



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2020-008 P&Z DATE 03/25/20 CC DATE 03/16/20 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input checked="" 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 checked="" type="checkbox"/> HOA MAP
<input checked="" 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. 22020-008

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]:

Plotting 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 765 East I-30, Rockwall, TX 75087

Subdivision Home Depot - Rockwall Addition Lot 1 Block A

General Location Interstate 30 & Market Center Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial (C) District Current Use Commercial

Proposed Zoning Commercial (C) District Proposed Use Commercial

Acreage 11.390 Lots [Current] 1 Lots [Proposed] 1

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

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

Owner Home Depot U.S.A., Inc. Applicant Lars Andersen & Associates, Inc.

Contact Person Suzanne Russo Contact Person Scott Mommer

Address 2455 Paces Ferry Road Address 4694 W. Jacquelyn Avenue

City, State & Zip Atlanta, GA 30339 City, State & Zip Fresno, CA 93722

Phone +1 (770) 384-2406 Phone 559-978-7060

E-Mail Suzanne_Russo@homedepot.com E-Mail smommer@larsandersen.com

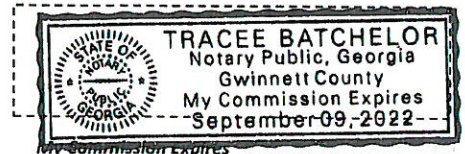
NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 4th day of February, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 4th day of February, 20 20.

Owner's Signature Suzanne Russo
Notary Public in and for the State of Texas Tracee Batchelor



Legal Description

LOT 1, BLOCK A, FINAL PLAT HOME DEPOT – ROCKWELL ADDITION, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE D, PAGE 57 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.



Project Description
Equipment Rental SUP Application
765 E I-30, Rockwall, TX 75087

On behalf of Home Depot, our Firm (Lars Andersen & Associates, Inc.), is submitting a Specific Use Permit Application to allow the use of ten (10) parking stalls to display compact power Equipment Rental. The proposed compact power Equipment Rental transactions will be made through the proposed Tool Rental Center (Building Permit Case No. BLD2020-0255) during store operating hours. Such equipment are items like small trailers, see the attached file for a list of example equipment that the store could elect to rent. It should be noted that the HD Rental equipment is owned and operated by Home Depot and there are no Third-Party Entities involved with this Accessory Use. In addition, no service, repairs, or maintenance are done on THD Rental equipment at the store, as Home Depot owns various maintenance facility locations throughout the region where they are serviced. There is also no fueling of the equipment by Home Depot or its Associates, as the equipment is returned filled by the customer. The proposed Equipment Rental will be placed in the stalls for 24-hours and there would only be one (1) equipment per stall. The equipment is placed on trailers ready for customers to tow-away.

Compact Power Rental Equipment

Tractor Loader Backhoe

- Used for loading, carrying, and transporting materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work



Mini Excavator

- Property improvement and landscape projects
- Irrigation installation and drainage projects
- Plumbing and electrical installation or repairs



Aerial Equipment

- Tree care and maintenance
- Facility maintenance, painting, HVAC, electrical
- Sign and lighting repair



Light Tower

- Job site illumination
- Sports activities
- Event setups



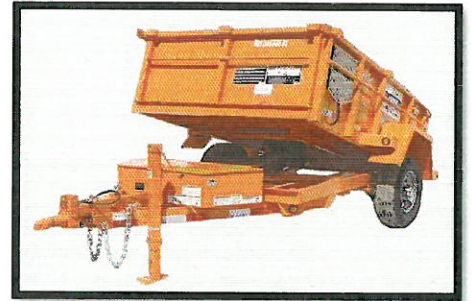
Material Handling

- Transport concrete, stone, materials and aggregate
- Construction and demo site clean up



Dump Trailer

- Demolition removal and yard maintenance
- Carrying landscape materials
- Hauling aggregate



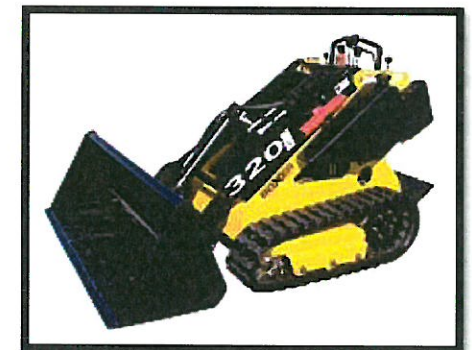
Tree Care (Chipper Rental/Stump Grinder)

- Tree care and maintenance
- Landscaping and property improvements



Mini Skid Steer

- Load, carry and spread materials
- Landscape and property improvement
- Grading and leveling



Trencher

- Installing irrigation and drainage projects
- Landscape and property improvement



Tractor Loader Backhoe

- Load, carry and transport materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work





CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:
 OVERLAY DISTRICT:

REVIEWED BY:
 REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Photometric Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Building Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	-
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	-
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	-
Case Number	TBD <input type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	-
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	-
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	-
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	-
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	-
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	-
Signature Block	<input type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	-
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	-
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	-
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓ = OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	-
Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	-
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	-
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	-
Distance Between Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	-
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	-
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	-
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	-
Indicate all Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	-
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	-
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate all Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	-
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	-
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	-
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	-
Median Breaks in Adjacent Streets	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓ = OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	-
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	-
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Art. VI 5.04
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference Table 3 of Article VI.	Art. VI Table 3
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (<i>Check w/ the Engineering Department</i>).	Art. VI 5.03.C
Adequate Loading Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (<i>Art. VI 6.5 Loading Requirements</i>).	Art. VI 6.04
Adequate Loading Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Art. VI 6
Type and Depth of Paving Material	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	Art. VI 3.02

2.3 SITE PLAN: SIGNAGE

Requirements	✓ = OK	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				
Proposed or Existing Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	-

2.4 SITE PLAN: SCREENING

Requirements	✓ = OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the height and type of fence proposed or existing.	Art. VIII 8
Utility Equipment Screening (Pad or Ground Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.05.3
Utility Equipment Screening (Roof Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	Art. V 1.05.3
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.05.4
Dumpster Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	Art. V 1.05.2
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	Art. V 1.05.1
Residential Adjacency Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	Art. V 1.06

3.1 LANDSCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	-
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the applicable zoning district the percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	-

Landscape Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	-
Indicate all Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	-
Location of Water Courses and Significant Drainage Features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	Art. VIII 5.01
Acceptable Landscape Materials:				Art. VIII 4
✓ Trees allowed in Street Landscape Buffers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix F
✓ Trees not allowed in Landscape Buffers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix F
Protected Trees (To Remain On-Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	Art. IX 5.5
Parking Lot Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square included in the parking area, and the number and location of required off-street parking and loading spaces.	Art. VIII 5.03.E
Location of all Site Amenities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.	Art. V 1.08
Street Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	Art. V 5.01
Tree Locations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	Art. VIII 5.03.E
Irrigation Requirements Note	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.	Art. VIII 5.04

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	-
Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	-

Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Art. IX 3
Protected Trees (To Remain On Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	Art. IX 3
Protected Trees (To be Removed from the Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	Art. IX 3
Treescape Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	Art. IX 3

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	-
Indicate Lighting Levels (in Foot Candles [FC])	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	Art. VII 3.4
Adjacent Property with Common Lot Lines:				Art. VII 3.3
✓ Residential Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	Art. VII 3.3.B
✓ Commercial Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	Art. VII 3.3.C
Under-Canopy Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	Art. VII 3.3.G.1
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	Art. VII 3.3.G.2
Lighting in Parking Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Non-residential properties shall distribute not more than 0.2 of one foot candle of light upon any adjacent property.	Art. VII 3.4.A
Indicate all Exterior Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	
Indicate the Mounting Height for all Proposed Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	Art. VII 3.3.D
Indicate the Wattage of all Light Sources	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Proposed Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	-

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	Art. V 6.02.C
Indicate Amount and Location of the 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	Art. V 6.02.C
Indicate the Surface Area of Each Facade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the surface area (square feet) of each facade and the percentage and square footage of each material used on that facade.	-

Proposed Building Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	-
Indicate the Roofing Materials and Color	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
Indicate Parapet Wall Height (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck.	-
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	-
Indicate Any Additional Design Elements Proposed (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	-
Indicate Building Height(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	Art. V 4.01.B
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L) 	Art. V 4.01.C
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H 	Art. V 4.01.C

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
90% Masonry Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	Art. V 5.01.A
Indicate Amount and Location of the 20% (of the 90%) Stone Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	Art. V 5.01.A
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H) 	Art. V 5.01.C
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H 	Art. V 5.01.C

Pre-Development Meeting:

Date: ___ / ___ / ___

Administrative Site Plan/Public Hearing Site Plan



**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: 2/21/2020

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, 02/20/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/20/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/25/2020 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: Z2020-008
Project Name: Home Depot
Project Type: ZONING
Applicant Name: SCOTT MOMMER
Owner Name: HD, DEVELOPMENT PROPERTIES LP
Project Description:



RECEIPT

Project Number: Z2020-008

Job Address: 765 I30

ROCKWALL, TX 75032

Receipt Number: B88303

Printed: 2/21/2020 8:37 am

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$370.85

Total Fees Paid:

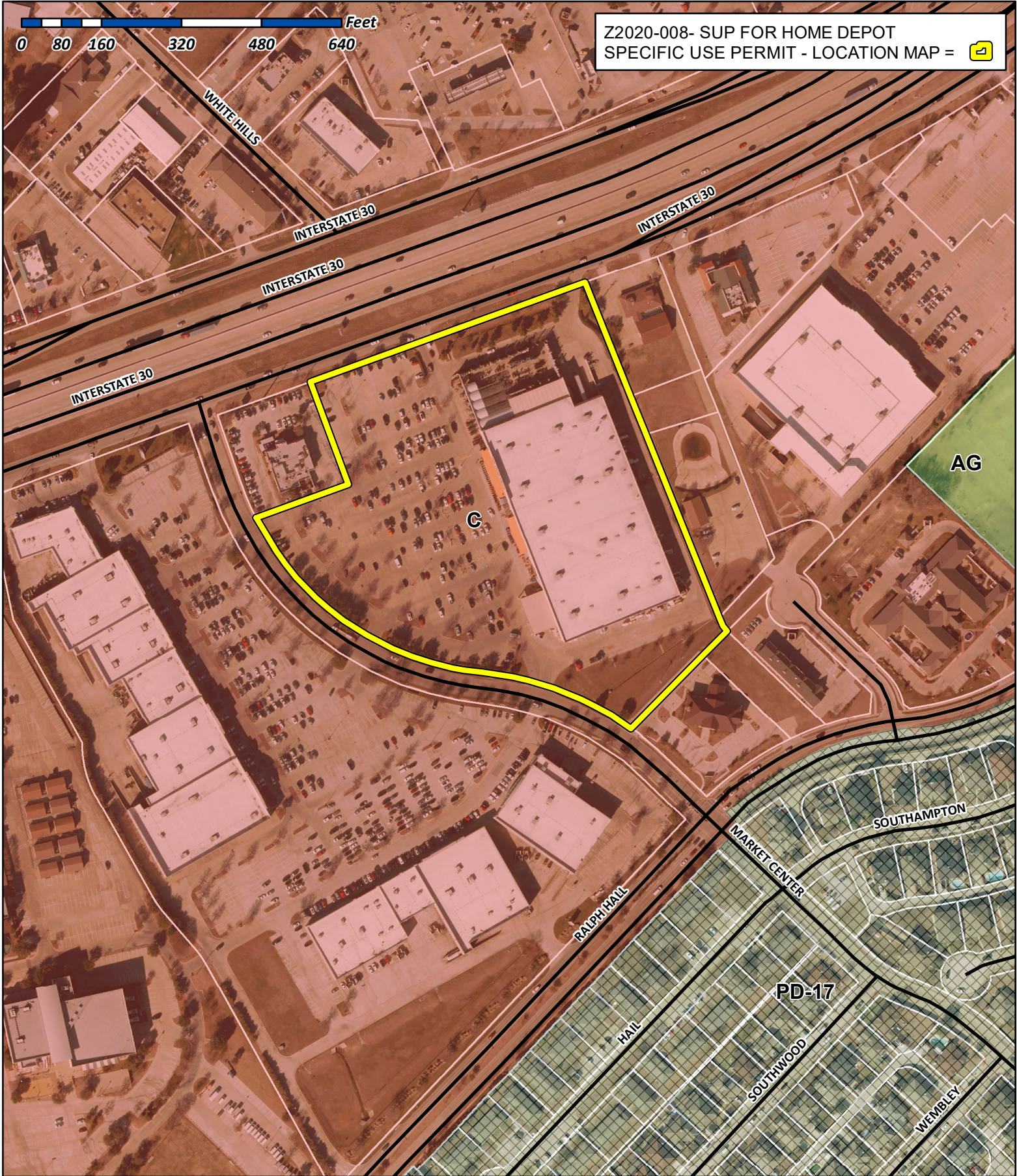
\$370.85

Date Paid: 2/21/2020 12:00:00AM

Paid By: SCOTT MOMMER

Pay Method: MC

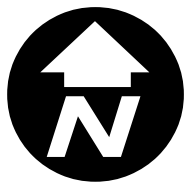
Received By: AG



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.

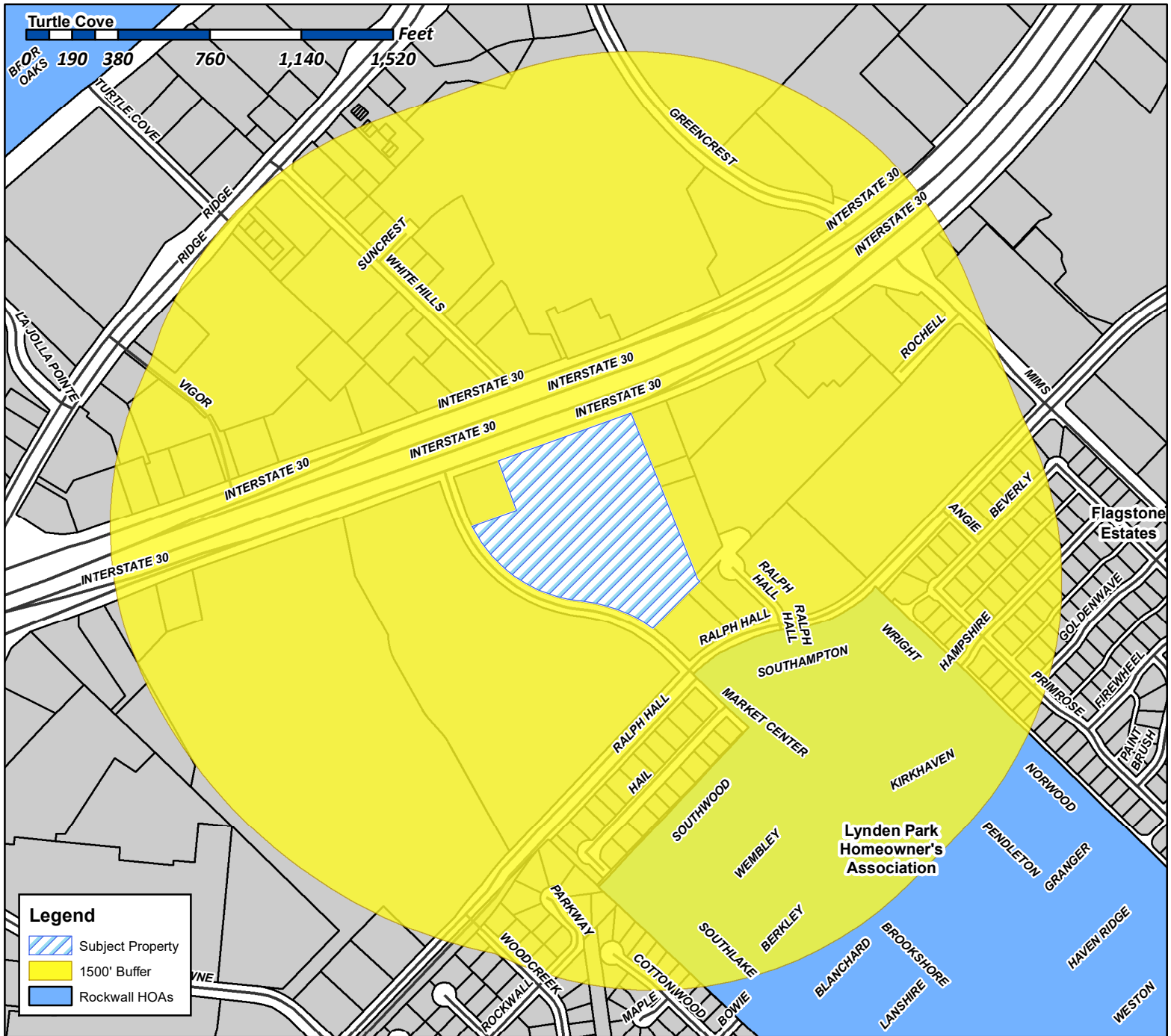




City of Rockwall

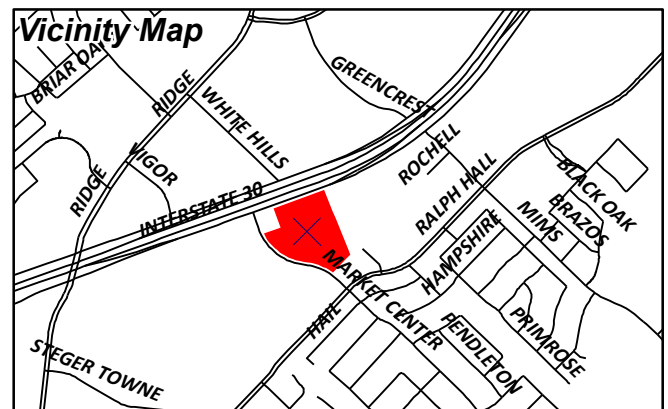
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2020-008
Case Name: SUP for Home Depot
Case Type: Specific Use Permit
Zoning: Commercial (C)
Case Address: 765 E. I-30

Date Created: 2/21/2020
For Questions on this Case Call (972) 771-7745

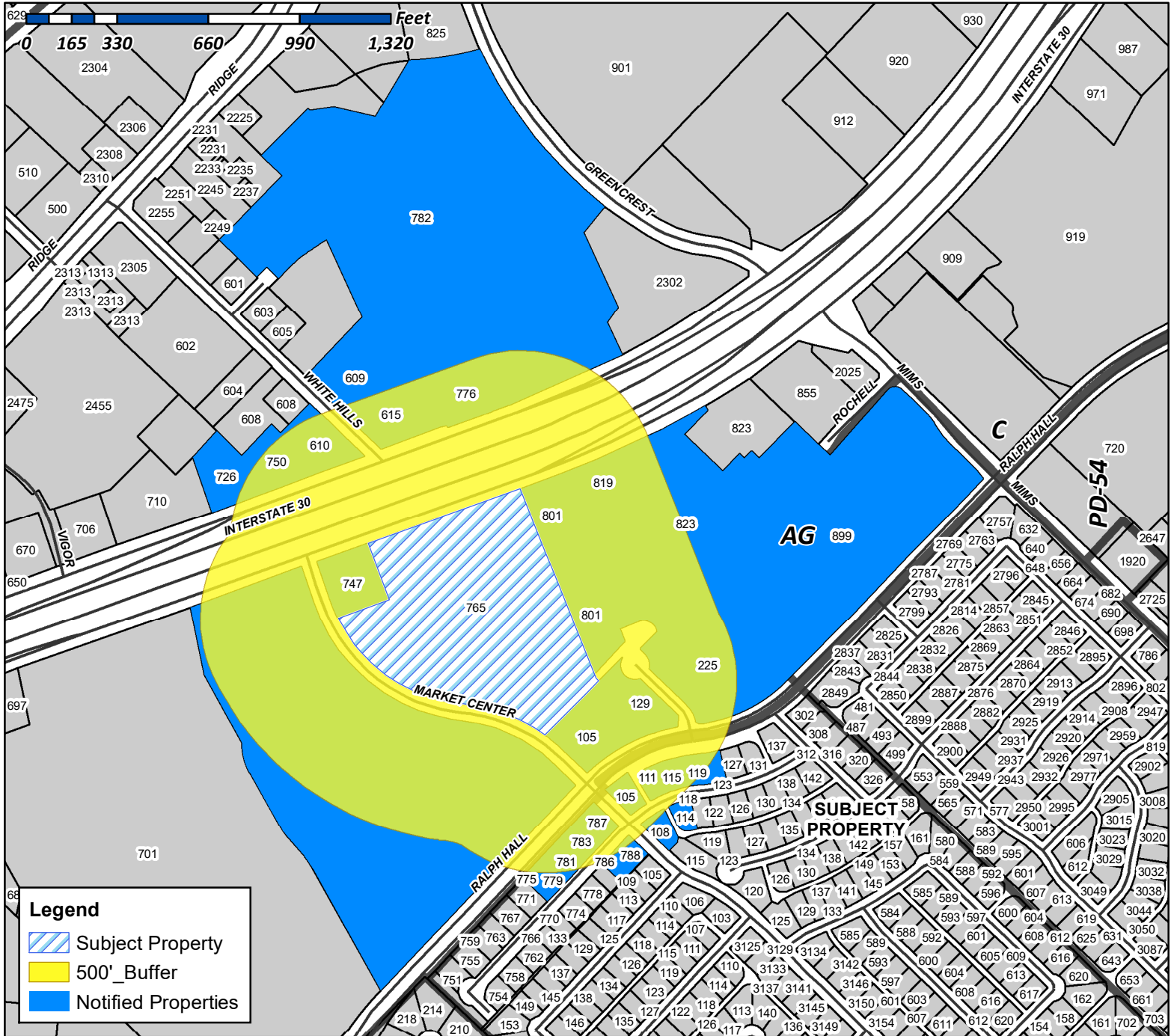




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



Case Number: Z2020-008
Case Name: SUP for Home Depot
Case Type: Specific Use Permit
Zoning: Commercial (C)
Case Address: 765 E. I-30

Date Created: 2/21/2020
For Questions on this Case Call (972) 771-7745



ROCKWALL I S D
, 0

CURRENT RESIDENT
130
ROCKWALL, TX 75032

CURRENT RESIDENT
RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
EI30
ROCKWALL, TX 75032

CURRENT RESIDENT
105 RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
105 SOUTHAMPTON
ROCKWALL, TX 75032

CURRENT RESIDENT
108 SOUTHAMPTON
ROCKWALL, TX 75032

SMITH NICHOLAS & JESSICA ESQUIVEL
111 SOUTHAMPTON DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
114 SOUTHAMPTON
ROCKWALL, TX 75032

FERRARO TERESA M
115 SOUTHAMPTON DRIVE
ROCKWALL, TX 75032

FADILI TONY AND NAIMA DARRAOUI
119 SOUTHAMPTON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
123 SOUTHAMPTON
ROCKWALL, TX 75032

BT CAYMAN LLC
12801 N CENTRAL EXPY SUITE 1675
DALLAS, TX 75243

CURRENT RESIDENT
129ERALPH HALL
ROCKWALL, TX 75032

UNDERWOOD ARCHIE HARBERT
15180 COUNTY ROAD 4009
MABANK, TX 75147

GREAT AMERICAN RESORTS INC
1917 ARROYO RD
DALHART, TX 79022

WESTMARK HARRIS REAL ESTATE INVESTMENTS
LLC
ATTN: MARK FRIEDMAN
200 CONGRESS UNIT 46TX
AUSTIN, TX 78701

COLE OB ROCKWALL TX LLC
C/O OTB ACQUISITION LLC
2201 W ROYAL LANE SUITE 240
IRVING, TX 75063

NHI-REIT OF TX-IL LLC
222 ROBERT ROSE DRIVE
MURFREESBORO, TN 37129

CURRENT RESIDENT
225ERALPH HALL
ROCKWALL, TX 75032

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE SUITE 300
DALLAS, TX 75205

WALKER I REALTY INC
C/O CHARLES F WALKER
3404 MARQUETTE ST
DALLAS, TX 75225

INVEZA GROUP LLC
4400 TEMECULA CREEK TRAIL
MCKINNEY, TX 75070

609 WHITE HILLS LTD
C/O TACO BUENO RESTAURANTS INC
4515 LYNDON B JOHNSON FWY
DALLAS, TX 75244

SCHULER JACK W TRUSTEE
5900 S. LAKE FOREST DR. STE 295
MCKINNEY, TX 75070

CURRENT RESIDENT
609 WHITE HILLS
ROCKWALL, TX 75032

CURRENT RESIDENT
610 WHITE HILLS
ROCKWALL, TX 75032

CURRENT RESIDENT
615 WHITE HILLS
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

SAYED PROPERTY MANAGEMENT LLC
7008 MILLS BRANCH CIR
PLANO, TX 75024

CURRENT RESIDENT
726 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
747E130
ROCKWALL, TX 75032

SEVEN26 PROPERTIES LLC
750 E I-30 SUITE 105
ROCKWALL, TX 75087

CURRENT RESIDENT
765 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
775 HAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
776 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
779 HAIL
ROCKWALL, TX 75032

LENA INVESTMENT INC
779 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
781 HAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
783 HAIL
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
788 HAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
801E130
ROCKWALL, TX 75032

CURRENT RESIDENT
819E130
ROCKWALL, TX 75032

CURRENT RESIDENT
823 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
899 TUBBS
ROCKWALL, TX 75032

ARC BFRKWTX001 LLC
C/O ED RYBURN CMI SENIOR TAX SPECIALIST
BRIDGESTONE AMERICAS HOLDING INC 535
MARRIOTT DR 9TH FLOOR
NASHVILLE, TN 37214

HD DEVELOPMENT PROPERTIES LP
PROPERTY TAX DEPT #0531
PO BOX 105842
ATLANTA, GA 30348

KOHL'S ILLINOIS INC
PO BOX 2148
MILWAUKEE, WI 53201

MURPHY OIL USA INC
PO BOX 7300
EL DORADO, AR 71731

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

HOME BANK at
PO BOX 909
SEAGOVILLE, TX 75159

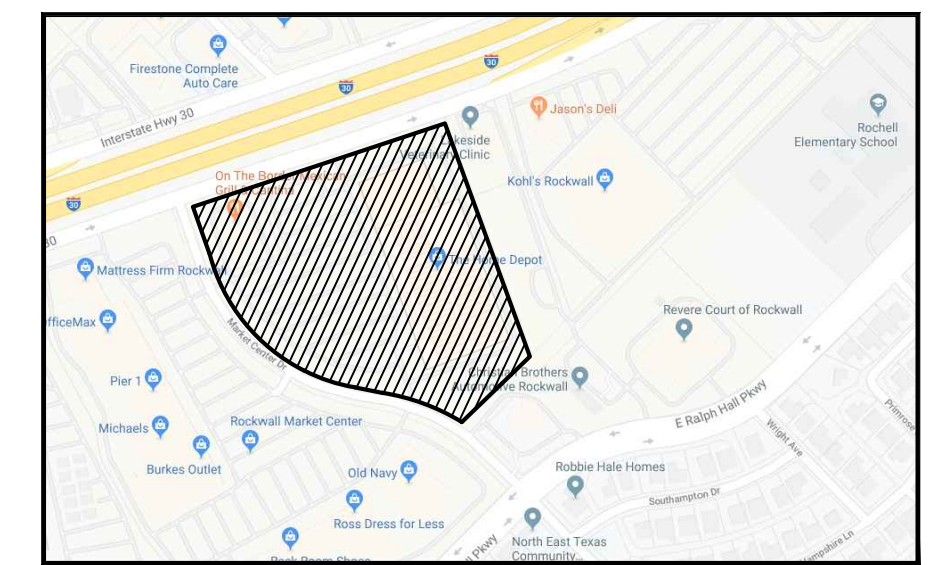
Legal Description

LOT 1, BLOCK A, FINAL PLAT HOME DEPOT – ROCKWELL ADDITION, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE D, PAGE 57 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.



Project Description
Equipment Rental SUP Application
765 E I-30, Rockwall, TX 75087

On behalf of Home Depot, our Firm (Lars Andersen & Associates, Inc.), is submitting a Specific Use Permit Application to allow the use of ten (10) parking stalls to display compact power Equipment Rental. The proposed compact power Equipment Rental transactions will be made through the proposed Tool Rental Center (Building Permit Case No. BLD2020-0255) during store operating hours. Such equipment are items like small trailers, see the attached file for a list of example equipment that the store could elect to rent. It should be noted that the HD Rental equipment is owned and operated by Home Depot and there are no Third-Party Entities involved with this Accessory Use. In addition, no service, repairs, or maintenance are done on THD Rental equipment at the store, as Home Depot owns various maintenance facility locations throughout the region where they are serviced. There is also no fueling of the equipment by Home Depot or its Associates, as the equipment is returned filled by the customer. The proposed Equipment Rental will be placed in the stalls for 24-hours and there would only be one (1) equipment per stall. The equipment is placed on trailers ready for customers to tow-away.



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ZONING INFORMATION	
APN:	47567
ZONING:	C COMMERCIAL
EXISTING LAND USE:	COMMERCIAL
PROPOSED SITE USE:	COMMERCIAL
HOME DEPOT SITE DATA	
HOME DEPOT AREA	11.39 AC
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT BUILDING	111,847 SF
PROPOSED TOOL RENTAL CENTER	2,236 SF
EXISTING GARDEN CENTER	+ 17,955 SF
TOTAL HD BUILDING AREA	132,038 SF
MINIMUM SETBACKS	
FRONT:	15 FT
REAR:	10 FT
SIDE:	27 FT
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@ 1/250 SF) GFA (INCLUDING GARDEN CENTER)	528 STALLS
PARKING PROVIDED	
CUSTOMER OVERFLOW	514 STALLS
TOTAL PROVIDED	+ 89 STALLS 603 STALLS
INCLUDED WITHIN PARKING PROVIDED ACCESSIBLE PARKING	
	18 STALLS

SUP SITE PLAN

DATE:	2/04/2020
REVISION DATES:	
SITE PLANNER	DAVID BORSCH
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	KIM KOEING



TX - ROCKWALL STORE #0531

ADDRESS: 765 E I-30
ROCKWALL, TX 75087

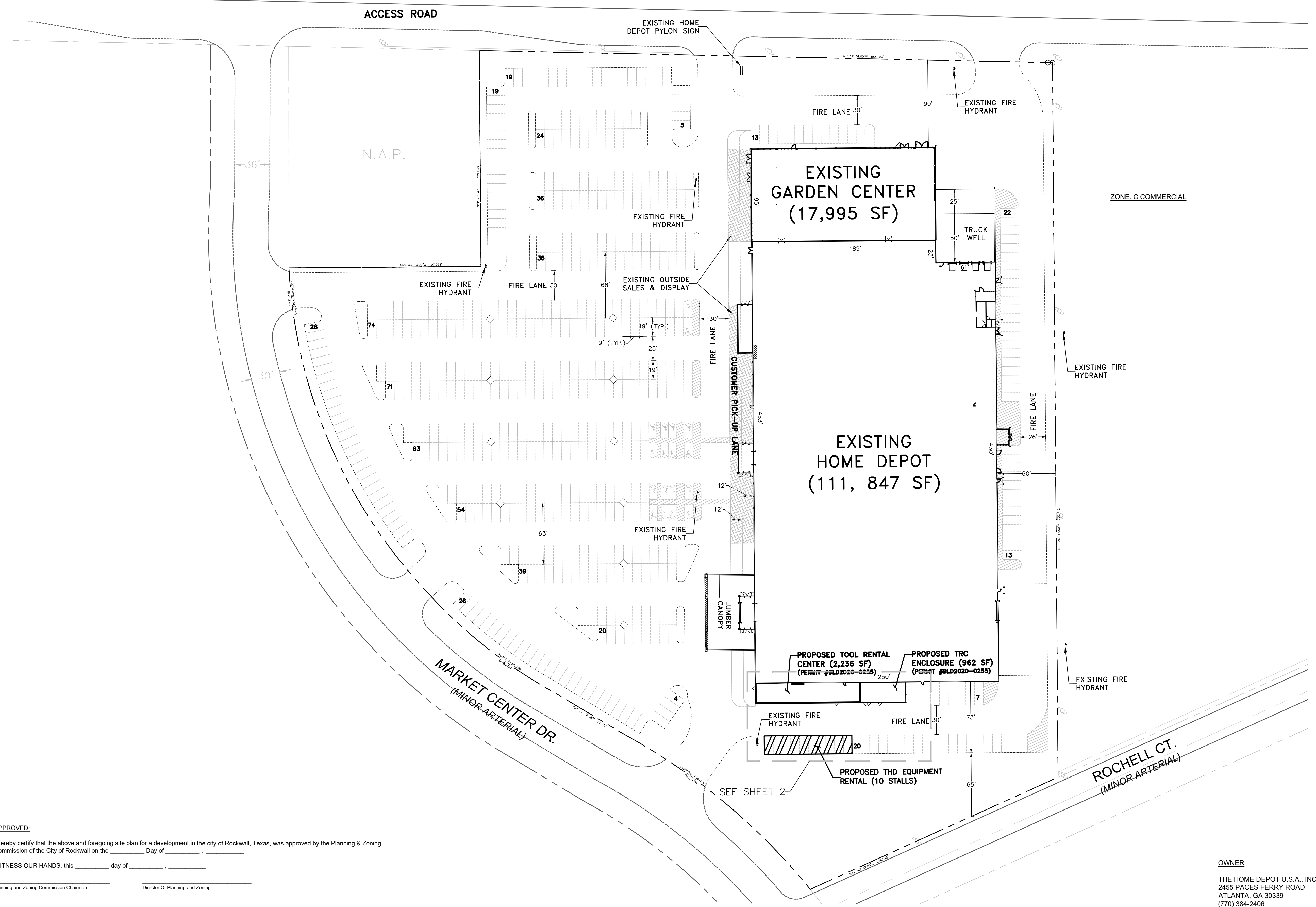
LA PROJECT NUMBER 18085.00



INTERSTATE HIGHWAY 30
(PRIMARY HIGHWAY)

Legal Description:

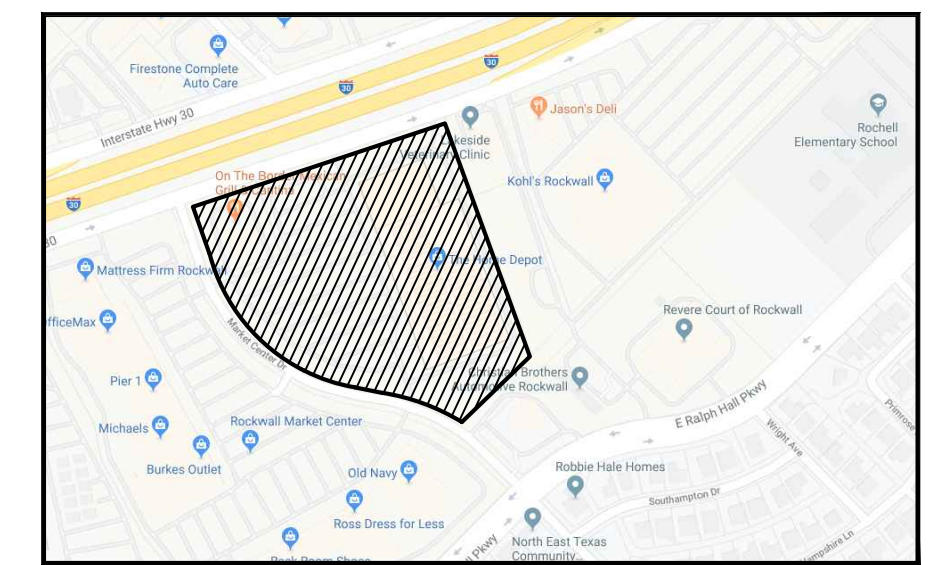
LOT 1, BLOCK A, FINAL PLAT HOME DEPOT – ROCKWELL ADDITION, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE D, PAGE 57 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.



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 _____.

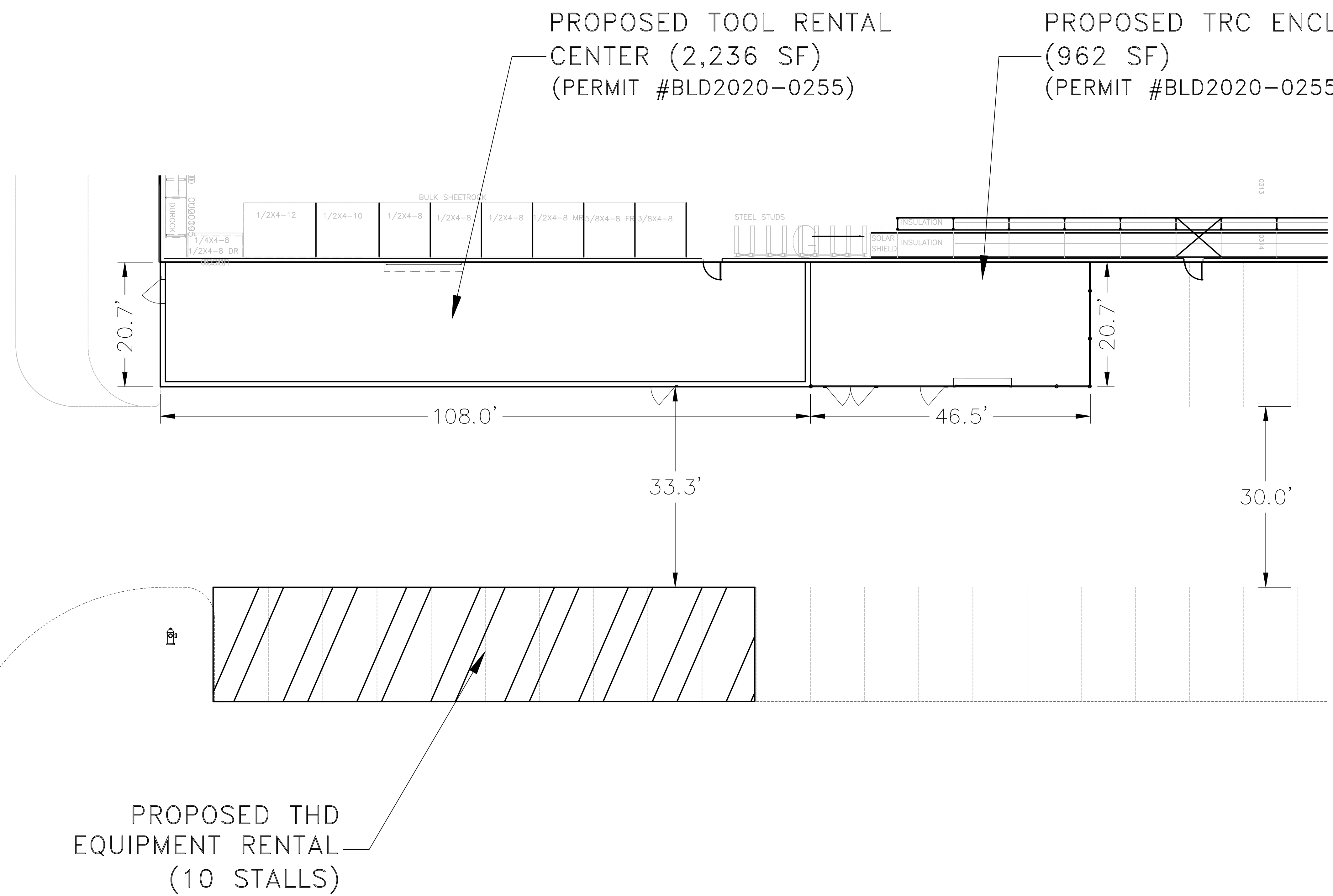
 Planning and Zoning Commission Chairman Director Of Planning and Zoning

OWNER
 THE HOME DEPOT U.S.A., INC.
 2455 PACES FERRY ROAD
 ATLANTA, GA 30339
 (770) 384-2406



VICINITY MAP
 NOT TO SCALE

PROJECT INFORMATION



SUP SITE PLAN

DATE:	2/04/2020
REVISION DATES:	
SITE PLANNER	DAVID BORSCH
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	KIM KOEING



**TX - ROCKWALL
 STORE #0531**

ADDRESS:	765 E I-30 ROCKWALL, TX 75087
LA PROJECT NUMBER	18085.00



2/21/2020

City of Rockwall Project Plan Review History



Project Number	Z2020-008	Owner	HD, DEVELOPMENT PROPERTIES LP	Applied	2/21/2020	AG
Project Name	Home Depot	Applicant	SCOTT MOMMER	Approved		
Type	ZONING			Closed		
Subtype	SUP			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	Zoning
765 I30	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
BERNICE	1	A	1	4002-000A-0001-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	Russell McDowell	2/21/2020	2/28/2020	2/21/2020	APPROVED	
ENGINEERING (2/21/2020 10:43 AM SJ) - Any proposed screening shall not be located in any easements.	Sarah Johnston	2/21/2020	2/28/2020	2/21/2020	APPROVED	See note.
FIRE	Ariana Hargrove	2/21/2020	2/28/2020			
PLANNING	Korey Brooks	2/21/2020	2/28/2020	2/21/2020	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2020-008; SUP for Rental, Sales, and Service of Heavy Machinery and Equipment Facility						Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1 This is a request by Scott Mommer of Lars Andersen & Associates, Inc. on behalf of Suzanne Russo of Home Depot USA, Inc. for the approval of a Specific Use Permit (SUP) to allow the Rental, Sales and Service of Heavy Machinery and Equipment in conjunction with an existing general retail store on an 11.389-acre parcel of land identified as Lot 1, Block A, Home Depot-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 765 E. IH-30.						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (Z2020-008) in the lower right-hand corner of all pages on future submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).						
M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete.						
M.6 Specific Use Permit (SUP).						
1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on March 10, 2020.						
I.7 Please note that failure to address all comments provided by staff by 5:00 PM on March 3, 2020 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.8 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 March 3, 2020; The Planning and Zoning Worksession is February 25, 2020 and the Planning & Zoning Meeting is March 10, 2020. The City Council Meetings are March 16, 2020 and April 6, 2020.						



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	765 East I-30, Rockwall, TX 75087		
Subdivision	Home Depot - Rockwall Addition	Lot	1
		Block	A
General Location	Interstate 30 & Market Center Drive		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial (C) District	Current Use	Commercial
Proposed Zoning	Commercial (C) District	Proposed Use	Commercial
Acreage	11.390	Lots [Current]	1
		Lots [Proposed]	1

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

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

<input type="checkbox"/> Owner	Home Depot U.S.A., Inc.	<input checked="" type="checkbox"/> Applicant	Lars Andersen & Associates, Inc.
Contact Person	Suzanne Russo	Contact Person	Scott Mommer
Address	2455 Paces Ferry Road	Address	4694 W. Jacquelyn Avenue
City, State & Zip	Atlanta, GA 30339	City, State & Zip	Fresno, CA 93722
Phone	+1 (770) 384-2406	Phone	559-978-7060
E-Mail	Suzanne_Russo@homedepot.com	E-Mail	smommer@larsandersen.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 4th day of February, 2020. 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."

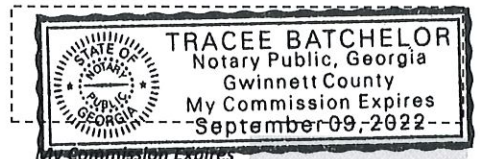
Given under my hand and seal of office on this the 4th day of February, 2020.

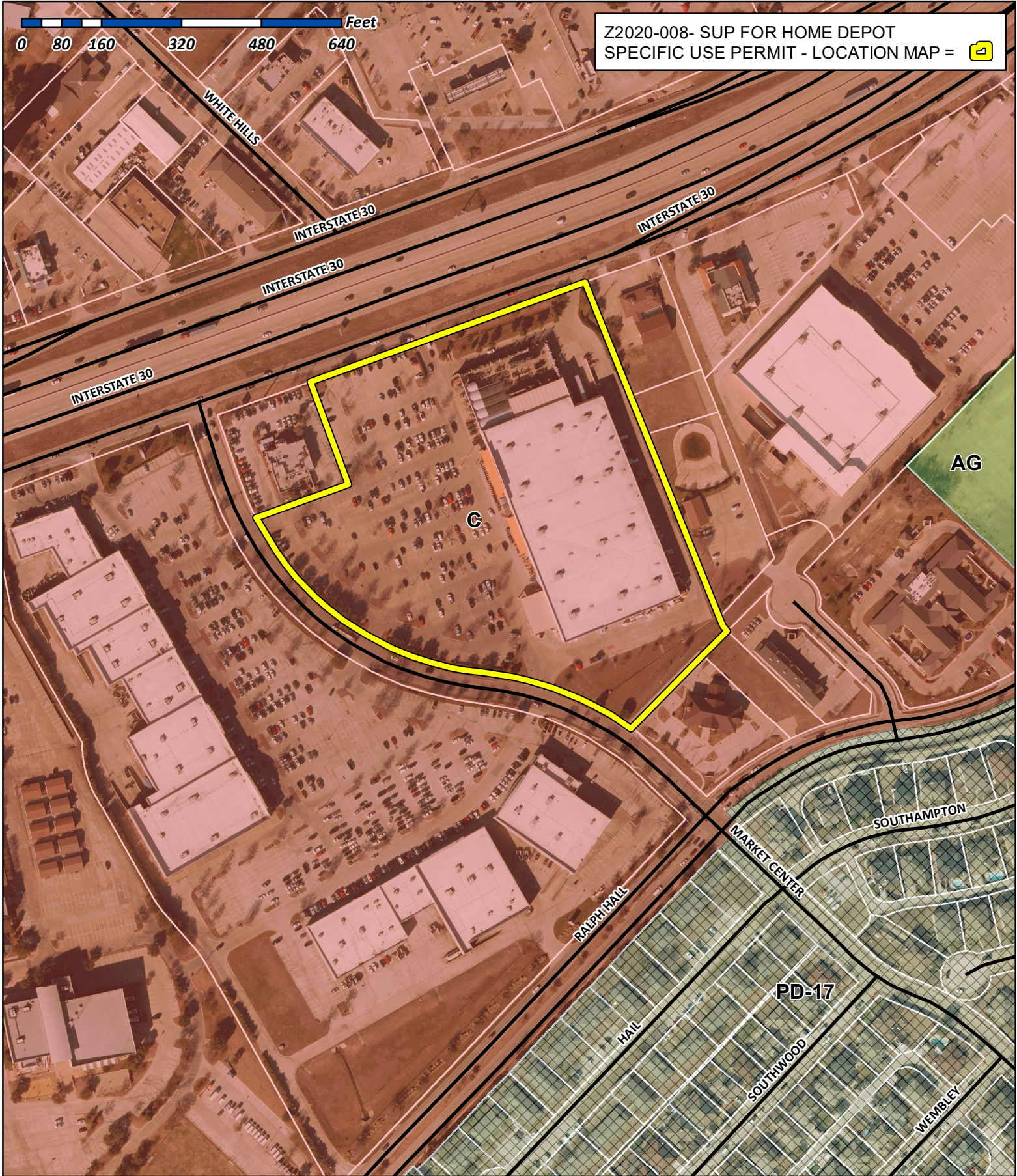
Owner's Signature

Suzanne Russo

Notary Public in and for the State of Texas

Tracee Batchelor

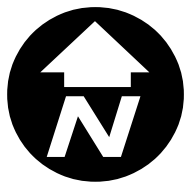




City of Rockwall

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.

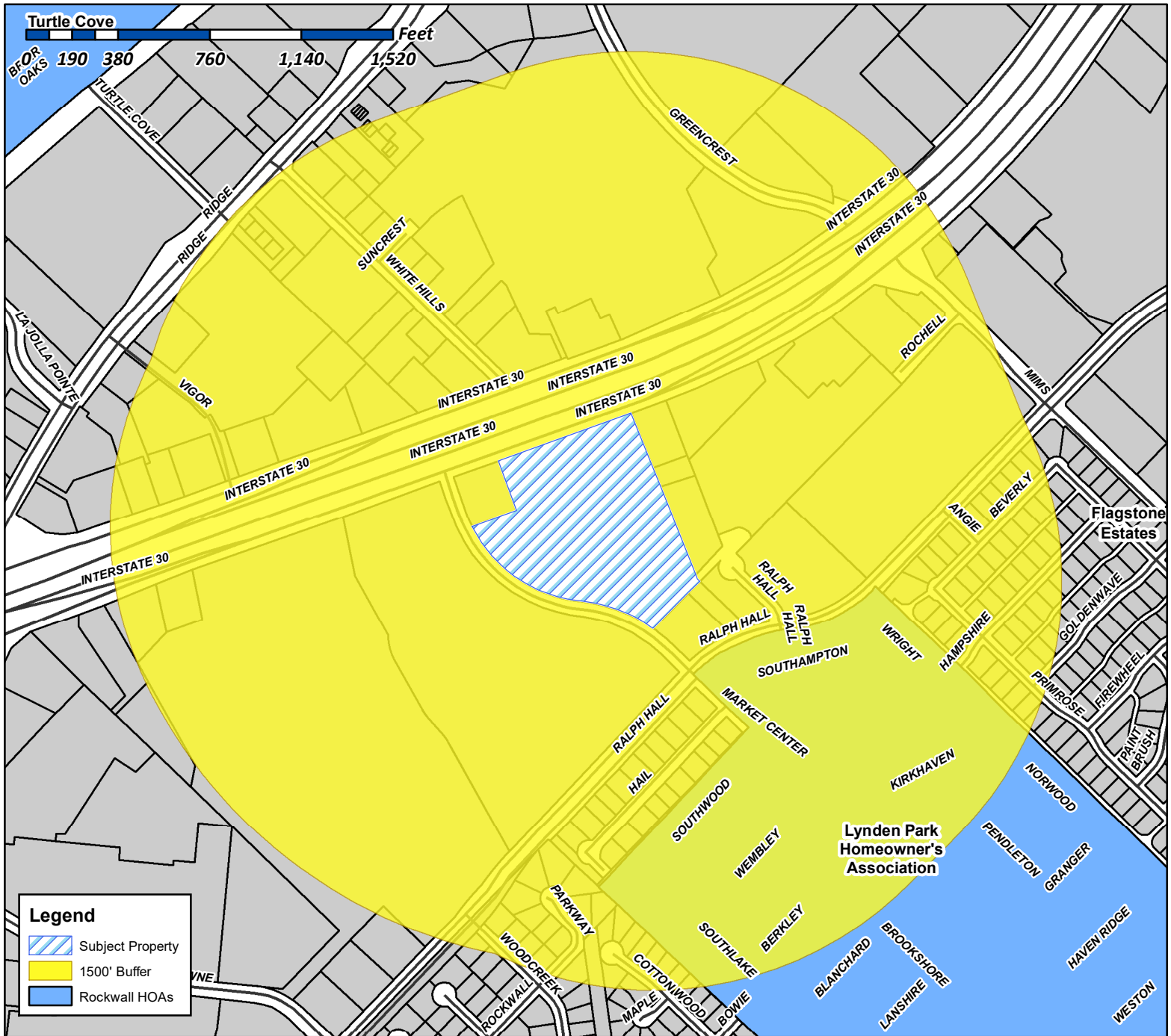




City of Rockwall

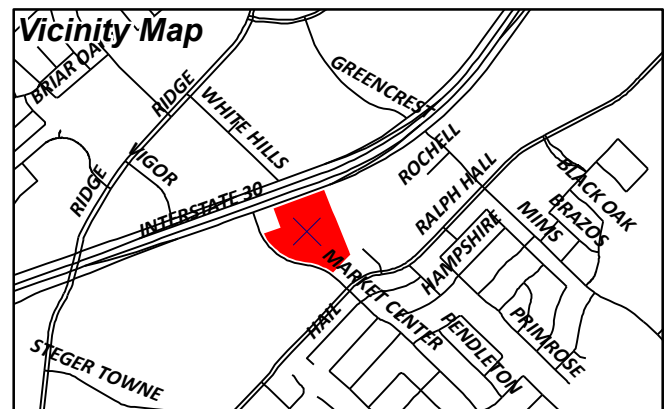
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2020-008
Case Name: SUP for Home Depot
Case Type: Specific Use Permit
Zoning: Commercial (C)
Case Address: 765 E. I-30

Date Created: 2/21/2020
For Questions on this Case Call (972) 771-7745

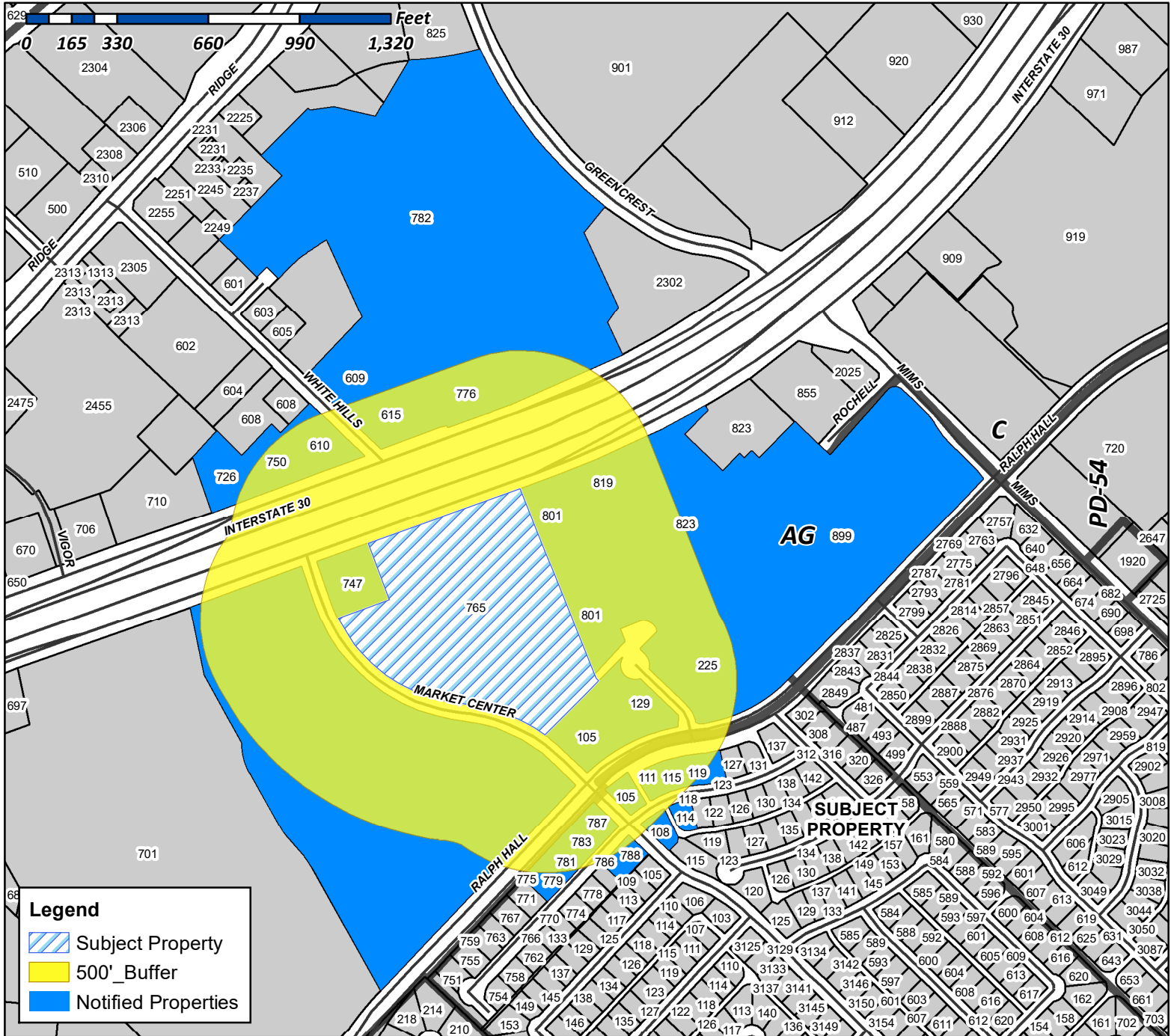
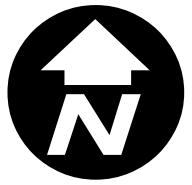




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



Case Number: Z2020-008
Case Name: SUP for Home Depot
Case Type: Specific Use Permit
Zoning: Commercial (C)
Case Address: 765 E. I-30

Date Created: 2/21/2020
For Questions on this Case Call (972) 771-7745



ROCKWALL I S D
, 0

CURRENT RESIDENT
130
ROCKWALL, TX 75032

CURRENT RESIDENT
RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
EI30
ROCKWALL, TX 75032

CURRENT RESIDENT
105 RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
105 SOUTHAMPTON
ROCKWALL, TX 75032

CURRENT RESIDENT
108 SOUTHAMPTON
ROCKWALL, TX 75032

SMITH NICHOLAS & JESSICA ESQUIVEL
111 SOUTHAMPTON DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
114 SOUTHAMPTON
ROCKWALL, TX 75032

FERRARO TERESA M
115 SOUTHAMPTON DRIVE
ROCKWALL, TX 75032

FADILI TONY AND NAIMA DARRAOUI
119 SOUTHAMPTON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
123 SOUTHAMPTON
ROCKWALL, TX 75032

BT CAYMAN LLC
12801 N CENTRAL EXPY SUITE 1675
DALLAS, TX 75243

CURRENT RESIDENT
129RALPH HALL
ROCKWALL, TX 75032

UNDERWOOD ARCHIE HARBERT
15180 COUNTY ROAD 4009
MABANK, TX 75147

GREAT AMERICAN RESORTS INC
1917 ARROYO RD
DALHART, TX 79022

WESTMARK HARRIS REAL ESTATE INVESTMENTS
LLC
ATTN: MARK FRIEDMAN
200 CONGRESS UNIT 46TX
AUSTIN, TX 78701

COLE OB ROCKWALL TX LLC
C/O OTB ACQUISITION LLC
2201 W ROYAL LANE SUITE 240
IRVING, TX 75063

NHI-REIT OF TX-IL LLC
222 ROBERT ROSE DRIVE
MURFREESBORO, TN 37129

CURRENT RESIDENT
225ERALPH HALL
ROCKWALL, TX 75032

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE SUITE 300
DALLAS, TX 75205

WALKER I REALTY INC
C/O CHARLES F WALKER
3404 MARQUETTE ST
DALLAS, TX 75225

INVEZA GROUP LLC
4400 TEMECULA CREEK TRAIL
MCKINNEY, TX 75070

609 WHITE HILLS LTD
C/O TACO BUENO RESTAURANTS INC
4515 LYNDON B JOHNSON FWY
DALLAS, TX 75244

SCHULER JACK W TRUSTEE
5900 S. LAKE FOREST DR. STE 295
MCKINNEY, TX 75070

CURRENT RESIDENT
609 WHITE HILLS
ROCKWALL, TX 75032

CURRENT RESIDENT
610 WHITE HILLS
ROCKWALL, TX 75032

CURRENT RESIDENT
615 WHITE HILLS
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

SAYED PROPERTY MANAGEMENT LLC
7008 MILLS BRANCH CIR
PLANO, TX 75024

CURRENT RESIDENT
726 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
747E130
ROCKWALL, TX 75032

SEVEN26 PROPERTIES LLC
750 E I-30 SUITE 105
ROCKWALL, TX 75087

CURRENT RESIDENT
765 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
775 HAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
776 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
779 HAIL
ROCKWALL, TX 75032

LENA INVESTMENT INC
779 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
781 HAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
783 HAIL
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
788 HAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
801E130
ROCKWALL, TX 75032

CURRENT RESIDENT
819E130
ROCKWALL, TX 75032

CURRENT RESIDENT
823 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
899 TUBBS
ROCKWALL, TX 75032

ARC BFRKWTX001 LLC
C/O ED RYBURN CMI SENIOR TAX SPECIALIST
BRIDGESTONE AMERICAS HOLDING INC 535
MARRIOTT DR 9TH FLOOR
NASHVILLE, TN 37214

HD DEVELOPMENT PROPERTIES LP
PROPERTY TAX DEPT #0531
PO BOX 105842
ATLANTA, GA 30348

KOHL'S ILLINOIS INC
PO BOX 2148
MILWAUKEE, WI 53201

MURPHY OIL USA INC
PO BOX 7300
EL DORADO, AR 71731

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

HOME BANK at
PO BOX 909
SEAGOVILLE, TX 75159

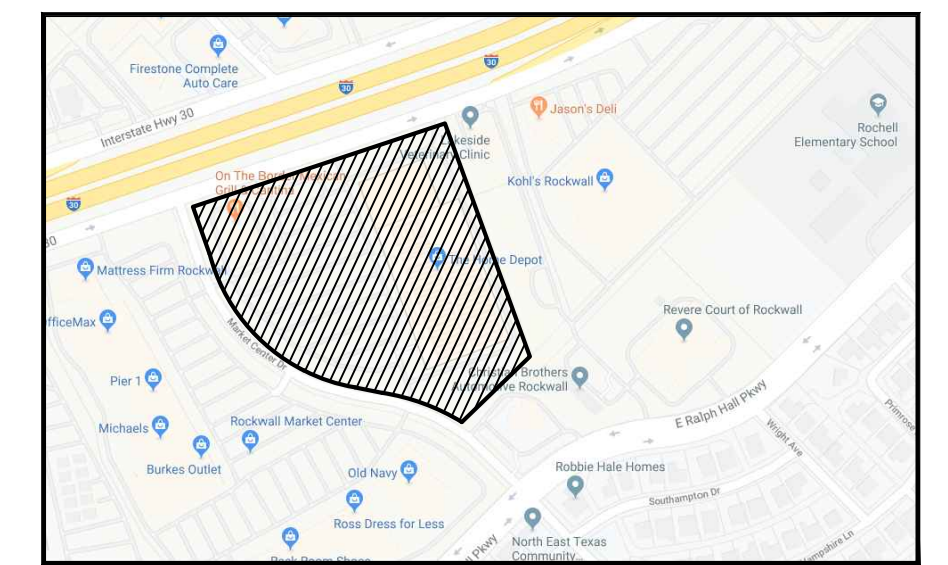
Legal Description

LOT 1, BLOCK A, FINAL PLAT HOME DEPOT – ROCKWELL ADDITION, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE D, PAGE 57 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.



Project Description
Equipment Rental SUP Application
765 E I-30, Rockwall, TX 75087

On behalf of Home Depot, our Firm (Lars Andersen & Associates, Inc.), is submitting a Specific Use Permit Application to allow the use of ten (10) parking stalls to display compact power Equipment Rental. The proposed compact power Equipment Rental transactions will be made through the proposed Tool Rental Center (Building Permit Case No. BLD2020-0255) during store operating hours. Such equipment are items like small trailers, see the attached file for a list of example equipment that the store could elect to rent. It should be noted that the HD Rental equipment is owned and operated by Home Depot and there are no Third-Party Entities involved with this Accessory Use. In addition, no service, repairs, or maintenance are done on THD Rental equipment at the store, as Home Depot owns various maintenance facility locations throughout the region where they are serviced. There is also no fueling of the equipment by Home Depot or its Associates, as the equipment is returned filled by the customer. The proposed Equipment Rental will be placed in the stalls for 24-hours and there would only be one (1) equipment per stall. The equipment is placed on trailers ready for customers to tow-away.



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ZONING INFORMATION	
APN:	47567
ZONING:	C COMMERCIAL
EXISTING LAND USE:	COMMERCIAL
PROPOSED SITE USE:	COMMERCIAL
HOME DEPOT SITE DATA	
HOME DEPOT AREA	11.39 AC
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT BUILDING	111,847 SF
PROPOSED TOOL RENTAL CENTER	2,236 SF
EXISTING GARDEN CENTER	+ 17,955 SF
TOTAL HD BUILDING AREA	132,038 SF
MINIMUM SETBACKS	
FRONT:	15 FT
REAR:	10 FT
SIDE:	27 FT
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@ 1/250 SF) GFA (INCLUDING GARDEN CENTER)	528 STALLS
PARKING PROVIDED	
CUSTOMER OVERFLOW	514 STALLS
TOTAL PROVIDED	+ 89 STALLS 603 STALLS
INCLUDED WITHIN PARKING PROVIDED ACCESSIBLE PARKING	
	18 STALLS

SUP SITE PLAN

DATE:	2/04/2020
REVISION DATES:	
SITE PLANNER	DAVID BORSCH
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	KIM KOEING



TX - ROCKWALL STORE #0531

ADDRESS: 765 E I-30
ROCKWALL, TX 75087

LA PROJECT NUMBER 18085.00



INTERSTATE HIGHWAY 30
(PRIMARY HIGHWAY)

Legal Description:

LOT 1, BLOCK A, FINAL PLAT HOME DEPOT – ROCKWELL ADDITION, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE D, PAGE 57 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

ACCESS ROAD

N.A.P.

EXISTING GARDEN CENTER
(17,995 SF)

EXISTING HOME DEPOT
(111, 847 SF)

ZONE: C COMMERCIAL

PROPOSED TOOL RENTAL CENTER (2,236 SF)
(PERMIT #BLD2020-0258)

PROPOSED TRC ENCLOSURE (962 SF)
(PERMIT #BLD2020-0258)

PROPOSED THD EQUIPMENT RENTAL (10 STALLS)

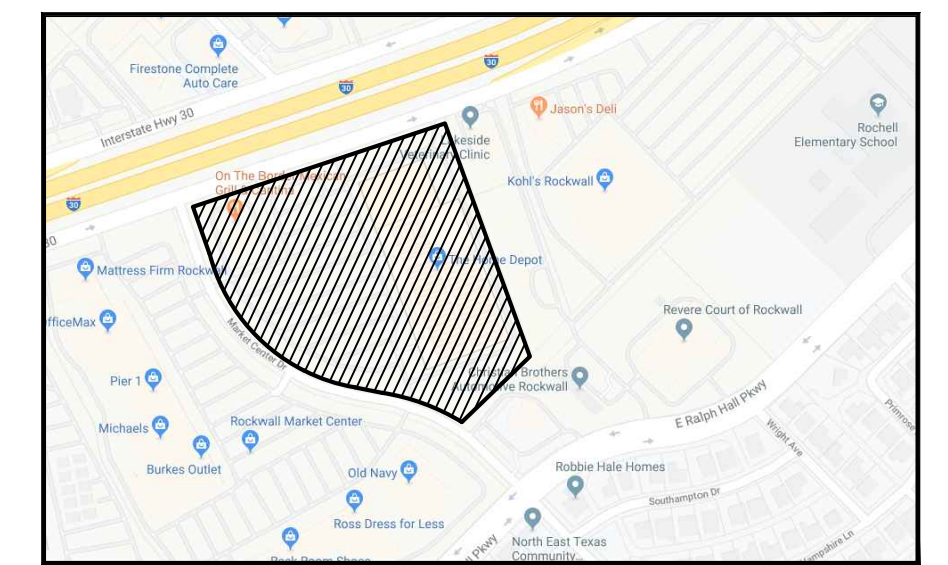
MARKET CENTER DR.
(MINOR ARTERIAL)

ROCHELL CT.
(MINOR ARTERIAL)

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 _____

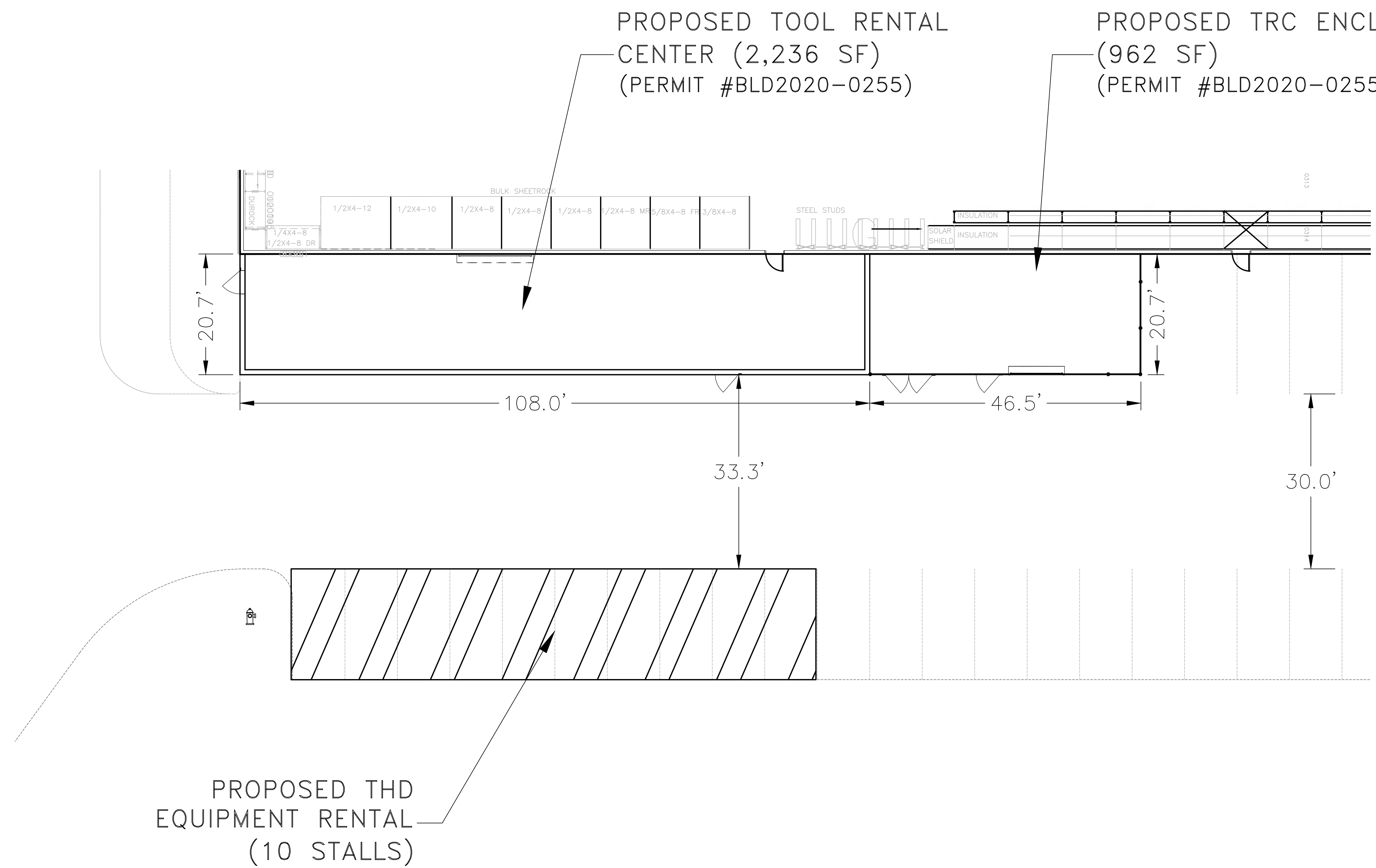
Planning and Zoning Commission Chairman Director Of Planning and Zoning

OWNER
THE HOME DEPOT U.S.A., INC.
2455 PACES FERRY ROAD
ATLANTA, GA 30339
(770) 384-2406



VICINITY MAP
 NOT TO SCALE

PROJECT INFORMATION



SUP SITE PLAN

DATE:	2/04/2020
REVISION DATES:	
SITE PLANNER	DAVID BORSCH
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	KIM KOEING



**TX - ROCKWALL
 STORE #0531**

ADDRESS:	765 E I-30 ROCKWALL, TX 75087
LA PROJECT NUMBER	18085.00



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT ON AN 11.389-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, HOME DEPOT-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Scott Mommer of Lars Andersen & Associates for the approval of a Specific Use Permit (SUP) to allow *Rental, Sales, and Service of Heavy Machinery and Equipment* on a 11.38-acre parcel of land being described as Lot 1, Block A, Home Depot-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 765 E. IH-30, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Rental, Sales, and Service of Heavy Machinery and Equipment* as stipulated by Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and as may be amended in the future --, and the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) All outside rental, sales, and service of heavy machinery and equipment shall conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The outside storage area depicted in *Exhibit 'B'* of this ordinance shall be screened in accordance with the screening requirements stipulated by the Unified Development Code (UDC). An amended site plan showing conformance to these screening requirements shall be submitted and approved by the Planning and Zoning Commission prior to the establishment of this land use.
- 3) The outside storage of machinery and equipment shall only be stored in the area depicted in *Exhibit 'B'* of this ordinance and labeled as *Proposed THD Equipment Rental (10 Stalls)*.
- 4) The equipment and machinery stored in the outside storage area depicted in *Exhibit 'B'* of this ordinance be stowed in a position so as to not extend any part of the equipment or machinery in an upward or outward manner.
- 5) This Specific Use Permit (SUP) shall not be construed to permit the outside storage of equipment and machinery for outside display, nor does it permit additional outside storage of other materials that are not associated with the *Rental, Sales, and Service of Heavy Machinery* land use.
- 6) Maintenance and/or service of any equipment and/or machinery shall not be performed on site.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not

to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF APRIL, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 16, 2020

2nd Reading: April 6, 2020

Exhibit 'A'
Zoning Exhibit

Address: 765 E. IH-30

Legal Description: Lot 1, Block A, Home Depot-Rockwall Addition

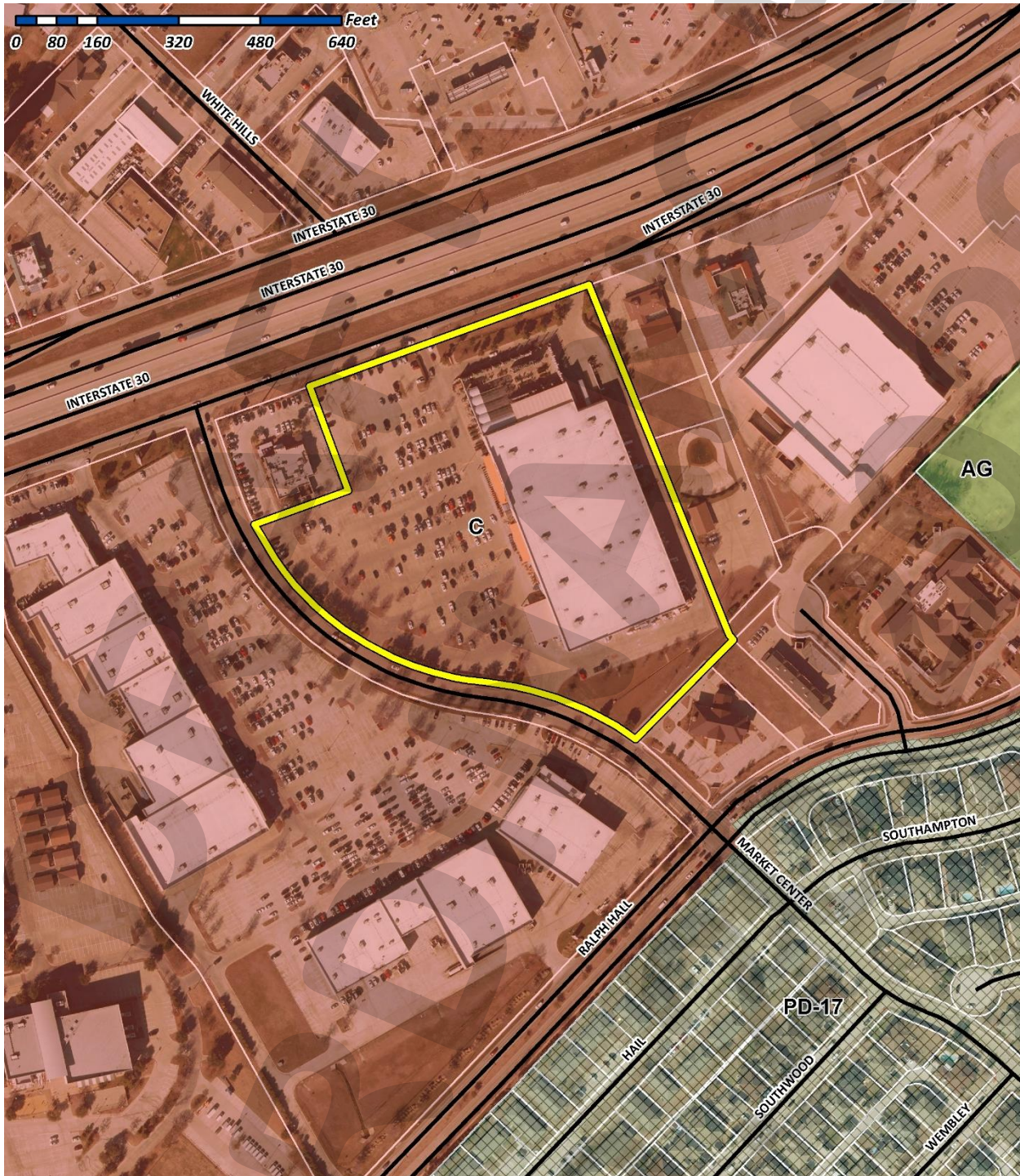
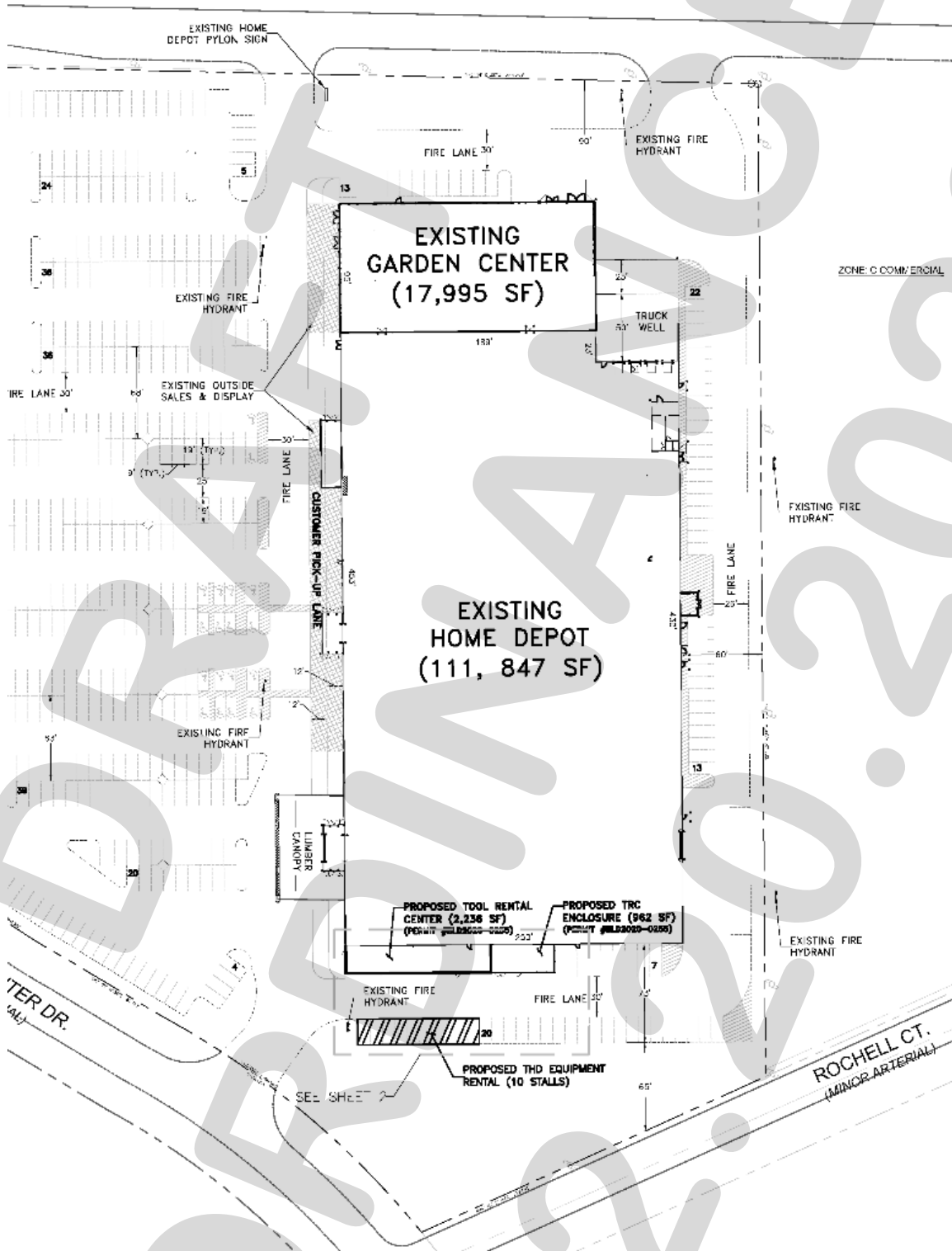


Exhibit 'B'
Concept Plan





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: March 10, 2020

APPLICANT: Scott Mommer; *Lars Andersen & Associates, Inc.*

CASE NUMBER: Z2020-008; *Specific Use Permit (SUP) for the Rental, Sales, and Service of Heavy Machinery and Equipment*

SUMMARY

Hold a public hearing to discuss and consider a request by Scott Mommer of Lars Andersen & Associates, Inc. on behalf of Suzanne Russo of Home Depot USA, Inc. for the approval of a Specific Use Permit (SUP) to allow the *Rental, Sales and Service of Heavy Machinery and Equipment* in conjunction with an existing general retail store on an 11.389-acre parcel of land identified as Lot 1, Block A, Home Depot-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 765 E. IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed in 1960 [*Ordinance No. 60-03*], is zoned Commercial (C) District, and is situated within the IH-30 Overlay (IH-30 OV) District. On July 21, 1997, the City Council approved a preliminary plat [Case No. *PP1997-042*] for the subject property. On August 18, 1997, the City Council approved a site plan [Case No. *PZ1997-051-01 & PZ1997-051-02*] and a final plat for a home improvement store (*i.e. Home Depot*) on the subject property. In September 2019, the applicant submitted a request for approval of a site plan to allow the expansion of the existing building. At that time, the applicant was proposing to utilize the expansion as a tool rental facility (*i.e. rental of power drills, saws, and sanders*). In addition, the applicant proposed to utilize a portion of the parking lot for the *Rental, Sales, and Service of Heavy Machinery and Equipment*, which at that time was not permitted in the Commercial (C) District. In response to this, the applicant requested that the City Council amend the Article 04, *Permissible Uses*, of the Unified Development Code (UDC) to allow the *Rental, Sales, and Service of Heavy Machinery and Equipment* in a Commercial (C) District, and on November 4, 2019 the City Council directed staff to make changes to the UDC to allow the land use by Specific Use Permit (SUP) in a Commercial (C) District. On January 6, 2010, the City Council approved *Ordinance No. 19-46* making the changes. On January 23, 2020, an administrative site plan to allow the expansion of the existing home improvement store was approved.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the *Rental, Sales, and Service of Heavy Machinery and Equipment* in conjunction with an existing home improvement store (*i.e. Home Depot*) on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located 765 E. IH-30. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is IH-30, which is identified as a *TXDOT6D (Texas Department of Transportation, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan. Beyond this, there are several commercial businesses (*i.e. Wal-Mart Supercenter, Starbucks, etc.*). Following this, is Yellow Jacket Lane, which is identified as a *M4D (major collector, four [4] lane divided roadway)* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

South: Directly south of the subject property there is a financial institution (*i.e. Home Bank*) and a minor auto repair garage (*i.e. Christian Brothers Automotive*). Following this is W. Ralph Hall Parkway, which is identified as a *M4D (major collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare plan. Beyond this, there is a single-family residential subdivision (*i.e. Lynden Park Estates, Phase 1A Subdivision*) followed by Market Center Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District and Planned Development District 17 (PD-17) for single-family detached land uses.

East: Directly east of the subject property, there is a veterinary clinic (*i.e. Lakeside Veterinary Clinic*), a shopping center (*i.e. Rockwall Market Center East*), and an educational institution (*i.e. Amanda Rochell Elementary School*). Following this, is Mims Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this, there is a shopping center (*i.e. Rockwall Crossing*). These areas are zoned Commercial (C) and Agricultural (AG) District.

West: Directly west of the subject property, there is a restaurant (*i.e. On the Border*) followed by Market Center Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this, there is a shopping center (*i.e. Rockwall Market Center*) and a house of worship (*i.e. Lake Pointe Church*) followed by a hotel (*i.e. La Quinta Inn*) and several commercial businesses (*i.e. Soulman's Barbeque, Applebee's, etc.*). These areas are zoned Commercial (C) District.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the *Rental, Sales, and Service of Heavy Machinery and Equipment* in conjunction with an existing home improvement store (*i.e. Home Depot*). The applicant is proposing to utilize ten (10) parking spaces adjacent to the southern property line (*i.e. on the side of the store*). In conjunction with this request, the applicant is proposing to expand the existing store to accommodate a tool rental facility (*i.e. rental of power drills, saws, electric sanders*). The applicant is proposing to utilize a combination of a wrought-iron fence and three (3)-tiered landscape screening (*i.e. consisting of a combination of canopy trees, shrubs, and accent trees*) to screen the proposed outdoor equipment storage area.

CONFORMANCE WITH THE CITY'S CODES

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the *Rental, Sales, and Service of Heavy Machinery and Equipment* is permitted an ancillary use to a general retail store with a Specific Use Permit (SUP) in a Commercial (C) District. All outside storage of equipment and machinery shall be visibly screened from all adjacent properties utilizing one (1) of the screening alternatives stipulated by Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). The storage areas for equipment and machinery shall not occupy any required parking spaces and the storage and/or display of machinery shall be in a stowed position so as to not extend any part of the equipment or machinery in an upward or outward manner. The Unified Development Code (UDC) prohibits maintenance or service of any equipment and machinery. Specifically, the proposed facility is an ancillary use to the existing home improvement store. The applicant is proposing to provide landscape screening consisting of a wrought iron fence completely enclosing the area and a combination of canopy trees, accent trees, and shrubs that will be adjacent to three (3) sides of the enclosure (*i.e. adjacent to the south, west and eastern sides*). The applicant has provided a concept plan that appears to conform to these requirements. Staff should also note that the removal of the parking spaces along the southern property line will not affect the properties conformance to the parking standards, and that the site will be sufficiently parked for the current land use.

STAFF ANALYSIS

When looking at the applicant's request, to allow the *Rental, Sales, and Service of Heavy Machinery and Equipment* in a Commercial (C) District, the applicant appears to be conforming with the Conditional Land Use Standards contained in Section 02, *Conditional Land Use Standards and Definitions*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The Planning and Zoning Commission is charged with determining if the proposed request will negatively impact the subject property and the surrounding properties. Additionally, staff should note that the subject property is located within the IH-30 Overlay (IH-30 OV) District, which is a heavily travelled district; however, the storage of the heavy equipment will be located at the rear of the property and should not be visible from IH-30. The location will be highly visible from Market Center Drive and

Rochell Court, but the proposed three (3) tiered screening should mitigate the negative impacts of the proposed storage. Based on this, the applicant's request does not appear to negatively impact the subject property or surrounding properties; however, approval of this request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 25, 2020, staff mailed 53 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowner's Association, which is the only Homeowner's Association (HOA)/Neighborhood Association located within 1,500-feet of the subject property and is participating in the Neighborhood Notification Program. At the time this case memo was written, staff had not received any notices concerning this request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) All outside rental, sales, and service of heavy machinery and equipment shall conform to the concept plan depicted in *Exhibit 'B'* of the attached ordinance.
 - (b) The outside storage area depicted in *Exhibit 'B'* of this ordinance shall be screened in accordance with the screening requirements stipulated by the Unified Development Code (UDC). An amended site plan showing conformance to these screening requirements shall be submitted and approved by the Planning and Zoning Commission prior to the establishment of this land use.
 - (c) The outside storage of machinery and equipment shall only be stored in the area depicted in *Exhibit 'B'* of this ordinance and labeled as *Proposed THD Equipment Rental (10 Stalls)*.
 - (d) The equipment and machinery stored in the outside storage area depicted in *Exhibit 'B'* of this ordinance be stowed in a position so as to not extend any part of the equipment or machinery in an upward or outward manner.
 - (e) This Specific Use Permit (SUP) shall not be construed to permit the outside storage of equipment and machinery for outside display, nor does it permit additional outside storage of other materials that are not associated with the *Rental, Sales, and Service of Heavy Machinery* land use.
 - (f) Maintenance and/or service of any equipment and/or machinery shall not be performed on site.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING: _____
CITY ENGINEER: _____

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

Platting Application Fees:
 Master Plat (\$100.00 + \$15.00 Acre)¹
 Preliminary Plat (\$200.00 + \$15.00 Acre)¹
 Final Plat (\$300.00 + \$20.00 Acre)¹
 Replat (\$300.00 + \$20.00 Acre)¹
 Amending or Minor Plat (\$150.00)
 Plat Reinstatement Request (\$100.00)
Site Plan Application Fees:
 Site Plan (\$250.00 + \$20.00 Acre)¹
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:
 Zoning Change (\$200.00 + \$15.00 Acre)¹
 Specific Use Permit (\$200.00 + \$15.00 Acre)¹
 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: 765 East I-30, Rockwall, TX 75087
Subdivision: Home Depot - Rockwall Addition Lot: 1 Block: A
General Location: Interstate 30 & Market Center Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: Commercial (C) District Current Use: Commercial
Proposed Zoning: Commercial (C) District Proposed Use: Commercial
Acreage: 11.390 Lots [Current]: 1 Lots [Proposed]: 1

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

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

<input type="checkbox"/> Owner	Home Depot U.S.A., Inc.	<input checked="" type="checkbox"/> Applicant	Lars Andersen & Associates, Inc.
Contact Person	Suzanne Russo	Contact Person	Scott Mommer
Address	2455 Paces Ferry Road	Address	4694 W. Jacquelyn Avenue
City, State & Zip	Atlanta, GA 30339	City, State & Zip	Fresno, CA 93722
Phone	+1 (770) 384-2406	Phone	559-978-7060
E-Mail	Suzanne_Russo@homedepot.com	E-Mail	smommer@larsandersen.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 4th day of February, 2020. 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."

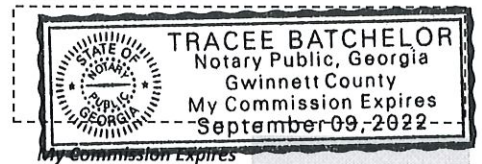
Given under my hand and seal of office on this the 4th day of February, 2020.

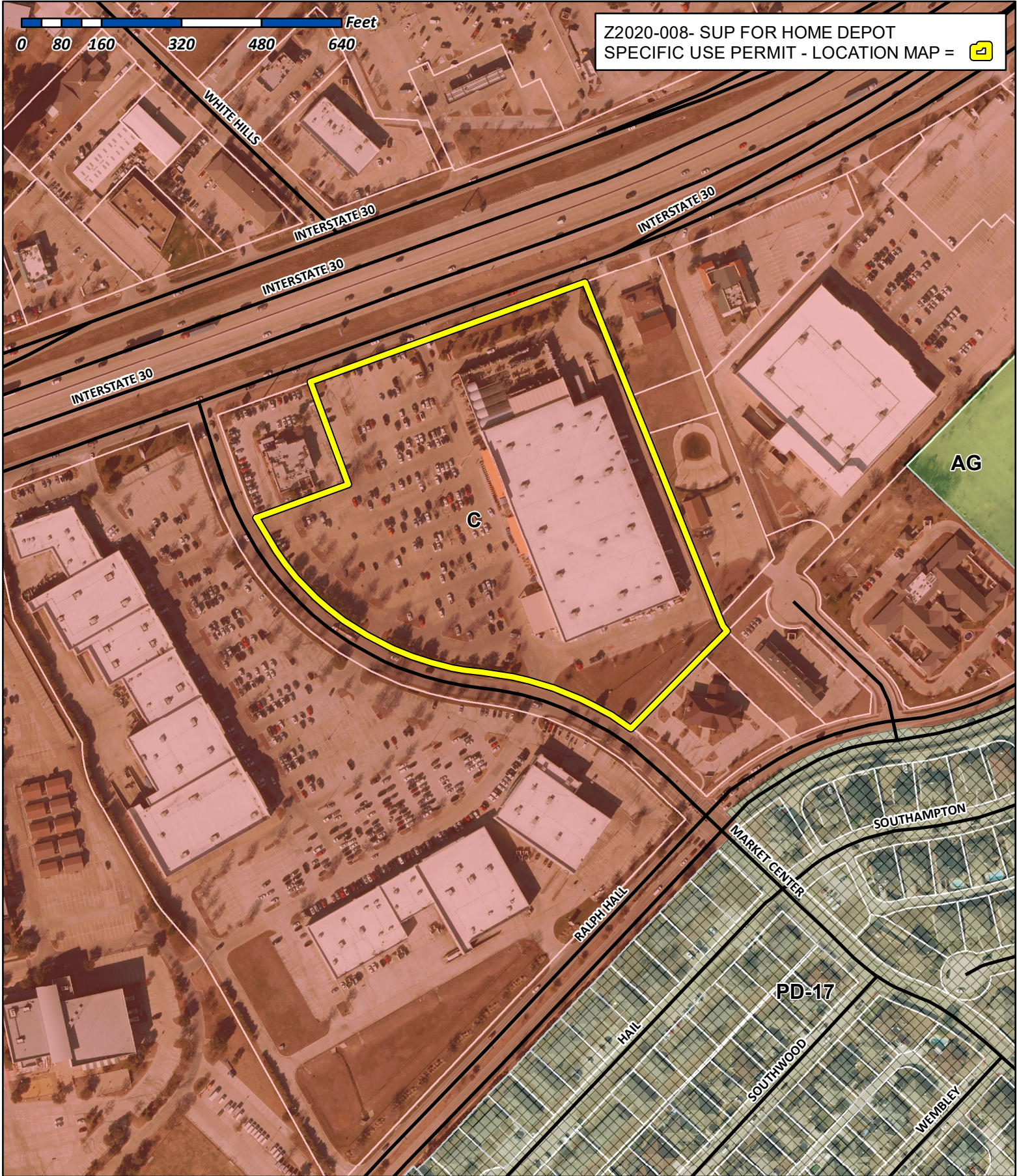
Owner's Signature

Suzanne Russo

Notary Public in and for the State of Texas

Tracee Batchelor

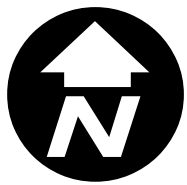




City of Rockwall

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.

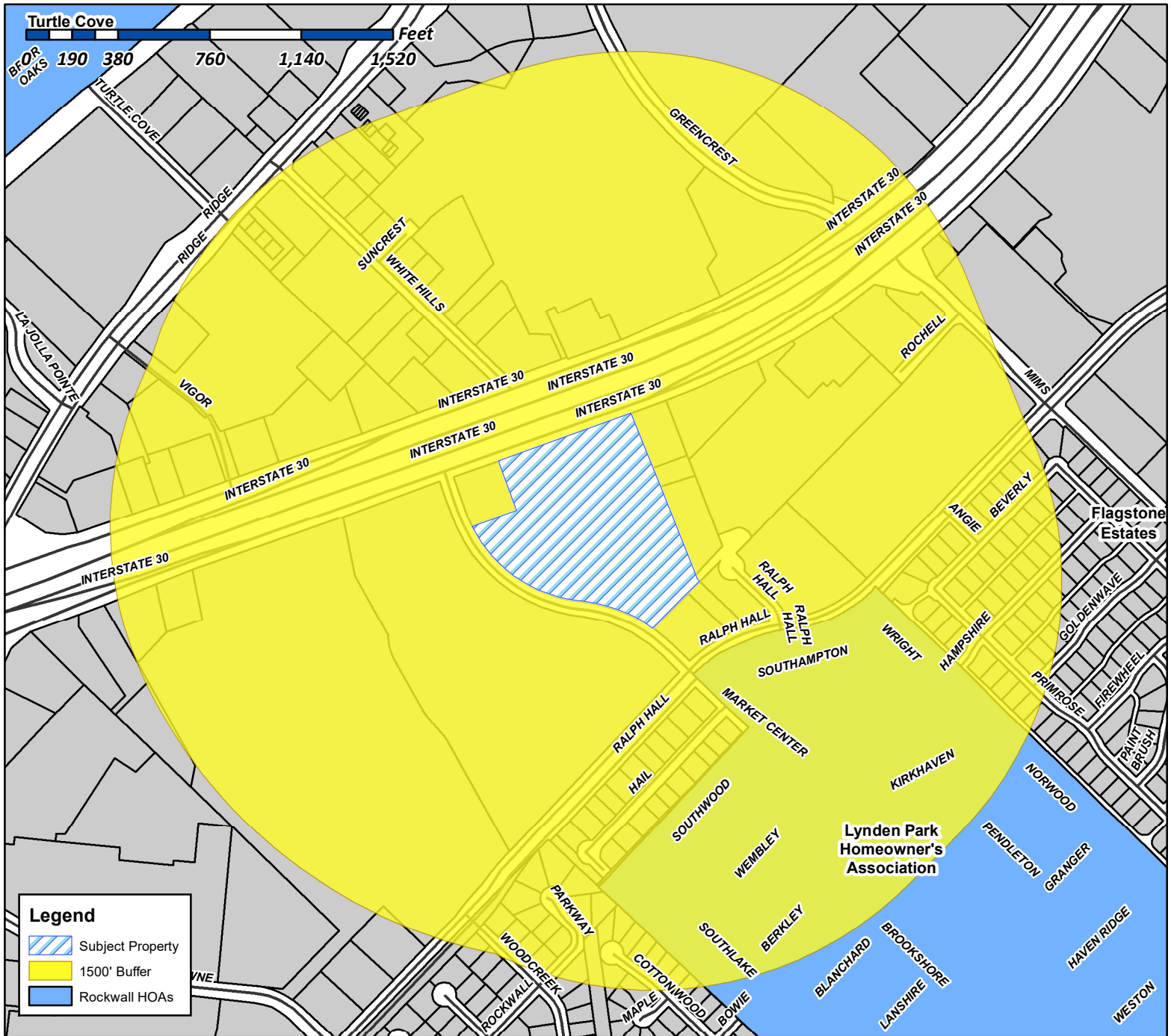




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

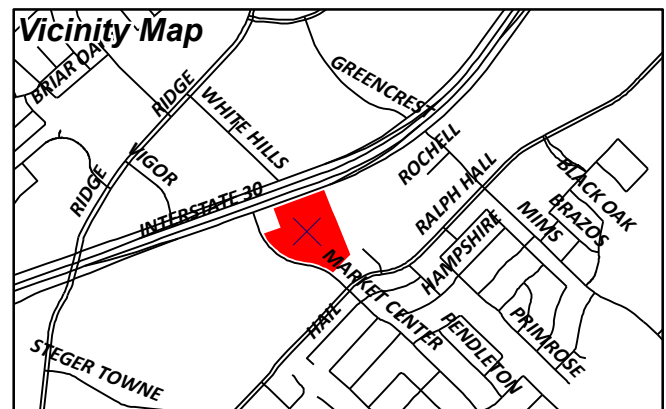
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2020-008
Case Name: SUP for Home Depot
Case Type: Specific Use Permit
Zoning: Commercial (C)
Case Address: 765 E. I-30

Date Created: 2/21/2020

For Questions on this Case Call (972) 771-7745



Gamez, Angelica

From: Gamez, Angelica
Sent: Friday, February 28, 2020 10:30 AM
Subject: Neighborhood Notification program
Attachments: PUBLIC NOTICE.pdf; PUBLIC NOTICE.pdf; PUBLIC NOTICE.pdf; PUBLIC NOTICE.pdf; PUBLIC NOTICE.pdf; PUBLIC NOTICE.pdf; PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner **February 28, 2020**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, March 10, 2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, March 16, 2020 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>.

Z2020-001 Zoning Change from Agricultural (AG) District to a Single Family 1 (SF-1) District

Hold a public hearing to discuss and consider a request by Chris Kehrer of Titan Contractors on behalf of the owner David Choate for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 844 Zion Hill Circle.

Z2020-002 SUP for Residential Infill for 702 Parks Avenue

Hold a public hearing to discuss and consider a request by Reese Baez on behalf of the owner Amanda Henry for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 8, Block D, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 702 Parks Avenue.

Z2020-003 SUP for Residential Infill for 610 Parks Avenue

Hold a public hearing to discuss and consider a request by Reese Baez on behalf of the owner Amanda Henry for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 7, Block D, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 610 Parks Avenue.

Z2020-004 SUP for Residential Infill for 705 Peters Colony

Hold a public hearing to discuss and consider a request by Ambrocio Ibarra on behalf of the owners Arturo and Jeaniffer Osornio for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.11-acre parcel of land identified as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 705 Peters Colony.

Z2020-005 SUP for Residential Infill for 703 Peters Colony

Hold a public hearing to discuss and consider a request by Ambrocio Ibarra on behalf of the owners Arturo and Jeaniffer Osornio for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for

the purpose of constructing a single-family home on a 0.11-acre parcel of land identified as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 703 Peters Colony.

Z2020-006 SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by the owner Greg Givens for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum size requirements on a one (1) acre parcel of land identified as Lot 2, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2308 Saddlebrook Lane.

Z2020-007 Text Amendment to Article VIII, Landscape and Screening

Hold a public hearing to discuss and consider a request for the approval of a Text Amendment to amend Article 08, Landscape and Screening, of the Unified Development Code (UDC) for the purpose of changing the fence standards for existing and infill single-family and duplex properties.

Z2020-008 SUP to allow Rental, Sales and Service of Heavy Machinery and Equipment

Hold a public hearing to discuss and consider a request by Scott Mommer of Lars Andersen & Associates, Inc. on behalf of Suzanne Russo of Home Depot USA, Inc. for the approval of a Specific Use Permit (SUP) to allow the Rental, Sales and Service of Heavy Machinery and Equipment in conjunction with an existing general retail store on an 11.389-acre parcel of land identified as Lot 1, Block A, Home Depot-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 765 E. IH-30.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

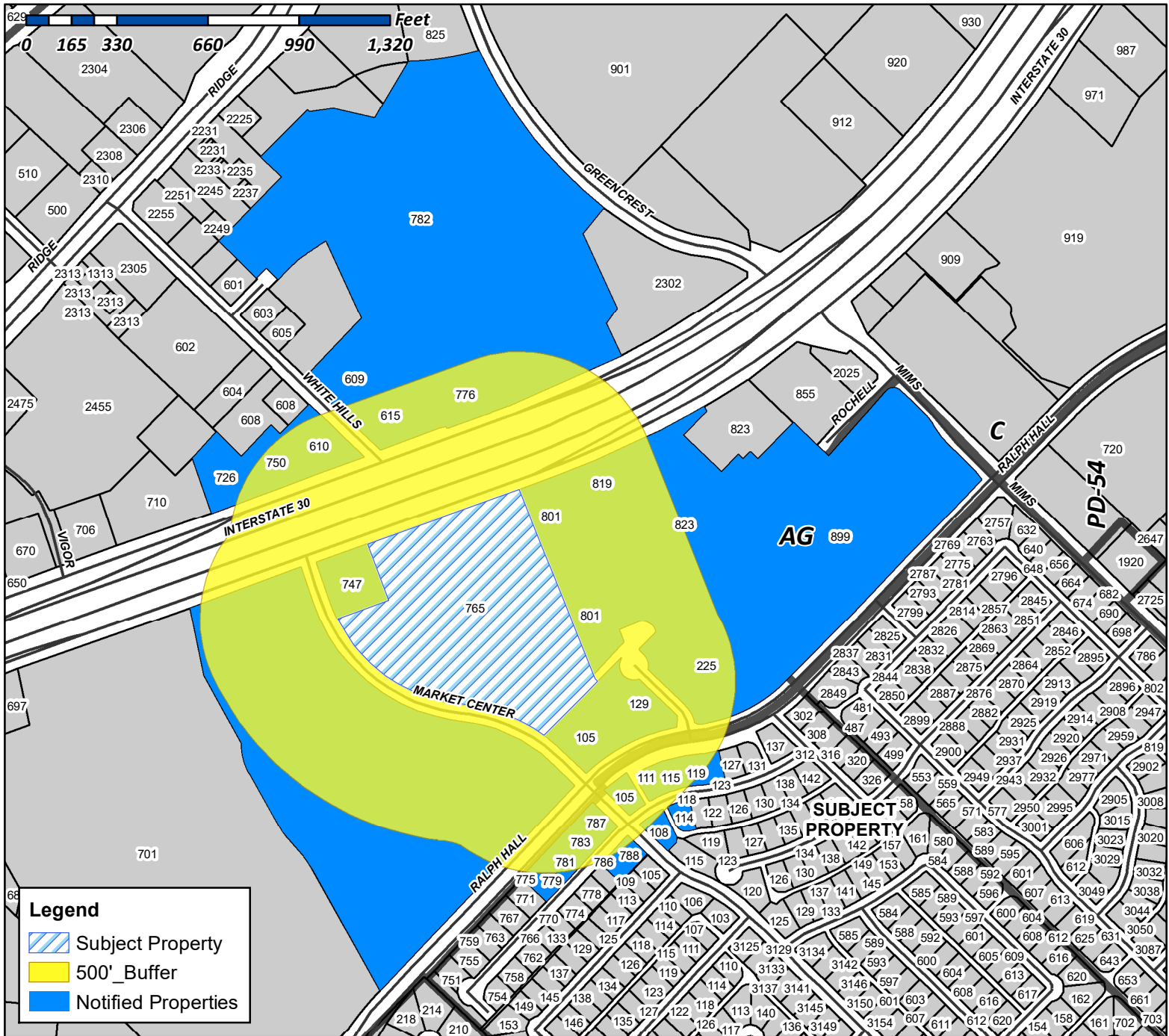
<http://www.rockwall.com/planning/>



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



Case Number: Z2020-008
Case Name: SUP for Home Depot
Case Type: Specific Use Permit
Zoning: Commercial (C)
Case Address: 765 E. I-30

Date Created: 2/21/2020
For Questions on this Case Call (972) 771-7745



ROCKWALL I S D
, 0

CURRENT RESIDENT
130
ROCKWALL, TX 75032

CURRENT RESIDENT
RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
EI30
ROCKWALL, TX 75032

CURRENT RESIDENT
105 RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
105 SOUTHAMPTON
ROCKWALL, TX 75032

CURRENT RESIDENT
108 SOUTHAMPTON
ROCKWALL, TX 75032

SMITH NICHOLAS & JESSICA ESQUIVEL
111 SOUTHAMPTON DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
114 SOUTHAMPTON
ROCKWALL, TX 75032

FERRARO TERESA M
115 SOUTHAMPTON DRIVE
ROCKWALL, TX 75032

FADILI TONY AND NAIMA DARRAOUI
119 SOUTHAMPTON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
123 SOUTHAMPTON
ROCKWALL, TX 75032

BT CAYMAN LLC
12801 N CENTRAL EXPY SUITE 1675
DALLAS, TX 75243

CURRENT RESIDENT
129ERALPH HALL
ROCKWALL, TX 75032

UNDERWOOD ARCHIE HARBERT
15180 COUNTY ROAD 4009
MABANK, TX 75147

GREAT AMERICAN RESORTS INC
1917 ARROYO RD
DALHART, TX 79022

WESTMARK HARRIS REAL ESTATE INVESTMENTS
LLC
ATTN: MARK FRIEDMAN
200 CONGRESS UNIT 46TX
AUSTIN, TX 78701

COLE OB ROCKWALL TX LLC
C/O OTB ACQUISITION LLC
2201 W ROYAL LANE SUITE 240
IRVING, TX 75063

NHI-REIT OF TX-IL LLC
222 ROBERT ROSE DRIVE
MURFREESBORO, TN 37129

CURRENT RESIDENT
225ERALPH HALL
ROCKWALL, TX 75032

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE SUITE 300
DALLAS, TX 75205

WALKER I REALTY INC
C/O CHARLES F WALKER
3404 MARQUETTE ST
DALLAS, TX 75225

INVEZA GROUP LLC
4400 TEMECULA CREEK TRAIL
MCKINNEY, TX 75070

609 WHITE HILLS LTD
C/O TACO BUENO RESTAURANTS INC
4515 LYNDON B JOHNSON FWY
DALLAS, TX 75244

SCHULER JACK W TRUSTEE
5900 S. LAKE FOREST DR. STE 295
MCKINNEY, TX 75070

CURRENT RESIDENT
609 WHITE HILLS
ROCKWALL, TX 75032

CURRENT RESIDENT
610 WHITE HILLS
ROCKWALL, TX 75032

CURRENT RESIDENT
615 WHITE HILLS
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

SAYED PROPERTY MANAGEMENT LLC
7008 MILLS BRANCH CIR
PLANO, TX 75024

CURRENT RESIDENT
726 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
747E130
ROCKWALL, TX 75032

SEVEN26 PROPERTIES LLC
750 E I-30 SUITE 105
ROCKWALL, TX 75087

CURRENT RESIDENT
765 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
775 HAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
776 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
779 HAIL
ROCKWALL, TX 75032

LENA INVESTMENT INC
779 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
781 HAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
783 HAIL
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
788 HAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
801E130
ROCKWALL, TX 75032

CURRENT RESIDENT
819E130
ROCKWALL, TX 75032

CURRENT RESIDENT
823 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
899 TUBBS
ROCKWALL, TX 75032

ARC BFRKWTX001 LLC
C/O ED RYBURN CMI SENIOR TAX SPECIALIST
BRIDGESTONE AMERICAS HOLDING INC 535
MARRIOTT DR 9TH FLOOR
NASHVILLE, TN 37214

HD DEVELOPMENT PROPERTIES LP
PROPERTY TAX DEPT #0531
PO BOX 105842
ATLANTA, GA 30348

KOHL'S ILLINOIS INC
PO BOX 2148
MILWAUKEE, WI 53201

MURPHY OIL USA INC
PO BOX 7300
EL DORADO, AR 71731

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

HOME BANK at
PO BOX 909
SEAGOVILLE, TX 75159

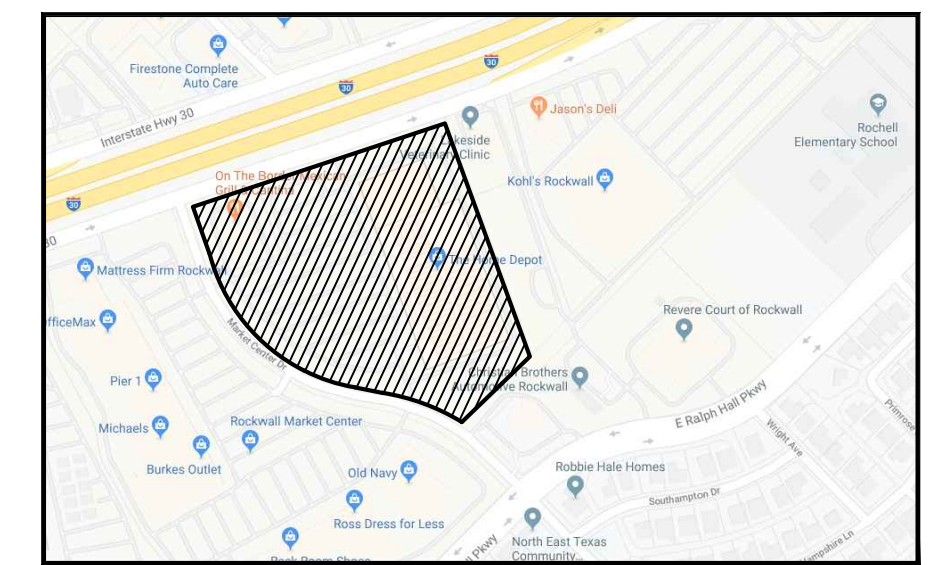
Legal Description

LOT 1, BLOCK A, FINAL PLAT HOME DEPOT – ROCKWELL ADDITION, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE D, PAGE 57 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.



Project Description
Equipment Rental SUP Application
765 E I-30, Rockwall, TX 75087

On behalf of Home Depot, our Firm (Lars Andersen & Associates, Inc.), is submitting a Specific Use Permit Application to allow the use of ten (10) parking stalls to display compact power Equipment Rental. The proposed compact power Equipment Rental transactions will be made through the proposed Tool Rental Center (Building Permit Case No. BLD2020-0255) during store operating hours. Such equipment are items like small trailers, see the attached file for a list of example equipment that the store could elect to rent. It should be noted that the HD Rental equipment is owned and operated by Home Depot and there are no Third-Party Entities involved with this Accessory Use. In addition, no service, repairs, or maintenance are done on THD Rental equipment at the store, as Home Depot owns various maintenance facility locations throughout the region where they are serviced. There is also no fueling of the equipment by Home Depot or its Associates, as the equipment is returned filled by the customer. The proposed Equipment Rental will be placed in the stalls for 24-hours and there would only be one (1) equipment per stall. The equipment is placed on trailers ready for customers to tow-away.



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ZONING INFORMATION	
APN:	47567
ZONING:	C COMMERCIAL
EXISTING LAND USE:	COMMERCIAL
PROPOSED SITE USE:	COMMERCIAL
HOME DEPOT SITE DATA	
HOME DEPOT AREA:	11.39 AC
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT BUILDING:	111,847 SF
PROPOSED TOOL RENTAL CENTER:	2,236 SF
EXISTING GARDEN CENTER:	+17,955 SF
TOTAL HD BUILDING AREA:	132,038 SF
MINIMUM SETBACKS	
FRONT:	15 FT
REAR:	10 FT
SIDE:	27 FT
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@ 1/250 SF) GFA (INCLUDING GARDEN CENTER):	528 STALLS
PARKING PROVIDED	
CUSTOMER OVERFLOW:	514 STALLS
TOTAL PROVIDED:	+ 89 STALLS 603 STALLS
INCLUDED WITHIN PARKING PROVIDED ACCESSIBLE PARKING:	
	18 STALLS

SUP SITE PLAN

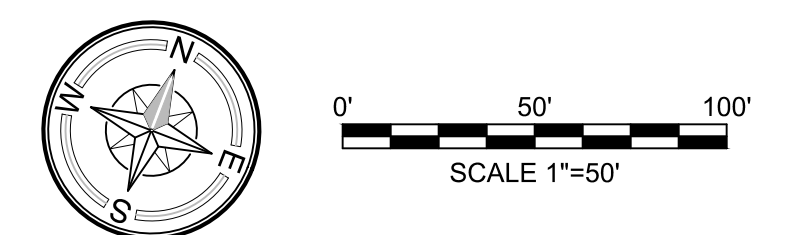
DATE:	2/04/2020
REVISION DATES:	
SITE PLANNER:	DAVID BORSCH
SITE DEV. COORDINATOR:	SCOTT MOMMER
R. E. MARKET:	
R. E. AGENDA NAME:	
R. E. MANAGER:	KIM KOEING



TX - ROCKWALL STORE #0531

ADDRESS: 765 E I-30
ROCKWALL, TX 75087

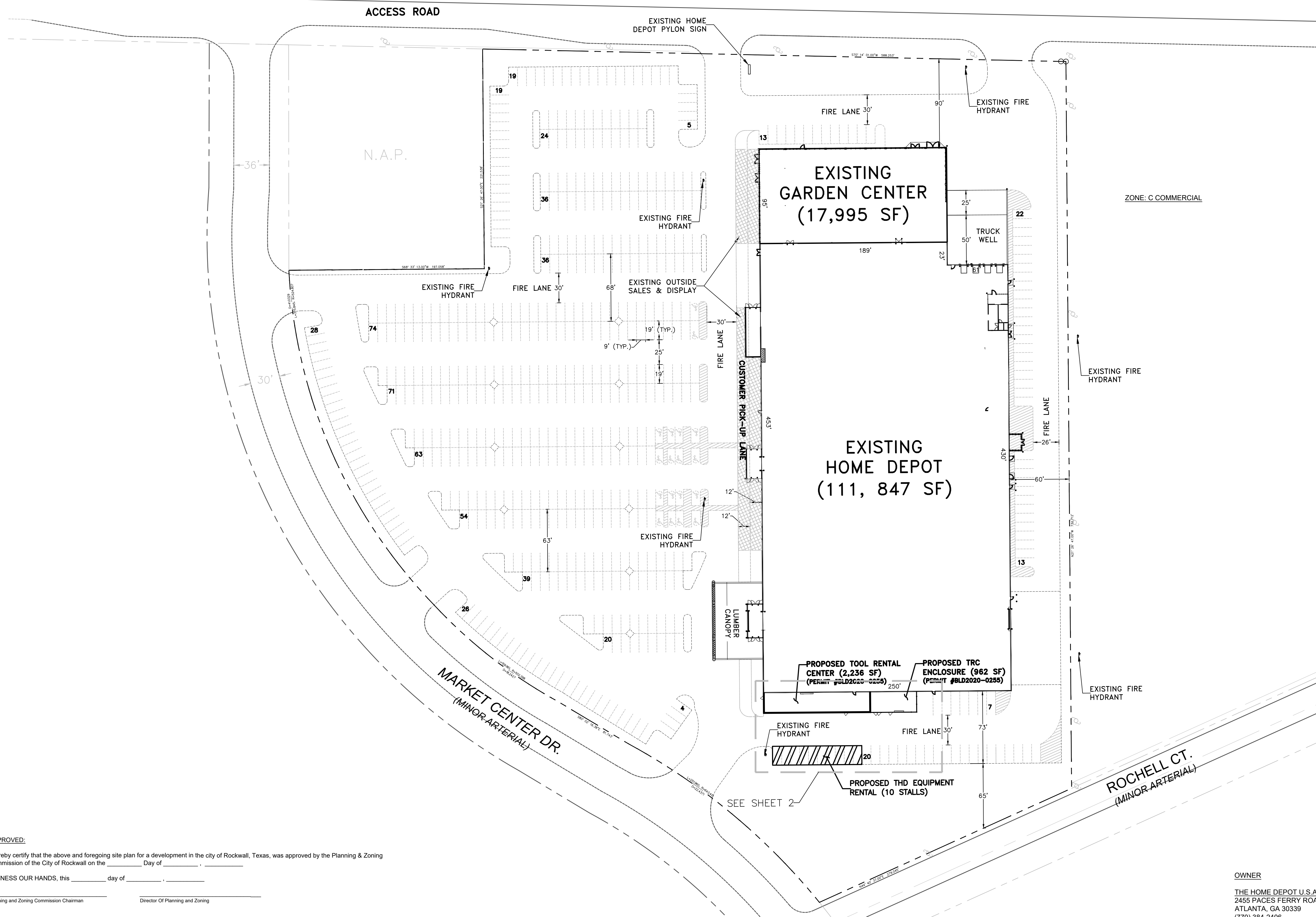
LA PROJECT NUMBER 18085.00



INTERSTATE HIGHWAY 30
(PRIMARY HIGHWAY)

Legal Description:

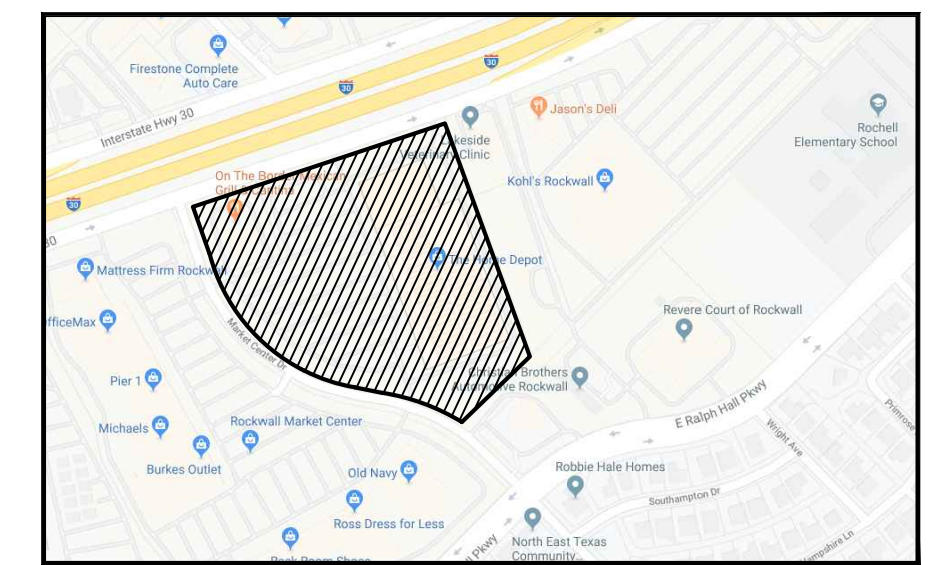
LOT 1, BLOCK A, FINAL PLAT HOME DEPOT – ROCKWELL ADDITION, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE D, PAGE 57 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.



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 _____, 2020.
 WITNESS OUR HANDS, this _____ day of _____, 2020.

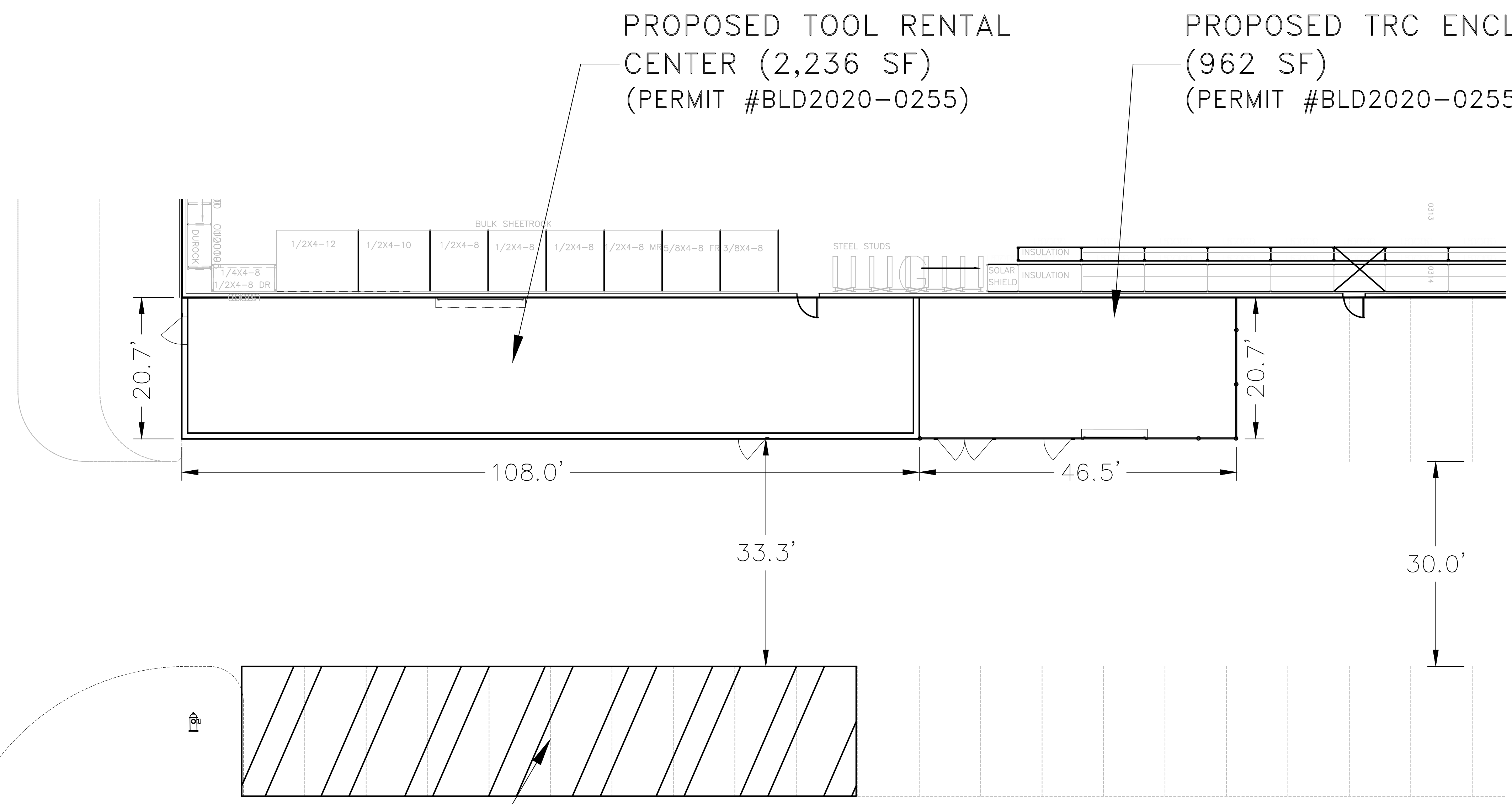
 Planning and Zoning Commission Chairman Director Of Planning and Zoning

OWNER
 THE HOME DEPOT U.S.A., INC.
 2455 PACES FERRY ROAD
 ATLANTA, GA 30339
 (770) 384-2406



VICINITY MAP
 NOT TO SCALE

PROJECT INFORMATION



PROPOSED TOOL RENTAL
 CENTER (2,236 SF)
 (PERMIT #BLD2020-0255)

PROPOSED TRC ENCLOSURE
 (962 SF)
 (PERMIT #BLD2020-0255)

PROPOSED THD
 EQUIPMENT RENTAL
 (10 STALLS)

SUP SITE PLAN

DATE:	2/04/2020
REVISION DATES:	
SITE PLANNER:	DAVID BORSCH
SITE DEV. COORDINATOR:	SCOTT MOMMER
R. E. MARKET:	
R. E. AGENDA NAME:	
R. E. MANAGER:	KIM KOEING



**TX - ROCKWALL
 STORE #0531**

ADDRESS: 765 E I-30
 ROCKWALL, TX 75087

LA PROJECT NUMBER 18085.00



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT ON AN 11.389-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, HOME DEPOT-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Scott Mommer of Lars Andersen & Associates for the approval of a Specific Use Permit (SUP) to allow *Rental, Sales, and Service of Heavy Machinery and Equipment* on a 11.38-acre parcel of land being described as Lot 1, Block A, Home Depot-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 765 E. IH-30, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Rental, Sales, and Service of Heavy Machinery and Equipment* as stipulated by Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as *heretofore amended and as may be amended in the future* --, and the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) All outside rental, sales, and service of heavy machinery and equipment shall conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The outside storage area depicted in *Exhibit 'B'* of this ordinance shall be screened in accordance with the screening requirements stipulated by the Unified Development Code (UDC). An amended site plan showing conformance to these screening requirements shall be submitted and approved by the Planning and Zoning Commission prior to the establishment of this land use.
- 3) The outside storage of machinery and equipment shall only be stored in the area depicted in *Exhibit 'B'* of this ordinance and labeled as *Proposed THD Equipment Rental (10 Stalls)*.
- 4) The equipment and machinery stored in the outside storage area depicted in *Exhibit 'B'* of this ordinance be stowed in a position so as to not extend any part of the equipment or machinery in an upward or outward manner.
- 5) This Specific Use Permit (SUP) shall not be construed to permit the outside storage of equipment and machinery for outside display, nor does it permit additional outside storage of other materials that are not associated with the *Rental, Sales, and Service of Heavy Machinery* land use.
- 6) Maintenance and/or service of any equipment and/or machinery shall not be performed on site.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not

to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF APRIL, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 16, 2020

2nd Reading: April 6, 2020

Exhibit 'A'
Zoning Exhibit

Address: 765 E. IH-30

Legal Description: Lot 1, Block A, Home Depot-Rockwall Addition

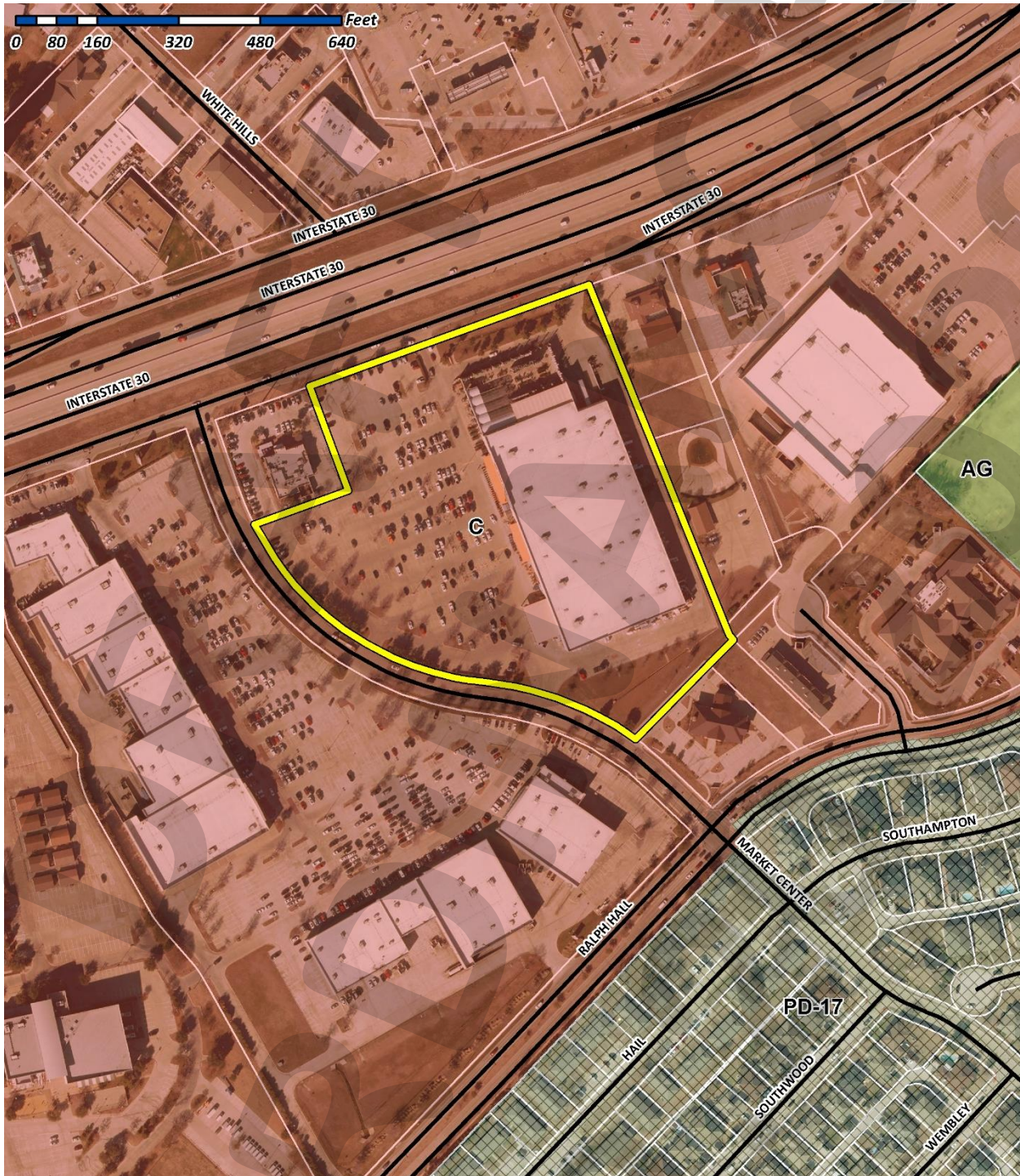
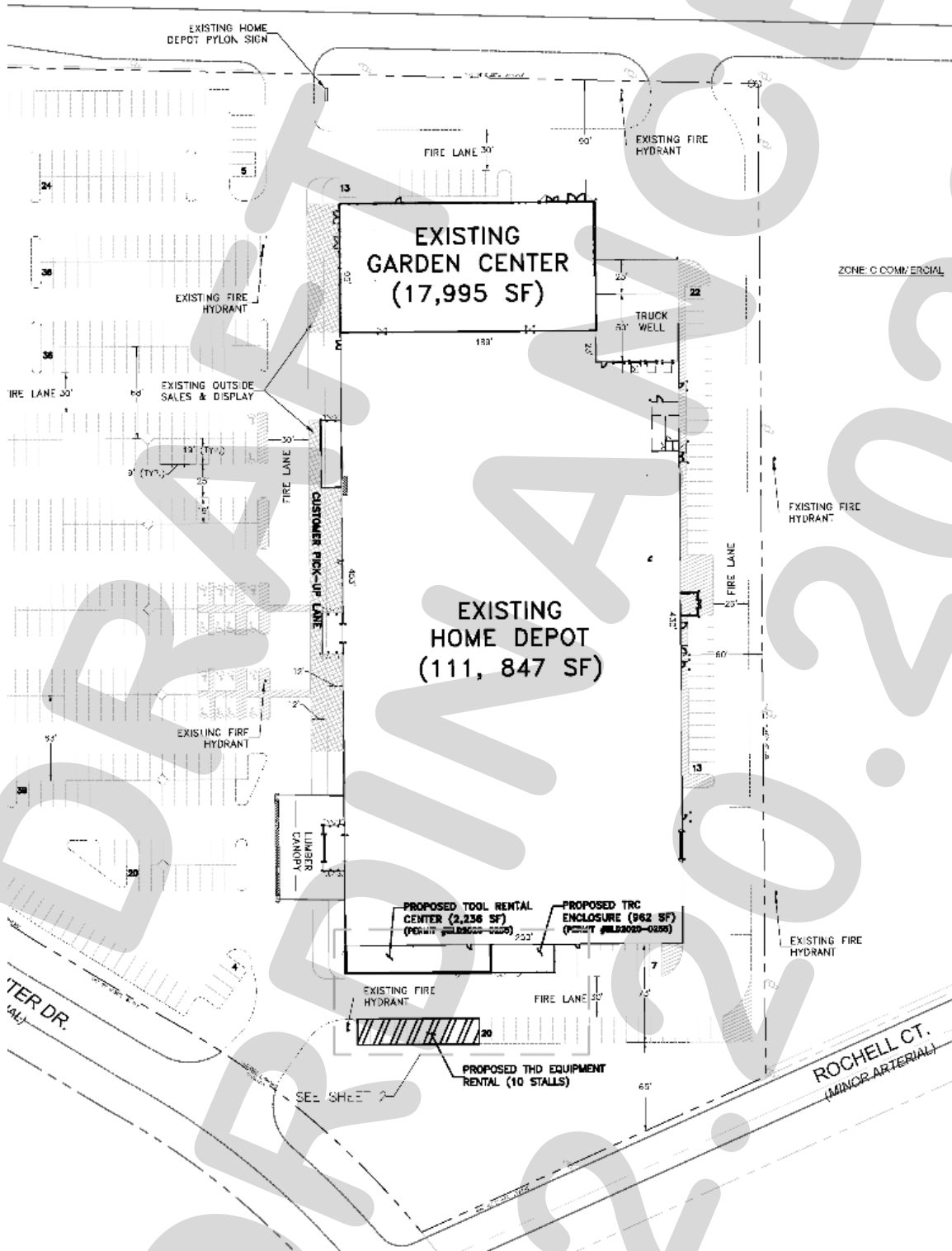


Exhibit 'B'
Concept Plan



CITY OF ROCKWALL

ORDINANCE NO. 20-09

SPECIFIC USE PERMIT NO. S-215

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT ON AN 11.389-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, HOME DEPOT-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Scott Mommer of Lars Andersen & Associates for the approval of a Specific Use Permit (SUP) to allow *Rental, Sales, and Service of Heavy Machinery and Equipment* on a 11.38-acre parcel of land being described as Lot 1, Block A, Home Depot-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 765 E. IH-30, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Rental, Sales, and Service of Heavy Machinery and Equipment* as stipulated by Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and as may be amended in the future --, and the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) All outside rental, sales, and service of heavy machinery and equipment shall conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The outside storage area depicted in *Exhibit 'B'* of this ordinance shall be screened in accordance with the screening requirements stipulated by the Unified Development Code (UDC). An amended site plan showing conformance to these screening requirements shall be submitted and approved by the Planning and Zoning Commission prior to the establishment of this land use.
- 3) The outside storage of machinery and equipment shall only be stored in the area depicted in *Exhibit 'B'* of this ordinance and labeled as *Proposed THD Equipment Rental (10 Stalls)*.
- 4) The equipment and machinery stored in the outside storage area depicted in *Exhibit 'B'* of this ordinance be stowed in a position so as to not extend any part of the equipment or machinery in an upward or outward manner.
- 5) This Specific Use Permit (SUP) shall not be construed to permit the outside storage of equipment and machinery for outside display, nor does it permit additional outside storage of other materials that are not associated with the *Rental, Sales, and Service of Heavy Machinery* land use.
- 6) Maintenance and/or service of any equipment and/or machinery shall not be performed on site.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

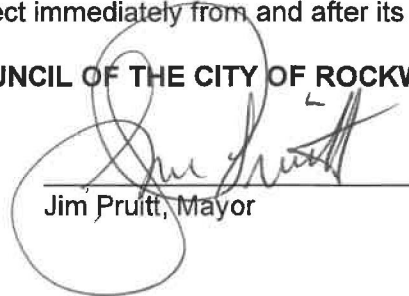
SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance

shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. That if any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF APRIL, 2020.



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: March 16, 2020

2nd Reading: April 6, 2020

Exhibit 'A'
Zoning Exhibit

Address: 765 E. IH-30

Legal Description: Lot 1, Block A, Home Depot-Rockwall Addition

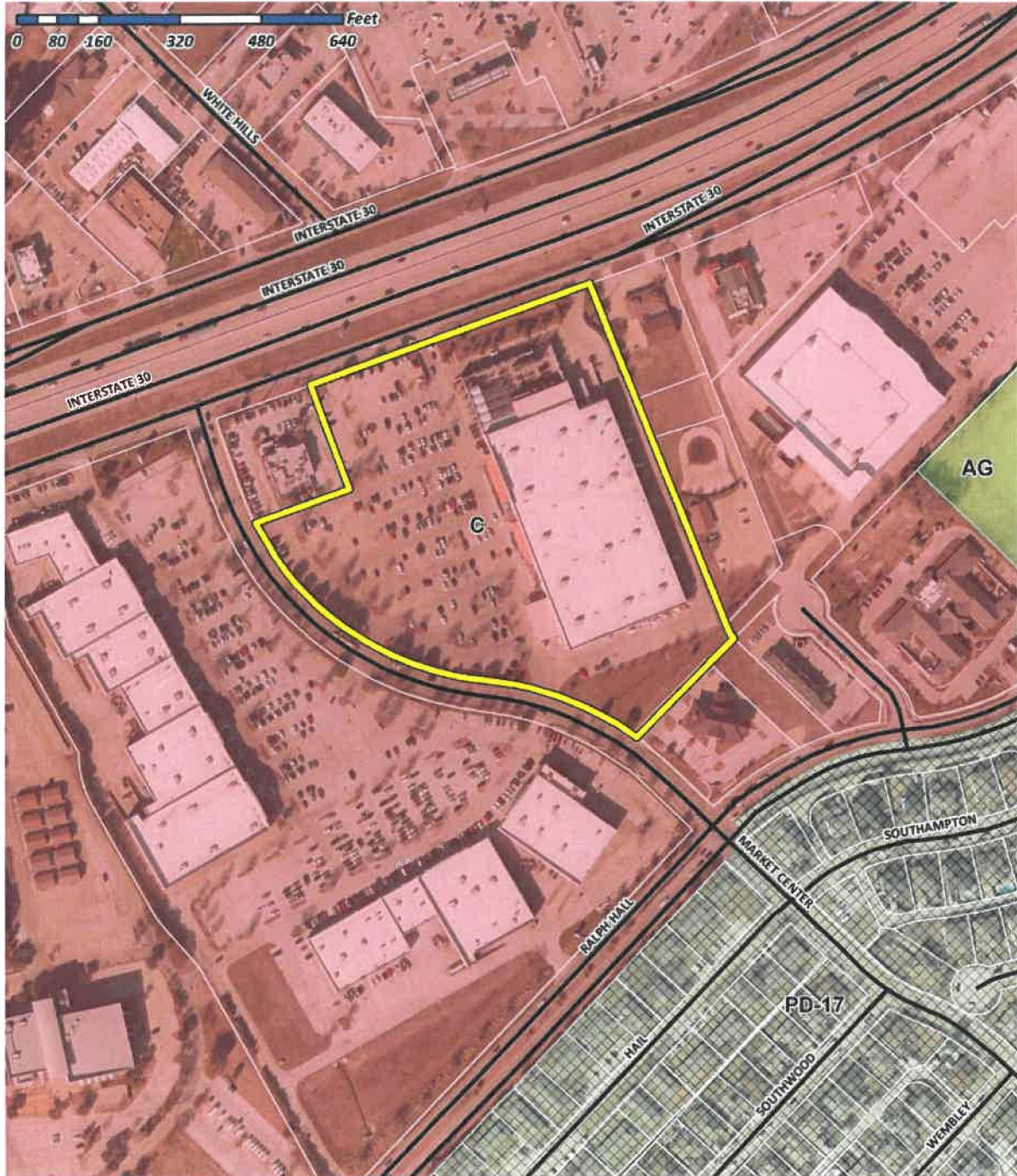


Exhibit 'B'
Concept Plan

