



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP 2019-027⁰⁴⁵ P&Z DATE 10/29/2019 CC DATE 7/1/2019 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD 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 checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" 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: <u>Chamrell Commercial Corp.</u>

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. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	1700 Justin Road				
Subdivision	Chanell Subdivision	Lot	2R	Block	A
General Location	NW corner of Justin Road & John King Boulevard				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Light Industrial	Current Use	Light Industrial		
Proposed Zoning	No Change	Proposed Use	Office / Warehouse		
Acreage	18.762 AC	Lots [Current]	1	Lots [Proposed]	1 - no change

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input checked="" type="checkbox"/> Owner	Chanell Commercial Corp.	<input checked="" type="checkbox"/> Applicant	Mark Pross - Pross Design Group Inc.
Contact Person	Ed Burke	Contact Person	Mark Pross
Address	1700 Justin Road	Address	5310 Harvest Hill Road, Suite 180
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Dallas, TX 75230
Phone	951-587-7884	Phone	972-759-1400
E-Mail	eburke@chanell.com	E-Mail	mpross@pdgarch.net

NOTARY VERIFICATION [REQUIRED]

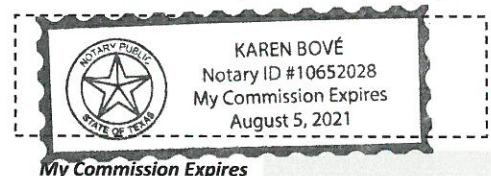
Before me, the undersigned authority, on this day personally appeared Mark W. Pross [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15th day of November, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 15th day of November, 20 19.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires



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

Phone: (972) 771-7745
Email: Planning@Rockwall.com

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

From: Planning & Zoning Department

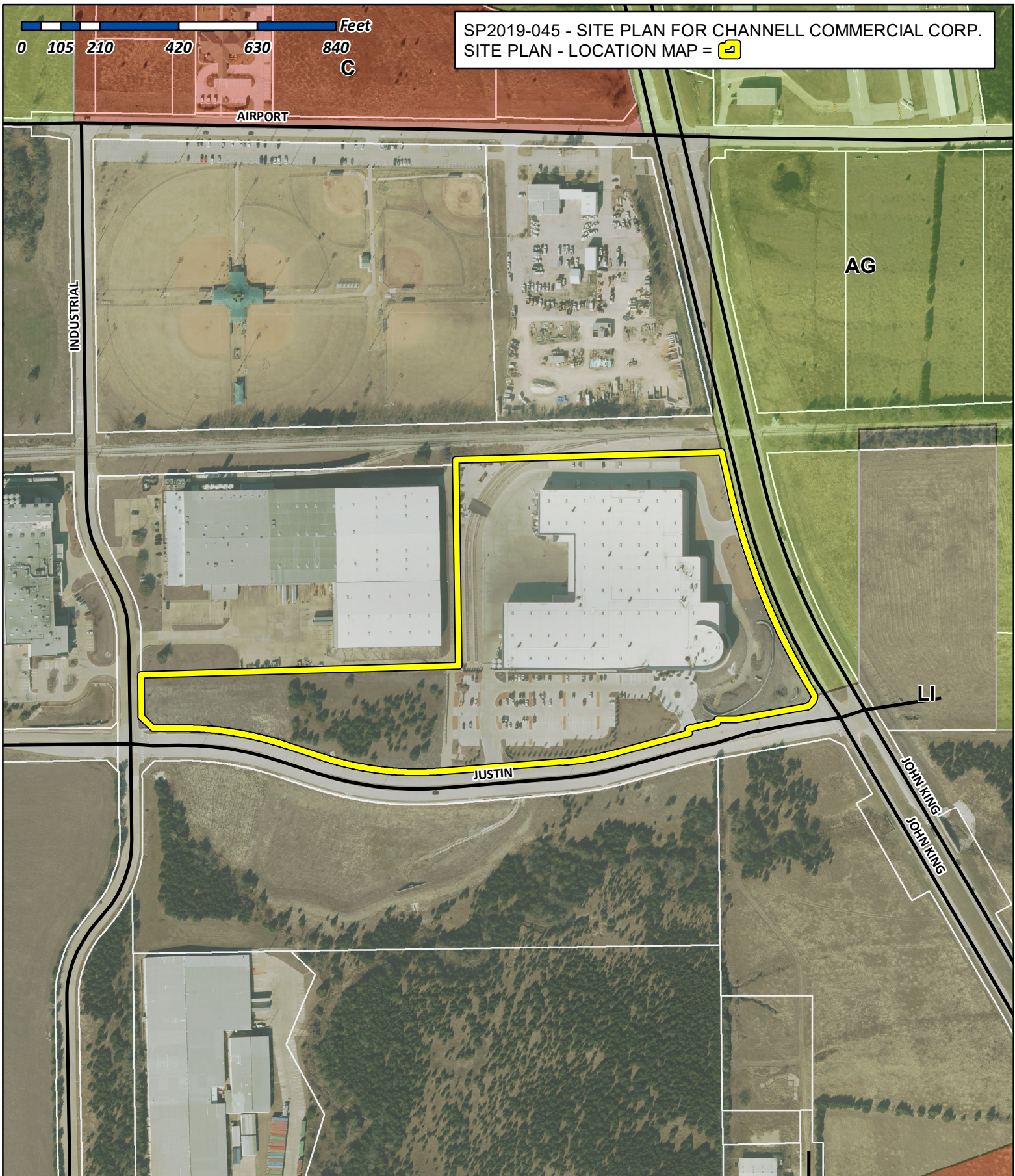
Date: 11/18/2019

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 Thursday, 11/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/26/2019 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: SP2019-045
Project Name: Channel Corp
Project Type: SITE PLAN
Applicant Name: Pross Design Group
Owner Name: Channell Commercial Corp.
Project Description: Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

0 105 210 420 630 840 Feet
C

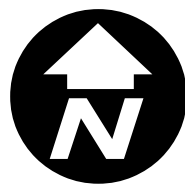
SP2019-045 - SITE PLAN FOR CHANNELL COMMERCIAL CORP.
SITE PLAN - LOCATION MAP = 



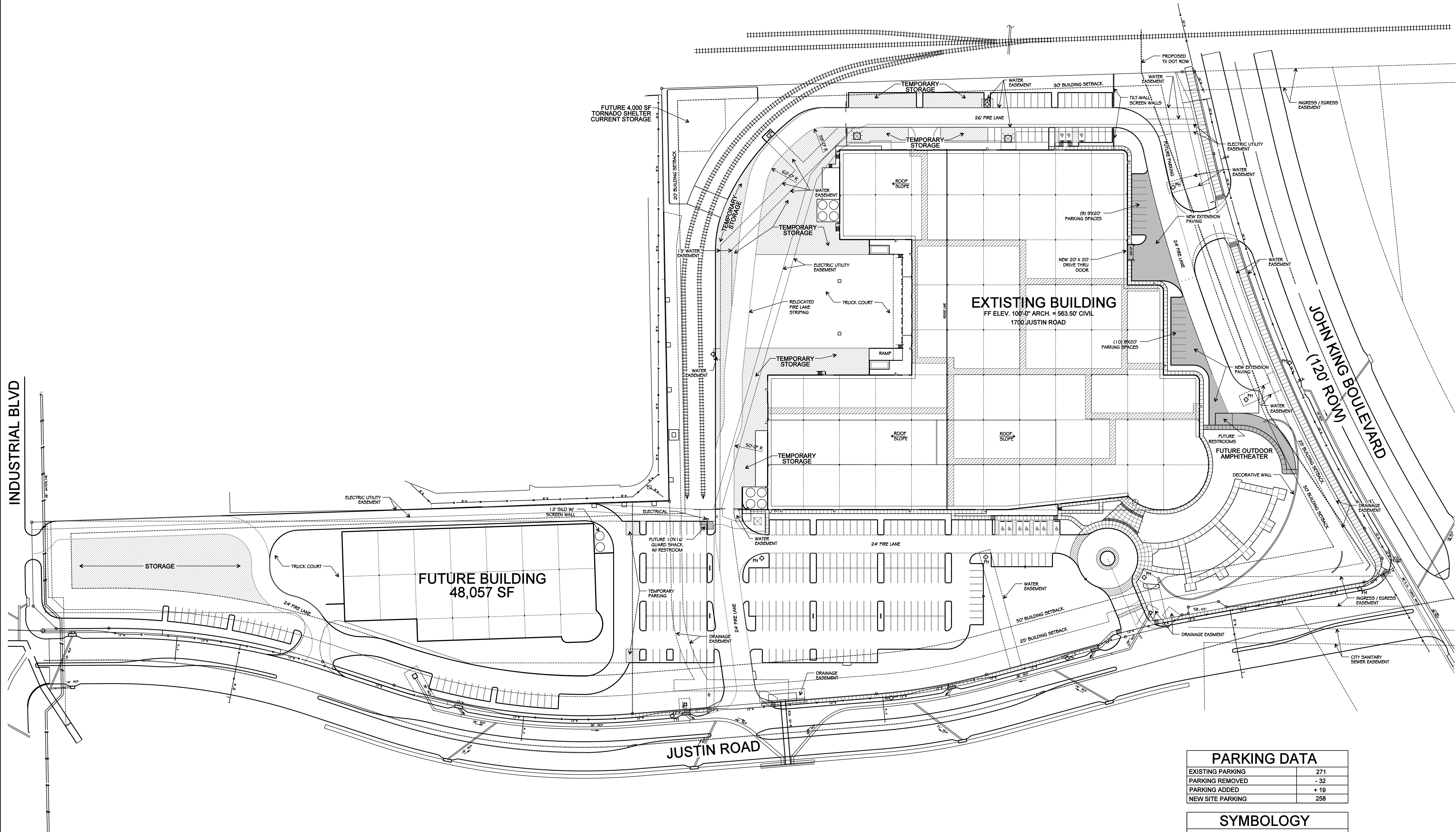
City of Rockwall

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

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



INDUSTRIAL BLVD



PARKING DATA

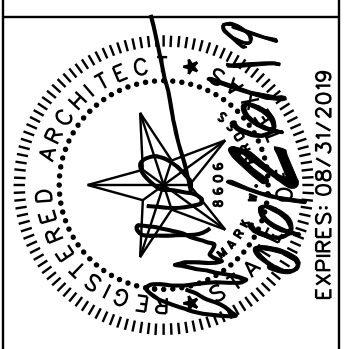
EXISTING PARKING	271
PARKING REMOVED	- 32
PARKING ADDED	+ 19
NEW SITE PARKING	258

SYMBOLOLOGY

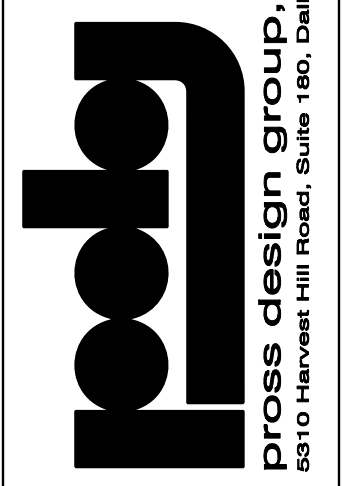
	PROPOSED AREAS OF CONSTRUCTION
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NORTH

1 SITE PLAN
SCALE: 1"=60'-0"



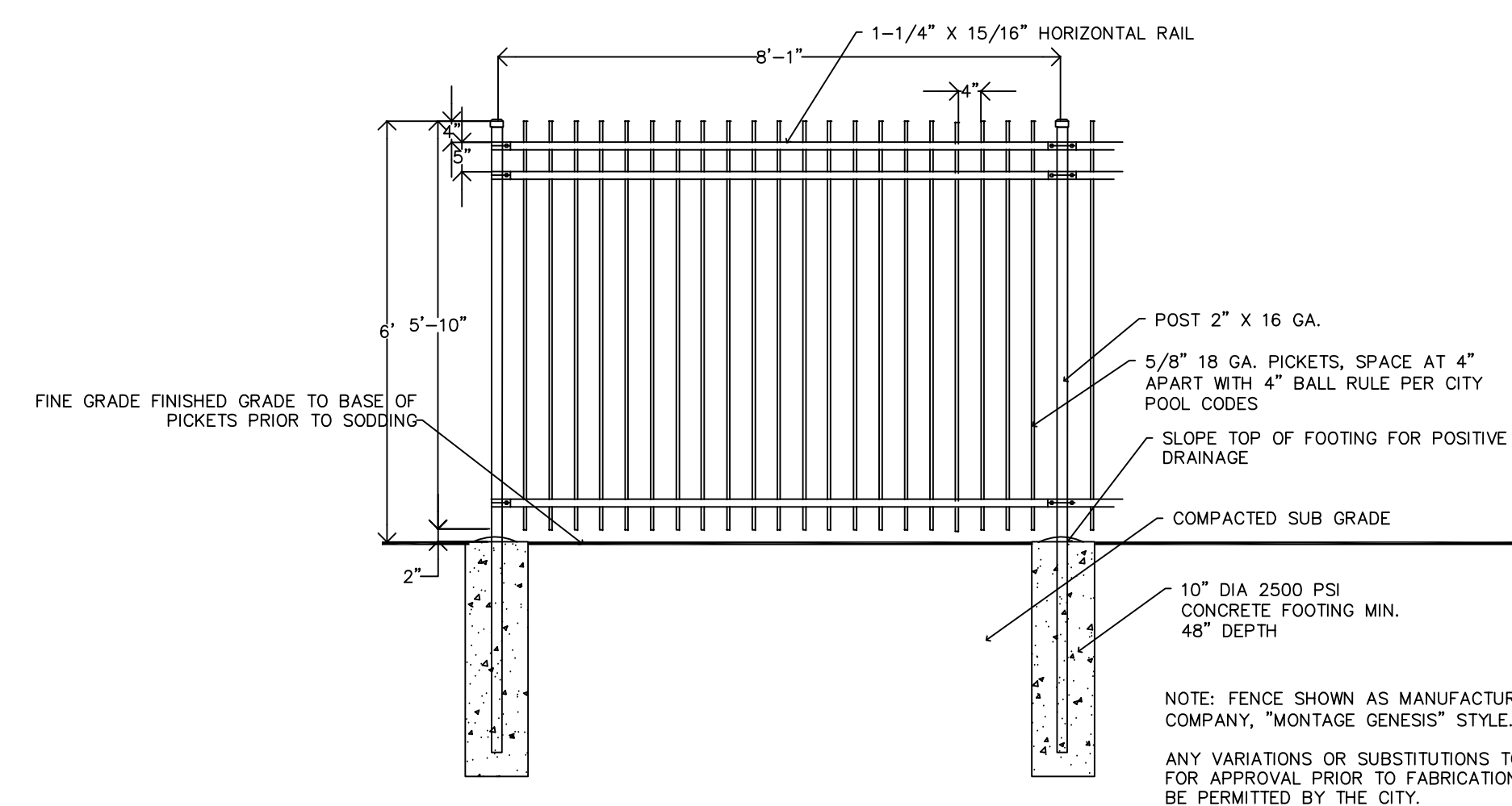
drawn:
checked:
MARK W. PROSS
c/w
11/5/2019



CHANNELL
ROCKWALL, TEXAS
1700 JUSTIN ROAD

job no
1423
sheet
A1.0

U.P./DALLAS GARLAND N.E.
(A 100-FOOT RIGHT-OF-WAY)



1 SITE 6' HIGH FENCE DETAIL
N.T.S.

AMERISTAR
1555 N. MINGO, TULSA OK. 74116
1-888-333-3422
WWW.AMERISTARFENCE.COM

LANDSCAPE PLAN SYMBOLS

- IRON FENCE 6 FEET HIGH, SEE DETAIL 1 THIS SHEET
- LANDSCAPE BUFFER LIVING SCREEN CANOPY TREES 20'-0" MIN ON CENTER, ONE ROW PER ALTERNATE #1 ALL TREES TO BE INSTALLED OVER 4'-0" FROM ALL UNDERGROUND UTILITIES. LOCATE UNDER GROUND UTILITIES AS REQUIRED DURING CONSTRUCTION PERIOD. VERIFY THE LOCATIONS EVEN IF REQUIRED EXCAVATION IS REQUIRED TO VERIFY THE UTILITIES.
- EVERGREEN SHRUBS FOR SCREENING
- EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE
- EVERGREEN GROUND COVER WITH STEEL EDGING
- BERMUDA GRASS-ON SITE, ROLL TWO TIMES, SEE DETAILS

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES, REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN, FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER INSTRUCTIONS.
6. INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"-2" HIGH.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET, PROVIDE ON ALL TREES SHOWN, UNLESS NOTED.
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY, INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP, BARRIER TO EXTEND 1" ABOVE GRADE.

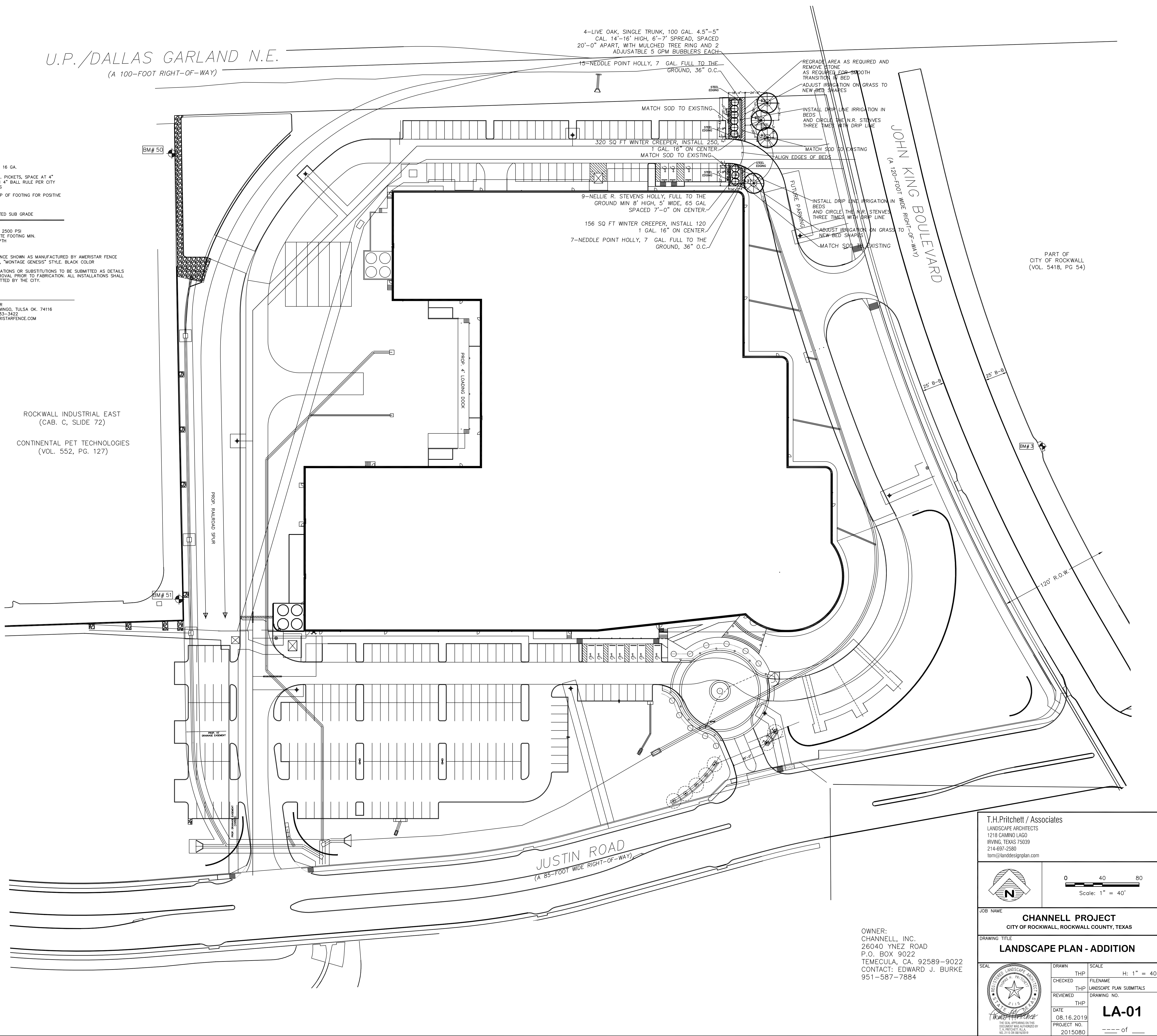
CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

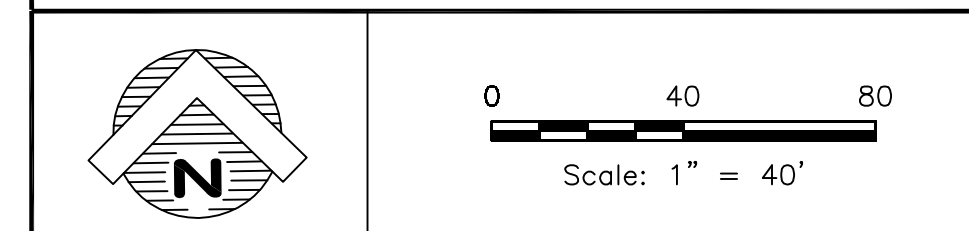
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATIVE (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

ROCKWALL INDUSTRIAL EAST
(CAB. C, SLIDE 72)
CONTINENTAL PET TECHNOLOGIES
(VOL. 552, PG. 127)



PART OF
CITY OF ROCKWALL
(VOL. 5418, PG 54)

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com



JOB NAME CHANNELL PROJECT CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS			
DRAWING TITLE LANDSCAPE PLAN - ADDITION			
SEAL	SCALE	H: 1" = 40'	
CHECKED	THP	FILENAME	LANDSCAPE PLAN SUBMITTALS
REVIEWED	THP	DRAWING NO.	
DATE	THP	LA-01	
PROJECT NO.	2015080	--- of ---	

OWNER:
CHANNELL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589-9022
CONTACT: EDWARD J. BURKE
951-587-7884

City of Rockwall Project Plan Review History



Project Number SP2019-045	Owner Channell Commercial Corp.	Applied 11/18/2019	DG
Project Name Channell Corporation	Applicant Pross Design Group	Approved	
Type SITE PLAN		Closed	
Subtype AMENDING		Expired	
Status P&Z HEARING		Status 11/22/2019	DG

Site Address 1700 JUSTIN RD	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision ROCKWALL INDUSTRIAL EAST	Tract 2	Block A	Lot No 2	Parcel No 3369-000A-0002-00-0R	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/18/2019	11/25/2019	11/19/2019	1	APPROVED	
ENGINEERING	Sarah Johnston	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	<p>(11/22/2019 10:53 AM SJ)</p> <p>M - Shade any future items that are not being considered in this project. It is difficult to tell what is being proposed.</p> <p>M - Must show all existing and proposed utilities.</p> <p>M - Add note to the landscape plan, "No trees within 5' of utilities." Standards of Design and Construction Sect. 4.4</p> <p>I - Must have approval from NTMWD to grade or construct anything in their easement.</p> <p>I - 4% Engineering inspection fees</p> <p>I - Impact fees for new/up-sizing water taps or building square footage.</p> <p>I - No storage in fire lane or utility easements</p> <p>I - Parking to be 20'x9' if adjacent to the building or head-to-head, all else to be 18'x9' min.</p> <p>I - Must have detention for all future storage areas per reference plans for Justin Rd. On what is being detained already. portion at corner of Industrial and Justin that is not detained, that will need to be. In the future.</p> <p>I - All retaining walls to be rock or stone faced. No smooth concrete walls.</p> <p>I - Retaining walls 3' and over must be engineered.</p> <p>I - Must meet all city standards of design and construction.</p> <p>I - Engineering review fees apply.</p>
FIRE	Ariana Hargrove	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	
GIS	Lance Singleton	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	
PLANNING	David Gonzales	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(11/22/2019 11:22 AM DG)						
SP2019-045; Amended Site Plan for Channell Communications Corp.						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard.						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (SP2019-045) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article V, that are applicable to the subject property.						
I.5 Please note that the property will require a replat prior to the issuance of a building permit. As a note, the site plan must be approved prior to the filing of the plat.						
M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:						
1) Under the Parking Data table, the removal and addition of parking spaces are resulting in a net loss of 13 parking spaces. This will require approval of a variance to allow for the parking to not meet the standards. Additionally, with future parking being indicated on the east portion of the site, it is encouraged to provide staff with the total parking for this site (i.e. include, but hatch the future parking spaces) for an overall parking layout. Please provide the parking count for each use (i.e. office, warehouse, & manufacturing) and include the number of employees on each shift as justification-- refer to the approved 2014 site plan SP2014-011 as an example. (Section 6, Table 3, of Article VI, of the UDC) Exception Required (Section 9, Art. XI, UDC).						
2) Provide a label identifying the parking count (i.e. 9, 10, etc.) for each parking aisle in order to verify the existing and proposed parking spaces						
3) Provide total SF of additions (i.e. parking areas, building additions, etc.).						
4) Hatch the area located on the eastern portion of the lot (noted as future building) to better delineate the existing area vs future building area(s).						
5) Outside storage areas are to be screened to the height of what is being stored (Subsection 1.05(5), of Article V, UDC). Is the proposed storage area on the eastern portion of the lot (i.e. future area) being considered? If so, see Subsection 5.02.A, of Article VIII, of the UDC for appropriate screening of this area						
6) Provide a label identifying the existing and proposed sidewalks, including the existing 10-ft trail/walkway along John King Blvd.						
7) Provide a standard signature block with signature space for the Planning and Zoning Chairman and Planning Director. See attachment with packet provided						
8) There is a label on the North West corner of the site indicating future parking. Is there going to be future parking along this area as indicated?						
M.7 Building Elevations. Provide building elevations for the proposed guard shack (Section 3, of Article XI, of the UDC).						
M.8 Landscape Plan. The proposed landscape screening located at the North West corner of the site requires approval by the Planning and Zoning Commission to allow for not meeting the standards of Subsection 1.05, Screening Standards, of Article V, District Development Standards, of the UDC (Subsection 5.02(C), Art. VIII, UDC).						
I.9 Civil Set. As a note, the civil set submitted with this application on CD were not reviewed and are not considered an engineering submittal with this application						

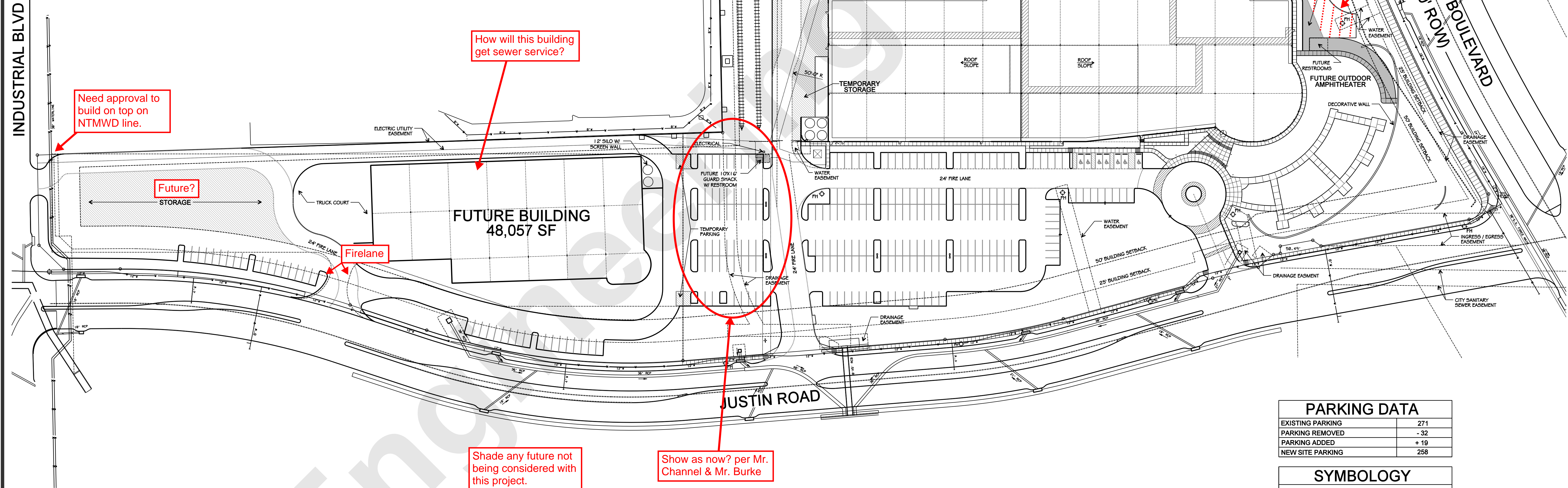
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>M.10 Based on the submittal staff has identified the following exceptions& variances:</p> <p>1) Required Parking Spaces. The proposed site plan does not meet the minimum standards for parking for this site. The site plan indicates a reduction in the number of parking spaces to allow for outside storage areas that were not present on the approved site plan from July21, 2014 [i.e. SP2014-011] and will require approval of an exception by the Planning and Zoning Commission</p> <p>To be able to request a exception, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section9, of Article XI, of the UDC for examples of compensatory measures</p> <p>I.11 Please note that failure to address all comments provided by staff by3:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.</p> <p>I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December10, 2019 Planning & Zoning Meeting.</p> <p>** Please note that the Planning & Zoning Work Session meeting will be held on November26, 2019.</p> <p>I.13 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.</p>						
Police Department	David Gonzales	11/22/2019	11/29/2019	11/22/2019	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(11/22/2019 3:00 PM DG)						
The following comments are from Captain Ed Fowler, Rockwall Police Department regarding CPTED Design						
SP2019-045 Cannel Commercial Corporation						
Considerations:						
<ul style="list-style-type: none"> • Consider Security lighting above all entrances, including rear doors, rear parking areas and dumpster(s). • Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing • Consider mirror(s) on dumpster fencing to reveal any persons inside holding(fencing) area. • Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster(ID Theft, etc.) • Utilize LED fixtures. Ensure that all lighting is positioned in a manner to minimize glare and reduce all shadows especially at the rear of business • Consider auxiliary locking system on rear doors. • Consider all exterior doors being equipped with alarm contact sensors and windows with glass break sensors • Consider motion sensor alarms inside the business and motion activated lighting for the interior. • Consider the addition of security cameras on the exterior of the building that provide 360 degree coverage. • Consider camera monitors for the rear of the business to ensure that employees will have a complete and unobstructed view prior to exiting into the rear parking area. • Ensure new or existing trees and bushes are trimmed within acceptable standards(Trees Trimmed up to 7' and Bushes Trimmed Down to 3') and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night. • More than willing to speak directly with the business owners or developers about the property. 						
The implementation of all or any portion of the considerations are NO guarantee or assurance that crime will not occur or that the property will be crimeproof. The considerations should, however, reduce the probability of crime if the strategies and recommendations are properly applied and consistently maintained. Any changes should still meet with the City of Rockwall's building code, code of ordinances and fire code.						

- 4% Engineering inspection fees
- Impact fees for new/up-sizing water taps or building square footage.
- No storage in fire lane or utility easements
- Parking to be 20'x9' if adjacent to the building or head-to-head, all else to be 18'x9' min.
- Must show existing and proposed utilities.
- Must have detention for all future storage areas per reference plans for Justin Rd. On what is being detained already. portion at corner of Industrial and Justin that is not detained, that will need to be. In the future.
- All retaining walls to be rock or stone faced. No smooth concrete walls.
- Retaining walls 3' and over must be engineered.
- Must meet all city standards of design and construction.
- Engineering review fees apply.

INDUSTRIAL BLVD

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Need approval to build on top on NTMWD line.

Future?

Firelane

How will this building get sewer service?

Shade any future not being considered with this project.

Show as now? per Mr. Channel & Mr. Burke

Isn't this whole section new. not there today. will need to relocate fire hydrant need to check spacing.

PARKING DATA

EXISTING PARKING	271
PARKING REMOVED	- 32
PARKING ADDED	+ 19
NEW SITE PARKING	258

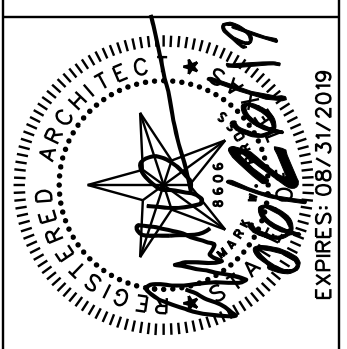
SYMBOLOLOGY

	PROPOSED AREAS OF CONSTRUCTION
--	--------------------------------

NORTH

1 SITE PLAN
 SCALE: 1"=60'-0"

drawn:
 checked:
 MARK W. PROSS
 c/c
 11/5/2019

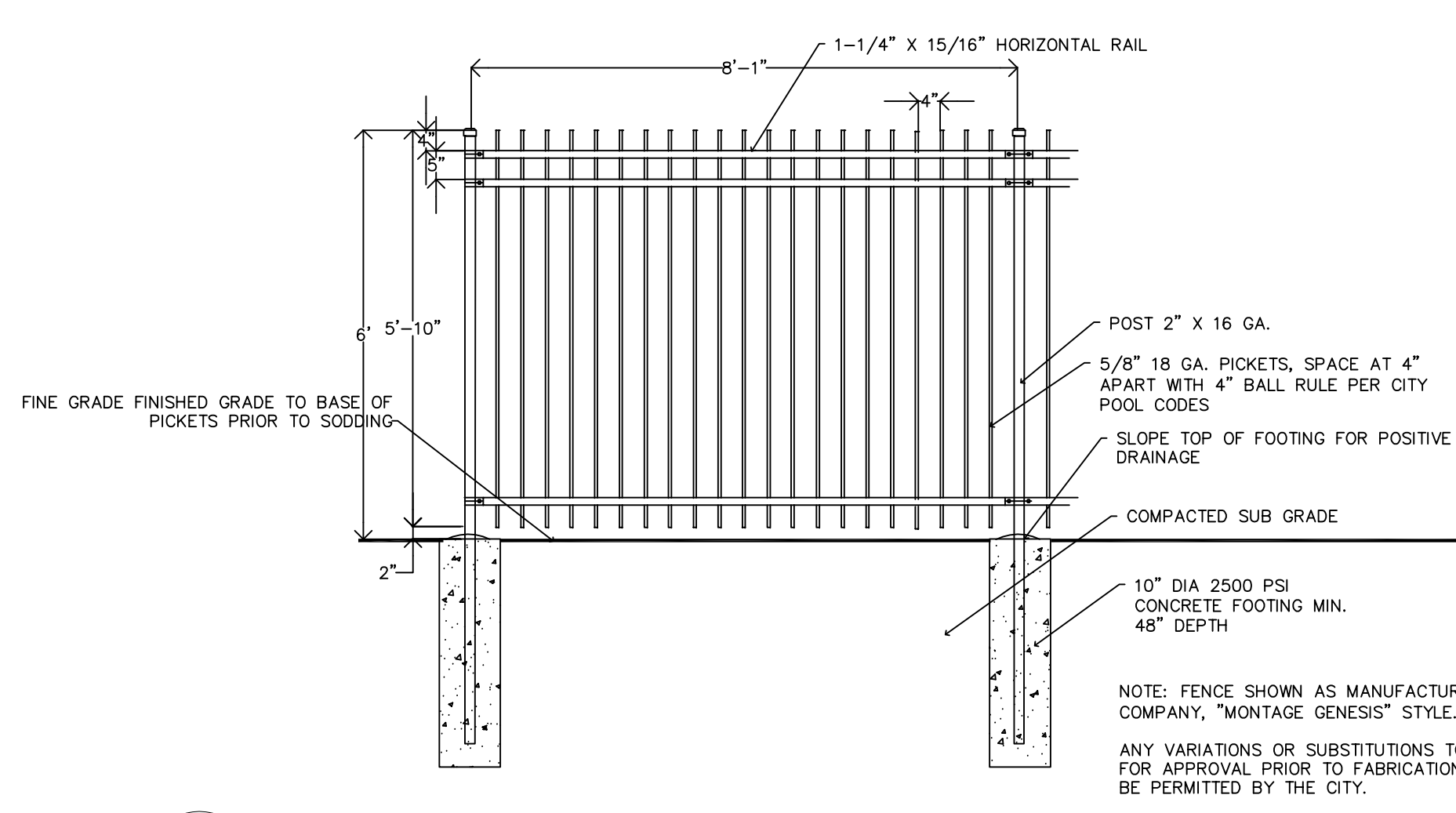


pross design group, incorporated.
 2810 Harvest Hill Road, Suite 100, Dallas, Texas 75228, 972.750.1400

CHANNELL
 ROCKWALL, TEXAS
 1700 JUSTIN ROAD

job no
 1423
 sheet
A1.0

U.P./DALLAS GARLAND N.E.
(A 100-FOOT RIGHT-OF-WAY)



1 SITE 6' HIGH FENCE DETAIL
N.T.S.
AMERISTAR
1555 N. MINGO, TULSA OK. 74116
1-888-333-3422
WWW.AMERISTARFENCE.COM

- LANDSCAPE PLAN SYMBOLS
- IRON FENCE 6 FEET HIGH, SEE DETAIL 1 THIS SHEET
 - LANDSCAPE BUFFER LIVING SCREEN CANOPY TREES 20'-0" MIN ON CENTER, ONE ROW PER ALTERNATE #1 ALL TREES TO BE INSTALLED OVER 4'-0" FROM ALL UNDERGROUND UTILITIES. LOCATE UNDER GROUND UTILITIES AS REQUIRED DURING CONSTRUCTION PERIOD. VERIFY THE LOCATIONS EVEN IF REQUIRED EXCAVATION IS REQUIRED TO VERIFY THE UTILITIES.
 - EVERGREEN SHRUBS FOR SCREENING
 - EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE
 - EVERGREEN GROUND COVER WITH STEEL EDGING
 - BERMUDA GRASS-ON SITE, ROLL TWO TIMES, SEE DETAILS

- BERMUDA SOD NOTES
1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
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 8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"-2" HIGH.

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1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
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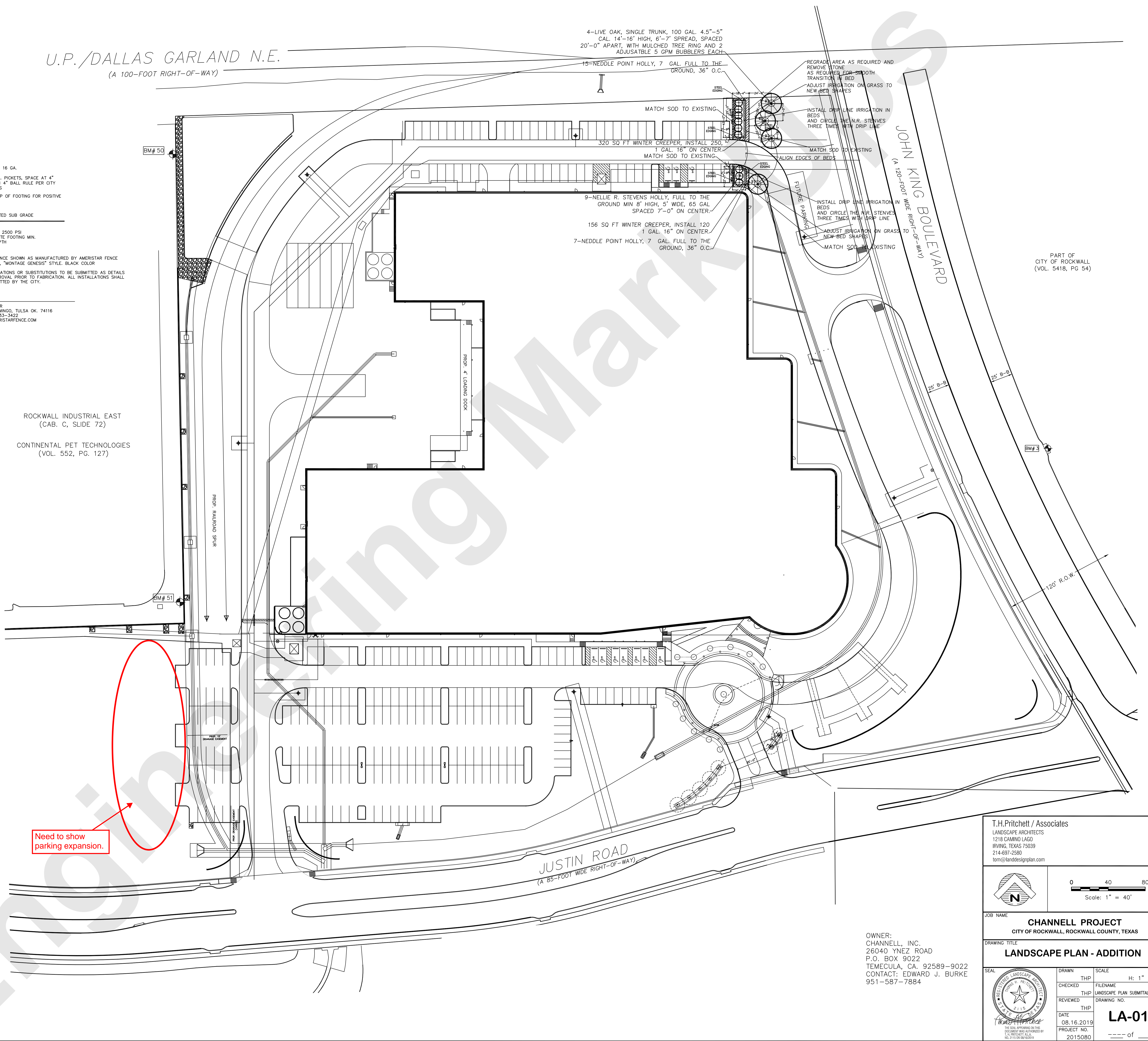
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CITY OF ROCKWALL MAINTENANCE NOTE;
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Add note:
No trees within 5' of public utilities.

ROCKWALL INDUSTRIAL EAST
(CAB. C, SLIDE 72)
CONTINENTAL PET TECHNOLOGIES
(VOL. 552, PG. 127)



Need to show parking expansion.

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com



JOB NAME
CHANNELL PROJECT
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DRAWING TITLE
LANDSCAPE PLAN - ADDITION

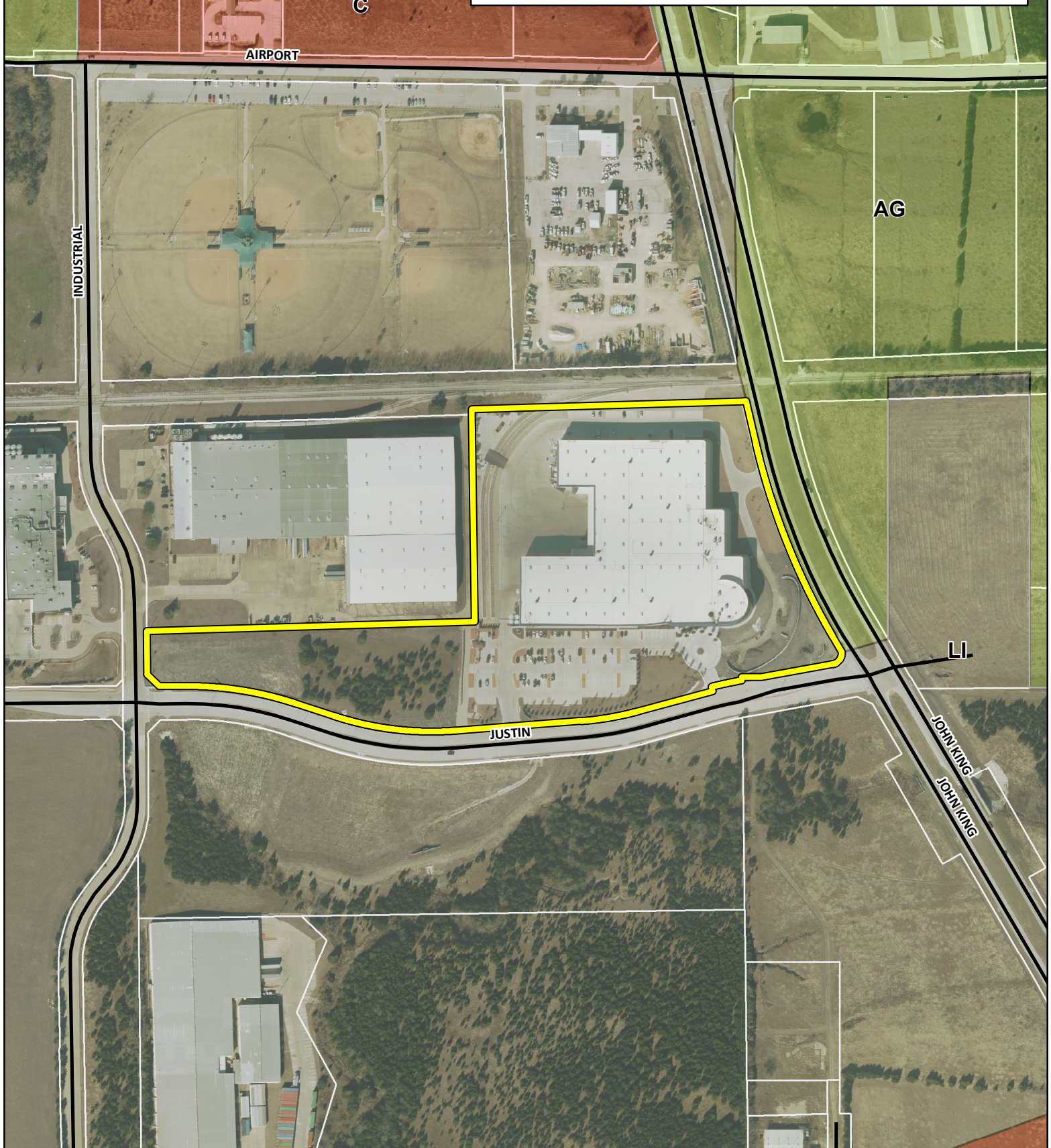
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	CHECKED	THP	FILENAME	LANDSCAPE PLAN SUBMITTALS
	REVIEWED	THP	DRAWING NO.	
	DATE	THP		LA-01
			PROJECT NO.	2015080
				--- of ---

OWNER:
CHANNELL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589-9022
CONTACT: EDWARD J. BURKE
951-587-7884

PART OF
CITY OF ROCKWALL
(VOL. 5418, PG 54)



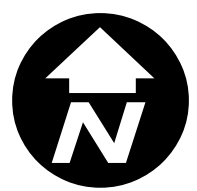
SP2019-045 - SITE PLAN FOR CHANNELL COMMERCIAL CORP.
SITE PLAN - LOCATION MAP =



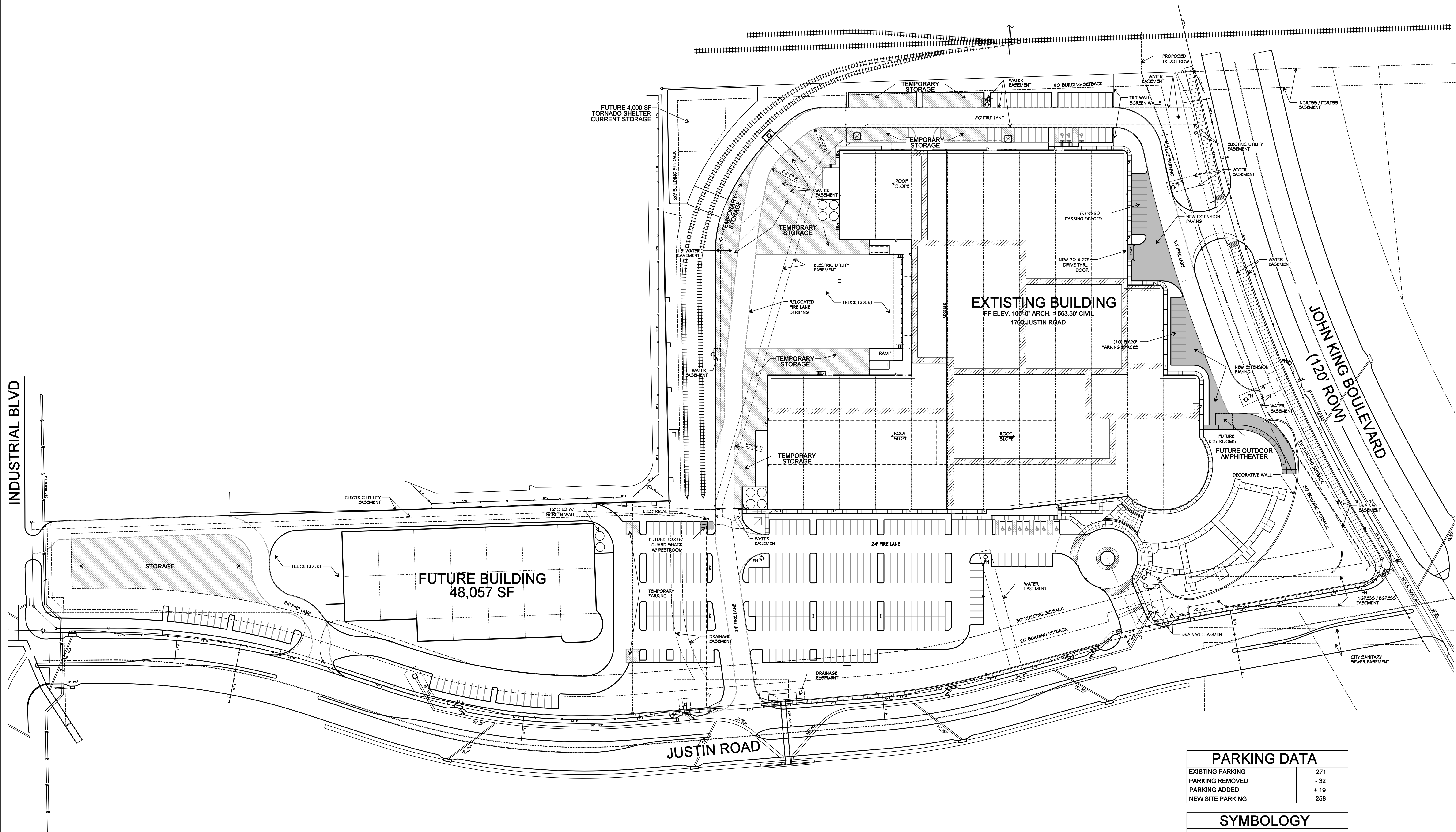
City of Rockwall

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

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



INDUSTRIAL BLVD



PARKING DATA

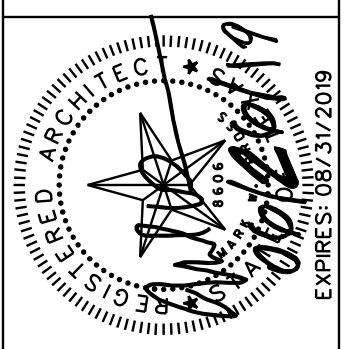
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PARKING REMOVED	- 32
PARKING ADDED	+ 19
NEW SITE PARKING	258

SYMBOLOLOGY

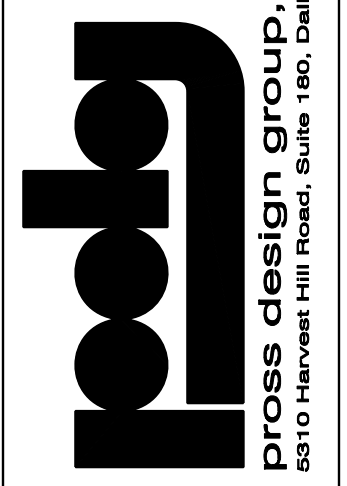
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NORTH

1 SITE PLAN
SCALE: 1"=60'-0"



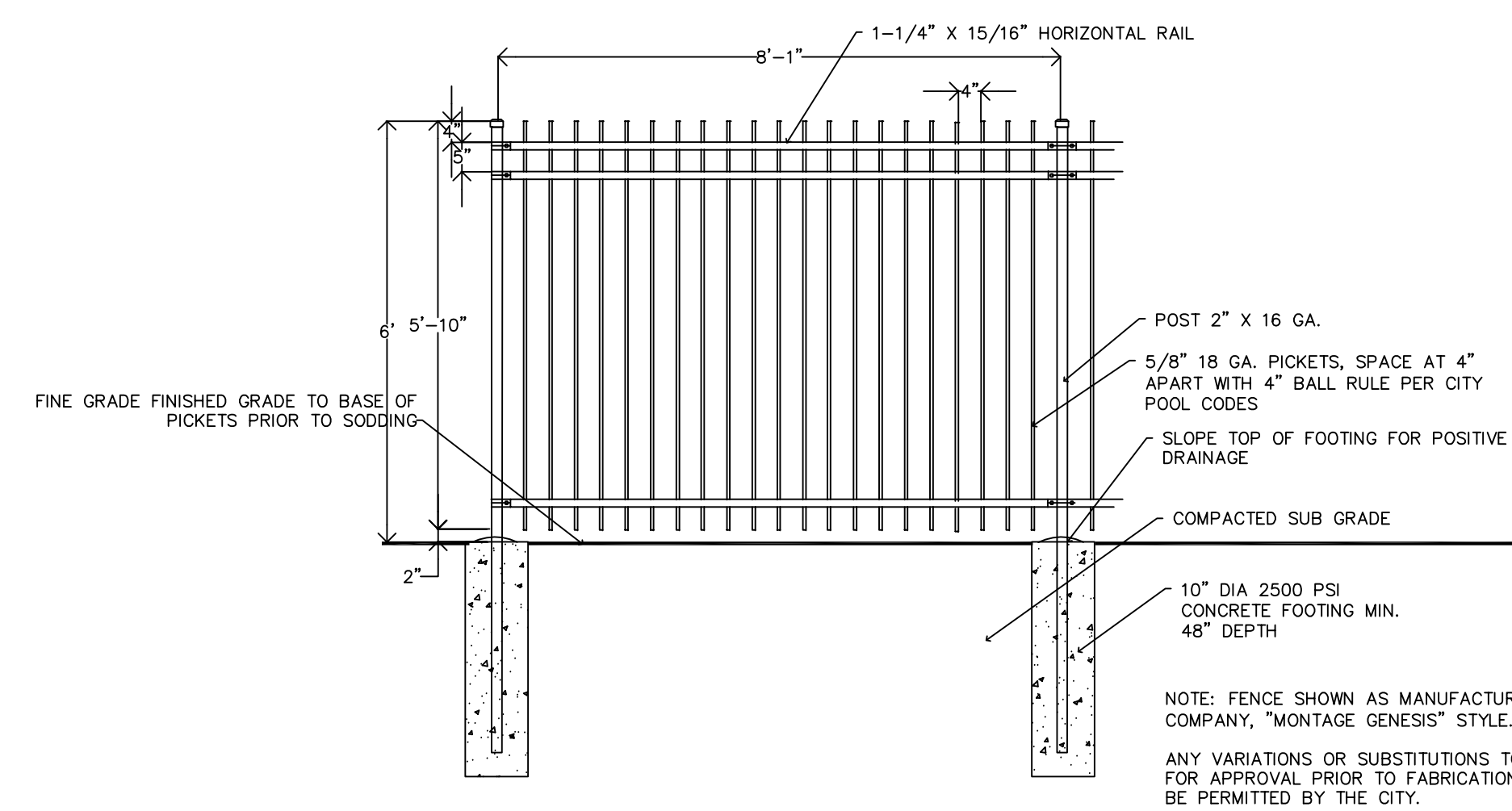
drawn:
checked:
MARK W. PROSS
c/w
11/5/2019



CHANNELL
ROCKWALL, TEXAS
1700 JUSTIN ROAD

job no
1423
sheet
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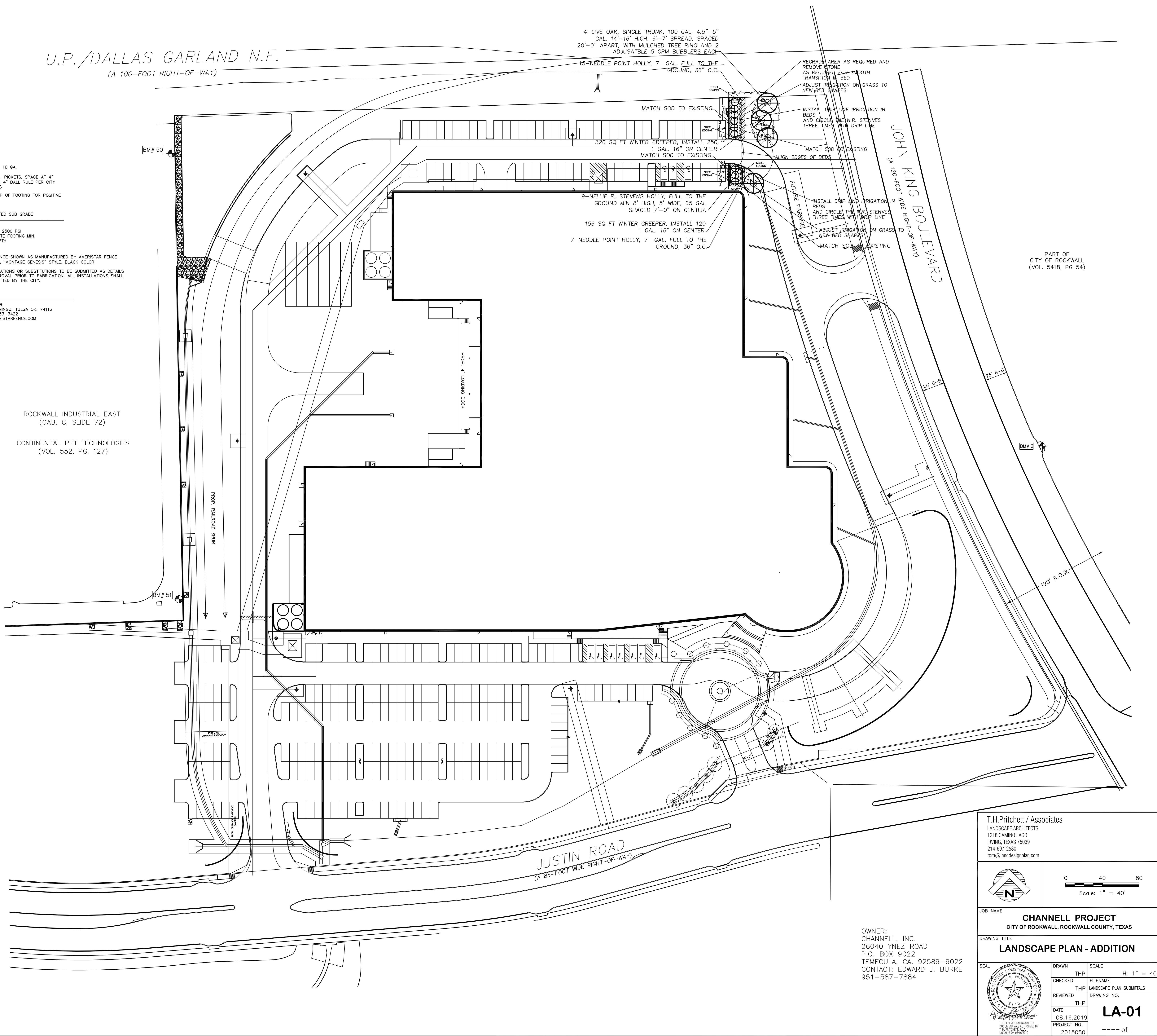
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ROCKWALL INDUSTRIAL EAST
(CAB. C, SLIDE 72)
CONTINENTAL PET TECHNOLOGIES
(VOL. 552, PG. 127)



PART OF
CITY OF ROCKWALL
(VOL. 5418, PG 54)

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com



JOB NAME
CHANNELL PROJECT
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DRAWING TITLE
LANDSCAPE PLAN - ADDITION

SEAL	SCALE	H: 1" = 40'
DRAWN	THP	FILENAME
CHECKED	THP	LANDSCAPE PLAN SUBMITTALS
REVIEWED	THP	DRAWING NO.
DATE	THP	LA-01
08.16.2019		
PROJECT NO.		2015080
		--- of ---

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CONTACT: EDWARD J. BURKE
951-587-7884



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: David Gonzales, *Planning and Zoning Manager*
DATE: December 10, 2019
SUBJECT: SP2019-045; *Amended Site Plan for an Existing Manufacturing Facility (Channell Commercial Corporation)*

On July 8, 2014, the Planning and Zoning Commission approved a site plan [*i.e. SP2014-011*] for a ~295,910 SF warehouse/manufacturing facility [*i.e. Channell Commercial Corporation*]. In conjunction with this site plan approval, the City Council approved the following five (5) variances and exceptions for this development on July 21, 2014:

- (1) *A variance to the building materials (i.e. masonry and stone requirements) for not incorporating a minimum of 20% natural stone on all facades and to allow for tilt-up wall construction;*
- (2) *A variance to allow for one (1) light pole to exceed the 20-foot overall maximum height (i.e. 27-ft OAH);*
- (3) *A variance to the minimum parking requirements based on the number of employees per shift;*
- (4) *An exception for the use of tilt-up wall construction; and,*
- (5) *An exception to the vertical and horizontal articulation standards.*

On November 15, 2019, the applicant -- *Mark Pross of Pross Design Group* -- submitted an application requesting the approval of an amended site plan for the purpose of establishing outside storage areas and realigning the western drive aisle. Staff should point out that *Channell Commercial Corporation* had submitted a replat [*i.e. Case No. P2019-027*] on June 13, 2019 for the purpose of realigning the drive aisle by abandoning certain portions of the firelane & water easements. On July 1, 2019, the City Council approved the plat with the condition that an amended site plan be approved for the realignment of the drive aisle. The final plat is to be filed after approval of the amended site plan. This has been made a condition of approval for this case. Additionally, the future amphitheater to be located at the southeastern portion of the lot -- *adjacent to John King Boulevard* -- will require approval by the Board of Adjustments in order to be located within the building setback as depicted on the site plan. This has also been made a condition of approval for this case.

Currently, the subject property has outside storage that is located on the north side of the building, adjacent to the Rockwall Service Center. It is the intent of the applicant to relocate a portion of the storage, losing 32 parking spaces; however, there are 42 parking spaces being added to the site increasing the existing parking by 10 spaces. With the additional outside storage being requested, it should be known that the current outside storage located on the north side of the building has limited screening [*i.e. two (2), six (6)-foot tall fence sections with black mesh*] and is visible from John King Boulevard. Based on the submitted landscape plan, the applicant is proposing to use a three (3) tiered living screen consisting of four (4), Live Oak trees that are ~14-16 feet in height and measuring 4½ to 5-caliper inches, nine (9) Nellie R. Stevens Holly trees, and 23 Needle Point Holly shrubs, with a six (6) foot tall wrought iron fence. The proposed landscape screening located at the northwest corner of the site requires approval by the Planning and Zoning Commission to allow for not meeting the standards of Subsection 1.05, *Screening Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), which requires a masonry wall and canopy trees on 20-ft centers. As an

alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 5.02, *Landscape Screening Standards*, of Article VIII, *Landscape Standards*. The applicant is requesting to use *Alternative #1* of this section by incorporating a wrought iron fence and three (3) tiered screening for this area. As a compensatory measure, the applicant is providing additional landscaping in this area, which will provide less visibility from John King Boulevard. A variance to the screening requirements for the use of landscape screening for the storage area remains a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff will also be available at this meeting.

City of Rockwall Project Plan Review History



Revision 1 Comments Highlighted

Project Number SP2019-045
Project Name Channell Corporation
Type SITE PLAN
Subtype AMENDING
Status P&Z HEARING

Owner Channell Commercial Corp.
Applicant Pross Design Group

Applied 11/18/2019 DG
Approved
Closed
Expired
Status 11/22/2019 DG

Site Address 1700 JUSTIN RD
City, State Zip ROCKWALL, TX 75087

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL INDUSTRIAL EAST	2	A	2	3369-000A-0002-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/18/2019	11/25/2019	11/19/2019	1	APPROVED	
ENGINEERING	Sarah Johnston	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	<p>(11/22/2019 10:53 AM SJ)</p> <p>M - Shade any future items that are not being considered in this project. It is difficult to tell what is being proposed. M - Must show all existing and proposed utilities. M - Add note to the landscape plan, "No trees within 5' of utilities." Standards of Design and Construction Sect. 4.4</p> <p>I - Must have approval from NTMWD to grade or construct anything in their easement. I - 4% Engineering inspection fees I - Impact fees for new/up-sizing water taps or building square footage. I - No storage in fire lane or utility easements I - Parking to be 20'x9' if adjacent to the building or head-to-head, all else to be 18'x9' min. I - Must have detention for all future storage areas per reference plans for Justin Rd. On what is being detained already. portion at corner of Industrial and Justin that is not detained, that will need to be. In the future. I - All retaining walls to be rock or stone faced. No smooth concrete walls. I - Retaining walls 3' and over must be engineered. I - Must meet all city standards of design and construction. I - Engineering review fees apply.</p>
ENGINEERING	Sarah Johnston	12/5/2019	12/12/2019	12/5/2019		COMMENTS	See Comments Submittal 2
		(12/5/2019 3:39 PM SJ)					- Must shade the proposed 24' drive lane that will be included with this job. Please see markup.
FIRE	Ariana Hargrove	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	
PLANNING	David Gonzales	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(11/22/2019 11:22 AM DG)						
SP2019-045; Amended Site Plan for Channell Communications Corp.						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard.						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (SP2019-045) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article V, that are applicable to the subject property.						
I.5 Please note that the property will require a replat prior to the issuance of a building permit. As a note, the site plan must be approved prior to the filing of the plat.						
M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:						
1) Under the Parking Data table, the removal and addition of parking spaces are resulting in a net loss of 13 parking spaces. This will require approval of a variance to allow for the parking to not meet the standards. Additionally, with future parking being indicated on the east portion of the site, it is encouraged to provide staff with the total parking for this site (i.e. include, but hatch the future parking spaces) for an overall parking layout. Please provide the parking count for each use (i.e. office, warehouse, & manufacturing) and include the number of employees on each shift as justification-- refer to the approved 2014 site plan SP2014-011 as an example. (Section 6, Table 3, of Article VI, of the UDC) Exception Required (Section 9, Art. XI, UDC).						
2) Provide a label identifying the parking count (i.e. 9, 10, etc.) for each parking aisle in order to verify the existing and proposed parking spaces						
3) Provide total SF of additions (i.e. parking areas, building additions, etc.).						
4) Hatch the area located on the eastern portion of the lot (noted as future building) to better delineate the existing area vs future building area(s).						
5) Outside storage areas are to be screened to the height of what is being stored (Subsection 1.05(5), of Article V, UDC). Is the proposed storage area on the eastern portion of the lot (i.e. future area) being considered? If so, see Subsection 5.02.A, of Article VIII, of the UDC for appropriate screening of this area						
6) Provide a label identifying the existing and proposed sidewalks, including the existing 10-ft trail/walkway along John King Blvd.						
7) Provide a standard signature block with signature space for the Planning and Zoning Chairman and Planning Director. See attachment with packet provided						
8) There is a label on the North West corner of the site indicating future parking. Is there going to be future parking along this area as indicated?						
M.7 Building Elevations. Provide building elevations for the proposed guard shack (Section 3, of Article XI, of the UDC).						
M.8 Landscape Plan. The proposed landscape screening located at the North West corner of the site requires approval by the Planning and Zoning Commission to allow for not meeting the standards of Subsection 1.05, Screening Standards, of Article V, District Development Standards, of the UDC (Subsection 5.02(C), Art. VIII, UDC).						
I.9 Civil Set. As a note, the civil set submitted with this application on CD were not reviewed and are not considered an engineering submittal with this application						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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M.10 Based on the submittal staff has identified the following exceptions& variances:

1) Required Parking Spaces. The proposed site plan does not meet the minimum standards for parking for this site. The site plan indicates a reduction in the number of parking spaces to allow for outside storage areas that were not present on the approved site plan from July21, 2014 [i.e. SP2014-011] and will require approval of an exception by the Planning and Zoning Commission

To be able to request a exception, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of twd(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section9, of Article XI, of the UDC for examples of compensatory measures

I.11 Please note that failure to address all comments provided by staff by3:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December10, 2019 Planning & Zoning Meeting.

** Please note that the Planning & Zoning Work Session meeting will be held on November26, 2019.

I.13 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.

PLANNING	David Gonzales	12/4/2019	12/12/2019	12/5/2019	1	COMMENTS	Revision 1 comments
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Comments on next page

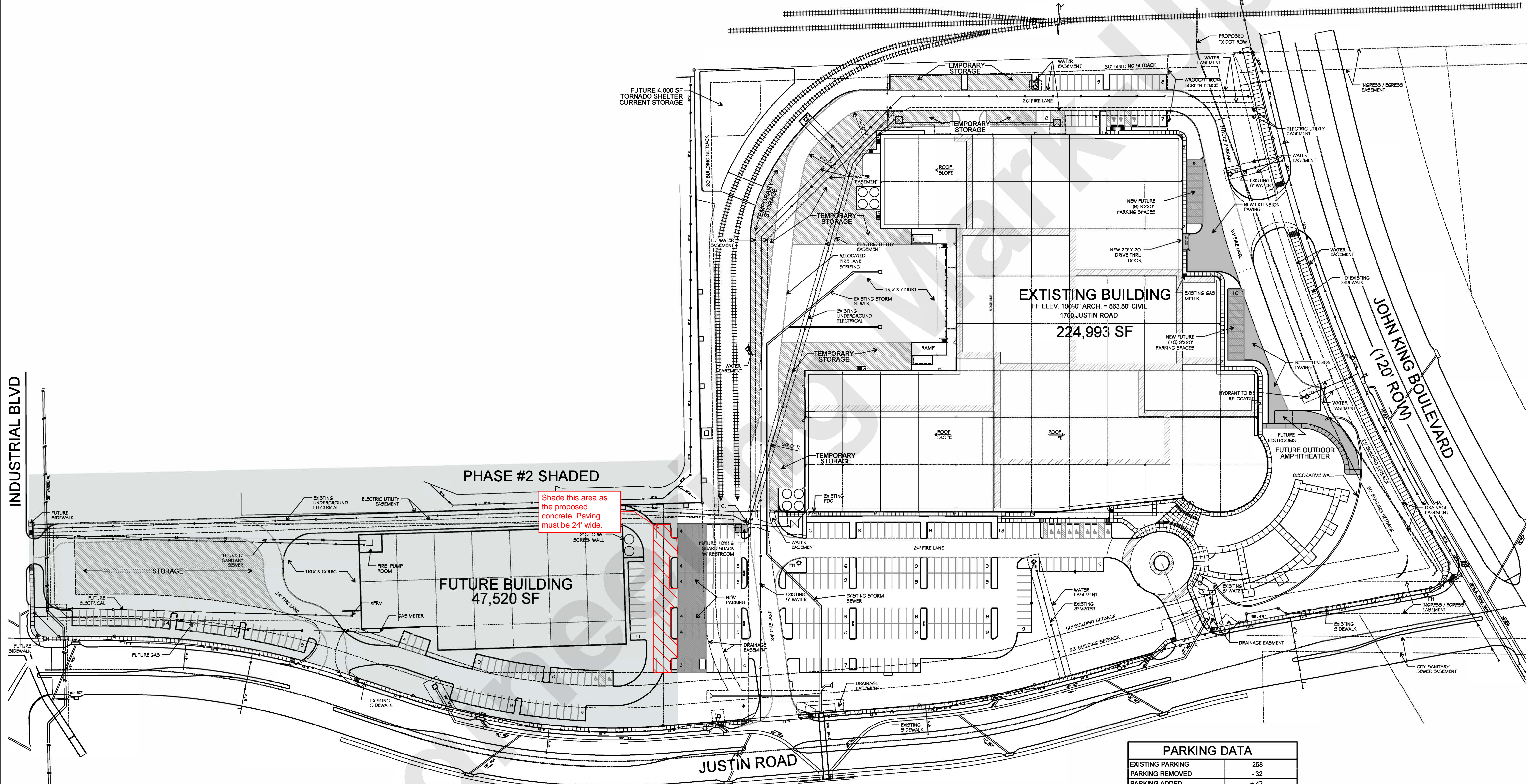
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>(12/5/2019 11:01 AM DG)</p> <p>SP2019-045; Revision 1 - Amended Site Plan for Channell Communications Corp.</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments)</p> <p>I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.</p> <p>I.2 Please note that the property will require a replat prior to the issuance of a building permit. As a note, the site plan must be approved prior to the filing of the plat.</p> <p>I.3 The future outdoor amphitheater will require approval by the Board of Adjustments to be located within the building setback. This will be listed as a condition of approval of the site plan.</p> <p>M.4 Landscape Plan. The proposed landscape screening located at the North West corner of the site requires approval by the Planning and Zoning Commission to allow for not meeting the standards of Subsection 1.05, Screening Standards, of Article V, District Development Standards, of the UDC (Subsection 5.02(A), Art. VIII, UDC).</p> <p>I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make the revision to the site plan.</p> <p>I.6 The Planning & Zoning meeting will be held on December 10, 2019.</p> <p>I.7 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.</p>						
Police Department	David Gonzales	11/22/2019	11/29/2019	11/22/2019	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(11/22/2019 3:00 PM DG)						
The following comments are from Captain Ed Fowler, Rockwall Police Department regarding CPTED Design						
SP2019-045 Cannel Commercial Corporation						
Considerations:						
<ul style="list-style-type: none"> • Consider Security lighting above all entrances, including rear doors, rear parking areas and dumpster(s). • Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing • Consider mirror(s) on dumpster fencing to reveal any persons inside holding(fencing) area. • Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster(ID Theft, etc.) • Utilize LED fixtures. Ensure that all lighting is positioned in a manner to minimize glare and reduce all shadows especially at the rear of business • Consider auxiliary locking system on rear doors. • Consider all exterior doors being equipped with alarm contact sensors and windows with glass break sensors • Consider motion sensor alarms inside the business and motion activated lighting for the interior. • Consider the addition of security cameras on the exterior of the building that provide 360 degree coverage. • Consider camera monitors for the rear of the business to ensure that employees will have a complete and unobstructed view prior to exiting into the rear parking area. • Ensure new or existing trees and bushes are trimmed within acceptable standards(Trees Trimmed up to 7' and Bushes Trimmed Down to 3') and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night. • More than willing to speak directly with the business owners or developers about the property. 						
<p>The implementation of all or any portion of the considerations are NO guarantee or assurance that crime will not occur or that the property will be crimeproof. The considerations should, however, reduce the probability of crime if the strategies and recommendations are properly applied and consistently maintained. Any changes should still meet with the City of Rockwall's building code, code of ordinances and fire code.</p>						

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S:TIMES
D:DATES
F:FILES

INDUSTRIAL BLVD



Shade this area as the proposed concrete. Paving must be 24' wide.

FUTURE BLDG PARKING DATA SUMMARY			
PROPOSED USE	AREA	FACTOR	SPACES
OFFICE - B1 OCC.	1,000 SF	300	3
MANUFACTURING - F1 OCC.	10,000 SF	500	20
WAREHOUSE - S1 OCC.	36,520 SF	1000	37
TOTAL	47,520 SF		
- REQUIRED			60 (2 HC)
- PROVIDED			83 (2 HC)
			23 EXCESS

SYMBOLGY	
	GAS
	SANITARY SEWER
	WATER
	ELECTRICAL

PARKING DATA	
EXISTING PARKING	288
PARKING REMOVED	- 32
PARKING ADDED	+ 42
NEW SITE PARKING	278
PROPOSED NEW PARKING	278 = NO VARIANCE NEEDED

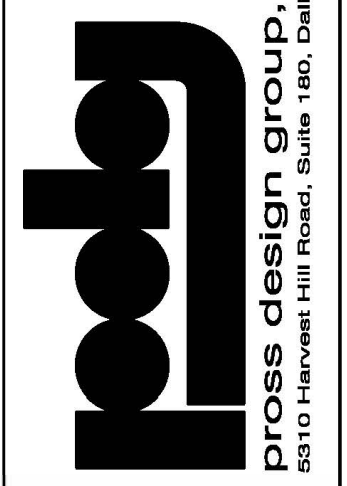
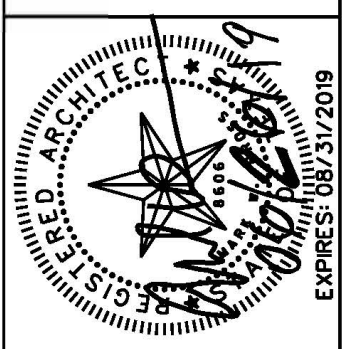
SYMBOLGY	
	PROPOSED AREAS OF CONSTRUCTION
	PHASE II WORK



STANDARD SITE PLAN WORDING
 City of Rockwall
 Planning and Zoning Department
 305 S. Goliad Street
 Rockwall, Texas 75087
 GENERAL REFERENCE: SECTION 232.009 OF CHAPTER 232, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK
 APPROVED: _____
 I hereby verify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the (DATE) day of (MONTH), (YEAR).
 WITNESS OUR HANDS, this (DATE) day of (MONTH), (YEAR).
 Planning & Zoning Commission, Chairman
 Director of Planning and Zoning

OWNER:
 CHANNEL, INC.
 26040 YNEZ ROAD
 P.O. BOX 9022
 TEMECULA, CA 92589-9022
 CONTACT: EDWARD J. BURKE
 951-587-7884



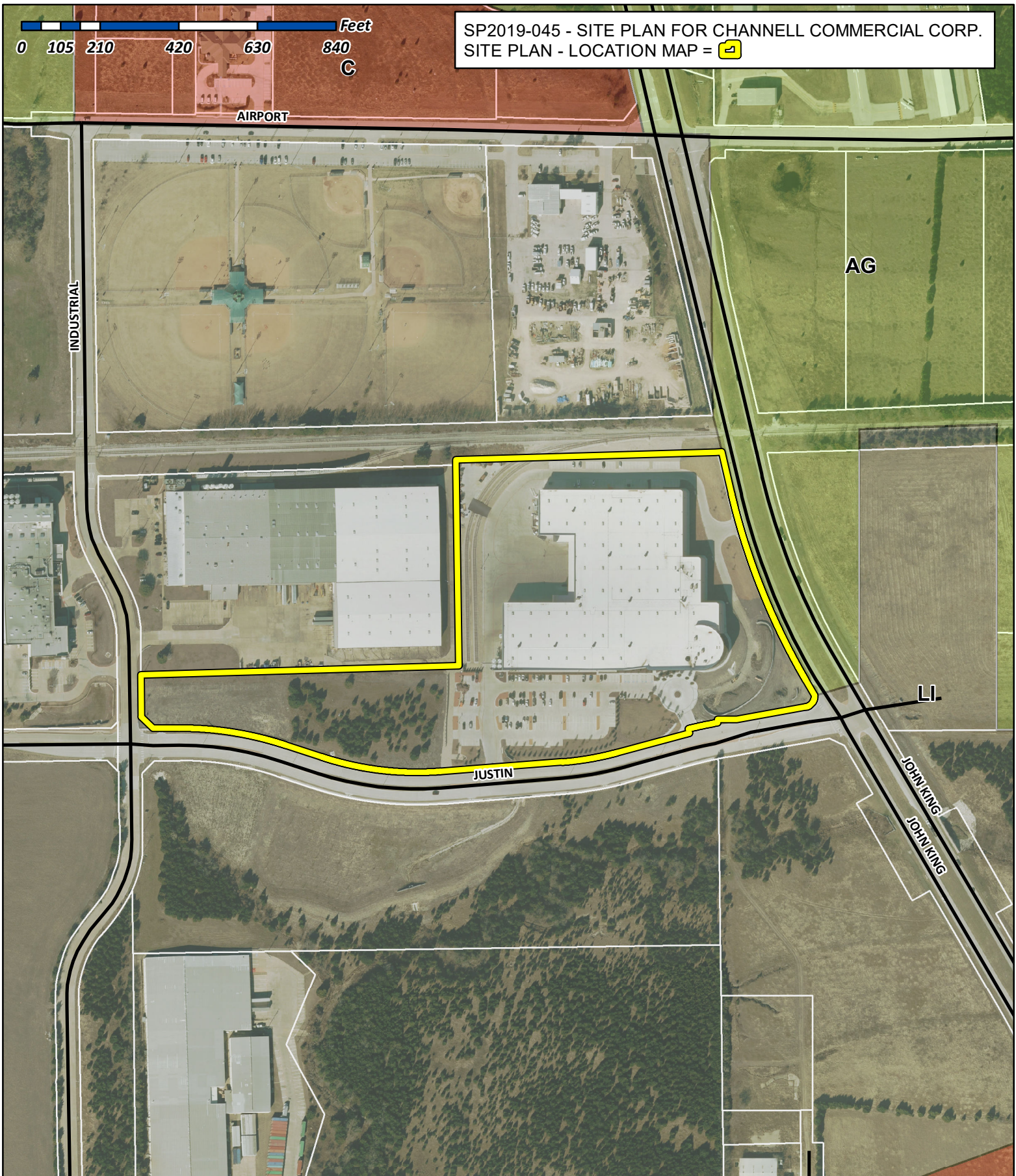
CHANNEL
 ROCKWALL, TEXAS
 1700 JUSTIN ROAD

job no
 1423
 sheet
 A1.0

drawn:
 checked:
 MARK W. PROSS
 date:
 12/22/2019

0 105 210 420 630 840 Feet
C

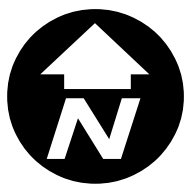
SP2019-045 - SITE PLAN FOR CHANNELL COMMERCIAL CORP.
SITE PLAN - LOCATION MAP = 



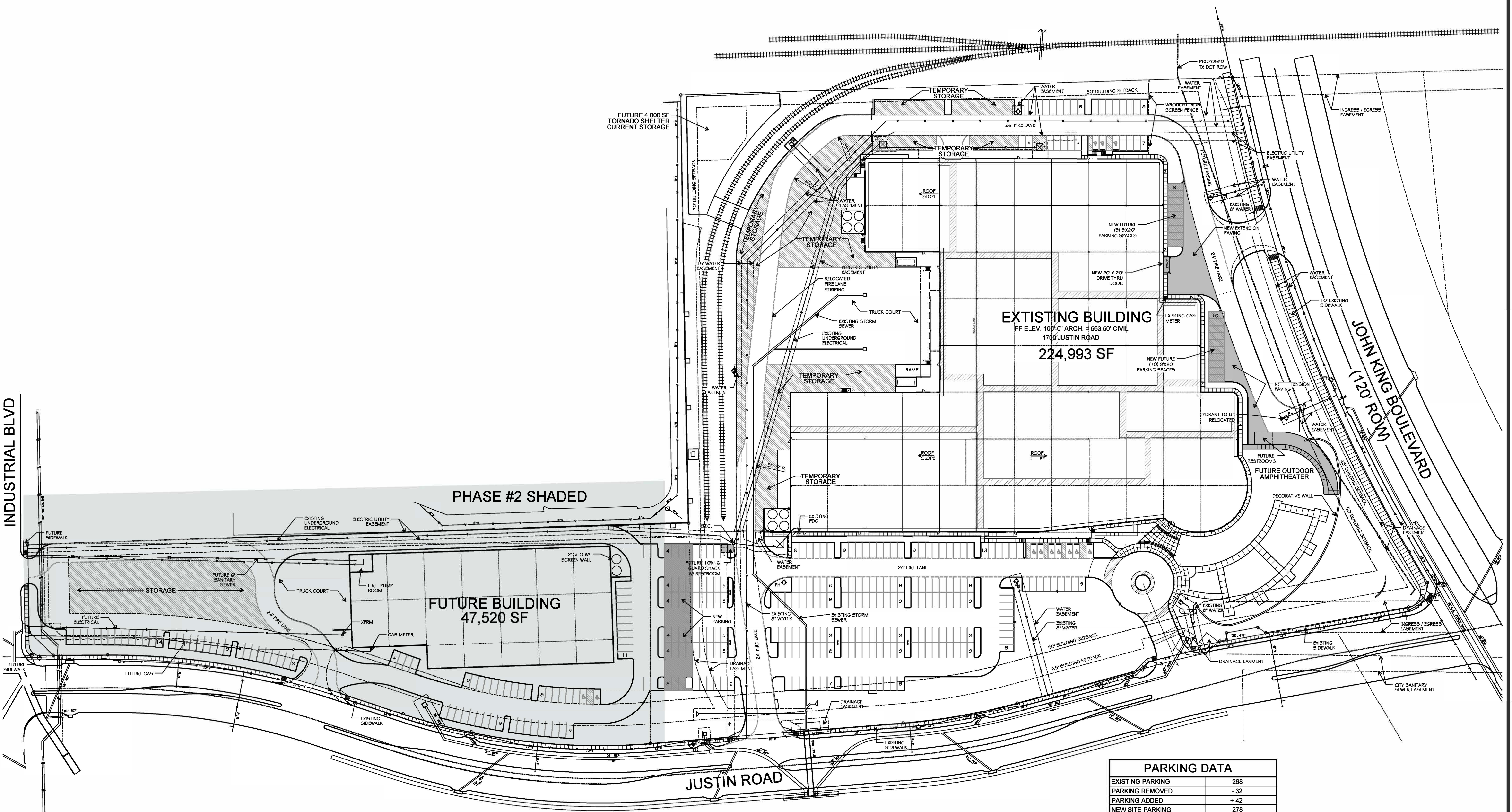
City of Rockwall

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

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



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PROPOSED USE	AREA	FACTOR	SPACES
OFFICE - B1 OCC.	1,000 SF	300	3
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	PROPOSED AREAS OF CONSTRUCTION
	PHASE II WORK

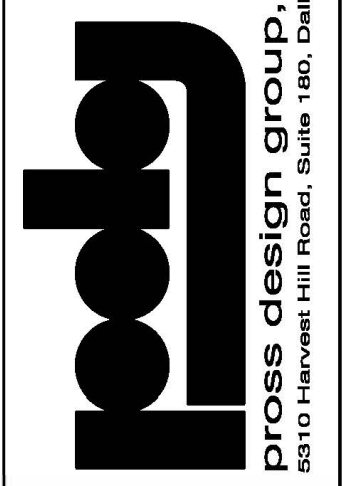
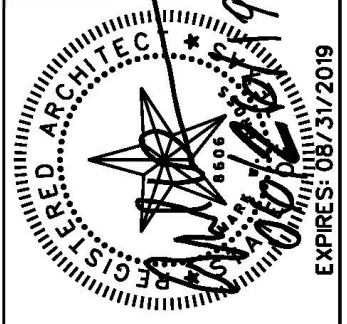


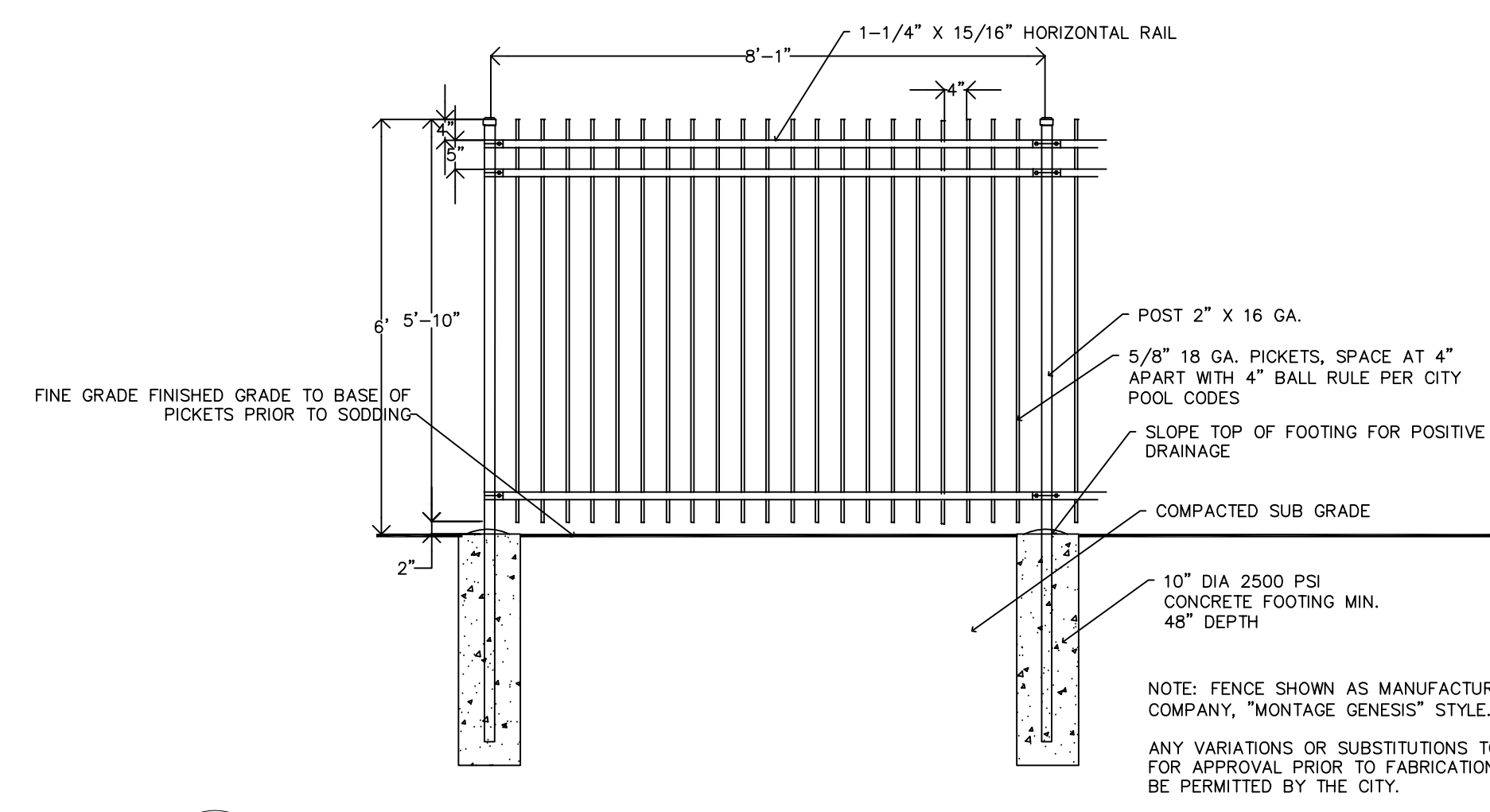
STANDARD SITE PLAN WORDING
City of Rockwall
Planning and Zoning Department
305 S. Goliad Street
Rockwall, Texas 75087
GENERAL REFERENCE: SECTION 232.009 OF CHAPTER 232, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK
APPROVED:
I hereby verify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the (DATE) day of (MONTH), (YEAR).
WITNESS OUR HANDS, this (DATE) day of (MONTH), (YEAR).

Planning & Zoning Commission, Chairman

Director of Planning and Zoning





1 SITE 6' HIGH FENCE DETAIL
 N.T.S.
 AMERISTAR
 1555 N. MINGO, TULSA OK. 74116
 T-885-333-3422
 WWW.AMERISTARFENCE.COM

LANDSCAPE PLAN SYMBOLS

	IRON FENCE 6 FEET HIGH, SEE DETAIL 1 THIS SHEET
	LANDSCAPE BUFFER LIVING SCREEN CANOPY TREES 20'-0" MIN ON CENTER, ONE ROW PER ALTERNATE #1 ALL TREES TO BE INSTALLED OVER 4'-0" FROM ALL UNDERGROUND UTILITIES. LOCATE UNDER GROUND UTILITIES AS REQUIRED DURING CONSTRUCTION PERIOD. VERIFY THE LOCATIONS EVEN IF REQUIRED EXCAVATION IS REQUIRED TO VERIFY THE UTILITIES.
	EVERGREEN SHRUBS FOR SCREENING
	EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE
	EVERGREEN GROUND COVER WITH STEEL EDGING
	BERMUDA GRASS--ON SITE, ROLL TWO TIMES, SEE DETAILS

- BERMUDA SOD NOTES**
1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
 2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES, REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
 3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN, FINISH WITH LARGE HAND RAKE SURFACE.
 4. INSTALL 1" COMPOST, RAKE SMOOTH.
 5. APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER INSTRUCTIONS.
 6. INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
 7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
 8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"-2" HIGH.

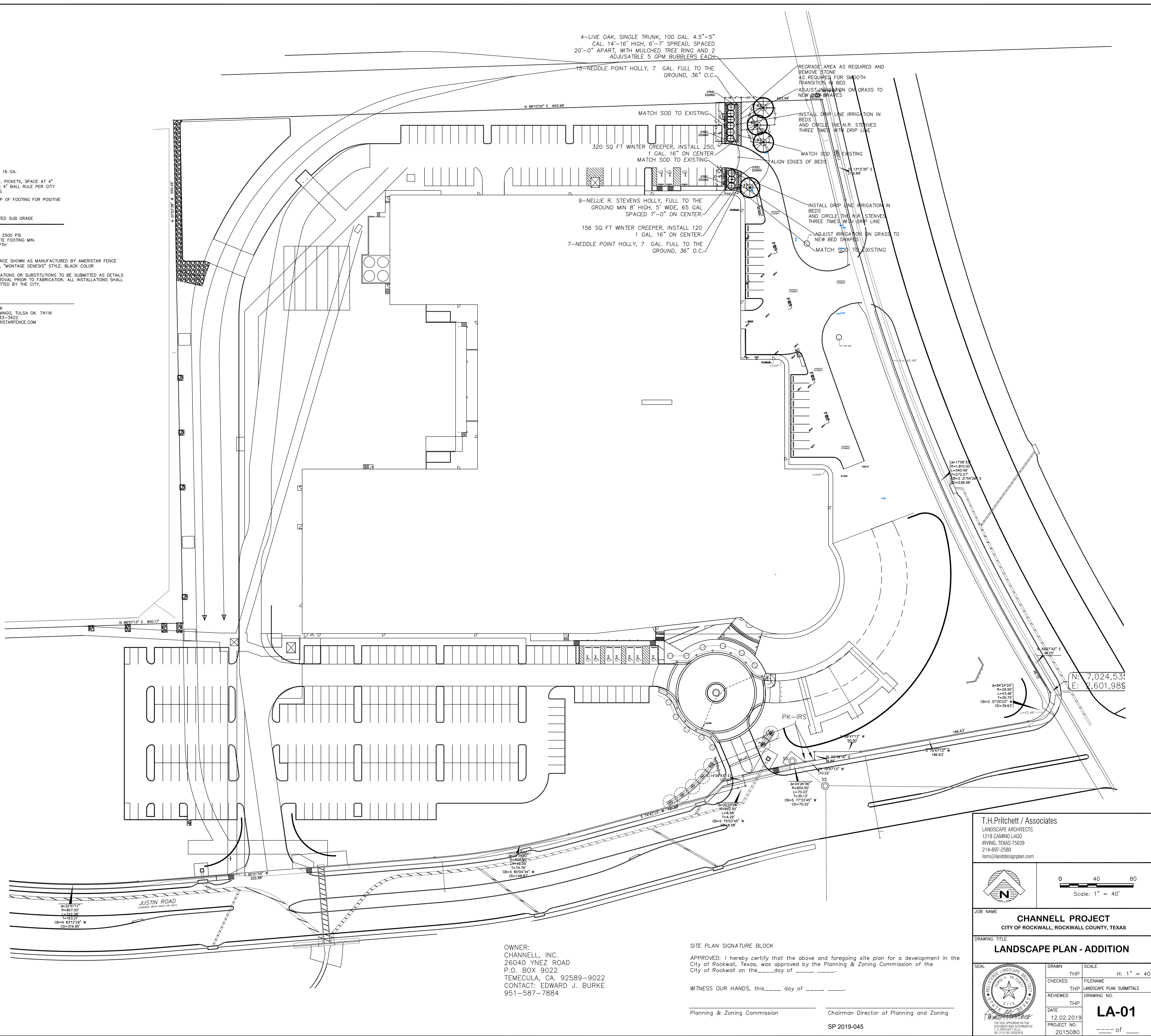
- LANDSCAPE IRRIGATION WARRANTEE**
1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
 2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

- ROOT BARRIERS AT UTILITIES AND PAVING EDGES**
1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
 2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET, PROVIDE ON ALL TREES SHOWN, UNLESS NOTED.
 3. DEEP ROOT BARRIERS, 1-800-458-7688, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY, INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP, BARRIER TO EXTEND 1" ABOVE GRADE.

CITY OF ROCKWALL MAINTENANCE NOTE:
 MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT
 ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATIVE (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

NOTE: NO TREES WITHIN 5'-0" OF UTILITIES.



OWNER:
 CHANNELL, INC.
 26040 YNEZ ROAD
 P.O. BOX 9022
 TEMECULA, CA. 92589-9022
 CONTACT: EDWARD J. BURKE
 951-587-7884

SITE PLAN SIGNATURE BLOCK
 APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____.

WITNESS OUR HANDS, this ____ day of ____.

 Planning & Zoning Commission

 Chairman Director of Planning and Zoning

SP 2019-045

T.H.Pritchett / Associates
 LANDSCAPE ARCHITECTS
 1218 CAMINO LAGO
 IRVING, TEXAS 75039
 214-697-2580
 tom@landdesignplan.com



CHANNELL PROJECT
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN - ADDITION

SEAL	SCALE	DRAWN	THP	SCALE	H: 1" = 40'
	CHECKED	THP	FILENAME		
	REVIEWED	THP	LANDSCAPE PLAN SUBMITTALS		
	DATE	THP	DRAWING NO.		
PROJECT NO. 2015080			LA-01 --- of ---		



CHANNELL

November 6, 2019

Ryan Miller

Director of Planning and Zoning

City of Rockwall

385 S. Goliad

Rockwall, Texas 75087

Ref: Lot 2, Block A, Channell Subdivision (1700 Justin Rd.)

Hold harmless letter

After discussions with staff and to clarify our intentions with respect to temporary non-fixed outside storage at our facility, we agreed to stripe the water line easement in blue and temporarily keep palletized materials in those areas until additional storage is installed. We understand that we will not hold the city responsible for any of these materials should they be needed to be moved in an emergency.

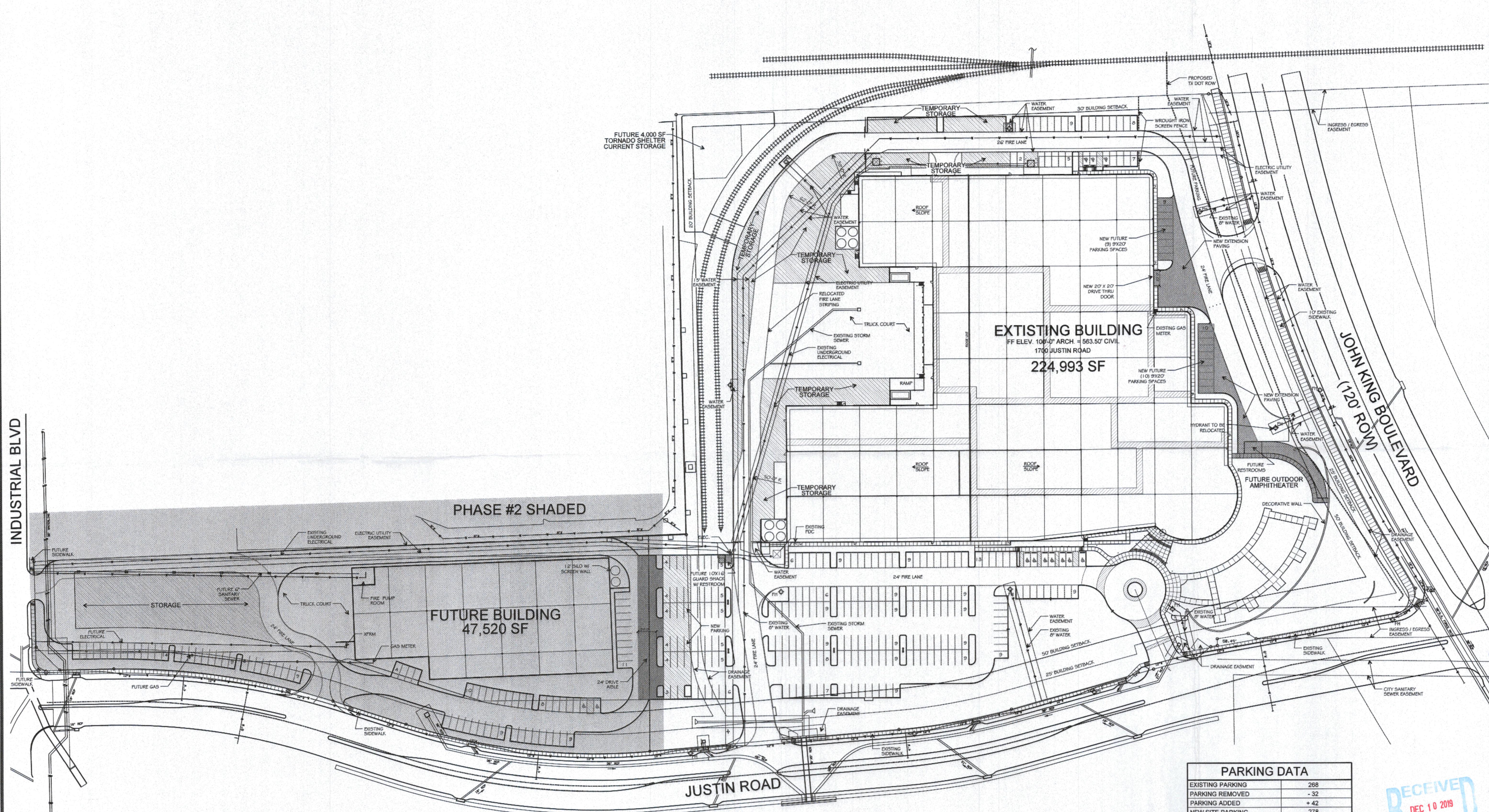
We believe this is in keeping with our original discussions with the REDC and our long-term objectives in further developing our site. As we work together to understand the TXDOT impact of the John King improvements we look forward to being able to complete our east side landscape plan. Currently not knowing where the drive exit will be limits our ability to complete this activity.

A handwritten signature in black ink, appearing to read 'Edward Burke', is located above the printed name.

Edward Burke

Vice President, Global Engineering

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FUTURE BLDG PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	SPACES
OFFICE - B1 OCC.	1,000 SF	300	3
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WAREHOUSE - S1 OCC.	36,520 SF	1000	37
TOTAL	47,520 SF		
- REQUIRED			60 (2 HC)
- PROVIDED			83 (2 HC)
			23 EXCESS

SYMBOLOLOGY

	GAS
	SANITARY SEWER
	WATER
	ELECTRICAL

STANDARD SITE PLAN WORDING
 City of Rockwall
 Planning and Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 10th day of December, 2019.

WITNESSED AND TRUED, this [DAY] day of [MONTH], [YEAR].

Director of Planning and Zoning

PARKING DATA

EXISTING PARKING	268
PARKING REMOVED	- 32
PARKING ADDED	+ 42
NEW SITE PARKING	278
PROPOSED NEW PARKING	278 = NO VARIANCE NEEDED

NOTE: SEE PHASE II OVERPARKING TO BE USED IN THE FUTURE

SYMBOLOLOGY

	PROPOSED AREAS OF CONSTRUCTION
	PHASE II WORK

NORTH

1 SITE PLAN
 SCALE: 1"=60'-0"

RECEIVED
 DEC 10 2019

OWNER:
 CHANNEL, INC.
 26040 YNEZ ROAD
 P.O. BOX 9022
 TEMECULA, CA 92589-9022
 CONTACT: EDWARD J. BURKE
 951-587-7884

drawn:
 checked:
 MARK W. PROSS
 cote
 12/2/2019



pross design group, incorporated
 6810 Harvest Hill Road, Suite 160, Dallas, Texas 75226, 972766-1400

CHANNEL, INC.
 ROCKWALL, TEXAS
 1700 JUSTIN ROAD

job no
 1423
 sheet
 A1.0



December 16, 2019

TO: Mark Pross
Pross Design Group, Inc.
5310 Harvest Hill Road, Suite 180
Dallas, TX 75230

CC: Ed Burke
Channell Communication Corp.
1700 Justin Road
Rockwall, TX 75087

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2019-045; *Amended Site Plan for Channell Communication Corp.*

Mr. Pross:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on December 10, 2019. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) The applicant will require approval from the Board of Adjustments (BOA) allowing for a structure to be constructed [*i.e. outdoor amphitheater*] that encroaches into the building set-back as generally depicted on the approved site plan;
- (3) The applicant shall be required to file the final plat [*i.e. Case No. P2019-027*] prior to the issuance of a building permit; and,
- (4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On December 10, 2019, the Planning and Zoning Commission's motion to approve the site plan with staff conditions passed by a vote of 6-0, with Commissioner Moeller absent. Additionally, the motion included conditions of approval that require 1) approval from the Board of Adjustments that allows for a structure to be constructed within the required building set-back, and 2) that the approved plat [*i.e. Case No. P2019-027*] be filed prior to the release of a building permit.

Prior to submitting your civil engineering plans to the Engineering Department, you will need to submit bonded and digital copies of the site plan showing that all outstanding departmental comments have been addressed.

Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager