



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152021-013 P&Z DATE 12/14/21 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 type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-013

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)

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- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

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- 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	3213 Blackland Road Royse City, TX		
SUBDIVISION	J Merriman Survey, Abstract No 155, Rockwall	LOT	BLOCK
GENERAL LOCATION	1/2 mile north of HWY 276		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	None	CURRENT USE	Raw
PROPOSED ZONING	None	PROPOSED USE	RV & Boat Storage
ACREAGE	20 Ac	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	Carl Gresham	<input checked="" type="checkbox"/> APPLICANT	Carroll Architects, Inc.
CONTACT PERSON	Carl Gresham	CONTACT PERSON	Jeff Carroll
ADDRESS	4514 Lake Hill Dr.	ADDRESS	750 E. Interstate 30 Suite 110
CITY, STATE & ZIP	Rowlett, TX 75089	CITY, STATE & ZIP	Rockwall, Texas 75087
PHONE	972.571.5644	PHONE	214.632.1762
E-MAIL	cmgresham@hotmail.com	E-MAIL	jc@carrollarch.com

NOTARY VERIFICATION [REQUIRED]

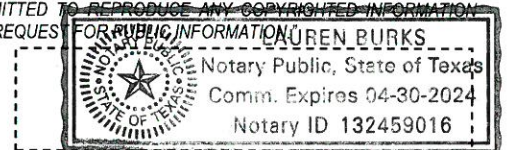
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carl Gresham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 _____ DAY OF _____, 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 15th DAY OF November, 2021.

OWNER'S SIGNATURE Carl Gresham

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jawen Burks



MY COMMISSION EXPIRES 4/30/24



750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

October 19, 2021

Mr. Ryan Miller
City of Rockwall Director of Planning
City Hall 385 S. Goliad
Rockwall, TX 75087

Re: Variance Requested
RV & Boat Open Storage Park
Parcel: 20 Acres as shown,
J Merriman Survey, Abstract No. 155, Rockwall County, Texas, being part of 111.33 acres Tract
in Deed to MI /WAY Investors, LLC Recorded document No. 2011-00448485, Public records
Rockwall County, TX.

Mr. Miller,

This letter serves as a summary of the Request for Variance.

The Developer is requesting a Variance to wave concrete paving at the RV & Boat parking areas only.

- 1) The Variance is for the actual parking stalls and a portion of the drive isles to consist of a compacted subbase with a covering of crush granite as the topping.
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- 3) The site plan concept is showing the 24'-0" – 40'-0" wide drive isles as concrete paving per fire marshal requirements.

Compensatory items we are providing for these variances.

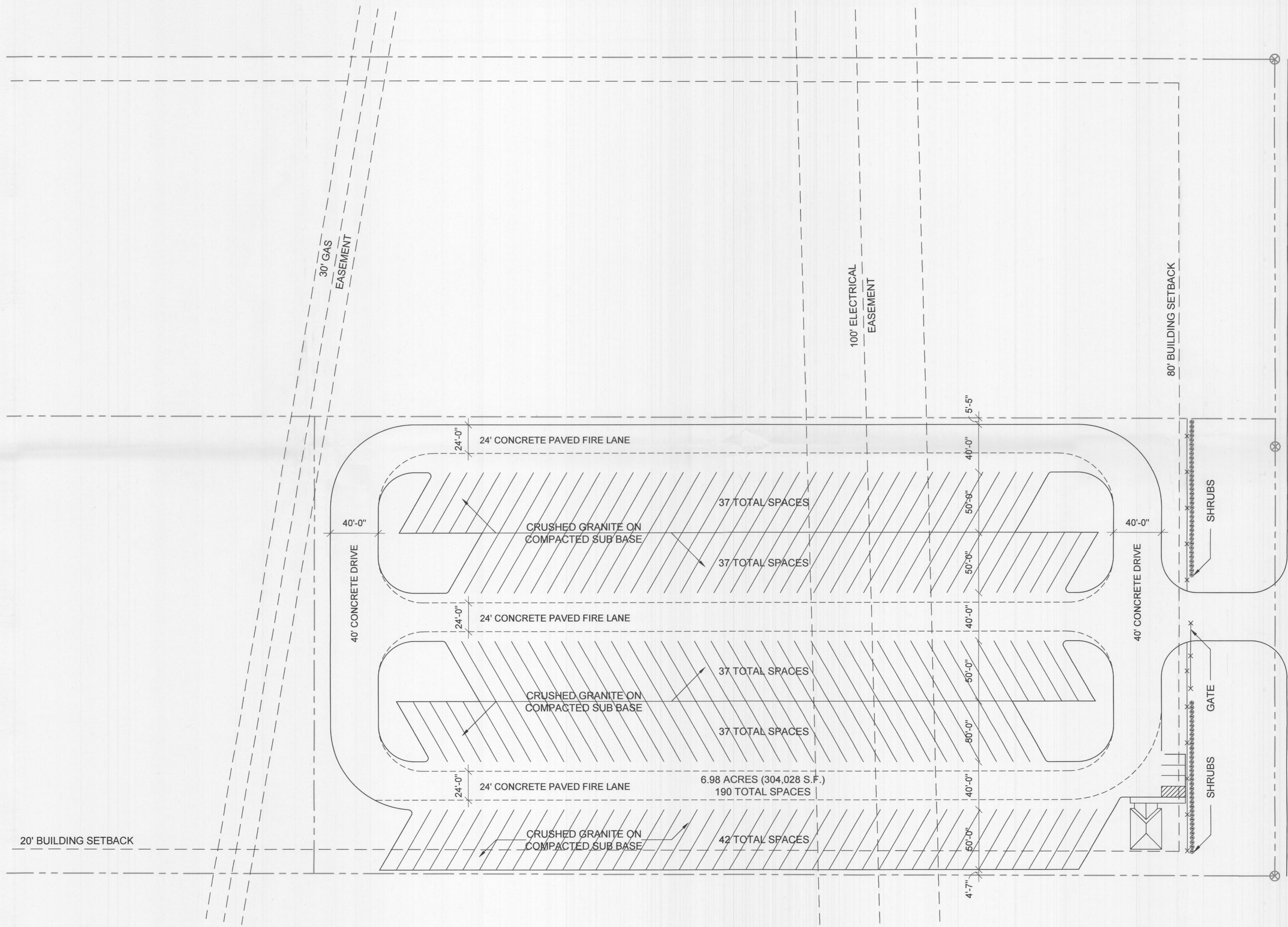
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- 5) We are proposing to add a raised berm, shrubs and additional trees in this front landscape area.

Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.

Sincerely,

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO

2021035 RV & Boat Storage Rockwall, TX 10-19-21



BLACKLAND ROAD

NEW LEASING OFFICE FOR
SELF STORAGE
 0000 Street Address
 City, Texas 75000



750 E. Interstate 30
 Suite 110 TX, 75087
 New York, NY 10001
 T: 972-732-6035
 F: 972-732-8038

MS 2021-019

**ARCHITECTURAL
 SITE PLAN**

DATE: JULY 2021 SHEET NO:
 PROJECT NO: 2021035
 DRAWN BY:
 CHECKED BY:

A100

1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"

COPYRIGHT NOTICE:
 These drawings and specifications are the property of Carroll Architects, P.C. and are to be used only for the project and location specified herein. No part of these drawings or specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carroll Architects, P.C. The design of these drawings and specifications may be subject to change without notice. Carroll Architects, P.C. and its employees, agents, and/or representatives assume no liability for any errors or omissions in these drawings and specifications.

ISSUE:
 OWNER REVIEW: 11-10-2021



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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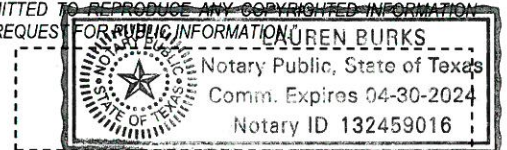
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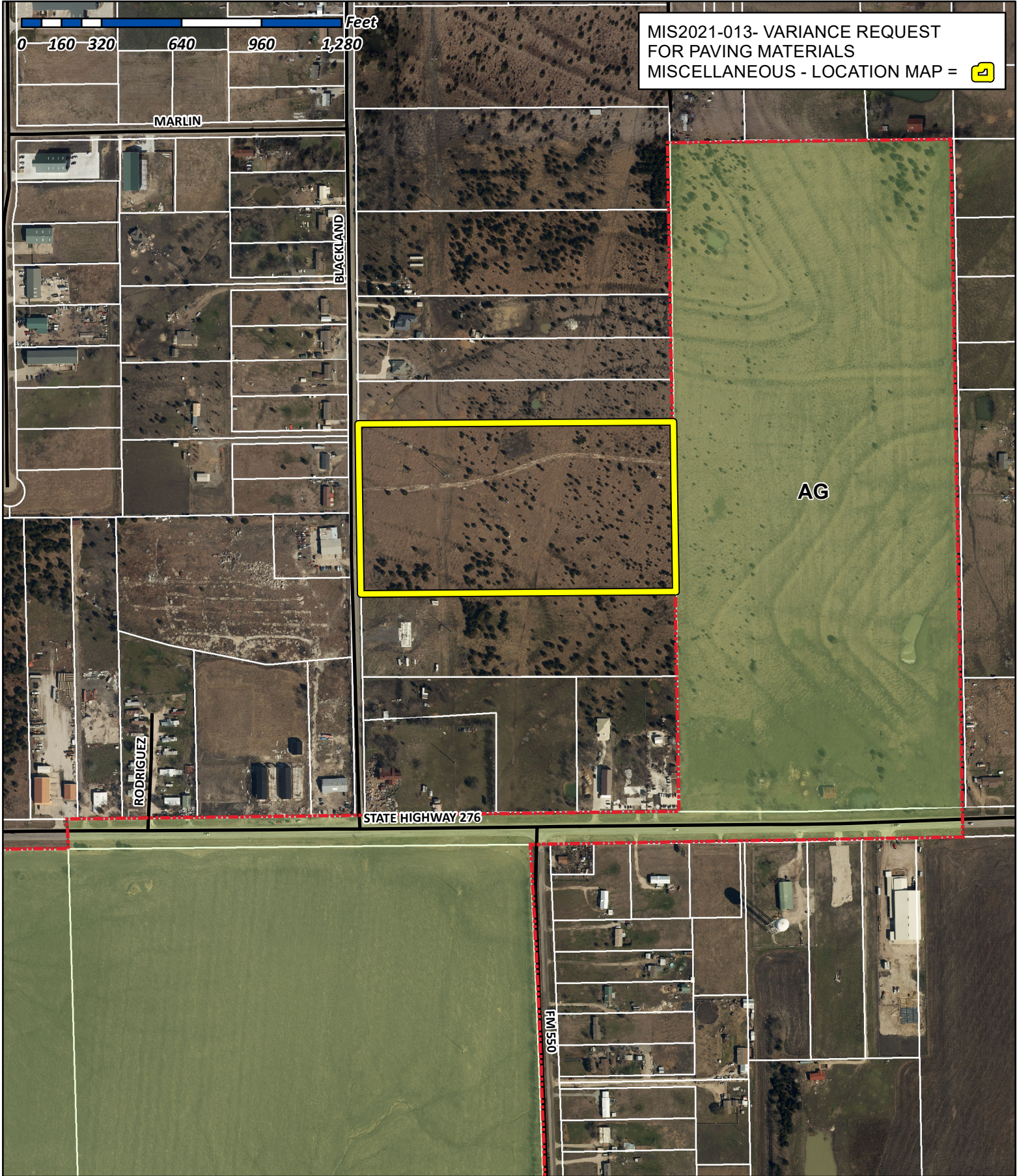
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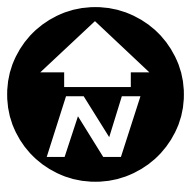
MY COMMISSION EXPIRES 4/30/24



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.





750 Interstate 30
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Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

October 19, 2021

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City Hall 385 S. Goliad
Rockwall, TX 75087

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Mr. Miller,

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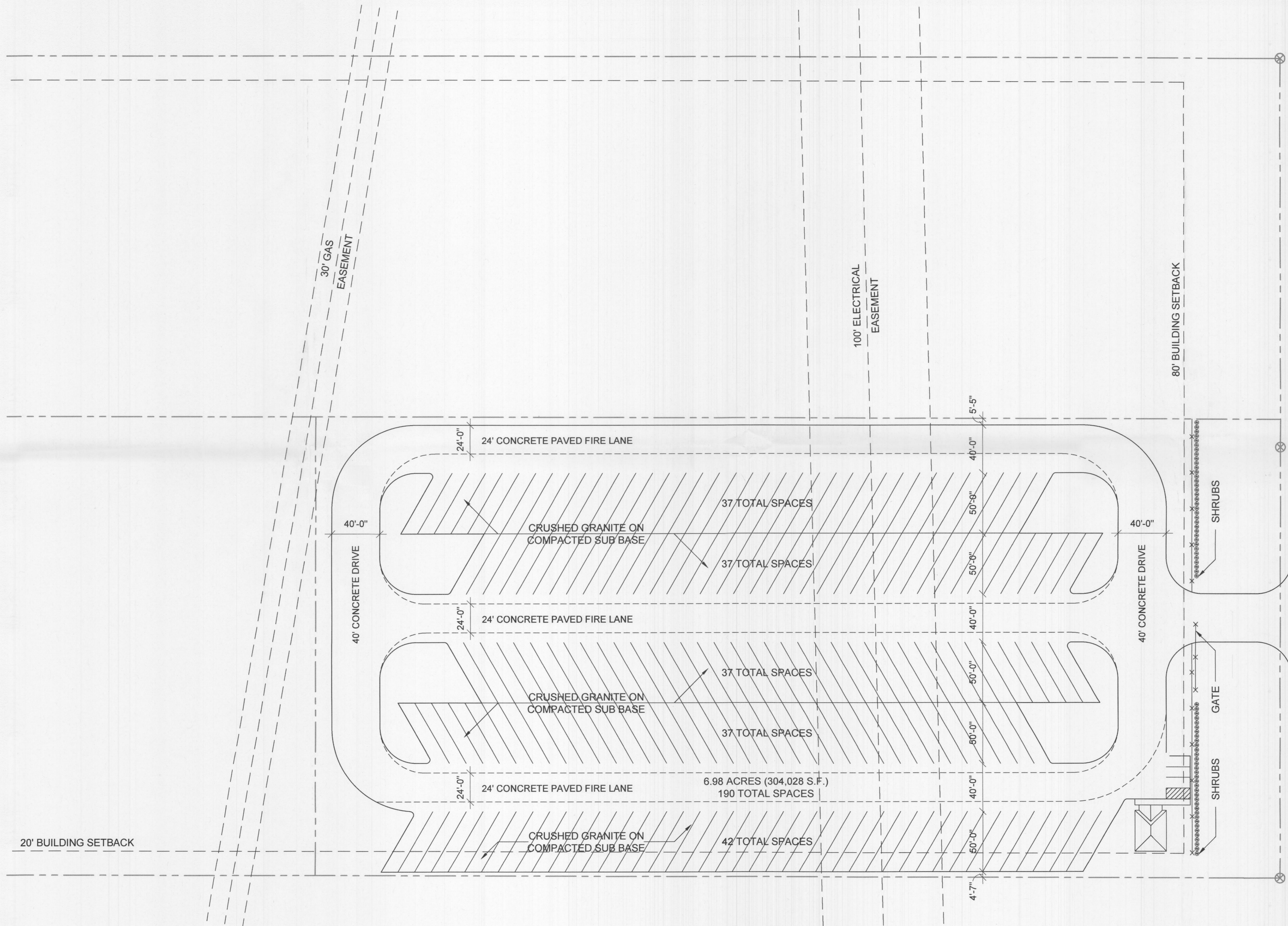
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Sincerely,

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO



BLACKLAND ROAD

NEW LEASING OFFICE FOR
SELF STORAGE
 0000 Street Address
 City, Texas 75000



750 E. Interstate 30
 Suite 110 TX, 75087
 New York, NY 10001
 T: 972-732-6035
 F: 972-732-8038

MS 2021-019

**ARCHITECTURAL
 SITE PLAN**

DATE: JULY 2021 SHEET NO:
 PROJECT NO: 2021035
 DRAWN BY:
 CHECKED BY:

A100

1 ARCHITECTURAL SITE PLAN
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ISSUE
 OWNER REVIEW: 11-10-2021



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Mr. Miller,

City Standards
calculate drainage by
zoning type, not by
paving coverage.

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Jeffrey Carroll
Carroll Architects, Inc.
President / CEO

2021035 RV & Boat Storage Rockwall, TX 10-19-21

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must plat the property.
- All paving to be concrete. No asphalt or gravel
- City will need a copy of the electrical company's approval to pave, store vehicles, and cross their easement.

Drainage Items:

- Detention is required.
- Detention outfall must be at sheet flow conditions when storm water crosses the property line.
- Manning's C-value is per zoning type. Type of ground coverage doesn't effect the detention capacity/size.
- Detention for 20 acres or more must use the unit hydrograph method and preform a drainage/flood study. Review fees apply.
- No vertical walls allowed in detention.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Roadway Paving Items:

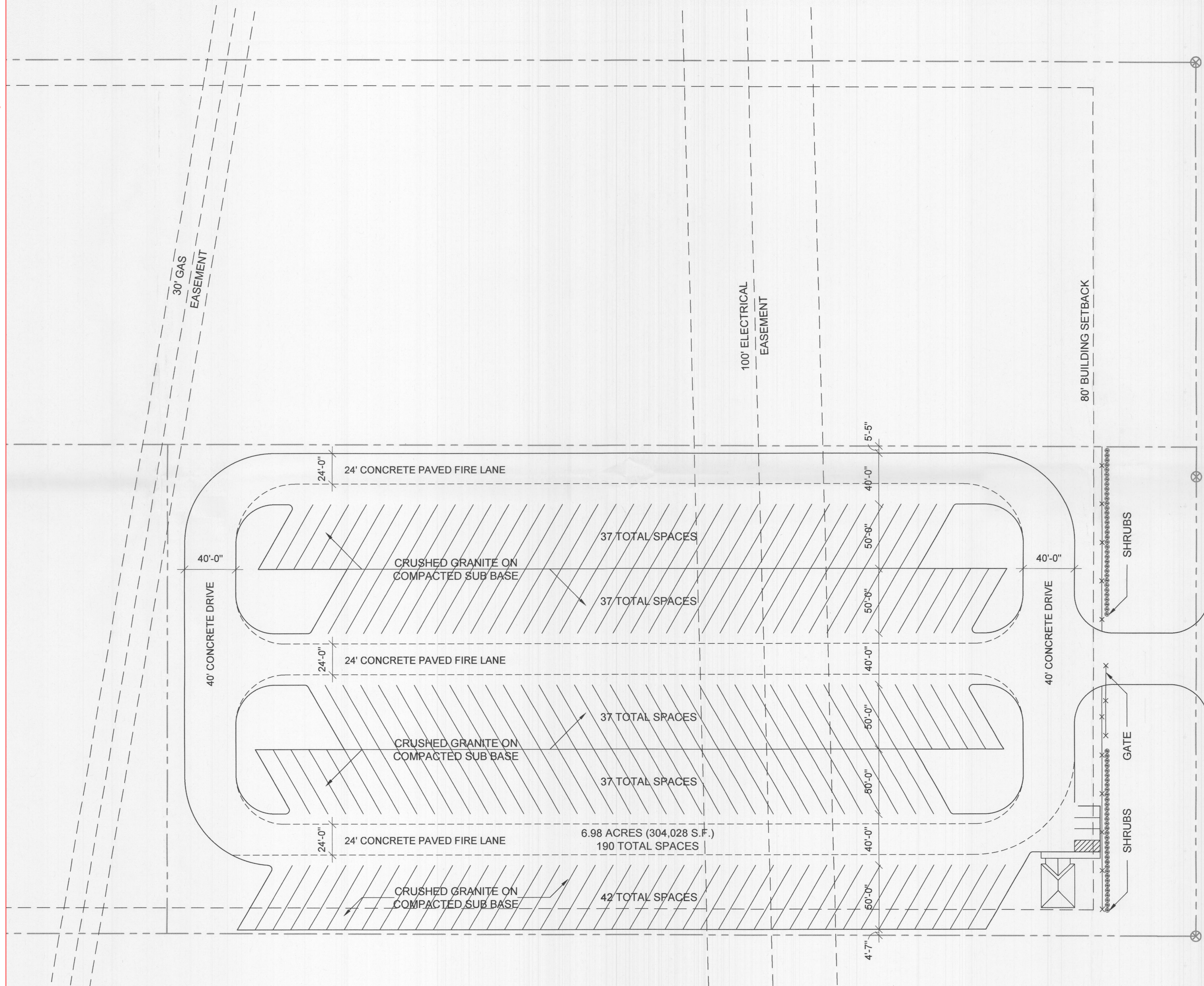
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Any street paving that is removed for tie-ins will require full panel concrete replacement.
- Required 10' utility easement along all street frontage.
- Must dedicate 30' of ROW from the centerline of Blackland Road.

Water and Wastewater Items:

- Show proposed utility lines (Water, Sewer, etc.)
- Only one use allowed off a dead-end line (domestic, irrigation, fire hydrant, etc.)
- Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Site is currently on Blackland Water Supply. Must verify that there is adequate capacity for domestic and fire flows.
- Sewer is not closely available. A septic system will need to be permitted through Rockwall County.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



ISSUE:	OWNER REVIEW:	11-10-2021

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BLACKLAND ROAD

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0000 Street Address
City, Texas 75000

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-6036
MS 2021-018

ARCHITECTURAL SITE PLAN

DATE:	JULY 2021	SHEET NO:	A100
PROJECT NO:	2021035	DRAWN BY:	
CHECKED BY:			



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: December 6, 2021

APPLICANT: Jeff Carroll; *Carroll Architects, Inc.*

CASE NUMBER: MIS2021-013; *Variance to the Engineering Standards of Design and Construction Manual in Accordance with the City's Interlocal Cooperation Agreement with Rockwall County for Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ)*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Carl Gresham for a variance to the City's Standards of Design and Construction Manual in accordance with the City's Interlocal Cooperation Agreement with Rockwall County for Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ) on a 20.00-acre tract of land identified as Tract 8-3 of the J. Merriman Survey, Abstract No. 155, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 3213 Blackland Road, and take any action necessary.

BACKGROUND

The subject property is a vacant 20.00-acre tract of land (*i.e. Tract 8-3 of the J. Merriman Survey, Abstract No. 155*) located within Rockwall County and situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall. On April 23, 2020, the City of Rockwall entered into an *Interim Interlocal Cooperation Agreement with Rockwall County for Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ)* in accordance with Chapter 242, *Authority of Municipality and County to Regulate Subdivisions in and Outside Municipality's Extraterritorial Jurisdiction*, of the Texas Local Government Code. This agreement combined the City and the County's process for reviewing and approving subdivision plats into a single process administered by the City of Rockwall, and allowed the City's *Standards of Design and Construction Manual* to be applied to properties proposing to subdivide or plat in the City's Extraterritorial Jurisdiction (ETJ).

Earlier this year, the applicant approached staff about constructing an outside storage facility for recreational vehicles and boats on the subject property. Blackland Road is identified on both the City and County's Master Thoroughfare Plan and runs adjacent to the subject property. Based on this adjacency, staff informed the applicant that the property would need to be platted prior to development to account for the required roadway dedication. Since the property is required to be platted, any development of the subject property would be required to meet the City's *Standards of Design and Construction Manual*. This would mean that all parking and storage areas would need to be concrete. At the time of the meeting, the applicant indicated to staff that they would be requesting a variance to the paving requirements for their outside storage areas.

PURPOSE

On November 15, 2021, the applicant -- *Jeff Carroll of Carroll Architects, Inc.* -- submitted a request for a variance to the City's *Standards of Design and Construction Manual* in accordance with the City's *Interim Interlocal Cooperation Agreement with Rockwall County for Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ)*. The variance is to allow crushed granite to be utilized in lieu of steel reinforced concrete for the parking and storage areas for the proposed storage facility.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3213 Blackland Road in the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a five (5) acre vacant tract of land (i.e. *Tract 8-06 of the J. Merriman Survey, Abstract No. 155*) followed by two (2) more five (5) acre tracts of land (i.e. *Tracts 8-04 & 8-07 of the J. Merriman Survey, Abstract No. 155*) that have single-family homes situated on them. All of these tracts of land are situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property are two (2) tracts of land (i.e. *Tracts 2 & 8-05 of the J. Merriman Survey, Abstract No. 155*) and two (2) parcels of land (i.e. *Lots 1 & 2 of the SH-276 Addition*) with various land uses situated on them. These properties are located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). Beyond this are the corporate limits of the City of Rockwall followed by SH-276, which is identified as a TXDOT6D (i.e. *Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are the corporate limits of the City of Rockwall followed by a 68.8031-acre vacant tract of land (i.e. *Tract 3 of the J. Merriman Survey, Abstract No. 155*) zoned Agricultural (AG) District. Beyond this are the corporate limits of the City of Rockwall followed by several tracts of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is Blackland Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land (i.e. *Lots 15-20 of the Blackland Addition*) with single-family homes situated on them. In addition, there are two (2) tracts of land (i.e. *Tracts 3-04 & 3-05 of the A. M. Wilson Survey, Abstract No. 223*) that are currently vacant. All of these properties are located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

CHARACTERISTICS OF THE REQUEST:

On April 23, 2020, the City of Rockwall and Rockwall County entered into an *Interim Interlocal Cooperation Agreement* for the review of subdivision plats in the City's Extraterritorial Jurisdiction (ETJ). According to this agreement, in reviewing subdivision plats "... the City shall enforce: [1] the subdivision procedures stipulated by Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances; [2] the standards of design and construction as outlined by the *City's Standards of Design and Construction Manual*; and [3] the subdivision regulations contained in *Exhibit 'A': Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) ...*" of the *Interim Interlocal Cooperation Agreement*. The agreement goes on to allow the City Council of the City of Rockwall the ability to grant exemptions, exceptions, or variances to the requirements of the agreement prior to the submittal of an application for a subdivision plat.

In accordance with the terms of the *Interlocal Agreement*, the applicant has submitted a letter requesting a variance to the off-street parking requirements stipulated by Section 2, *Streets*, of the *Standards of Design and Construction Manual*. The applicant has submitted a letter indicating that as compensatory measures for the proposed variance the development will incorporate: [1] solid fencing and extra landscaping and trees along Blackland Road, and [2] a raised berm, shrubs, and additional trees in the front landscape buffer. In addition, the fire lanes will be paved in concrete in conformance with the County and City's fire safety requirements.

INTERIM INTERLOCAL AGREEMENT REQUIREMENTS:

Section 2.2, *Off-Street Parking*, of the *City's Standards of Design and Construction Manual* states that "(u)nless otherwise approved by the City Council or as specified in these standards [Subsection 4], all parking lots shall be paved with steel reinforced concrete and designed according to City standards and specifications..." In this case, the applicant is requesting to utilize crushed granite for the storage and parking areas. All proposed fire lanes will be required to be paved with a minimum of a 24-foot wide drive aisle constructed with steel reinforced concrete per the *City's Standards of Design and Construction Manual*. The applicant has indicated that the proposed project will conform to this standard.

Staff is obligated to note that in the applicant's letter, the applicant states "... (t)he crushed granite is a pervious material which helps with the drainage runoff and reduces the size of the detention area greatly..."; however, the City calculates detention based on the developed area of the proposed land use and not the materials used. Based on this, the use of crushed granite would not reduce the required detention area for the proposed development.

According to the *Interim Interlocal Cooperation Agreement*, "(w)hen reviewing requests for exceptions or variances, the City Council should take into consideration the unique or extraordinary circumstances or hardship that prevents the developer or property owner from meeting the stated requirements." In this case, the applicant has not provided a reason -- *outside of the cost of the concrete versus the cost of the crushed granite* -- indicating a *unique or extraordinary circumstance or hardship* justifying the variance.

CONDITIONS OF APPROVAL

The City Council cannot establish additional conditions above and beyond the technical requirements associated with the approval of any variance or exception in the City's Extraterritorial Jurisdiction (ETJ).

ACTION REQUIRED

The City Council is being asked to make a decision on a variance to the City's *Standards of Design and Construction Manual* to allow crushed granite in lieu of the required reinforced concrete paving for the storage/parking areas. This request will require a motion to approve or deny and passage by a simple majority vote.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-013

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	3213 Blackland Road Royse City, TX		
SUBDIVISION	J Merriman Survey, Abstract No 155, Rockwall	LOT	BLOCK
GENERAL LOCATION	1/2 mile north of HWY 276		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	None	CURRENT USE	Raw
PROPOSED ZONING	None	PROPOSED USE	RV & Boat Storage
ACREAGE	20 Ac	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	Carl Gresham	<input checked="" type="checkbox"/> APPLICANT	Carroll Architects, Inc.
CONTACT PERSON	Carl Gresham	CONTACT PERSON	Jeff Carroll
ADDRESS	4514 Lake Hill Dr.	ADDRESS	750 E. Interstate 30 Suite 110
CITY, STATE & ZIP	Rowlett, TX 75089	CITY, STATE & ZIP	Rockwall, Texas 75087
PHONE	972.571.5644	PHONE	214.632.1762
E-MAIL	cmgresham@hotmail.com	E-MAIL	jc@carrollarch.com

NOTARY VERIFICATION [REQUIRED]

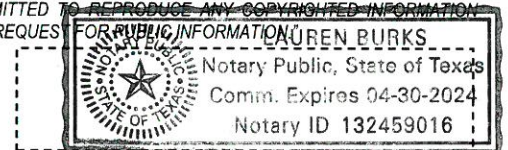
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carl Gresham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 _____ DAY OF _____, 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."

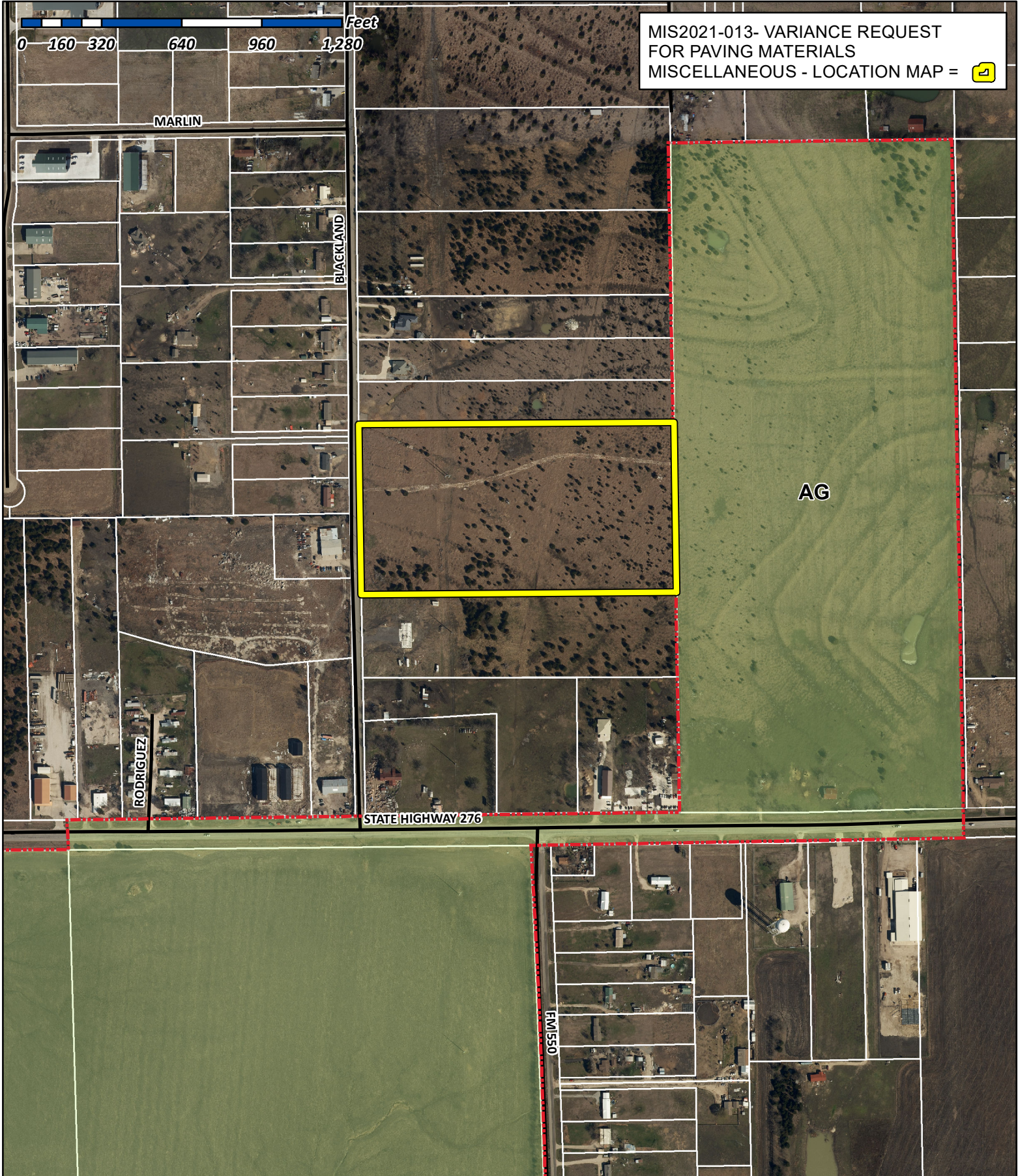
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF November, 2021.

OWNER'S SIGNATURE Carl Gresham

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jawen Burks



MY COMMISSION EXPIRES 4/30/24



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.





750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

October 19, 2021

Mr. Ryan Miller
City of Rockwall Director of Planning
City Hall 385 S. Goliad
Rockwall, TX 75087

Re: Variance Requested
RV & Boat Open Storage Park
Parcel: 20 Acres as shown,
J Merriman Survey, Abstract No. 155, Rockwall County, Texas, being part of 111.33 acres Tract
in Deed to MI /WAY Investors, LLC Recorded document No. 2011-00448485, Public records
Rockwall County, TX.

Mr. Miller,

This letter serves as a summary of the Request for Variance.

The Developer is requesting a Variance to wave concrete paving at the RV & Boat parking areas only.

- 1) The Variance is for the actual parking stalls and a portion of the drive isles to consist of a compacted subbase with a covering of crush granite as the topping.
- 2) The crushed granite is a pervious material which helps with the drainage runoff and reduces the size of the detention area greatly.
- 3) The site plan concept is showing the 24'-0" – 40'-0" wide drive isles as concrete paving per fire marshal requirements.

Compensatory items we are providing for these variances.

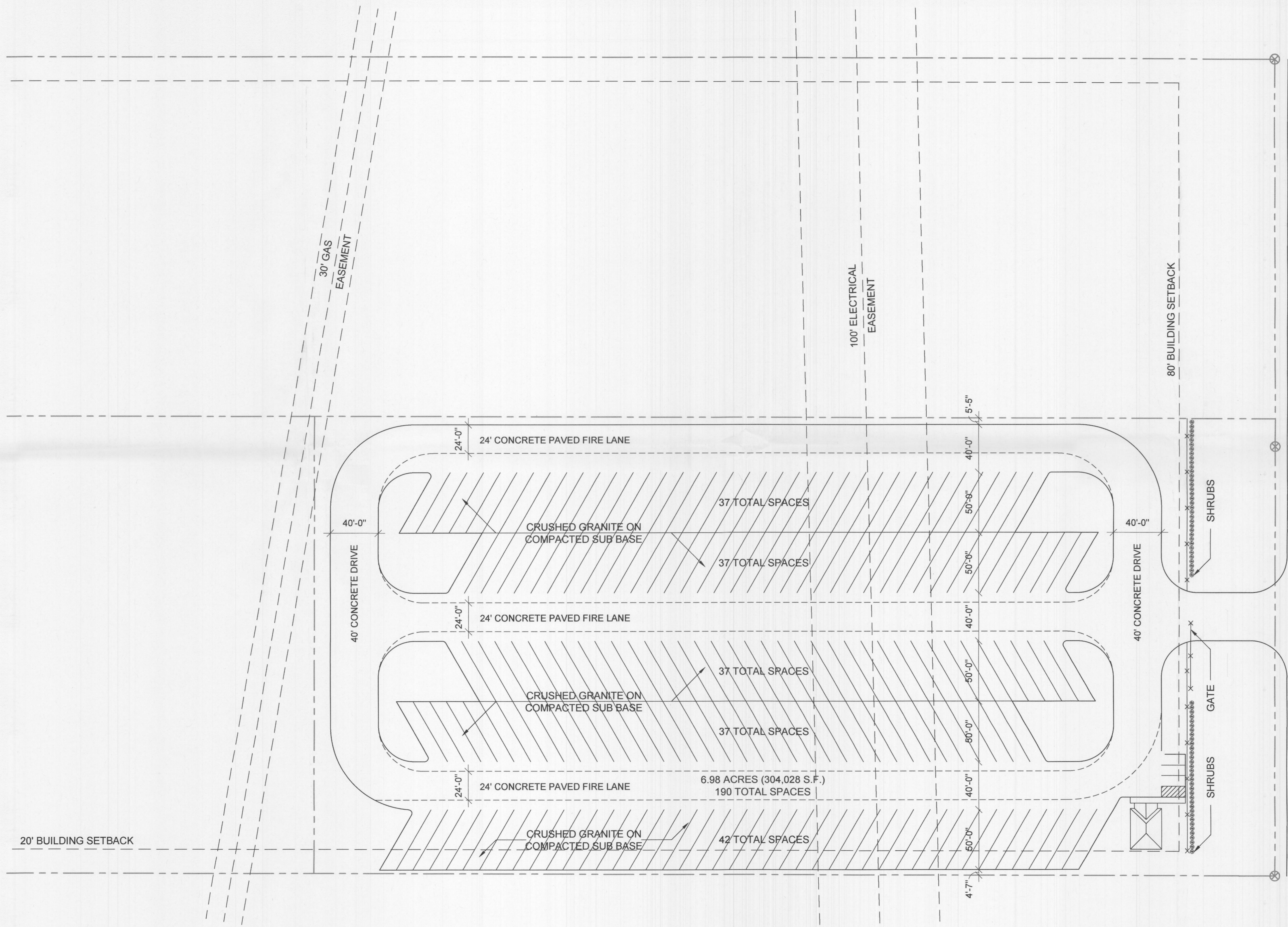
- 4) Providing solid fencing and extra landscaping and trees along the Blackland Road property lines for screening.
- 5) We are proposing to add a raised berm, shrubs and additional trees in this front landscape area.

Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.

Sincerely,

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO

2021035 RV & Boat Storage Rockwall, TX 10-19-21



BLACKLAND ROAD

NEW LEASING OFFICE FOR
SELF STORAGE
 0000 Street Address
 City, Texas 75000

CARROLL
 architects

750 E. Interstate 30
 Suite 110 TX, 75087
 New York, NY 10001
 T: 972-732-6035
 F: 972-732-8038

MS 2021-019

**ARCHITECTURAL
 SITE PLAN**

DATE: JULY 2021 SHEET NO:
 PROJECT NO: 2021035
 DRAWN BY:
 CHECKED BY:

A100

1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"

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ISSUE:
 OWNER REVIEW: 11-10-2021

Miller, Ryan

From: Jeff Carroll <jc@carrollarch.com>
Sent: Monday, October 4, 2021 10:55 AM
To: Miller, Ryan; Williams, Amy
Subject: 20 ac. Blackland Project
Attachments: A100 Architectural Site Plan Option 1.pdf

Follow Up Flag: FollowUp
Flag Status: Flagged

Guys,

The owner has spoke with Ron Merritt of Rockwall County Health, and Tanner Deitz of Rockwall County Fire Marshal. They were OK with the paving the fire lanes and crushed granite for the parking areas. The owner would like to proceed with a variance to get this approved.

Wanted your thoughts. What is our next step to apply for the variance?

Please call or email me if you have any questions.

Thx,
JC



Jeffrey Carroll, Architect
Carroll Architects, Inc.
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
T. 972.732.6085
C. 214.632.1762

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: Miller, Ryan
Sent: Wednesday, December 1, 2021 9:21 AM
To: 'rmerritt@rockwallcountytexas.com'
Subject: 3213 Blackland Road: Proposed Storage Facility
Attachments: Site Plan (11.16.2021).pdf; Applicant's Letter (11.16.2021).pdf; Development Application (11.16.2021).pdf

Ron ... I just left you a message about this, but wanted to follow up by email. Jeff Carroll submitted a development application in accordance with the current Interlocal Agreement requesting a variance to the paving standards contained in the City's Standards of Design and Construction Manual. Specifically, they are looking at building an outside storage facility for boats and RV's at 3213 Blackland Road, and are proposing concrete fire lanes with crushed granite storage areas. Jeff indicated in an email that he had spoken with you about the project and that you were good with the variance, but I wanted to check with you and get a response before moving forward. If you could let me know something as soon as you can -- as this is scheduled to move forward to City Council this coming Monday -- it would be appreciated. For your review I have attached the submitted materials. If you have any questions or need any information please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



December 13, 2021

TO: Jeff Carroll
Carroll Architects, Inc.
750 E. IH-30
Rockwall, Texas 75087

CC: Carl Gresham
4514 Lake Hill Drive
Rowlett, Texas 75089

FROM: Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: MIS2021-013; Variance Request for Paving Materials

Mr. Carroll:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on December 6, 2021 by a vote of 7-0. According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- or any portion thereof -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Miller", is written over the typed name.

Ryan Miller, AICP
Director of Planning and Zoning