



# PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT  
385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # SP2022-036 P&Z DATE July 12, 2022 CC DATE N/A Approved/ Denied

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

### Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

### Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

### HPAB Application

- Exhibit

### Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# \_\_\_\_\_)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date \_\_\_\_\_
  - Cabinet # \_\_\_\_\_
  - 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. SP2022-036

**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) <sup>1</sup>
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1605 Research Cir, Rockwall, Tx 75032

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- 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 Reliance Worldwide Corporation

APPLICANT Agua Marine Enterprises, Inc

CONTACT PERSON Alton Smith

CONTACT PERSON Dustin Mitchell

ADDRESS 2400 7th Ave SW

ADDRESS 1301 Industrial Dr SE

CITY, STATE & ZIP Cullman, AL 35055

CITY, STATE & ZIP Hartselle, AL 35640

PHONE 256-775-8134

PHONE 256-462-3648

E-MAIL alton.smith@rwc.com

E-MAIL dustine.stormshelter.com

## NOTARY VERIFICATION [REQUIRED]

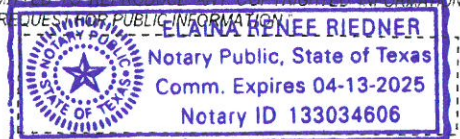
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matthew Miller [OWNER] THE UNDERSIGNED WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 17 DAY OF June, 2022. 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 17 DAY OF June, 2022

OWNER'S SIGNATURE Elaina Renee Riedner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



MY COMMISSION EXPIRES 4-13-25

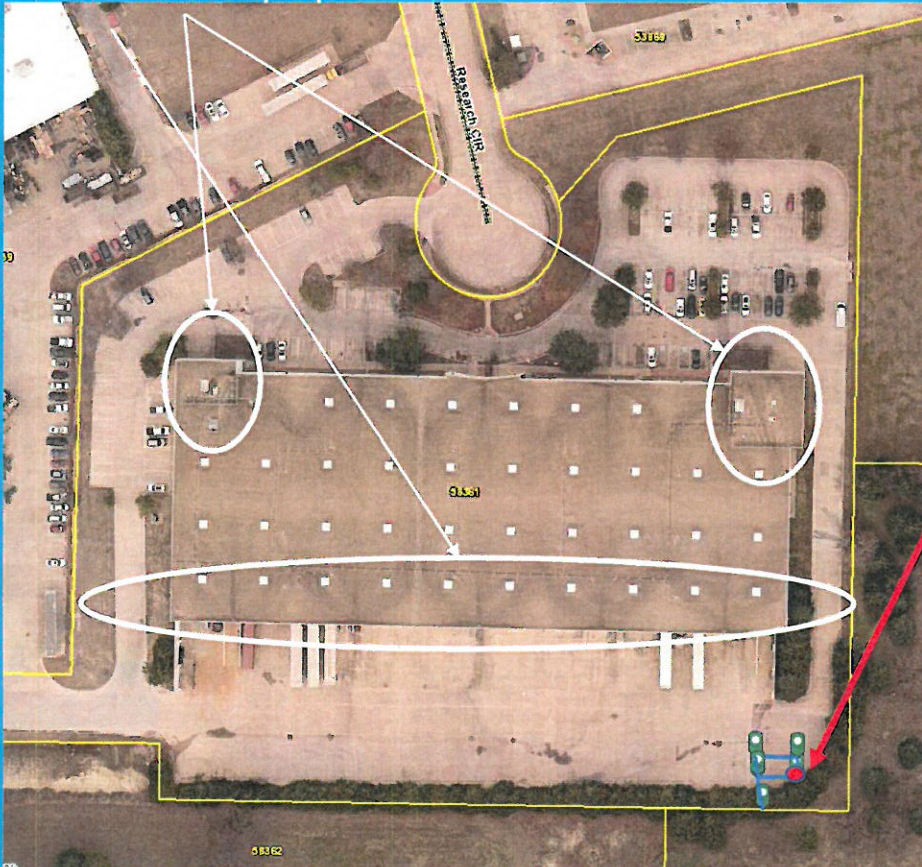


# Tornado Shelter Placement (SP2022-023)

(Rockwall CAD Map Search Measuring Tool)



Concentrations of people



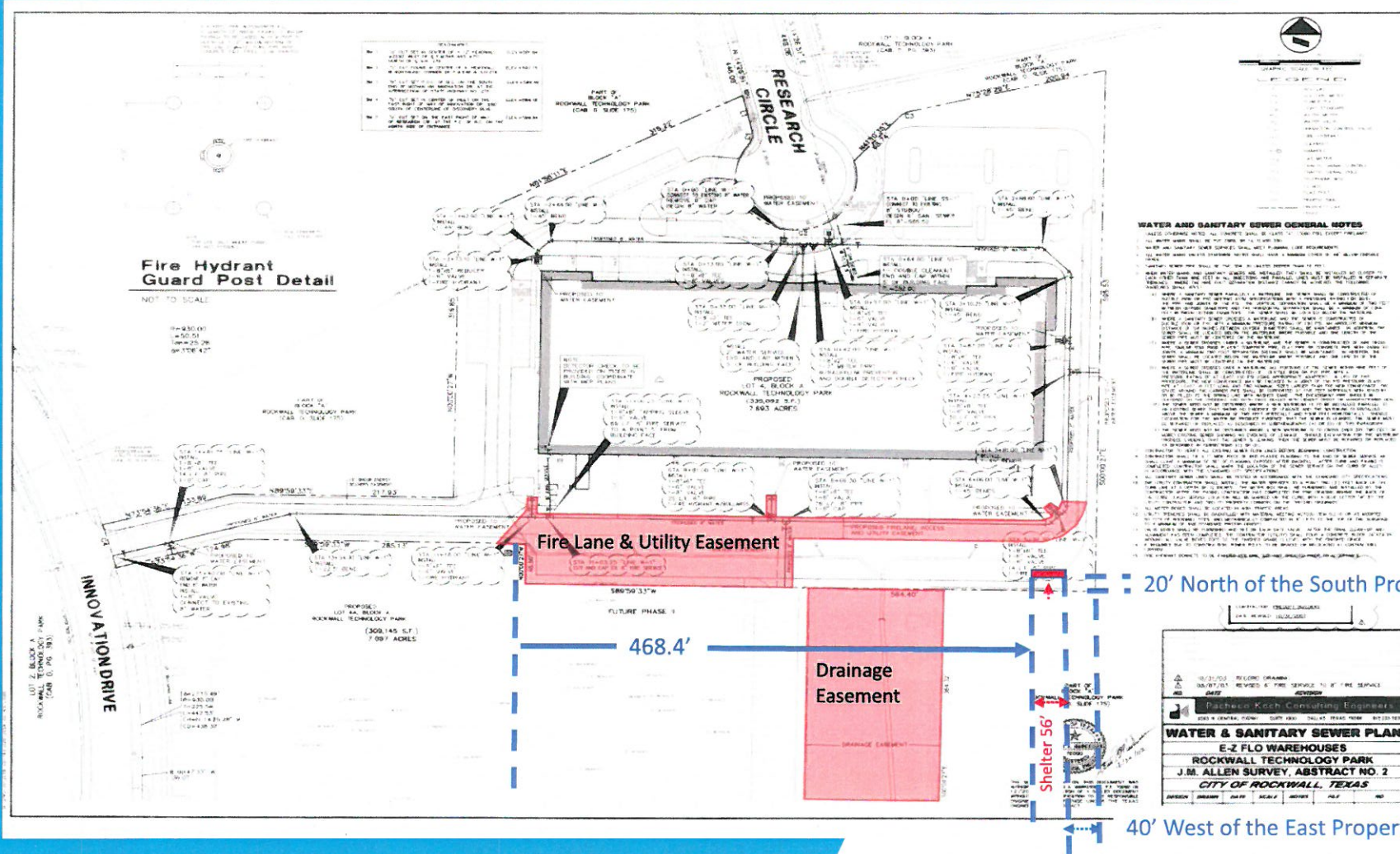
- Shelter size (56' L x 10' W)
- Capacity (112 People)
- Site Headcount (90 People)
- Have property owner approval
- Warehouse is concrete tilt-wall; shelters must be away from walls

## Shelter Placement (Cornered on Red Dot)

- 40' West of East Property Line
- 20' North of South Property Line



# Tornado Shelter Placement (SP2022-023)



Fire Lane & Utility Easement

Drainage Easement

20' North of the South Property Line

468.4'

Shelter 56'

40' West of the East Property Line











# Severe Weather Protection



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[www.StormShelter.com](http://www.StormShelter.com)

1301 Industrial Dr. SE | Hartselle, AL 35640 | 800.462.3648



# Protection for 5 to 500+



## Phase I: Consultation

Equipped with over 25 years of experience, our extensive knowledge is used to help determine the size of shelter, the best location, and any required or desired options to meet your needs.



## Phase II: Foundation

Once a suitable location is established, a strong foundation is just as important as the quality of the shelter itself. Our foundation experts possess unparalleled experience in designing, excavating, pouring and finishing the foundation.



## Phase III: Manufacturing

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## Phase IV: Installation

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100+

Businesses Protected

25+

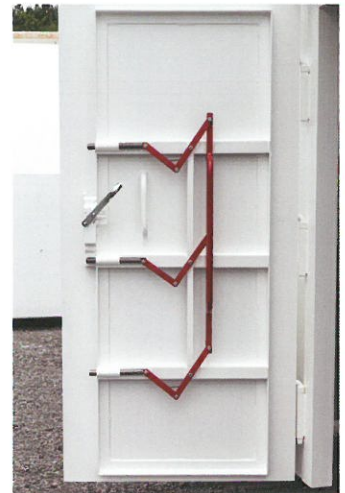
Years in Business



# EF-5/250+MPH Tested & Rated

## Quality Construction

- Meets/Exceeds FEMA P-361 & ICC-500 Standards
- Impact tested by The National Wind Institute
- EF-5 Rated/250+ MPH wind and debris tested
- 1/4" solid steel plate construction with internal support
- Six (6) point locking door
- Manufactured in Alabama from U.S. made steel
- Monolithic concrete foundation with reinforced rebar matting
- Anchored with 3/4" anchor bolts imbedded into foundation with two-part epoxy
- Each 3/4" anchor bolt is rated for 24,000lbs of load force



## Standard Features

- 8' interior height
- 36" wide doorways
- ADA-compliant
- Guarded/forced air ventilation
- High-performance coating
- Overhead interior LED lighting
- Emergency lighting
- Exterior lighting
- Dehumidifier
- Bench seating



## Optional Features

- LP/NG stand-by generator
- Secondary protective generator box
- Restroom facilities
- Rear escape hatch on 8' wide shelters
- Interconnection of multiple shelters
- Custom color

## Available Sizes

- 8'x12' to 8'x24' (28-38 person capacity)
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- Interconnected shelters allow for increased capacity & faster access with multiple egress points
- Custom Sizes Available

**8,000+**  
**Shelters Installed**

**110,000+**  
**Lives Protected**



# Saving Lives Since 1995



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[info@stormshelter.com](mailto:info@stormshelter.com)





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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**STAFF USE ONLY**

PLANNING & ZONING CASE NO. SP2022-036

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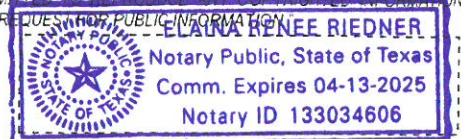
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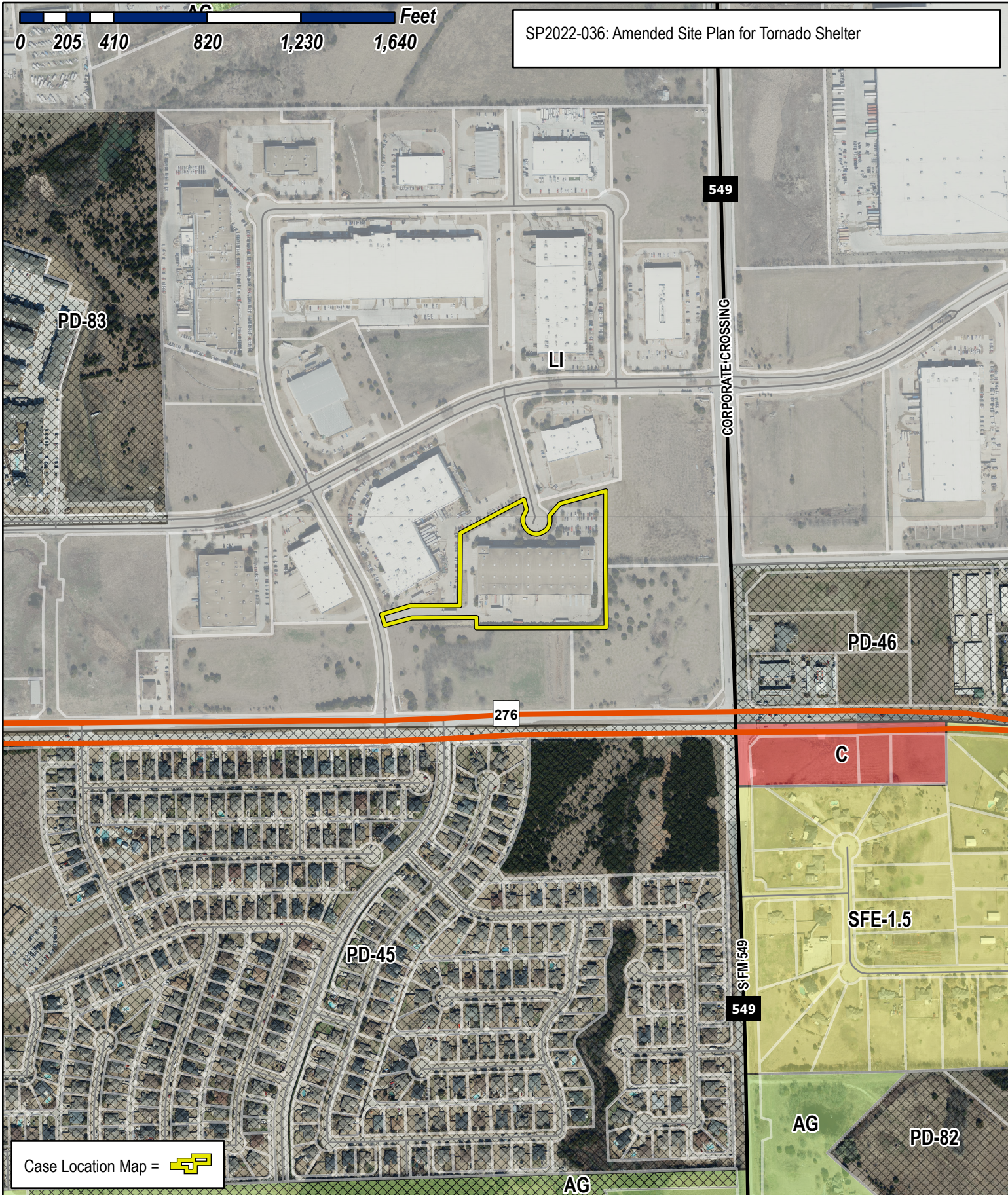
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



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Case Location Map = 



# City of Rockwall

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

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



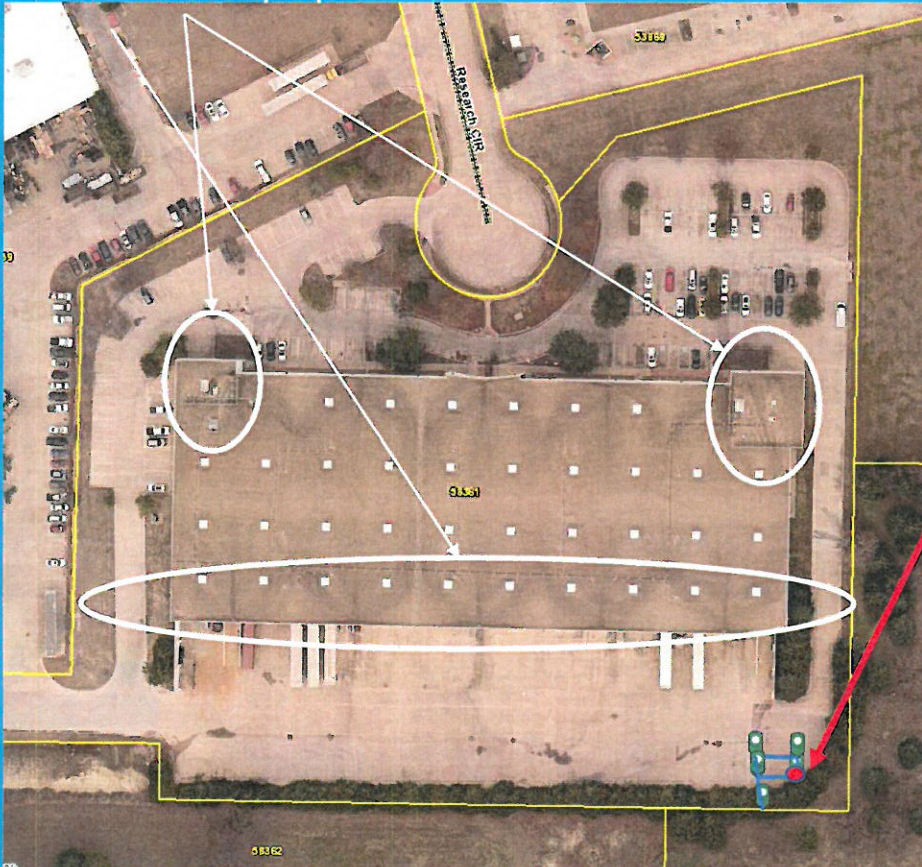


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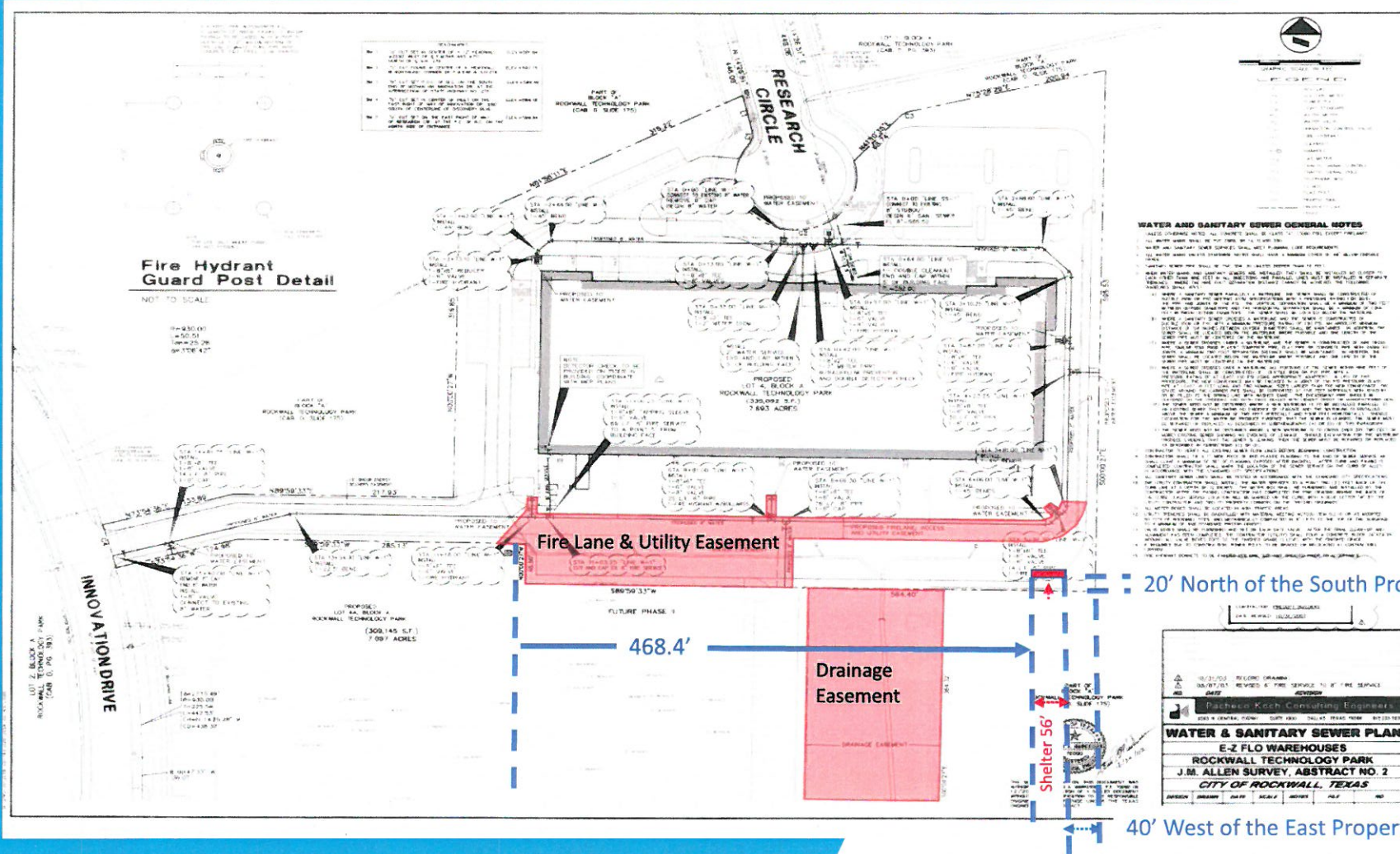
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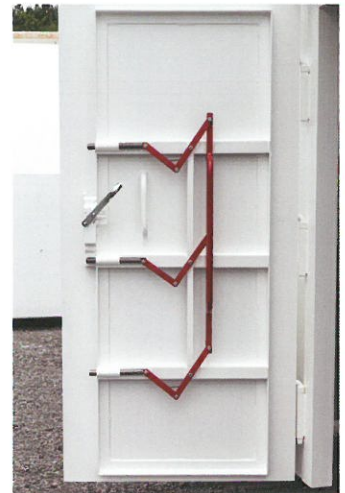
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# PROJECT COMMENTS



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

DATE: 6/23/2022

PROJECT NUMBER: SP2022-036  
PROJECT NAME: Amended Site Plan for a Tornado Shelter at 1605 Research Circle  
SITE ADDRESS/LOCATIONS: 1605 RESEARCH CIR

CASE MANAGER: Bethany Ross  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: [bross@rockwall.com](mailto:bross@rockwall.com)

CASE CAPTION: Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the approval of an Amended Site Plan for a Tornado Shelter on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/23/2022	Approved w/ Comments

06/23/2022: SP2022-036; Amended Site Plan for Tornado Shelter at 1605 Research Circle  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of an Amended Site Plan for a Tornado Shelter on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).
- M.3 For reference, include the case number (SP2022-036) in the lower right-hand corner of all pages on future submittals.
- I.4 The proposed tornado shelter is considered an Industrial building and is subject to the Commercial Building Standards stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC), Section 02 Commercial District Standards and the SH-276 Overlay (SH-276 OV) District Standards stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC), Section 06, Overlay Districts Standards.
- M.7 Based on the materials submitted staff has identified the following exceptions for this project:
  - (1) Building Articulation on Primary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all primary building facades for commercial buildings are required to meet the standards stipulated in section 04.01C1. In this case the two (2) primary facades do not meet these standards.
  - (2) Building Articulation on Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in section 04.01C2. In this case the two (2) secondary facades do not meet these standards.
  - (3) Building Materials. According to Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry and 20% stone to meet the standards stipulated in section 06.02.C.
- M.8 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures for each exception or variance is required. In this case, staff has identified three (3) variances. In order to request a variance, the applicant will need to provide a letter outlining the requested variances. In addition, the UDC requires six (6) compensatory measures for this project; however, in staff's opinion the existing tree line provides sufficient screening of the structure. Taking this into account the Planning and Zoning Commission has the discretion to allow this request without any compensatory measures.
- I.9 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refunds 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.10 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 June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 17, 2022 Planning & Zoning Meeting.



I.11 Please note that all meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street. The meeting schedule for this case is as follows:

- (1) Planning & Zoning Work Session Meeting: June 28, 2022.
- (2) Planning & Zoning Meeting: July 12, 2022.

I.12 Please note that a representative should be present for each meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved
No Comments			
BUILDING	Rusty McDowell	06/23/2022	Approved
No Comments			
FIRE	Ariana Kistner	06/23/2022	Approved
No Comments			
GIS	Lance Singleton	06/21/2022	Approved
No Comments			
POLICE	Chris Cleveland	06/20/2022	Approved
No Comments			
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Are existing landscape and / or trees being impacted?





# Rockwall, TX Tornado Shelter

(SP2022-023)





# Project Background

## Scenario/Problem:

RWC locations in the south are at an elevated risk for tornados. Currently, the designated tornado shelter areas within our building are the strongest known rooms, but they are not FEMA EF-5 rated shelters. In addition to the interior rooms being inferior shelters, they will require emergency services for extrication when there is a structural collapse. All six tornado shelters installing this year at RWC sites across the south are being placed away from buildings as recommended by our risk mitigation engineering firm Paragon. Considering tornadic events in North America, a tornado shelter placed at our Rockwall, TX facility would mitigate risk to our employees.

## Project Justification:

- EF-5 rated tornado shelters in high-risk areas will provide added protection for our current and future employees, who are our most important assets.
- Mitigates production downtime should employees need to leave site to seek shelter.
- Mitigates worker compensation claims by providing an adequate shelter to remove the “increased risk” liability that could be assigned to RWC due to our attendance policies.
- Shelter located away from the building would not require emergency services extrication when there is a structural collapse.



# Project Background

**Location Selection:** Each RWC site risk was evaluated considering the number of tornadoes and the storm's severity (EF-2, 3 & 4's) over the past ten years to determine shelter site selection. Existing buildings should withstand most EF-0 and EF-1 tornadic events.

Sites	County	Size (Area)	NOAA Tornado Database					EEs Affected	
			Last 10 Years	EF-0	EF-1	EF-2	EF-3		
Cullman, AL	Cullman	755 mi <sup>2</sup>	24	8	12	3	1	468	Enhanced Risk
Rockwall, TX	Rock Wall	149 mi <sup>2</sup> *	24	11	6	4	2	90	
Atlanta, GA	Fulton	534 mi <sup>2</sup>	16	9	6	1		122	Elevated Risk
Jacksonville, FL	Duval	918 mi <sup>2</sup>	9	2	7			11	Marginal Risk
Ontario, CA	San Bernardino	20,105 mi <sup>2</sup>	4	4				29	
Logan Township, NJ	Gloucester	337 mi <sup>2</sup>	3	1	1		1	6	
Fremont, IN	Steuben	323 mi <sup>2</sup>	3	1	2			7	
Kingston, NC	Lenoir	403 mi <sup>2</sup>	2	2				13	
Las Vegas, NV	Clark	8,061 mi <sup>2</sup>	1	1				25	

- Rockwall County data includes adjacent Dallas County data. The small size of Rockwall County did not accurately show the level of tornado activity for a county located in Tornado Alley.
- Data from U.S. National Weather Service database



# Project Background – Impact severe tornadoes can have on manufacturing and distribution buildings

A consumer products factory in Mayfield, Kentucky was hit by an EF-4 tornado on December 10, 2021 and has since shut down, laying off 251 employees. More than 100 people were working when the tornado hit, killing eight people.



**BEFORE** (left) Overview of Mayfield Consumer Products Factory and nearby buildings before the tornado.

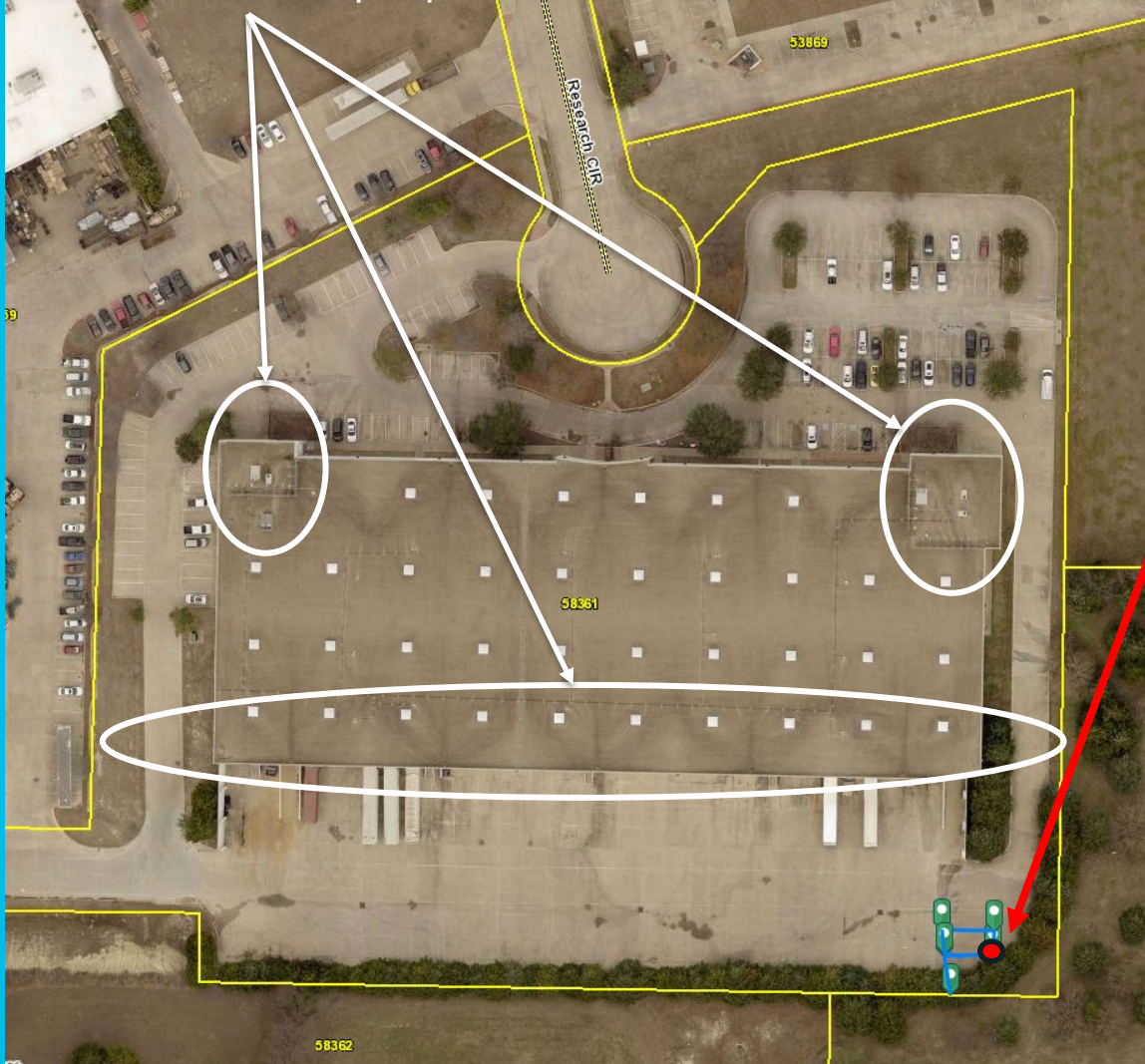
**AFTER** (right) Overview of the damage to the Mayfield Consumer Products Factory and nearby buildings after the tornado on Dec. 11, 2021.



# Tornado Shelter Placement (SP2022-023)

(Rockwall CAD Map Search Measuring Tool)

Concentrations of people



- Shelter size (56' L x 10' W)
- Capacity (112 People)
- Site Headcount (90 People)
- Have property owner approval
- Warehouse is concrete tilt-wall; shelters must be 50' away from walls

## Shelter Placement (Cornered on Red Dot)

- 40' West of East Property Line
- 20' North of South Property Line

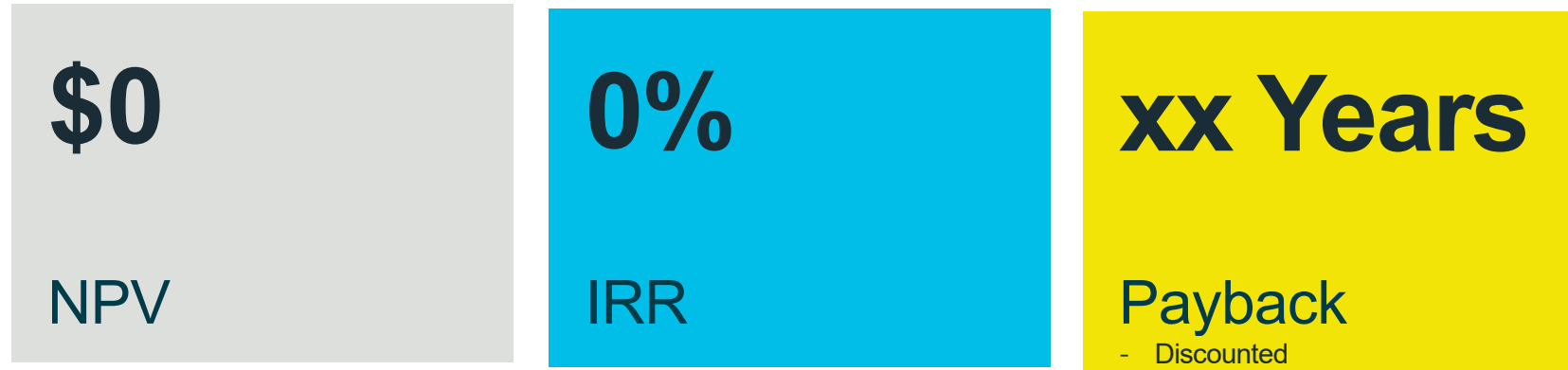






# Financial Return – N/A

Tornado Shelter - \$204,000



- Minimal financial return, the principal benefit is to protect our employees and attract future employees.
- Mitigates worker compensation claims by providing an adequate shelter to remove the “increased risk” liability that could be assigned to RWC due to our attendance policies.
- Mitigates production losses should employees need to seek shelter.
- Shelter located away from the building would not require emergency services extrication when there is a structural collapse.



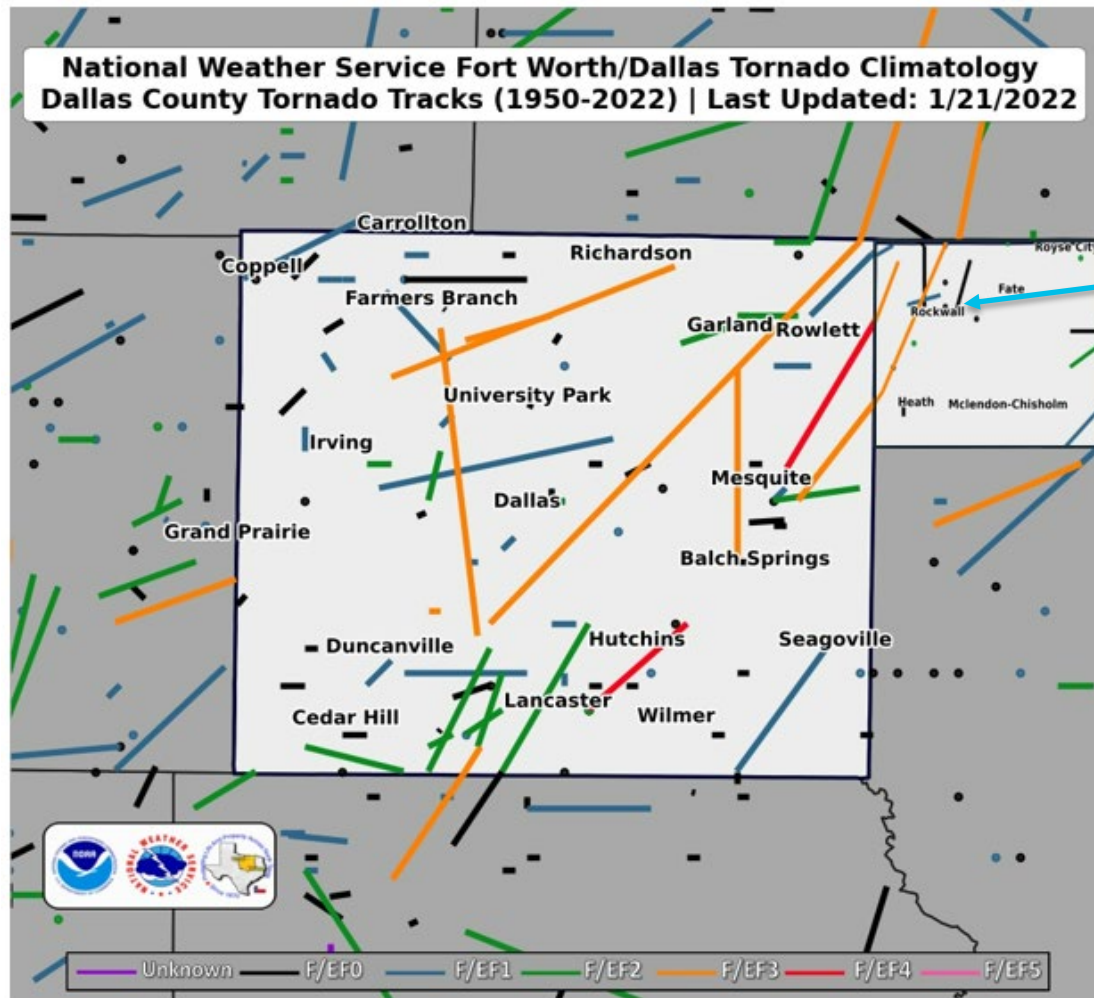


Solutions to Shape the World™



# Appendix – Rockwall Tornadoes 1880-Present (100+ Years)

Sites	County	Size (Area)	Last 10 Years	EF-0	EF-1	EF-2	EF-3	EF-4	EEs Affected
Rockwall, TX	Rock Wall	149 mi <sup>2</sup> *	24	11	6	4	2	1	90



Rockwall, TX



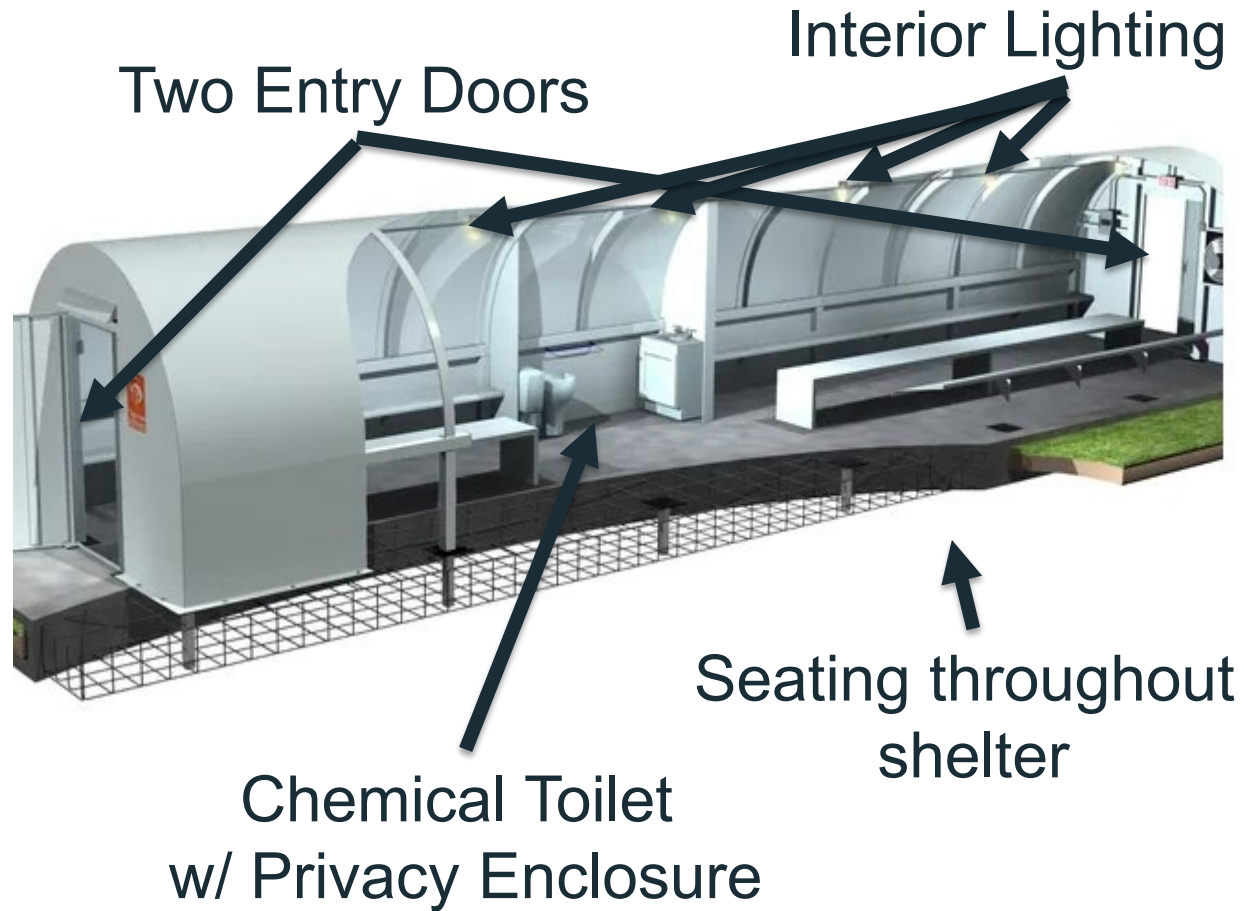
# Appendix – Frequently Asked Questions

## Questions/Answers

1. Why is RWC doing this? **Protect our current and future employees, who are our most important assets.**
2. Why is it so big? **FEMA required size for 112 people.**
3. What is the employment count today? **90 employees** What is the employment capacity of the existing building? **No plans to exceed 100 People**
4. What's the inside like? **Bare minimum accommodations. Lighting, air ventilation, seating benches, and chemical toilet with privacy curtain.**
5. Why can't it be inside the current building? **Our RWC Risk Engineering Firm that interacts with our Insurance company recommends exterior shelters away from the building in case of collapse. The building concrete walls, natural gas lines, and electrical lines present additional hazards after a tornado impact. Emergency crews would have to extricate people from an interior shelter.**
6. Will it be secured when "not in use"? **Will be always locked. Keys will be available inside the main building at locked exits to the shelter.**
7. Aesthetics - **Shelter will be paint to matched the building. Interior 8-hour battery back-up system. No exterior items such as tanks or generators.**
8. The structure does not have a fire suppression system. **Code requires fire extinguisher. The shelter will have a fire extinguisher.**
9. Could be used as storage area. **Absolutely not, this shelter will be added to our OSHA required "Emergency Action Plan" (OSHA 1910.38). Furthermore, it is an OSHA violation to block an entrance or exit (OSHA 1910.36).**
10. Is the owner willing to ensure that the landscape barrier is maintained to ensure that it is not visible from the streets? **Barrier already exists, will continue to maintain the current barrier (Appendix).**
11. Would you run drills to ensure that people could get in the shelter in an expeditious manner. **OSHA requires evacuation procedures, evacuation routes, and annual drills to ensure employee safety under "Emergency Action Plan" (OSHA 1910.38).**



# Appendix – Quonset Style Shelter Information



- Shelter will have interior battery pack for up to 8 Hours of reserve power.
- Battery back-up more aesthetically pleasing, no exterior items such as propane tanks or back-up generators outside the shelter.



# Appendix – Quonset Style Shelter Information



Seating throughout  
shelter



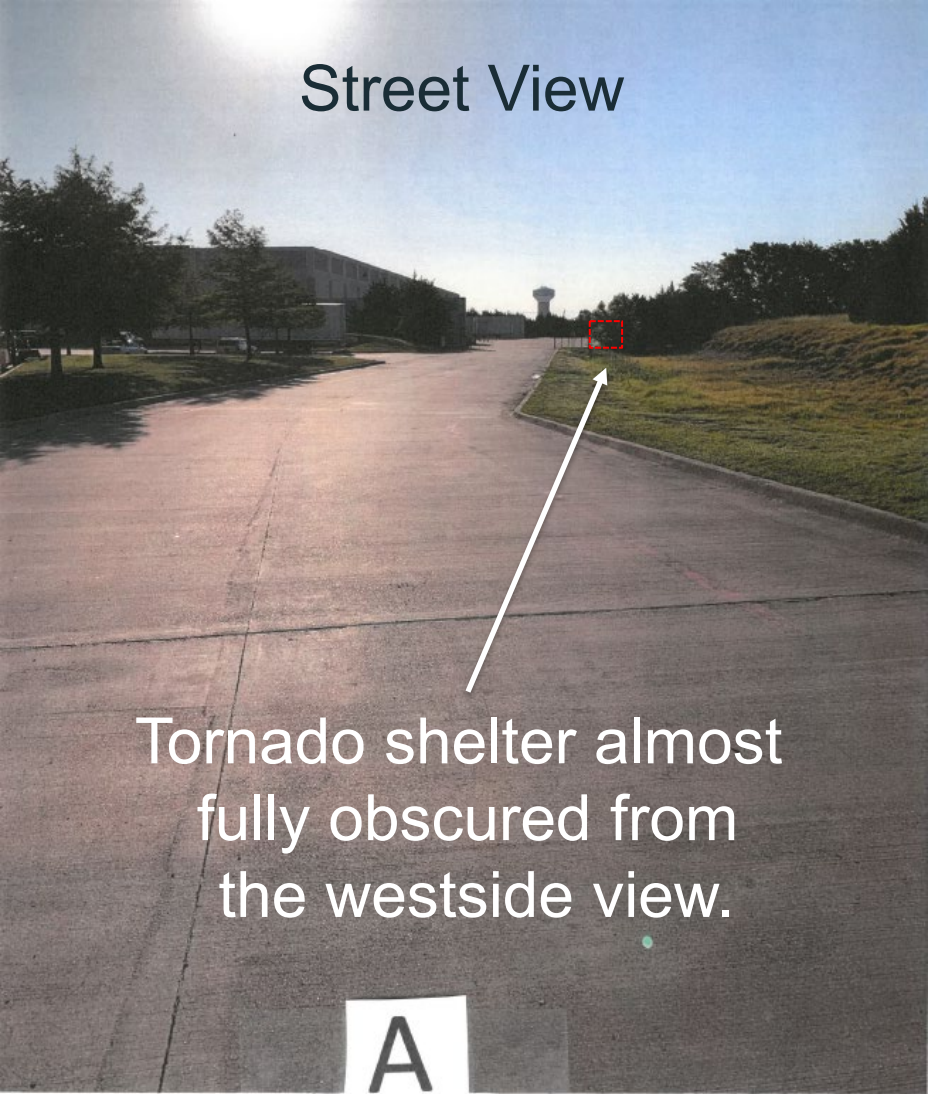
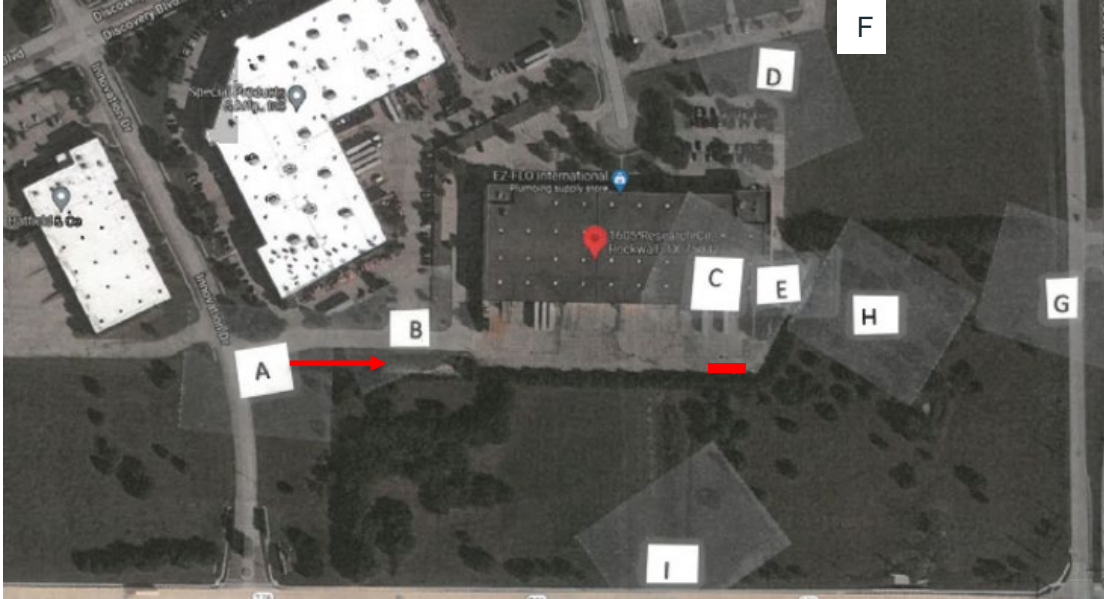
# Appendix – Satellite Map showing street level photo locations





# Appendix – Site Map showing photo location “A”

Satellite View



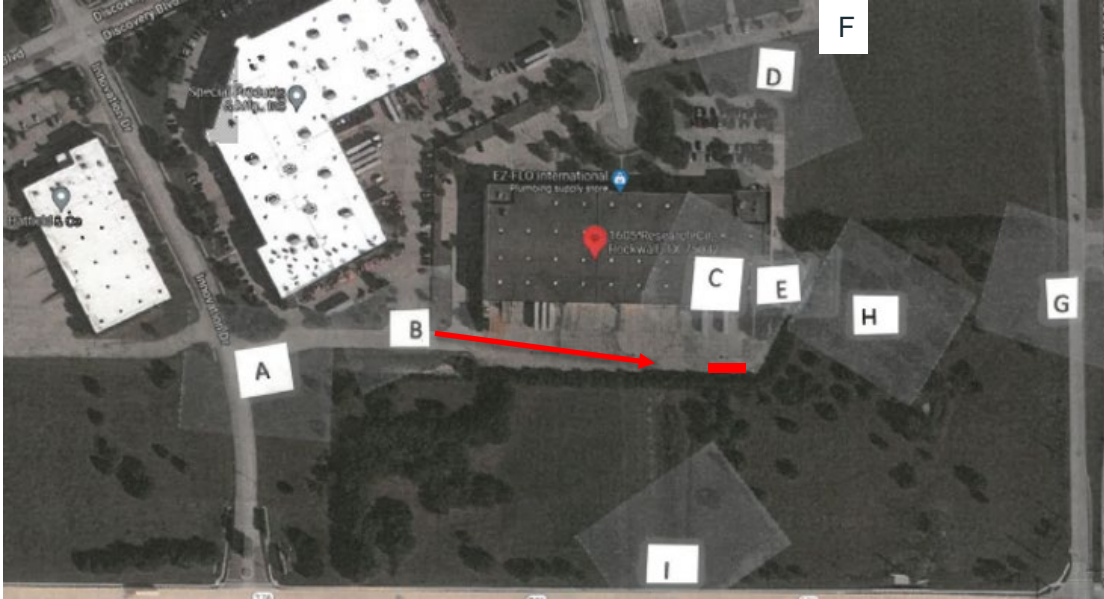
Street View

Tornado shelter almost fully obscured from the westside view.



# Appendix – Site Map showing photo location “B”

Satellite View



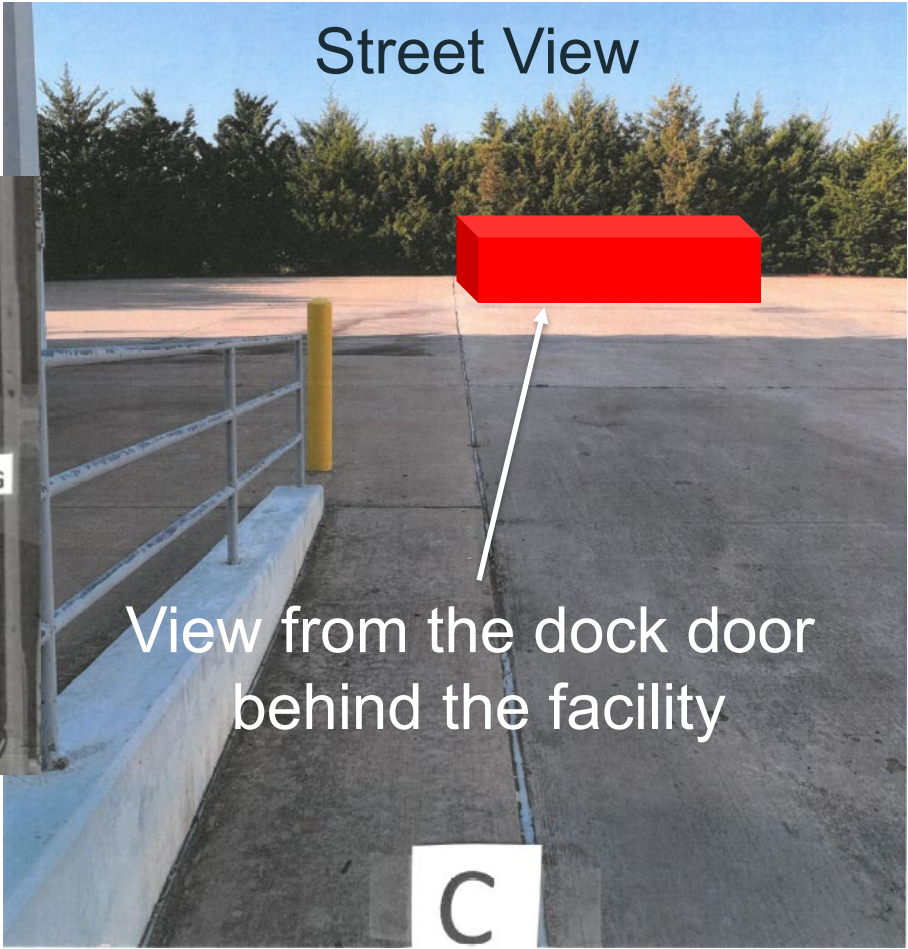
Street View





# Appendix – Site Map showing photo location “C”

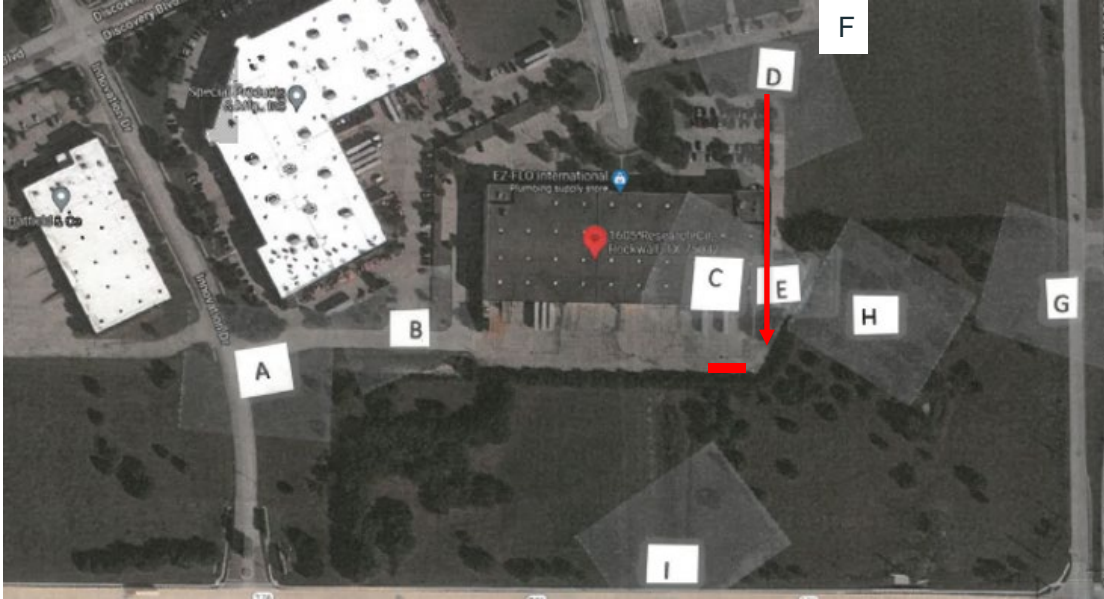
Satellite View





# Appendix – Site Map showing photo location “D”

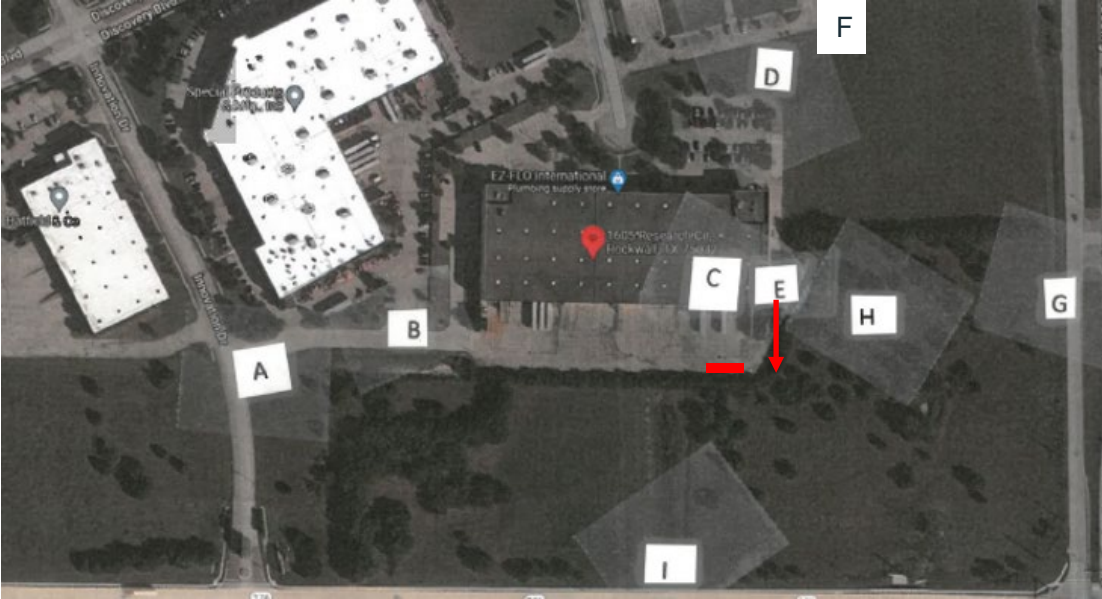
Satellite View





# Appendix – Site Map showing photo location “E”

Satellite View



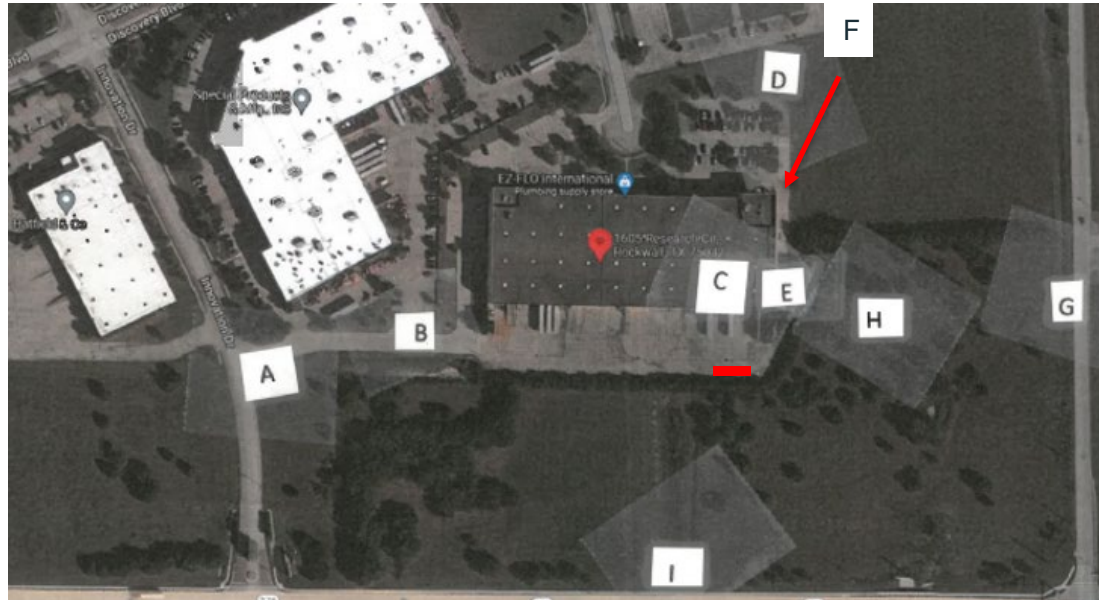
Street View



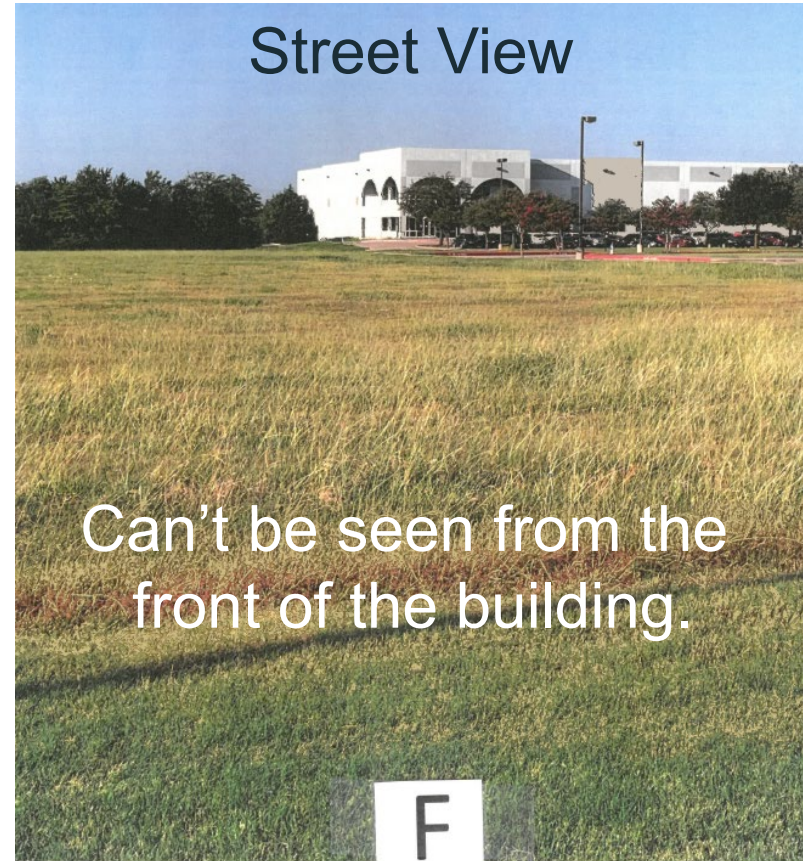


# Appendix – Site Map showing photo location “F”

Satellite View



Street View

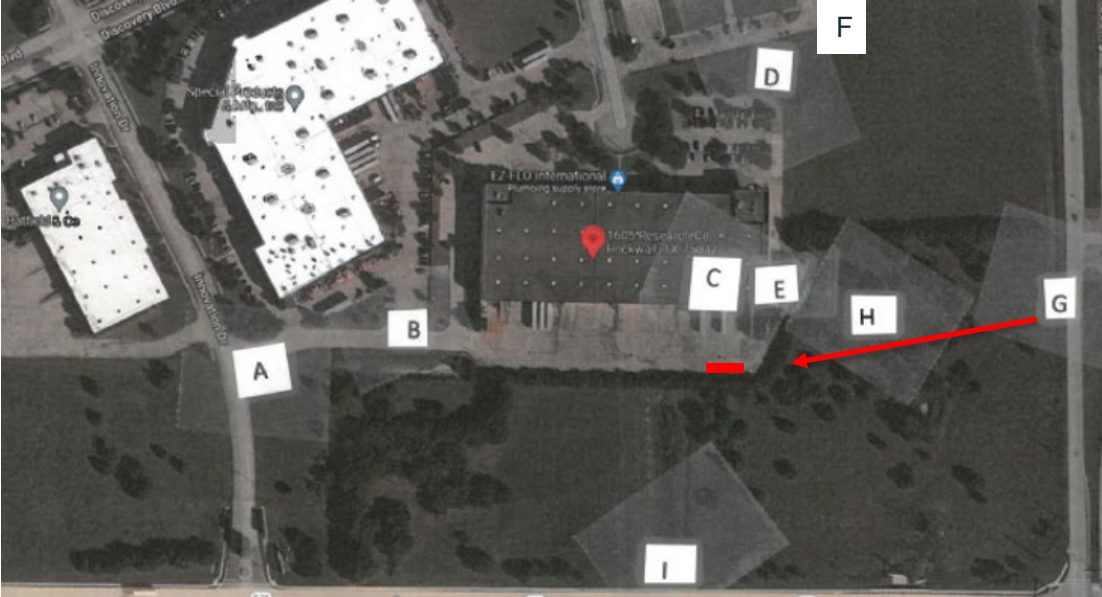


Can't be seen from the front of the building.

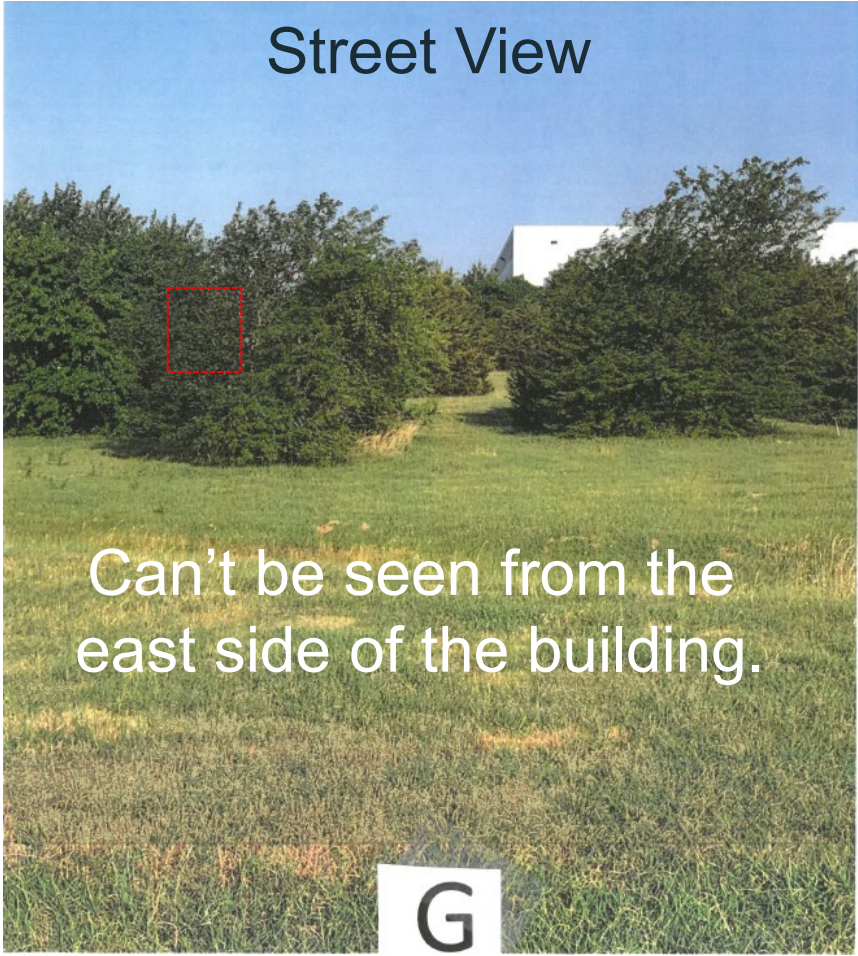


# Appendix – Site Map showing photo location “G”

Satellite View



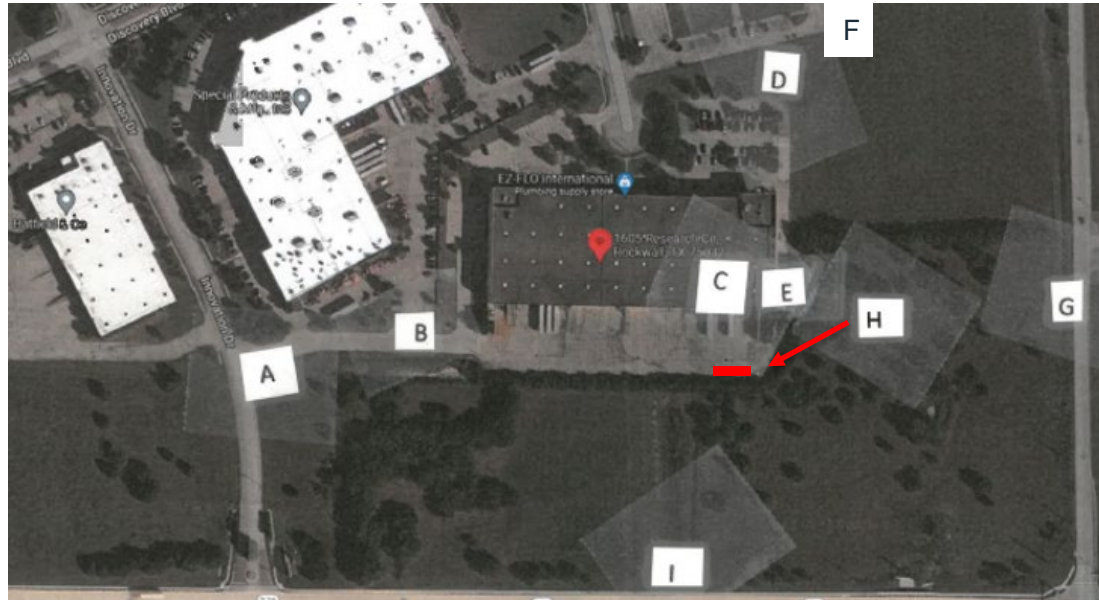
Street View





# Appendix – Site Map showing photo location “H”

Satellite View



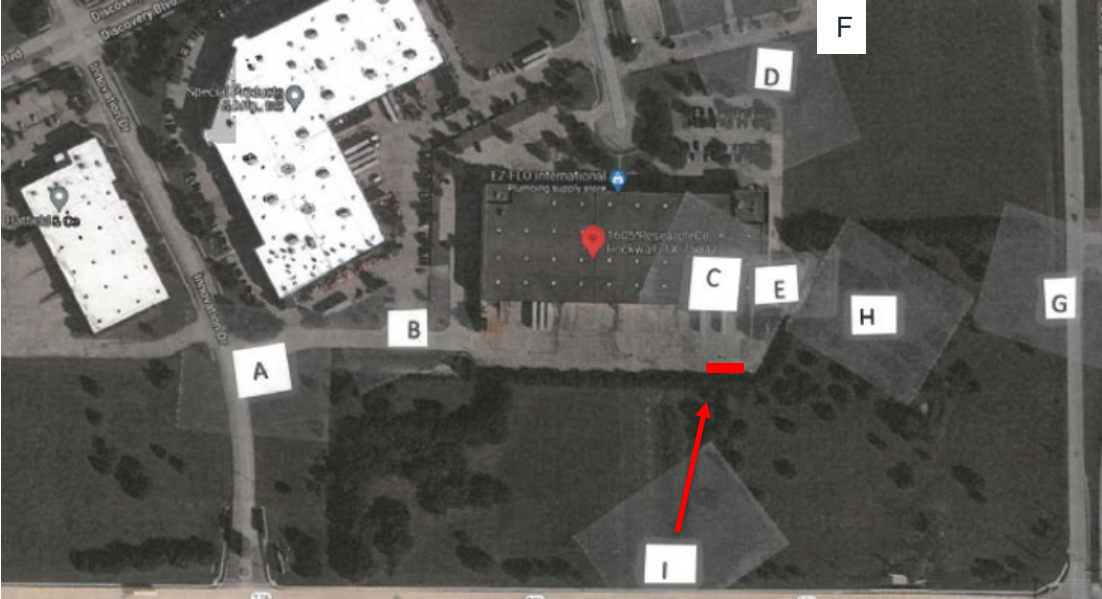
Street View



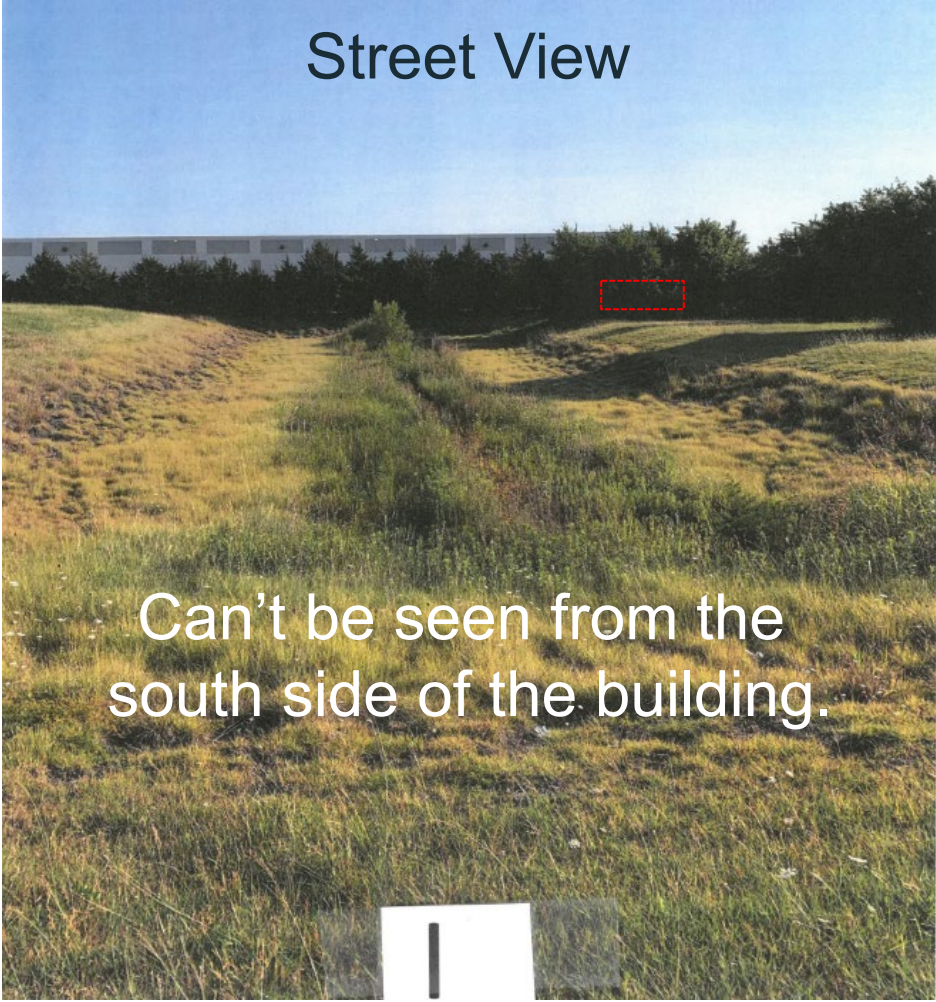


# Appendix – Site Map showing photo location “I”

Satellite View



Street View



Can't be seen from the south side of the building.





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. SP2022-036

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

<sup>1</sup> 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.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS 1605 Research Cir, Rockwall, Tx 75032

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**

CURRENT ZONING Light Industrial CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

**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 Reliance Worldwide Corporation  APPLICANT Agua Marine Enterprises, Inc

CONTACT PERSON Alton Smith

CONTACT PERSON Dustin Mitchell

ADDRESS 2400 7<sup>th</sup> Ave SW

ADDRESS 1301 Industrial Dr SE

CITY, STATE & ZIP Cullman, AL 35055

CITY, STATE & ZIP Hartselle, AL 35640

PHONE 256-775-8134

PHONE 256-462-3648

E-MAIL alton.smith@rwc.com

E-MAIL dustin@stormshelter.com

**NOTARY VERIFICATION [REQUIRED]**

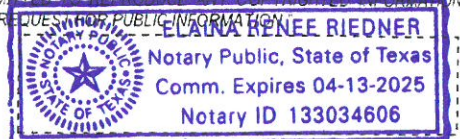
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matthew Miller [OWNER] THE UNDERSIGNED WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 17 DAY OF June, 2022. 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 17 DAY OF June, 2022

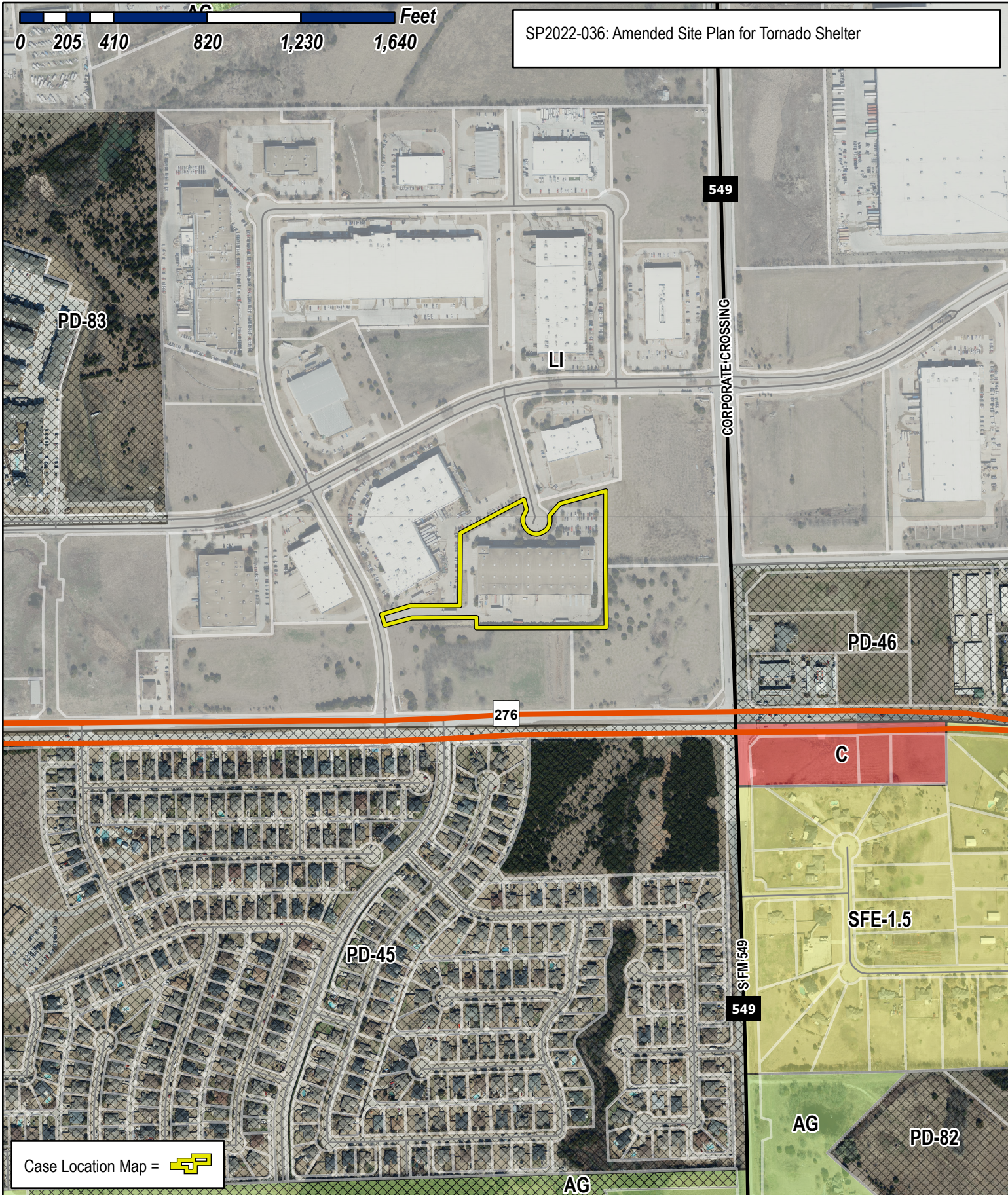
OWNER'S SIGNATURE Elaina Renee Riedner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: \_\_\_\_\_



MY COMMISSION EXPIRES 4-13-25





Case Location Map = 



# City of Rockwall

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

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



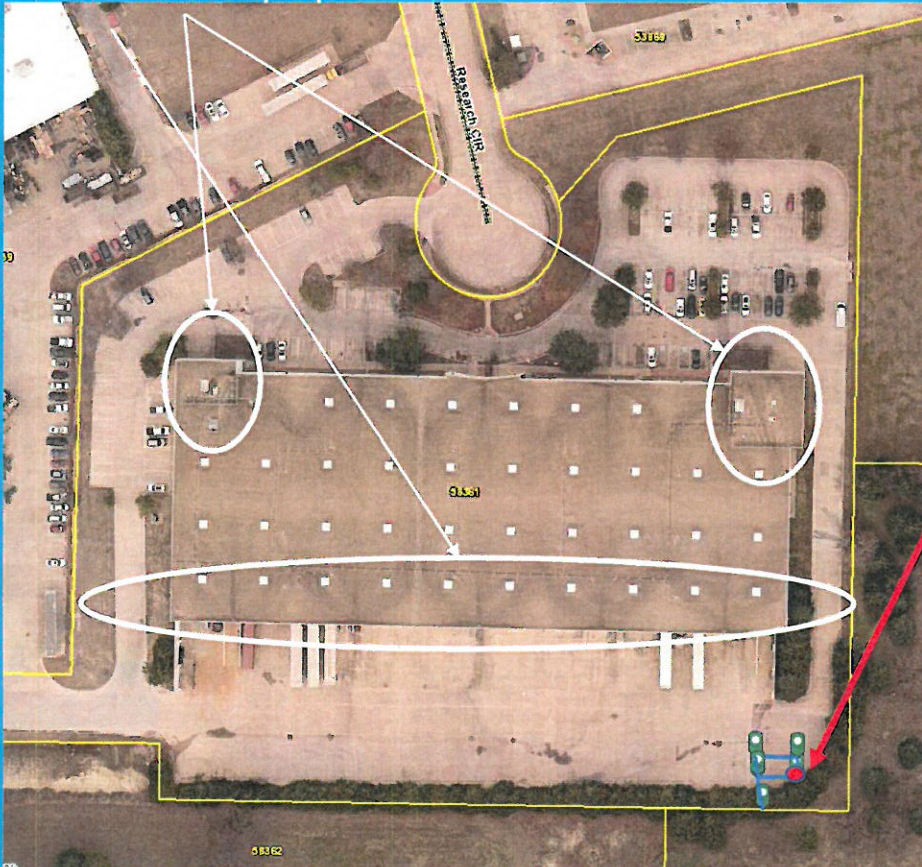


# Tornado Shelter Placement (SP2022-023)

(Rockwall CAD Map Search Measuring Tool)



Concentrations of people



- Shelter size (56' L x 10' W)
- Capacity (112 People)
- Site Headcount (90 People)
- Have property owner approval
- Warehouse is concrete tilt-wall; shelters must be away from walls

## Shelter Placement (Cornered on Red Dot)

- 40' West of East Property Line
- 20' North of South Property Line















# Severe Weather Protection



Safety. Security. Service.

**SAFE-T-SHELTER®**  
SAFE ROOMS & STORM SHELTERS

[www.StormShelter.com](http://www.StormShelter.com)

1301 Industrial Dr. SE | Hartselle, AL 35640 | 800.462.3648



# Protection for 5 to 500+



## Phase I: Consultation

Equipped with over 25 years of experience, our extensive knowledge is used to help determine the size of shelter, the best location, and any required or desired options to meet your needs.



## Phase II: Foundation

Once a suitable location is established, a strong foundation is just as important as the quality of the shelter itself. Our foundation experts possess unparalleled experience in designing, excavating, pouring and finishing the foundation.



## Phase III: Manufacturing

As one of the only all-inclusive safe room providers, Safe-T-Shelter designs, fabricates, delivers, installs and services our products from start to finish. Every shelter is third party inspected and tested prior to leaving the production facility.



## Phase IV: Installation

Shelters are delivered and anchored by our highly trained installation team. Next, electrical systems are completed and chosen options installed. Once all systems pass inspection and QC, an STS representative completes a final walk through with the client.

100+

Businesses Protected

25+

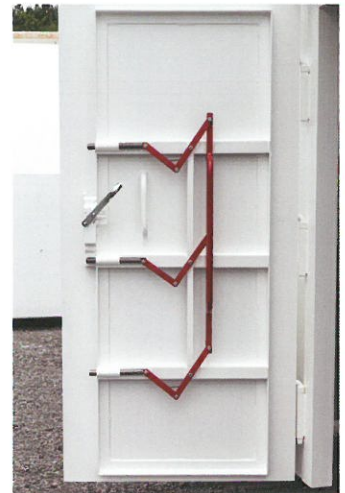
Years in Business



# EF-5/250+MPH Tested & Rated

## Quality Construction

- Meets/Exceeds FEMA P-361 & ICC-500 Standards
- Impact tested by The National Wind Institute
- EF-5 Rated/250+ MPH wind and debris tested
- 1/4" solid steel plate construction with internal support
- Six (6) point locking door
- Manufactured in Alabama from U.S. made steel
- Monolithic concrete foundation with reinforced rebar matting
- Anchored with 3/4" anchor bolts imbedded into foundation with two-part epoxy
- Each 3/4" anchor bolt is rated for 24,000lbs of load force



## Standard Features

- 8' interior height
- 36" wide doorways
- ADA-compliant
- Guarded/forced air ventilation
- High-performance coating
- Overhead interior LED lighting
- Emergency lighting
- Exterior lighting
- Dehumidifier
- Bench seating



## Optional Features

- LP/NG stand-by generator
- Secondary protective generator box
- Restroom facilities
- Rear escape hatch on 8' wide shelters
- Interconnection of multiple shelters
- Custom color

## Available Sizes

- 8'x12' to 8'x24' (28-38 person capacity)
- 10'x24' to 10'x56' (48-112 person capacity)
- Interconnected shelters allow for increased capacity & faster access with multiple egress points
- Custom Sizes Available

**8,000+**  
**Shelters Installed**

**110,000+**  
**Lives Protected**



# Saving Lives Since 1995



1301 Industrial Dr. SE  
Hartselle, AL 35640



800.462.3648  
256.502.8492



[info@stormshelter.com](mailto:info@stormshelter.com)

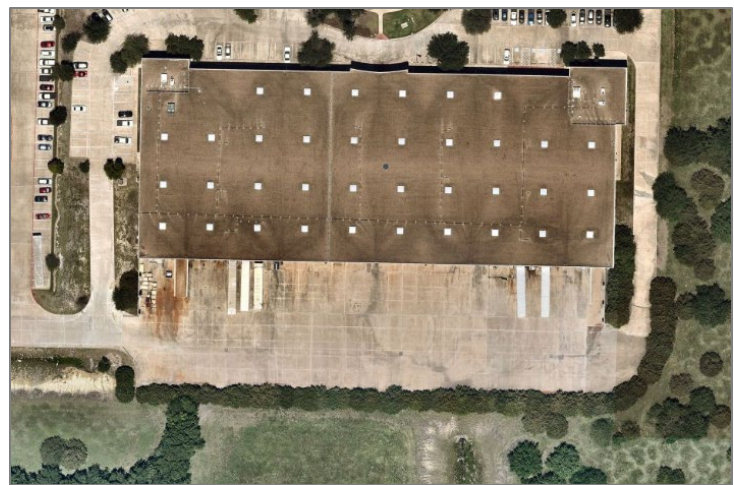
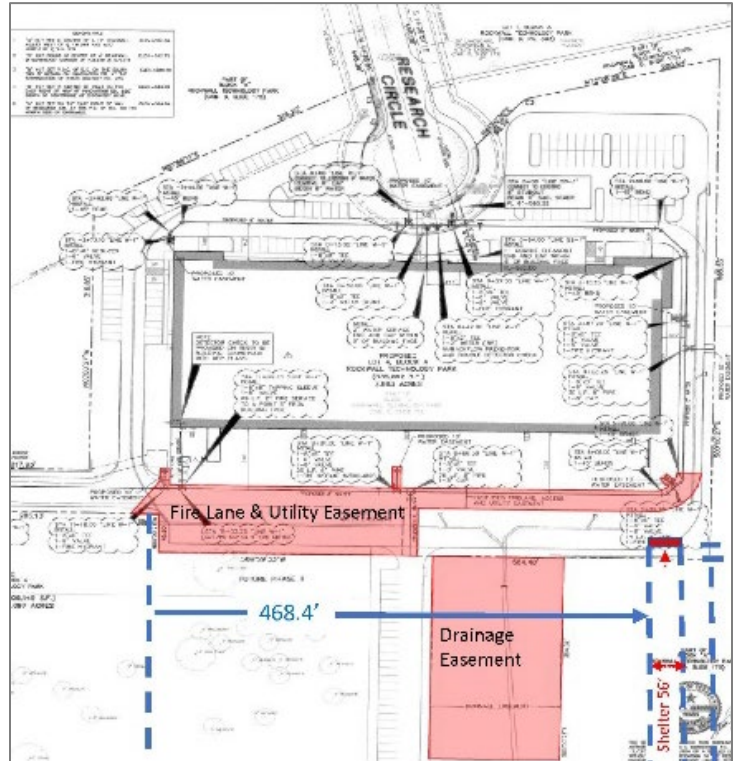




**TO:** Planning and Zoning Commission  
**FROM:** Bethany Ross, *Planner*  
**DATE:** July 12, 2022  
**SUBJECT:** SP2022-036; *Amended Site Plan for Tornado Shelter at 1605 Research Circle*

The applicant, Dustin Mitchell of *Aqua Marine Enterprises Inc.*, is requesting the approval of an amended site plan for a *Tornado Shelter* at 1605 Research Circle (i.e. *EZ Flo*). The subject property is zoned Light Industrial (LI) District, and -- according to the *Rockwall Central Appraisal District (RCAD)* -- the 99,600 SF *Warehouse Distribution Center* situated on the subject property was originally constructed in 2003. Staff should note that the Planning and Zoning Commission reviewed this same request [Case No. SP2022-023] on June 14, 2022 and approved a motion to deny the site plan without prejudice by a vote of 4-0 (with Commissioners Thomas, Conway and Womble absent). Since the case was denied without prejudice, the applicant was able to resubmit a new application making the same request on June 17, 2022.

Section 03.06, *Amended Site Plan*, of the Unified Development Code states that "...in the event that the modifications (of the site) entail a significant change in the site plan, the Director of Planning and Zoning may defer the approval of the site plan to the Planning and Zoning Commission." In this case, the applicant is requesting to add another commercial building to the site,



**FIGURE 2:** SUBSTANTIAL TREE LINE SCREENING FOR PROPOSED TORNADO SHELTER

The applicant is proposing to add a 112-person *Tornado Shelter* to the subject property, south of the existing truck terminal. (see *Figure 1*). The proposed 560 SF *Tornado Shelter* is intended to hold all the employees at *EZ Flo* facility during a tornado event. Since this structure is consider to be commercial building, and the subject property is situated within the SH-276 Overlay (SH-276 OV) District, the structure is subject to the *General Overlay District Standards* contained in the Unified Development Code (UDC). This means that the proposed request involves variances to: [1] primary material requirements, [2] secondary material requirements, [3] roof design standards, [4] required architectural elements, and [5] four (4) sided architecture requirements. In addition, the structure also requires exceptions to the *General Industrial District Standards* that include: [1] primary



building articulation, and [2] secondary building articulation. Section 9, *Exceptions and Variances*, of the Unified Development Code (UDC) does grant the Planning and Zoning Commission the ability to grant exceptions and variances where "...strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." Typically, the code requires that variances and exceptions be supported by a minimum of two (2) compensatory measures that directly off-set the impact of the proposed variance. In this case, the applicant is proposing the *Tornado Shelter* for safety reasons and is not offering any compensatory measures. Staff should point out that the subject property has a row of large-caliper canopy trees screening any activity within the truck terminal (see *Figure 2*). Based on this staff has concluded that the *Tornado Shelter* will be sufficiently screened from adjacent properties and may warrant approval; however, variances and exceptions are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception. On May 31, 2022, the Architecture Review Board (ARB) approved a motion to recommend approval of the proposed structure with the condition that the applicant paint the *Tornado Shelter* a complimentary color to the existing EZ Flo building. This motion passed by a vote of 5-0, with board members Miller and Avenetti absent. While this recommendation was made on the previous case, staff did not bring the *Tornado Shelter* back to the ARB with the current case since nothing changed with regard to the applicant's request; however, this recommendation should be taken into consideration by the Planning and Zoning Commission when acting upon the current case. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the July 12, 2022 Planning and Zoning Commission meeting.





# Rockwall, TX Tornado Shelter

(SP2022-023)





# Project Background

## Scenario/Problem:

RWC locations in the south are at an elevated risk for tornados. Currently, the designated tornado shelter areas within our building are the strongest known rooms, but they are not FEMA EF-5 rated shelters. In addition to the interior rooms being inferior shelters, they will require emergency services for extrication when there is a structural collapse. All six tornado shelters installing this year at RWC sites across the south are being placed away from buildings as recommended by our risk mitigation engineering firm Paragon. Considering tornadic events in North America, a tornado shelter placed at our Rockwall, TX facility would mitigate risk to our employees.

## Project Justification:

- EF-5 rated tornado shelters in high-risk areas will provide added protection for our current and future employees, who are our most important assets.
- Mitigates production downtime should employees need to leave site to seek shelter.
- Mitigates worker compensation claims by providing an adequate shelter to remove the “increased risk” liability that could be assigned to RWC due to our attendance policies.
- Shelter located away from the building would not require emergency services extrication when there is a structural collapse.



# Project Background

**Location Selection:** Each RWC site risk was evaluated considering the number of tornadoes and the storm's severity (EF-2, 3 & 4's) over the past ten years to determine shelter site selection. Existing buildings should withstand most EF-0 and EF-1 tornadic events.

Sites	County	Size (Area)	NOAA Tornado Database					EEs Affected	
			Last 10 Years	EF-0	EF-1	EF-2	EF-3		
Cullman, AL	Cullman	755 mi <sup>2</sup>	24	8	12	3	1	468	Enhanced Risk
Rockwall, TX	Rock Wall	149 mi <sup>2</sup> *	24	11	6	4	2	90	
Atlanta, GA	Fulton	534 mi <sup>2</sup>	16	9	6	1		122	Elevated Risk
Jacksonville, FL	Duval	918 mi <sup>2</sup>	9	2	7			11	Marginal Risk
Ontario, CA	San Bernardino	20,105 mi <sup>2</sup>	4	4				29	
Logan Township, NJ	Gloucester	337 mi <sup>2</sup>	3	1	1		1	6	
Fremont, IN	Steuben	323 mi <sup>2</sup>	3	1	2			7	
Kingston, NC	Lenoir	403 mi <sup>2</sup>	2	2				13	
Las Vegas, NV	Clark	8,061 mi <sup>2</sup>	1	1				25	

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**BEFORE** (left) Overview of Mayfield Consumer Products Factory and nearby buildings before the tornado.

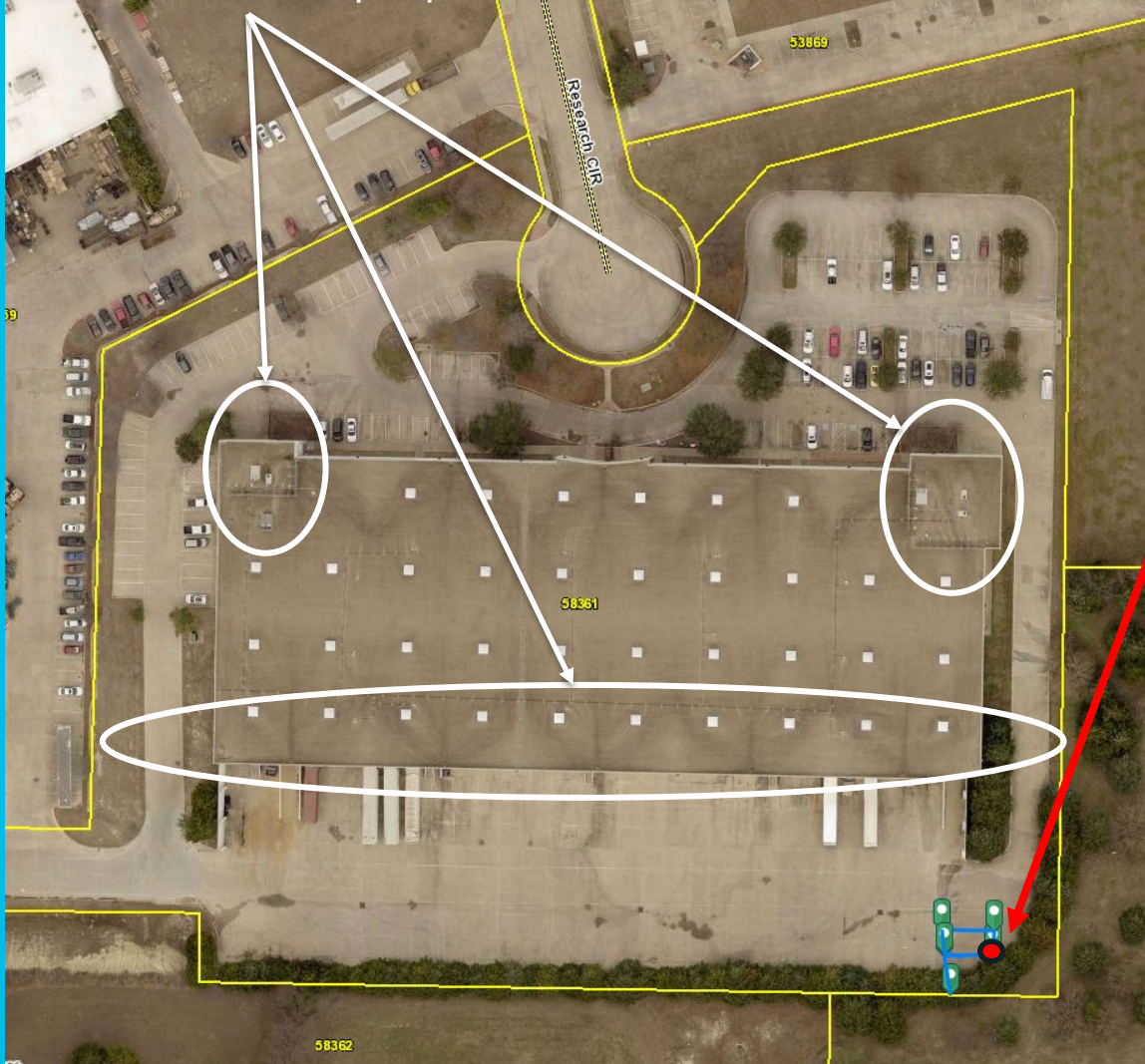
**AFTER** (right) Overview of the damage to the Mayfield Consumer Products Factory and nearby buildings after the tornado on Dec. 11, 2021.



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(Rockwall CAD Map Search Measuring Tool)

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- 40' West of East Property Line
- 20' North of South Property Line

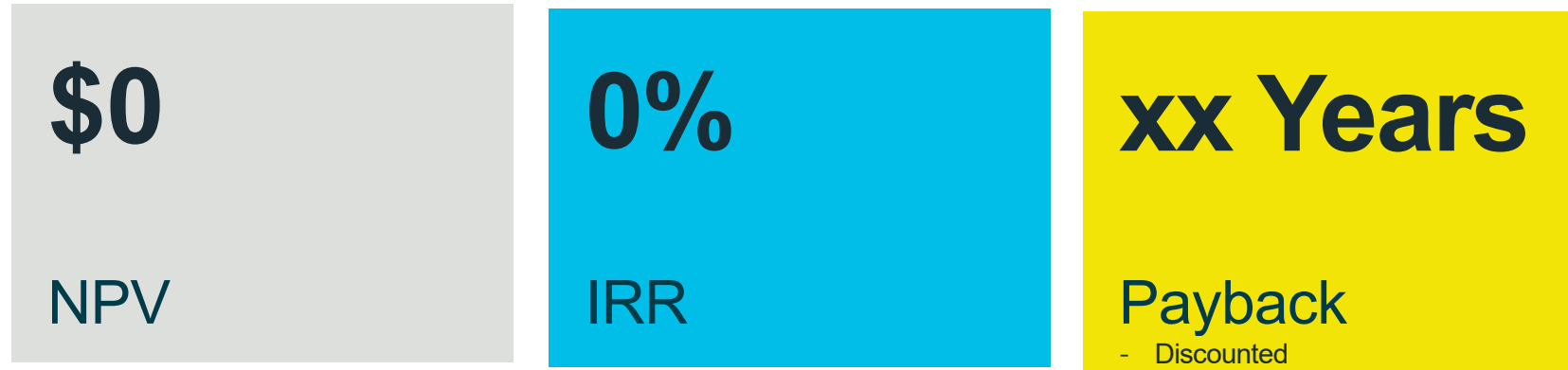






# Financial Return – N/A

Tornado Shelter - \$204,000



- Minimal financial return, the principal benefit is to protect our employees and attract future employees.
- Mitigates worker compensation claims by providing an adequate shelter to remove the “increased risk” liability that could be assigned to RWC due to our attendance policies.
- Mitigates production losses should employees need to seek shelter.
- Shelter located away from the building would not require emergency services extrication when there is a structural collapse.



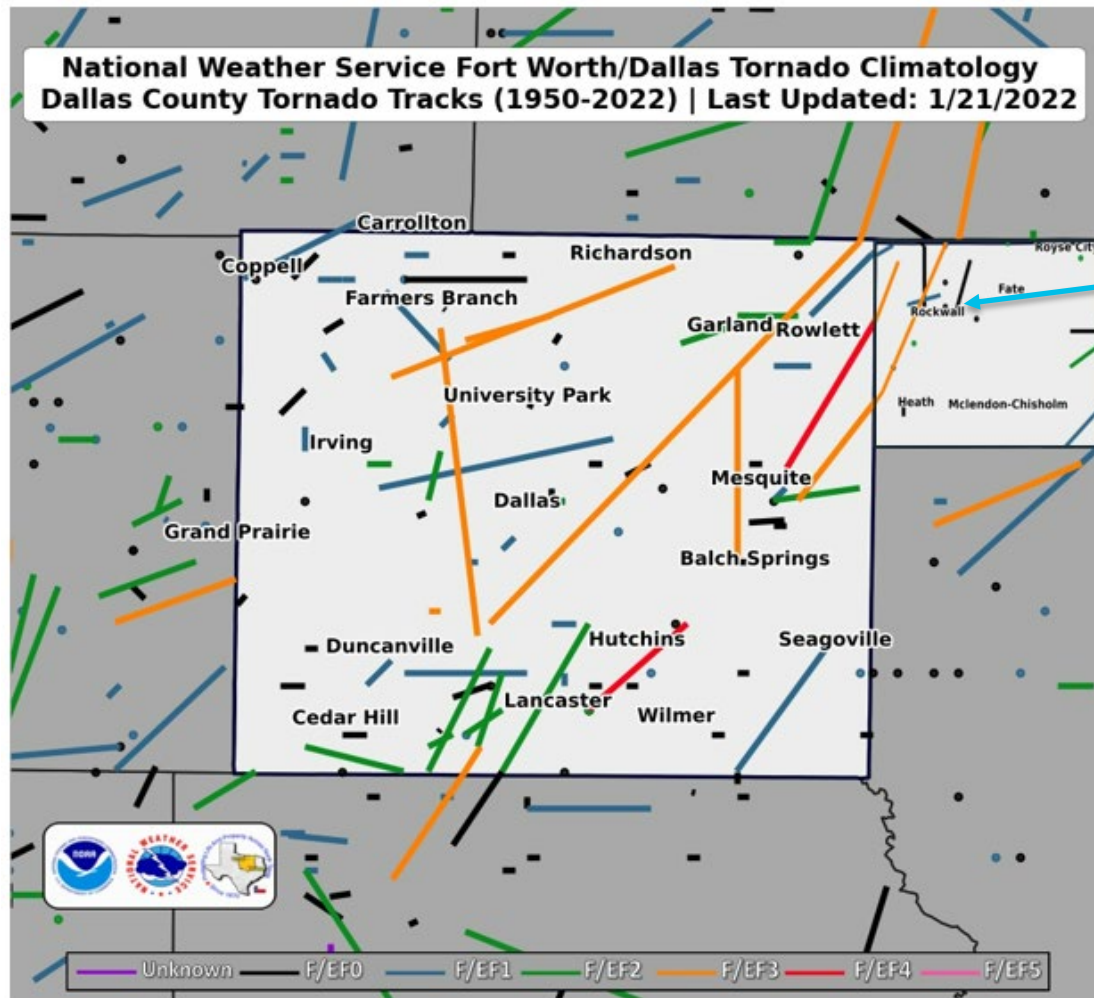


Solutions to Shape the World™



# Appendix – Rockwall Tornadoes 1880-Present (100+ Years)

Sites	County	Size (Area)	Last 10 Years	EF-0	EF-1	EF-2	EF-3	EF-4	EEs Affected
Rockwall, TX	Rock Wall	149 mi <sup>2</sup> *	24	11	6	4	2	1	90



Rockwall, TX



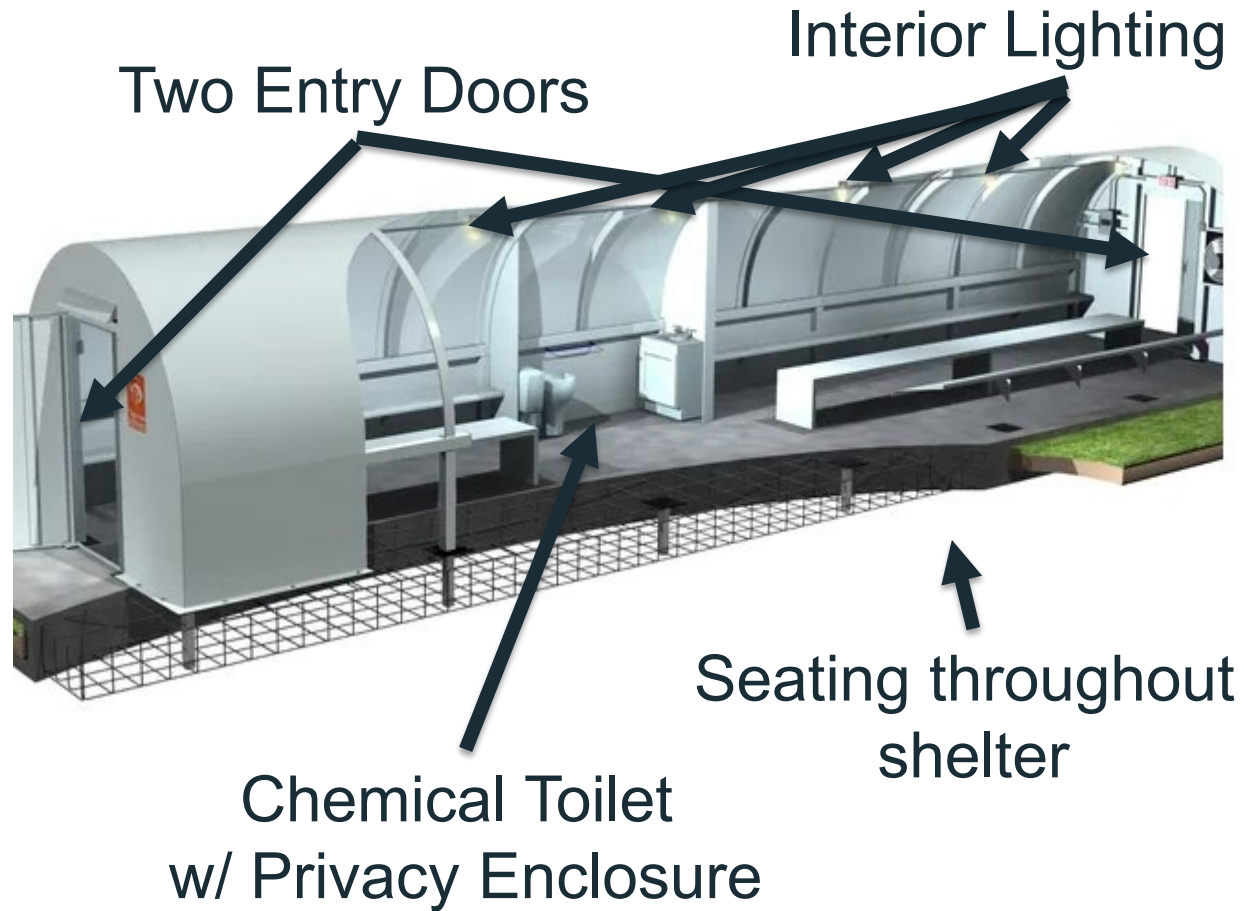
# Appendix – Frequently Asked Questions

## Questions/Answers

1. Why is RWC doing this? **Protect our current and future employees, who are our most important assets.**
2. Why is it so big? **FEMA required size for 112 people.**
3. What is the employment count today? **90 employees** What is the employment capacity of the existing building? **No plans to exceed 100 People**
4. What's the inside like? **Bare minimum accommodations. Lighting, air ventilation, seating benches, and chemical toilet with privacy curtain.**
5. Why can't it be inside the current building? **Our RWC Risk Engineering Firm that interacts with our Insurance company recommends exterior shelters away from the building in case of collapse. The building concrete walls, natural gas lines, and electrical lines present additional hazards after a tornado impact. Emergency crews would have to extricate people from an interior shelter.**
6. Will it be secured when "not in use"? **Will be always locked. Keys will be available inside the main building at locked exits to the shelter.**
7. Aesthetics - **Shelter will be paint to matched the building. Interior 8-hour battery back-up system. No exterior items such as tanks or generators.**
8. The structure does not have a fire suppression system. **Code requires fire extinguisher. The shelter will have a fire extinguisher.**
9. Could be used as storage area. **Absolutely not, this shelter will be added to our OSHA required "Emergency Action Plan" (OSHA 1910.38). Furthermore, it is an OSHA violation to block an entrance or exit (OSHA 1910.36).**
10. Is the owner willing to ensure that the landscape barrier is maintained to ensure that it is not visible from the streets? **Barrier already exists, will continue to maintain the current barrier (Appendix).**
11. Would you run drills to ensure that people could get in the shelter in an expeditious manner. **OSHA requires evacuation procedures, evacuation routes, and annual drills to ensure employee safety under "Emergency Action Plan" (OSHA 1910.38).**



# Appendix – Quonset Style Shelter Information



- Shelter will have interior battery pack for up to 8 Hours of reserve power.
- Battery back-up more aesthetically pleasing, no exterior items such as propane tanks or back-up generators outside the shelter.



# Appendix – Quonset Style Shelter Information



Seating throughout  
shelter



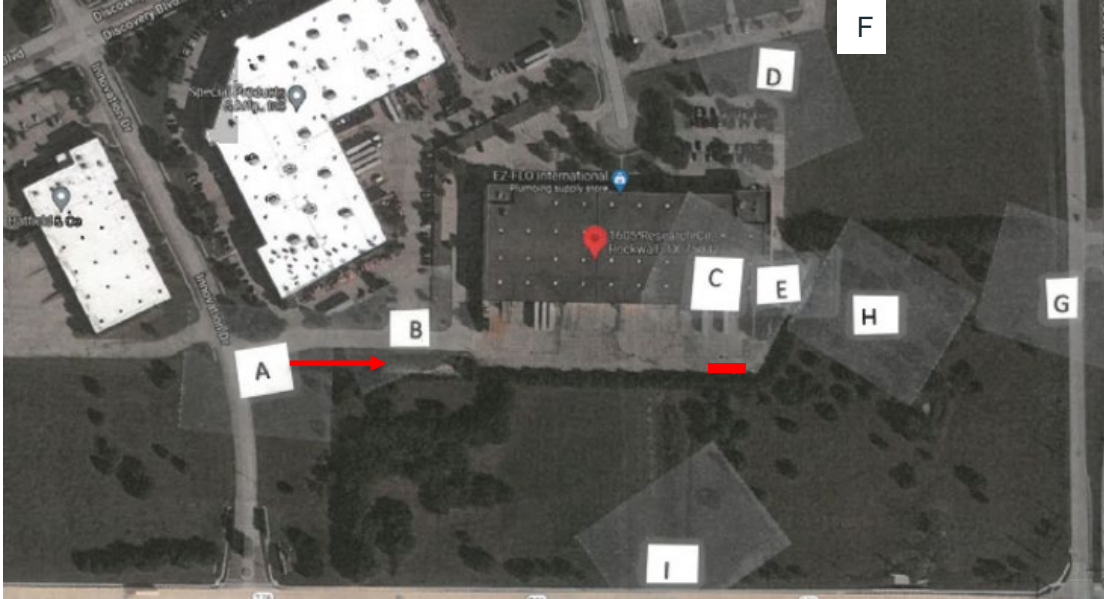
# Appendix – Satellite Map showing street level photo locations



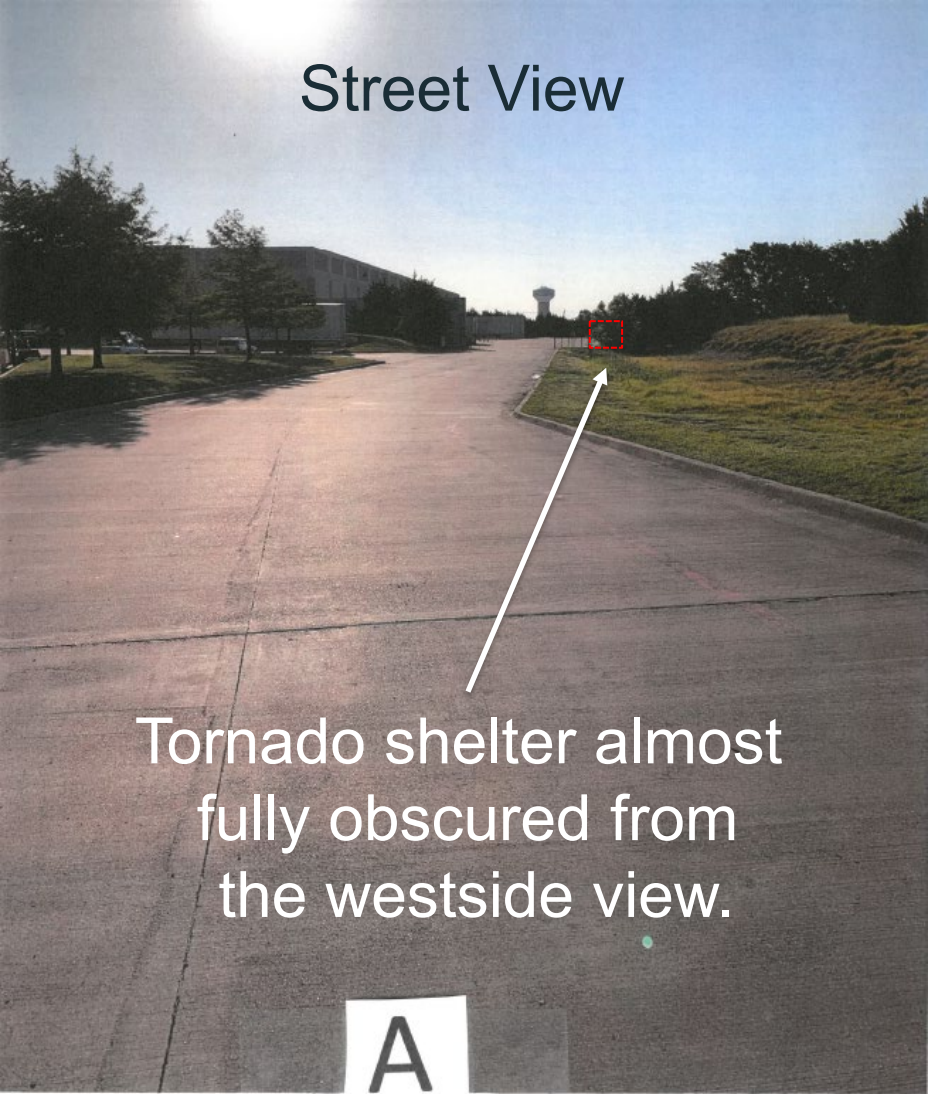


# Appendix – Site Map showing photo location “A”

Satellite View



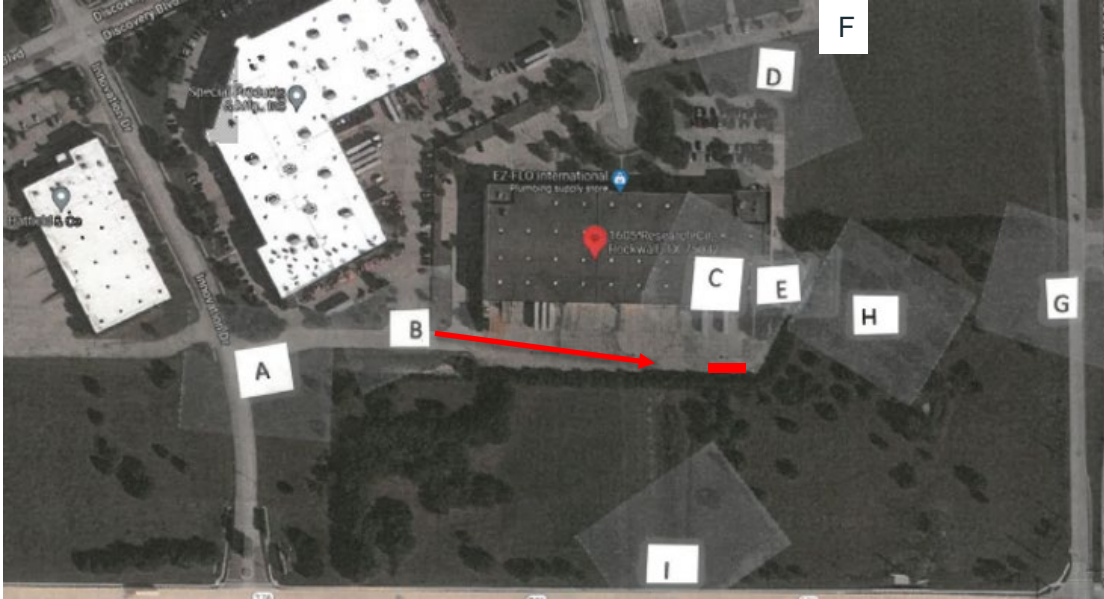
Street View





# Appendix – Site Map showing photo location “B”

Satellite View



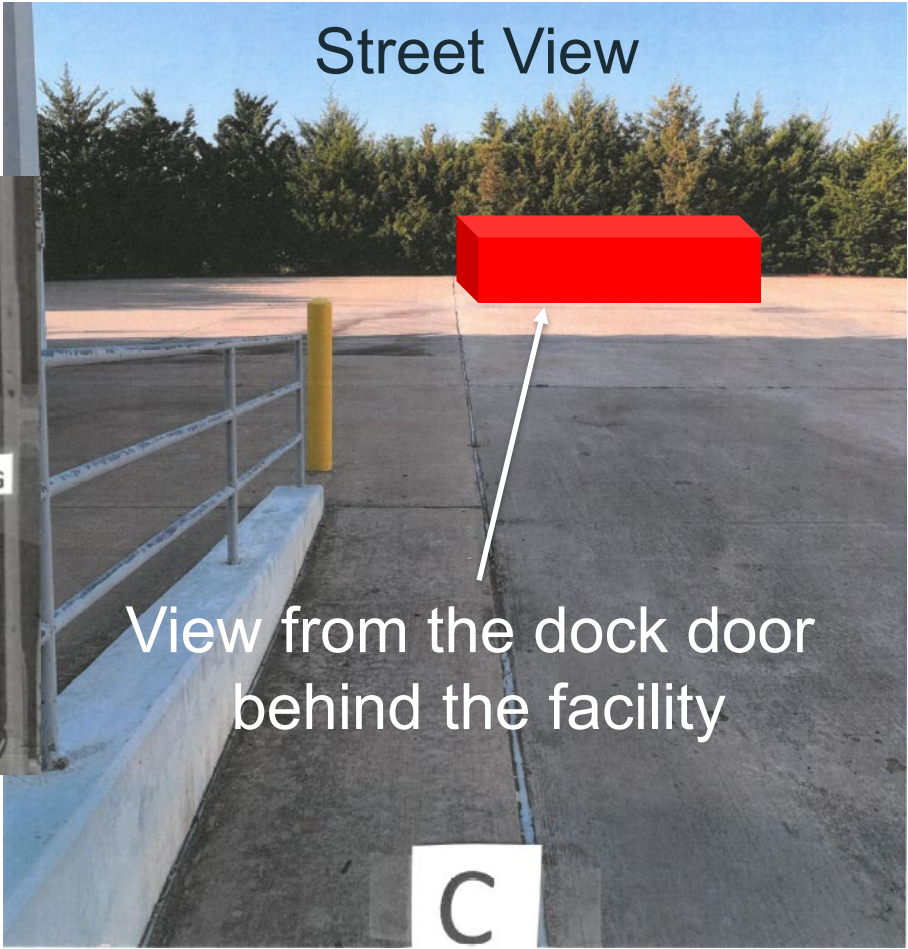
Street View





# Appendix – Site Map showing photo location “C”

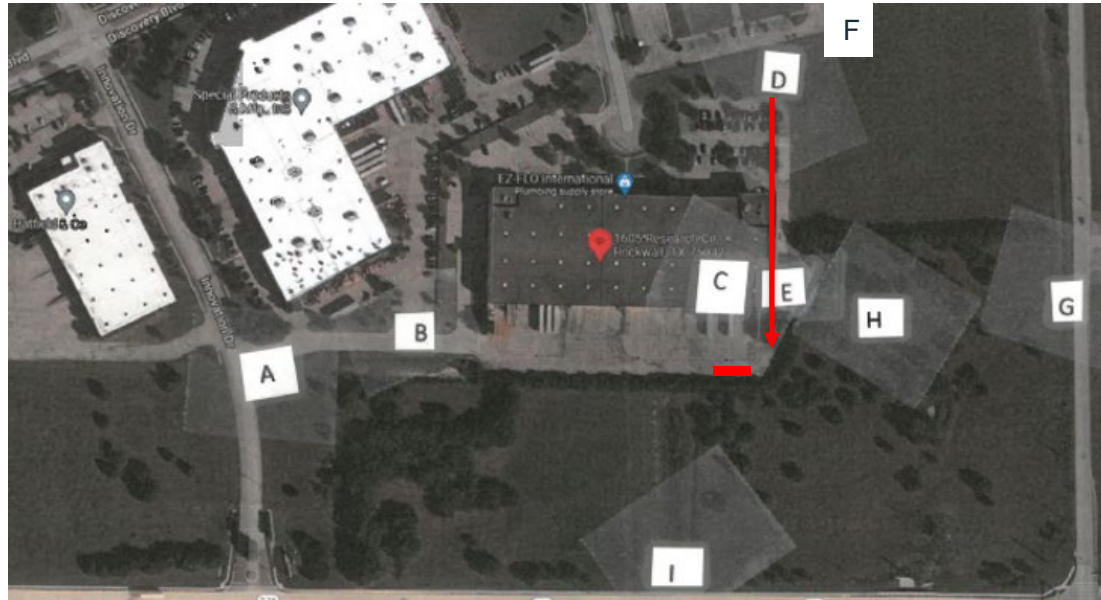
Satellite View





# Appendix – Site Map showing photo location “D”

Satellite View



Street View



Can't be seen from the front of the building

# Appendix – Site Map showing photo location “E”

Satellite View



Street View

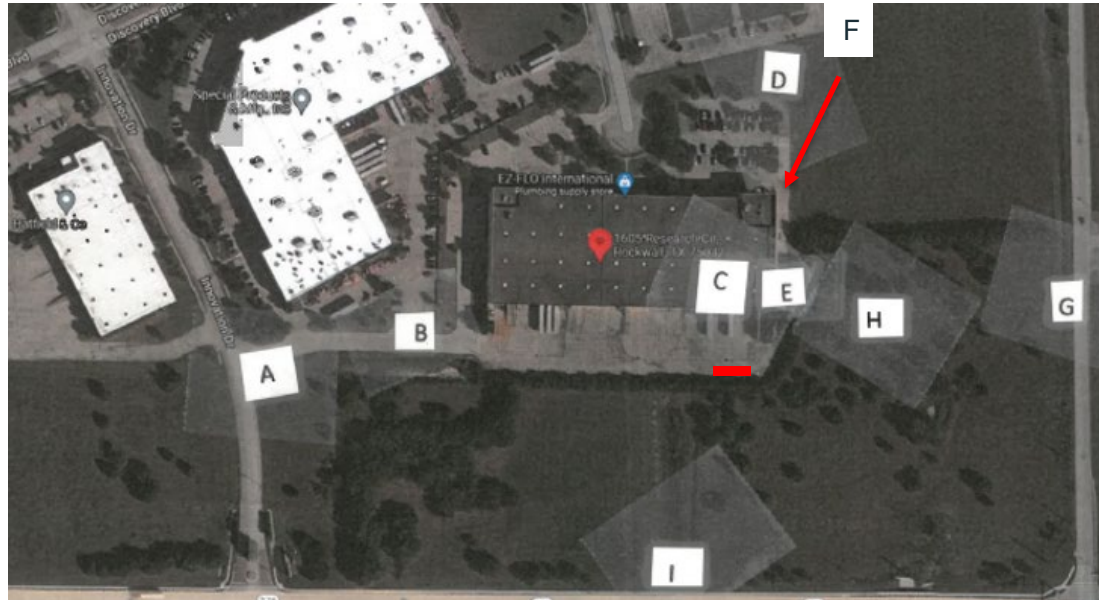


Can't be seen from side of the building

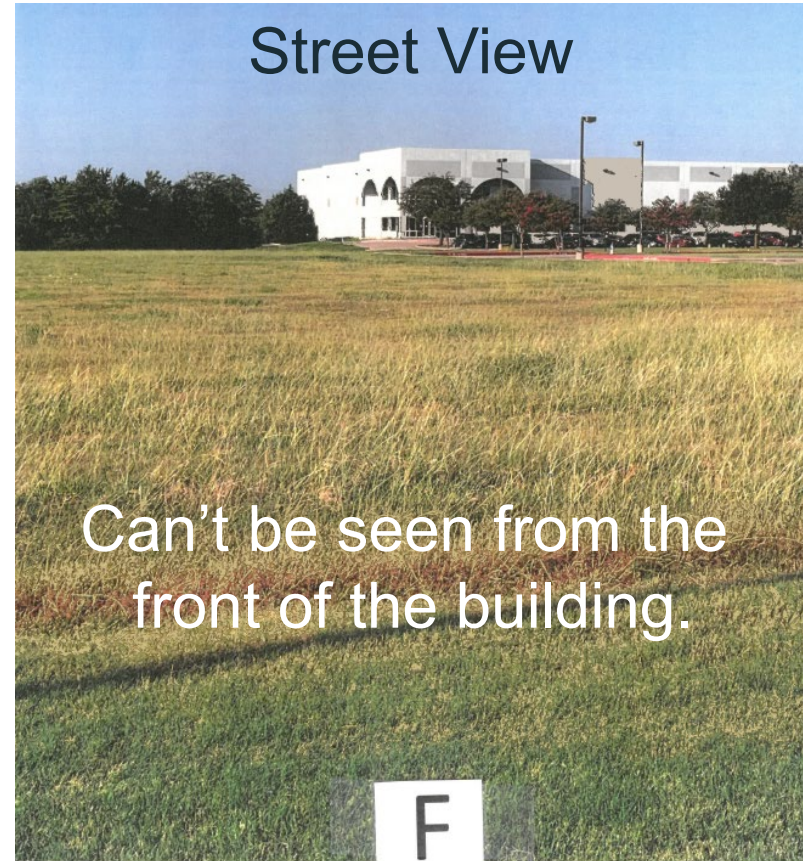


# Appendix – Site Map showing photo location “F”

Satellite View

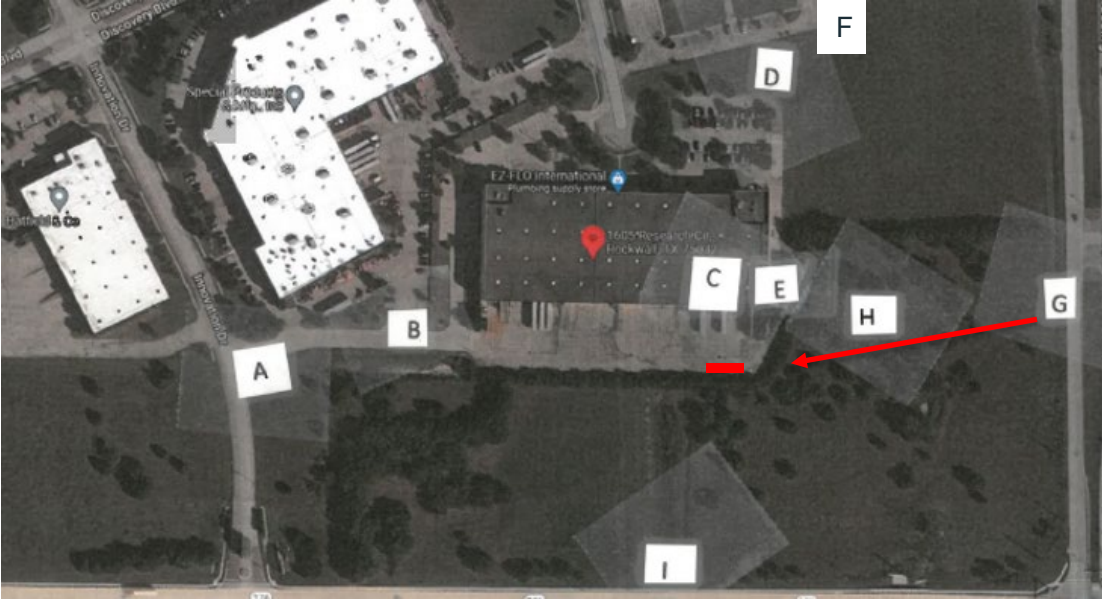


Street View

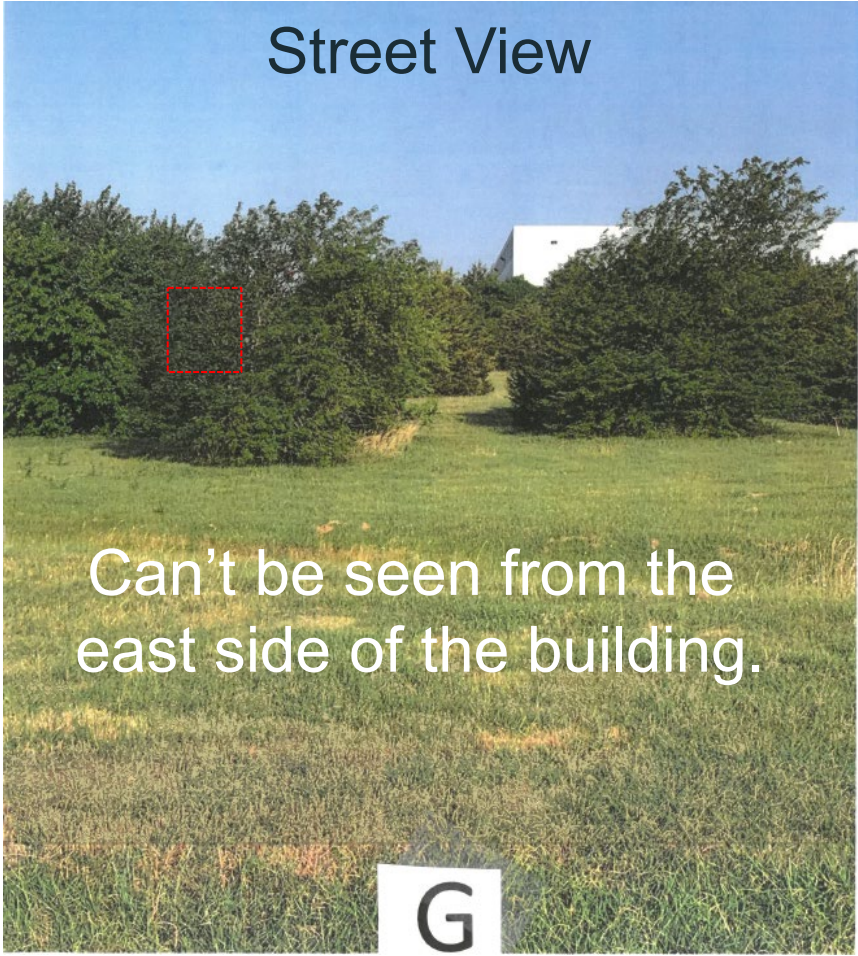


# Appendix – Site Map showing photo location “G”

Satellite View



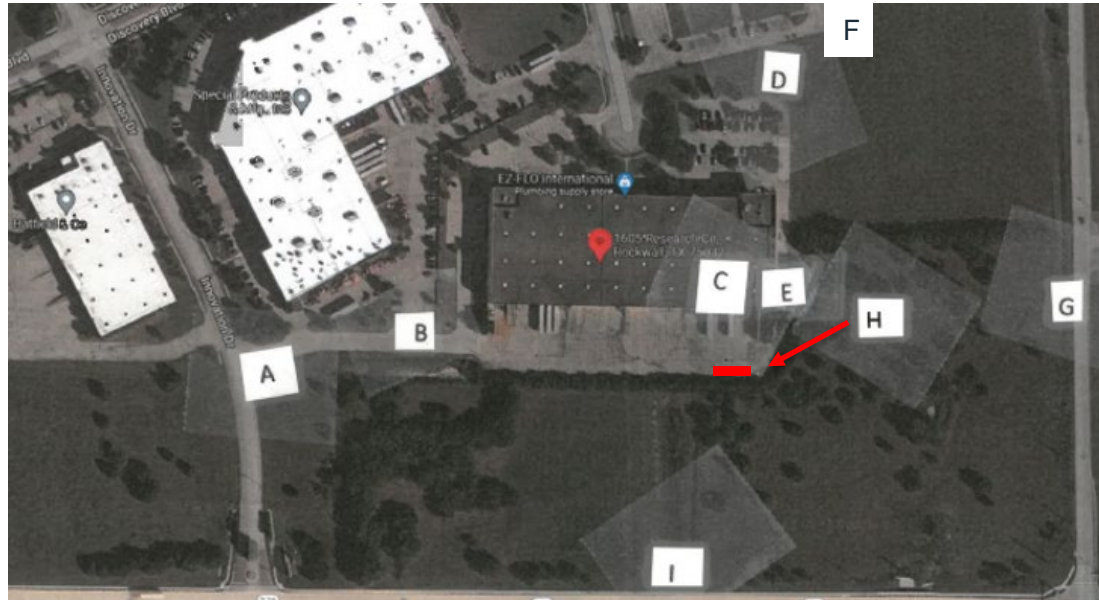
Street View





# Appendix – Site Map showing photo location “H”

Satellite View



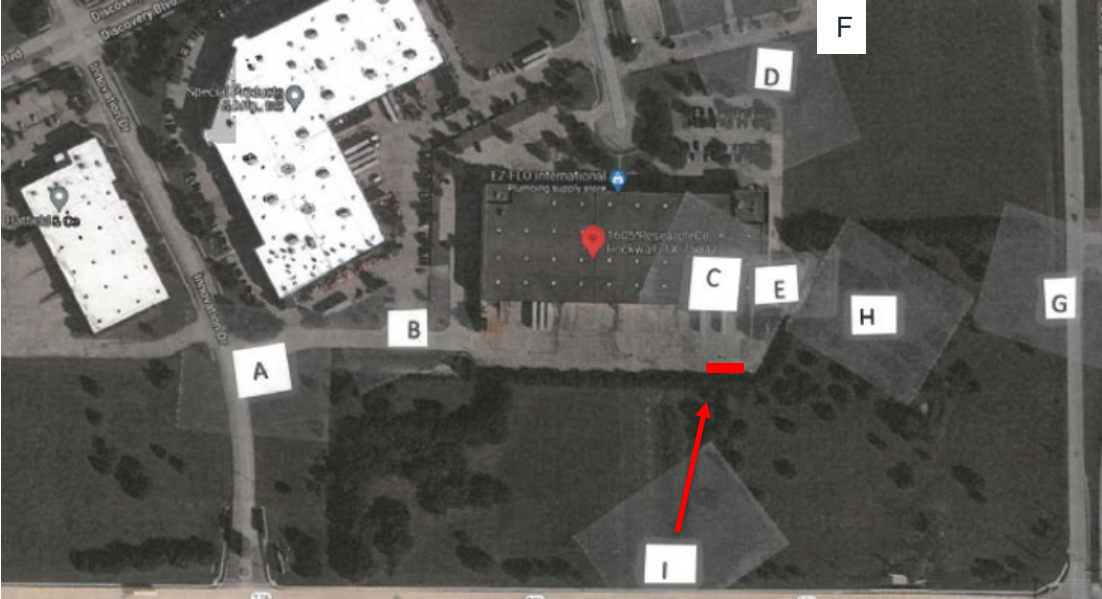
Street View



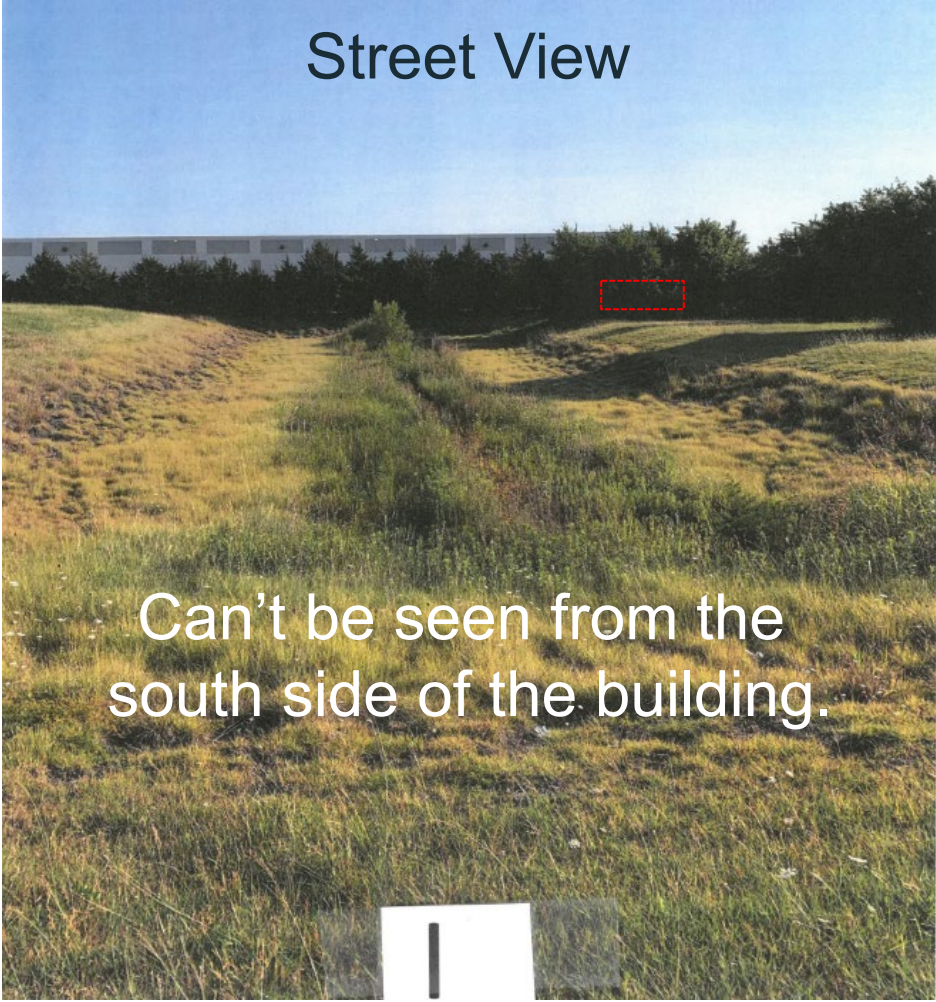


# Appendix – Site Map showing photo location “I”

Satellite View



Street View



Can't be seen from the south side of the building.





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-036

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1605 Research Cir, Rockwall, Tx 75032

~~SUBDIVISION~~

LOT

BLOCK

GENERAL LOCATION:

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

**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 Reliance Worldwide Corporation

APPLICANT Agua Marine Enterprises, Inc

CONTACT PERSON Alton Smith

CONTACT PERSON Dustin Mitchell

ADDRESS 2400 7th Ave SW

ADDRESS 1301 Industrial Dr SE

CITY, STATE & ZIP Cullman, AL 35055

CITY, STATE & ZIP Hartselle, AL 35640

PHONE 256-775-8134

PHONE 256-462-3648

E-MAIL alton.smith@rwc.com

E-MAIL dustine.stormshelter.com

### NOTARY VERIFICATION [REQUIRED]

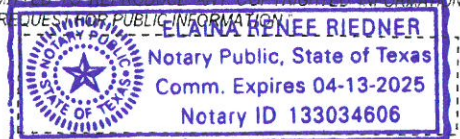
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matthew Miller [OWNER] THE UNDERSIGNED WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 17 DAY OF June, 2022. 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 17 DAY OF June, 2022

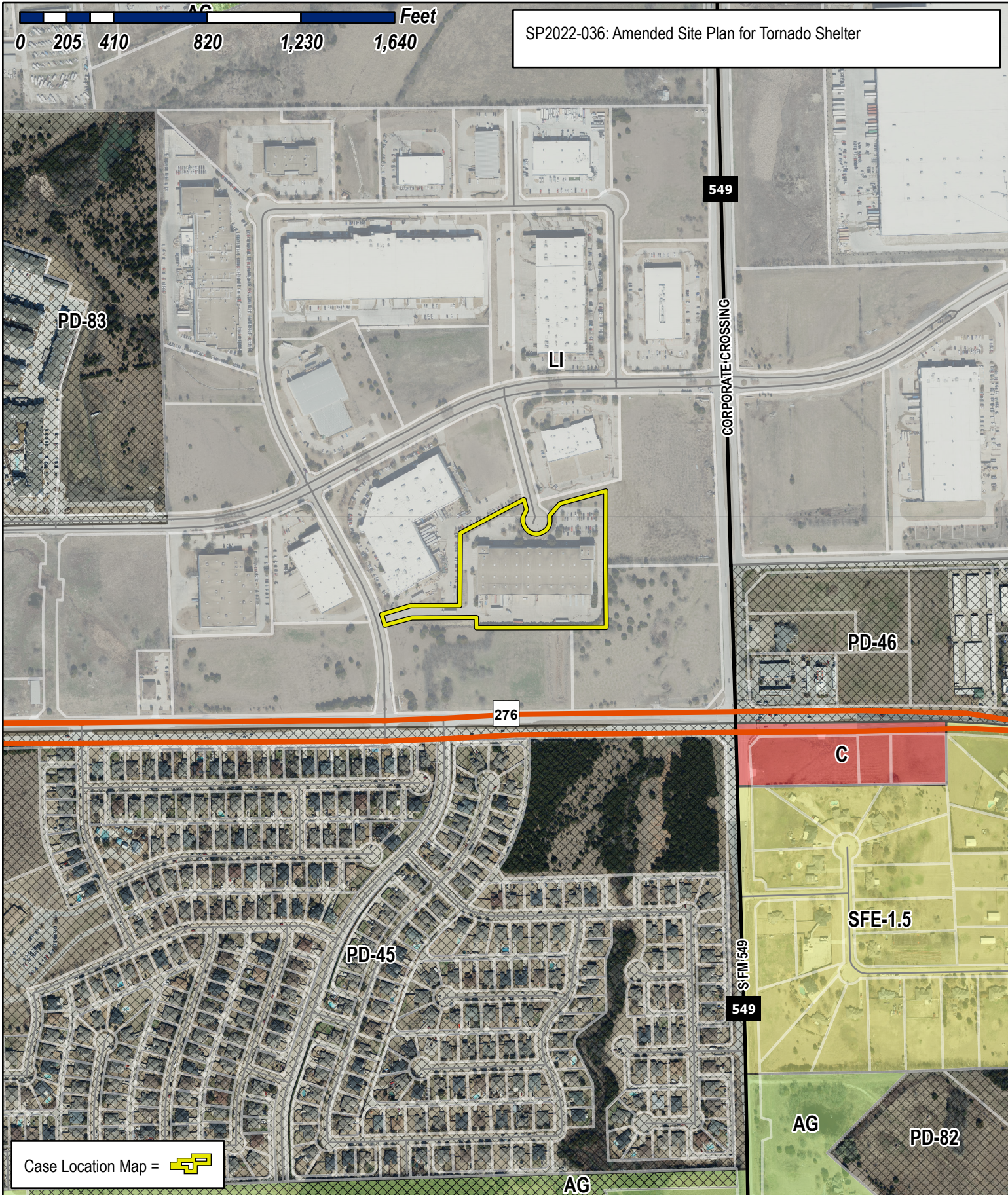
OWNER'S SIGNATURE Elaina Renee Riedner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



MY COMMISSION EXPIRES 4-13-25





Case Location Map = 



# City of Rockwall

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

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



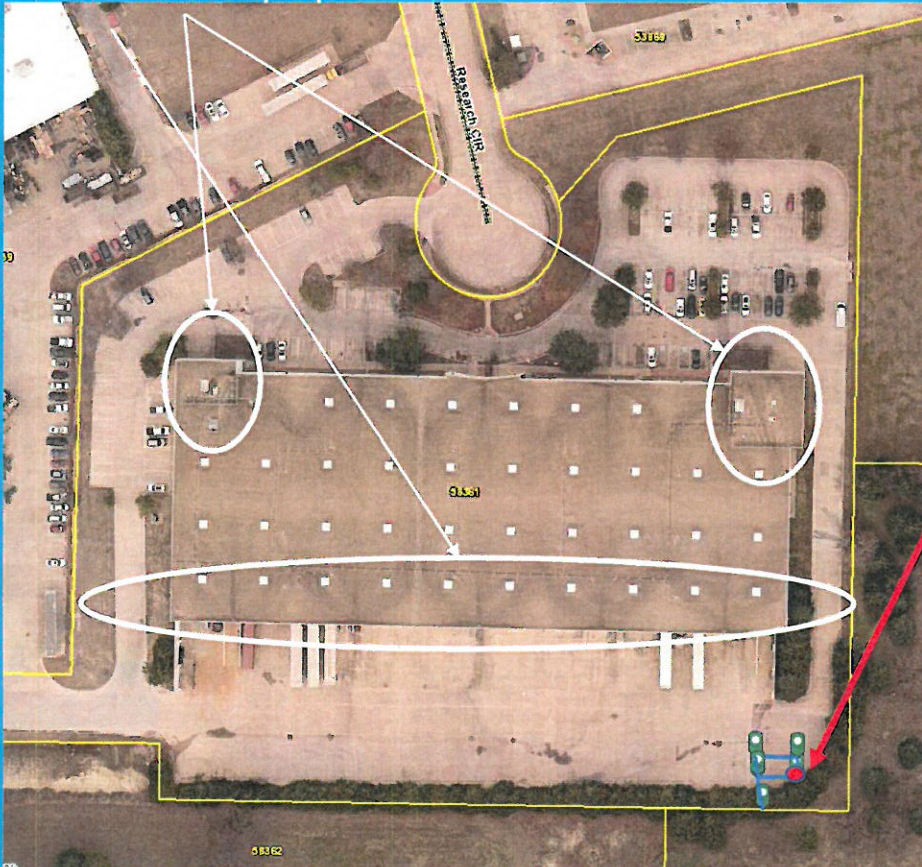


# Tornado Shelter Placement (SP2022-023)

(Rockwall CAD Map Search Measuring Tool)



Concentrations of people



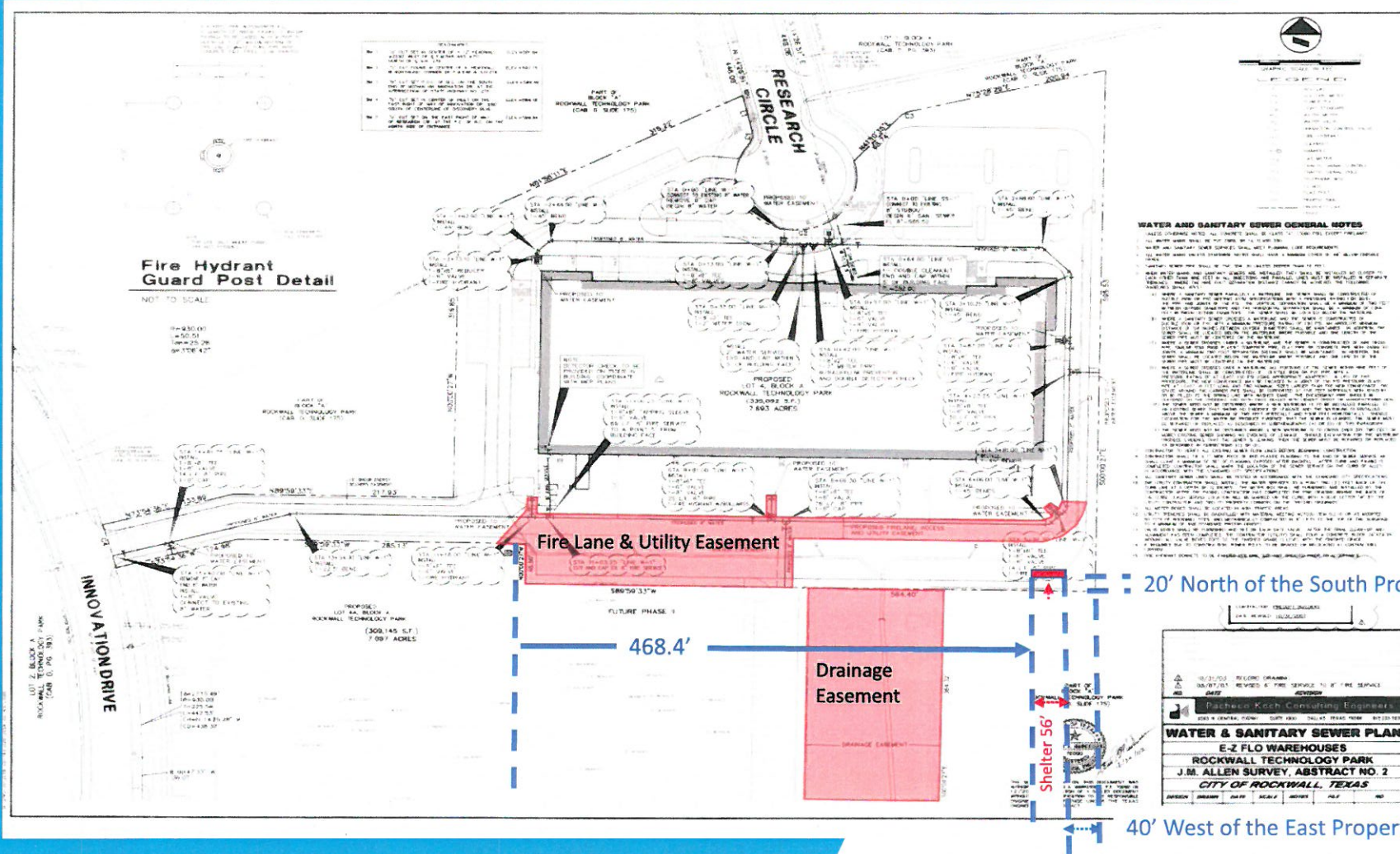
- Shelter size (56' L x 10' W)
- Capacity (112 People)
- Site Headcount (90 People)
- Have property owner approval
- Warehouse is concrete tilt-wall; shelters must be away from walls

## Shelter Placement (Cornered on Red Dot)

- 40' West of East Property Line
- 20' North of South Property Line



# Tornado Shelter Placement (SP2022-023)



20' North of the South Property Line

468.4'

40' West of the East Property Line











# Severe Weather Protection



Safety. Security. Service.

**SAFE-T-SHELTER®**  
SAFE ROOMS & STORM SHELTERS

[www.StormShelter.com](http://www.StormShelter.com)

1301 Industrial Dr. SE | Hartselle, AL 35640 | 800.462.3648



# Protection for 5 to 500+



## Phase I: Consultation

Equipped with over 25 years of experience, our extensive knowledge is used to help determine the size of shelter, the best location, and any required or desired options to meet your needs.



## Phase II: Foundation

Once a suitable location is established, a strong foundation is just as important as the quality of the shelter itself. Our foundation experts possess unparalleled experience in designing, excavating, pouring and finishing the foundation.



## Phase III: Manufacturing

As one of the only all-inclusive safe room providers, Safe-T-Shelter designs, fabricates, delivers, installs and services our products from start to finish. Every shelter is third party inspected and tested prior to leaving the production facility.



## Phase IV: Installation

Shelters are delivered and anchored by our highly trained installation team. Next, electrical systems are completed and chosen options installed. Once all systems pass inspection and QC, an STS representative completes a final walk through with the client.

**100+**  
**Businesses Protected**

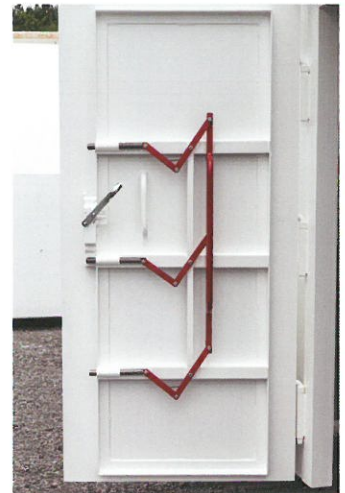
**25+**  
**Years in Business**



# EF-5/250+MPH Tested & Rated

## Quality Construction

- Meets/Exceeds FEMA P-361 & ICC-500 Standards
- Impact tested by The National Wind Institute
- EF-5 Rated/250+ MPH wind and debris tested
- 1/4" solid steel plate construction with internal support
- Six (6) point locking door
- Manufactured in Alabama from U.S. made steel
- Monolithic concrete foundation with reinforced rebar matting
- Anchored with 3/4" anchor bolts imbedded into foundation with two-part epoxy
- Each 3/4" anchor bolt is rated for 24,000lbs of load force



## Standard Features

- 8' interior height
- 36" wide doorways
- ADA-compliant
- Guarded/forced air ventilation
- High-performance coating
- Overhead interior LED lighting
- Emergency lighting
- Exterior lighting
- Dehumidifier
- Bench seating



## Optional Features

- LP/NG stand-by generator
- Secondary protective generator box
- Restroom facilities
- Rear escape hatch on 8' wide shelters
- Interconnection of multiple shelters
- Custom color

## Available Sizes

- 8'x12' to 8'x24' (28-38 person capacity)
- 10'x24' to 10'x56' (48-112 person capacity)
- Interconnected shelters allow for increased capacity & faster access with multiple egress points
- Custom Sizes Available

**8,000+**  
**Shelters Installed**

**110,000+**  
**Lives Protected**



# Saving Lives Since 1995



1301 Industrial Dr. SE  
Hartselle, AL 35640



800.462.3648  
256.502.8492



[info@stormshelter.com](mailto:info@stormshelter.com)





Allan Smith  
RWC Project Manager  
Phone: (256) 339-1404

29 June 2022

Bethany Ross  
City Planner  
Phone: (972) 771-7700

**RE: SP2022-036 Tornado Shelter**

Dear Bethany,

I understand that the work session went very well last night. There was only one comment or question during the review. The question, why wouldn't employees just go home during severe weather? My response, leaving is an advance option provided to schools, non-essential services, and remote type work when a tornado watch is issued. Those individuals can work and/or attend video conference from home when the weather is forecasted to be severe. Unfortunately, only a few employees in our warehouse have jobs that can be remote from home. According to USA Today and the National Weather Service, the average tornado warning notification is nine minutes with a goal of thirteen minutes prior to an event. As weather conditions escalate, nine to thirteen minutes does not give our warehouse employees many options to seek shelter at home. The on-site tornado shelter gives us a shelter option within nine minutes for an employee or visitor (semi-driver) who can't get home, or their home is not an EF-5 FEMA Certified Shelter.

Sincerely,

A handwritten signature in black ink that reads 'Allan Smith'.

Allan Smith  
RWC Project Manager



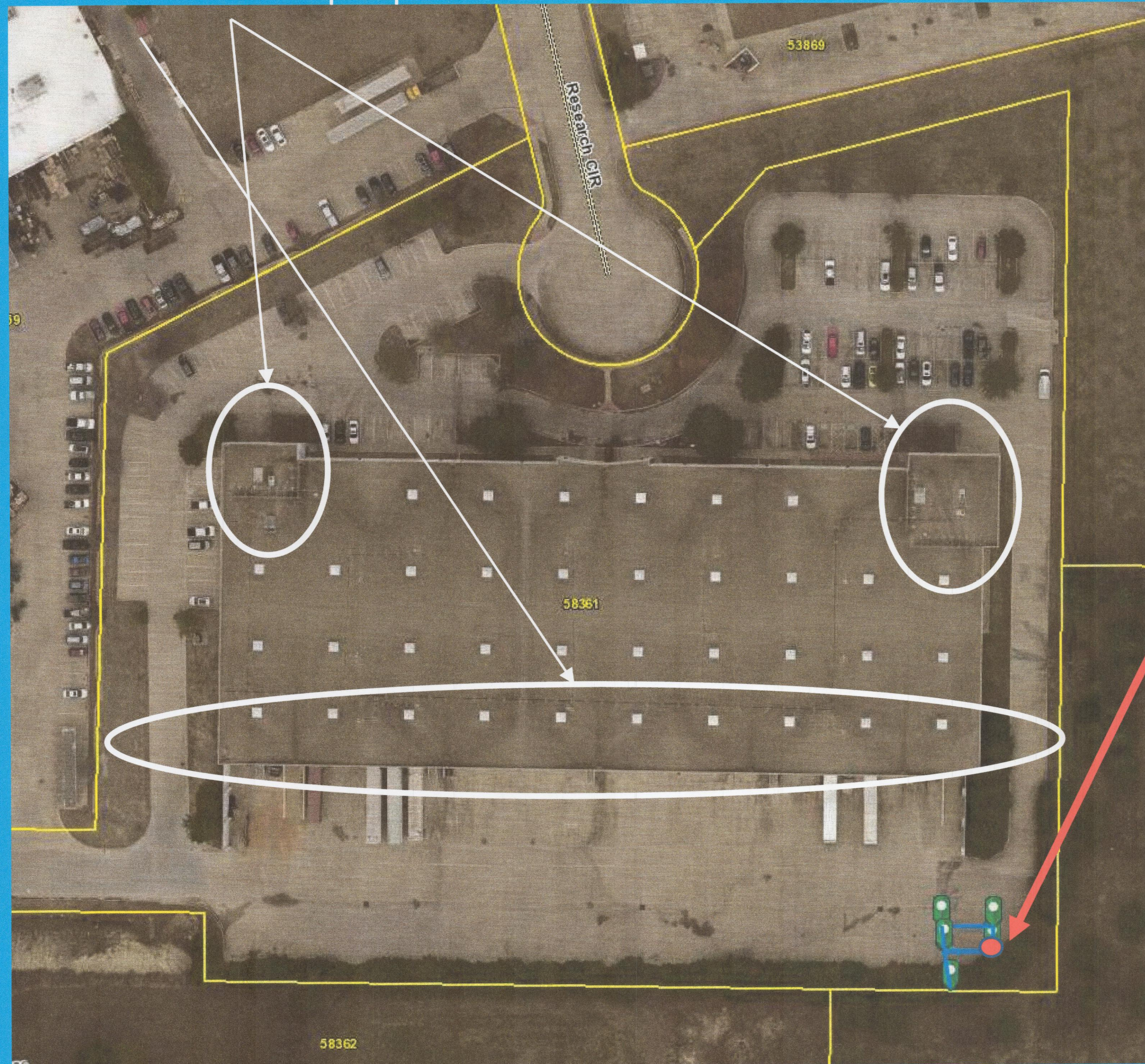


# Tornado Shelter Placement (SP2022-023)

(Rockwall CAD Map Search Measuring Tool)



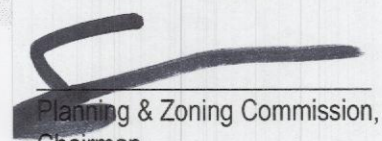
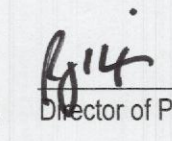
Concentrations of people



- Shelter size (56' L x 10' W)
- Capacity (112 People)
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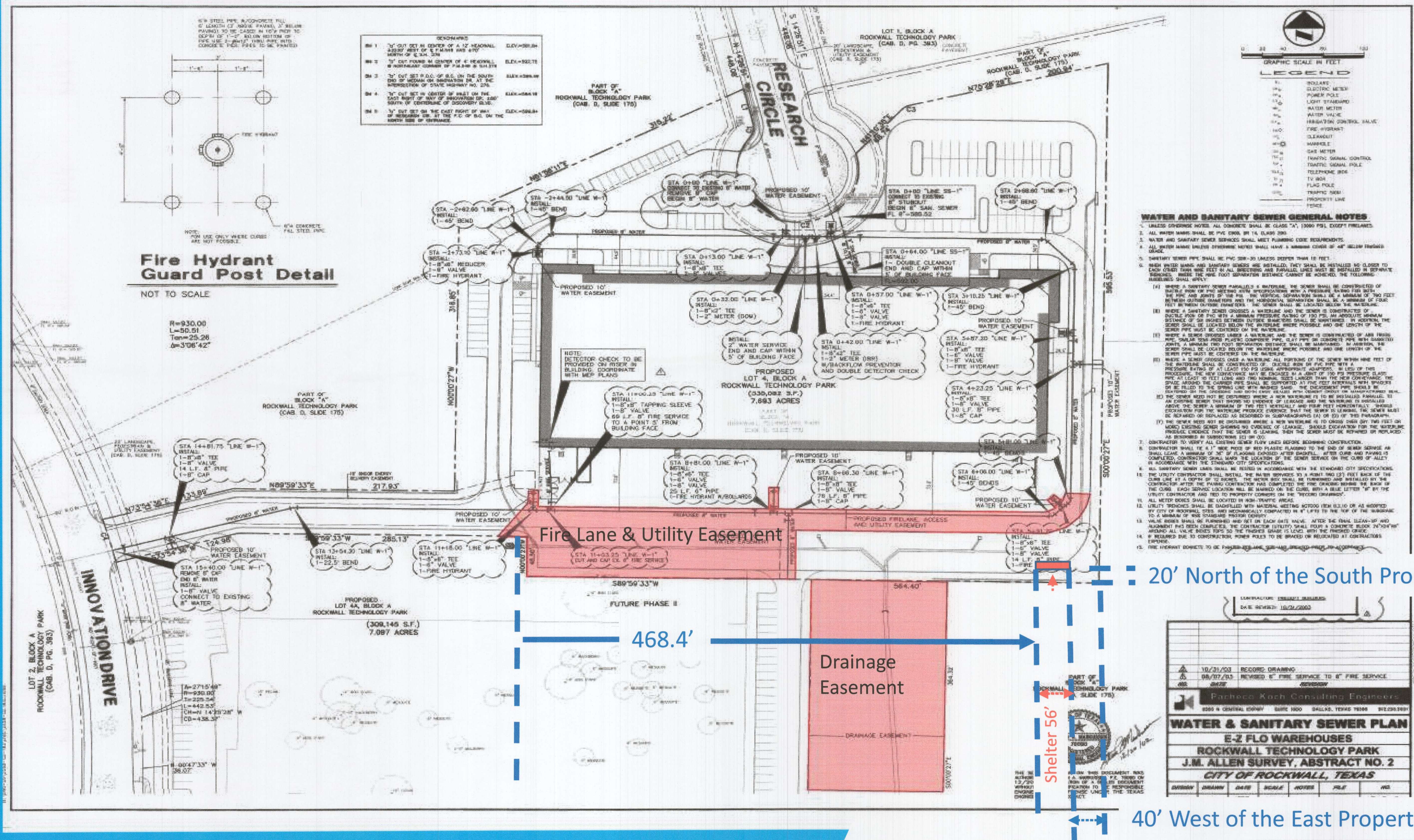
## Shelter Placement (Cornered on Red Dot)

- 40' West of East Property Line
- 20' North of South Property Line

APPROVED:  
I hereby certify that the above and foregoing site plan for  
development in the City of Rockwall, Texas, was approved by the  
Planning & Zoning Commission on the 12 day of July, 2022.  
 Chairman  
 Director of Planning & Zoning



# Tornado Shelter Placement (SP2022-023)



20' North of the South Property Line

468.4'

40' West of the East Property Line

APPROVED:  
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 12 day of July 2022.

*[Signature]*  
Director of Planning & Zoning

Planning & Zoning Commission, Chairman





July 13, 2022

TO: Dustin Mitchell  
Aqua Marine Enterprises, Inc.  
1301 Industrial Dr. SE  
Hantselle, AL 35640

CC: Allan Smith  
Reliance Worldwide Corporation  
2400 7<sup>th</sup> Avenue SW  
Cullman, AL 35055

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

SUBJECT: SP2022-036; *Amended Site Plan for a Tornado Shelter at 1605 Research Cir.*

Dustin:

This letter serves to notify you that the above referenced case (*i.e. Amended Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on July 12, 2022. The following is a record of all recommendations, voting records:

Planning and Zoning Commission

On July 12, 2022, the Planning and Zoning Commission approved a motion to approve the Amended Site Plan by a vote of 6-0 with Commissioner Llewelyn absent.

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

Sincerely,

  
Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department



## Ross, Bethany

---

**From:** Allan Smith <allan.smith@rwc.com>  
**Sent:** Wednesday, June 29, 2022 10:28 AM  
**To:** Ross, Bethany  
**Cc:** Matthew Mulliken; Dustin Mitchell  
**Subject:** FW: [External] Project Comments SP2022-036: Tornado Shelter

Bethany,

I understand that the work session last night went very well. There was only one comment or question during the review. Do I need to formally respond with a letter? The question, why wouldn't employees just go home during severe weather? My response, leaving is an advance option provided to schools, non-essential services, and remote type work when a tornado watch is issued. Those individuals can work and/or attend video conference from home when the weather is forecasted to be severe. Unfortunately, only a few employees in our warehouse have jobs that can be remote from home. According to USA Today and the National Weather Service, the average tornado warning notification is nine minutes with a goal of thirteen minutes. As weather conditions escalate, nine to thirteen minutes does not give our warehouse employees many options to seek shelter at home. The on-site tornado shelter gives us a shelter option within nine minutes for an employee or visitor (semi-driver) who can't get home or home is not an EF-5 FEMA Certified Shelter.

Thanks,

**Allan Smith**  
Project Manager



Reliance Worldwide Corporation  
2400 7th Ave. SW  
Cullman AL 35055, USA

Cell: +1 256 339 1404  
Office: +1 256 775 8134  
[allan.smith@rwc.com](mailto:allan.smith@rwc.com)

**rwc.com**



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---

**From:** Matthew Mulliken <matthewmulliken@msn.com>  
**Sent:** Wednesday, June 29, 2022 8:28 AM  
**To:** Allan Smith <allan.smith@rwc.com>  
**Cc:** Dustin Mitchell <Dustin@stormshelter.com>; Matthew Mulliken <matthewmulliken@msn.com>  
**Subject:** Re: [External] Project Comments SP2022-036: Tornado Shelter



**CAUTION:** This email originated from outside the organization. Please be aware of active phishing campaigns, and use extra vigilance when responding or clicking.

Good morning.

Everything went well last night. We were agenda item #25 out of 28. All of the commissioners were present, and they really appreciated the power point presentation. There was really no opposition, but now their comment is that "they would just get in their car and go home". I tried to counter that, but that's where they are now. The Director of the Rockwall EDC was present and had no opposition. I will go back on the 12th to present again and then they will vote. Hopefully all of the commissioner's will be at the meeting. Then it will go to City Council the following week.

If between now and then you need anything, please do not hesitate to let me know.

Thank you!

Matthew Mulliken  
Mulliken Constuction Management, Inc.  
903-450-3529

---

**From:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Sent:** Monday, June 27, 2022 2:49 PM  
**To:** Allan Smith <[allan.smith@rwc.com](mailto:allan.smith@rwc.com)>  
**Cc:** Matthew Mulliken <[matthewmulliken@msn.com](mailto:matthewmulliken@msn.com)>; Dustin Mitchell <[Dustin@stormshelter.com](mailto:Dustin@stormshelter.com)>  
**Subject:** RE: [External] Project Comments SP2022-036: Tornado Shelter

**CAUTION:** This email originated from outside the organization. Please be aware of active phishing campaigns, and use extra vigilance when responding or clicking.

Great! We have a computer at the podium he can use to go through the PowerPoint if he would like.

Thanks,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
<http://www.rockwall.com/planning/>

---

**From:** Allan Smith [<mailto:allan.smith@rwc.com>]  
**Sent:** Monday, June 27, 2022 2:24 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Matthew Mulliken <[matthewmulliken@msn.com](mailto:matthewmulliken@msn.com)>; Dustin Mitchell <[Dustin@stormshelter.com](mailto:Dustin@stormshelter.com)>  
**Subject:** FW: [External] Project Comments SP2022-036: Tornado Shelter

Bethany,



Attached is the exception letter you requested. Matthew from Mulliken Construction will attend the Work Session tomorrow at 6pm. He will have copies of the attached documents.

Thanks,

Allan Smith  
Project Manager



Reliance Worldwide Corporation  
2400 7th Ave. SW  
Cullman AL 35055, USA

Cell: +1 256 339 1404  
Office: +1 256 775 8134  
[allan.smith@rwc.com](mailto:allan.smith@rwc.com)

**rwc.com**



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---

**From:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Sent:** Friday, June 24, 2022 4:09 PM  
**To:** Dustin Mitchell <[Dustin@stormshelter.com](mailto:Dustin@stormshelter.com)>  
**Cc:** Allan Smith <[allan.smith@rwc.com](mailto:allan.smith@rwc.com)>  
**Subject:** [External] Project Comments SP2022-036: Tornado Shelter

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Dustin,  
Attached are the project comments and engineering markups for SP2022-034. Please address these comments and have revisions returned to staff by July 6, 2022. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: June 28, 2022  
Planning and Zoning Commission Meeting: July 12, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.

Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)



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

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