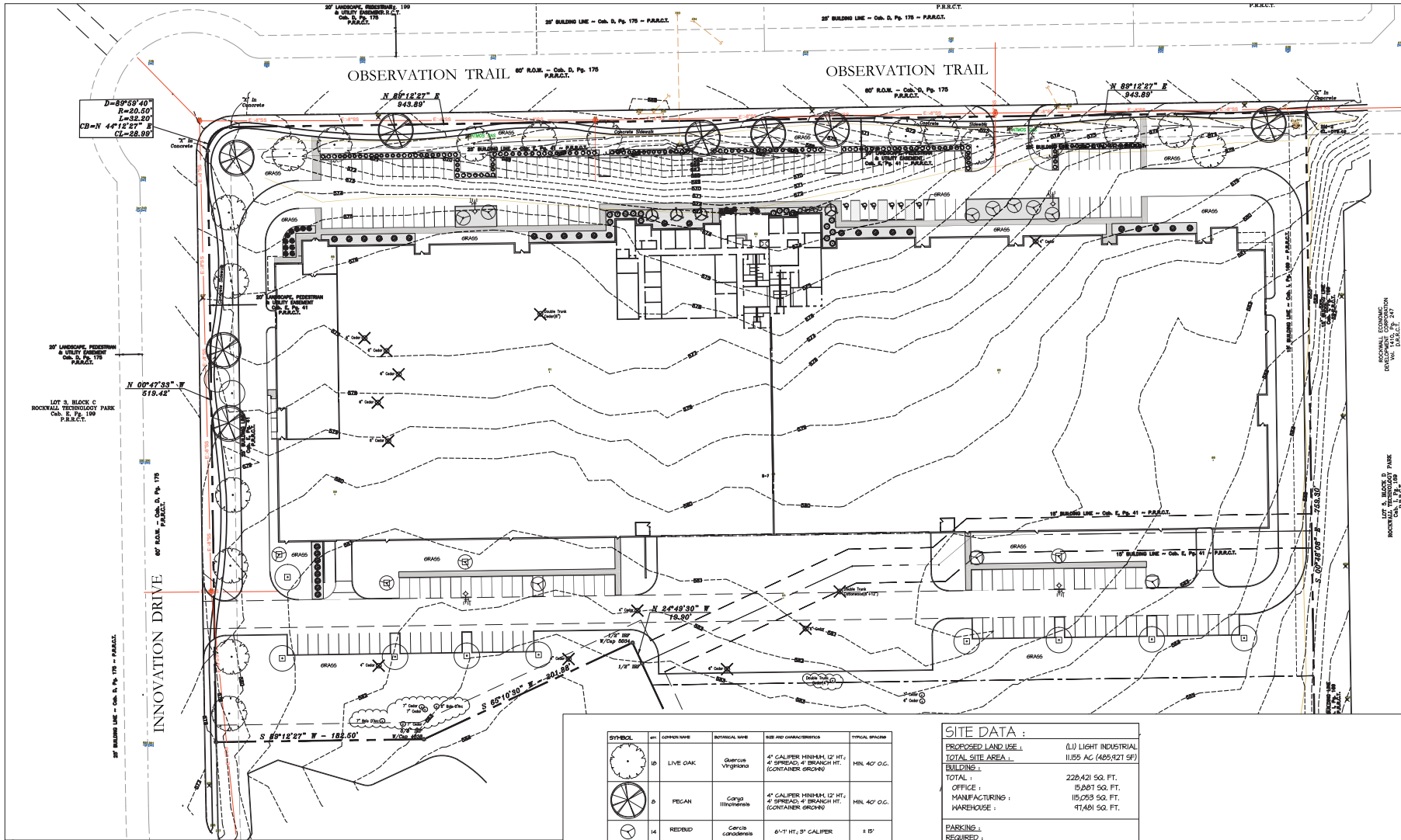
$N 00^{\circ}47'33" W$
 $519.42'$

27' LANDSCAPE FENCELINE & UTILITY EASEMENT
 C.O.B. 5, P.P. 175
 P.R.R.C.T.

LOT 3, BLOCK D
 ROCKWALL TECHNOLOGY PARK
 C.O.B. 5, P.P. 41
 P.R.R.C.T.

206 PROPERTIES, INC.
 Vol. 4877, Pg. 196
 D.B.A. R.E.C.D.

27' LANDSCAPE FENCELINE & UTILITY EASEMENT
 C.O.B. 5, P.P. 175
 P.R.R.C.T.



MATHEW J. PETERSON, AIA
 ARCHITECT / AIA CONSULTANT, PC
 2800 BRICK BARNBURY PARKWAY
 FORT WORTH, TEXAS 76106
 817-335-7500

STATUS:
 SITE PLAN SUBMITTAL 12 JAN 2016

LOT 3, BLOCK C
 ROCKWALL TECHNOLOGY PARK
 Ord. 5, Pg. 176, 179
 P.A.R.C.T.

LOT 4, BLOCK D
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX
 Ord. 5, Pg. 176, 179
 P.A.R.C.T.



SITE TABULATIONS:

PROPOSED LAND USE:	(L) LIGHT INDUSTRIAL
TOTAL SITE AREA:	11,855 AC (485,821 SF)
BUILDINGS:	
MAXIMUM ALLOWABLE BUILDING COVERAGE AS A PERCENTAGE OF LOT AREA: 60%	
BUILDING FOOTPRINT: 228,215 SF	
BUILDING COVERAGE: 46.4%	
SITE:	
MAXIMUM AMOUNT OF IMPERVIOUS COVERAGE AS A PERCENTAGE OF LOT AREA: 10% TO 15%	
ROADS, SIDEWALKS, AND PARKING: 134,240 SF	
BUILDING FOOTPRINT: 228,215 SF	
TOTAL IMPERVIOUS COVERAGE: 362,455 SF	
IMPERVIOUS COVERAGE: 14.6%	

SYMBOL	SP	COPPER NAME	Botanical Name	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	13	LIVE OAK	Quercus virginiana	4" CALIPER THINSET 12' HT., 4" SPREAD 4" BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	13	PECAN	Carya illinoensis	4" CALIPER THINSET 12' HT., 4" SPREAD 4" BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	14	REDBUD	Cercis canadensis	6"-7" HT., 3" CALIPER	1' 15"
	4	YAUPOON HOLLY	Ilex vomitoria	30 GALLON FULL-EVEN BRANCHING, MATCHING	± 20'
	11	LIL' GEM MAGNOLIA	Magnolia grandiflora Little Gem	30 GALLON FULL 7' HT. MIN / 3" CANOPY METH. THINSET	REF. PLAN
	64	TEXAS SAGE	Leucophyllum frutescens	3 GAL., 30" TALL, FULL-EVEN BRANCHING, MATCHING	1' 15"
	66	BARBER'S ROSE ALIVE	Rosa 'Barber's Rose' (Rosa rugosa)	3 GAL., CONTAINER FILL	1' 15"
	32	NELLE STEVENS HOLLY	Ilex x 'Nelle Stevens'	6 GAL., 30" SPREAD	1' 15"
	10	ROSEMARY	Rosmarinus officinalis	1 GAL., 18" TALL 10" WIDE	1' 3"-5"
	17	MEXICAN HEATHER	Hebebebe mexicana	2 GAL., 15" SPREAD	1' 3"-5"
	6	MEXICAN OREGANO	Verbenaceae Lepido graveolens	1 GAL., 18" SPREAD	1' 4"

SITE DATA:

PROPOSED LAND USE:	(L) LIGHT INDUSTRIAL
TOTAL SITE AREA:	11,855 AC (485,821 SF)
BUILDINGS:	
TOTAL:	228,215 SQ. FT.
OFFICE:	15,807 SQ. FT.
MANUFACTURING:	115,253 SQ. FT.
WAREHOUSE:	47,415 SQ. FT.
PARKING:	
REQUIRED:	
OFFICE (1 SPACE/300 SF):	53 SPACES
MANUFACTURING (1 SPACE/500 SF):	230 SPACES
WAREHOUSE (1 SPACE/1000 SF):	47 SPACES
TOTAL REQUIRED:	380 SPACES
PROVIDED:	
OFFICE:	53 SPACES
MANUFACTURING:	115 SPACES
WAREHOUSE:	15 SPACES
TOTAL PROVIDED:	183 SPACES
ACCESSIBLE SPACES PROVIDED:	6 SPACES*
*SPACES ARE INCLUDED IN TOTAL ABOVE	

LANDSCAPE PLAN
 Scale: 1" = 40'-0"



SCALE: 1" = 40'

OWNER:
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 526-1500
 817 626-4505 FAX

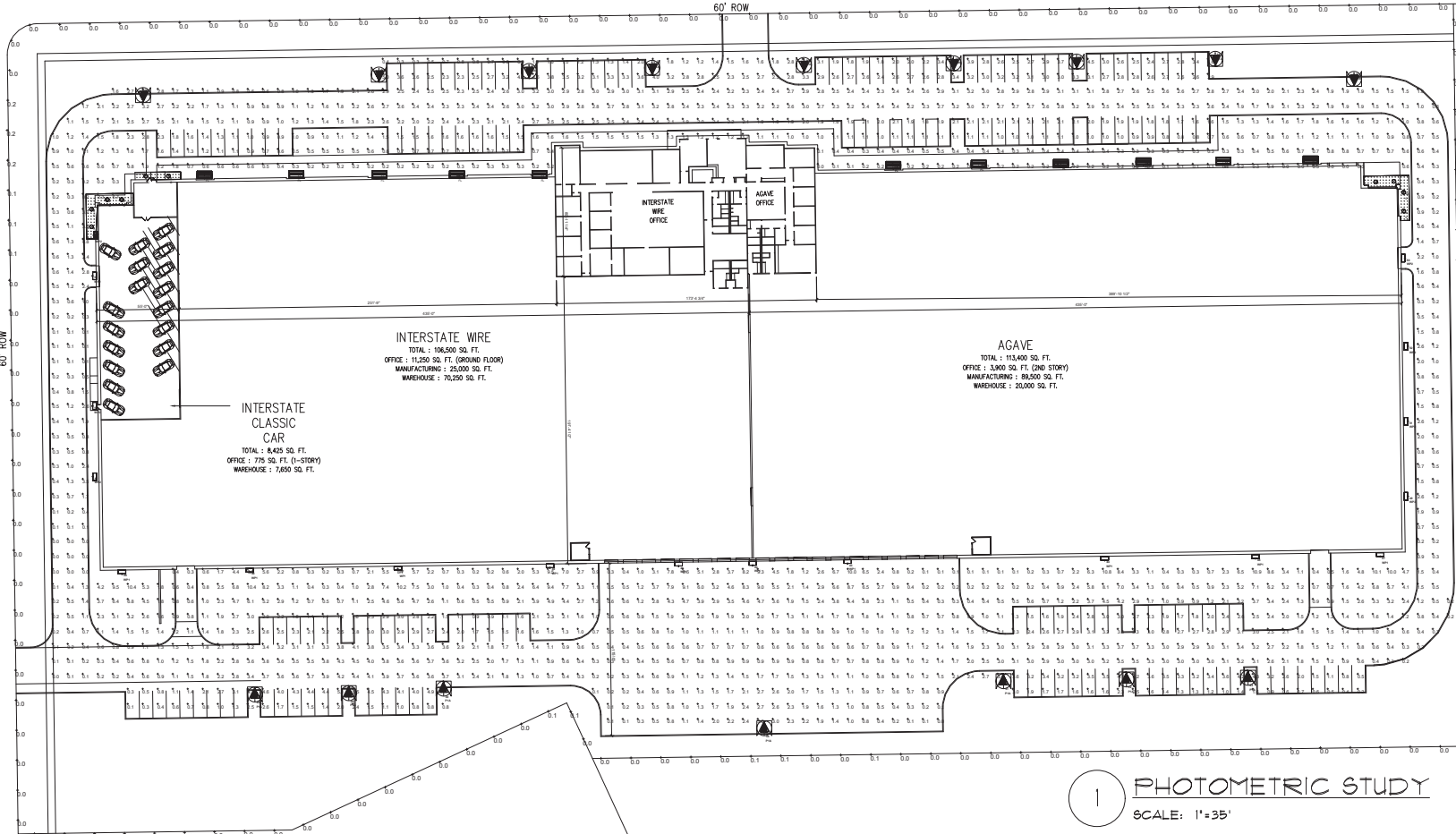
NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD
 LOT 7, BLOCK D & PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX
 CASE NUMBER:

Drawing Number
A-1.4

OBSERVATION TRAIL

60' ROW

INNOVATION DRIVE
60' ROW



INTERSTATE WIRE
TOTAL : 106,500 SQ. FT.
OFFICE : 11,250 SQ. FT. (GROUND FLOOR)
MANUFACTURING : 25,000 SQ. FT.
WAREHOUSE : 70,250 SQ. FT.

AGAVE
TOTAL : 115,000 SQ. FT.
OFFICE : 3,000 SQ. FT. (2ND STORY)
MANUFACTURING : 85,500 SQ. FT.
WAREHOUSE : 26,500 SQ. FT.

INTERSTATE CLASSIC CAR
TOTAL : 8,425 SQ. FT.
OFFICE : 775 SQ. FT. (1-STORY)
WAREHOUSE : 7,650 SQ. FT.

PHOTOMETRIC STUDY
SCALE: 1"=35'

LumNo	Label	X	Y	Z	Orient	Tilt
1	C	134.4	424.8	12	0	0
2	C	144.9	442.95	12	0	0
3	C	170.55	458.55	12	0	0
4	C	165.7	455.55	12	0	0
5	C	154.4	436.5	12	0	0
6	C	154.5	442.55	12	0	0
7	C	900.45	454.65	12	0	0
8	C	1009.2	435.3	12	0	0
9	C	1002.6	455.1	12	0	0
10	C	1009.2	447.75	12	0	0
11	FL	270.9	459.6	0	270	60
12	FL	328.4	459.6	0	270	60
13	FL	378	459.6	0	270	60
14	FL	433.05	459.6	0	270	60
15	FL	509.7	459.6	0	270	60
16	FL	535.65	458.15	0	270	60
17	FL	547.1	459.35	0	270	60
18	FL	568.9	459.45	0	270	60
19	FL	568.85	455.75	0	270	60
20	FL	725.85	456.65	0	270	60
21	FL	780.6	467.1	0	270	60
22	PIA	325.95	530.4	27.5	270	0
23	PIA	426	532.8	27.5	270	0
24	PIA	508.05	534.9	27.5	270	0
25	PIA	709.06	537.962	27.5	270	0
26	PIA	791.062	538.11	27.5	270	0
27	PIA	859.3	538.85	27.5	270	0
28	PIA	243.254	108.839	27.5	90	0

LumNo	Label	X	Y	Z	Orient	Tilt
29	PIA	305.879	109.716	27.5	90	0
30	PIA	369.143	112.739	27.5	90	0
31	PIA	742.398	117.924	27.5	90	0
32	PIA	824.59	118.852	27.5	90	0
33	PIA	905.382	119.996	27.5	90	0
34	PIA	882.883	86.339	27.5	90	0
35	PIA	893.5	500.9	27.5	270	0
36	PIA	168.75	516.75	27.5	270	0
37	PIB	976.06	527.55	27.5	270	0
38	WP1	236.55	196.65	20	270	0
39	WP1	338.7	197.4	20	270	0
40	WP1	440.1	198.75	20	270	0
41	WP1	525.75	199.35	20	270	0
42	WP1	575.1	199.2	20	270	0
43	WP1	638.4	200.4	20	270	0
44	WP1	810.3	201.6	20	270	0
45	WP1	910.35	203.7	20	270	0
46	WP1	154.65	193.85	20	270	0
47	WP1	963.45	203.7	20	270	0
48	WP2	135.898	419.865	20	180	0
49	WP2	1011.884	245.116	20	0	0
50	WP2	1009.5	405.85	20	0	0
51	WP2	1071.884	235.116	20	0	0
52	WP2	1071.884	345.116	20	0	0
53	WP2	135.15	305.25	20	180	0
54	WP2	135.15	395.1	20	180	0
55	WP2	135.3	258.15	16	180	0

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Mfp	Description	Lum. Watts
10	C	PIA	SINGLE	N.A.	0.864	Edison	PF0100D10B: PCM8B84-6VC	9.9
11	FL	PIA	SINGLE	N.A.	0.864	Edison	XTOR10B	150
15	PIA	PIA	SINGLE	N.A.	0.912	Edison	GLEON-AP-03-LED-E1-SL3-HSS	166
16	PIB	PIB	SINGLE	N.A.	0.912	Edison	GLEON-AP-03-LED-E1-SL4-HSS	113
10	WP1	WP1	SINGLE	N.A.	0.864	Edison	XTOR10B	150
8	WP2	WP2	SINGLE	N.A.	0.864	Edison	XTOR3B-W	25.5

2' POLE, 2' F BASE

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin	P150Lr	P150Pct
Canopy 1	Surveillance	Fc	6.85	11.1	1.9	3.62	5.54	2	2
Canopy 2	Surveillance	Fc	7.89	11.4	2.5	3.76	4.56	2	2
Canopy 3	Surveillance	Fc	6.87	10.9	2.6	2.83	4.19	2	2
Canopy 4	Surveillance	Fc	7.59	11.3	1.4	5.06	5.07	2	2
Property Line	Surveillance	Fc	0.03	0.2	0.0	N.A.	N.A.	20	N.A.
Site (Unshaded) Grade	Surveillance	Fc	1.89	13.9	0.0	N.A.	N.A.	10	10

Object Summary	Type	Description
Building	Polygon-Flat	Assumed Reflectance: 3
Canopy 1	Polygon-Flat	Assumed Reflectance: 3
Canopy 2	Polygon-Flat	Assumed Reflectance: 3
Canopy 3	Polygon-Flat	Assumed Reflectance: 3
Canopy 4	Polygon-Flat	Assumed Reflectance: 3

OWNER :
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

MATTHEW J. PETERSON, AIA
ARCHITECT / AN ASSOCIATE, INC.
2000 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817-626-7300

STATUS:
SITE PLAN SUBMITTAL : 12 JAN 2018



1/9/2018

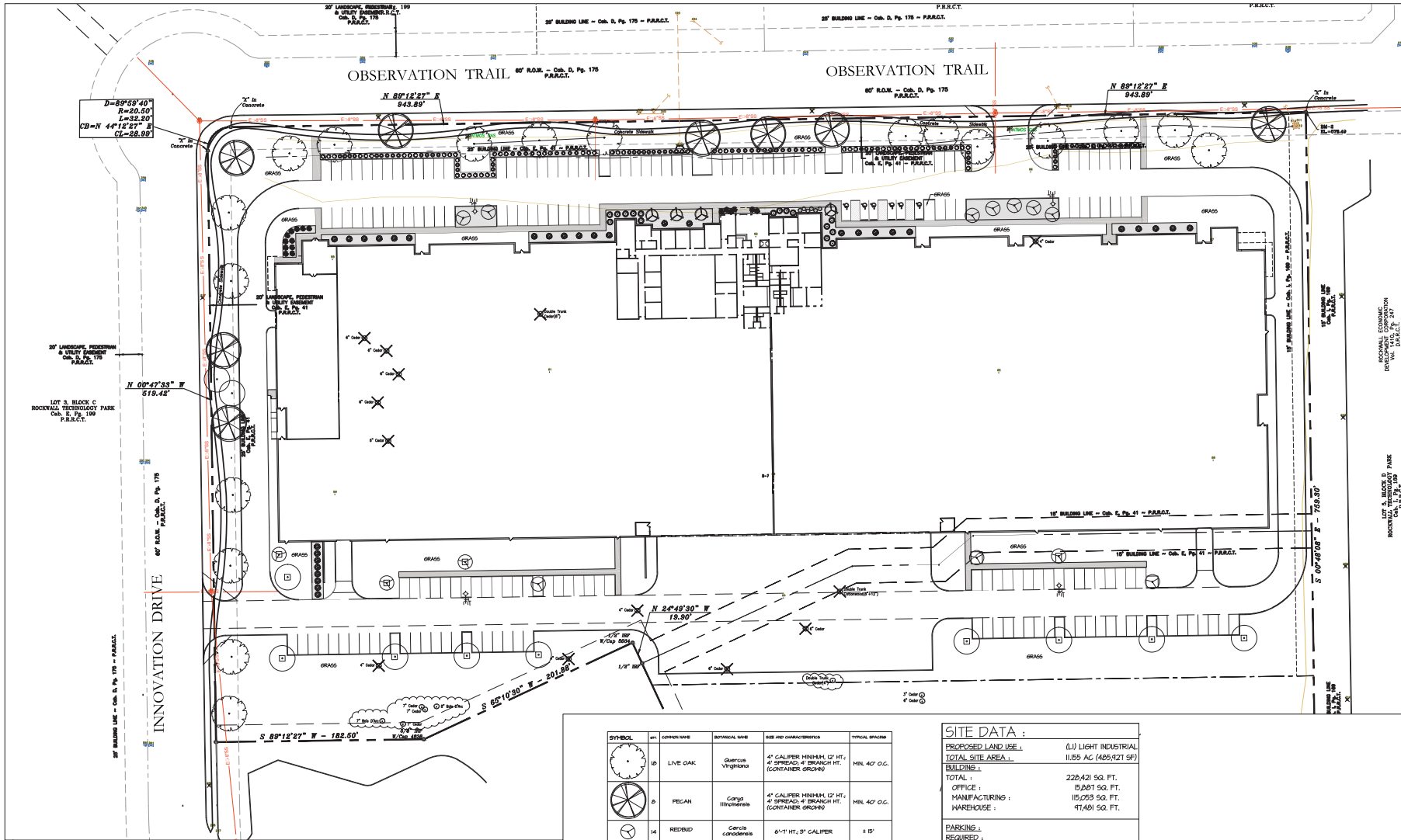
LARRY L. BLACKMON, INC.
ENGINEERING & BUILDING DESIGN
6716 AZLE AVENUE
FORT WORTH, TEXAS 76135
PHONE: 817-238-9501 FAX: 817-238-9504
REGISTRATION # - 002382

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817-626-7300
817-626-9305 FAX

NEW FACILITY
for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD
LOT 7, BLOCK D & PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

CASE NUMBER :

Drawing Number
SL1



MATHEW J PETERSON, AIA
 ARCHITECT / AS CONSULTANT, INC.
 2800 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817-626-7500

STATUS:
 SITE PLAN SUBMITTAL 12 JAN 2016

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-7500
 817 626-4505 FAX

NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER : _____

SITE TABULATIONS :

PROPOSED LAND USE :	(U) LIGHT INDUSTRIAL
TOTAL SITE AREA :	11,855 AC (485,821 SF)
BUILDINGS :	
MAXIMUM ALLOWABLE BUILDING COVERAGE AS A PERCENTAGE OF LOT AREA :	60%
BUILDING FOOTPRINT :	228,421 SF
BUILDING COVERAGE :	46.4%
SITE :	
MAXIMUM AMOUNT OF IMPERVIOUS COVERAGE AS A PERCENTAGE OF LOT AREA :	10% TO 15%
ROADS, SIDEWALKS, AND PARKING :	134,240 SF
BUILDING FOOTPRINT :	228,421 SF
TOTAL IMPERVIOUS COVERAGE :	362,405 SF
IMPERVIOUS COVERAGE :	14.6%

SYMBOL	SP	COMMON NAME	SCIENTIFIC NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	13	LIVE OAK	Quercus Virginiana	4" CALIPER THINSET 12' HT. 4" SPREAD 4" BRANCH HT. (CONTAINER GROWN)	HRL 40' O.C.
	13	PECAN	Carya Illinoensis	4" CALIPER THINSET 12' HT. 4" SPREAD 4" BRANCH HT. (CONTAINER GROWN)	HRL 40' O.C.
	14	REDBUD	Cercis canadensis	6"-7" HT, 3" CALIPER	1 15'
	4	YAUPOON HOLLY	Ilex Vomitoria	30 GALLON FULL-EVEN BRANCHING, MATCHING	1 20'
	11	LIL' GEM MAGNOLIA	Magnolia grandiflora Little Gem	30 GALLON FULL 7' HT. MIN / 3" CANYON METH. THINSET	REF. PLAN
	64	TEXAS SAGE	Leucophyllum frutescens	3 GAL., 30" TALL, FULL-EVEN BRANCHING, MATCHING	1 15'
	66	BARBER'S ROSE SHRUB	Barber's (Barber's) atropurpurea	3 GAL., CONTAINER FILL	1 15'
	32	NELLIE STYVENS HOLLY	Ilex x 'Nellie Styvens'	6 GAL., 30" SPREAD	1 15'
	10	ROSEMARY	Rosmarinus officinalis	1 GAL., 18" TALL, 10" WIDE	1 15'
	17	MEXICAN FEATHER GRASS	Nassella tenuissima	2 GAL., 15" SPREAD	1 3'-5'
	6	MEXICAN OREGANO	Verbenaceae Lepido graveolens	1 GAL., 18" SPREAD	1 4'

SITE DATA :

PROPOSED LAND USE :	(U) LIGHT INDUSTRIAL
TOTAL SITE AREA :	11,855 AC (485,821 SF)
BUILDINGS :	
TOTAL :	228,421 SQ. FT.
OFFICE :	15,807 SQ. FT.
MANUFACTURING :	115,053 SQ. FT.
WAREHOUSE :	47,481 SQ. FT.
PARKING :	
REQUIRED :	
OFFICE (1 SPACE/300 SF) :	53 SPACES
MANUFACTURING (1 SPACE/500 SF) :	230 SPACES
WAREHOUSE (1 SPACE/1000 SF) :	47 SPACES
TOTAL REQUIRED :	380 SPACES
PROVIDED :	
OFFICE :	53 SPACES
MANUFACTURING :	15 SPACES
WAREHOUSE :	15 SPACES
TOTAL PROVIDED :	183 SPACES
ACCESSIBLE SPACES PROVIDED :	6 SPACES*
*SPACES ARE INCLUDED IN TOTAL ABOVE	



LANDSCAPE PLAN
 Scale: 1" = 40'-0"



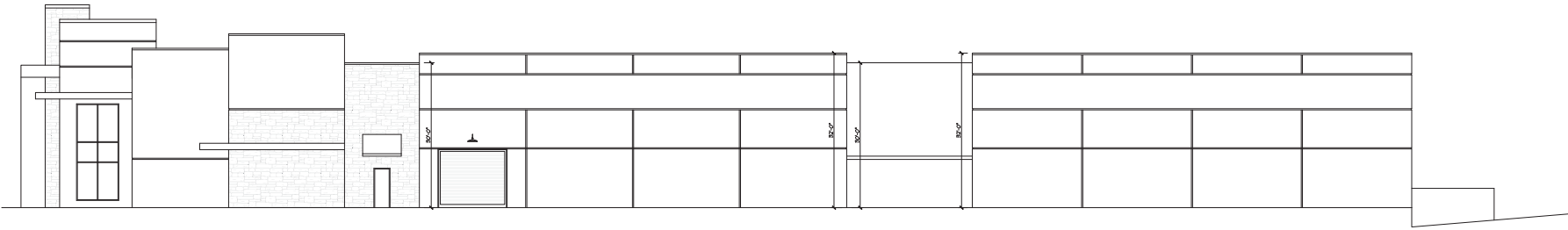
OWNER :
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

SCALE: 1" = 40'

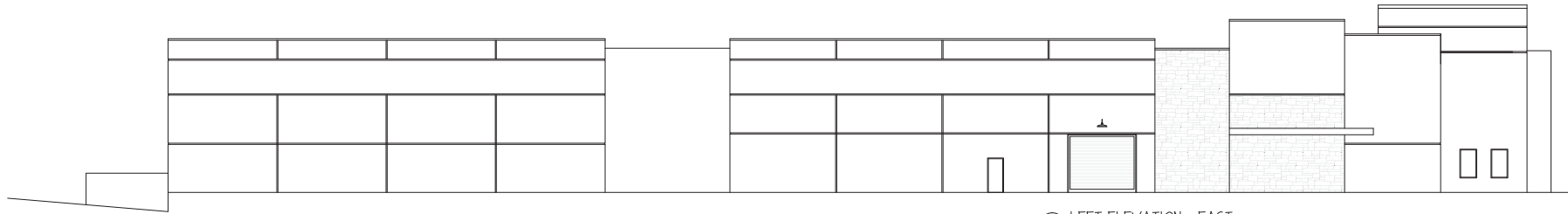
A-1.4

MATTHEW J. PETERSON, AIA
 ARCHITECT / d/b constructors, inc.
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1500

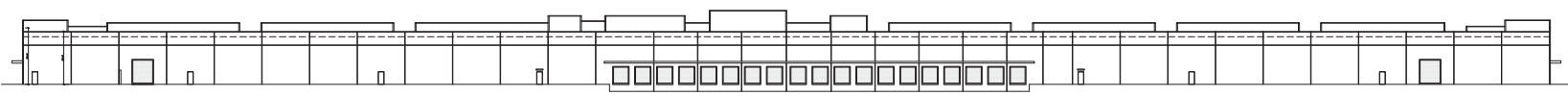
STATUS:
 SITE PLAN SUBMITTAL | 12 JAN 2016



④ RIGHT ELEVATION : WEST
 SCALE: 3/32" = 1'-0"



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



② REAR ELEVATION : SOUTH
 SCALE: 1/32" = 1'-0"



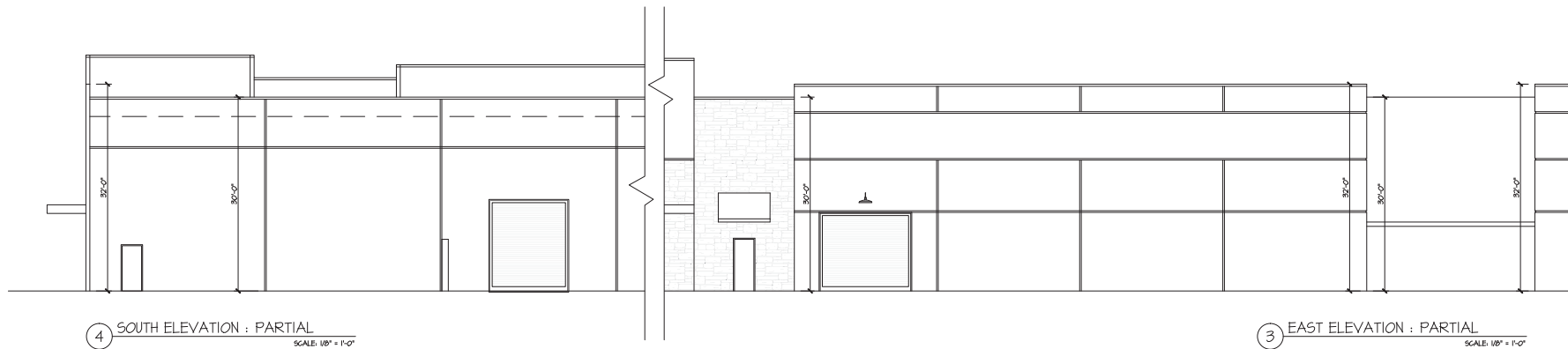
① FRONT ELEVATION : NORTH
 SCALE: 1/32" = 1'-0"



NEW FACILITY
 for
 INTERSTATE
 WIRE CO, INC.
 AGAVE WIRE, LTD
 LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

OWNER:
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

CASE NUMBER : _____
 Drawing Number
 A-1.1



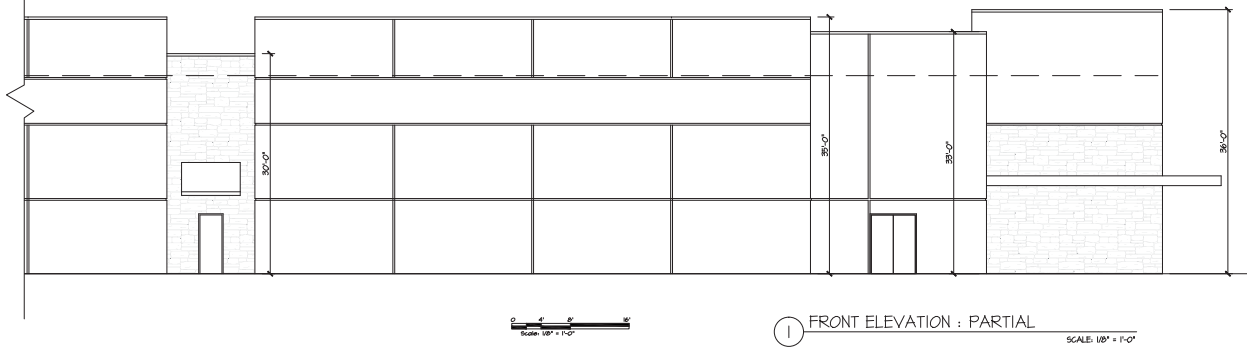
MATTHEW J PETERSON, AIA
 ARCHITECT / AIA CERTIFICATION NO.
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1500
 817 626-4505 FAX

STATUS:
 SITE PLAN SUBMITTAL : 12 JAN 2016



BUILDING DATA :

NORTH ELEVATION (FACING A PUBLIC ROAD):	
GROSS BUILDING ELEVATION SF :	30,601 SF
WINDOWS AND DOORS :	1,846 SF
SUBTOTAL :	28,754 SF
STONE PORTION OF ELEVATION :	1,058 SF
PAINTED CONCRETE TILT PANEL :	21,883 SF
24.4% STONE / 75.6% PAINTED PANEL	
EAST ELEVATION (FACING A PUBLIC ROAD):	
GROSS BUILDING ELEVATION SF :	4,424 SF
WINDOWS AND DOORS :	376 SF
SUBTOTAL :	4,053 SF
STONE PORTION OF ELEVATION :	1,064 SF
PAINTED CONCRETE TILT PANEL :	1,984 SF
11.8% STONE / 88.2% PAINTED PANEL	
WEST ELEVATION (FACING A PRIVATE PUBLIC ROAD):	
GROSS BUILDING ELEVATION SF :	4,453 SF
WINDOWS AND DOORS :	240 SF
SUBTOTAL :	4,213 SF
STONE PORTION OF ELEVATION :	951 SF
PAINTED CONCRETE TILT PANEL :	3,256 SF
10.3% STONE / 89.7% PAINTED PANEL	
SOUTH ELEVATION :	
GROSS BUILDING ELEVATION SF :	21,058 SF
DOORS :	2,342 SF
SUBTOTAL :	24,716 SF
STONE PORTION OF ELEVATION :	0 SF
PAINTED CONCRETE TILT PANEL :	24,716 SF
100% PAINTED PANEL	



OWNER :
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1500
 817 626-4505 FAX

NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD




LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER : _____
 Drawing Number
A-1.2

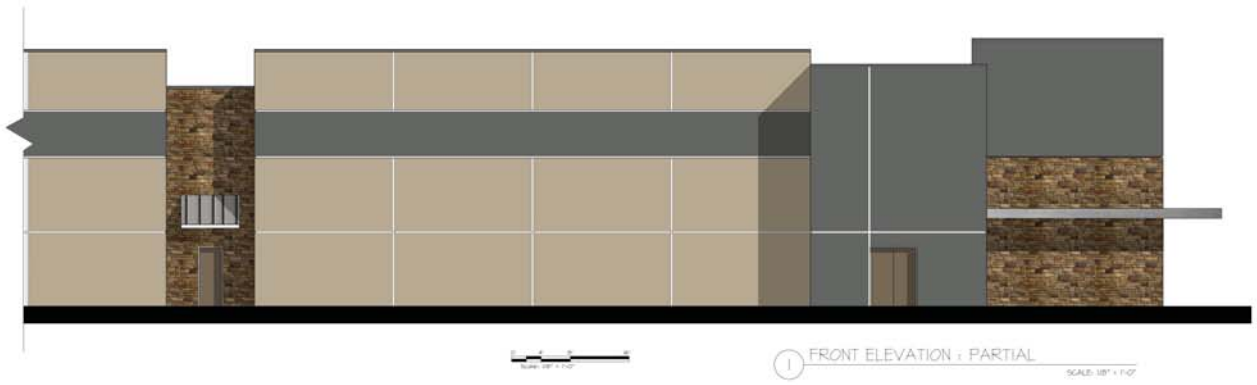
MATTHEW J. PETERSON, AIA
 ARCHITECT & INTERIOR DESIGNER
 2100 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817-628-1500
 817-628-1505 FAX

STATUS:
 SITE PLAN SUBMITTAL | 12 JAN 2018



-  Eldorado Stone
Mountain Ledge
Durango
-  Galvanized Metal
Awning / Eyebrow
-  Dark Bronze
Window Frames/
Storefront Frames

BUILDING DATA:	
NORTH ELEVATION (FACING A PUBLIC ROW):	
GROSS BUILDING ELEVATION SF:	30,681 SF
WINDOWS AND DOORS:	1,846 SF
SUBTOTAL:	28,834 SF
STONE PORTION OF ELEVATION:	1,058 SF
PAINTED CONCRETE TILT PANEL:	21,383 SF
24-48\"/>	



-  SW6150
Universal
Khaki
-  SW7068
Grizzle Gray
-  SW6152
Superior
Bronze


d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817-628-1500
 817-628-1505 FAX

NEW FACILITY
 for
**INTERSTATE
 WIRE CO., INC.
 AGAVE WIRE, LTD**

LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER:

OWNER:
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10855 SANDEN DRIVE
 DALLAS, TX 75239
 214-553-1311

**COLOR CHART
 &
 RENDERED
 ELEVATIONS**

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/13/2018

APPLICANT: Matthew Peterson; *D. B. Contractors, Inc.*

AGENDA ITEM: **SP2018-002**; Site Plan for *Interstate Wire Co., Inc.*

SUMMARY:

Discuss and consider a request by Matthew Peterson of D. B. Contractors, Inc. on behalf of Jeff Fleming of J. R. Investments, LLC for the approval of a manufacturing facility on an 11.155-acre parcel of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Innovation Drive and Observation Trail, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a site plan for the purpose of constructing an approximately 228,421 SF warehouse/manufacturing/office [*i.e. Interstate Wire Co., Inc.*] facility within the REDC Technology Park. The proposed facility will be situated on an 11.155- acre tract of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition. The site is located at the southeast corner of the intersection of Innovation Drive and Observation Trail, north of Discovery Boulevard, and is zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a warehouse/manufacturing/office is a permitted *by-right* use in a Light Industrial (LI) District. The subject property proposes two (2) ingress and egress access points, one (1) along Innovation Drive and one (1) along Observation Trail, meeting the distance requirements from existing driveway approaches per the Engineering Standards of Design Manual.

The treescape plan provided by the applicant indicates all trees being removed from the site are not protected trees and do not require mitigation. The trees being removed are either Cottonwood, Bois d Arc, or Cedar trees less than 11 inch DBH and are not protected. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for properties located within the Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	11.155-Acres; In Conformance
<i>Minimum Lot Frontage</i>	100-Feet	x>943-Feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	x>519-Feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	x>25-Feet; In Conformance
<i>Minimum Rear Yard Setback</i>	0-Feet + ½ H ¹	x>92-Feet; In Conformance
<i>Minimum Side Yard Setback</i>	0-Feet + ½ H ¹	x>37-Feet; In Conformance

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Maximum Building Height</i>	<i>120-Ft²</i>	<i>39-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>~46.9%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>x>90%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>380</i>	<i>183 Provided; Variance</i>
<i>Minimum Stone Requirement (SH205 OV)</i>	<i>20% Each Facade</i>	<i>X<20%; Variance</i>
<i>Minimum Landscaping Percentage</i>	<i>10%</i>	<i>x>10%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>x=74.6%; In Conformance</i>

VARIANCE REQUESTS:

The applicant is requesting variances to the Unified Development Code (UDC) for the sections outlined below. It should be noted that an exception and variance requests require passage by a simple majority vote of those City Council members present to the standards of the UDC. The requests are as follows:

- 1) Section 5.1.A.1, of Article V, of the UDC requires a minimum of 20% stone on all facades which are visible from a public street or open space. The proposed building elevations do not meet the minimum stone requirement on the south, east and west facades. A variance to this section of the UDC would require approval of a simple majority vote of the City Council members present.
- 2) Section 6.5, Table 3, of Article VI, Parking and Loading Standards of the UDC require a minimum of 1/1,000 SF of warehouse space, 1/500 SF of manufacturing space, and 1/300 SF of office space. Based on the proposed site plan, the development of a 228,421 SF facility [*i.e. warehouse/manufacturing/office facility*] has a minimum parking requirement of 380 parking spaces. Currently, the site plan indicates 183 parking spaces are to be provided; however, the applicant has stated that the facility will use less parking than is required based on the maximum number of employees that will be on site. A variance to the parking requirement requires a simple majority vote by the City Council for approval.
- 3) Section 5.1.A.1, of Article V, of the UDC requires exterior walls consist of 90% masonry materials on walls which are visible from a public street or open space. Exceptions to this requirement, including allowing for the use of concrete tilt-up walls may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings. The applicant is requesting a variance for the purpose of utilizing concrete tilt-up wall construction for this facility. An exception to allow for the use of tilt-up wall construction requires approval of a simple majority vote by the City Council.
- 4) Sections 5.1.C.a & 5.1.C.b, of Article V, of the UDC requires a buildings design to provide horizontal and vertical articulation on all facades. The applicant is requesting to allow for the building design to not meet the intent of these requirements for the south facing facade. A variance to allow for the building design to not meet the intent horizontal and vertical articulation requires approval of a simple majority vote by the City Council.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On January 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB had no concerns with the elevations as proposed and made a motion to recommend approval of the elevations, which included the exception and variance requests. The motion passed by a vote of 5 to 0 with Board Members Craddock and Neill absent.

RECOMMENDATIONS:

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

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, 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 Project Plan Review History



Revised Comments Highlighted

Project Number SP2018-002
Project Name Interstate Wire Company
Type SITE PLAN
Subtype
Status P&Z HEARING

Owner ROCKWALL ECONOMIC DEVELOPMENT
Applicant DB CONSTRUCTORS INC

Applied 1/12/2018 LM
Approved
Closed
Expired
Status 1/25/2018 DG

Site Address 2635 OBSERVATION TRL
City, State Zip ROCKWALL, TX 75032

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL TECHNOLOGY PARK	7	D	7	4816-000D-0007-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING (1/17/2018 9:29 AM JA) To qualify for unlimited square footage you must have 60' of frontage along all public ways. 507.4	John Ankrum	1/12/2018	1/19/2018	1/17/2018	5	COMMENTS	
ENGINEERING (1/23/2018 12:42 PM AW) See markup Need to show proposed utilities 4% Engineering Inspection Fees Impact Fees All water lines to be centered in 20' easement Sewer pro-rata = \$2773.07/acre All parking adjacent to the building to be 20'x9' Parking islands with fire hydrants to be a minimum of 10' wide Drainage must match approved REDC drainage map Add note to the landscape plan: No trees within 5' of any utility and 5' clearance around all fire hydrants from shrubs and/or trees 3,600 psi concrete is a minimum of 6.5 sack mix	Amy Williams	1/12/2018	1/19/2018	1/23/2018	11	COMMENTS	See Comments
ENGINEERING	Amy Williams	2/8/2018	2/15/2018	2/8/2018		APPROVED	
FIRE	Kevin Clark	1/12/2018	1/19/2018	1/22/2018	10	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(1/22/2018 2:24 PM KC) The required turning radius of a fire apparatus access road shall be in accordance with: a) For buildings less than 30-feet and less than 3 stories in height: i)20-feet (inside) for turns less than or equal to 90 degrees ii)25-feet (inside) for turns greater than 90 degrees b) For buildings 30-feet or more and/or 3 or more stories in height minimum interior turning radius of 30 feet. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
FIRE	Ariana Hargrove	2/8/2018	2/15/2018	2/8/2018		APPROVED	
GIS (1/18/2018 3:47 PM LS) Address assignment will be: 2635 OBSERVATION TRAIL, ROCKWALL, TX 75032	Lance Singleton	1/12/2018	1/19/2018	1/18/2018	6	APPROVED	See comments
PLANNING	David Gonzales	1/12/2018	1/19/2018	1/18/2018	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Discuss and consider a request by Matthew Peterson of D. B. Contractors, Inc. on behalf of Jeff Fleming of J. R. Investments, LLC for the approval of a manufacturing facility on an 11.155-acre parcel of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Innovation Drive and Observation Trail, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, February 6, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2018-002" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

VARIANCES AND EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:

** The following requests require approval by a simple majority vote of Council**

1. Sec. 5.1.A.1, of Art. V, of the UDC requires exterior walls to consist of 90 percent masonry materials...on walls which are visible from a public street or open space, including a minimum of 20 percent stone. Exceptions to this requirement, including the allowance for concrete tilt-up wall construction, may be permitted on a case by case basis by the council upon submission and approval of elevation drawings.

2. Sec. 5.1.A.1, of Art. V, of the UDC requires a minimum of 20% natural (or quarried) stone on all facades. The proposed building elevations do not indicate the use of stone on any facade. The variance would allow for not meeting the stone requirement for the south, east, and west facades and requires approval of a simple majority vote of the City Council.

3. Sec. 6.5.B. Table 3, of Art. VI, of the UDC requires a minimum parking standard of one (1) parking space for each 500 square feet of manufacturing use, one (1) space for each 1,000 square feet of warehouse use, and one (1) space parking space for each 300 square feet of office space and requires 380 parking spaces. The applicant is requesting to reduce the amount of parking required by 197 parking spaces and providing a total of 183 parking spaces and requires a variance to allow for not meeting the standards as prescribed in the UDC.

EXCEPTION TO THE UDC TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION:

1. Per Sec. 1.5.2, of Article V, of the UDC, The access area of all refuse storage areas for trash dumpsters shall be screened with an opaque gate and shall not face a public street unless otherwise approved during site plan approval process.

a. Where is the trash dumpster enclosure located? Will this exception be requested?

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested above:

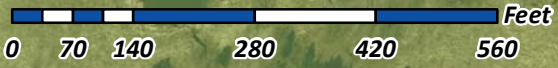
Site Plan:

1. Re-label all firelane as "24-ft Firelane, Public Access and Utility Easement" as appropriate.
2. Is there a trash dumpster? If so, where is it located? Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>structure; including the use of an opaque gate and a self-latching mechanism. Provide detail and label as such.</p> <p>3. Based on the parking provided, a variance will be required in order to reduce the minimum amount required. See variance request above.</p> <p>4. Approval of an exception by the City Council is required in order to construct the building with tilt-up wall construction. See exception above.</p> <p>5. Provide a hatch for the sidewalk area to better delineate.</p> <p>6. Delineate and label the required landscape buffer strips along all roadways.</p> <p>Landscape Plan:</p> <p>1. Resubmit corrected landscape plan that does not indicate the contour lines.</p> <p>2. Delineate and label the required landscape buffer along Observation Trail and Innovation Drive.</p> <p>3. What is the width of the sidewalk?</p> <p>4. Provide a hatch for the sidewalk area to better delineate.</p> <p>Treescape Plan:</p> <p>1. The treescape plan as submitted meets or exceeds the requirements of the UDC.</p> <p>Photometric Plan:</p> <p>1. The lighting pole standards are not to exceed a maximum overall height of 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.</p> <p>2. In order to reduce glare, all exterior lighting fixtures are to be shielded. Provide cut sheets for all exterior light fixtures.</p> <p>Building Elevations:</p> <p>1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and dash-in RTU's on elevations. Provide detail of screening mechanism to be used.</p> <p>2. Are there any other architectural elements being incorporated with the building [e.g. accents (other than paint), articulated elements, stamped concrete walls, etc:]</p> <p>5. Horizontal articulation is required for all facades. Based on elevations submitted, this requires approval of a variance by City Council for not meeting this requirement along the south elevation (rear).</p> <p>6. The following requires approval by the City Council as indicated above:</p> <p>A) To allow for the use of concrete tilt-up wall construction, and</p> <p>B) To allow for not meeting the 20% stone requirement for south (0%), east (11.8%), and west (10.3%) facades, which are visible from a public street or open space.</p> <p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend:</p> <p>Architectural Review Board: January 30, 2018 (5:00 p.m.) [Applicant to receive recommendations from ARB]</p> <p>Planning - Work Session: January 30, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]</p> <p>Architectural Review Board: February 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]</p> <p>Planning - Action: February 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]</p> <p>City Council - Action: Monday, February 19, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]</p>						

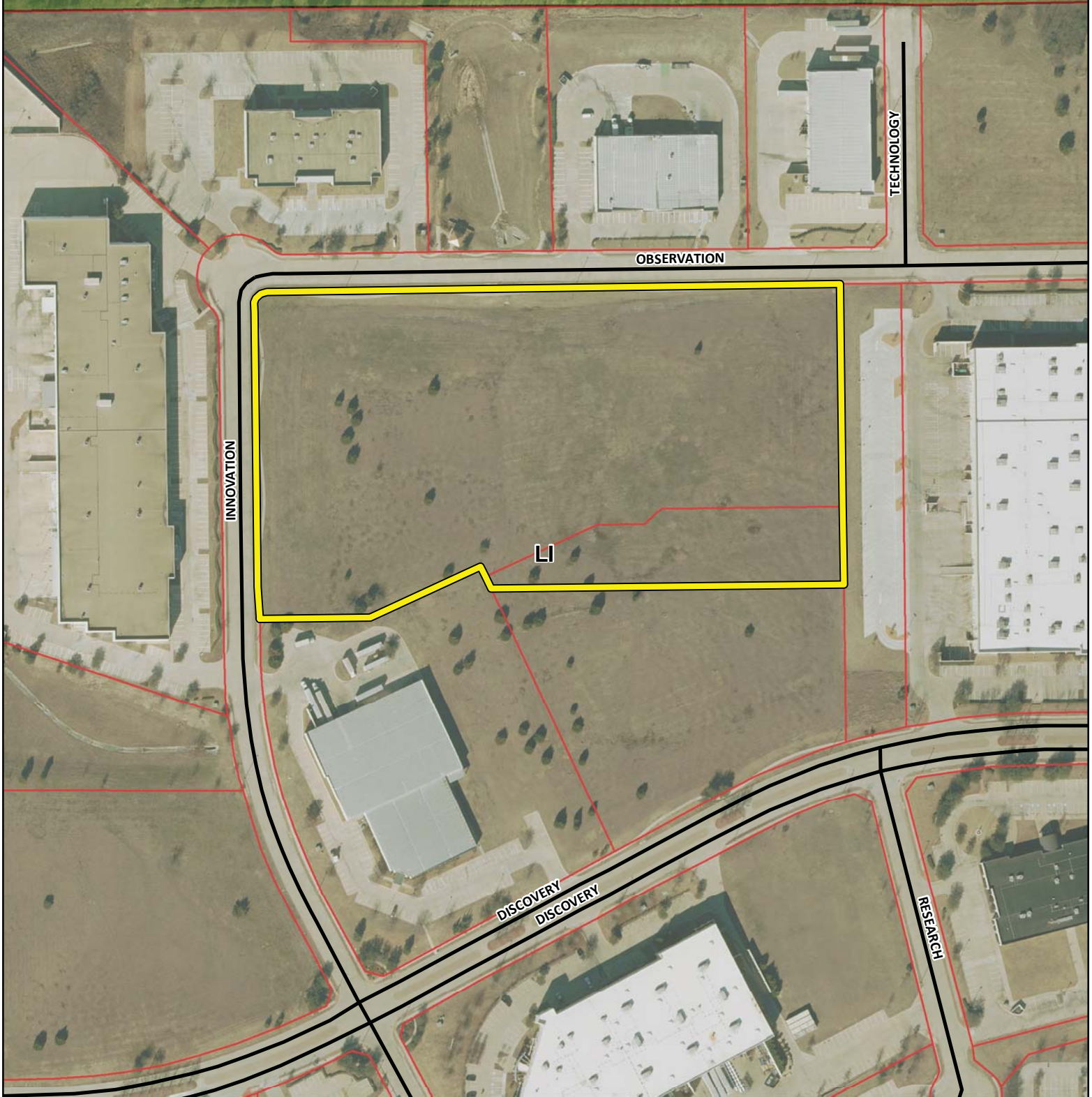
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	2/8/2018	2/15/2018	2/8/2018	COMMENTS	See comments
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday, February 27, 2018. Please provide one large copies [24" X 36" FOLDED] and one PDF version for a final review by staff:</p> <p>** Planning Department General Comments to be addressed:</p> <ol style="list-style-type: none"> Adherence to Engineering and Fire Department standards shall be required. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). <p>VARIANCES AND EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:</p> <p>** The following requests require approval by a simple majority vote of Council**</p> <ol style="list-style-type: none"> Section 5.1.A.1, of Article V, of the UDC requires a minimum of 20% stone on all facades which are visible from a public street or open space. The proposed building elevations do not meet the minimum stone requirement on the south, east and west facades. A variance to this section of the UDC would require approval of a simple majority vote of the City Council members present. Section 6.5, Table 3, of Article VI, Parking and Loading Standards of the UDC require a minimum of 1/1,000 SF of warehouse space, 1/500 SF of manufacturing space, and 1/300 SF of office space. Based on the proposed site plan, the development of a 228,421 SF facility [i.e. warehouse/manufacturing/office facility] has a minimum parking requirement of 380 parking spaces. Currently, the site plan indicates 183 parking spaces are to be provided; however, the applicant has stated that the facility will use less parking than is required based on the maximum number of employees that will be on site. A variance to the parking requirement requires a simple majority vote by the City Council for approval. Section 5.1.A.1, of Article V, of the UDC requires exterior walls consist of 90% masonry materials on walls which are visible from a public street or open space. Exceptions to this requirement, including allowing for the use of concrete tilt-up walls may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings. The applicant is requesting a variance for the purpose of utilizing concrete tilt-up wall construction for this facility. An exception to allow for the use of tilt-up wall construction requires approval of a simple majority vote by the City Council. Sections 5.1.C.a & 5.1.C.b, of Article V, of the UDC requires a buildings design to provide horizontal and vertical articulation on all facades. The applicant is requesting to allow for the building design to not meet the intent of these requirements for the south facing facade. A variance to allow for the building design to not meet the intent horizontal and vertical articulation requires approval of a simple majority vote by the City Council. <p>** Please see the following general Planning Comments for each revised plan:</p> <p>Site Plan:</p> <ol style="list-style-type: none"> Based on the parking provided, a variance will be required in order to reduce the minimum amount required. See variance request above. Approval of an exception by the City Council is required in order to construct the building with tilt-up wall construction. See exception above. <p>Landscape Plan:</p> <ol style="list-style-type: none"> The landsape plan as submitted meets or exceeds the requirements of the UDC. <p>Treescape Plan:</p> <ol style="list-style-type: none"> The treescape plan as submitted meets or exceeds the requirements of the UDC. 						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Photometric Plan:						
1. The photometric plan as submitted meets or exceeds the requirements of the UDC.						
Building Elevations:						
1. Horizontal and vertical articulation are required for all facades. Based on elevations submitted, this requires approval of a variance by City Council for not meeting this requirement along the south elevation (rear).						
2. The following requires approval by the City Council as indicated above:						
A) To allow for the use of concrete tilt-up wall construction, and						
B) To allow for not meeting the 20% stone requirement for south (0%), east (11.8%), and west (10.3%) facades, which are visible from a public street or open space.						
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Meeting Dates to Attend:						
Architectural Review Board: February 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]						
Planning - Action: February 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						
City Council - Action: Monday, February 19, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]						



SP2018-002 - SITE PLAN FOR INTERSTATE WIRE COMPANY
SITE PLAN - LOCATION MAP =

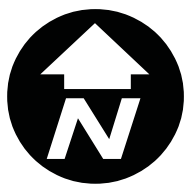
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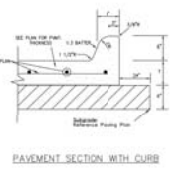
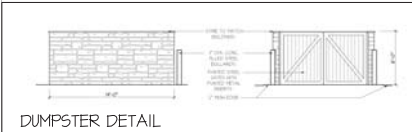
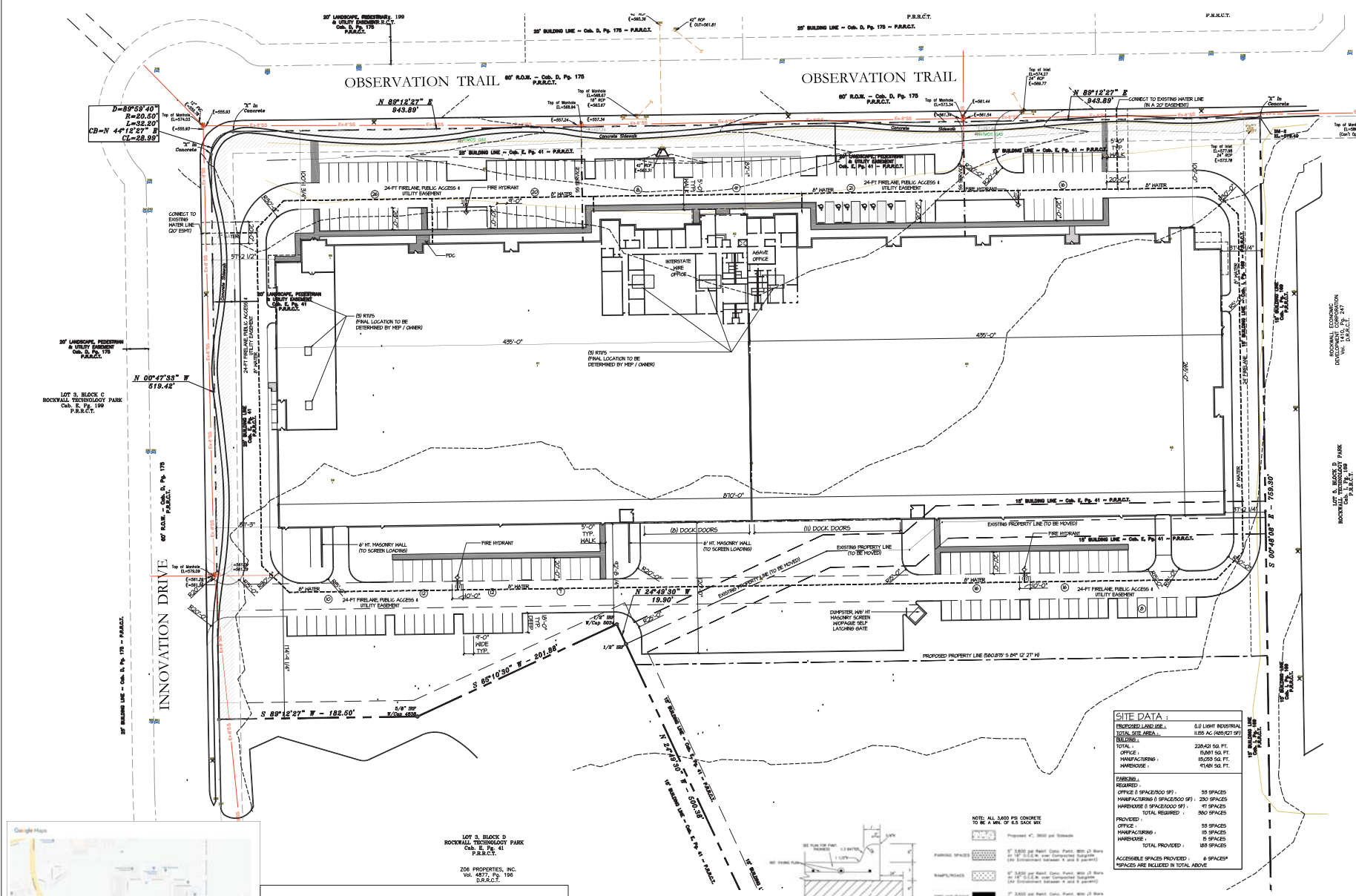


City of Rockwall

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.





NOTE: ALL 3,000 PSI CONCRETE TO BE A MIN. OF 6.5 INCH MIN.

1" = 12'-0" (SEE PLAN) (SEE PLAN)
 1" = 12'-0" (SEE PLAN) (SEE PLAN)
 1" = 12'-0" (SEE PLAN) (SEE PLAN)

SITE DATA:	
PROPOSED LAND USE:	U1 LIGHT INDUSTRIAL
TOTAL SITE AREA:	1,855 AC (800,921 SF)
UTILITIES:	
TOTAL:	228,428 SQ. FT.
OFFICE:	5,041 SQ. FT.
MANUFACTURING:	15,000 SQ. FT.
WAREHOUSE:	41,488 SQ. FT.
PARKING:	
REQUIRED:	
OFFICE @ SPACE/100 SF:	59 SPACES
MANUFACTURING @ SPACE/100 SF:	230 SPACES
WAREHOUSE @ SPACE/100 SF:	41 SPACES
TOTAL REQUIRED:	330 SPACES
PROVIDED:	
OFFICE:	59 SPACES
MANUFACTURING:	59 SPACES
WAREHOUSE:	69 SPACES
TOTAL PROVIDED:	187 SPACES
ACCESSIBLE SPACES PROVIDED: 4 SPACES	
SPACES ARE INCLUDED IN TOTAL ABOVE	

MATTHEW J. PETERSON, AIA
 ARCHITECT / All contractors, no
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 (817) 626-7100
 (817) 626-4305 FAX

STATUS:
 SITE PLAN SUBMITTAL: 12 JAN 2018
 REVISED PER COMMENTS: 08 FEB 2018

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 (817) 626-7100
 (817) 626-4305 FAX

NEW FACILITY
 for
INTERSTATE WIRE CO., INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKHALL, TX

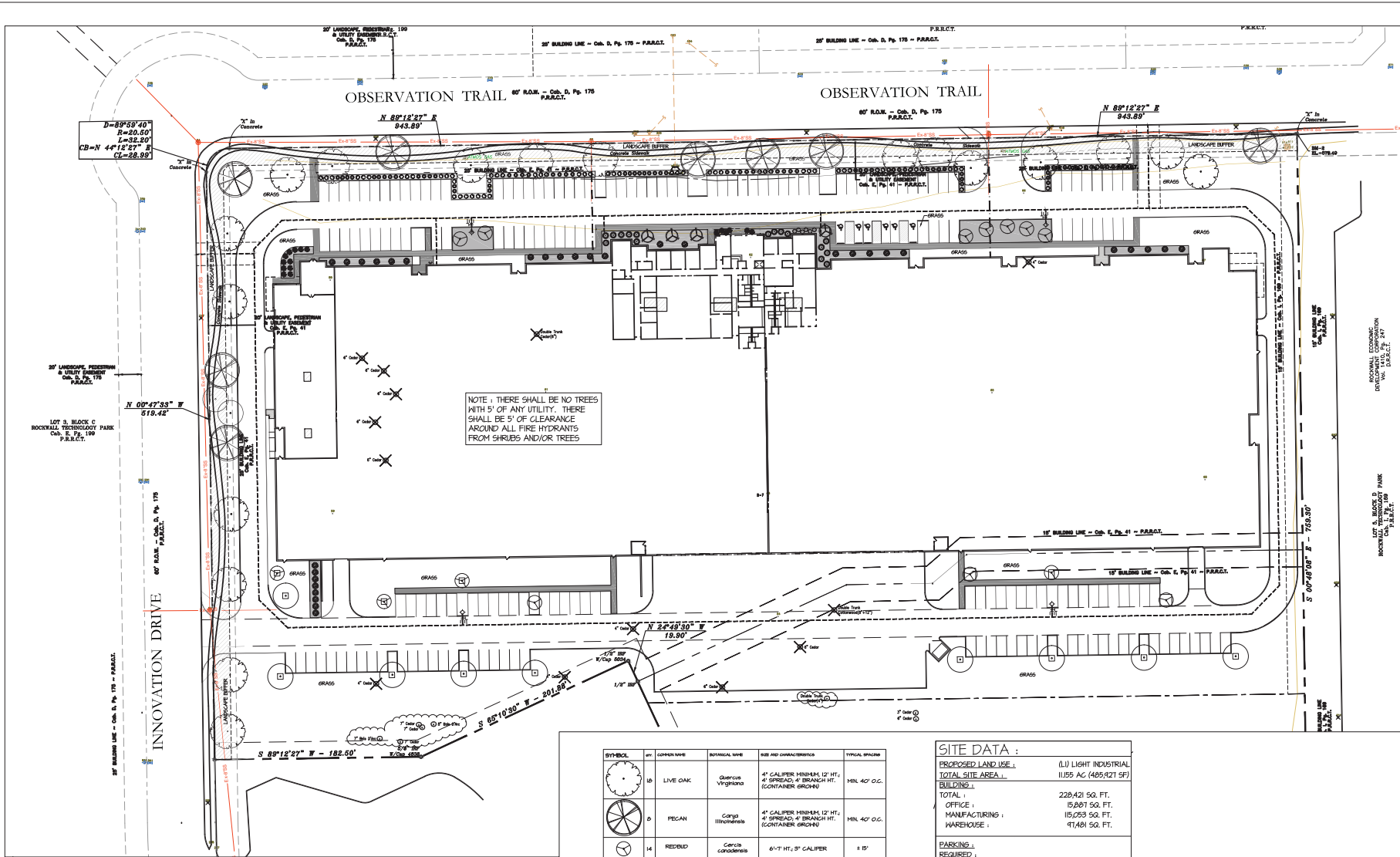
CASE NUMBER: 5P2018-002

Drawing Number

A-1.0

1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 40'

OWNER:
 JEFF FLEMING
 INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311



NOTE: THERE SHALL BE NO TREES WITH 5' OF ANY UTILITY. THERE SHALL BE 5' OF CLEARANCE AROUND ALL FIRE HYDRANTS FROM SHRUBS AND/OR TREES.

SITE TABULATIONS:

PROPOSED LAND USE:	(U) LIGHT INDUSTRIAL
TOTAL SITE AREA:	11.95 AC (485,821 SF)
BUILDINGS:	
MAXIMUM ALLOWABLE BUILDING COVERAGE AS A PERCENTAGE OF LOT AREA:	60%
BUILDING FOOTPRINT:	228,215 SF
BUILDING COVERAGE:	46.1%
SITE:	
MAXIMUM AMOUNT OF IMPERVIOUS COVERAGE AS A PERCENTAGE OF LOT AREA:	10% TO 15%
ROADS, SIDEWALKS, AND PARKING:	134,240 SF
BUILDING FOOTPRINT:	228,215 SF
TOTAL IMPERVIOUS COVERAGE:	362,455 SF
IMPERVIOUS COVERAGE:	14.6%

SYMBOL	SP	COPPER NAME	SCIENTIFIC NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	13	LIVE OAK	Quercus virginiana	4" CALIPER MINIMUM 12' HT. 4" SPREAD 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	13	PECAN	Carya illinoensis	4" CALIPER MINIMUM 12' HT. 4" SPREAD 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	14	REDBUD	Cercis canadensis	6"-7" HT., 3" CALIPER	1' 15"
	4	YAUPOON HOLLY	Ilex vomitoria	30 GALLON FULL-EVEN BRANCHING, MATCHING	± 20'
	11	LIL' GEM MAGNOLIA	Magnolia grandiflora Little Gem	30 GALLON FULL 7' HT. MIN / 3" CANOPY DENSITY MINIMUM	REF. PLAN
	64	TEXAS SAGE	Leucophyllum frutescens	3 GAL., 30" TALL, FULL-EVEN BRANCHING, MATCHING	1' 15"
	66	BARBIER'S ROSE GLOW	Barbier's (Barbier's) atropurpurea	3 GAL., CONTAINER FULL	1' 15"
	32	NELLE STYVENS HOLLY	Ilex x 'Nelle Styvens'	6 GAL., 30" SPREAD	1' 15"
	16	ROSEMARY	Rosmarinus officinalis	1 GAL., 18" TALL, 10" WIDE	1' 3"-5"
	17	MEXICAN FEATHER GRASS	Nassella tenuissima	2 GAL., 15" SPREAD	1' 3"-5"
	6	MEXICAN OREGANO	Verbenaceae Lepido graveolens	1 GAL., 18" SPREAD	1' 4"

SITE DATA:

PROPOSED LAND USE:	(U) LIGHT INDUSTRIAL
TOTAL SITE AREA:	11.95 AC (485,821 SF)
BUILDINGS:	
TOTAL:	228,215 SQ. FT.
OFFICE:	15,807 SQ. FT.
MANUFACTURING:	115,053 SQ. FT.
WAREHOUSE:	47,411 SQ. FT.
PARKING:	
REQUIRED:	
OFFICE (1 SPACE/300 SF):	53 SPACES
MANUFACTURING (1 SPACE/500 SF):	230 SPACES
WAREHOUSE (1 SPACE/1000 SF):	47 SPACES
TOTAL REQUIRED:	380 SPACES
PROVIDED:	
OFFICE:	53 SPACES
MANUFACTURING:	115 SPACES
WAREHOUSE:	15 SPACES
TOTAL PROVIDED:	183 SPACES
ACCESSIBLE SPACES PROVIDED:	6 SPACES*
*SPACES ARE INCLUDED IN TOTAL ABOVE	



MATTHEW J. PETERSON, AIA
 ARCHITECT / AS CONSULTANT, INC.
 2800 BRICK BARNERY PARKWAY
 FORT WORTH, TEXAS 76106
 817-336-7500

STATUS:
 SITE PLAN SUBMITTAL: 12 JAN 2016
 REVISED PER COMMENTS: 08 FEB 2016

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 526-1500
 817 626-4505 FAX

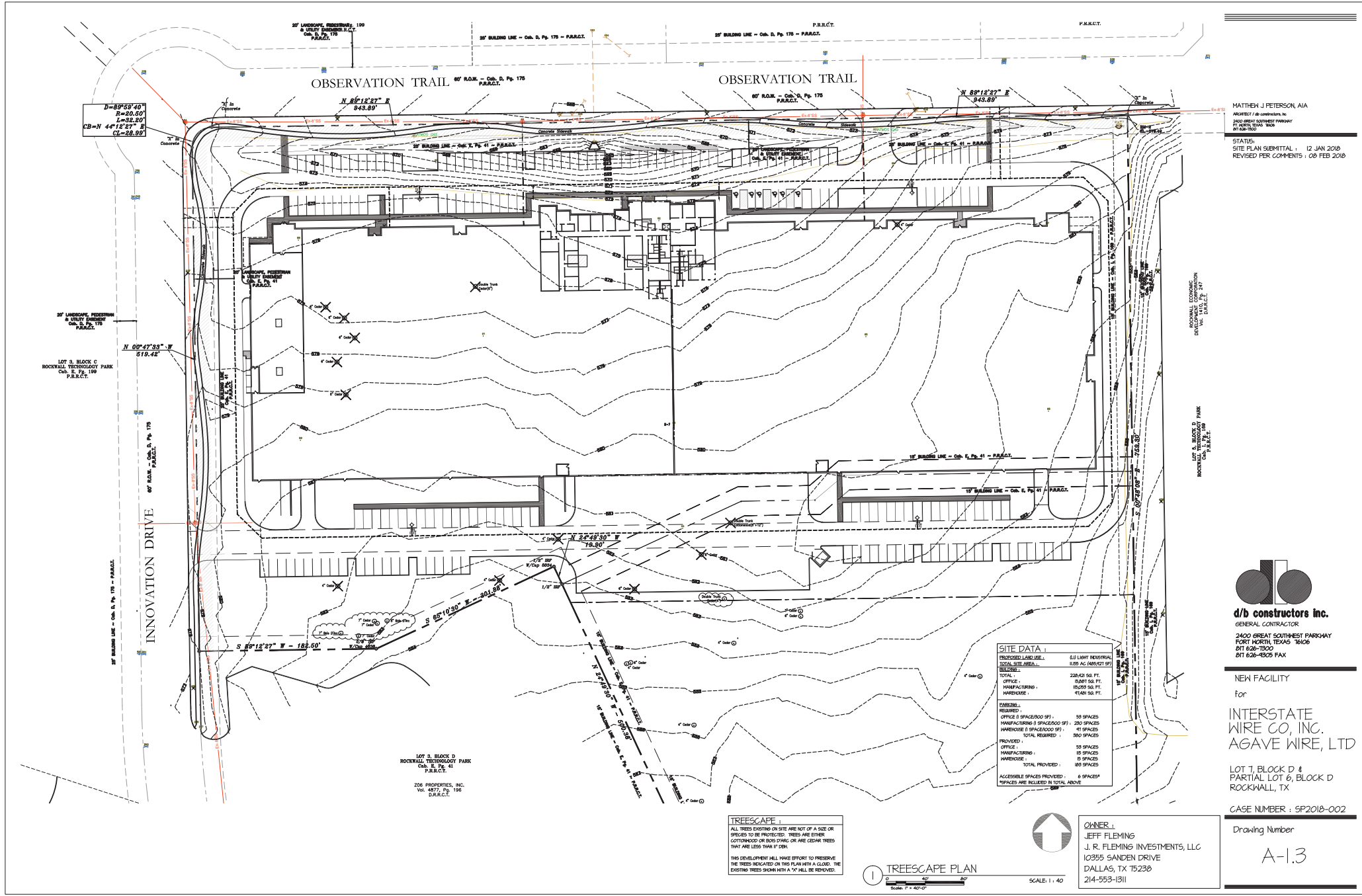
NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D & PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER: SP2018-002

OWNER:
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

LANDSCAPE PLAN
 SCALE: 1" = 40'-0"



MATTHEW J. PETERSON, AIA
 ARCHITECT / AIA CERTIFICATION NO. 2400
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817-626-1500
 817-626-1505

STATUS:
 SITE PLAN SUBMITTAL : 12 JAN 2016
 REVISED PER COMMENTS : 08 FEB 2016

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
 1000 W. WOODLAND AVENUE
 ROCKWALL, TEXAS 75087

LOT 7, BLOCK D
 ROCKWALL TECHNOLOGY PARK
 C.O.B. 5, P.P. 110
 P.A.R.C.E.T.

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817 626-1500
 817 626-1505 FAX

NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD
 LOT 7, BLOCK D & PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER : SP2016-002

Drawing Number

A-1.3

SITE DATA :

PROPOSED LAND USE :	0.0 LIGHT INDUSTRIAL
TOTAL SITE AREA :	1,550 AC (648,421 SF)
TOTAL :	228,420 SQ. FT.
OFFICE :	18,887 SQ. FT.
MANUFACTURING :	152,093 SQ. FT.
WAREHOUSE :	47,440 SQ. FT.

REQUIRE :

OFFICE (1 SPACE/300 SF) :	58 SPACES
MANUFACTURING (1 SPACE/300 SF) :	200 SPACES
WAREHOUSE (1 SPACE/300 SF) :	47 SPACES
TOTAL REQUIRED :	305 SPACES

PROVIDED :

OFFICE :	58 SPACES
MANUFACTURING :	191 SPACES
WAREHOUSE :	191 SPACES
TOTAL PROVIDED :	440 SPACES*

ACCESSIBLE SPACES PROVIDED : 4 SPACES*
 *SPACES ARE INCLUDED IN TOTAL ABOVE

TREESCAPE :
 ALL TREES EXISTING ON SITE ARE NOT OF A SIZE OR SPECIES TO BE PROTECTED. TREES ARE EITHER GOTTWALDORF OR BIRD SPRING OR ARE CLEAR TREES THAT ARE LESS THAN 12" DBH.
 THIS DEVELOPMENT WILL MAKE EFFORTS TO PRESERVE THE TREES INDICATED ON THIS PLAN WITH A CLOUD. THE EXISTING TREES SHOWN WITH A "C" WILL BE REMOVED.

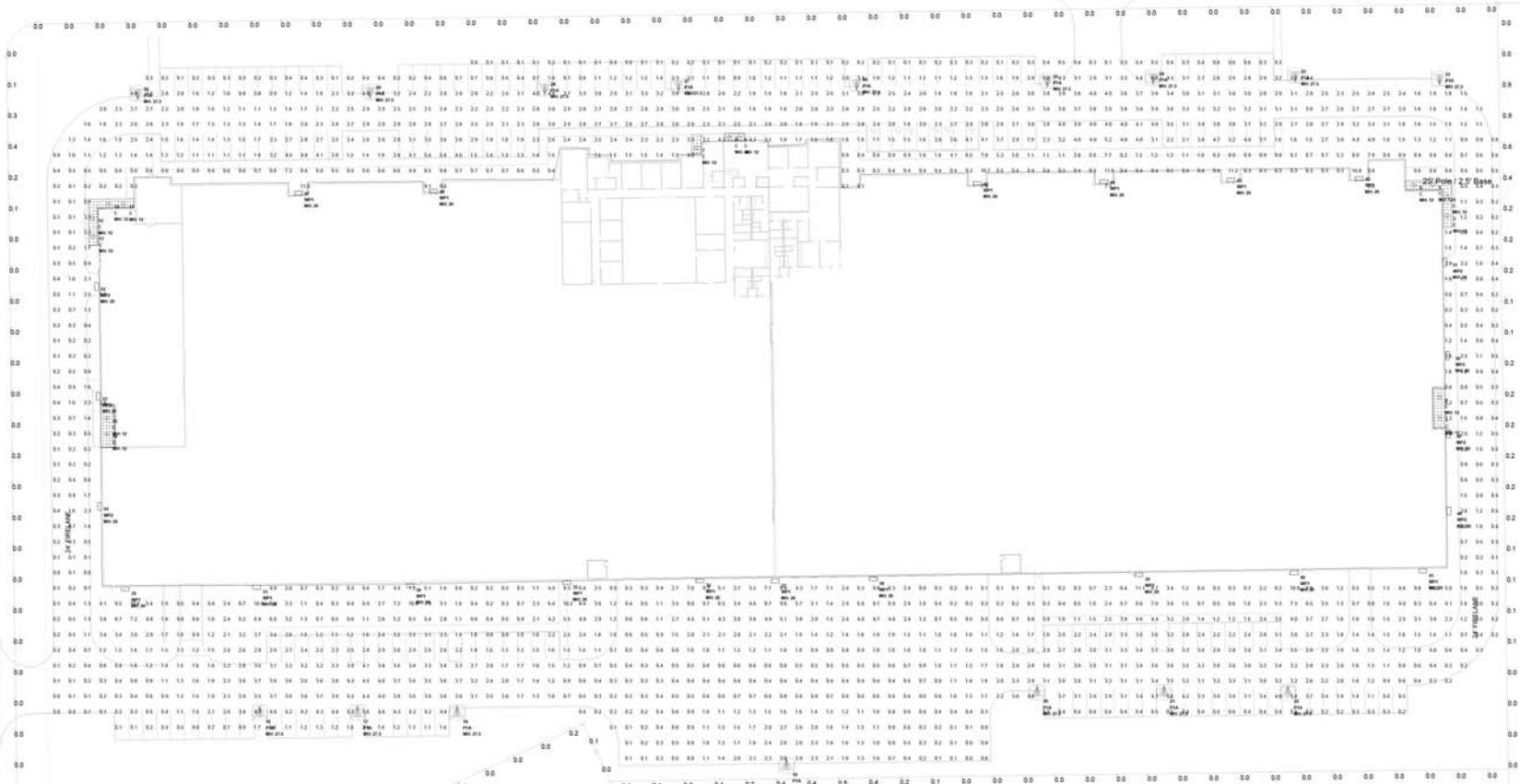


OWNER :
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

SCALE: 1 : 40

OBSERVATION TRAIL

INNOVATION DRIVE



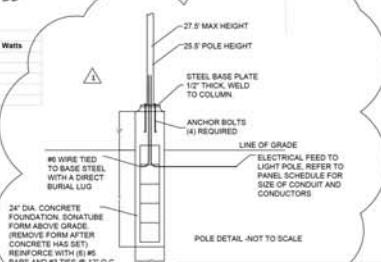
1 PHOTOMETRIC STUDY

SCALE: 1"=35'

Luminaire Location Summary	Luminaire Location Summary CONTD												
LumNo	Label	X	Y	Z	Orient	Tilt	LumNo	Label	X	Y	Z	Orient	Tilt
1	C	1384.96	1179.3	12	0	0	29	PIA	693.3	1384.56	27.5	270	0
2	C	1384.65	1192.5	12	0	0	30	P1A	543.15	1393.5	27.5	270	0
3	C	1389.75	1309.8	12	0	0	31	P1B	1364.8	1403.1	27.5	270	0
4	C	1389.8	1320.1	12	0	0	32	WP1	520.05	1297.4	20	270	0
5	C	1380.45	1330.05	12	0	0	33	WP1	620.1	1088.45	20	270	0
6	C	1389.15	1329.75	12	0	0	34	WP1	719.25	1089.65	20	270	0
7	C	924.36	1354.05	12	0	0	35	WP1	820.65	1071.45	20	270	0
8	C	925.5	1360.8	12	0	0	36	WP1	908.6	1072.65	20	270	0
9	C	931.65	1360.9	12	0	0	37	WP1	856.36	1072.5	20	270	0
10	C	524.1	1317.45	12	0	0	38	WP1	1018.65	1073.65	20	270	0
11	C	533.86	1317.3	12	0	0	39	WP1	1190.55	1078.95	20	270	0
12	C	513.9	1306.8	12	0	0	40	WP1	1200.9	1077.75	20	270	0
13	C	514.2	1296.9	12	0	0	41	WP1	1374	1078.95	20	270	0
14	C	523.05	1188.95	12	0	0	42	WP1	1332.9	1336.3	20	90	0
15	C	523.05	1178.1	12	0	0	43	WP1	1249.95	1334.4	20	90	0
16	PIA	622.05	984.45	27.5	90	0	44	WP1	1187.9	1332.3	20	90	0
17	PIA	685.2	984.45	27.5	90	0	45	WP1	1086	1332.15	20	90	0
18	PIA	748.7	984.45	27.5	90	0	46	WP1	754.4	1327.2	20	90	0
19	PIA	862.7	980.25	27.5	90	0	47	WP1	644.85	1328	20	90	0
20	PIA	1124.7	997.65	27.5	90	0	48	WP2	1392.3	1119	20	0	0
21	PIA	1206.75	997.65	27.5	90	0	48	WP2	1391.85	1166.95	20	0	0
22	PIA	1288.65	997.65	27.5	90	0	50	WP2	1391.25	1210.35	20	0	0
23	PIA	1291.5	1404.9	27.5	270	0	51	WP2	1389.8	1279.9	20	0	0
24	PIA	1199.7	1403.55	27.5	270	0	52	WP2	515.25	1264.2	20	180	0
25	PIA	1131.3	1401.6	27.5	270	0	53	WP2	514.45	1193.25	20	180	0
26	PIA	1008	1399.65	27.5	270	0	54	WP2	517.2	1122	20	180	0
27	PIA	892.8	1396.9	27.5	270	0							
28	PIA	908.25	1396.9	27.5	270	0							

Fixture Schedule	Calculation Summary							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LF	Mfg	Description	Lum. Watts
1	15	C	SINGLE	N.A.	0.664	Eaton	FOH102105-FOH8640-6VVC	8.9
2	15	P1A	SINGLE	N.A.	0.912	Eaton	GLEON-AF-03-LED-E1-SL3-HSS	186
3	1	P1B	SINGLE	N.A.	0.912	Eaton	GLEON-AF-02-LED-E1-SL4-HSS	113
4	16	WP1	SINGLE	N.A.	0.864	Eaton	XTOR12B-W	162
5	7	WP2	SINGLE	N.A.	0.864	Eaton	XTOR12B-W	25.5

Calculation Summary	Property Line	Site @Finished Grade								
Canopy	Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PdSp/L	PdSp/Tb	
Canopy 1	WP1	Illuminance	Fc	8.03	11.9	3.9	2.06	3.08	2	2
Canopy 2		Illuminance	Fc	13.06	18.7	8.2	1.99	2.04	2	2
Canopy 3		Illuminance	Fc	7.15	11.4	1.0	7.15	11.40	2	2
Canopy 4		Illuminance	Fc	6.87	11.7	2.8	2.45	4.18	2	2
Canopy 5		Illuminance	Fc	6.48	12.1	0.8	8.05	15.13	2	2
Canopy 6		Illuminance	Fc	7.02	11.7	0.5	14.04	23.40	2	2
Property Line		Illuminance	Fc	0.06	0.9	0.0	N.A.	N.A.	20	N.A.
Site @Finished Grade		Illuminance	Fc	1.99	11.2	0.0	N.A.	N.A.	10	10



OWNER:
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

MATTHEW J. PETERSON, AIA
REGISTERED ARCHITECT
21 WEST HALE AVE
FRT WORTH, TX 76102



LARRY L. BLACKMON, INC.
ENGINEERING & BUILDING DESIGN
6716 AZLE AVENUE
FORT WORTH, TEXAS 76135
PHONE: 817-238-9807 FAX: 817-238-9804
REGISTRATION # 002382

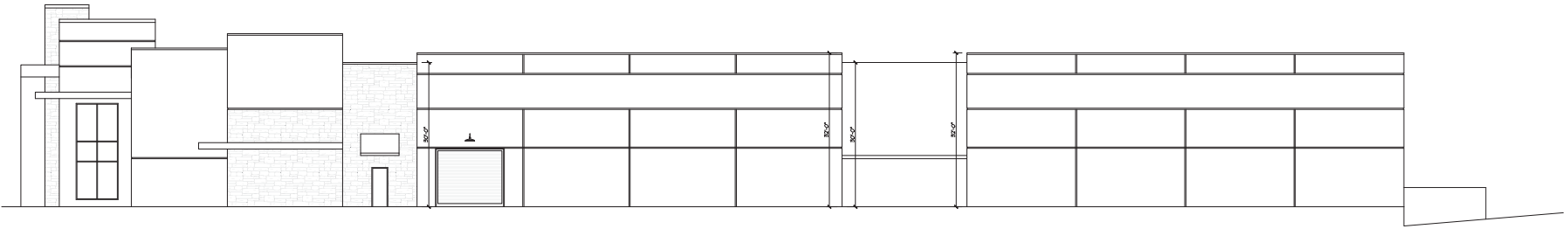
PROVIDE POLE DETAIL

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300
817 628-9305 FAX

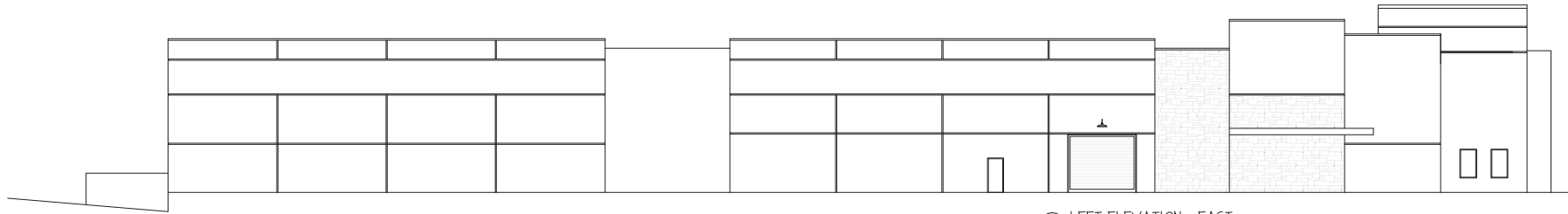
NEW FACILITY
for
INTERSTATE WIRE CO. INC.
AGAVE WIRE, LTD
LOT 7, BLOCK D & PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

CASE NUMBER : SP-2018-002

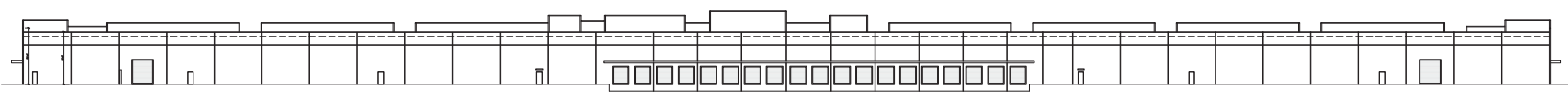
Drawing Number
SL1



④ RIGHT ELEVATION : WEST
SCALE: 3/32" = 1'-0"



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



② REAR ELEVATION : SOUTH
SCALE: 1/32" = 1'-0"



① FRONT ELEVATION : NORTH
SCALE: 1/32" = 1'-0"



MATTHEW J. PETERSON, AIA
ARCHITECT / d/b constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1500

STATUS:
SITE PLAN SUBMITTAL : 12 JAN 2016
REVISED PER COMMENTS : 08 FEB 2016

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1500
817 626-4505 FAX

NEW FACILITY
for
INTERSTATE
WIRE CO, INC.
AGAVE WIRE, LTD
LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

CASE NUMBER : SP2018-002

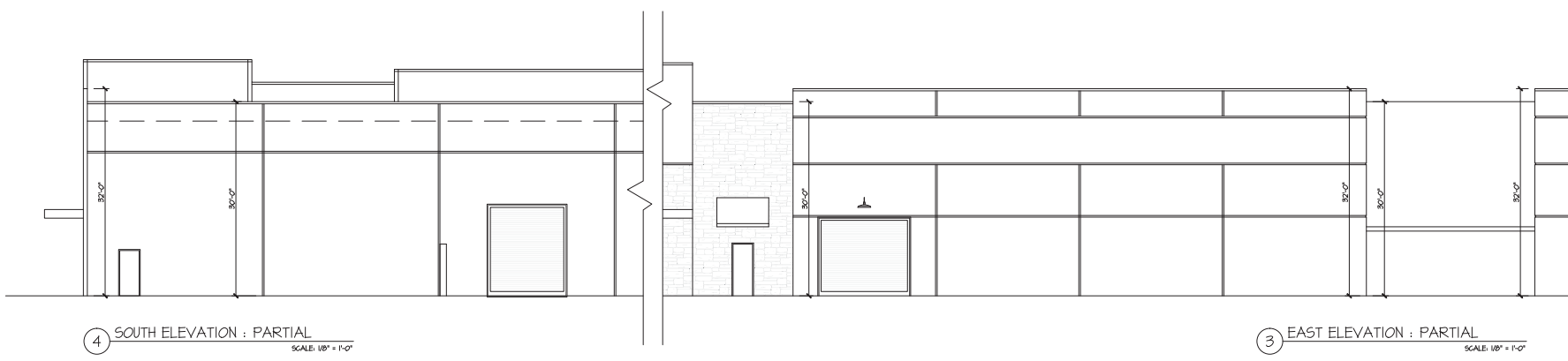
OWNER :
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

Drawing Number

A-1.1

MATTHEW J PETERSON, AIA
 ARCHITECT / AS CONSULTANTS, PC
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817.626.1500

STATUS:
 SITE PLAN SUBMITTAL : 12 JAN 2016
 REVISED PER COMMENTS : 08 FEB 2016



4 SOUTH ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"

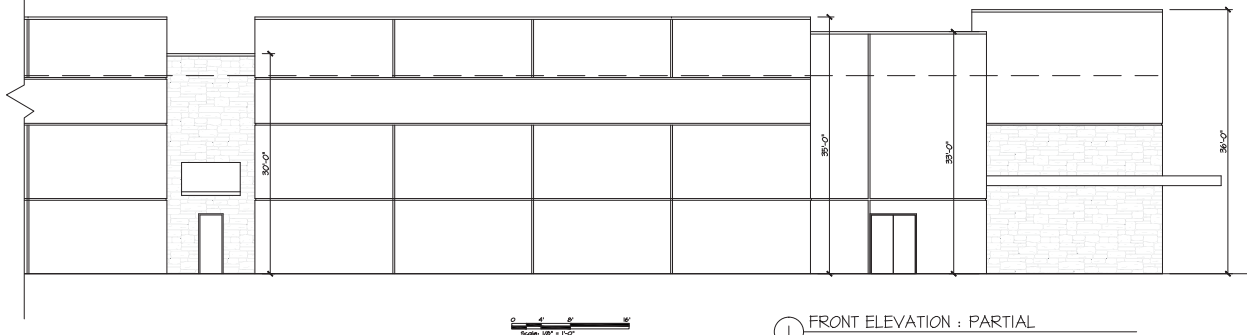
3 EAST ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"



2 OFFICE ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING DATA :

NORTH ELEVATION (FACING A PUBLIC ROAD):	
GROSS BUILDING ELEVATION SF :	30,681 SF
WINDOWS AND DOORS :	1,846 SF
SUBTOTAL :	28,834 SF
STONE PORTION OF ELEVATION :	1,058 SF
PAINTED CONCRETE TILT PANEL :	21,833 SF
24.4% STONE / 75.6% PAINTED PANEL	
EAST ELEVATION (FACING A PUBLIC ROAD):	
GROSS BUILDING ELEVATION SF :	4,424 SF
WINDOWS AND DOORS :	376 SF
SUBTOTAL :	4,053 SF
STONE PORTION OF ELEVATION :	1,064 SF
PAINTED CONCRETE TILT PANEL :	1,984 SF
11.8% STONE / 88.2% PAINTED PANEL	
WEST ELEVATION (FACING A PRIVATE PUBLIC ROAD):	
GROSS BUILDING ELEVATION SF :	4,453 SF
WINDOWS AND DOORS :	240 SF
SUBTOTAL :	4,213 SF
STONE PORTION OF ELEVATION :	951 SF
PAINTED CONCRETE TILT PANEL :	3,256 SF
10.3% STONE / 89.7% PAINTED PANEL	
SOUTH ELEVATION :	
GROSS BUILDING ELEVATION SF :	21,058 SF
DOORS :	2,342 SF
SUBTOTAL :	24,716 SF
STONE PORTION OF ELEVATION :	0 SF
PAINTED CONCRETE TILT PANEL :	24,716 SF
100% PAINTED PANEL	



1 FRONT ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"



NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER : SP2018-002




OWNER :
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311

Drawing Number
A-1.2

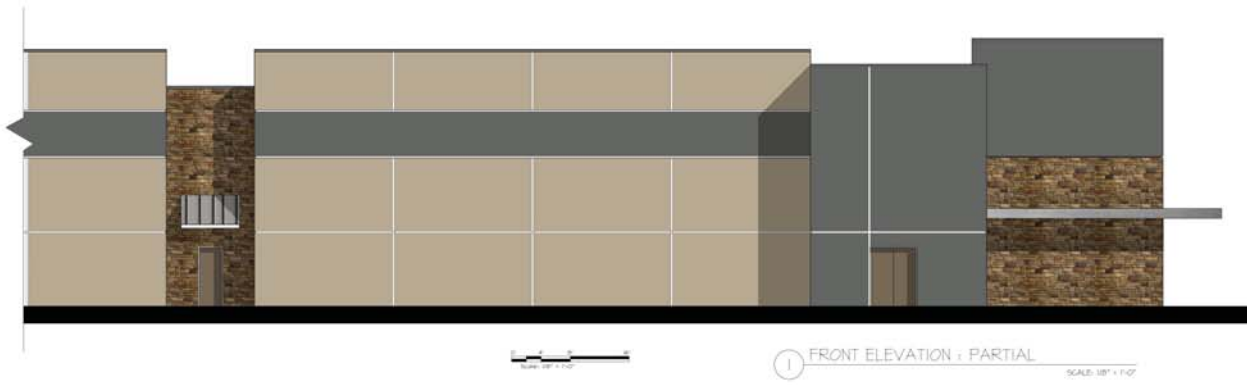
MATTHEW J. PETERSON, AIA
 ARCHITECT & INTERIOR DESIGNER
 2100 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817.628.1500
 817.628.1505 FAX

STATUS:
 SITE PLAN SUBMITTAL | 12 JAN 2018



-  Eldorado Stone
Mountain Ledge
Durango
-  Galvanized Metal
Awning / Eyebrow
-  Dark Bronze
Window Frames/
Storefront Frames

BUILDING DATA:	
NORTH ELEVATION (FACING A PUBLIC ROW):	
GROSS BUILDING ELEVATION SF:	30,681 SF
WINDOWS AND DOORS:	1,846 SF
SUBTOTAL:	28,834 SF
STONE PORTION OF ELEVATION:	1,058 SF
PAINTED CONCRETE TILT PANEL:	21,383 SF
24.4% STONE / 75.6% PAINTED PANEL	
EAST ELEVATION (FACING A PUBLIC ROW):	
GROSS BUILDING ELEVATION SF:	14,421 SF
WINDOWS AND DOORS:	378 SF
SUBTOTAL:	14,043 SF
STONE PORTION OF ELEVATION:	1,064 SF
PAINTED CONCRETE TILT PANEL:	12,984 SF
14.9% STONE / 85.1% PAINTED PANEL	
WEST ELEVATION (FACING A PUBLIC ROW):	
GROSS BUILDING ELEVATION SF:	4,453 SF
WINDOWS AND DOORS:	240 SF
SUBTOTAL:	4,213 SF
STONE PORTION OF ELEVATION:	461 SF
PAINTED CONCRETE TILT PANEL:	3,752 SF
10.3% STONE / 89.7% PAINTED PANEL	
SOUTH ELEVATION:	
GROSS BUILDING ELEVATION SF:	27,058 SF
DOORS:	2342 SF
SUBTOTAL:	24,716 SF
STONE PORTION OF ELEVATION:	0 SF
PAINTED CONCRETE TILT PANEL:	24,716 SF
100% PAINTED PANEL	



-  SW6150
Universal
Khaki
-  SW7068
Grizzle Gray
-  SW6152
Superior
Bronze



d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817.628.1500
 817.628.1505 FAX

NEW FACILITY
 for
**INTERSTATE
 WIRE CO., INC.
 AGAVE WIRE, LTD**

LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER:

OWNER:
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75239
 214-553-1311

**COLOR CHART
 &
 RENDERED
 ELEVATIONS**



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 02/19/2018

APPLICANT: Matthew Peterson; *D. B. Contractors, Inc.*

AGENDA ITEM: **SP2018-002**; Site Plan for *Interstate Wire Co., Inc.*

SUMMARY:

Discuss and consider a request by Matthew Peterson of D. B. Contractors, Inc. on behalf of Jeff Fleming of J. R. Investments, LLC for the approval of exceptions and variances in conjunction with an approved site plan for a manufacturing facility on an 11.155-acre parcel of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Innovation Drive and Observation Trail, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of variances to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan and would allow for the construction of an approximately 228,421 SF warehouse/manufacturing/office [*i.e. Interstate Wire Co., Inc.*] facility within the REDC Technology Park. The proposed facility will be situated on an 11.155- acre tract of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition. The site is located at the southeast corner of the intersection of Innovation Drive and Observation Trail, north of Discovery Boulevard, and is zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a warehouse/manufacturing/office is a permitted *by-right* use in a Light Industrial (LI) District. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for properties located within the Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	11.155-Acres; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	100-Feet	x>943-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	125-Feet	x>519-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>	0-Feet + ½ H ¹	x>92-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	0-Feet + ½ H ¹	x>37-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	120-Ft ²	39-Feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	~46.9%; <i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	90%	x>90%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	380	183 Provided; <i>Variance</i>
<i>Minimum Stone Requirement (SH205 OV)</i>	20% Each Facade	X<20%; <i>Variance</i>

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Landscaping Percentage</i>	10%	x>10%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	x=74.6%; In Conformance

VARIANCE REQUESTS:

The applicant is requesting variances to the Unified Development Code (UDC) for the sections outlined below. It should be noted that an exception and variance requests require passage by a simple majority vote of those City Council members present to the standards of the UDC. The requests are as follows:

- 1) Section 5.1.A.1, of Article V, of the UDC requires a minimum of 20% stone on all facades which are visible from a public street or open space. The proposed building elevations do not meet the minimum stone requirement on the south, east and west facades. A variance to this section of the UDC would require approval of a simple majority vote of the City Council members present.
- 2) Section 6.5, Table 3, of Article VI, Parking and Loading Standards of the UDC require a minimum of 1/1,000 SF of warehouse space, 1/500 SF of manufacturing space, and 1/300 SF of office space. Based on the proposed site plan, the development of a 228,421 SF facility [*i.e. warehouse/manufacturing/office facility*] has a minimum parking requirement of 380 parking spaces. Currently, the site plan indicates 183 parking spaces are to be provided; however, the applicant has stated that the facility will use less parking than is required based on the maximum number of employees that will be on site. A variance to the parking requirement requires a simple majority vote by the City Council for approval.
- 3) Section 5.1.A.1, of Article. V, of the UDC requires exterior walls consist of 90% masonry materials on walls which are visible from a public street or open space. Exceptions to this requirement, including allowing for the use of concrete tilt-up walls may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings. The applicant is requesting a variance for the purpose of utilizing concrete tilt-up wall construction for this facility. An exception to allow for the use of tilt-up wall construction requires approval of a simple majority vote by the City Council.
- 4) Sections 5.1.C.a & 5.1.C.b, of Article V, of the UDC requires a buildings design to provide horizontal and vertical articulation on all facades. The applicant is requesting to allow for the building design to not meet the intent of these requirements for the south facing facade. A variance to allow for the building design to not meet the intent horizontal and vertical articulation requires approval of a simple majority vote by the City Council.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On January 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB had no concerns with the elevations as proposed and made a motion to recommend approval of the elevations, which included the exception and variance requests. The motion passed by a vote of 5 to 0 with Board Members Craddock and Neill absent.

RECOMMENDATIONS:

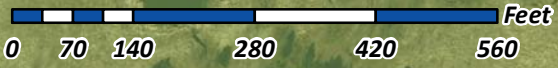
If the City Council chooses to approve the applicant’s request then staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

- 2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, 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.

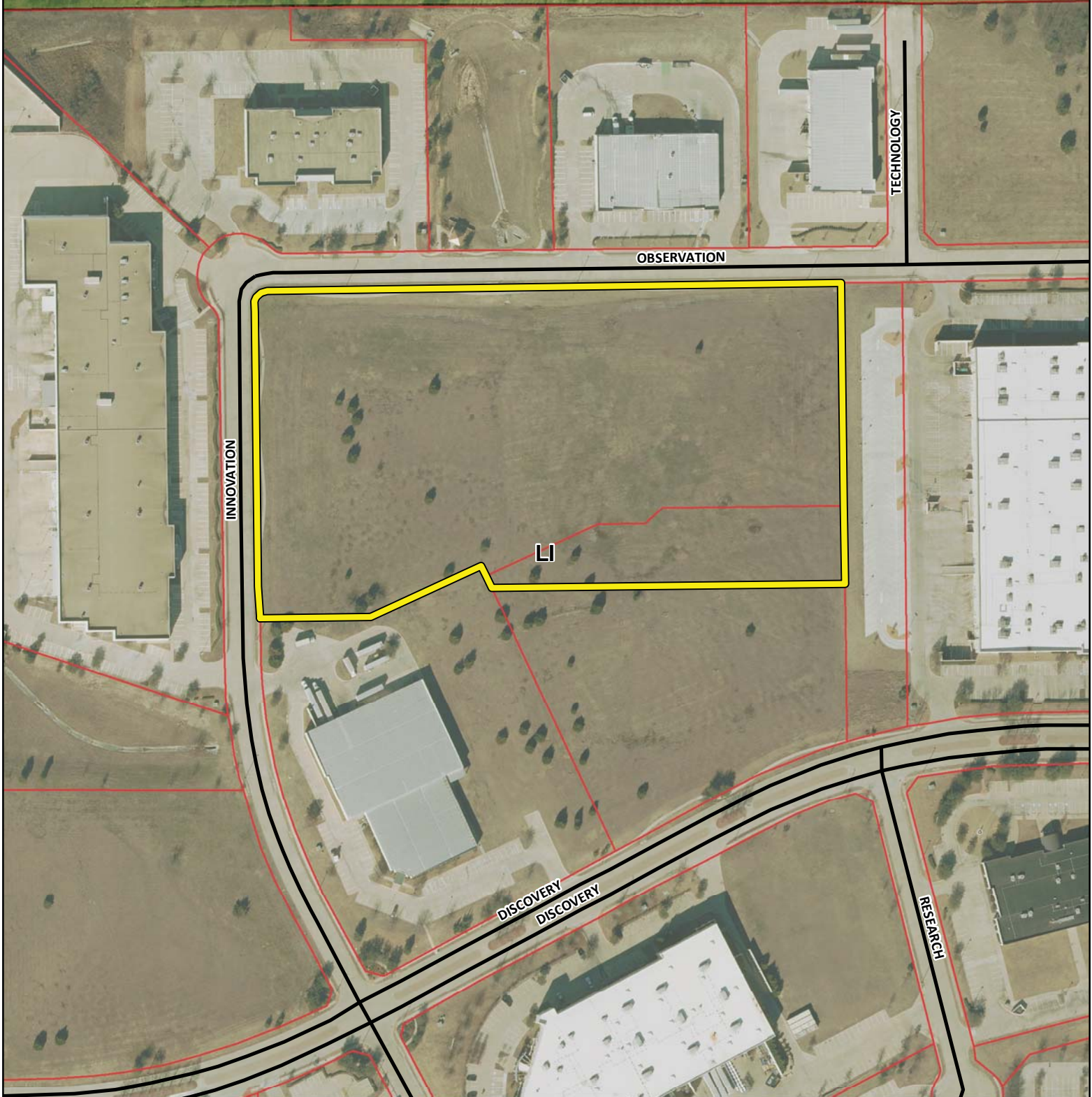
PLANNING AND ZONING COMMISSION RECOMMENDATION:

On February 13, 2108, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and Architectural Review Board (ARB) recommendations passed by a vote of 5 to 0 with Commissioners Chodun and Fishman absent. Additionally, the motion included a recommendation of approval of the exception and variances being requested as outlined in staff's report.



SP2018-002 - SITE PLAN FOR INTERSTATE WIRE COMPANY
SITE PLAN - LOCATION MAP =

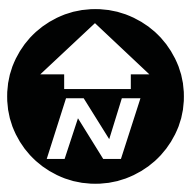
AG

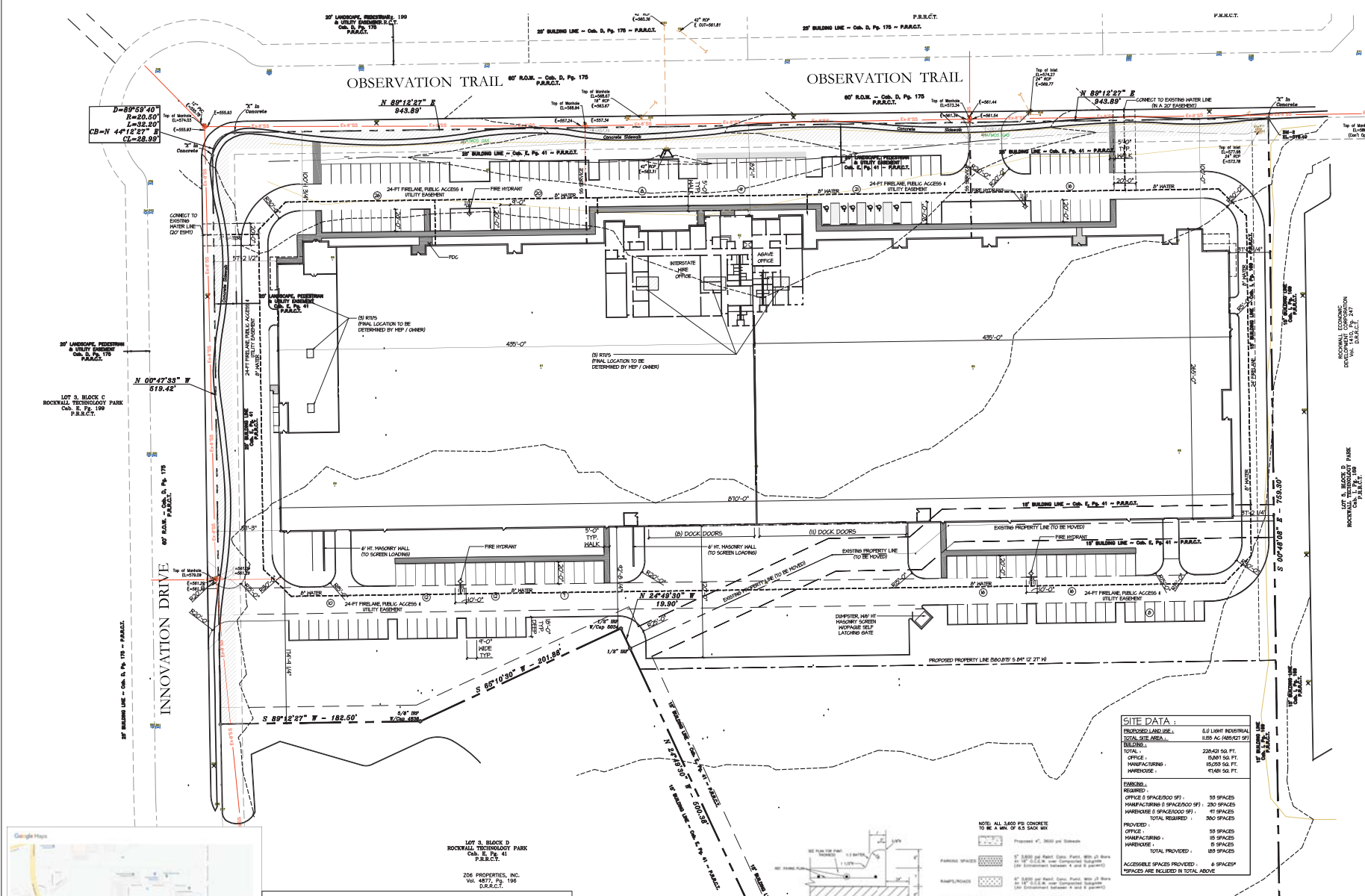


City of Rockwall

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.





MATTHEW J. PETERSON, AIA
 ARCHITECT / All contractors, no
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 (817) 626-7100
 (817) 626-4305 FAX

STATUS:
 SITE PLAN SUBMITTAL : 12 JAN 2018
 REVISED PER COMMENTS : 08 FEB 2018

d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 (817) 626-7100
 (817) 626-4305 FAX

NEW FACILITY
 for
INTERSTATE WIRE CO., INC.
AGAVE WIRE, LTD
 LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKHALL, TX

CASE NUMBER : 5P2018-002

Drawing Number

A-1.0

SITE DATA :

PROPOSED LAND USE :	LI LIGHT INDUSTRIAL
TOTAL SITE AREA :	1,855 AC (805,921 SF)
REQUIRED :	
TOTAL :	228,428 SQ. FT.
OFFICE :	5,841 SQ. FT.
MANUFACTURING :	18,000 SQ. FT.
WAREHOUSE :	14,487 SQ. FT.
PROVIDED :	
OFFICE :	58 SPACES
MANUFACTURING :	18 SPACES
WAREHOUSE :	68 SPACES
TOTAL PROVIDED :	94 SPACES
ACCESSIBLE SPACES PROVIDED :	4 SPACES*
*SPACES ARE INCLUDED IN TOTAL ABOVE	

NOTE: ALL 3,000 PSI CONCRETE
 TO BE A MIN. OF 6.5 INCH MIN.

1" = 12'-0"

1/8" = 1'-0"

1/4" = 3'-0"

1/2" = 6'-0"

3/4" = 9'-0"

1" = 12'-0"

1 1/2" = 18'-0"

2" = 24'-0"

3" = 36'-0"

4" = 48'-0"

6" = 72'-0"

8" = 96'-0"

10" = 120'-0"

12" = 144'-0"

15" = 180'-0"

18" = 216'-0"

24" = 288'-0"

30" = 360'-0"

36" = 432'-0"

48" = 576'-0"

60" = 720'-0"

72" = 864'-0"

90" = 1,080'-0"

108" = 1,296'-0"

120" = 1,440'-0"

144" = 1,728'-0"

180" = 2,160'-0"

216" = 2,592'-0"

288" = 3,456'-0"

360" = 4,320'-0"

432" = 5,184'-0"

576" = 6,912'-0"

720" = 8,640'-0"

864" = 10,368'-0"

1,080" = 12,960'-0"

1,296" = 15,552'-0"

1,440" = 17,280'-0"

1,728" = 20,736'-0"

2,160" = 25,920'-0"

2,592" = 31,104'-0"

3,456" = 41,472'-0"

4,320" = 51,840'-0"

5,184" = 62,208'-0"

6,912" = 82,944'-0"

8,640" = 103,680'-0"

10,368" = 124,416'-0"

12,960" = 155,136'-0"

15,552" = 186,624'-0"

17,280" = 207,936'-0"

20,736" = 248,832'-0"

25,920" = 311,040'-0"

31,104" = 373,248'-0"

37,344" = 448,128'-0"

44,832" = 537,984'-0"

53,760" = 645,120'-0"

64,512" = 778,176'-0"

77,856" = 937,824'-0"

93,792" = 1,127,424'-0"

1,127,360" = 1,356,864'-0"

1,356,800" = 1,628,160'-0"

1,628,240" = 1,953,888'-0"

1,953,680" = 2,344,656'-0"

2,344,120" = 2,811,360'-0"

2,811,560" = 3,364,224'-0"

3,364,000" = 4,003,200'-0"

4,003,440" = 4,828,032'-0"

4,827,880" = 5,848,512'-0"

5,847,320" = 7,065,600'-0"

7,066,760" = 8,480,256'-0"

8,486,200" = 1,010,256'-0"

1,010,696" = 1,212,832'-0"

1,213,184" = 1,443,904'-0"

1,444,672" = 1,704,576'-0"

1,706,160" = 2,005,200'-0"

2,007,648" = 2,345,760'-0"

2,349,136" = 2,727,168'-0"

2,750,624" = 3,149,472'-0"

3,152,112" = 3,612,288'-0"

3,653,600" = 4,115,520'-0"

4,155,088" = 4,659,136'-0"

4,656,576" = 5,191,680'-0"

5,158,064" = 5,709,216'-0"

5,659,552" = 6,308,736'-0"

6,161,040" = 6,909,216'-0"

6,662,528" = 7,500,720'-0"

7,164,016" = 8,083,200'-0"

7,665,504" = 8,647,680'-0"

8,167,040" = 9,193,120'-0"

8,668,528" = 9,729,600'-0"

9,170,016" = 10,251,008'-0"

9,671,504" = 10,738,400'-0"

10,173,040" = 11,251,680'-0"

10,674,528" = 11,791,680'-0"

11,176,016" = 12,304,800'-0"

11,677,504" = 12,788,160'-0"

12,179,040" = 13,260,720'-0"

12,680,528" = 13,713,280'-0"

13,182,016" = 14,136,800'-0"

13,683,504" = 14,539,360'-0"

14,185,040" = 14,923,920'-0"

14,686,528" = 15,285,440'-0"

15,188,016" = 15,619,008'-0"

15,689,504" = 15,932,640'-0"

16,191,040" = 16,220,320'-0"

16,692,528" = 16,480,000'-0"

17,194,016" = 16,714,720'-0"

17,695,504" = 16,929,440'-0"

18,197,040" = 17,120,160'-0"

18,698,528" = 17,297,760'-0"

19,199,016" = 17,443,360'-0"

19,700,504" = 17,583,008'-0"

20,202,040" = 17,701,680'-0"

20,703,528" = 17,795,360'-0"

21,205,016" = 17,869,008'-0"

21,706,504" = 17,926,640'-0"

22,208,040" = 17,973,280'-0"

22,709,528" = 18,004,000'-0"

23,211,016" = 18,014,880'-0"

23,712,504" = 18,004,320'-0"

24,214,040" = 17,978,800'-0"

24,715,528" = 17,923,360'-0"

25,217,016" = 17,846,000'-0"

25,718,504" = 17,732,800'-0"

26,220,040" = 17,599,200'-0"

26,721,528" = 17,434,400'-0"

27,223,016" = 17,156,320'-0"

27,724,504" = 16,764,800'-0"

28,226,040" = 16,270,400'-0"

28,727,528" = 15,670,000'-0"

29,229,016" = 14,900,800'-0"

29,730,504" = 13,890,400'-0"

30,232,040" = 12,379,200'-0"

30,733,528" = 10,516,800'-0"

31,235,016" = 8,312,000'-0"

31,736,504" = 6,326,400'-0"

32,238,040" = 4,600,000'-0"

32,739,528" = 3,192,000'-0"

33,241,016" = 2,121,600'-0"

33,742,504" = 1,443,200'-0"

34,244,040" = 1,000,000'-0"

34,745,528" = 675,200'-0"

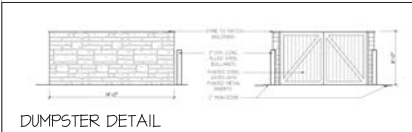
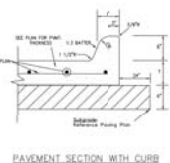
35,247,016" = 416,000'-0"

35,748,504" = 232,000'-0"

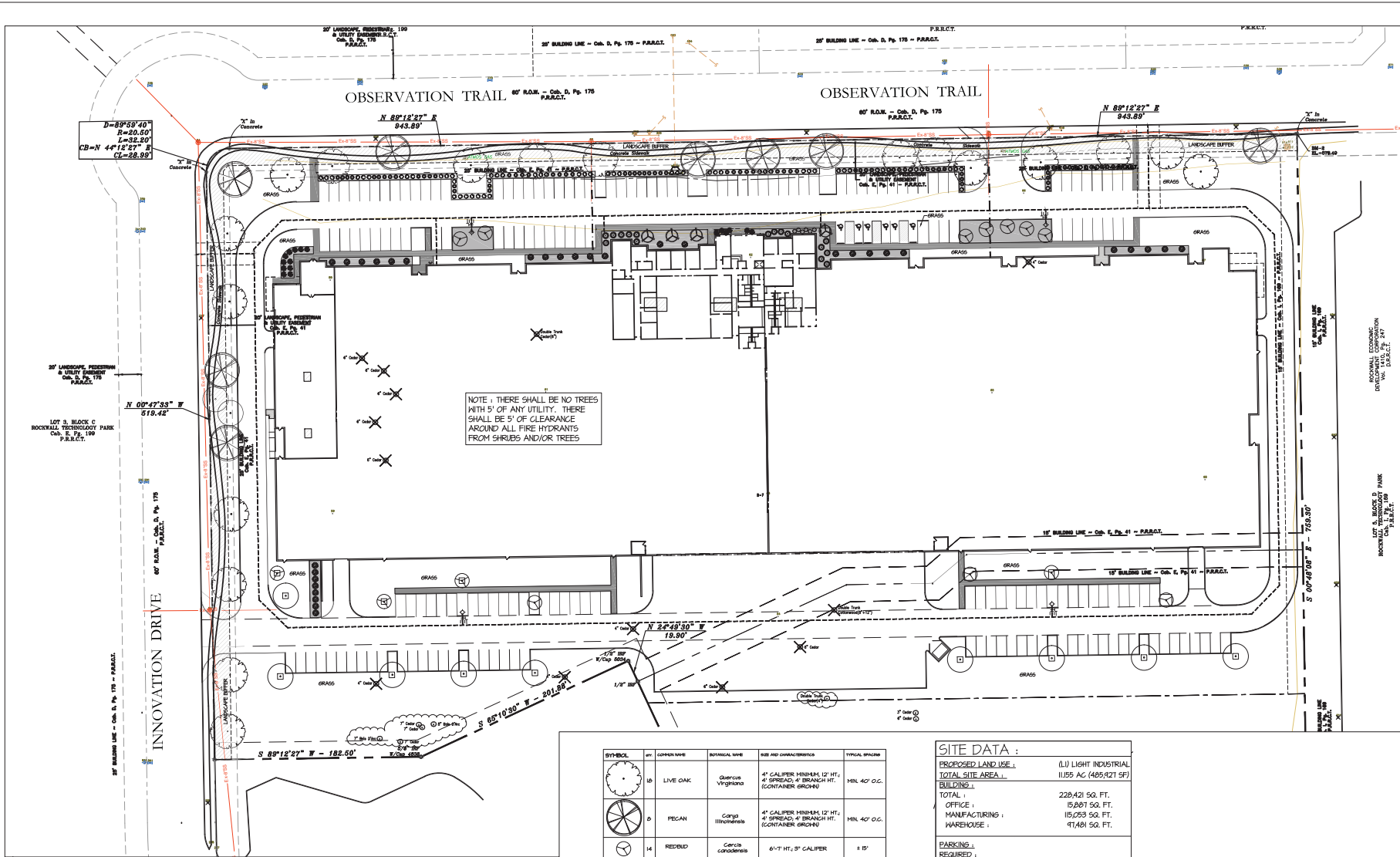
36,250,040" = 112,000'-0"

36,751,528" = 32,000'-0"

37,253,016" = 0'-0"



1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 40'



NOTE: THERE SHALL BE NO TREES WITH 5' OF ANY UTILITY. THERE SHALL BE 5' OF CLEARANCE AROUND ALL FIRE HYDRANTS FROM SHRUBS AND/OR TREES.

SITE TABULATIONS:

PROPOSED LAND USE:	(U) LIGHT INDUSTRIAL
TOTAL SITE AREA:	11.95 AC (485,821 SF)
BUILDINGS:	
MAXIMUM ALLOWABLE BUILDING COVERAGE AS A PERCENTAGE OF LOT AREA:	60%
BUILDING FOOTPRINT:	228,215 SF
BUILDING COVERAGE:	46.1%
SITE:	
MAXIMUM AMOUNT OF IMPERVIOUS COVERAGE AS A PERCENTAGE OF LOT AREA:	10% TO 15%
ROADS, SIDEWALKS, AND PARKING:	154,240 SF
BUILDING FOOTPRINT:	228,215 SF
TOTAL IMPERVIOUS COVERAGE:	362,455 SF
IMPERVIOUS COVERAGE:	14.6%

SYMBOL	SP	COPPER NAME	SCIENTIFIC NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	13	LIVE OAK	Quercus virginiana	4" CALIPER MINIMUM 12' HT. 4" SPREAD 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	13	PECAN	Carya illinoensis	4" CALIPER MINIMUM 12' HT. 4" SPREAD 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	14	REDBUD	Cercis canadensis	6"-7" HT., 3" CALIPER	1' 15"
	4	YAUPOON HOLLY	Ilex vomitoria	30 GALLON FULL-EVEN BRANCHING, MATCHING	± 20'
	11	LIL' GEM MAGNOLIA	Magnolia grandiflora Little Gem	30 GALLON FULL 7' HT. MIN / 3" CANOPY DENSITY MINIMUM	REF. PLAN
	64	TEXAS SAGE	Leucophyllum frutescens	3 GAL., 30" TALL, FULL-EVEN BRANCHING, MATCHING	1' 15"
	66	BARBIER'S ROSE GLOW	Rosa banksia L. atropurpurea	3 GAL., CONTAINER FULL	1' 15"
	32	NELLE STYVENS HOLLY	Ilex x Stuevei	6 GAL., 30" SPREAD	1' 15"
	10	ROSEMARY	Rosmarinus officinalis	1 GAL., 18" TALL, 10" WIDE	1' 3"-5"
	17	MEXICAN FEATHER GRASS	Nassella tenuissima	2 GAL., 15" SPREAD	1' 3"-5"
	6	MEXICAN OREGANO	Verbenaceae Lepido graveolens	1 GAL., 18" SPREAD	1' 4"

SITE DATA:

PROPOSED LAND USE:	(U) LIGHT INDUSTRIAL
TOTAL SITE AREA:	11.95 AC (485,821 SF)
BUILDINGS:	
TOTAL:	228,215 SQ. FT.
OFFICE:	15,807 SQ. FT.
MANUFACTURING:	115,053 SQ. FT.
WAREHOUSE:	47,411 SQ. FT.
PARKING:	
REQUIRED:	
OFFICE (1 SPACE/300 SF):	53 SPACES
MANUFACTURING (1 SPACE/500 SF):	230 SPACES
WAREHOUSE (1 SPACE/1000 SF):	47 SPACES
TOTAL REQUIRED:	380 SPACES
PROVIDED:	
OFFICE:	53 SPACES
MANUFACTURING:	115 SPACES
WAREHOUSE:	15 SPACES
TOTAL PROVIDED:	183 SPACES
ACCESSIBLE SPACES PROVIDED:	6 SPACES*
*SPACES ARE INCLUDED IN TOTAL ABOVE	



LANDSCAPE PLAN
Scale: 1" = 40'-0"



SCALE: 1" = 40'

OWNER:
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

MATTHEW J. PETERSON, AIA
ARCHITECT / AS CONSULTANT, INC.
2800 BRICK BARNERY PARKWAY
FORT WORTH, TEXAS 76106
817-335-7500

STATUS:
SITE PLAN SUBMITTAL: 12 JAN 2016
REVISED PER COMMENTS: 08 FEB 2016

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 526-1500
817 626-4505 FAX

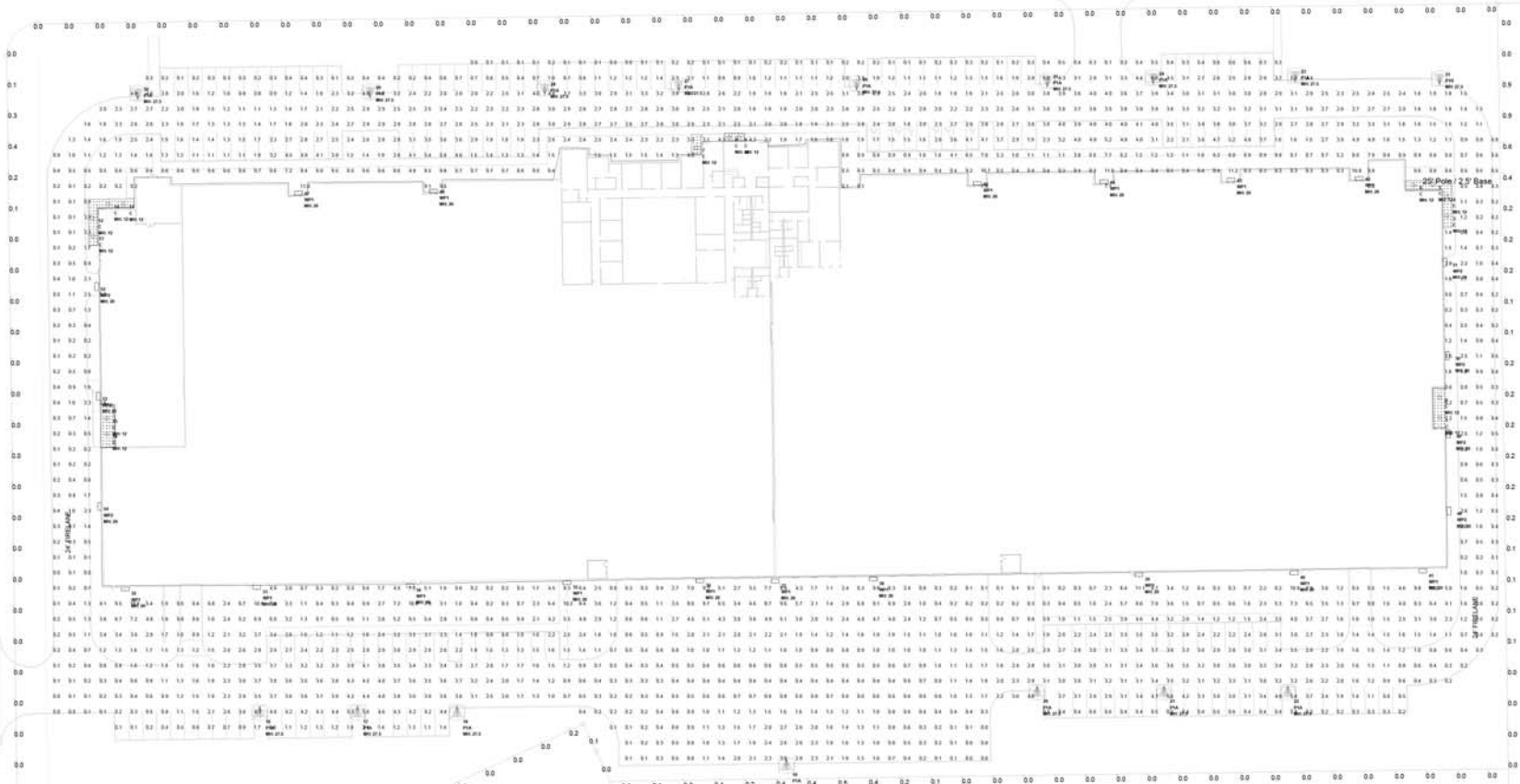
NEW FACILITY
for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD
LOT 7, BLOCK D & PARTIAL LOT 6, BLOCK D
ROCKWALL, TX
CASE NUMBER: SP2018-002

Drawing Number

A-1.4

OBSERVATION TRAIL

INNOVATION DRIVE



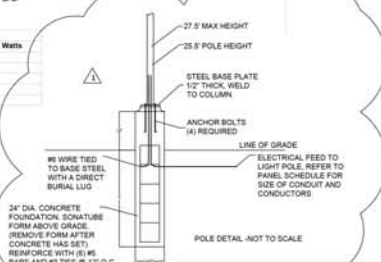
1 PHOTOMETRIC STUDY

SCALE: 1"=35'

Luminaire Location Summary	Luminaire Location Summary CONT'D												
LumNo	Label	X	Y	Z	Orient	Tilt	LumNo	Label	X	Y	Z	Orient	Tilt
1	C	1384.96	1179.3	12	0	0	29	PIA	693.3	1384.56	27.5	270	0
2	C	1384.65	1192.5	12	0	0	30	P1A	543.15	1393.5	27.5	270	0
3	C	1389.75	1309.8	12	0	0	31	P1B	1364.8	1403.1	27.5	270	0
4	C	1389.8	1320.1	12	0	0	32	WP1	520.05	1297.4	20	270	0
5	C	1380.45	1330.05	12	0	0	33	WP1	620.1	1088.45	20	270	0
6	C	1389.15	1329.75	12	0	0	34	WP1	719.25	1089.65	20	270	0
7	C	924.36	1354.05	12	0	0	35	WP1	820.65	1071.45	20	270	0
8	C	925.5	1360.8	12	0	0	36	WP1	908.6	1072.65	20	270	0
9	C	931.65	1360.9	12	0	0	37	WP1	856.36	1072.5	20	270	0
10	C	524.1	1317.45	12	0	0	38	WP1	1018.65	1073.65	20	270	0
11	C	533.86	1317.3	12	0	0	39	WP1	1190.55	1078.95	20	270	0
12	C	513.9	1306.8	12	0	0	40	WP1	1200.9	1077.75	20	270	0
13	C	514.2	1296.9	12	0	0	41	WP1	1374	1078.95	20	270	0
14	C	523.05	1188.95	12	0	0	42	WP1	1332.9	1335.3	20	90	0
15	C	523.05	1178.1	12	0	0	43	WP1	1249.95	1334.4	20	90	0
16	PIA	622.05	984.45	27.5	90	0	44	WP1	1187.9	1332.3	20	90	0
17	PIA	685.2	984.45	27.5	90	0	45	WP1	1086	1332.15	20	90	0
18	PIA	748.7	984.45	27.5	90	0	46	WP1	734.4	1327.2	20	90	0
19	PIA	862.7	980.25	27.5	90	0	47	WP1	644.85	1328	20	90	0
20	PIA	1124.7	997.65	27.5	90	0	48	WP2	1392.3	1119	20	0	0
21	PIA	1206.75	997.65	27.5	90	0	48	WP2	1391.85	1168.95	20	0	0
22	PIA	1288.65	997.65	27.5	90	0	50	WP2	1391.25	1210.35	20	0	0
23	PIA	1291.5	1404.9	27.5	270	0	51	WP2	1389.8	1279.9	20	0	0
24	PIA	1189.7	1403.55	27.5	270	0	52	WP2	515.25	1264.2	20	180	0
25	PIA	1131.3	1401.6	27.5	270	0	53	WP2	514.45	1193.25	20	180	0
26	PIA	1008	1398.65	27.5	270	0	54	WP2	517.2	1122	20	180	0
27	PIA	892.8	1396.9	27.5	270	0							
28	PIA	808.25	1396.9	27.5	270	0							

Fixture Schedule	Calculation Summary							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LF	Mfg	Description	Lum. Watts
1	15	C	SINGLE	N.A.	0.664	Eaton	FOH102105-FOH8640-6VC	8.9
2	15	P1A	SINGLE	N.A.	0.912	Eaton	GLEON-AF-03-LED-E1-SL3-HSS	186
3	1	P1B	SINGLE	N.A.	0.912	Eaton	GLEON-AF-02-LED-E1-SL4-HSS	113
4	16	WP1	SINGLE	N.A.	0.864	Eaton	XTOR12B-W	162
5	7	WP2	SINGLE	N.A.	0.864	Eaton	XTOR12B-W	25.5

Calculation Summary	Property Line	Site @Finished Grade								
Canopy	Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PdSp/L	PdSp/Tb	
Canopy 1	WP1	Illuminance	Fc	8.03	11.9	3.9	2.05	3.08	2	2
Canopy 2		Illuminance	Fc	13.06	18.7	8.2	1.99	2.04	2	2
Canopy 3		Illuminance	Fc	7.15	11.4	1.0	7.15	11.40	2	2
Canopy 4		Illuminance	Fc	6.87	11.7	2.8	2.45	4.18	2	2
Canopy 5		Illuminance	Fc	6.48	12.1	0.8	8.05	15.13	2	2
Canopy 6		Illuminance	Fc	7.02	11.7	0.5	14.04	23.40	2	2
Property Line		Illuminance	Fc	0.06	0.9	0.0	N.A.	N.A.	20	N.A.
Site @Finished Grade		Illuminance	Fc	1.99	11.2	0.0	N.A.	N.A.	10	10



OWNER:
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

MATTHEW J. PETERSON, AIA
REGISTERED ARCHITECT
21 WEST HAWK AVENUE
SUITE 200
DALLAS, TEXAS 75219

STATUS:
SITE PLAN SUBMITTAL

2/8/2018

LARRY L. BLACKMON, INC.
ENGINEERING & BUILDING DESIGN
6716 AZLE AVENUE
FORT WORTH, TEXAS 76135
PHONE: 817-238-9807 FAX: 817-238-9804
REGISTRATION # 002382

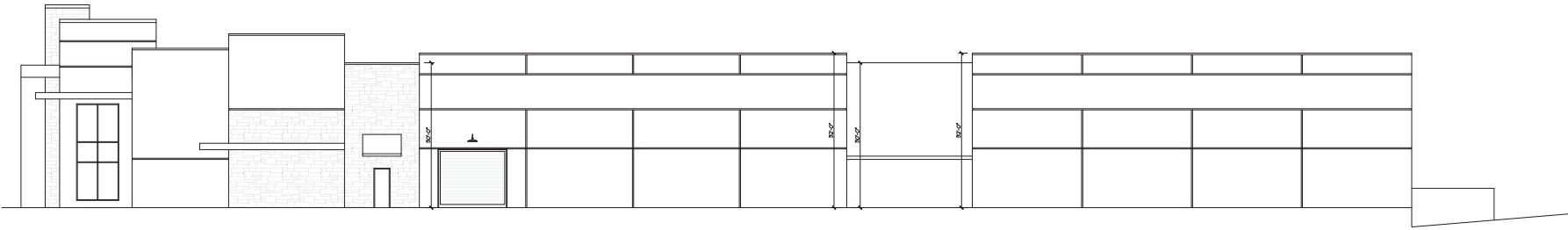
PROVIDE POLE DETAIL

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817-626-7300
817-628-9305 FAX

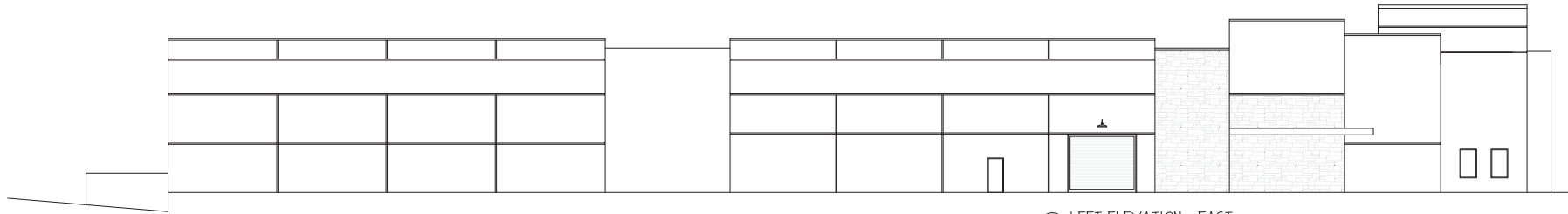
NEW FACILITY
for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD
LOT 7, BLOCK D & PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

CASE NUMBER : SP-2018-002

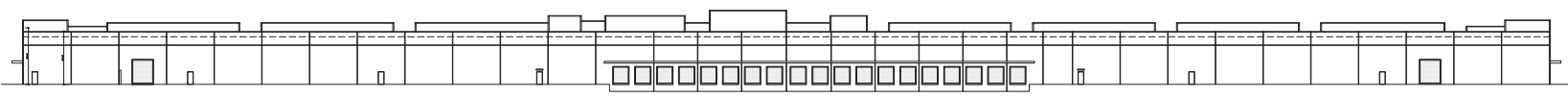
Drawing Number
SL1



④ RIGHT ELEVATION : WEST
SCALE: 3/32" = 1'-0"



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



② REAR ELEVATION : SOUTH
SCALE: 1/32" = 1'-0"



① FRONT ELEVATION : NORTH
SCALE: 1/32" = 1'-0"



MATTHEW J. PETERSON, AIA
ARCHITECT / d/b constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1500

STATUS:
SITE PLAN SUBMITTAL : 12 JAN 2016
REVISED PER COMMENTS : 08 FEB 2016

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1500
817 626-4505 FAX

NEW FACILITY
for
INTERSTATE
WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

CASE NUMBER : SP2018-002

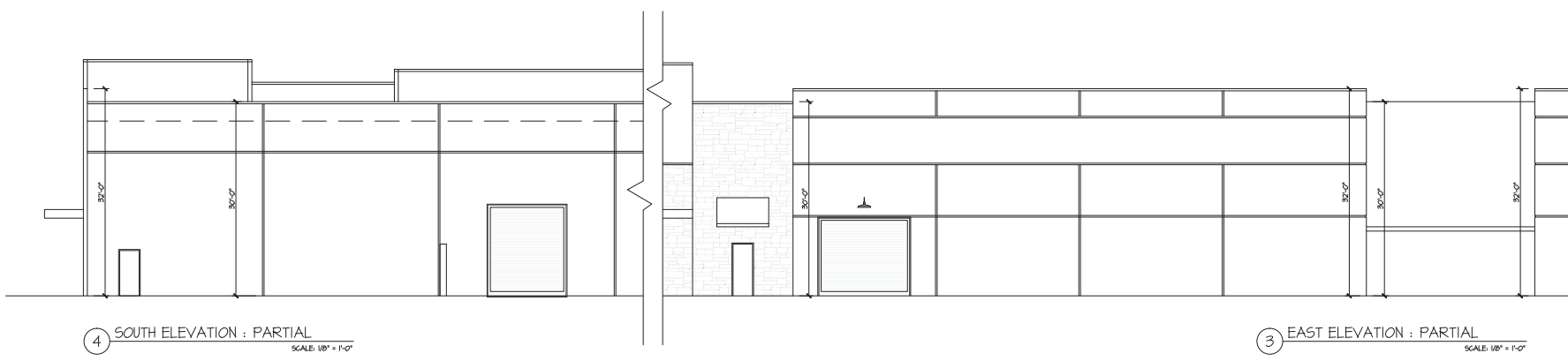
OWNER :
JEFF FLEMING
J. R. FLEMING INVESTMENTS, LLC
10355 SANDEN DRIVE
DALLAS, TX 75238
214-553-1311

Drawing Number

A-1.1

MATTHEW J PETERSON, AIA
 ARCHITECT / AS CONSULTANTS, PC
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817.626.1500

STATUS:
 SITE PLAN SUBMITTAL : 12 JAN 2016
 REVISED PER COMMENTS : 08 FEB 2016



4 SOUTH ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"

3 EAST ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"

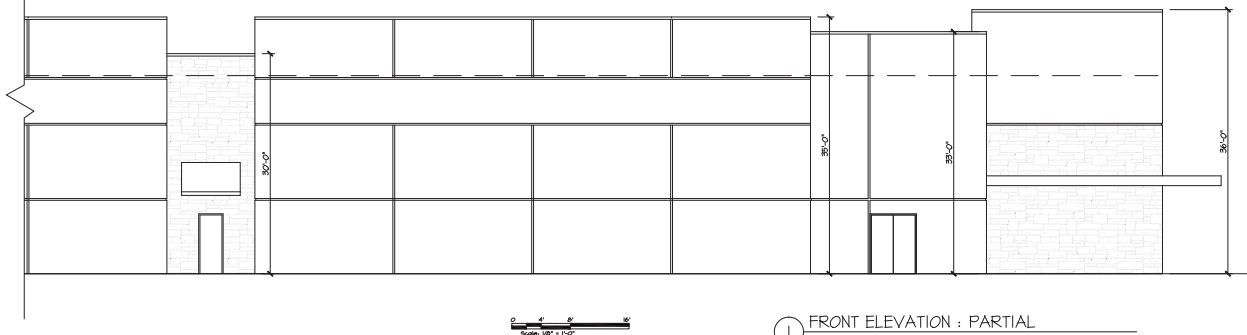


2 OFFICE ELEVATION
 SCALE: 1/8" = 1'-0"

- STONE FLASHING CAP
- PANEL JOINT
- METAL CANOPY
- METAL CANOPY
- METAL CANOPY
- STOREFRONT GLASS
- STONE CAP
- PAINTED CONCRETE TILT PANEL

BUILDING DATA :

NORTH ELEVATION (FACING A PUBLIC ROAD):	
GROSS BUILDING ELEVATION SF :	30,681 SF
WINDOWS AND DOORS :	1,846 SF
SUBTOTAL :	28,834 SF
STONE PORTION OF ELEVATION :	1,058 SF
PAINTED CONCRETE TILT PANEL :	21,833 SF
24.4% STONE / 75.6% PAINTED PANEL	
EAST ELEVATION (FACING A PUBLIC ROAD):	
GROSS BUILDING ELEVATION SF :	4,424 SF
WINDOWS AND DOORS :	376 SF
SUBTOTAL :	4,053 SF
STONE PORTION OF ELEVATION :	1,064 SF
PAINTED CONCRETE TILT PANEL :	1,984 SF
11.8% STONE / 88.2% PAINTED PANEL	
WEST ELEVATION (FACING A PRIVATE PUBLIC ROAD):	
GROSS BUILDING ELEVATION SF :	4,453 SF
WINDOWS AND DOORS :	240 SF
SUBTOTAL :	4,213 SF
STONE PORTION OF ELEVATION :	951 SF
PAINTED CONCRETE TILT PANEL :	3,256 SF
10.3% STONE / 89.7% PAINTED PANEL	
SOUTH ELEVATION:	
GROSS BUILDING ELEVATION SF :	21,058 SF
DOORS :	2,342 SF
SUBTOTAL :	24,716 SF
STONE PORTION OF ELEVATION :	0 SF
PAINTED CONCRETE TILT PANEL :	24,716 SF
100% PAINTED PANEL	



1 FRONT ELEVATION : PARTIAL
 SCALE: 1/8" = 1'-0"



OWNER :
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75238
 214-553-1311



NEW FACILITY
 for
INTERSTATE WIRE CO, INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX




CASE NUMBER : SP2018-002

Drawing Number
A-1.2

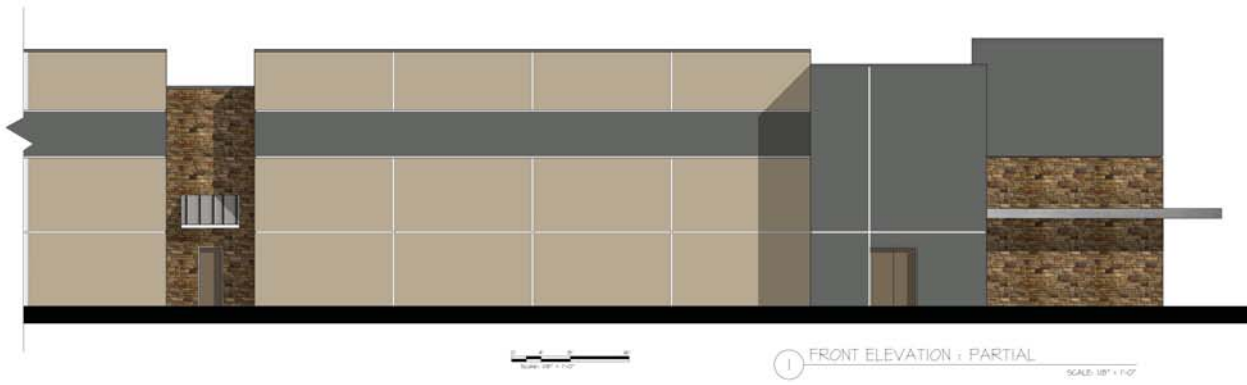
MATTHEW J. PETERSON, AIA
 ARCHITECT & INTERIOR DESIGNER
 2100 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817.628.1500
 817.628.1505 FAX

STATUS:
 SITE PLAN SUBMITTAL | 12 JAN 2018



-  Eldorado Stone
Mountain Ledge
Durango
-  Galvanized Metal
Awning / Eyebrow
-  Dark Bronze
Window Frames/
Storefront Frames

BUILDING DATA:	
NORTH ELEVATION (FACING A PUBLIC ROW):	
GROSS BUILDING ELEVATION SF:	30,681 SF
WINDOWS AND DOORS:	1,846 SF
SUBTOTAL:	28,834 SF
STONE PORTION OF ELEVATION:	1,058 SF
PAINTED CONCRETE TITLE PANEL:	2,183 SF
24-IN. STONE / 15-IN. PAINTED PANEL:	
EAST ELEVATION (FACING A PUBLIC ROW):	
GROSS BUILDING ELEVATION SF:	14,921 SF
WINDOWS AND DOORS:	378 SF
SUBTOTAL:	14,543 SF
STONE PORTION OF ELEVATION:	1,064 SF
PAINTED CONCRETE TITLE PANEL:	1,984 SF
18-IN. STONE / 88-IN. PAINTED PANEL:	
WEST ELEVATION (FACING A PUBLIC ROW):	
GROSS BUILDING ELEVATION SF:	4,453 SF
WINDOWS AND DOORS:	240 SF
SUBTOTAL:	4,213 SF
STONE PORTION OF ELEVATION:	461 SF
PAINTED CONCRETE TITLE PANEL:	825 SF
10.38-IN. STONE / 8-IN. PAINTED PANEL:	
SOUTH ELEVATION:	
GROSS BUILDING ELEVATION SF:	27,058 SF
DOORS:	2342 SF
SUBTOTAL:	24,716 SF
STONE PORTION OF ELEVATION:	0 SF
PAINTED CONCRETE TITLE PANEL:	24,716 SF
100% PAINTED PANEL:	



-  SW6150
Universal
Khaki
-  SW7068
Grizzle Gray
-  SW6152
Superior
Bronze



d/b constructors inc.
 GENERAL CONTRACTOR
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TEXAS 76106
 817.628.1500
 817.628.1505 FAX

NEW FACILITY
 for
INTERSTATE WIRE CO., INC.
AGAVE WIRE, LTD

LOT 7, BLOCK D &
 PARTIAL LOT 6, BLOCK D
 ROCKWALL, TX

CASE NUMBER:

OWNER:
 JEFF FLEMING
 J. R. FLEMING INVESTMENTS, LLC
 10355 SANDEN DRIVE
 DALLAS, TX 75239
 214-553-1311

COLOR CHART
 &
RENDERED ELEVATIONS





February 27, 2018

ATTN: MATHEW PETERSON
DB CONSTRUCTORS INC
2400 GREAT SOUTHWEST PKWY,
FORT WORTH, TX 76106

RE: SITE PLAN (SP2018-002), Interstate Wire Company

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:

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On January 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB had no concerns with the elevations as proposed and made a motion to recommend approval of the elevations, which included the exception and variance requests. The motion passed by a vote of 5 to 0 with Board Members Craddock and Neill absent.

RECOMMENDATIONS:

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

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;*
- 2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, 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 approve the site plan with staff conditions and Architectural Review Board (ARB) recommendations passed by a vote of 5 to 0 with Commissioners Chodun and Fishman absent. Additionally, the motion included a recommendation of approval of the exception and variances being requested as outlined in staff's report.

CITY COUNCIL:

On February 19, 2018, the City Council's motion to approve all variance requests to allow for not meeting the following a) minimum 20% stone, b) vertical and horizontal articulation on south elevation, c) minimum parking standard, and d) use of tilt-up wall construction in association with an approved



site plan and with staff conditions passed by a vote of 5 to 0 with Council Members Macalik and Townsend absent.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,


David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX