



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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- Master Plat (\$100.00 + \$15.00 Acre)¹
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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 2055 KRISTY LN.

Subdivision 3.54 AC. BODIN INDUSTRIAL TRACT

Lot 1-m Block

General Location I-30 SERVICE Rd & KRISTY LN

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use OFFICE / WAREHOUSE

Proposed Zoning SAME

Proposed Use SAME

Acreage 0.50 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]

Owner BACON Property, LLC

Applicant CARROLL Architects, INC

Contact Person BRAD BACON

Contact Person JEFF CARROLL

Address 2055 KRISTY LN.

Address 750 E. I-3

#110

City, State & Zip ROCKWALL, TX 75032

City, State & Zip Rockwall TX 75087

Phone 214.280.2296

Phone 214.632.1762

E-Mail BRAD@EVERYONELOVESBACON.COM

E-Mail JC@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

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

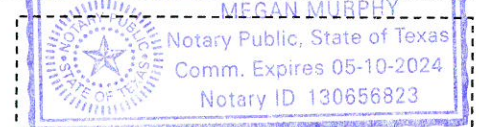
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 2022. By signing this application, 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 16 day of September, 2022

Owner's Signature

Brad Bacon

Notary Public in and for the State of Texas



My Commission Expires 5.10.24



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

September 16, 2022

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

Re: Project Explanation letter
Bacon Phase 2 Project
2055 Kristy Ln
Rockwall, TX. 75032

Mr. Miller,

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Site Plan Package Submission for Phase 2 Development.

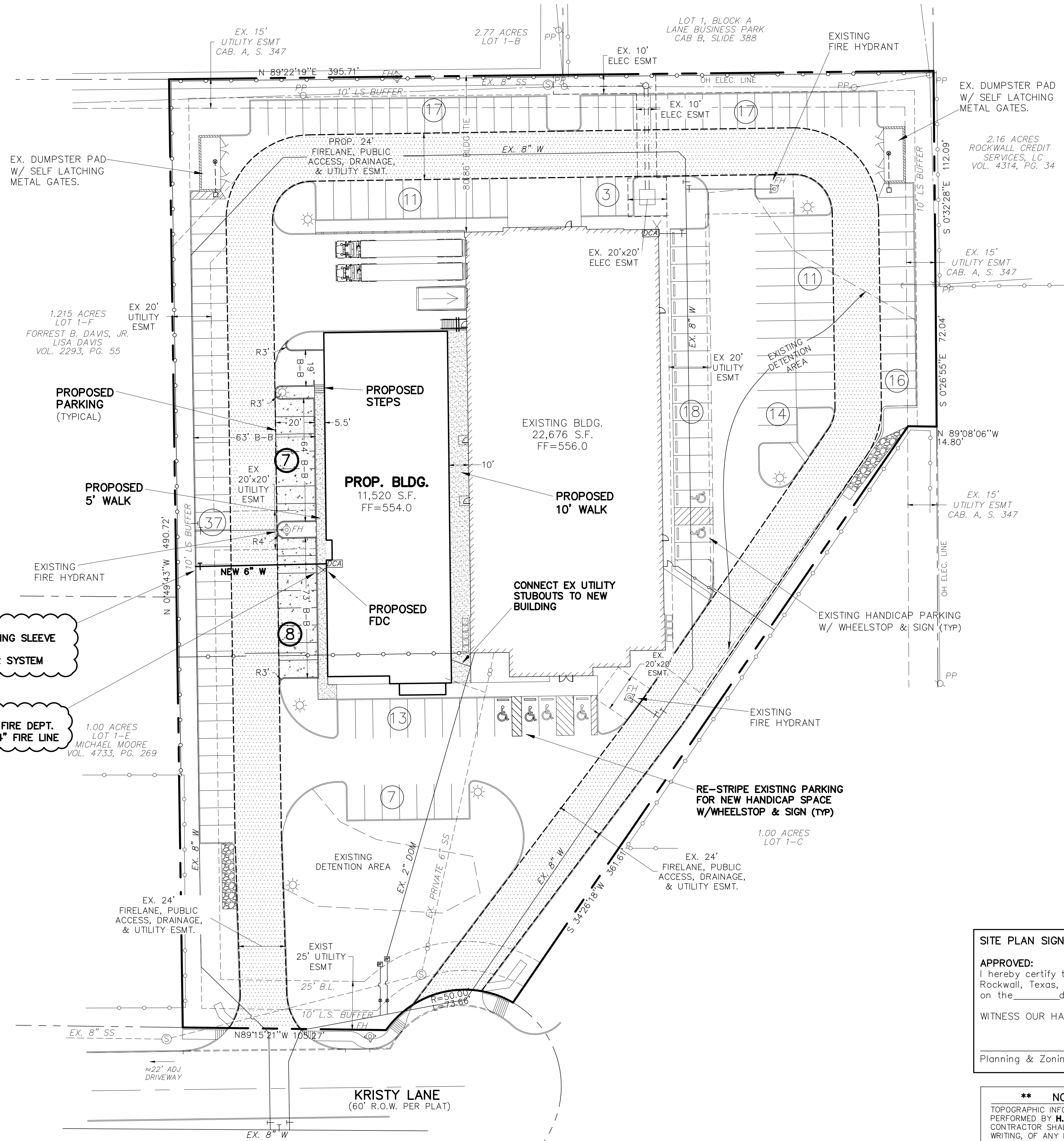
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Thank you for consideration and reviewing our request.

Sincerely,

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Jeffrey Carroll
Carroll Architects, Inc.
President / CEO



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- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
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SITE DATA:

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3.57 Acres, 155,294 sq.ft.

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Existing - 14.6%
Proposed - 22.02%

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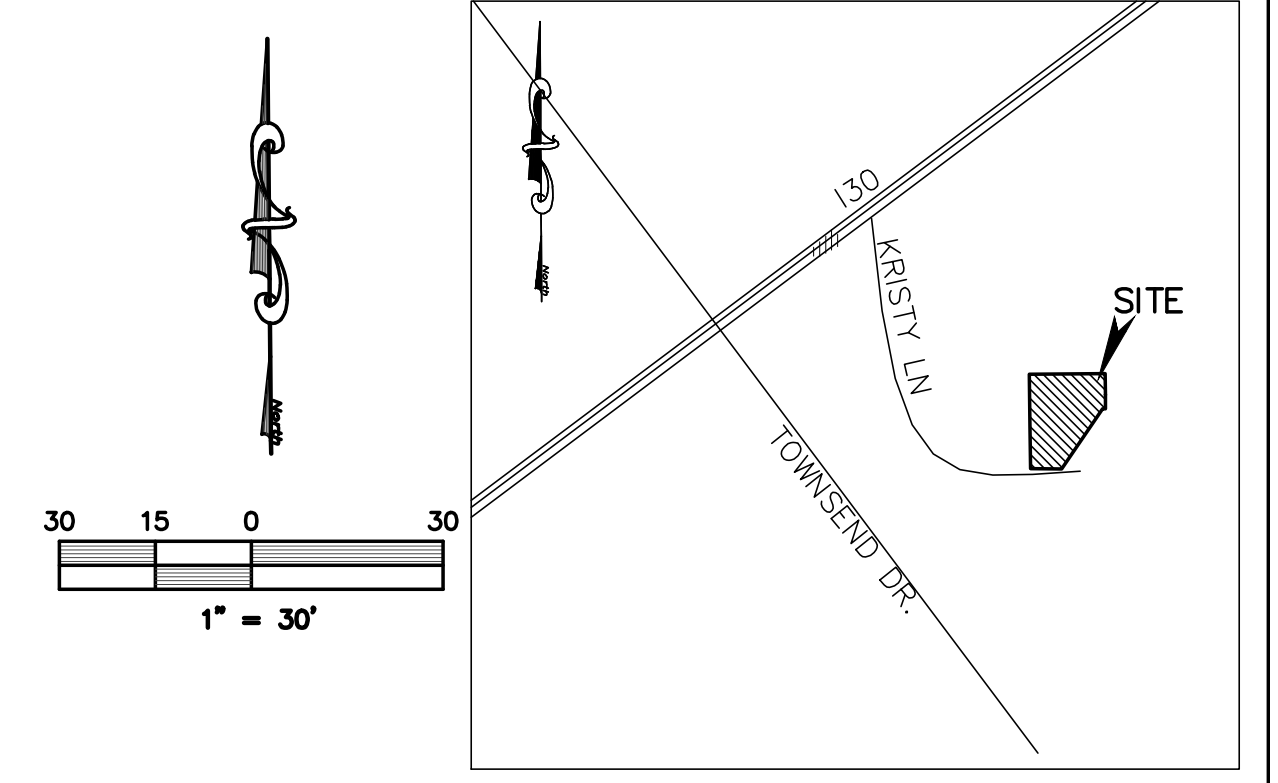
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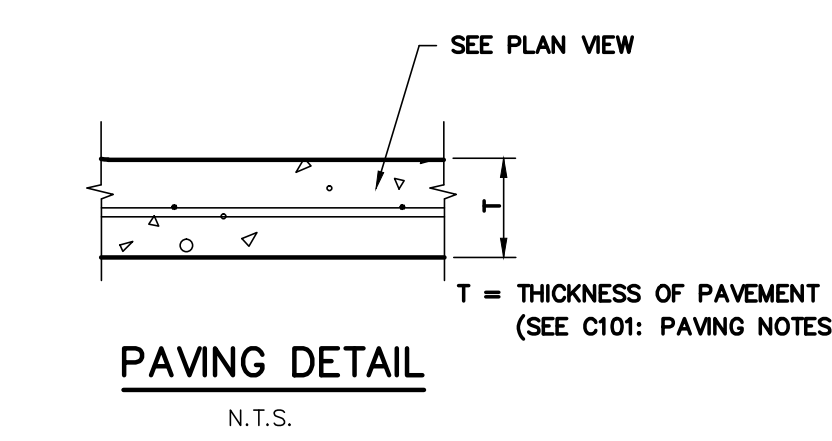
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PAVING DETAIL
N.T.S.

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(1) 6" VALVE
FIRE SPRINKLER SYSTEM

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RPZ IN BLDG W/ FIRE DEPT.
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SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (P&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE # SP2022-XXX

SITE PLAN

BACON PLUMBING OFFICE PHASE 2

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 Ranch Trail, Rockwall, Texas 75032
Contact: Brad Bacon (972)236-5794

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

REG No.: F-2567
©2022 by Monk Consulting Engineers, Inc., All Rights Reserved.

date: 8/19/22 scale: 1" = 30' sheet: C101











DEVELOPMENT APPLICATION

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Planning and Zoning Department
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 Proposed Zoning SAME Proposed Use SAME
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<input type="checkbox"/> Owner	<u>BACON Property, LLC</u>	<input checked="" type="checkbox"/> Applicant	<u>CARROLL Architects, INC</u>
Contact Person	<u>BRAD BACON</u>	Contact Person	<u>JEFF CARROLL</u>
Address	<u>2055 KRISTY LN.</u>	Address	<u>750 E. I-3</u> <u>#110</u>
City, State & Zip	<u>ROCKWALL, TX 75032</u>	City, State & Zip	<u>Rockwall TX 75087</u>
Phone	<u>214.280.2296</u>	Phone	<u>214.632.1762</u>
E-Mail	<u>BRAD@EVERYONELOVESBACON.COM</u>	E-Mail	<u>JC@CARROLLARCH.COM</u>

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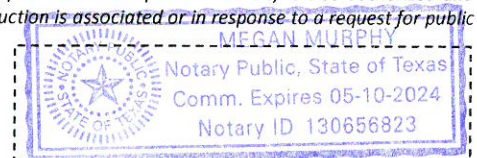
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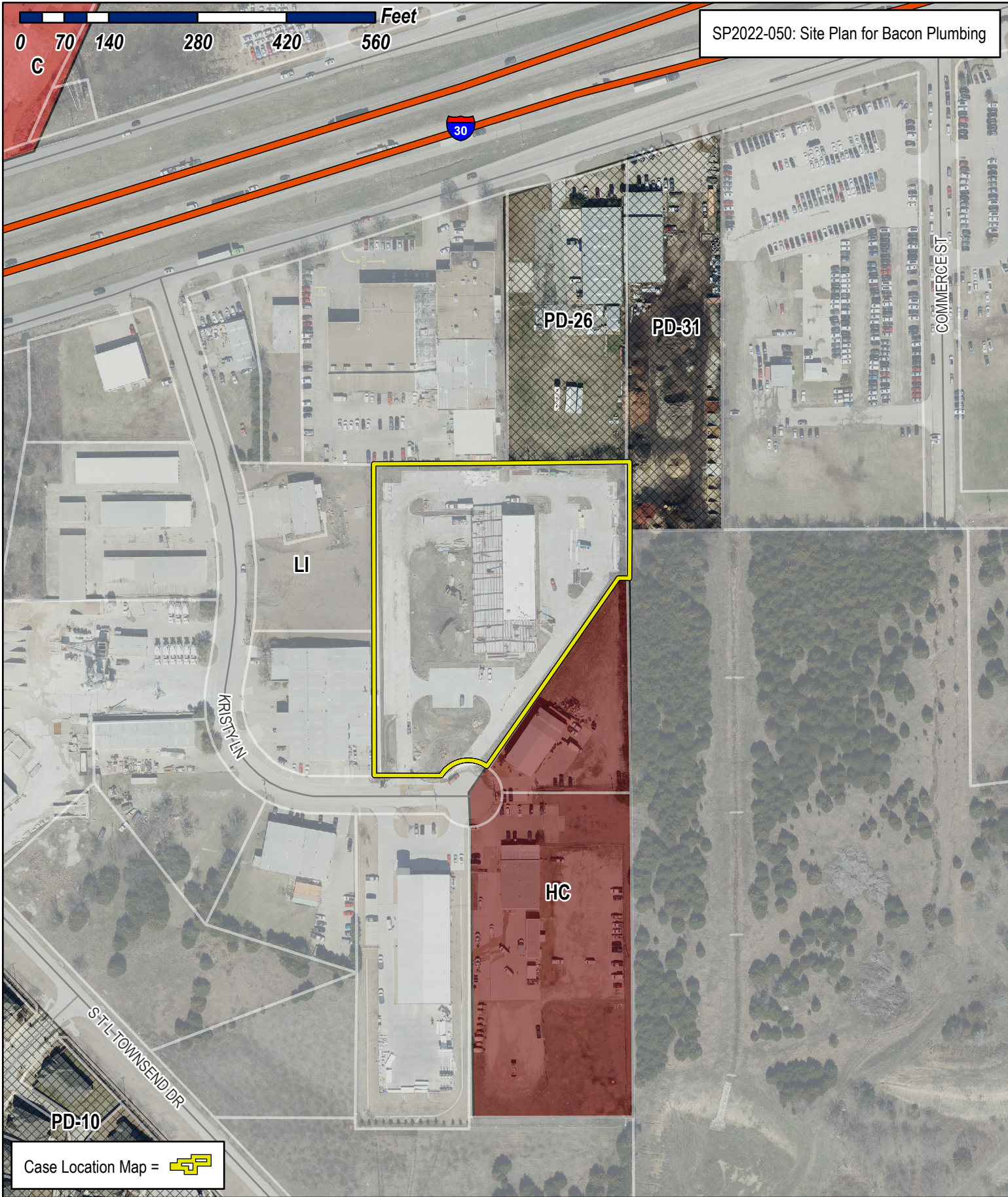
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My Commission Expires 5.10.24



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.





750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
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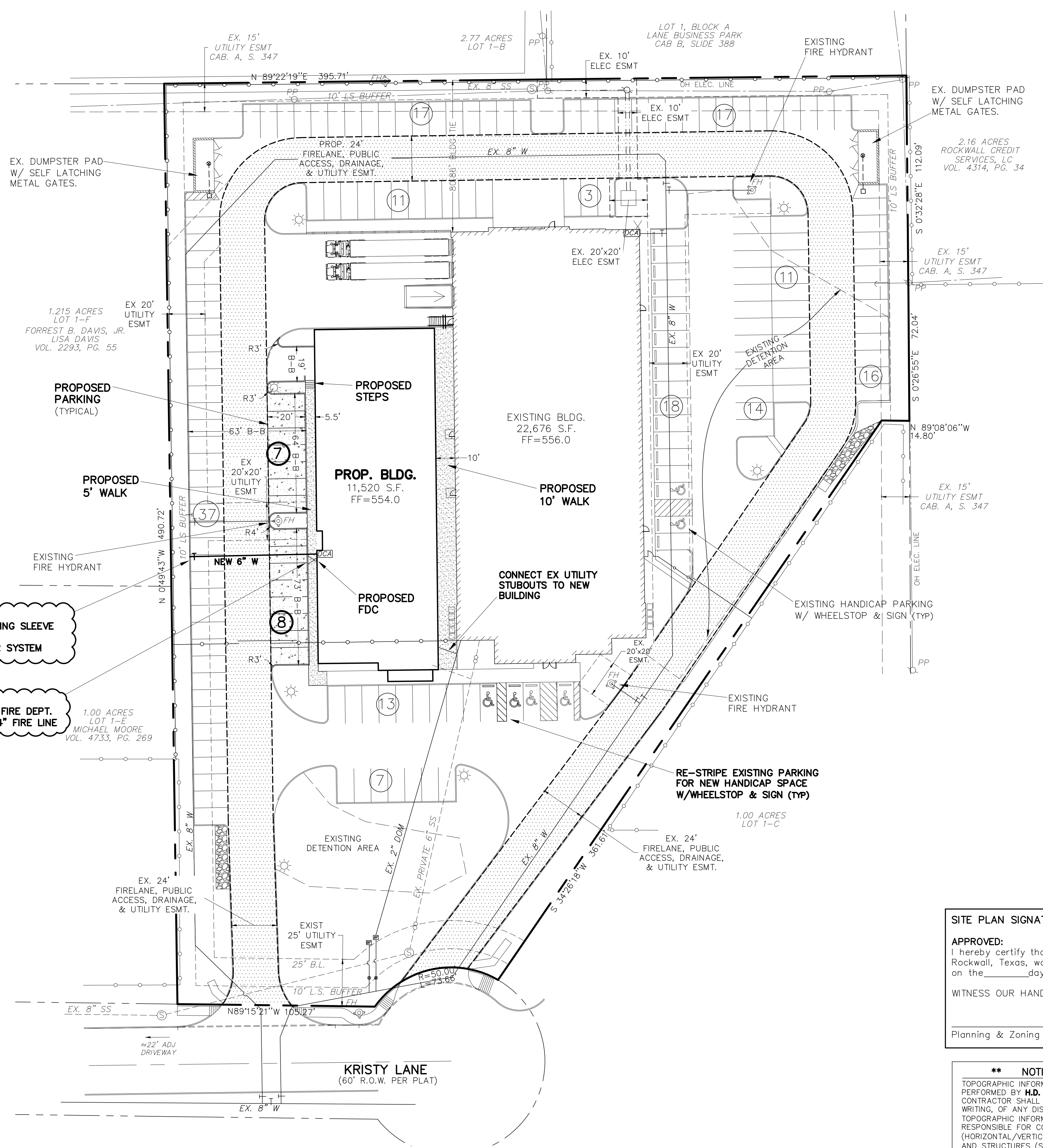
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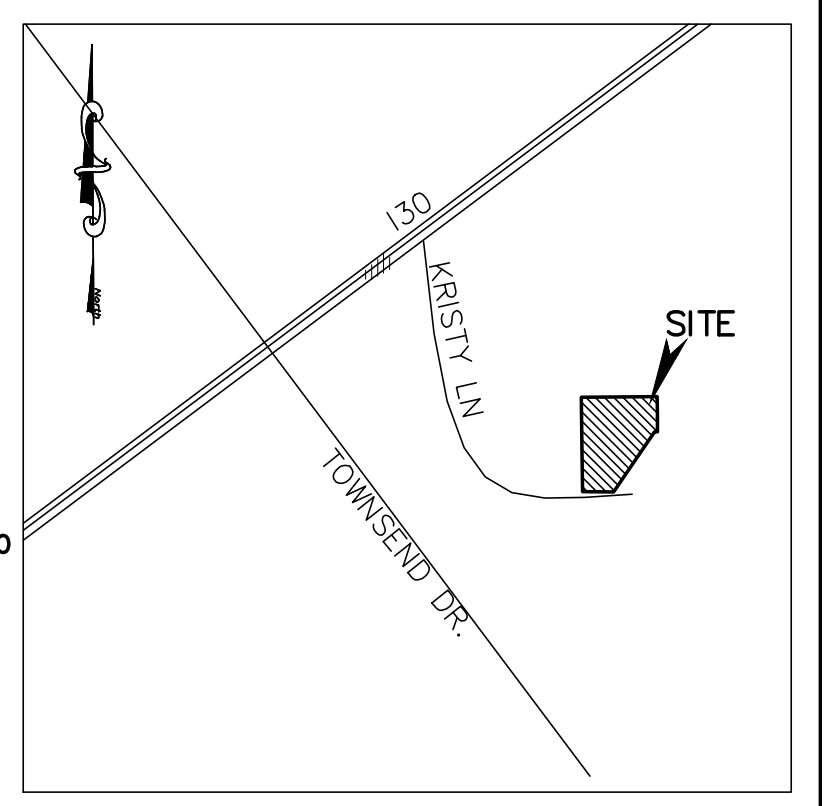
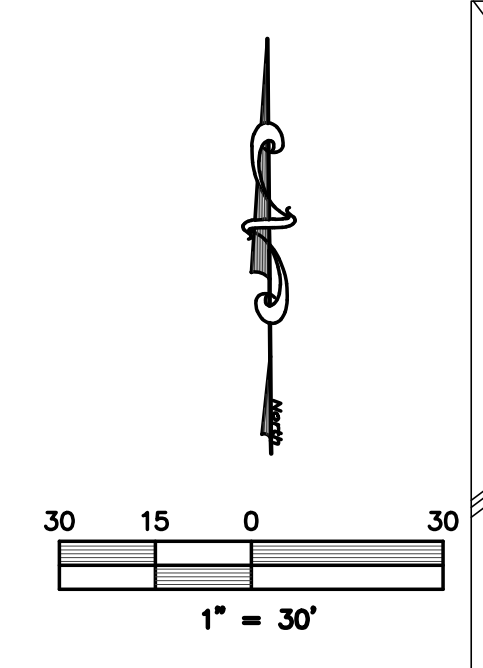
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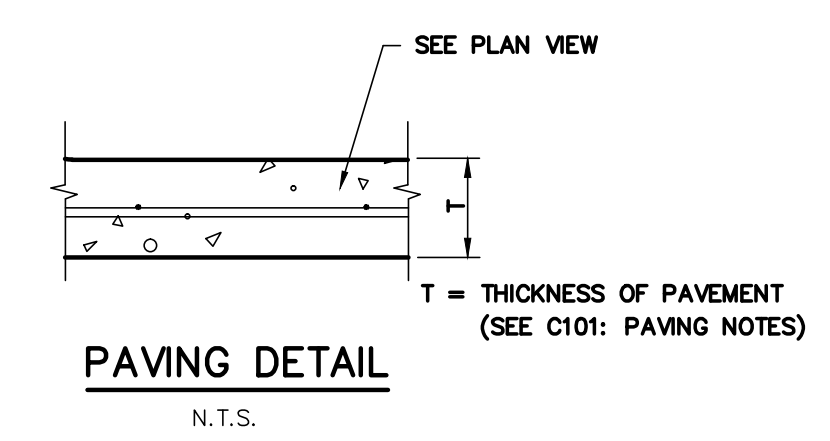
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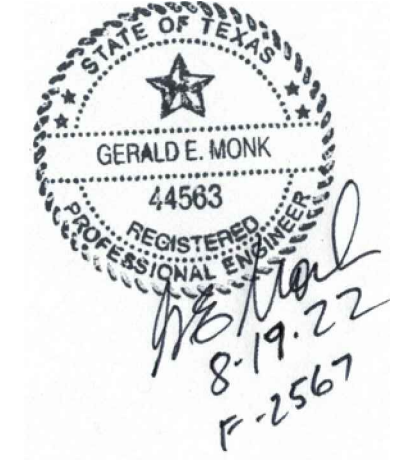
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (P&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE # SP2022-XXX

SITE PLAN

BACON PLUMBING OFFICE PHASE 2

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 Ranch Trail, Rockwall, Texas 75032
Contact: Brad Bacon (972)236-5794

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

REG No.: F-2567
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date: 8/19/22 scale: 1" = 30' sheet: C101









PROJECT COMMENTS



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

DATE: 9/21/2022

PROJECT NUMBER: SP2022-050
PROJECT NAME: Site Plan for Bacon Plumbing Phase 2
SITE ADDRESS/LOCATIONS: 2055 KRISTY LN

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Brad Bacon of Bacon Property, LLC for the approval of an Amended Site Plan for an existing Office/Warehouse facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	09/21/2022	Needs Review

09/21/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an existing Office/Warehouse facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-050) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Light Industrial (LI) District standards and the Development Standards of Article 05, that are applicable to the subject property.

I.5 If any additional lighting is being added to the site, including wall packs for the proposed building, a photometric plan must be provided.

M.6 Site Plan:

1. The distance between buildings must be 15-feet, otherwise a fire rated wall is required. (Subsection 03.04. B, of Article 11)
2. Provide the perimeter dimensions of the proposed building. (Subsection 03.04. B, of Article 11)
3. Please provide the dimension for a typical parking space. (Subsection 05.03, of Article 06)
4. Please confirm the required parking indicated within the site data. Per the table only the existing building is calculated for. (Subsection 05.01, of Article 06)
5. Label the height and type of any existing or proposed fencing. (Subsection 08.02. F, of Article 08)
6. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
7. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
8. There shall be no outside storage. (Article 04)
9. The proposed off-street loading must be screened. Provide landscape screening on the west property line. (Subsection 01.05. A, of Article 05)

M.7 Building Elevations:

1. Please provide the material percentages for each side of the building. (Subsection 05.01. A. 1, of Article 05)
2. Please indicate the cardinal directions of the building facades. (Subsection 05.01, of Article 05)
3. Please show the ghost the parapets that are in the background of a building façade. (Subsection 05.01, of Article 05)
4. Please add depth to the parapet on the "Front" elevation. (Subsection 05.01, of Article 05)
5. Please provide a note indicating that the parapet will be finished on both sides with the same material as the exterior facing wall. (Subsection 05.01, of Article 05)
6. The cementitious material appears to exceed the 50% maximum requirement, which will require a variance. (Subsection 04.01, of Article 05)
7. The stone appears to be deficient of the 20% minimum requirements, which will require a variance. (Subsection 04.01, of Article 05)
8. The wall projection height is not 25% of the height of the wall, and the wall length appears to exceed four (4) times the height. This will require a variance to the Primary Articulation Standards. (Subsection 05.01, of Article 05)
9. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)

I.8 Staff has identified the following variances associated with the proposed request: [1] greater than 50% cementitious material, [2] less than 20% stone, and [3] four-sided architecture. Should you decide to request these items as variances, please provide a letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, etc.

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on October 4, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.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 October 4, 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 October 11, 2022 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on September 27, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on October 11, 2022.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/21/2022	Needs Review

09/21/2022: Will need to revise detention pond B so that the building is located outside of the easement. (see last page)

- Replat is required to revise easements.
- All paving will be concrete.
- Longitudinal Butt joint needed to tie in concrete to existing.
- Will there be a new water meter?
- Parking island for the fire hydrant must be 10' wide minimum.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/20/2022	Approved w/ Comments

09/20/2022: Egress from the existing building will need to be reviewed for compliance with the common path of travel distance limitations. It appears that the proposed building will create a dead-end corridor space due to the north stair blocking access to the public way.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/19/2022	Approved w/ Comments

09/19/2022: Please provide a landscape plan for this project



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2055 KRISTY LN.
 Subdivision 3.54 AC. BODIN INDUSTRIAL TRACT Lot 1-m Block
 General Location I-30 SERVICE Rd @ KRISTY LN

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI Current Use OFFICE / WAREHOUSE
 Proposed Zoning SAME Proposed Use SAME
 Acreage 0.50 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	<u>BACON Property, LLC</u>	<input checked="" type="checkbox"/> Applicant	<u>CARROLL Architects, INC</u>
Contact Person	<u>BRAD BACON</u>	Contact Person	<u>JEFF CARROLL</u>
Address	<u>2055 KRISTY LN.</u>	Address	<u>750 E. I-3</u> <u>#110</u>
City, State & Zip	<u>ROCKWALL, TX 75032</u>	City, State & Zip	<u>Rockwall TX 75087</u>
Phone	<u>214.280.2296</u>	Phone	<u>214.632.1762</u>
E-Mail	<u>BRAD@EVERYONELOVESBACON.COM</u>	E-Mail	<u>JC@CARROLLARCH.COM</u>

NOTARY VERIFICATION [REQUIRED]

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

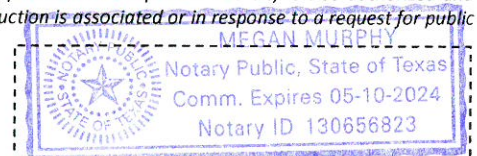
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 2022. By signing this application, 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 16 day of September, 2022

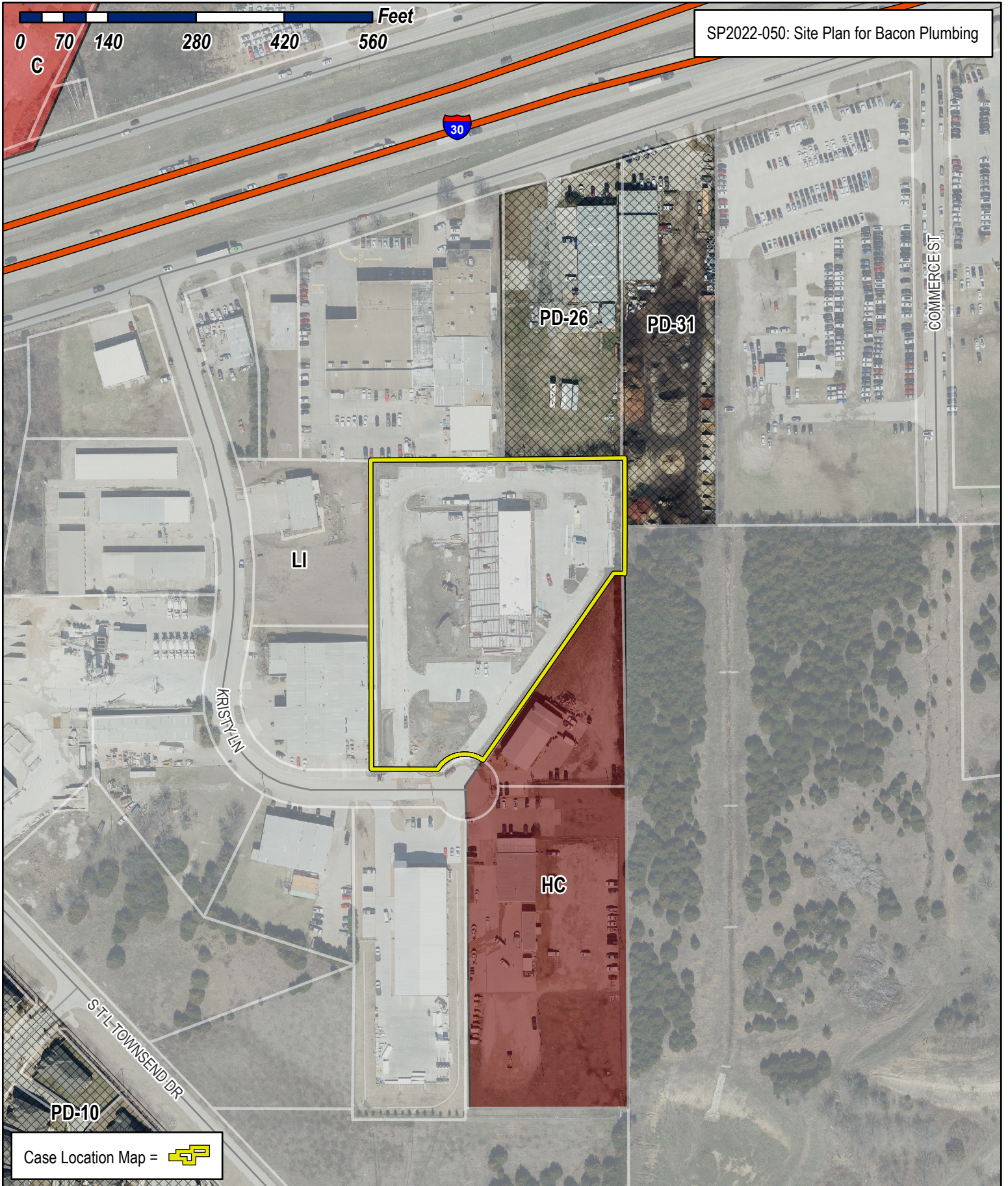
Owner's Signature

Brad Bacon

Notary Public in and for the State of Texas



My Commission Expires 5.10.24



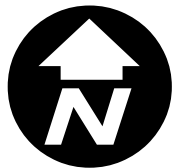
Case Location Map = 



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.





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

September 16, 2022

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

Re: Project Explanation letter
Bacon Phase 2 Project
2055 Kristy Ln
Rockwall, TX. 75032

Mr. Miller,

This letter serves as a summary of the other plans **not** submitted in the typical site plan approval package for submission.

Site Plan Package Submission for Phase 2 Development.

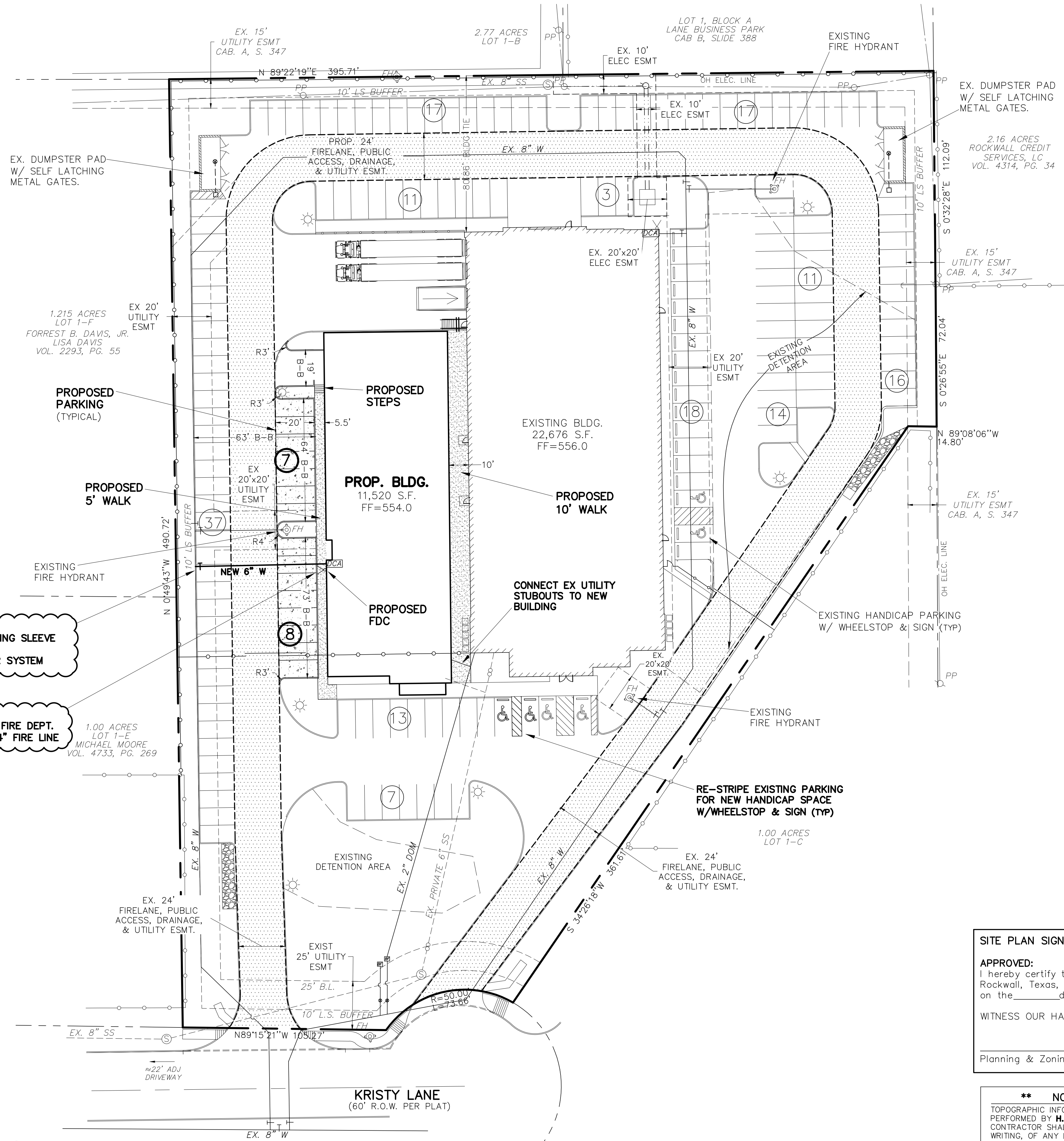
- A) **Landscape Plan, Treescape Plan, Site Lighting Plan.** We understand that the landscape, tree survey, and site lighting plans (photometric plan) were approved during the Phase 1 approval package. These plans were developed on site during phase 1 construction.

Thank you for consideration and reviewing our request.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Carroll' in a cursive script.

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO



- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- PAVING NOTES:**
- 1) NEW PAVING TO BE 6" THICK (SIDEWALK TO BE 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
 - 2) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 3) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 4) NO SAND UNDER PAVING.
 - 5) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

SITE DATA:

LOT AREA:
3.57 Acres, 155,294 sq.ft.

LOT COVERAGE:
Existing - 14.6%
Proposed - 22.02%

FLOOR TO AREA RATIO:
Existing - 6.85:1
Proposed - 4.54:1

BUILDING AREA:
Existing: 22,676 sq.ft.
Proposed: 11,520 sq.ft.
NEW TOTAL: 34,196 sq.ft.

BUILDING HEIGHT:
1 STORY

PROPOSED USE:
Office/Warehouse

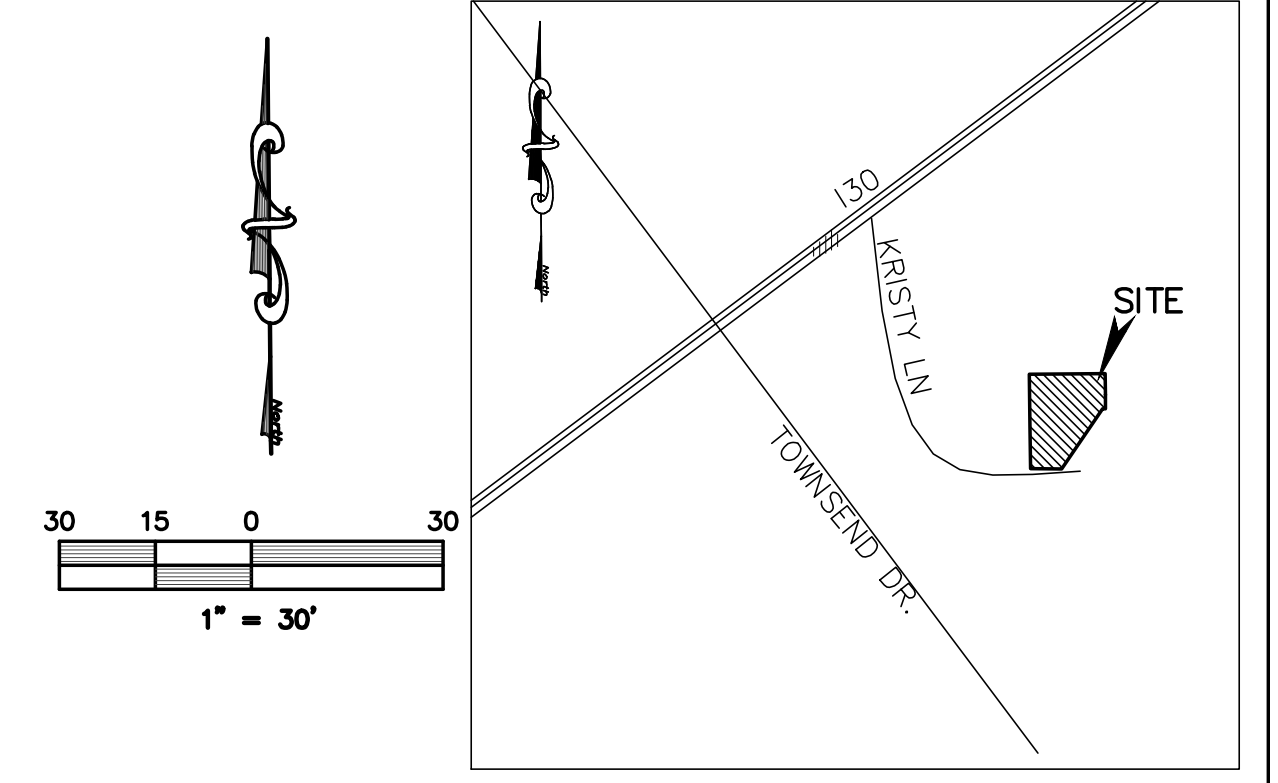
IMPERVIOUS AREA (including buildings):
Existing: 106,733 sq.ft.
Proposed: 17,594 sq.ft.
NEW TOTAL: 124,327 sq.ft.

ZONING:
LI

PARKING:
Required:
Office (1/300sf) = 42
Warehouse (1/1000sf) = 11
TOTAL = 53
Provided:
Existing Standard = 159
Proposed = 15
Handicap = 6
Total Provided = 179

LANDSCAPE AREA:
Required: (15%) 23,294 sq.ft.
Existing Provided: 48,561 sq.ft.
Proposed Provided: 30,967 sq.ft.

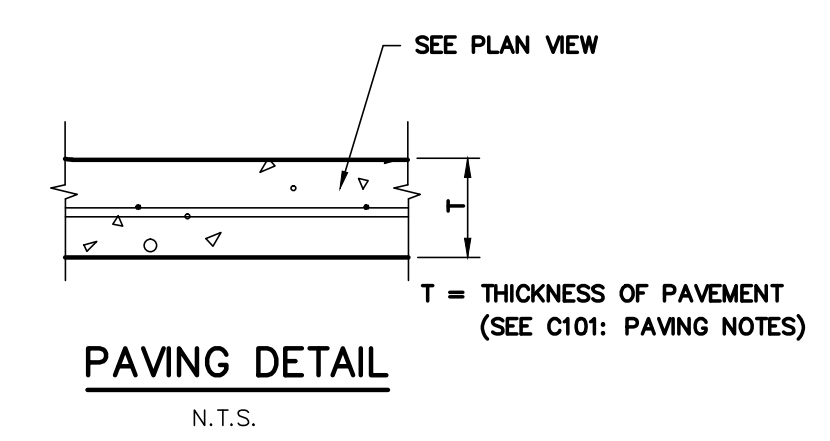
FIRESPRINKLER:
YES
* THERE ARE EXIST. BUILDINGS & TREES ON THIS SITE



LOCATION MAP (NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- - - - - = EXISTING CONTOURS
- 460— = PROPOSED CONTOURS
- = PROPOSED SPOT GRADES
- tc = TOP OF CURB
- ep = EDGE OF PAVEMENT
- tw = TOP OF WALL
- bw = BOTTOM OF WALL
- (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
- EX. SS = EXISTING SANITARY SEWER LINE
- EX. W = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- ⊙ = EXISTING SEWER MANHOLE
- ⊙ = EXISTING GAS METER
- B-B = BACK OF CURB TO BACK OF CURB
- EXIST. or EX. = EXISTING
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- ⊙ = PROPOSED FIRE HYDRANT
- = EXISTING FIRELANE



INSTALL:
(1) 8"x6" TAPPING SLEEVE
(1) 6" VALVE
FIRE SPRINKLER SYSTEM

INSTALL:
RPZ IN BLDG W/ FIRE DEPT.
CONNECTION ON 4" FIRE LINE

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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CASE # SP2022-XXX

SITE PLAN
BACON PLUMBING OFFICE
PHASE 2

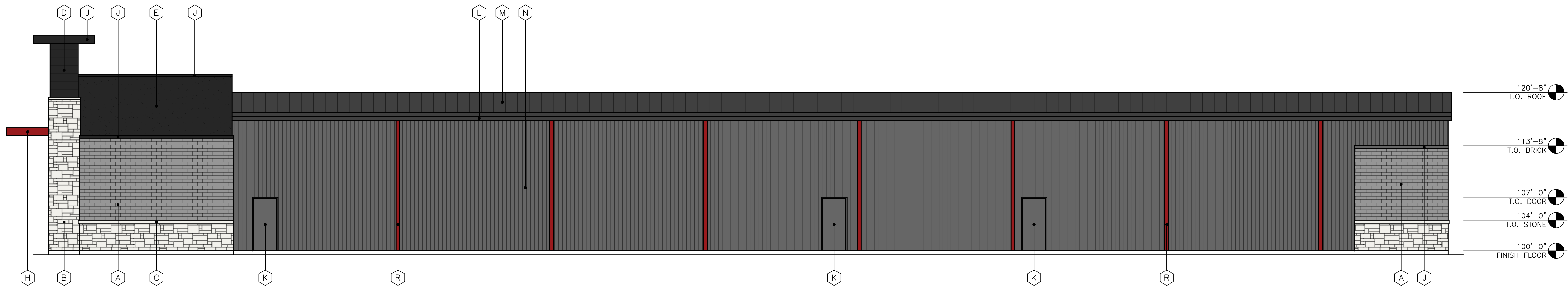
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City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 Ranch Trail, Rockwall, Texas 75032
Contact: Brad Bacon (972)236-5794

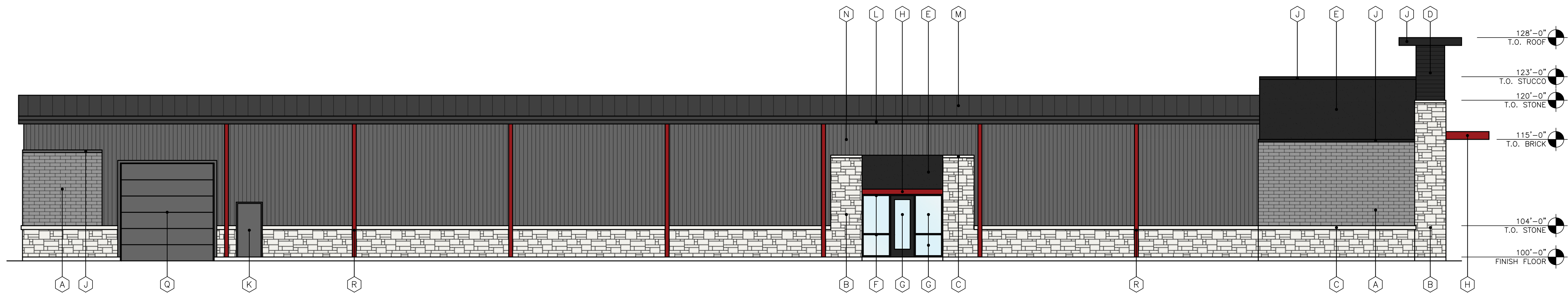
prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

REG No.: F-2567
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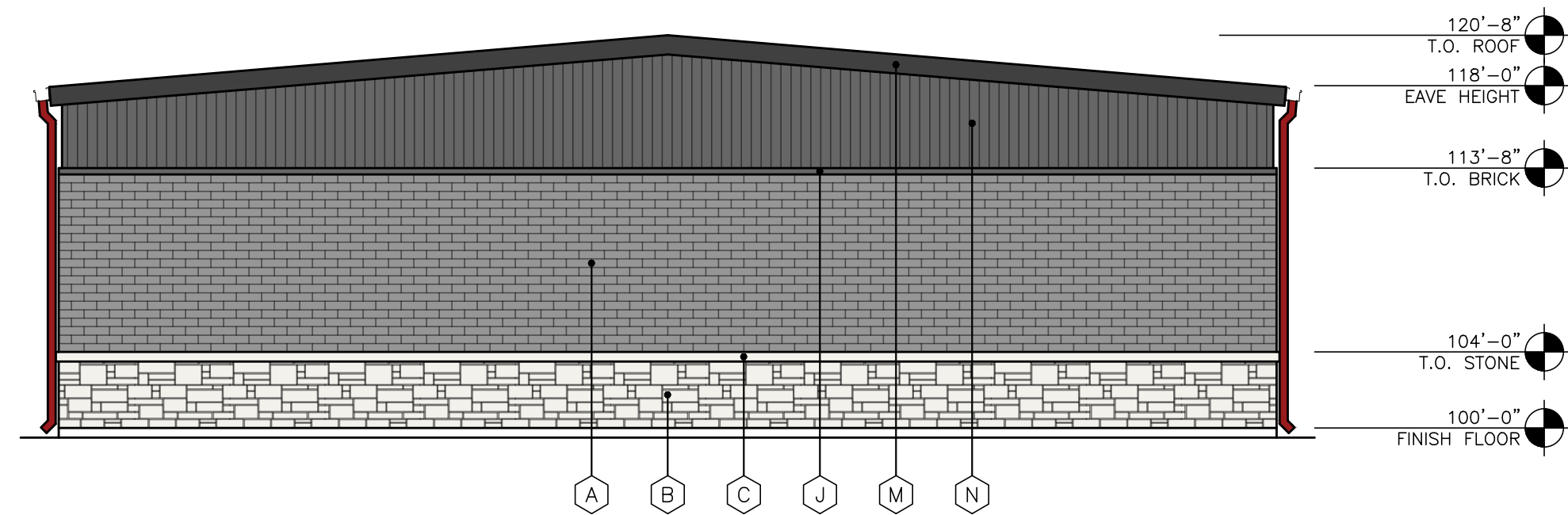
date: 8/19/22 scale: 1" = 30' sheet: C101



4 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
(A)	STONE VENEER (PROVIDED BY OWNER - INSTALLED BY G.C.) COLOR: GREY
(B)	STONE VENEER (PROVIDED BY OWNER - INSTALLED BY G.C.) COLOR: BLANCO
(C)	STONE VENEER (WATERTABLE BAND-INSTALLED BY G.C.) COLOR: BLANCO
(D)	8" HARDIE BOARD PLANKING - INSTALLED BY G.C. COLOR: BLACK
(E)	STUCCO EXTERIOR FINISH. COLOR: BLACK, FINISH: FINE
(F)	ALUMINUM STOREFRONT SYSTEM COLOR: BLACK
(G)	DOUBLE PANE - LOW E GLASS WITHIN STOREFRONT SYSTEM - ANY TINT SELECTED BY OWNER.
(H)	PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: RED
(J)	PREFINISHED MTL. COPING PAINT COLOR: CHARCOAL
(K)	EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT COLOR: MATCH METAL PANELS
(L)	PREFINISHED GUTTER COLOR: CHARCOAL
(M)	PEMB METAL ROOF PANELS COLOR: CHARCOAL
(N)	PREFINISHED WALL PANELS COLOR: CHARCOAL
(P)	6" DIA. STL. BOLLARD - FILL W/ CONC. - DOME TOP - PAINT
(Q)	ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR: DARK GREY
(R)	PREFINISHED DOWNSPOUTS COLOR: RED
(S)	PREFINISHED BOX TRIM COLOR: RED

ISSUE:

OWNER REVIEW:	09-13-2022

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BACON PLUMBING - PHASE 2
OFFICE \ WAREHOUSE
2055 Kristy Lane
Rockwall, Texas 75032

BACON
PROPERTIES LLC.
2055 Kristy Lane
Rockwall, TX, 75032

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

BACON PLUMBING OFFICE	
LEGAL DESCRIPTION AND OR ADDRESS: LOT 1-M BODIN INDUSTRIAL TRACT 2055 KRISTY LANE City of Rockwall, Rockwall County, Texas	
OWNER Bacon Property LLC. 295 Ranch Trail Rockwall, TX 75032 P: 972-236-5794	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: j@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-XXX	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

EXTERIOR ELEVATIONS
DATE: _____ SHEET NO.: _____
PROJECT NO: AUG 2022
DRAWN BY: 2020021 **A501**
CHECKED BY: _____



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: October 11, 2022
APPLICANT: Jeff Carroll; *Jeff Carroll Architects*
CASE NUMBER: SP2022-050; *Amended Site Plan for Bacon Plumbing*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Brad Bacon of Bacon Property, LLC for the approval of an Amended Site Plan for an existing *Office/Warehouse* facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

BACKGROUND

The subject property was annexed on May 5, 1980 by *Ordinance No. 80-09*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On August 4, 1980, the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District by *Ordinance No. 80-18 (Case No. PZ1980-008-01)*. On April 5, 1979, the City Council approved a final plat that establish the subject property as Lot 1, Block A, Bodin Industrial Tract Addition. On February 11, 2020, the Planning and Zoning Commission approved a site plan (*Case No. SP2019-047*) to allow the construction of a 22,676 SF *Office/Warehouse* facility. On October 5, 2020, the City Council approved to replat (*Case No. P2020-041*) for the subject property establishing it as Lot 1, Block A, Bacon Addition.

PURPOSE

On September 16, 2022, the applicant – *Jeff Carroll of Carroll Architects, Inc.*-- submitted an application requesting the approval of an Amended Site Plan for the purpose of constructing an additional *Office/Warehouse* building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2055 Kristy Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land zoned Light Industrial (LI) District (*i.e. 1500 E. Interstate 30 Frontage Road*) and Planned Development District 26 (PD-26) for limited Light Industrial land uses (*i.e. 1510 E. Interstate 30 Frontage Road*). Both of these properties have existing industrial buildings situated on them. Beyond these properties is IH-30.

South: Directly south of the subject property are three (3) parcels of land (*i.e. 2040, 2045, and 2050 Kristy Lane*) developed with Light Industrial land uses that are zoned Light Industrial (LI) District. Beyond these properties is a four (4) acre vacant tract of land located within the Bodin Industrial Tract and zoned Light Industrial (LI) District. Beyond this is S. TL Townsend Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 21.684-acre tract of land zoned Light Industrial (LI) District. Beyond this is a vacant 2.40-acre tract of land zoned Light Industrial (LI) District. Beyond this is a 32.6546-acre parcel of land zoned Planned Development District 10 (PD-10) for multi-family land uses.

West: Directly west of the subject property are two (2) parcels of land (i.e. 2015 and 2065 Kristy Lane) zoned Light Industrial (LI) District. Beyond this is Kristy Lane, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are three (3) parcels of land (i.e. 2000, 2010, and 2020 Kristy Lane) zoned Light Industrial (LI) District. These properties have existing light industrial facilities situated on them. Beyond this is a 4.967-acre parcel of land developed with the Eastside Pump Station, zoned Light Industrial (LI) District. Beyond this is S. TL Townsend Drive, which is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Warehouse* facility is a permitted *by-right* land use in a Light Industrial (LI) District. The submitted site plan and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *VariANCES and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	X=3.57-acres; In Conformance
<i>Minimum Lot Frontage</i>	100-Feet	X= 178-feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	X=490-feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X=10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	15-Feet	X=15-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=28-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=14.60%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/1,000 SF (23 Required)	X=179; In Conformance
	1 Parking Space/ 300 SF (42 Required) Total = 65 Parking Spaces	
<i>Minimum Landscaping Percentage</i>	20%	X>20.00%; In Conformance
<i>Maximum Impervious Coverage</i>	90-95%	X<90%; In Conformance

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this, no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

Subsection 5.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that the “Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses.” The proposed office/warehouse facility is a permitted land use in the Light Industrial (LI) District. Additionally, the code goes on to say that all operations shall be indoors with no outside storage of materials unless properly screened or buffered. The code also states that “...locations for these types of industrial land uses are typically a minimum of two (2) acres and average of five (5) to ten (10) acres.” In this case, the subject property generally meets these guidelines and is 3.57-acres. It should be noted that staff made the comment to the applicant to continue the landscaping screening down the west property line to properly screen the proposed off-street loading. The applicant has chosen not to address this comment.

The proposed site plan also generally conforms to the requirements of the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *VariANCES and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances:

(1) Architectural Standards.

- (a) Secondary Material. According to Subsection 06.01(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials..." In this case, the applicant has proposed greater than 10% secondary material on each façade of the buildings. This will require a variance from the Planning and Zoning Commission.

(2) Four (4) Sided Architecture.

- (a) Articulation. According to Subsection 06.01 (C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), for primary building facades a "wall length shall not exceed four (4) times the wall height." In this case, the subject property is located in an overlay district which requires all building façades to follow the primary building façade articulation requirements. Given this the applicant does not meet the wall length requirements on the east and west sides of the proposed building. This will require a variance from the Planning and Zoning Commission.

According to Subsection 09.02, *Variances to the General Overlay Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exceptions. As compensatory measures for this case, the applicant is proposing to [1] provide stone exceeding 20%, [2] provide greater than 20% landscaped area, [3] provide a vertical element on the rear building elevation, and [4] add an awning over the entry. Staff should note that the increased landscaped area was established per the previous site plan for the subject property (*Case No. SP2019-047*) and cannot be considered compensatory. Requests for variances to the *General Overlay Standards* 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 a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located within the *IH-30 Corridor District*, which is "... the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial." Additionally, the Special Commercial Corridor designation "...is intended to provide an area for commercial/retail...activity centers that are intended to support and serve the entire region." In this case, the applicant's request does not conform to the development referred to by the Comprehensive Plan, however, the proposed building is an expansion for an existing business that is located in an industrial park that is already zoned for the proposed land use. That being said, the proposed building does not appear to bring the property further out of conformance with the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On September 27, 2022 the Architecture Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant [1] add depth to the projecting element on the south elevation and [2] dress up the rear elevation to better match the front elevation. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the October 11, 2022 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Amended Site Plan for the establishment of an *Office/Warehouse* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Landscape screening shall be installed along a portion of the west property line to the screen the proposed off-street loading.
- (3) All utility equipment will be screened per Subsection 01.05 (C), *Utility Equipment and Air Conditioning Units*, of Article 05, *District Development Standards*, of the Unified Development Code.
- (4) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2055 KRISTY LN.
 Subdivision 3.54 AC. BODIN INDUSTRIAL TRACT Lot 1-m Block
 General Location I-30 SERVICE Rd & KRISTY LN

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI Current Use OFFICE / WAREHOUSE
 Proposed Zoning SAME Proposed Use SAME
 Acreage 0.50 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	<u>BACON Property, LLC</u>	<input checked="" type="checkbox"/> Applicant	<u>CARROLL Architects, INC</u>
Contact Person	<u>BRAD BACON</u>	Contact Person	<u>JEFF CARROLL</u>
Address	<u>2055 KRISTY LN.</u>	Address	<u>750 E. I-3</u> <u>#110</u>
City, State & Zip	<u>ROCKWALL, TX 75032</u>	City, State & Zip	<u>Rockwall TX 75087</u>
Phone	<u>214.280.2296</u>	Phone	<u>214.632.1762</u>
E-Mail	<u>BRAD@EVERYONELOVESBACON.COM</u>	E-Mail	<u>JC@CARROLLARCH.COM</u>

NOTARY VERIFICATION [REQUIRED]

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

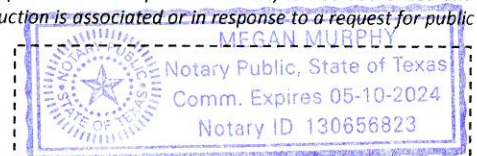
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 2022. By signing this application, 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 16 day of September, 2022

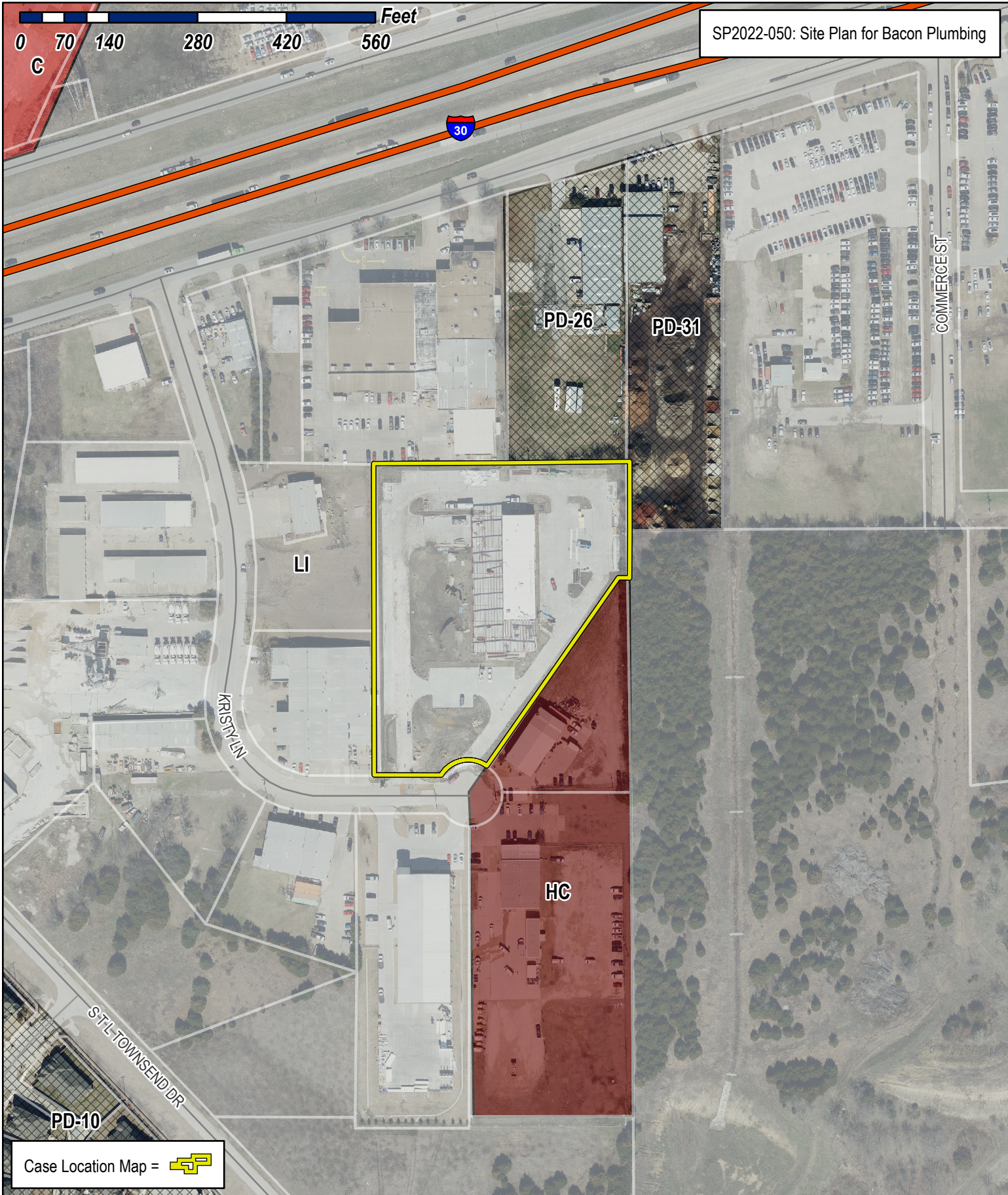
Owner's Signature

Brad Bacon

Notary Public in and for the State of Texas



My Commission Expires 5.10.24



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.





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

September 16, 2022

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

Re: Project Explanation letter
Bacon Phase 2 Project
2055 Kristy Ln
Rockwall, TX. 75032

Mr. Miller,

This letter serves as a summary of the other plans **not** submitted in the typical site plan approval package for submission.

Site Plan Package Submission for Phase 2 Development.

- A) **Landscape Plan, Treescape Plan, Site Lighting Plan.** We understand that the landscape, tree survey, and site lighting plans (photometric plan) were approved during the Phase 1 approval package. These plans were developed on site during phase 1 construction.

Thank you for consideration and reviewing our request.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Carroll' in a cursive script.

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO



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

October 3, 2022

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

Re: SP2022-050 Variance Requested
Bacon Properties Development Phase 2
Rockwall, TX.

Mr. Miller,

This letter serves as a summary of the Request for Variances to the UDC within the I-30 overlay district. The Variances include (1) **Secondary Material greater than 10% material**, (2) **Four-sided Architecture**.

Building Secondary Materials.

We are requesting a variance to increase the Building Secondary Material. We are providing metal siding wall panels exceeding 50% at the east and west side elevations of our new proposed building. The stone material provided for these sides are 20% or more.

Four-sided Architecture.

We are requesting a variance for reducing required materials on the east side of the new building. We are showing the new building expansion and the existing building on the site plan where no one will see between the two buildings. We are also bringing the building materials from the front onto the sides 20'.

Compensatory items we are requesting for these variances.

- A) We have added tower elements for horizontal articulation on the front and rear elevations for street views. We are providing a flat awning at the entry tower to help the articulation.

- B) City Ordinance requires 15% landscaping area. We are proposing 50% which is 3x more than required by zoning code.
- C) We have provided more stone than required. The North elevation = 67%, South elevation = 60%, West elevation = 36%.

Thank you for your consideration and reviewing our request.

Sincerely,

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO



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

September 16, 2022

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

Re: Project Explanation letter
Bacon Phase 2 Project
2055 Kristy Ln
Rockwall, TX. 75032

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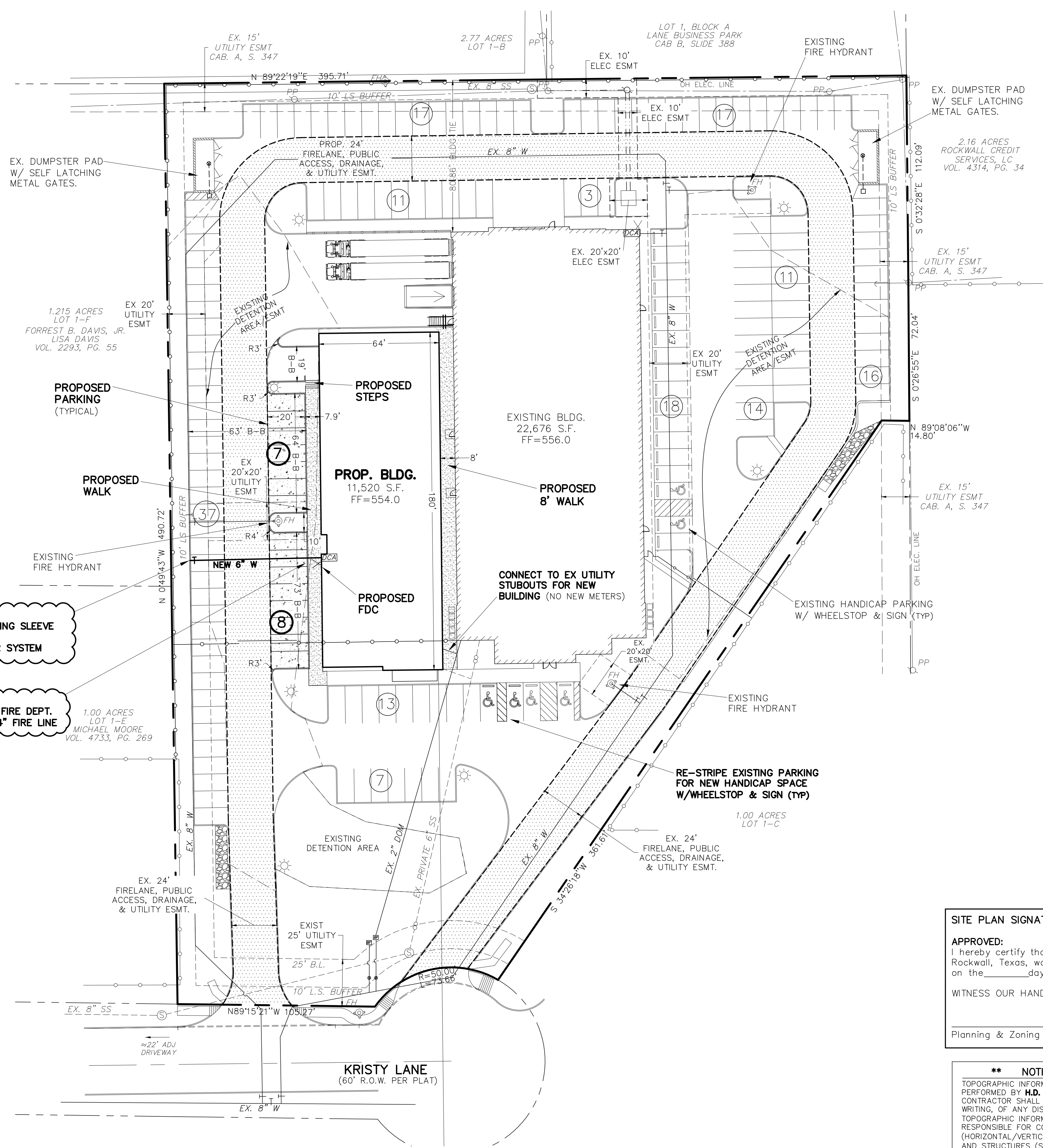
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Thank you for consideration and reviewing our request.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Carroll' in a cursive script.

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO



- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- PAVING NOTES:**
- 1) NEW PAVING TO BE 6" THICK (SIDEWALK TO BE 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
 - 2) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 3) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 4) NO SAND UNDER PAVING.
 - 5) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

SITE DATA:

LOT AREA:
3.57 Acres, 155,294 sq.ft.

LOT COVERAGE:
Existing - 14.6%
Proposed - 22.02%

FLOOR TO AREA RATIO:
Existing - 6.85:1
Proposed - 4.54:1

BUILDING AREA:
Existing: 22,676 sq.ft.
Proposed: 11,520 sq.ft.
NEW TOTAL: 34,196 sq.ft.

BUILDING HEIGHT:
1 STORY

PROPOSED USE:
Office/Warehouse

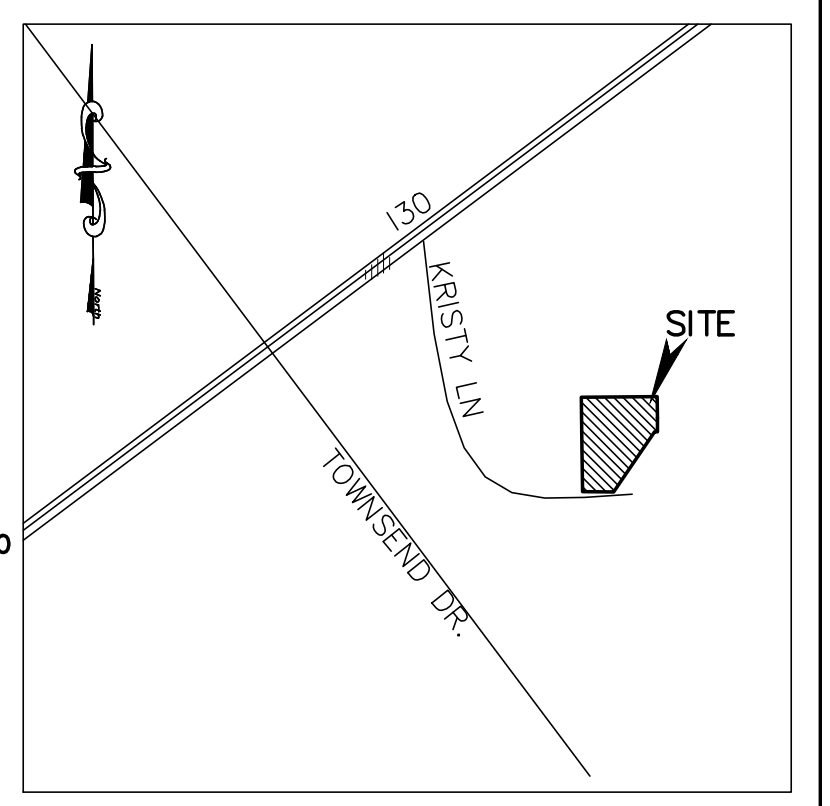
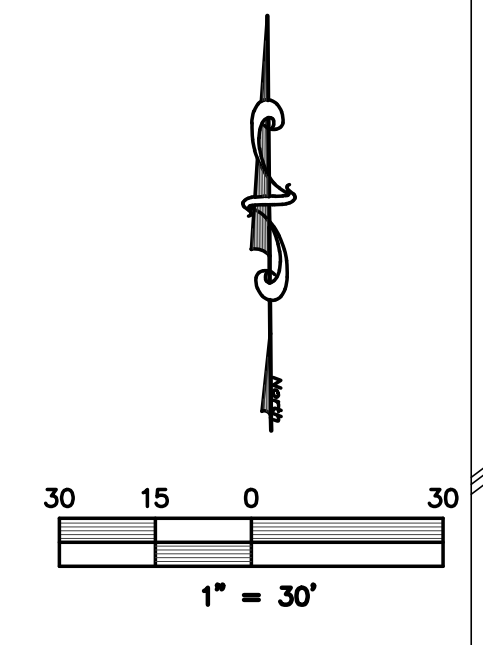
IMPERVIOUS AREA (including buildings):
Existing: 106,733 sq.ft.
Proposed: 17,594 sq.ft.
NEW TOTAL: 124,327 sq.ft.

ZONING:
LI

PARKING:
Required:
Office (1/300sf) = 42
Warehouse (1/1000sf) = 11+12
TOTAL = 65
Provided:
Existing Standard = 159
Proposed = 15
Handicap = 6
Total Provided = 179

LANDSCAPE AREA:
Required: (15%) 23,294 sq.ft.
Existing Provided: 48,561 sq.ft.
Proposed Provided: 30,967 sq.ft.

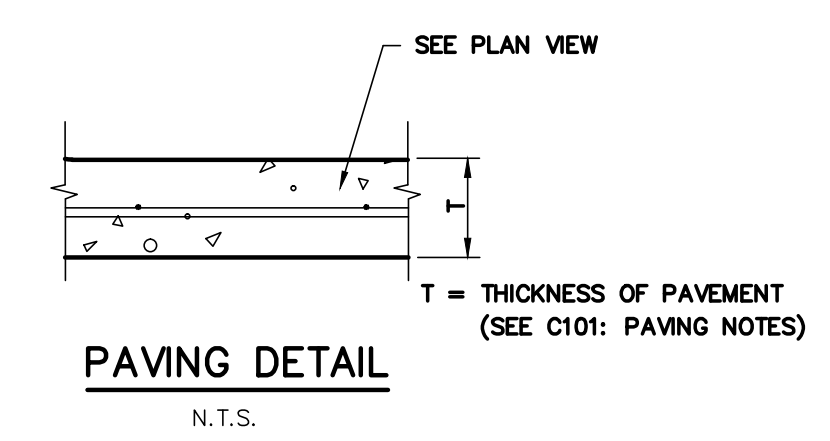
FIRESPRINKLER:
YES
* THERE ARE EXIST. BUILDINGS & TREES ON THIS SITE



LOCATION MAP (NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- - - - - = EXISTING CONTOURS
- 460 — = PROPOSED CONTOURS
- x 463.00 TC or x 462.50 = PROPOSED SPOT GRADES
- tc = TOP OF CURB
- ep = EDGE OF PAVEMENT
- tw = TOP OF WALL
- bw = BOTTOM OF WALL
- (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
- EX. SS — = EXISTING SANITARY SEWER LINE
- EX. W — = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- ⊙ = EXISTING SEWER MANHOLE
- ⊙ = EXISTING GAS METER
- B-B = BACK OF CURB TO BACK OF CURB
- EXIST. or EX. = EXISTING
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- ⊙ = PROPOSED FIRE HYDRANT
- [Dotted Box] = EXISTING FIRELANE



INSTALL:
(1) 8"x6" TAPPING SLEEVE
(1) 6" VALVE
FIRE SPRINKLER SYSTEM

INSTALL:
RPZ IN BLDG W/ FIRE DEPT.
CONNECTION ON 4" FIRE LINE

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this _____ day of _____.

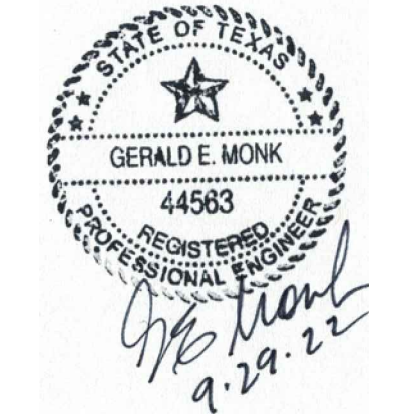
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE # SP2022-050

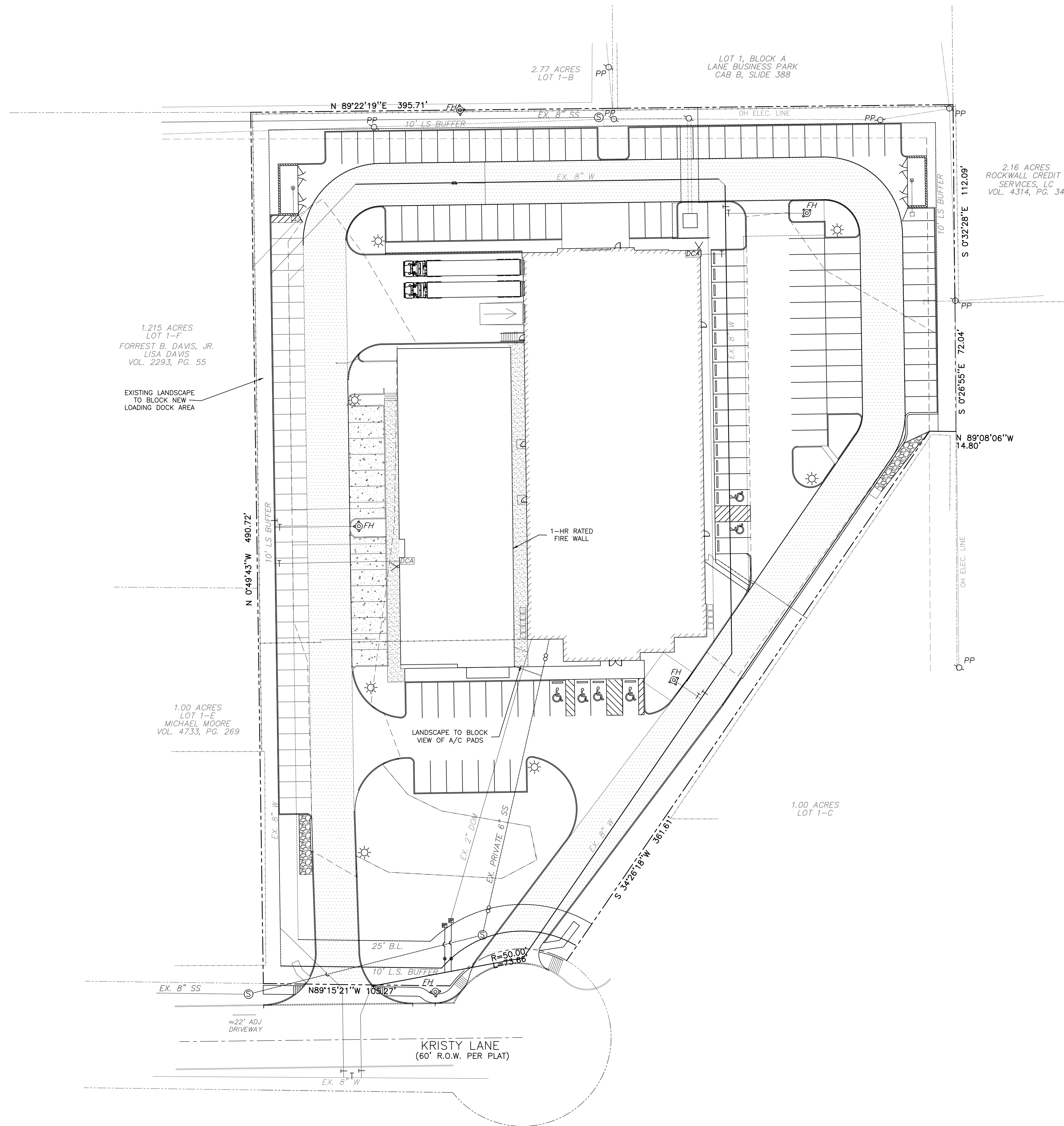
SITE PLAN

BACON PLUMBING OFFICE PHASE 2

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 Ranch Trail, Rockwall, Texas 75032
Contact: Brad Bacon (972)236-5794

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761



ISSUE:	
REVIEW:	10-04-2022

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BACON PLUMBING - PHASE 2 OFFICE | WAREHOUSE

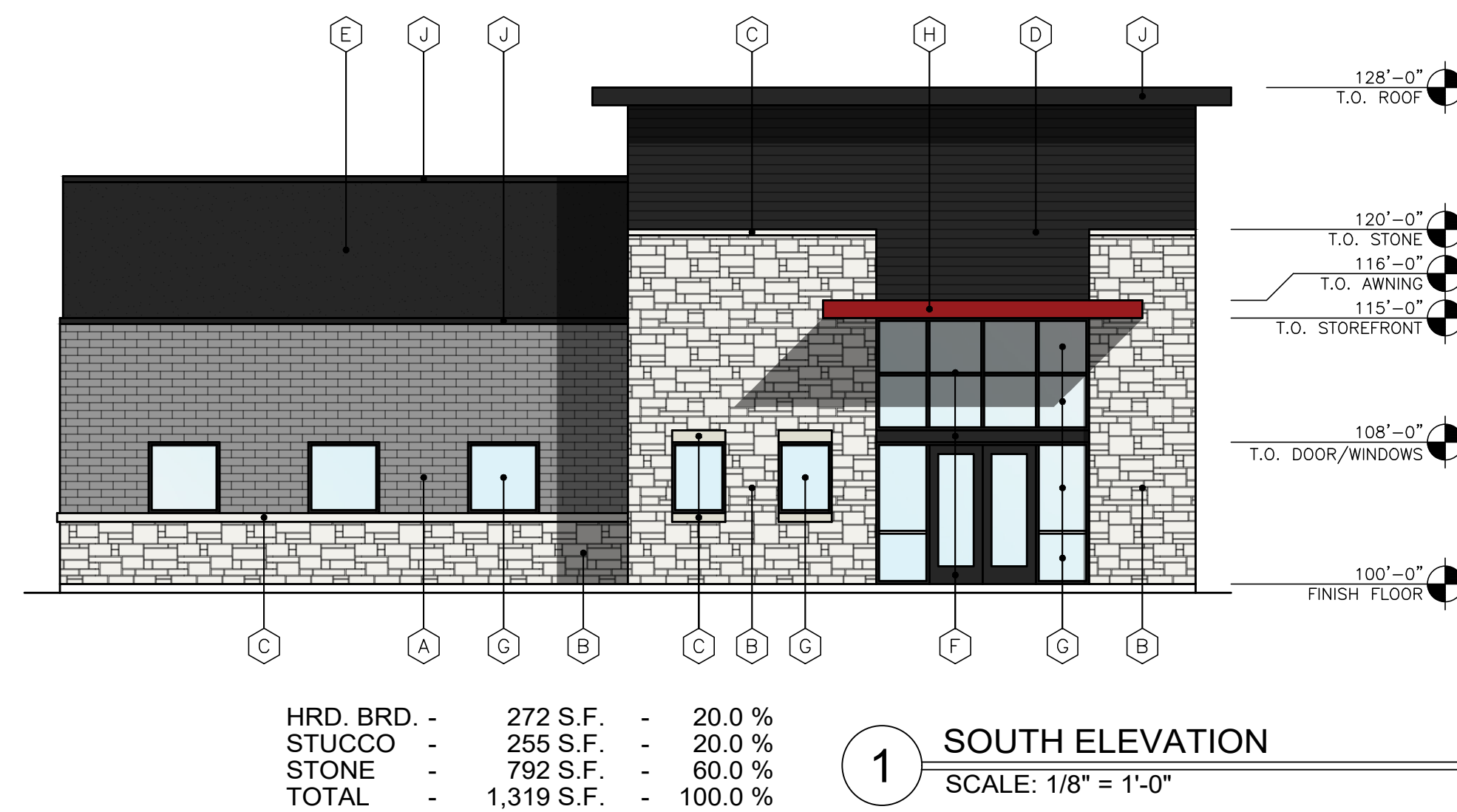
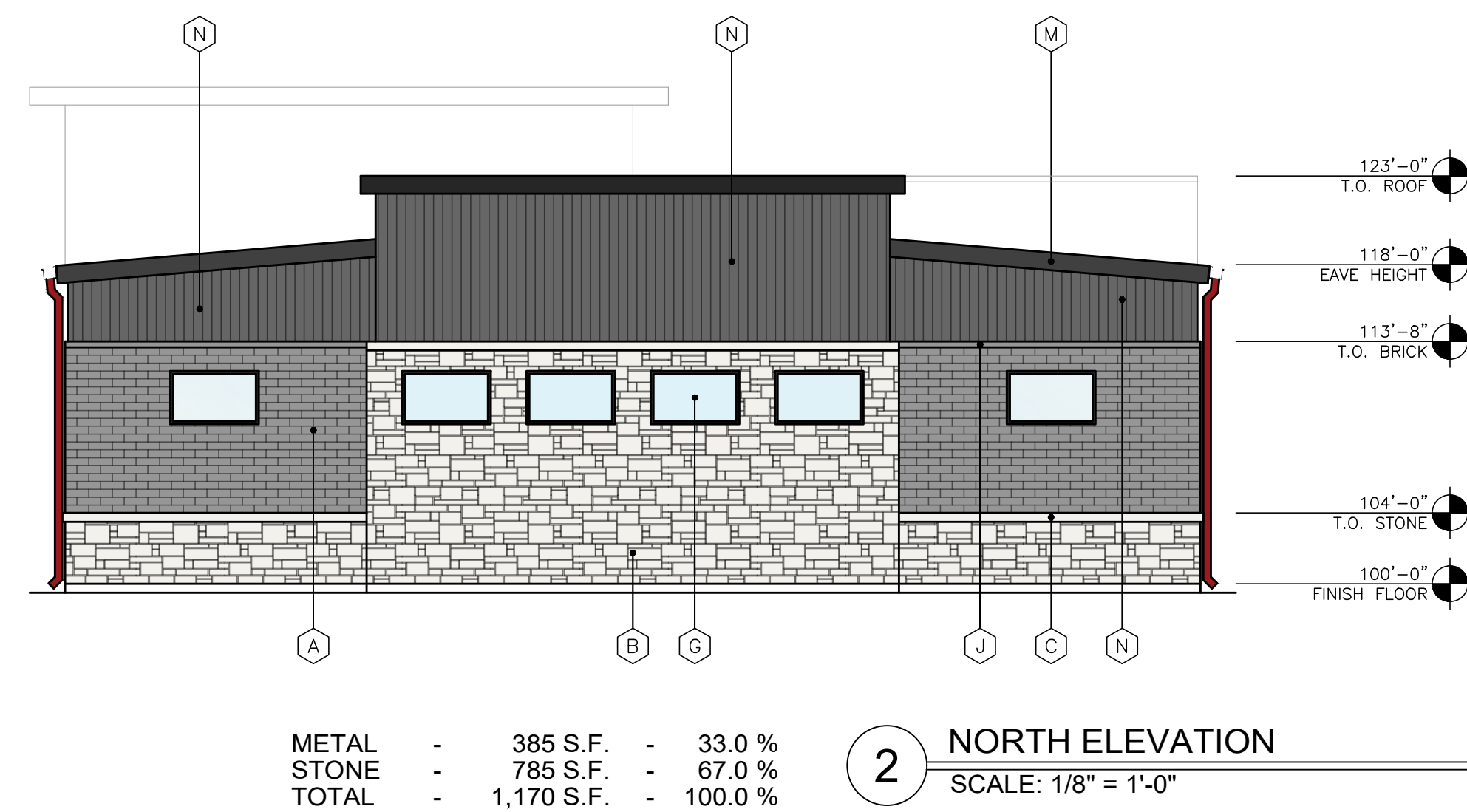
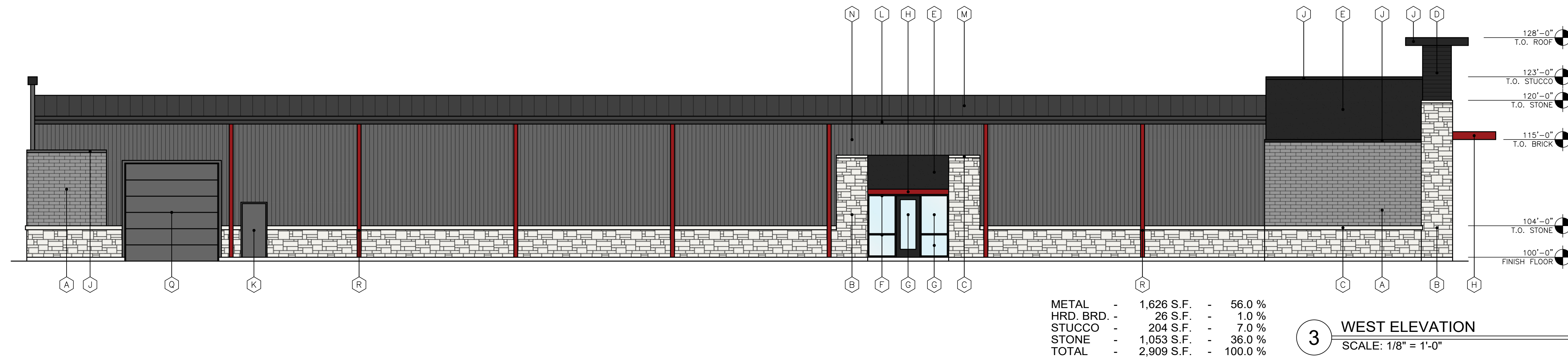
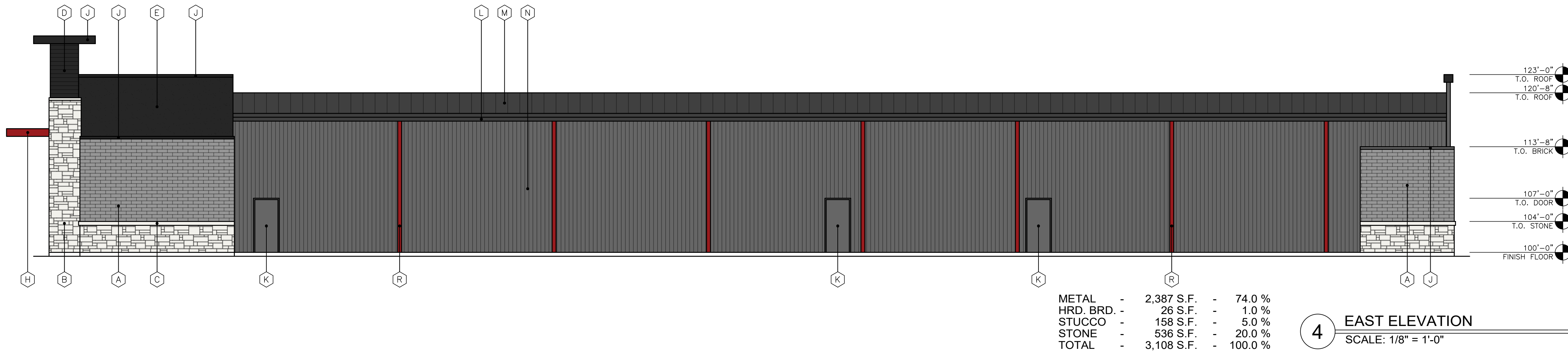
2055 Kristy Lane
 Rockwall, Texas 75032

BACON
 PROPERTIES LLC.
 2055 Kristy Lane
 Rockwall, TX, 75032

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

ARCHITECTURAL SITE PLAN

DATE:	AUG 2022	SHEET NO.:	
PROJECT NO.:	2020021		
DRAWN BY:			A100
CHECKED BY:			



EXTERIOR FINISH SCHEDULE	
(A)	STONE VENEER (PROVIDED BY OWNER - INSTALLED BY G.C.) COLOR: GREY
(B)	STONE VENEER (PROVIDED BY OWNER - INSTALLED BY G.C.) COLOR: BLANCO
(C)	STONE VENEER (WATERTABLE BAND-INSTALLED BY G.C.) COLOR: BLANCO
(D)	8" HARDIE BOARD PLANKING - INSTALLED BY G.C. COLOR: BLACK
(E)	STUCCO EXTERIOR FINISH COLOR: BLACK, FINISH: FINE
(F)	ALUMINUM STOREFRONT SYSTEM COLOR: BLACK
(G)	DOUBLE PANE - LOW E GLASS WITHIN STOREFRONT SYSTEM - ANY TINT SELECTED BY OWNER.
(H)	PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: RED
(J)	PREFINISHED MTL. COPING PAINT COLOR: CHARCOAL
(K)	EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT COLOR: MATCH METAL PANELS
(L)	PREFINISHED GUTTER COLOR: DARK GRAY
(M)	PEMB METAL ROOF PANELS COLOR: DARK GRAY
(N)	PREFINISHED WALL PANELS COLOR: CHARCOAL
(P)	6" DIA. STL. BOLLARD - FILL W/ CONC. - DOME TOP - PAINT
(Q)	ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR: DARK GREY
(R)	PREFINISHED DOWNSPOUTS COLOR: RED
(S)	PREFINISHED BOX TRIM COLOR: RED

NOTE: THE PARAPET WILL BE FINISHED ON BOTH SIDES WITH THE SAME MATERIAL AS THE EXTERIOR FACING WALL.

BACON PLUMBING PHASE 2	
LEGAL DESCRIPTION AND OR ADDRESS: LOT 1-M BODIN INDUSTRIAL TRACT 2055 KRISTY LANE City of Rockwall, Rockwall County, Texas	
OWNER Bacon Property LLC. 295 Ranch Trail Rockwall, TX 75032 P: 972-236-5794	
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: j@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-050	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.	
WITNESS OUR HANDS, this _____ day of _____.	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

ISSUE:
CITY SUBMITTAL: 10-03-2022

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BACON PLUMBING - PHASE 2
OFFICE \ WAREHOUSE
2055 Kristy Lane
Rockwall, Texas 75032

BACON PROPERTIES LLC.
2055 Kristy Lane
Rockwall, TX, 75032

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

EXTERIOR ELEVATIONS

DATE: _____ SHEET NO.: _____
PROJECT NO: AUG 2022
DRAWN BY: 2020021 **A501**
CHECKED BY: _____



October 12, 2022

TO: Jeff Carroll
Carroll Architects, Inc.
750 E. I-30 Suite 110
Rockwall, TX 75087

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

SUBJECT: SP2022-050; *Amended Site Plan for Bacon Plumbing*

Jeff Carroll:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on October 11, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Landscape screening shall be installed along a portion of the west property line to the screen the proposed off-street loading.
- (3) All utility equipment will be screened per Subsection 01.05 (C), Utility Equipment and Air Conditioning Units, of Article 05, District Development Standards, of the Unified Development Code.
- (4) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On October 11, 2022, the Planning and Zoning Commission approved a motion to approve the Site Plan with the conditions provided by the Architecture Review Board by a vote of 5-0, with Commissioners Womble and Deckard absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written over a white background.

Henry Lee, AICP, Planner
City of Rockwall Planning and Zoning Department

Lee, Henry

From: Jeff Carroll <jc@carrollarch.com>
Sent: Wednesday, September 14, 2022 2:16 PM
To: Jeff Carroll
Subject: Bacon project









Sent from my iPhone

Ross, Bethany

From: Ross, Bethany
Sent: Friday, September 23, 2022 11:10 AM
To: Jeff Carroll (jc@carrollarch.com); Lee, Henry
Cc: 'brad@everyonelovesbacon.com'
Subject: Project Comments SP2022-050: Amended Site Plan for Bacon Plumbing
Attachments: Project Comments (09.21.2022).pdf

Jeff... Attached are the project comments, and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: September 27, 2022

Planning and Zoning Commission Public Hearing: October 11, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let Henry know. Thanks.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

brass@rockwall.com

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

Next Out of Office Dates: November 18-25, 2022