



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152021-012 P&Z DATE 10/12/21 CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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PLANNING & ZONING CASE NO.

MIS 2021-012

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 901 YellowJacket Lane

SUBDIVISION Rockwall Band Addition

LOT A BLOCK 1

GENERAL LOCATION Rockwall HS back lot

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE Education

PROPOSED ZONING N/A Not Applicable

PROPOSED USE Education

ACREAGE 27.4460

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

OWNER Rockwall ISD

APPLICANT Rockwall ISD

CONTACT PERSON Eddie Guajardo

CONTACT PERSON Eddie Guajardo

ADDRESS 1191 T.L. Townsend Drive

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CITY, STATE & ZIP Rockwall, TX 75087

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PHONE 469-598-7190

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E-MAIL eddie.guajardo@rockwallisd.org

E-MAIL eddie.guajardo@rockwallisd.org

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Eddie Guajardo [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF September, 20 21 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."

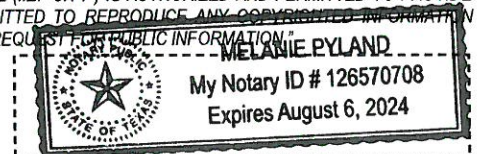
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF September, 20 21.

OWNER'S SIGNATURE

Eddie Guajardo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Melanie Pyland



MY COMMISSION EXPIRES August 6, 2024



September 02, 2021

David Gonzales
Planning & Zoning Manager
City of Rockwall
385 South Goliad
Rockwall, TX 75087

Rockwall ISD – Rockwall High School Band Storage Building
Request for Variance – Exception to Building Exterior Finish Ordinance

Dear Mr. Gonzales,

Rockwall ISD is requesting an exception to the building finish requirements in order to add one new pre-manufactured 12' wide by 25' long by 9' height storage buildings at Rockwall High School. The purpose for this addition is to provide additional storage for the ever growing needs of our Band program.

The proposed buildings are fully enclosed with adequately sloped shingled roofs, and finished with painted fiber cement siding panels. These structures will be screened from the public view and right of way by the adjacent masonry wall around the utility dock for the building.

Attached within you will find a site aerial image with the proposed location, floorplans of the proposed buildings, a three dimensional image of the proposed buildings with colors to match the existing building and photos of the proposed storage area.

Sincerely,
Eddie Guajardo
RISD Facilities Project Manager



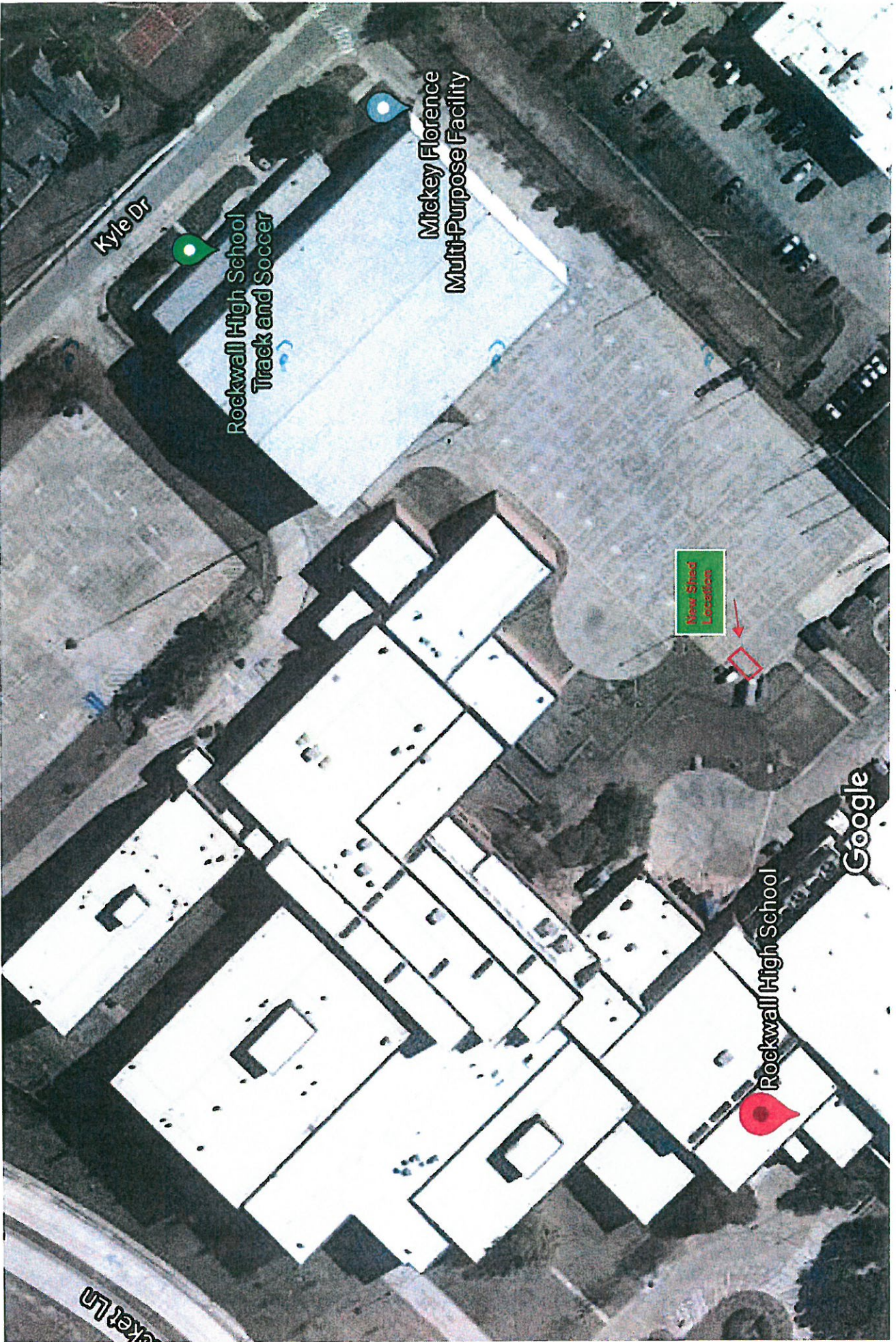
RHS
STINGARETTES
SHEETS BY
COURTIN DENTAL
ONE E. BROADWAY & 44th STREET
971 E. INTERSTATE 50 BLDG - MOOREVILLE
669-727-6937



Walk The Line

JACKET NEVER
FIGHT DIES!!





Kyle Dr

Rockwall High School
Track and Soccer

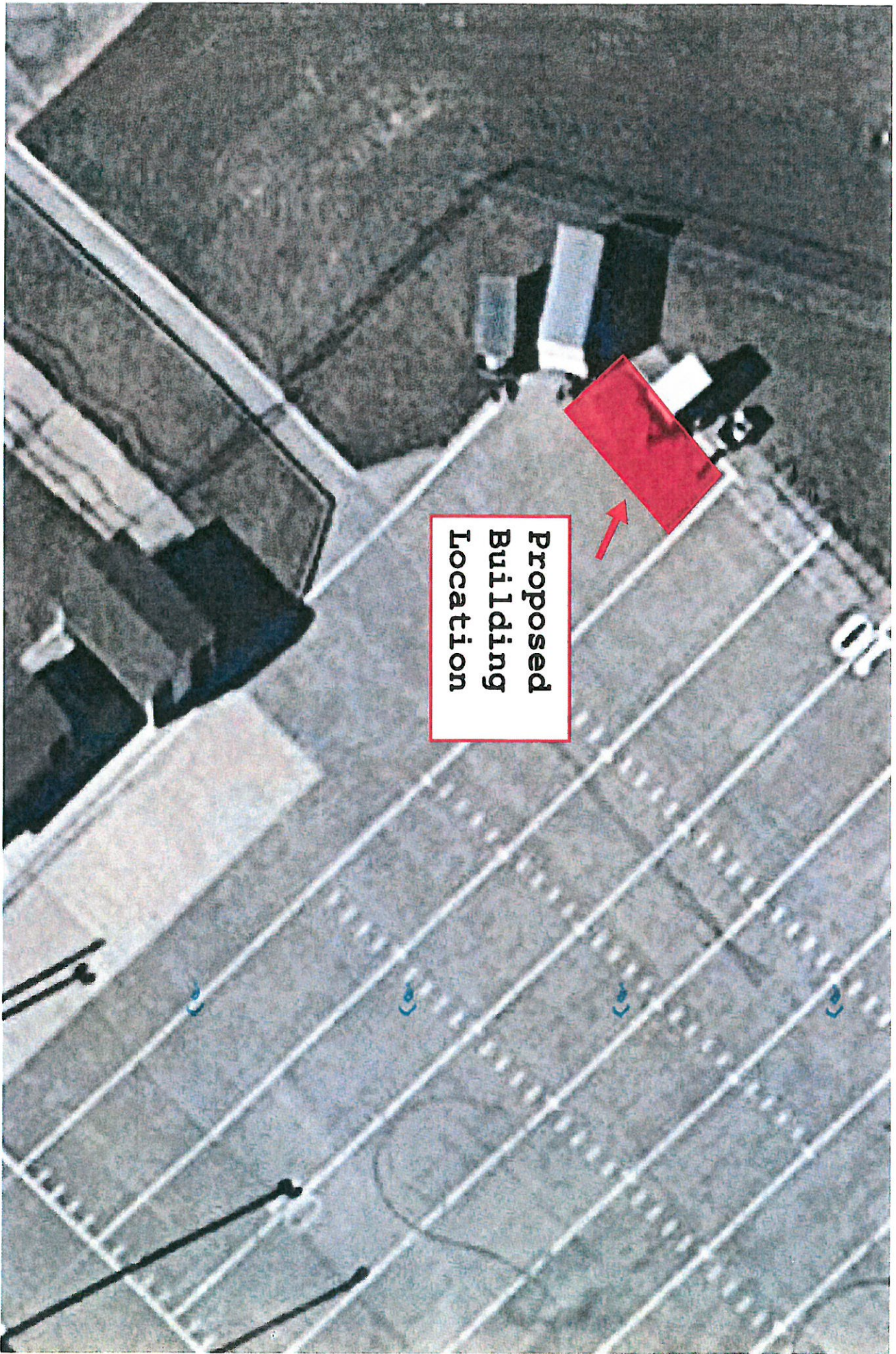
Mickey Florence
Multi-Purpose Facility

New Shed
Location

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Google

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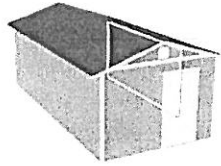
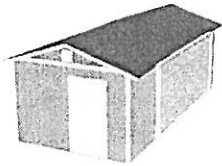


**Proposed
Building
Location**



Web Quote Number #: 2329145

Created: Aug 12, 2021 1:23:06 PM



Customer Information

Rockwall ISD
 2301 S John King BLVD
 Rockwall, TX 75032
 eddie.guajardo@rockwallisd.org

Shipping Information

Rockwall ISD
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 Rockwall, TX 75032

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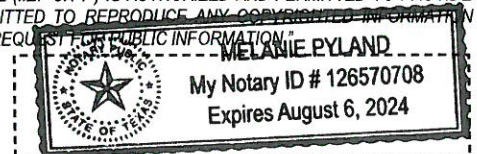
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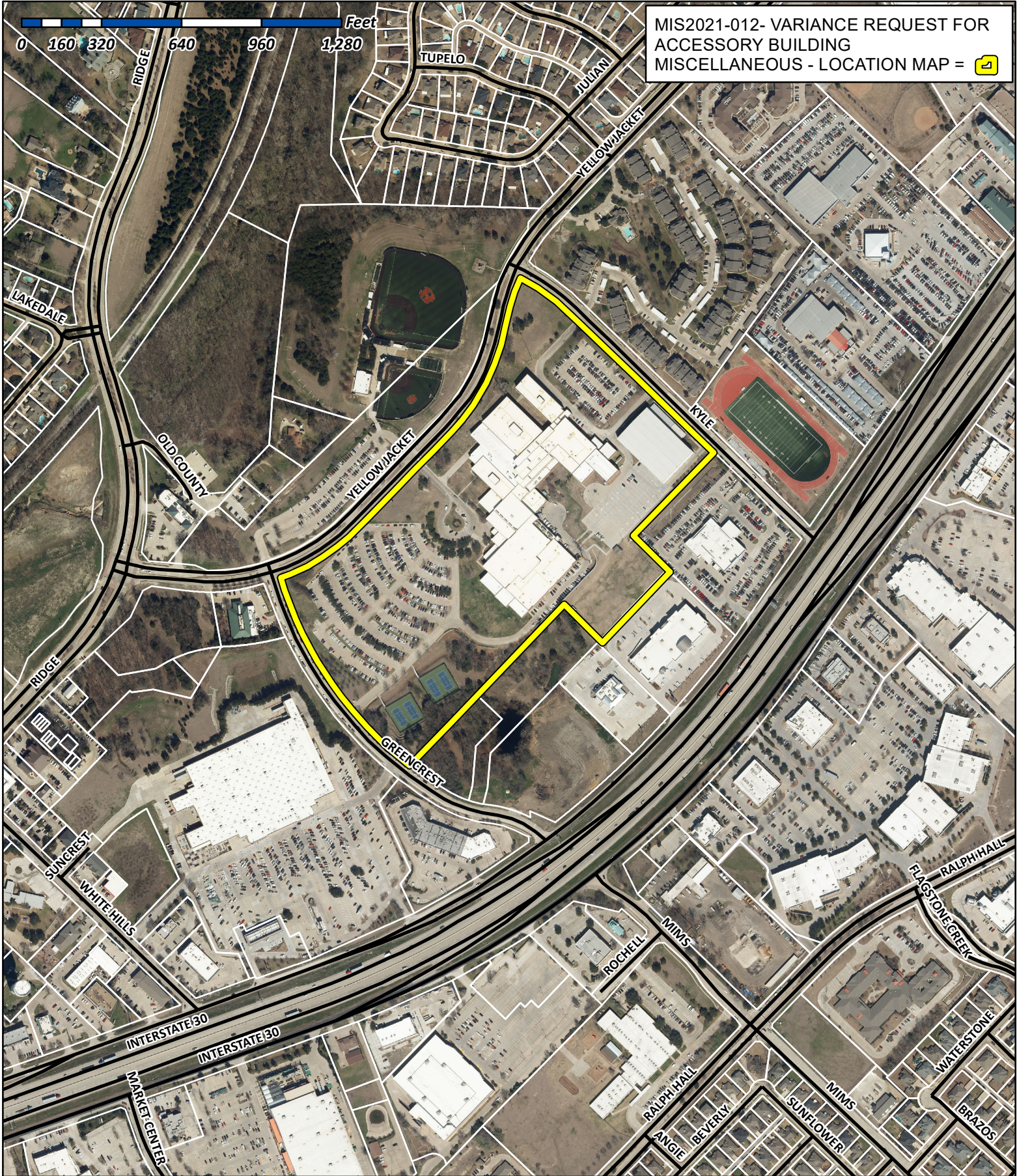
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MIS2021-012- VARIANCE REQUEST FOR
 ACCESSORY BUILDING
 MISCELLANEOUS - LOCATION MAP = [location pin icon]



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.





September 02, 2021

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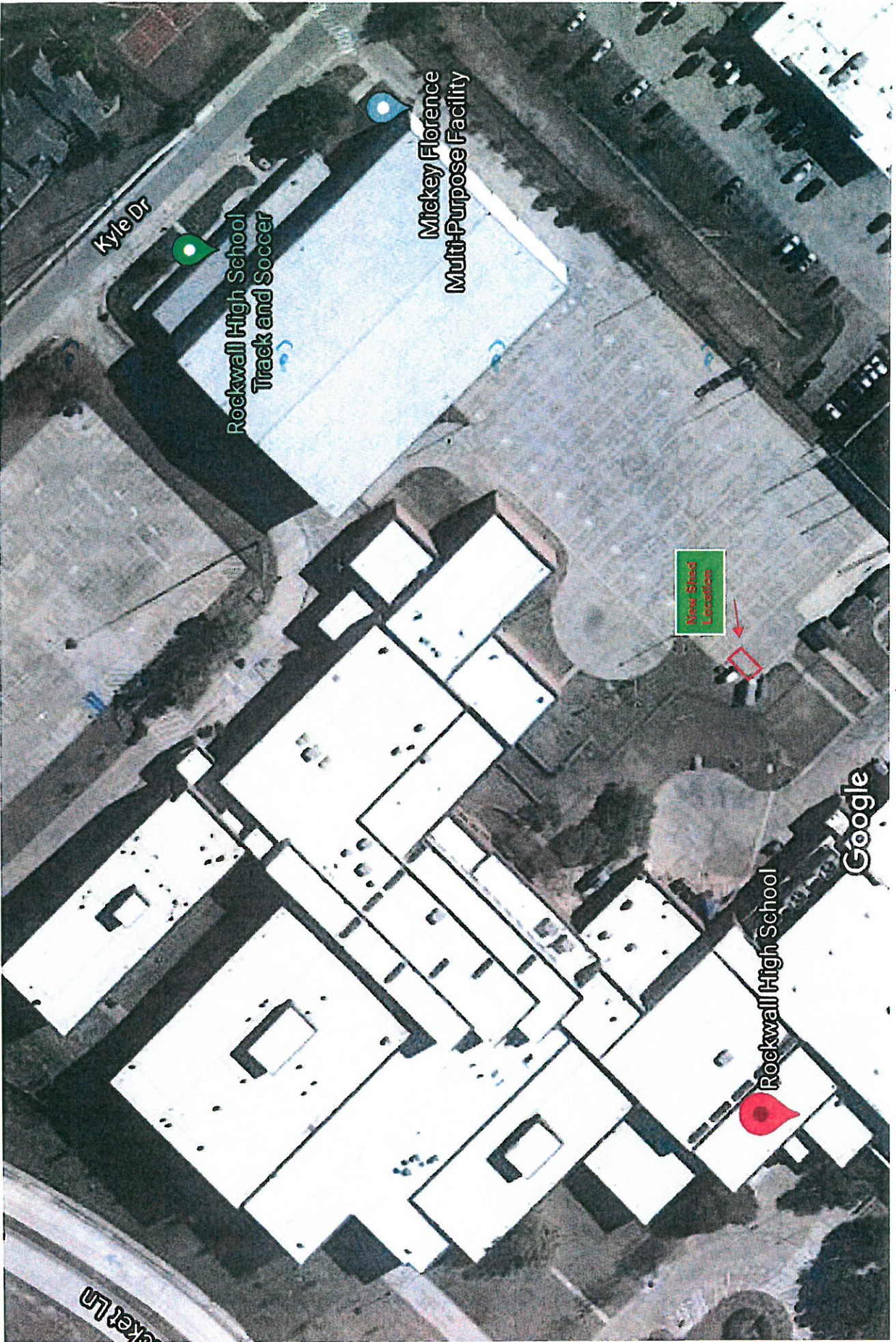
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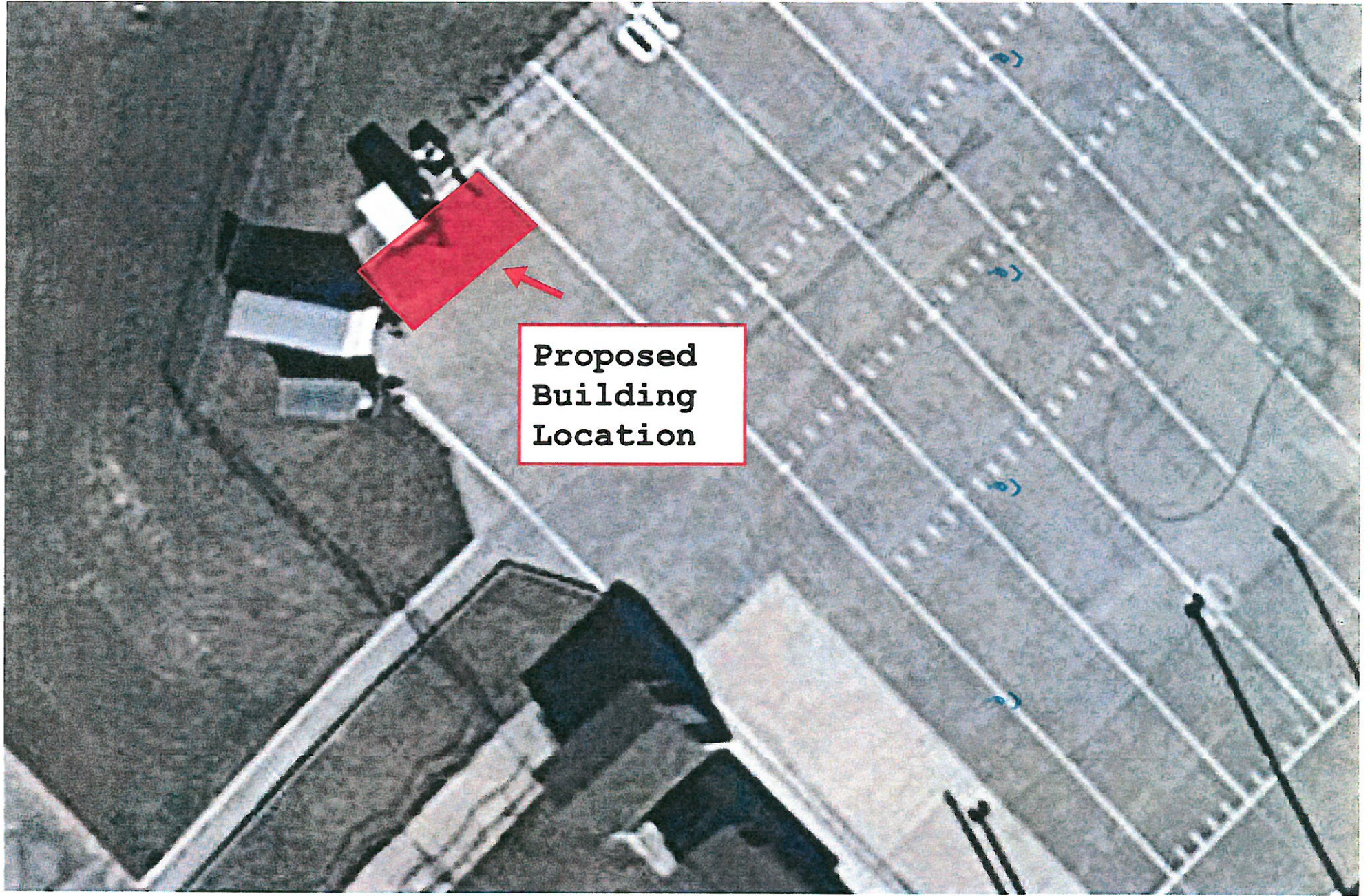
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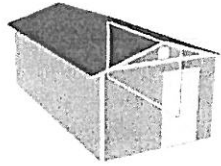
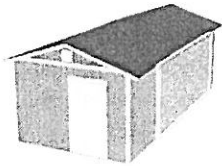


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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 28, 2021
APPLICANT: Eddie Guajardo; *Rockwall Independent School District (RISD)*
CASE NUMBER: MIS2021-012; *Masonry Exception for Accessory Building*

SUMMARY

Discuss and consider a request by Eddie Guajardo of Rockwall Independent School District (RISD) for the approval of a *Variance* to the *Architectural Standards* of the IH-30 Overlay (IH-30 OV) District to allow the construction of a building on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

BACKGROUND

The subject property was annexed on September 5, 1960 by *Ordinance No. 60-02*. It is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District, and is addressed as 901 W. Yellow Jacket Lane. On February 18, 1991, the City Council approved a request [Case No. P&Z 91-03-Z/SP/PP] to change the zoning of the subject property from a Multi-Family 15 (MF-15) District to a Commercial (C) District [Ordinance No. 91-11]. Included with that request was the approval of a site plan and a preliminary plat for an educational institution (*i.e. Rockwall High School*). In June 1991, the City Council approved a request [Case No. P&Z 91-21-CUP] for a Conditional Use Permit (CUP) to allow less than 90% masonry materials on the façade of the building [Ordinance No. 91-28], and later amended the Conditional Use Permit (CUP) to include an additional structure [Ordinance No. 91-51]. In August 1998, the City Council approved a site plan [Case No. PZ-1998-39-2] for an additional parking lot for the existing school (*i.e. Rockwall High School*). On September 5, 2017, the City Council approved a request [Case No. MIS2017-008] to allow an exception to the minimum masonry requirements to allow the construction of an accessory building on the subject property. On April 1, 2019, the City Council approved a Specific Use Permit (SUP) [Case No. Z2019-003] to allow a *private sports arena, stadium, or track* [Ordinance No. 19-16] on the subject property. On April 20, 2019, the Planning and Zoning Commission approved a site plan [Case No. SP2019-008] to allow the expansion of an existing parking lot for Rockwall High School. On August 5, 2019, the City Council approved a replat [Case No. P2019-023] associated with the expansion of a parking lot. On September 10, 2019, the Planning and Zoning Commission approved a masonry exception for an accessory building on the subject property.

PURPOSE

The applicant is requesting approval of a variance to the minimum masonry requirements as stipulated in Subsection 06(C)(1), *Materials and Masonry Composition*, of Section 06, *Overlay District Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). The purpose of the requested a variance is to allow for the construction of an accessory building that will be clad in a cementitious fiber board, vertical siding.

ADJACENT LAND USES AND ACCESS

The subject property is located at 901 W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Yellow Jacket Lane, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a sports complex (*i.e. Spring Sports Complex*) followed by a single-family

residential subdivision (*i.e. Waterstone Estates Subdivision*). These areas are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are several commercial businesses (*i.e. Rooms-To-Go and the future Texas Roadhouse and Marriott Towneplace Suites*). Beyond this is IH-30, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are several commercial businesses (*i.e. Sleep Experts, FedEx, and Chipotle*) that are zoned Commercial (C) District.

East: Directly east of the subject property is a car dealership (*i.e. Heritage Buick-GMC*) followed by Kyle Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a Rockwall Independent School District (RISD) athletic fields for track and field events, and a multi-family residential development (*i.e. Missions Rockwall Apartments*). These areas are zoned Commercial (C) and Multi-Family 14 (MF-14) Districts. Beyond this there are two (2) car dealerships (*i.e. Rockwall Chrysler and Rockwall Ford*) that are zoned Commercial (C) District.

West: Directly west of the subject property is a tract of land that is being developed for a hotel (*i.e. Marriott Towneplace Suites*). Beyond this is a vacant tract of land followed by Greencrest Boulevard, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this thoroughfare there are several commercial businesses (*i.e. Dominos, Fireside Chicken and Tacos, Wal-Mart*) that are zoned Commercial (C) District.

CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a request seeking approval for a variance to the minimum masonry requirements in conjunction with the construction of an accessory building that will be clad in cementitious fiber board, vertical siding. The proposed building will be 12' x 25' (*i.e. 300 SF*), stand nine (9)-feet in height, utilize a sloped shingle roof system, and be clad with painted cementitious fiber board that will match the existing accessory buildings. The proposed structure will be located adjacent to the three (3) existing accessory buildings and the applicant has stated that the structure will be screened from public view and right of way by an existing masonry wall that is around the utility dock of the building. According to the applicant, the accessory building will be utilized as additional storage for the school's band program. Subsection 06(C)(1), *Materials and Masonry Composition*, of Section 06, *Overlay District Districts*, of Article 5, *District Development Standards*, of the Unified Development Code (UDC) stipulates that each exterior wall or building shall consist of 90% *primary materials* with cementitious materials being limited to 50% of the overall primary material being utilized. In this case, since the applicant is requesting to utilize 100% cementitious materials, a variance to the materials and masonry composition standards is required to be approved by the Planning and Zoning Commission. Staff should note, after the accessory building is constructed there will be a total of four (4) accessory buildings on the site. In this case, the proposed accessory building is considered to be a commercial structure, which is allowed *by-right*. The Planning and Zoning Commission is tasked with reviewing the request to determine if the approval of the variance will negatively impact the subject property or other properties within the IH-30 Overlay (IH-30 OV) District. The applicant has submitted a letter requesting the variance, an aerial image of the proposed location, and the technical specification sheets for the proposed accessory building.

CONDITIONS OF APPROVAL

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

- (1) Any construction resulting from the approval of this variance 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.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 9/23/2021

PROJECT NUMBER: MIS2021-012
PROJECT NAME: Variance Request for Accessory Building
SITE ADDRESS/LOCATIONS: 901 W YELLOW JACKET LN, ROCKWALL, 75087

CASE MANAGER: Andrew Reyna
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Discuss and consider a request by Eddie Guajardo of Rockwall Independent School District (RISD) for the approval of a Variance to the Architectural Standards of the IH-30 Overlay (IH-30 OV) District to allow the construction of a building on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Andrew Reyna	09/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	09/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/20/2021	Approved w/ Comments

09/20/2021: No comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	09/21/2021	Approved

09/21/2021: Submittal and approval of building permit required once approved.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS 2021-012

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 901 YellowJacket Lane

SUBDIVISION Rockwall Band Addition

LOT A BLOCK 1

GENERAL LOCATION Rockwall HS back lot

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE Education

PROPOSED ZONING N/A Not Applicable

PROPOSED USE Education

ACREAGE 27.4460

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 Rockwall ISD

APPLICANT Rockwall ISD

CONTACT PERSON Eddie Guajardo

CONTACT PERSON Eddie Guajardo

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 1191 T.L. Townsend Drive

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-598-7190

PHONE 469-598-7190

E-MAIL eddie.guajardo@rockwallisd.org

E-MAIL eddie.guajardo@rockwallisd.org

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Eddie Guajardo [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF September, 2021 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."

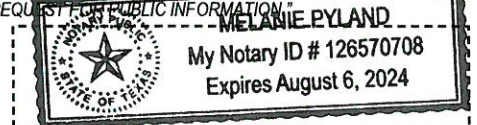
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF September, 2021.

OWNER'S SIGNATURE

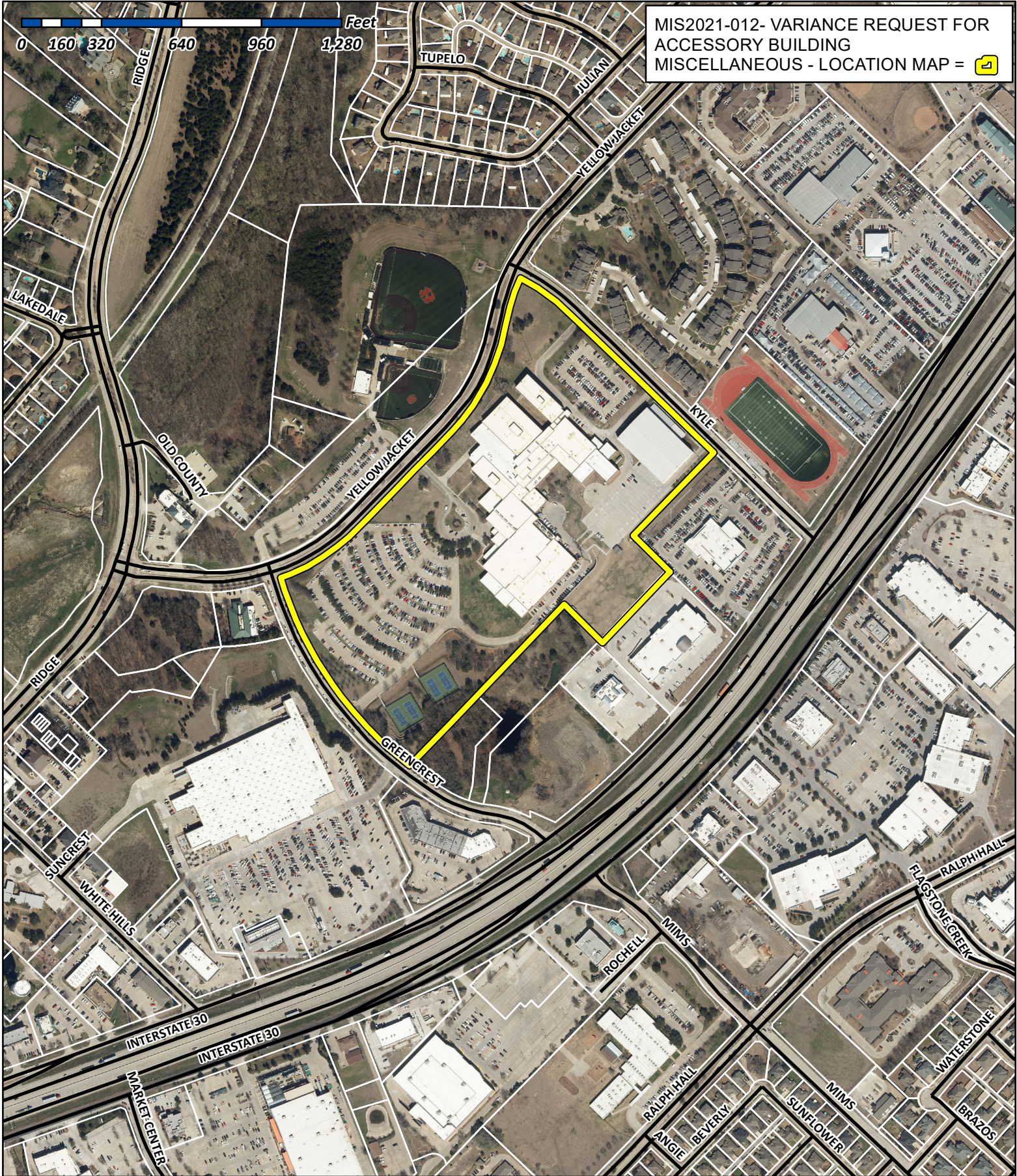
Eddie Guajardo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Melanie Pyland



MY COMMISSION EXPIRES August 6, 2024



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.





September 02, 2021

David Gonzales
Planning & Zoning Manager
City of Rockwall
385 South Goliad
Rockwall, TX 75087

Rockwall ISD – Rockwall High School Band Storage Building
Request for Variance – Exception to Building Exterior Finish Ordinance

Dear Mr. Gonzales,

Rockwall ISD is requesting an exception to the building finish requirements in order to add one new pre-manufactured 12' wide by 25' long by 9' height storage buildings at Rockwall High School. The purpose for this addition is to provide additional storage for the ever growing needs of our Band program.

The proposed buildings are fully enclosed with adequately sloped shingled roofs, and finished with painted fiber cement siding panels. These structures will be screened from the public view and right of way by the adjacent masonry wall around the utility dock for the building.

Attached within you will find a site aerial image with the proposed location, floorplans of the proposed buildings, a three dimensional image of the proposed buildings with colors to match the existing building and photos of the proposed storage area.

Sincerely,
Eddie Guajardo
RISD Facilities Project Manager



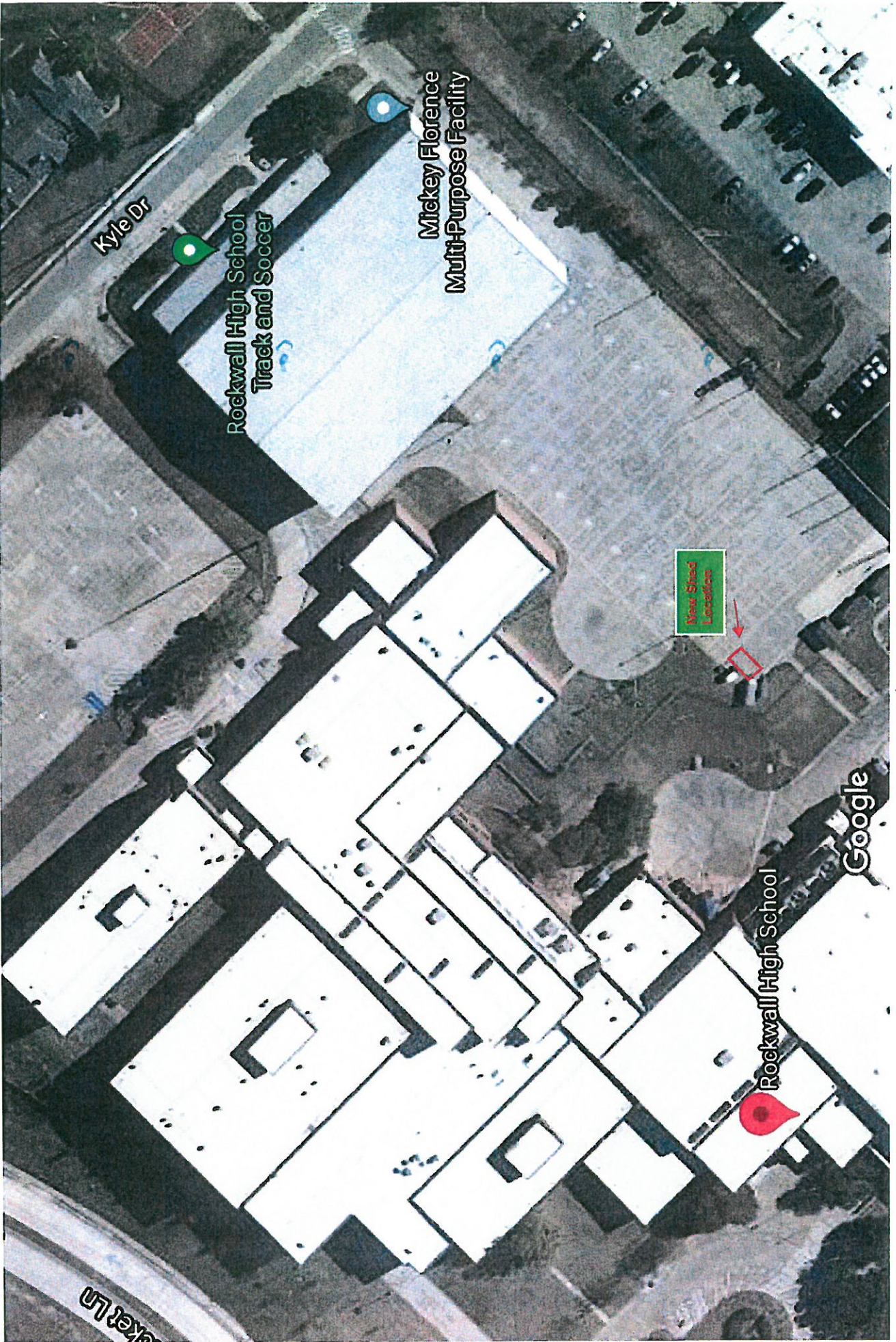
RHS
STINGARETTES
SHEETS BY
COURTIN DENTAL
ONE E. UNIVERSITY & 44th Road
971 E. INTERSTATE 50 BLDG - MOOREVILLE
669-727-6937



Walk The Line

JACKET NEVER
FIGHT DIES!!





Kyle Dr

Rockwall High School
Track and Soccer

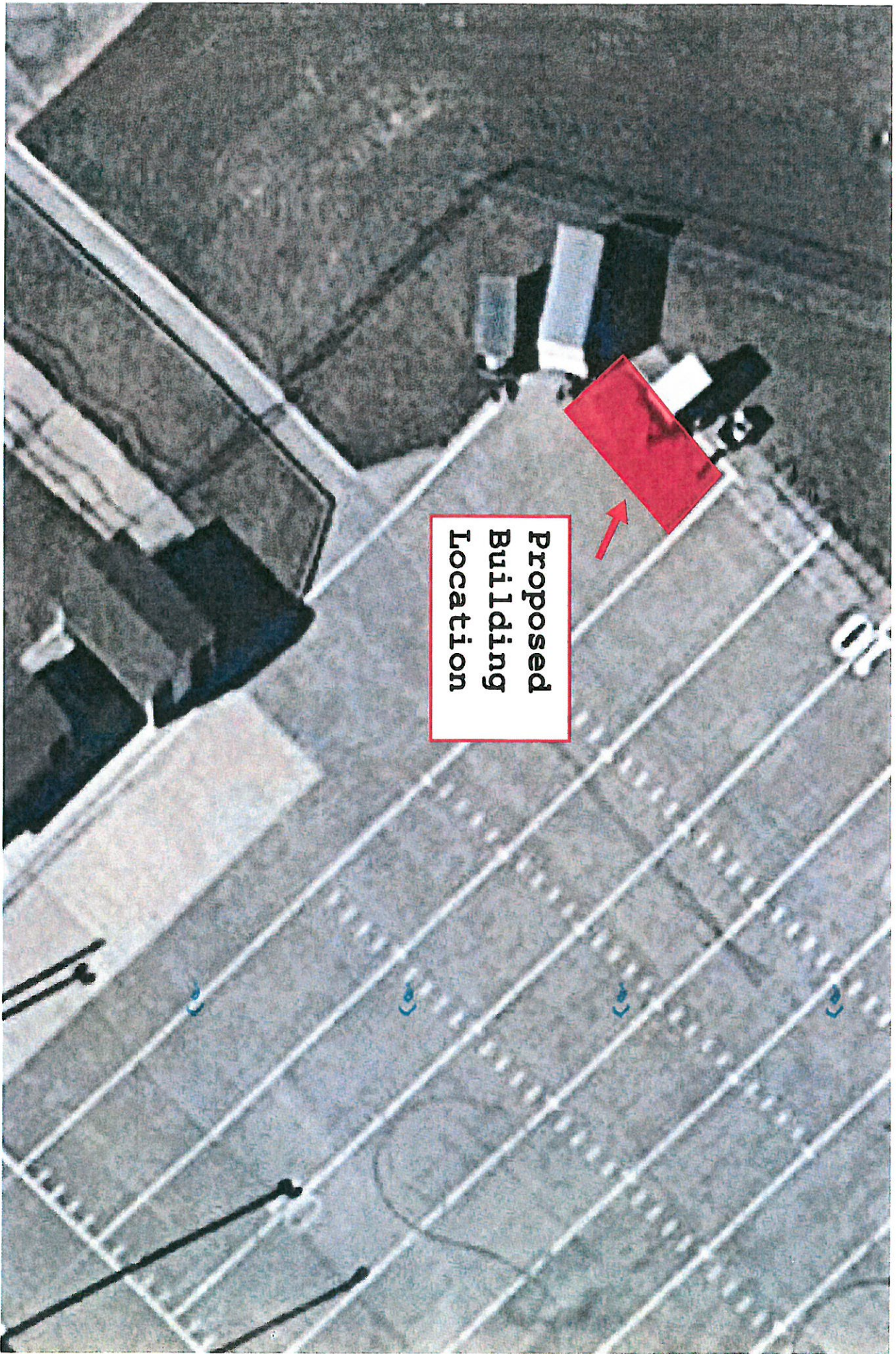
Mickey Florence
Multi-Purpose Facility

New Shed
Location

Rockwall High School

Google

Rockwall High School

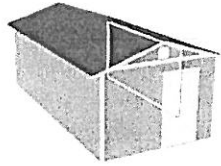
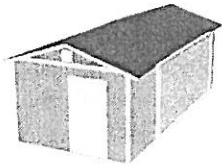


**Proposed
Building
Location**



Web Quote Number #: 2329145

Created: Aug 12, 2021 1:23:06 PM



Customer Information

Rockwall ISD
 2301 S John King BLVD
 Rockwall, TX 75032
 eddie.guajardo@rockwallisd.org

Shipping Information

Rockwall ISD
 2301 S John King BLVD
 Rockwall, TX 75032

Description	Qty	List Price	Discount	Ext Net Price
Sundance Ranch Garage 12 x 25	1/Ea	\$8491.00	\$200.00	\$8291.00
3068 L-In 6 Panel Residential Door	1/Ea	\$0.00	\$0.00	\$0.00
16'x7' Standard Garage Door	1/Ea	\$0.00	\$0.00	\$0.00
Transom Window (16"x8")	4/Ea	\$64.00	\$0.00	\$256.00
Paint - Dover Gray	623/Sq Ft	\$0.00	\$0.00	\$0.00
Paint - Southern Breeze	1/Sq Ft	\$0.00	\$0.00	\$0.00
Paint 10% of building base price	1/Ea	\$850.00	\$0.00	\$850.00
Charcoal 3 Tab	366/Sq Ft	\$0.00	\$0.00	\$0.00
Radiant Barrier Roof Decking	366/Sq Ft	\$0.65	\$0.00	\$237.90
Custom Foundation: 2x6 Pressure Treated with 3/4" Treated Flooring	300/Ea	\$5.00	\$0.00	\$1500.00
12"x12"Gable End Vent, White	2/Ea	\$37.00	\$0.00	\$74.00
Leveling >12" or Over 200 sq ft: Leveling and Ramp	1/Ea	\$700.00	\$0.00	\$700.00
Custom Services: 1 each	1/Ea	\$1000.00	\$0.00	\$1000.00
Garage Delivery Fee	1/Ea	\$0.00	\$0.00	\$0.00
List Price				\$13108.90 USD
Discount				\$200.00 USD
Subtotal				\$12908.90 USD

From: [Reyna, Andrew](#)
To: ["eddie.guajardo@rockwallisd.org"](mailto:eddie.guajardo@rockwallisd.org)
Subject: City of Rockwall - P&Z Meeting
Date: Friday, September 24, 2021 3:03:00 PM
Attachments: [Packet \[P&Z\] \(09.28.2021\).pdf](#)
[image001.png](#)

Mr. Guajardo,

See attached Staff comments regarding your request. The Planning & Zoning Commission will be conducting a work session on Tuesday September 28, 2021. The meeting will begin at 6:00 pm in the City's council chambers. Please be sure that you or a representative are present.

Thank you,

ANDREW REYNA

PLANNER | PLANNING & ZONING DIVISION | CITY OF ROCKWALL

972.772.6488 OFFICE

AREYNA@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087



September 30, 2021

TO: EDDIE GUAJARDO
Rockwall ISD
1191 T.L. Townsend Drive
Rockwall, TX 75087

FROM: ANDREW REYNA
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2021-012; *Masonry Exception for Accessory Building*

EDDIE GUAJARDO:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on September 28, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

Any construction resulting from the approval of this variance shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On September 28, 2021, the Planning and Zoning Commission approved a motion to approve the variance to the architectural standards of the IH-30 overlay district as indicated in Staff's report by a vote of 6-0, with Commissioner Deckard absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6488.

Sincerely,

ANDREW REYNA
PLANNER, CITY OF ROCKWALL