



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
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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

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.
²: 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 N/A

SUBDIVISION N/A

LOT ---

BLOCK ---

GENERAL LOCATION NE Quadrant of John King Blvd & US Hwy 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10 & John King/US 276 overlays

CURRENT USE Vacant

PROPOSED ZONING No change

PROPOSED USE Self-Storage

ACREAGE 3.682

LOTS [CURRENT] 0

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 The Cambridge Companies, Inc.

APPLICANT BACA

CONTACT PERSON James J. Melino

CONTACT PERSON David Baca

ADDRESS 8750 N Central Expy, Ste. 1735

ADDRESS 100 N. Travis St, No. 500

CITY, STATE & ZIP Dallas, TX 75231

CITY, STATE & ZIP Sherman, Texas 75090

PHONE 972.832.8933

PHONE 903.893.5800

E-MAIL rjones@advantagestorage.net

E-MAIL david@baca.team

NOTARY VERIFICATION [REQUIRED]

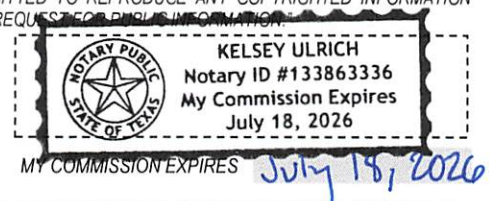
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES J. MELINO [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF DECEMBER, 2022.

OWNER'S SIGNATURE Dr. James Melino, President

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelsey Ulrich



SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	ADJUSTED WINDOW LOCATIONS	12.12.22
2	REVISED MATERIAL PERCENTAGES	12.12.22
3	CHANGED PARAPET MAT. TO MATCH EXT.	12.12.22
4	REMOVED AWNING	12.12.22
5	EXTENDED WALL 10'	12.12.22

APPLICANT INFORMATION
 APPLICANT: BACA ARCHITECTURE
 CONTACT PERSON: DAVID BACA
 ADDRESS: 100 N. TRAVIS ST. SUITE 500
 SHERMAN, TX, 75090
 EMAIL: DAVID@BACA.TEAM
 PHONE: 903.893.5800

OWNER INFORMATION
 OWNER: CAMBRIDGE PROPERTIES INC.
 CONTACT PERSON: GARRETT POINDEXTER
 ADDRESS: 8750 N. CENTRAL EXP., SUITE 1735
 DALLAS, TEXAS 75231
 EMAIL: RJONES@ADVANTAGESTORAGE.NET
 PHONE: 972.832.8933

PROJECT INFORMATION
 NAME: ADVANTAGE STORAGE
 ADDRESS: 1701 STATE HIGHWAY 276
 ROCKWALL, TEXAS 75032
 CASE #:

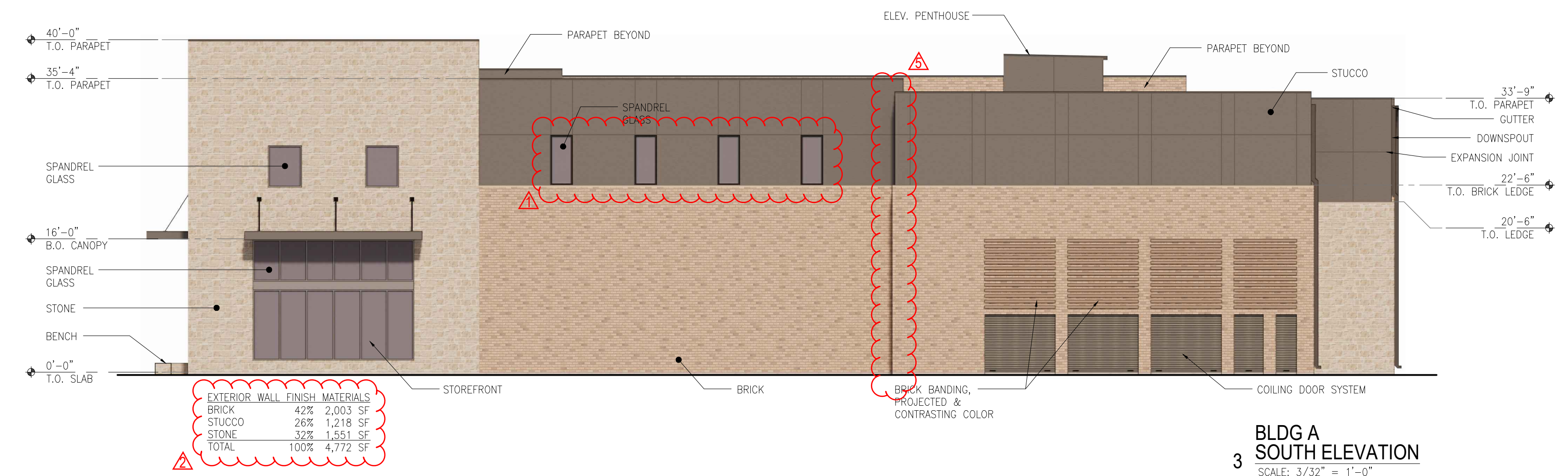


EXTERIOR WALL FINISH MATERIALS

BRICK	28%	1,710 SF
STUCCO	33%	1,963 SF
STONE	39%	2,380 SF
TOTAL	100%	6,053 SF

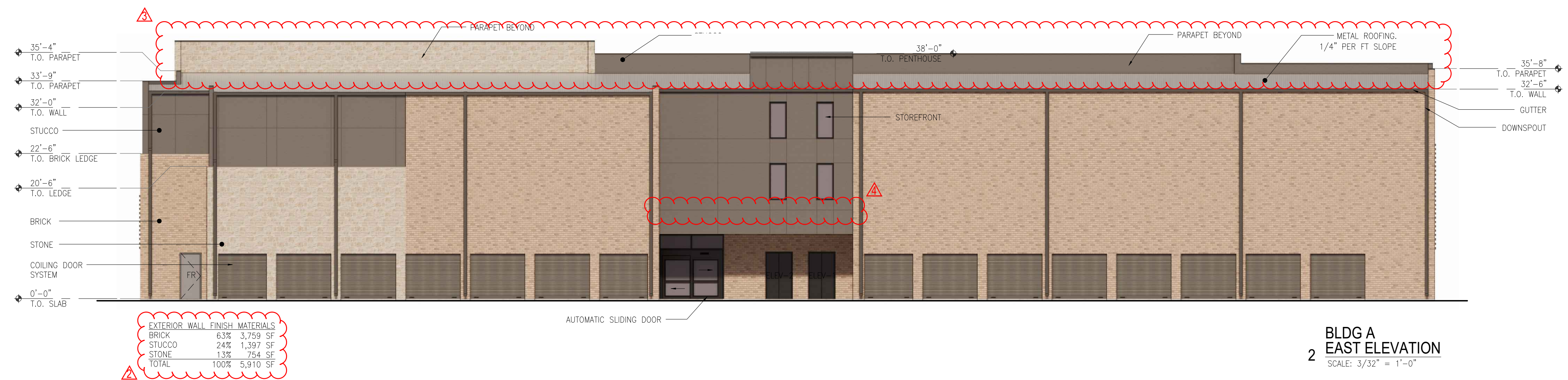
BUILDING TOTALS

BRICK	49%	10,327 SF
STUCCO	25%	5,249 SF
STONE	26%	5,547 SF
TOTAL	100%	21,123 SF



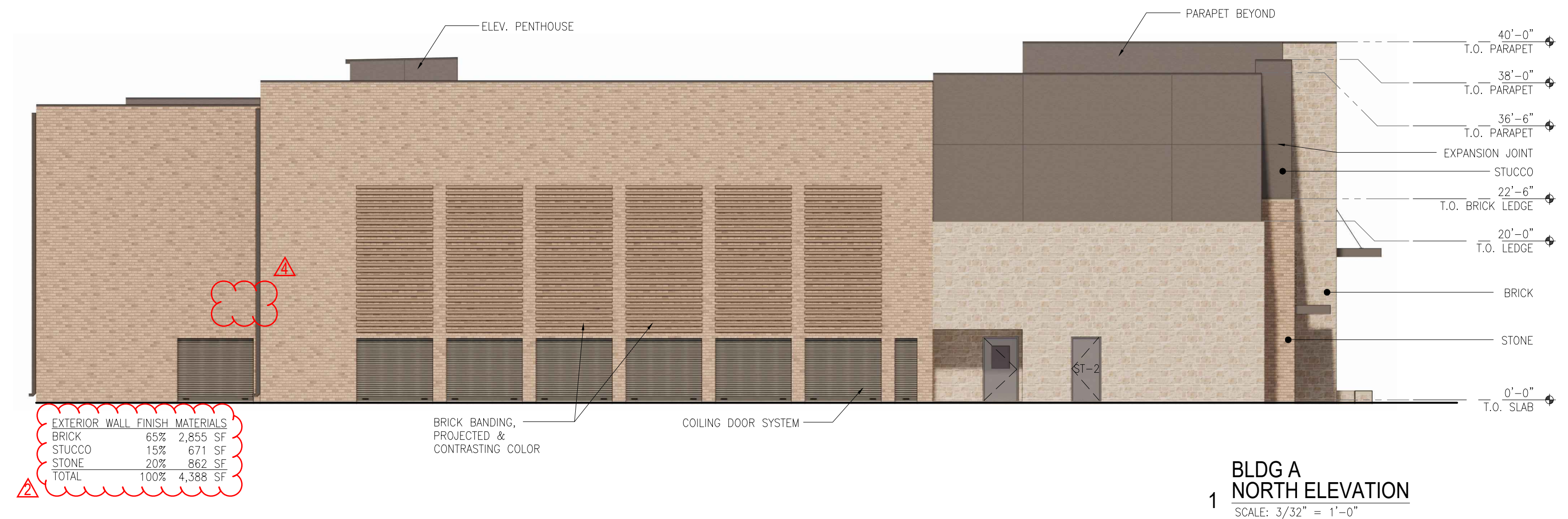
EXTERIOR WALL FINISH MATERIALS

BRICK	42%	2,003 SF
STUCCO	26%	1,218 SF
STONE	32%	1,561 SF
TOTAL	100%	4,772 SF



EXTERIOR WALL FINISH MATERIALS

BRICK	63%	3,759 SF
STUCCO	24%	1,397 SF
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TOTAL	100%	5,910 SF



EXTERIOR WALL FINISH MATERIALS

BRICK	65%	2,855 SF
STUCCO	15%	671 SF
STONE	20%	862 SF
TOTAL	100%	4,388 SF

exterior elevations - bldg a

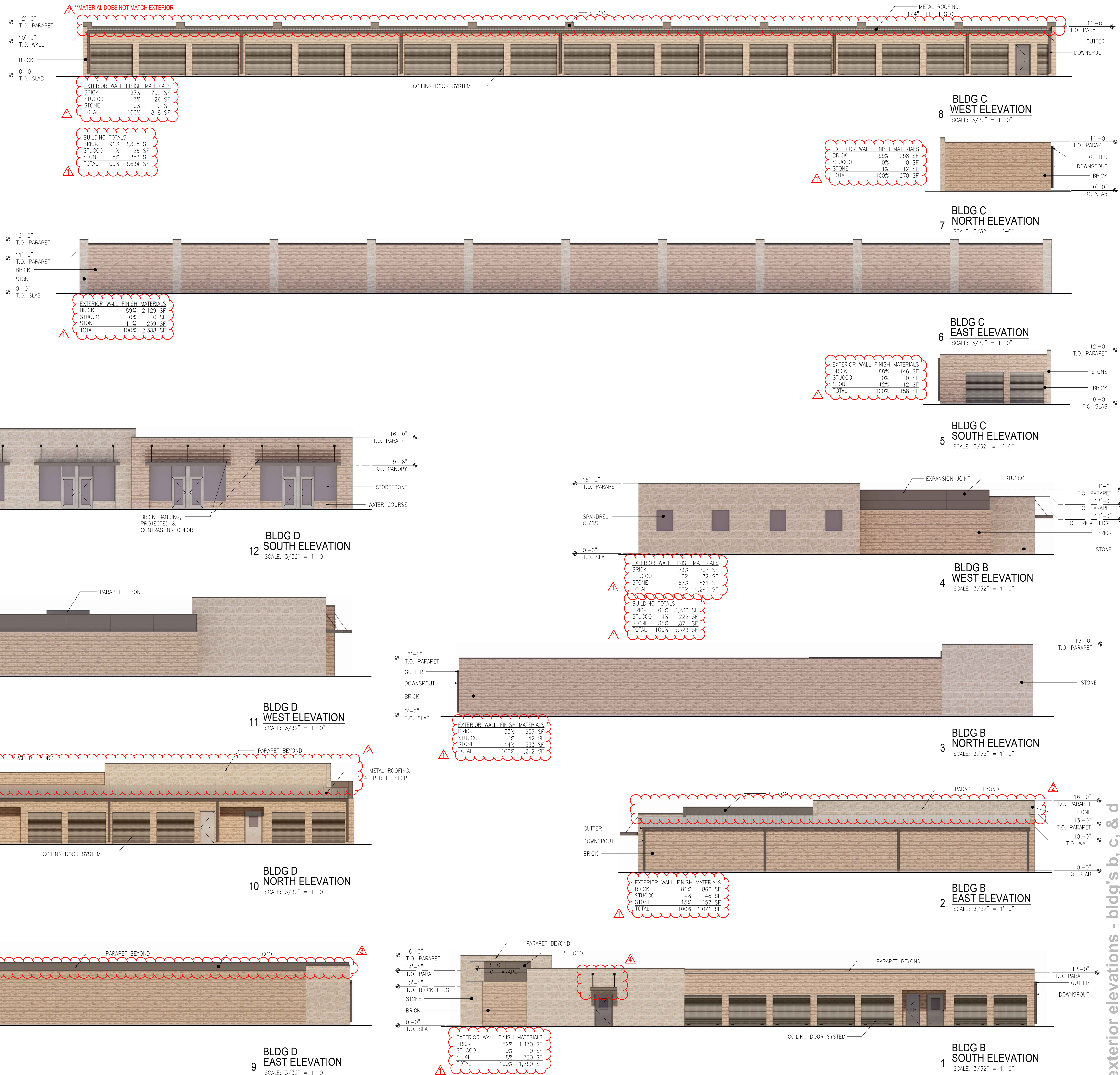
Advantage Storage
 Contact: Advantage Construction - 214.308.5225
 1701 State Highway 276
 Rockwall, Texas

PROJECT NUMBER
2225
 DATE
12.12.22
 SHEET NUMBER
A6.0

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BACA
 100 NORTH TRAVIS STREET
 SUITE NO.500
 SHERMAN, TEXAS 75090
 903.893.5800
 www.BACA.team

SCHEMATIC DESIGN REVIEW
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NO.	DESCRIPTION	DATE
1	REVISED MATERIAL PERCENTAGES	12.12.22
2	CHANGED PARAPET MAT. TO MATCH EXT.	12.12.22
3	CHANGED PARAPET HEIGHT	12.12.22
4	REDUCED SIZE OF CANOPY	12.12.22

Advantage Storage
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 1701 State Highway 276
 Rockwall, Texas

PROJECT NUMBER
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DEVELOPMENT APPLICATION

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	N/A		
SUBDIVISION	N/A	LOT	BLOCK
GENERAL LOCATION	NE Quadrant of John King Blvd & US Hwy 276		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-10 & John King/US 276 overlays	CURRENT USE	Vacant
PROPOSED ZONING	No change	PROPOSED USE	Self-Storage
ACREAGE	3.682	LOTS [CURRENT]	0
		LOTS [PROPOSED]	1

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<input checked="" type="checkbox"/> OWNER	The Cambridge Companies, Inc.	<input checked="" type="checkbox"/> APPLICANT	BACA
CONTACT PERSON	James J. Melino	CONTACT PERSON	David Baca
ADDRESS	8750 N Central Expy, Ste. 1735	ADDRESS	100 N. Travis St, No. 500
CITY, STATE & ZIP	Dallas, TX 75231	CITY, STATE & ZIP	Sherman, Texas 75090
PHONE	972.832.8933	PHONE	903.893.5800
E-MAIL	rjones@advantagestorage.net	E-MAIL	david@baca.team

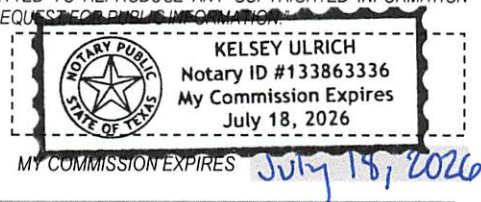
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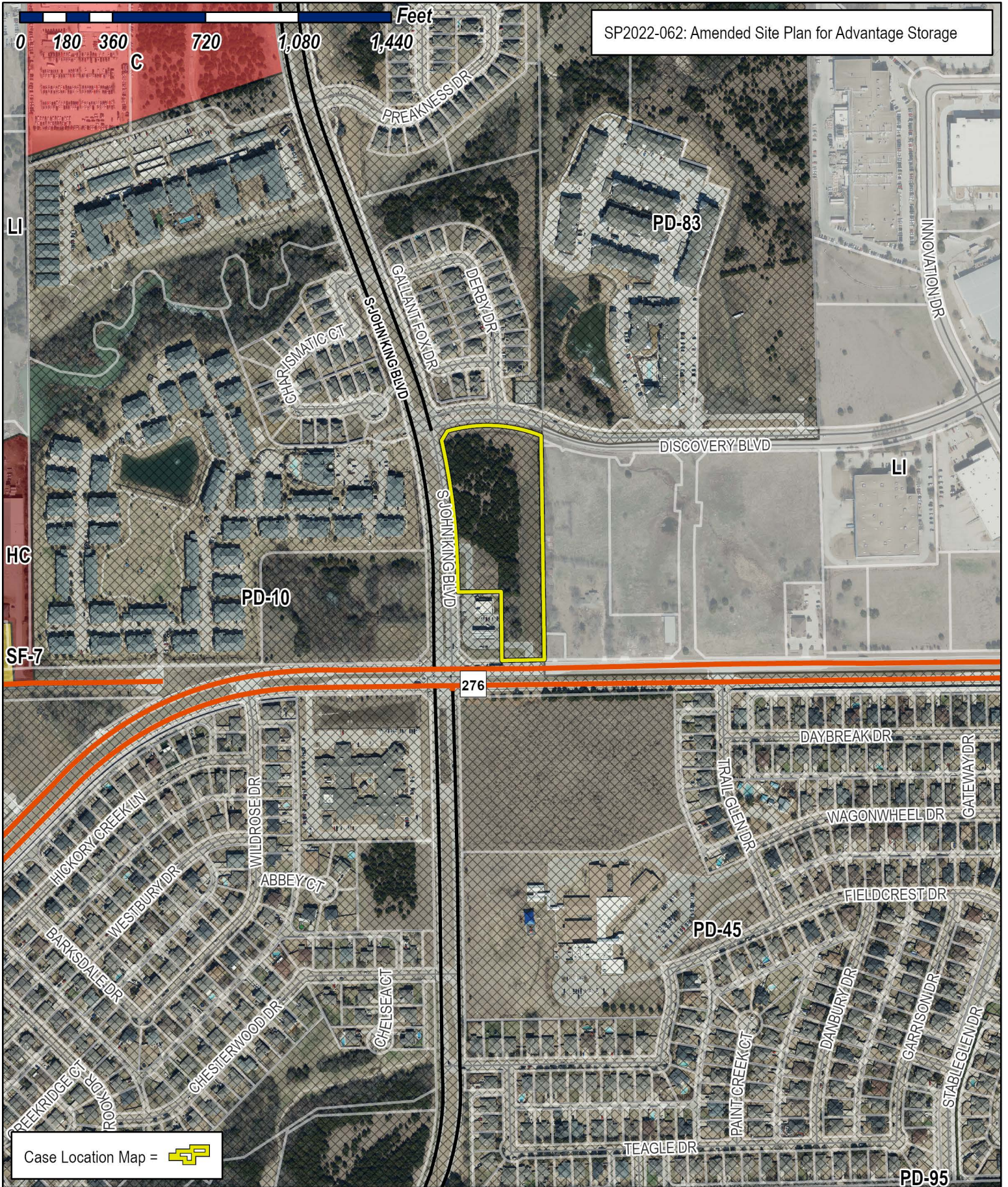
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OWNER'S SIGNATURE Dr. James Melino, President

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelsey Ulrich





Case Location Map = 



City of Rockwall

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

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



SCHEMATIC DESIGN REVIEW

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5	EXTENDED WALL 10'	12.12.22

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 SHERMAN, TX, 75090
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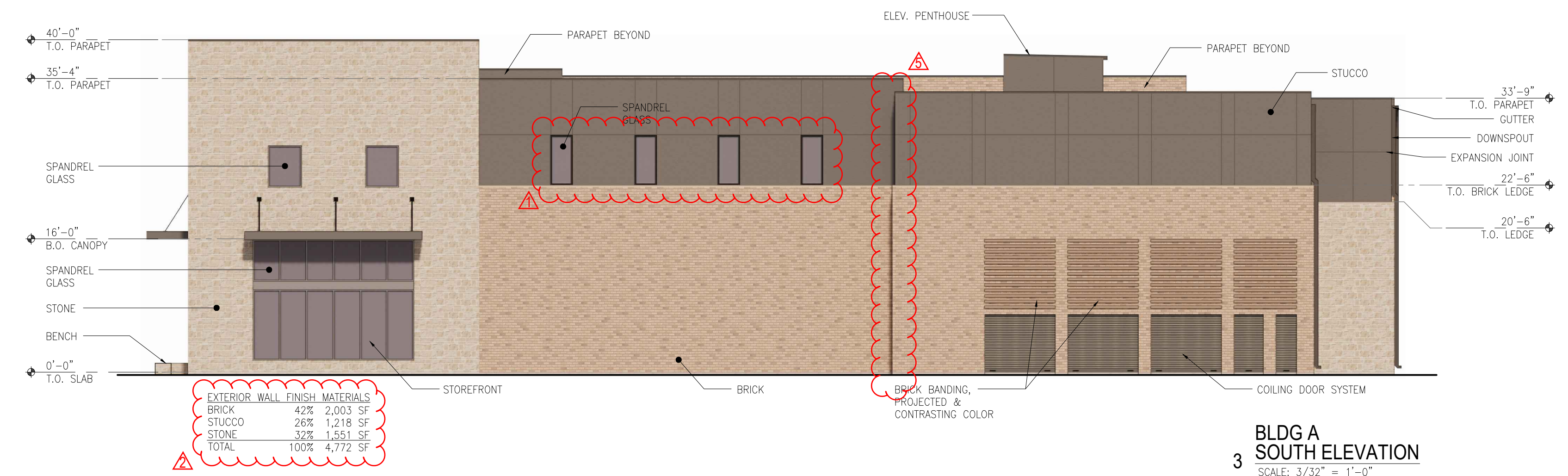


EXTERIOR WALL FINISH MATERIALS

BRICK	28%	1,710 SF
STUCCO	33%	1,963 SF
STONE	39%	2,380 SF
TOTAL	100%	6,053 SF

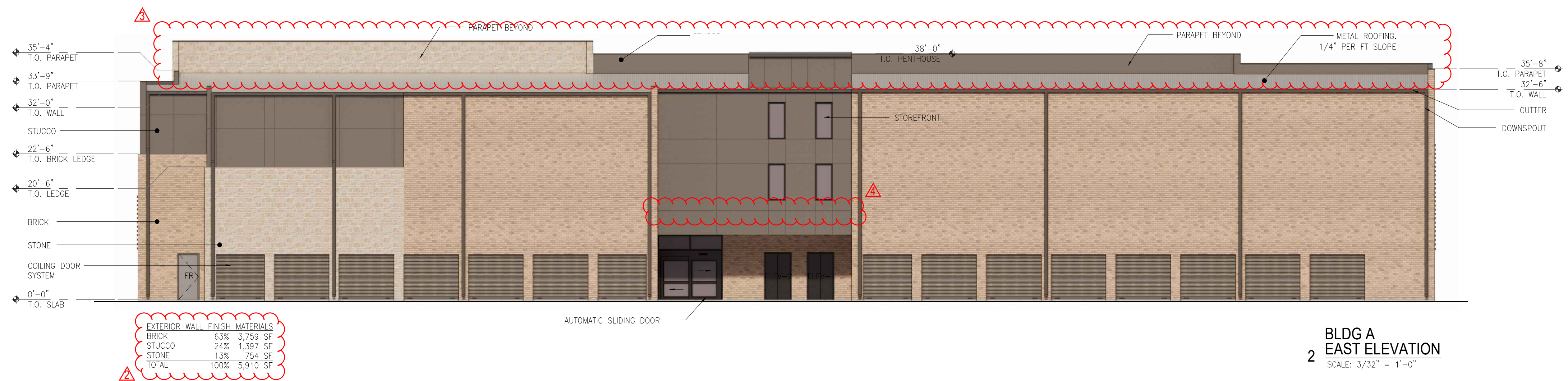
BUILDING TOTALS

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STUCCO	25%	5,249 SF
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TOTAL	100%	21,123 SF



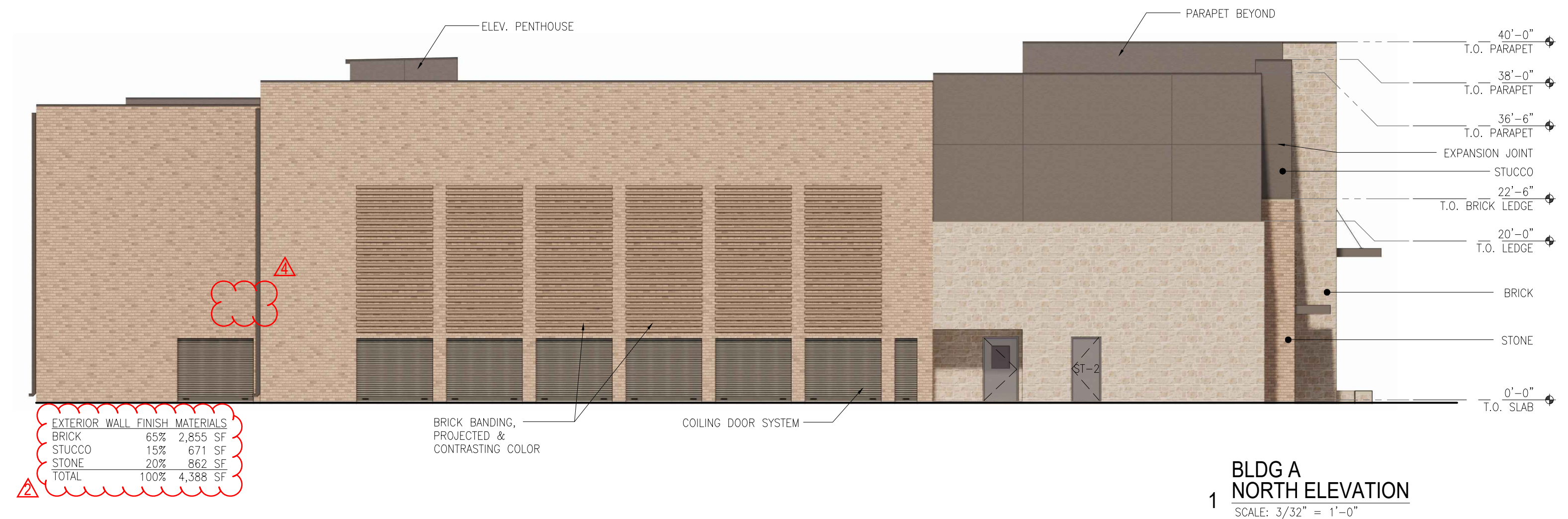
EXTERIOR WALL FINISH MATERIALS

BRICK	42%	2,003 SF
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TOTAL	100%	4,772 SF



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BRICK	63%	3,759 SF
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EXTERIOR WALL FINISH MATERIALS

BRICK	65%	2,855 SF
STUCCO	15%	671 SF
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TOTAL	100%	4,388 SF

exterior elevations - bldg a

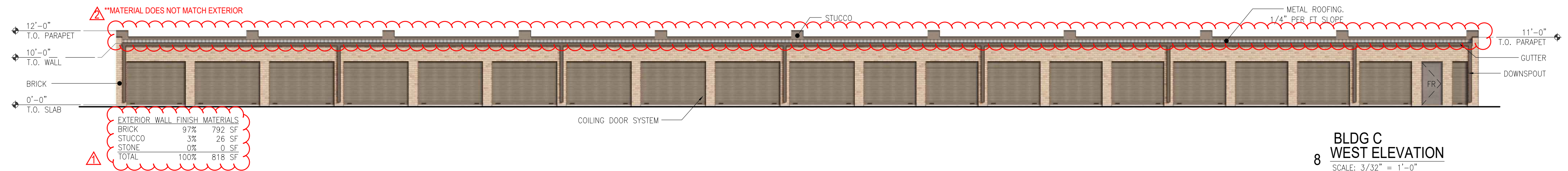
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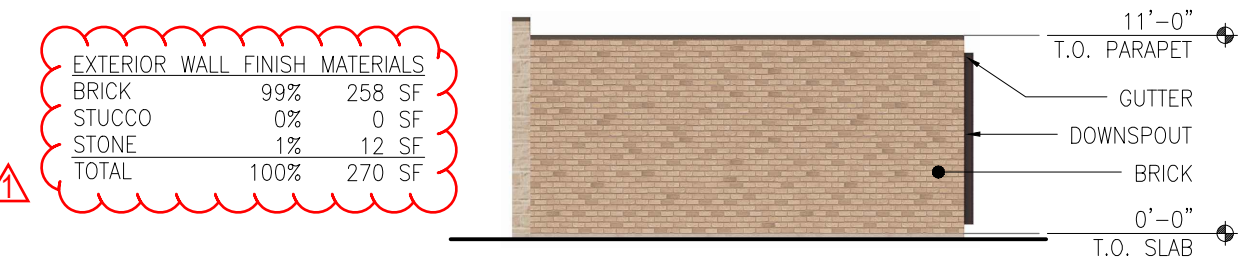
EXTERIOR WALL FINISH MATERIALS

BRICK	97%	792 SF
STUCCO	3%	26 SF
STONE	0%	0 SF
TOTAL	100%	818 SF

BUILDING TOTALS

BRICK	91%	3,325 SF
STUCCO	1%	26 SF
STONE	8%	283 SF
TOTAL	100%	3,634 SF

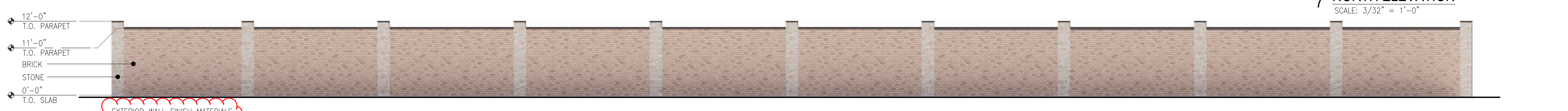
BLDG C WEST ELEVATION
 SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	99%	258 SF
STUCCO	0%	0 SF
STONE	1%	12 SF
TOTAL	100%	270 SF

BLDG C NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	89%	2,129 SF
STUCCO	0%	0 SF
STONE	11%	259 SF
TOTAL	100%	2,388 SF

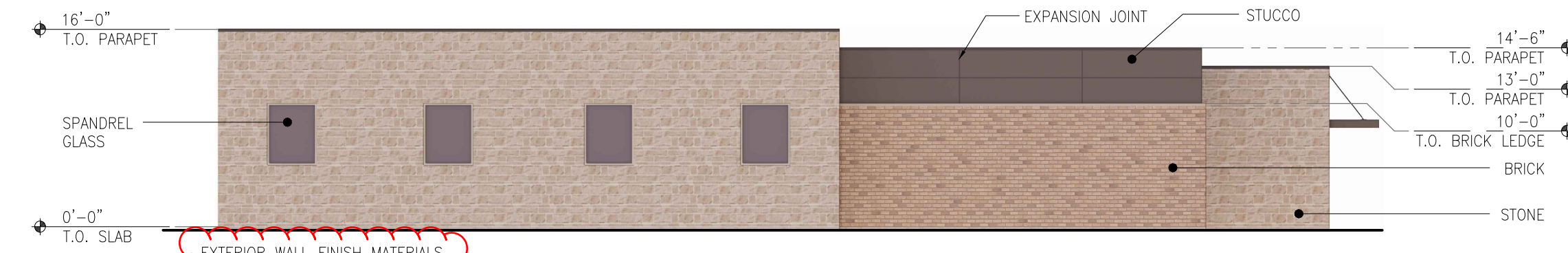
BLDG C EAST ELEVATION
 SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	88%	146 SF
STUCCO	0%	0 SF
STONE	12%	12 SF
TOTAL	100%	158 SF

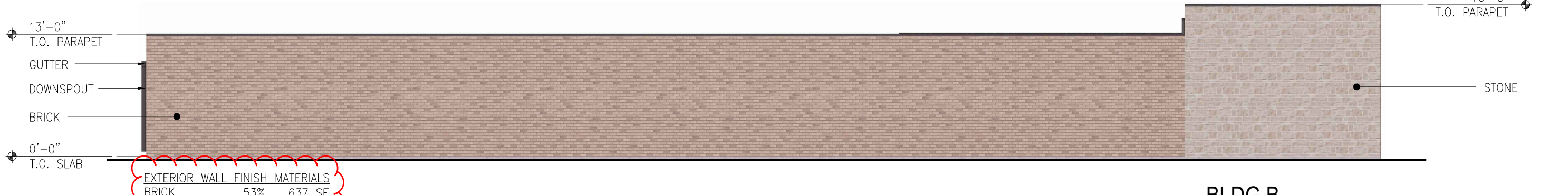
BLDG C SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	23%	297 SF
STUCCO	10%	132 SF
STONE	67%	861 SF
TOTAL	100%	1,290 SF

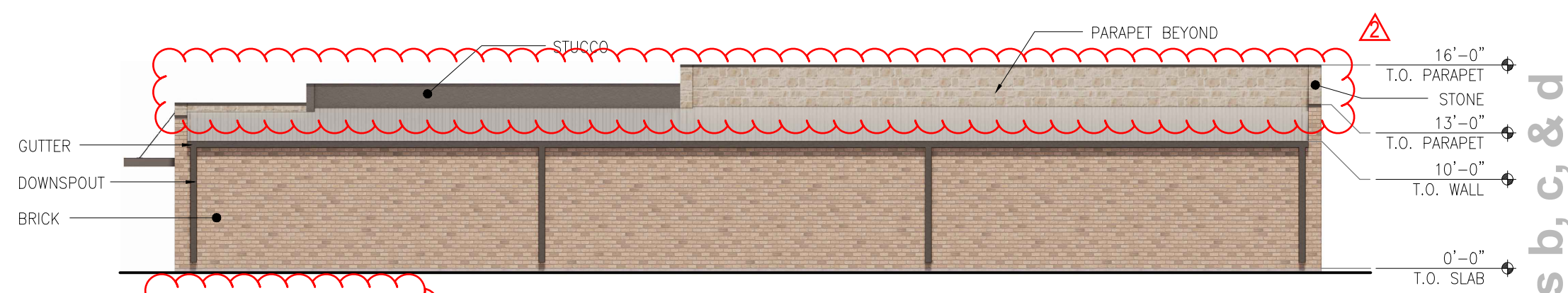
BLDG B WEST ELEVATION
 SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	53%	637 SF
STUCCO	3%	42 SF
STONE	44%	533 SF
TOTAL	100%	1,212 SF

BLDG B NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	61%	866 SF
STUCCO	4%	48 SF
STONE	15%	157 SF
TOTAL	100%	1,071 SF

BLDG B EAST ELEVATION
 SCALE: 3/32" = 1'-0"



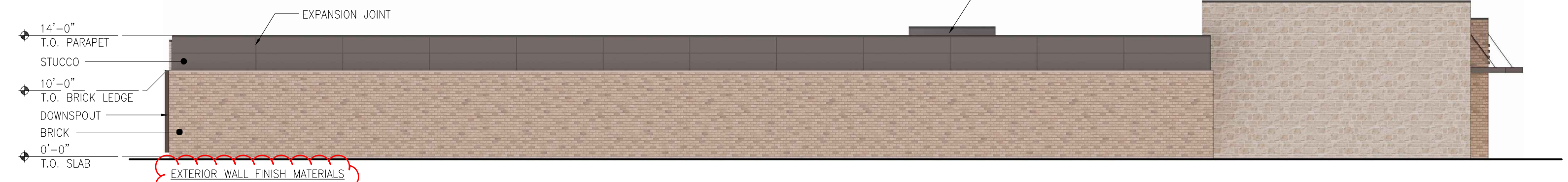
EXTERIOR WALL FINISH MATERIALS

BRICK	49%	549 SF
STUCCO	1%	18 SF
STONE	50%	563 SF
TOTAL	100%	1,130 SF

BUILDING TOTALS

BRICK	62%	3,922 SF
STUCCO	8%	477 SF
STONE	30%	1,906 SF
TOTAL	100%	6,305 SF

BLDG D SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	55%	1,215 SF
STUCCO	20%	450 SF
STONE	25%	547 SF
TOTAL	100%	2,212 SF

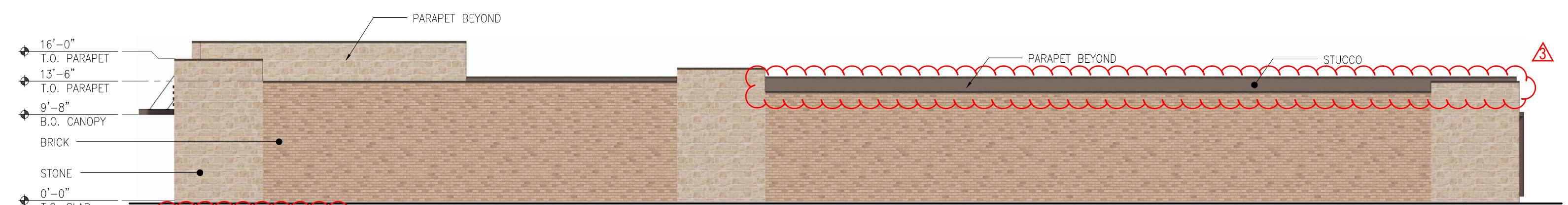
BLDG D WEST ELEVATION
 SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	70%	602 SF
STUCCO	1%	9 SF
STONE	29%	252 SF
TOTAL	100%	863 SF

BLDG D NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	74%	1,556 SF
STUCCO	0%	0 SF
STONE	26%	544 SF
TOTAL	100%	2,100 SF

BLDG D EAST ELEVATION
 SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	82%	1,430 SF
STUCCO	0%	0 SF
STONE	18%	300 SF
TOTAL	100%	1,730 SF

BLDG B SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

BACA
 100 NORTH TRAVIS STREET
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 Contact: Advantage Construction - 214.308.5225

1701 State Highway 276
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 SHEET NUMBER
A6.1

exterior elevations - bldg's b, c, & d

SCHEMATIC DESIGN REVIEW

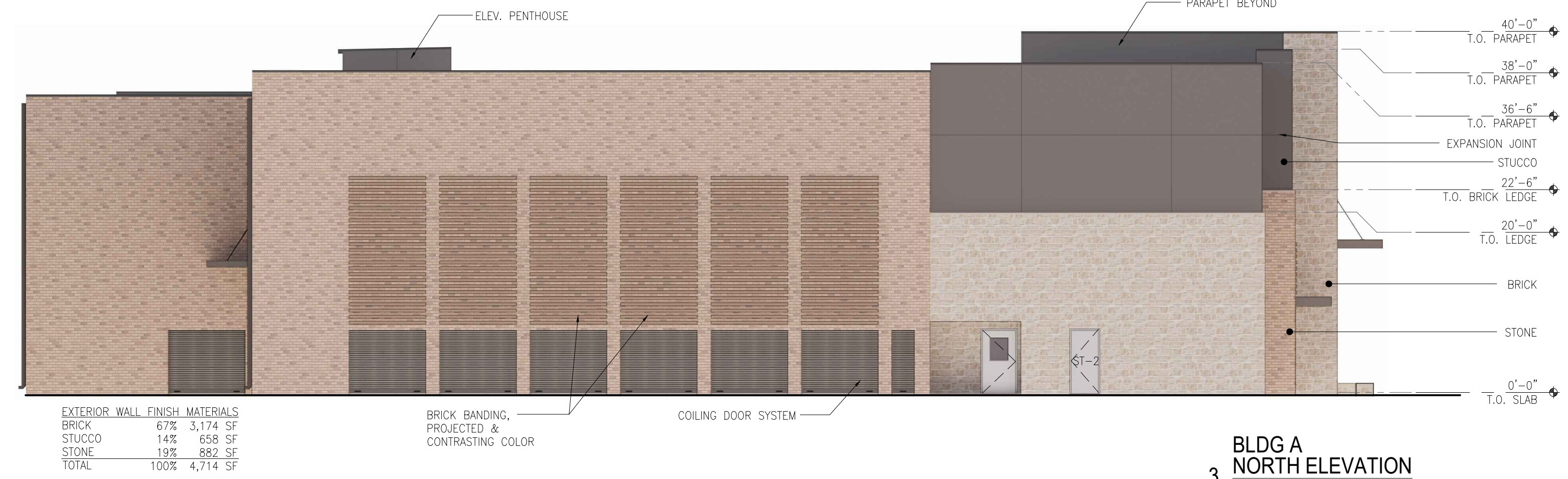
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NO.	DESCRIPTION	DATE



BLDG A WEST ELEVATION
4
SCALE: 3/32" = 1'-0"

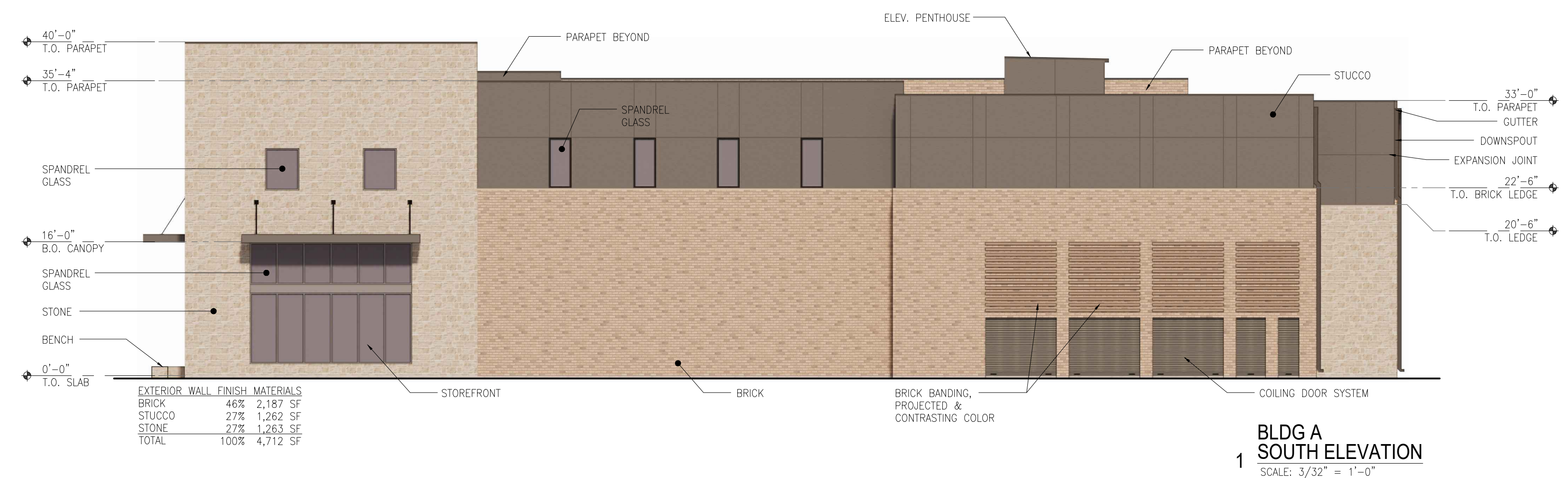
BRICK	52%	10,855 SF
STUCCO	24%	5,005 SF
STONE	24%	5,015 SF
TOTAL	100%	20,875 SF



BLDG A NORTH ELEVATION
3
SCALE: 3/32" = 1'-0"



BLDG A EAST ELEVATION
2
SCALE: 3/32" = 1'-0"



BLDG A SOUTH ELEVATION
1
SCALE: 3/32" = 1'-0"

exterior elevations - bldg a

Advantage Storage
Contact: Advantage Construction - 214.308.5225

1701 State Highway 276
Rockwall, Texas

PROJECT NUMBER

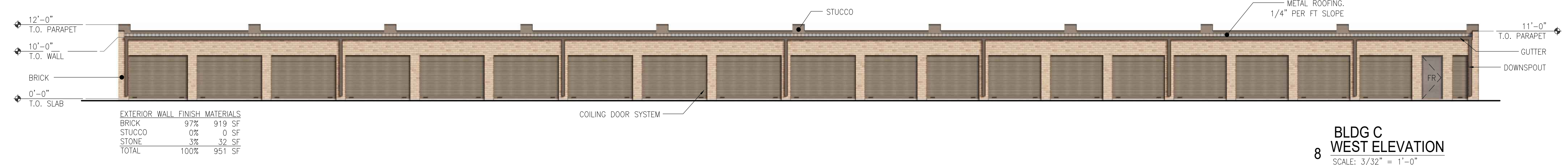
2225

DATE

11.14.22

SHEET NUMBER

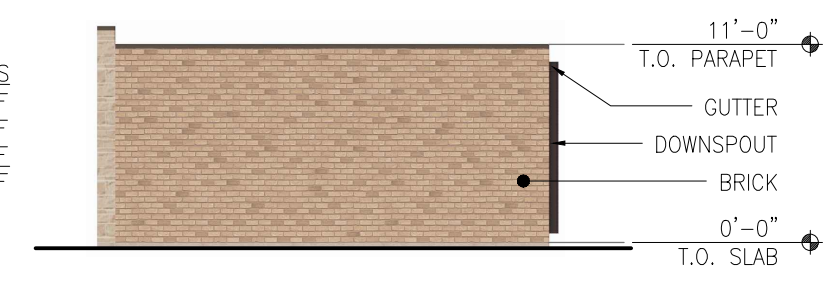
A6.0



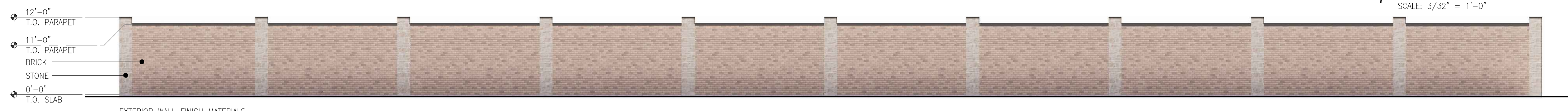
BLDG C WEST ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING TOTALS			
BRICK	92%	3,030	SF
STONE	8%	278	SF
TOTAL	100%	3,308	SF

EXTERIOR WALL FINISH MATERIALS			
BRICK	95%	264	SF
STUCCO	0%	0	SF
STONE	5%	12	SF
TOTAL	100%	278	SF



BLDG C NORTH ELEVATION
SCALE: 3/32" = 1'-0"

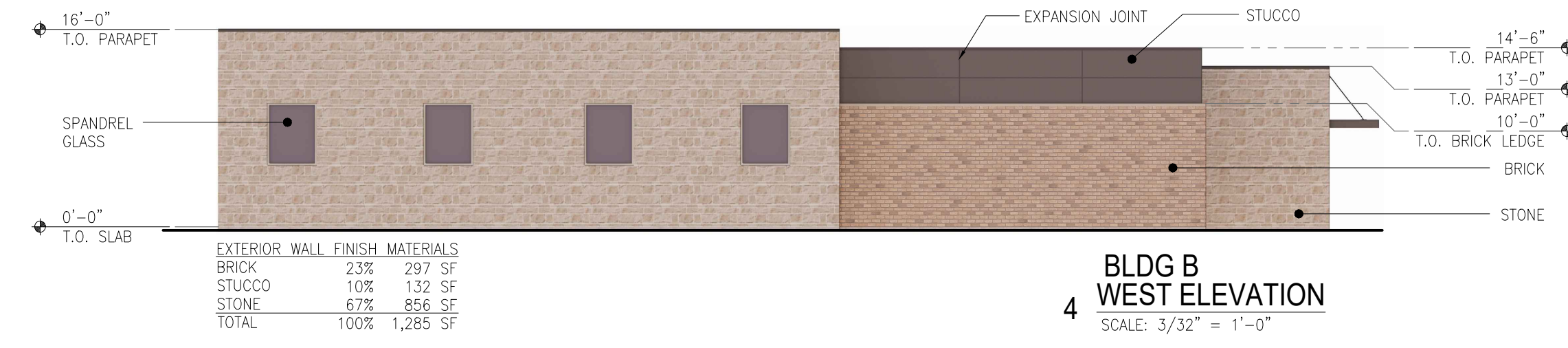


BLDG C EAST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR WALL FINISH MATERIALS			
BRICK	23%	297	SF
STUCCO	10%	132	SF
STONE	67%	856	SF
TOTAL	100%	1,285	SF

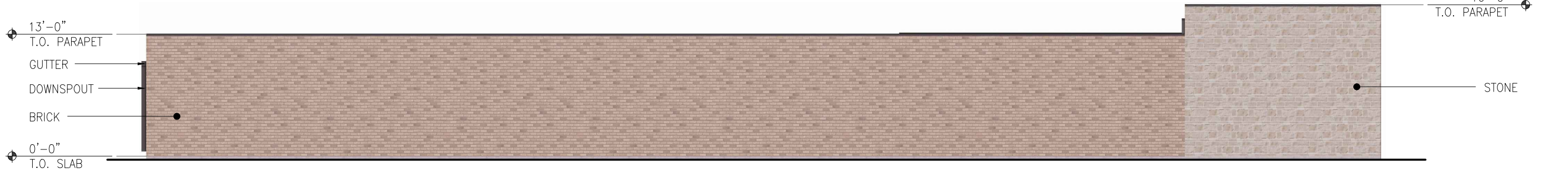


BLDG C SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

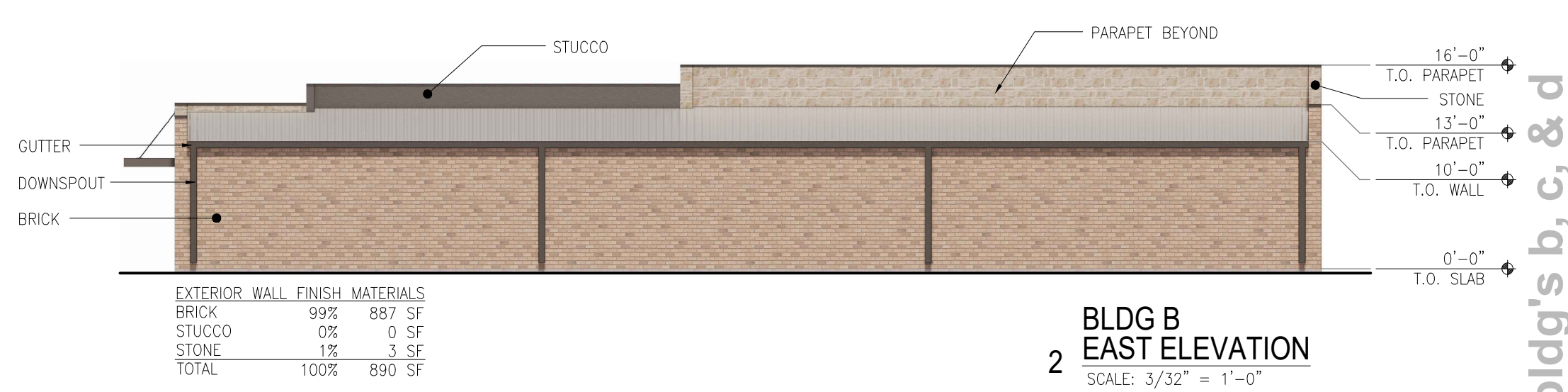


BLDG B WEST ELEVATION
SCALE: 3/32" = 1'-0"

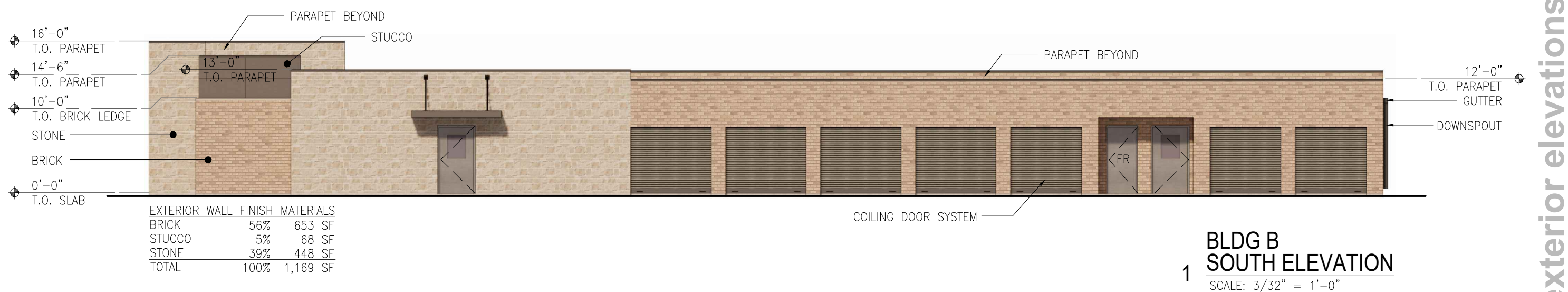
BUILDING TOTALS			
BRICK	64%	3,247	SF
STUCCO	4%	200	SF
STONE	32%	1,638	SF
TOTAL	100%	5,085	SF



BLDG B NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BLDG B EAST ELEVATION
SCALE: 3/32" = 1'-0"

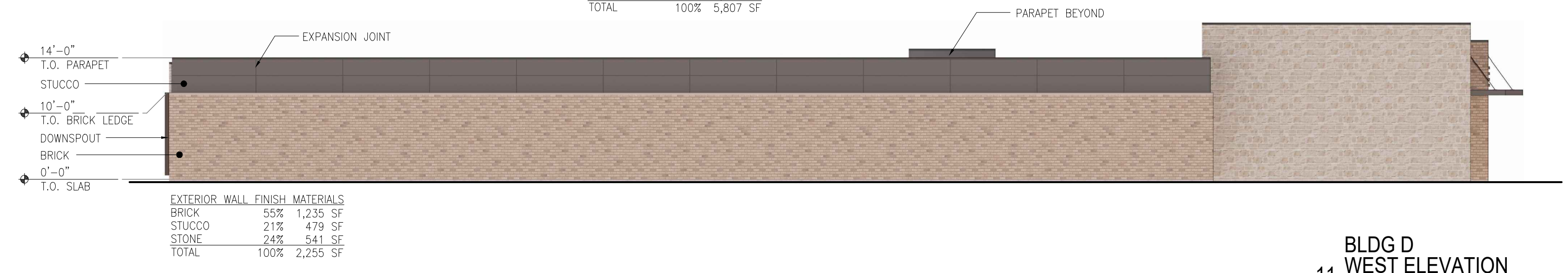


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SCALE: 3/32" = 1'-0"

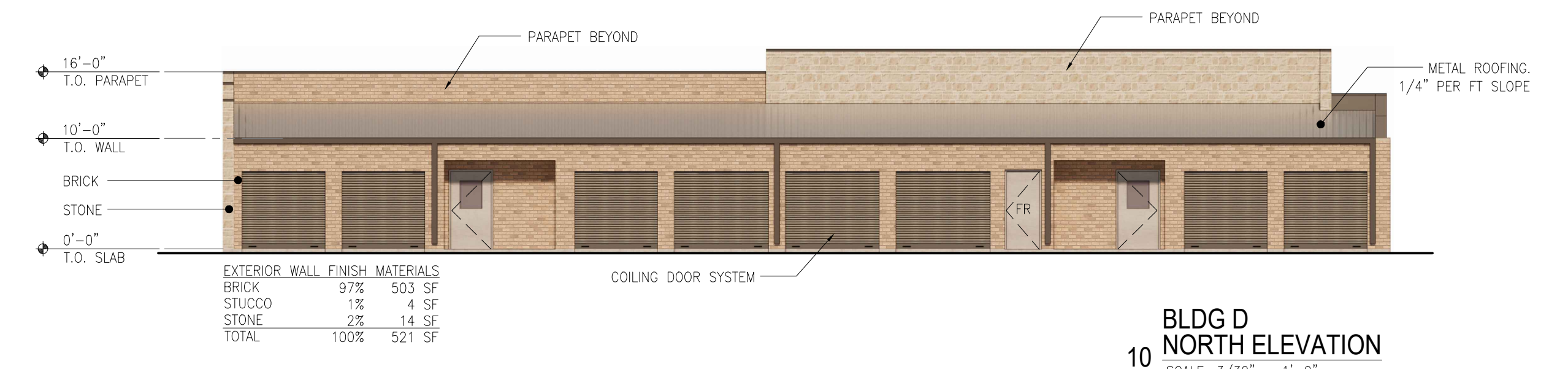


BLDG D SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

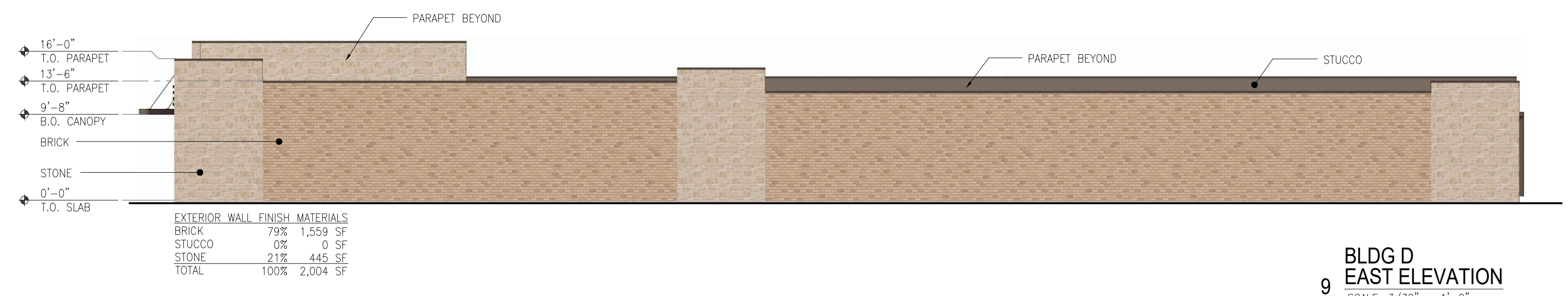
BUILDING TOTALS			
BRICK	65%	3,768	SF
STUCCO	8%	503	SF
STONE	27%	1,509	SF
TOTAL	100%	5,807	SF



BLDG D WEST ELEVATION
SCALE: 3/32" = 1'-0"



BLDG D NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BLDG D EAST ELEVATION
SCALE: 3/32" = 1'-0"

NO.	DESCRIPTION	DATE

exterior elevations - bldg's b, c, & d



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Bethany Ross, *Planner*

DATE: December 27, 2022

SUBJECT: SP2022-062; *Amended Site Plan for Advantage Storage*

The applicant, Bob Pruet of Urban Structure, is requesting the approval of an Amended Site Plan to update the building elevations for a previously approved *Mini-Warehouse Facility* [Case No. SP2022-044]. The subject property is a 7.154-acre parcel of land (i.e. *Tract 3 of the J. M. Allen Survey, Abstract No. 2*), zoned Planned Development 10 (PD-10) District for Commercial (C) District land uses, and situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District. The subject property is generally located at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard. On September 13, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-044] allowing the construction of a *Mini-Warehouse Facility* (i.e. *Advantage Storage*) on the subject property. According to the applicant, the approved building elevations reflected the wrong material percentages, which prompted the applicant to resubmit the proposed revised building elevations. The proposed building elevations submitted by the applicant indicate the following updates to the material percentages: [1] a decreased use of stone on the west elevation (i.e. from 40% to 39%), and south elevation (i.e. from 27% to 20%) of *Building A* [2] a decreased use of brick on the north elevation (i.e. from 67% to 42%) and east elevation (i.e. from 71% to 63%) of *Building A* [3] a decreased use of stone on the north elevation (i.e. from 44% to 13%), and south elevation (i.e. from 39% to 18%) of *Building B*, [4] a decreased use of brick on the north elevation (i.e. from 87% to 53%) and east elevation (i.e. from 99% to 81%) of *Building B*, [5] a decreased use of stone on the north elevation (i.e. from 5% to 1%) and west elevation (i.e. from 3% to 0%), of *Building C* [6] a decreased use of brick on the south elevation (i.e. from 93% to 88%) of *Building C*, [7] a decreased use of stone on the south elevation (i.e. from 54% to 50%) of *Building D*, and [8] a decreased use of brick on the north elevation (i.e. from 97% to 70%), south elevation (i.e. from 44% to 41%), and east elevation (i.e. from 79% to 74%) of *Building D*.

The decreased use of stone and brick bring the proposed building further out of compliance with the *Materials and Masonry Composition* requirements stipulated by the *General Overlay District Standards* and increase the variances already approved for the building. According to Subsection 06.02(C)(1), Article 05, of the *General Overlay 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* -- excluding doors and windows." In this case, the applicant is requesting less than 90% *Primary Materials* and more than 10% *Secondary Materials*. That being said, a variance to the *Masonry and Materials Composition* requirements was approved as part of the previous site plan (Case No. SP2022-044), and if the proposed amended site plan is approved the variance would be amended for the new material percentages. The Architectural Review Board (ARB) will review the elevations at the December 27, 2022 Architecture Review Board meeting and be asked to provide a recommendation to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the December 27, 2022 Planning and Zoning Commission meeting.



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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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.
²: 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 N/A

SUBDIVISION N/A

LOT ---

BLOCK ---

GENERAL LOCATION NE Quadrant of John King Blvd & US Hwy 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10 & John King/US 276 overlays

CURRENT USE Vacant

PROPOSED ZONING No change

PROPOSED USE Self-Storage

ACREAGE 3.682

LOTS [CURRENT] 0

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 The Cambridge Companies, Inc.

APPLICANT BACA

CONTACT PERSON James J. Melino

CONTACT PERSON David Baca

ADDRESS 8750 N Central Expy, Ste. 1735

ADDRESS 100 N. Travis St, No. 500

CITY, STATE & ZIP Dallas, TX 75231

CITY, STATE & ZIP Sherman, Texas 75090

PHONE 972.832.8933

PHONE 903.893.5800

E-MAIL rjones@advantagestorage.net

E-MAIL david@baca.team

NOTARY VERIFICATION [REQUIRED]

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

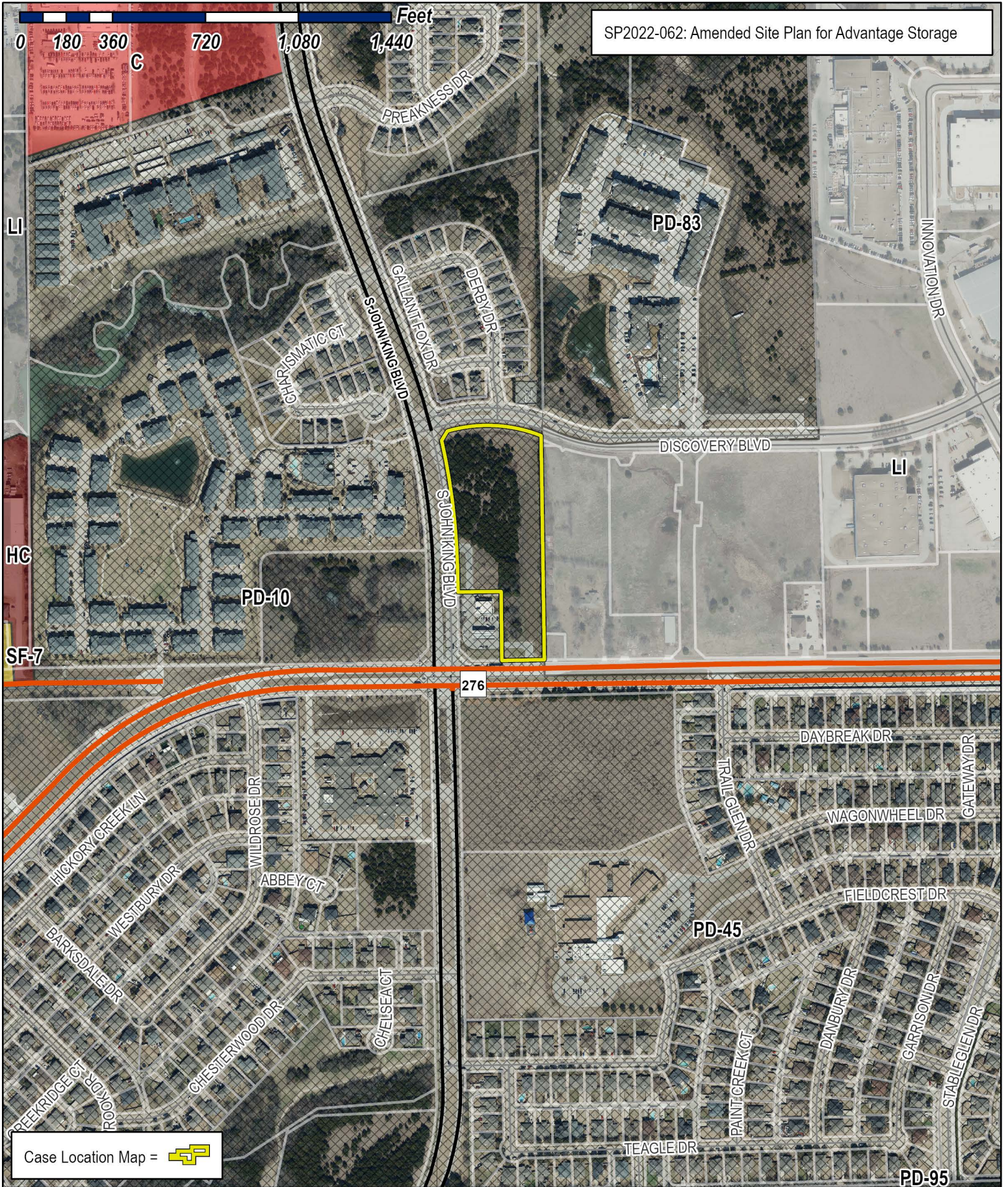
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF DECEMBER, 2022.

OWNER'S SIGNATURE Dr. James Melino, President

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelsey Ulrich





Case Location Map = 



City of Rockwall

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

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



SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	ADJUSTED WINDOW LOCATIONS	12.12.22
2	REVISED MATERIAL PERCENTAGES	12.12.22
3	CHANGED PARAPET MAT. TO MATCH EXT.	12.12.22
4	REMOVED AWNING	12.12.22
5	EXTENDED WALL 10'	12.12.22

APPLICANT INFORMATION
 APPLICANT: BACA ARCHITECTURE
 CONTACT PERSON: DAVID BACA
 ADDRESS: 100 N. TRAVIS ST. SUITE 500
 SHERMAN, TX, 75090
 EMAIL: DAVID@BACA.TEAM
 PHONE: 903.893.5800

OWNER INFORMATION
 OWNER: CAMBRIDGE PROPERTIES INC.
 CONTACT PERSON: GARRETT POINDEXTER
 ADDRESS: 8750 N. CENTRAL EXP., SUITE 1735
 DALLAS, TEXAS 75231
 EMAIL: RJONES@ADVANTAGESTORAGE.NET
 PHONE: 972.832.8933

PROJECT INFORMATION
 NAME: ADVANTAGE STORAGE
 ADDRESS: 1701 STATE HIGHWAY 276
 ROCKWALL, TEXAS 75032
 CASE #:

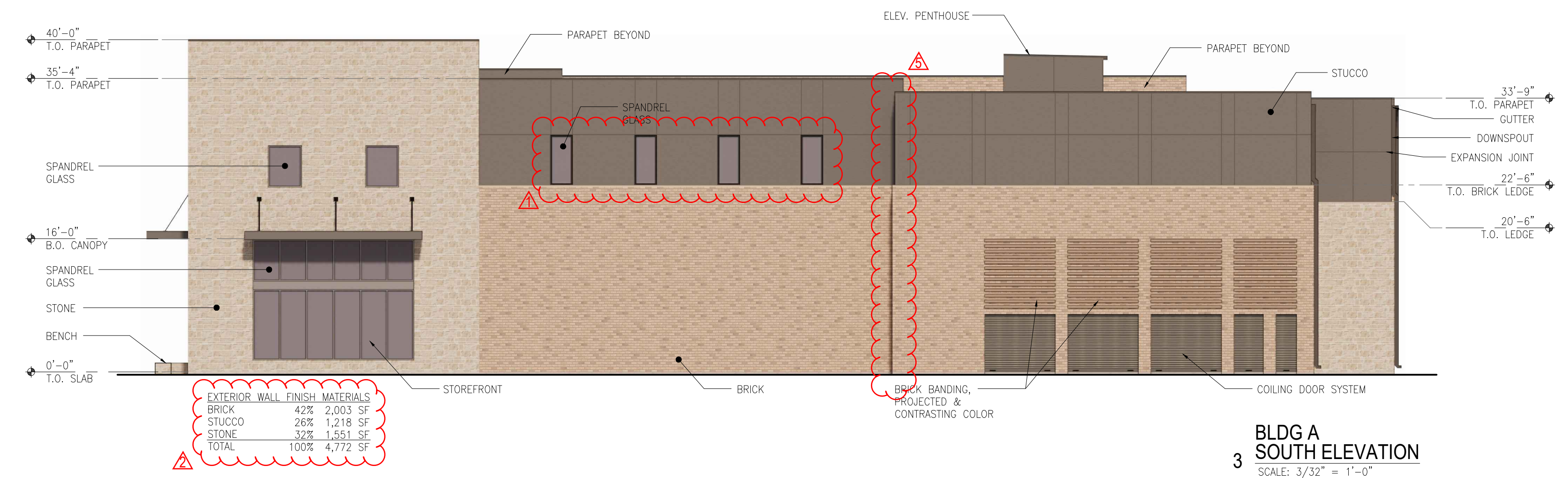


EXTERIOR WALL FINISH MATERIALS

BRICK	28%	1,710 SF
STUCCO	33%	1,963 SF
STONE	39%	2,380 SF
TOTAL	100%	6,053 SF

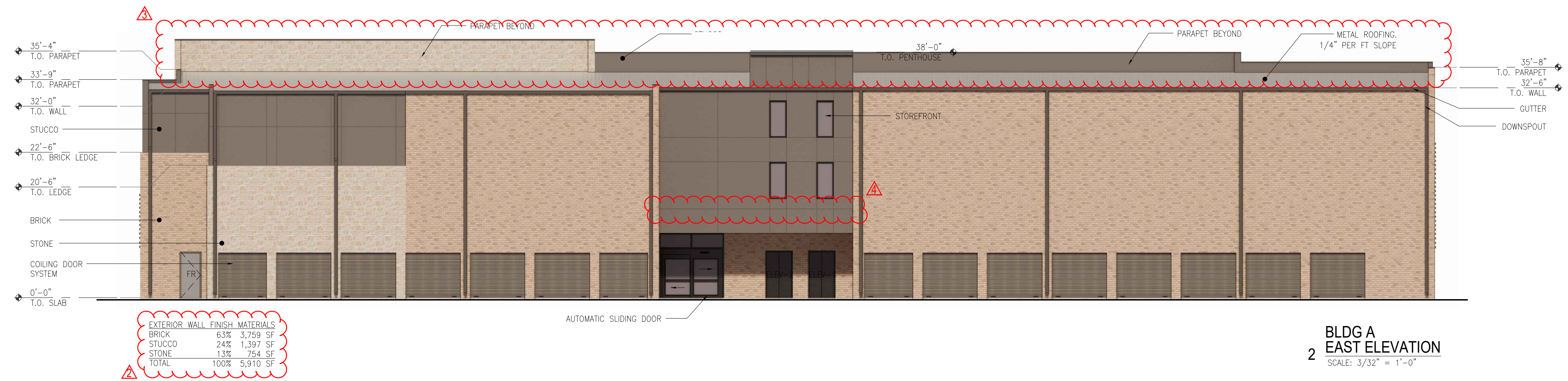
BUILDING TOTALS

BRICK	49%	10,327 SF
STUCCO	25%	5,249 SF
STONE	26%	5,547 SF
TOTAL	100%	21,123 SF



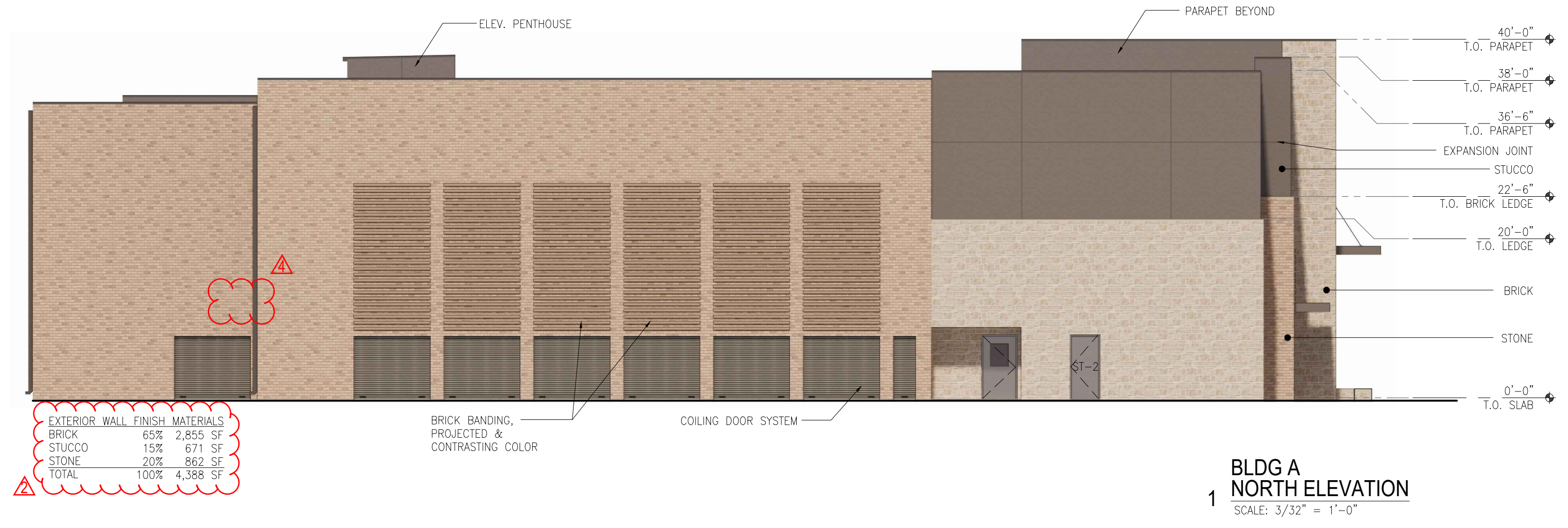
EXTERIOR WALL FINISH MATERIALS

BRICK	42%	2,003 SF
STUCCO	26%	1,218 SF
STONE	32%	1,561 SF
TOTAL	100%	4,772 SF



EXTERIOR WALL FINISH MATERIALS

BRICK	63%	3,759 SF
STUCCO	24%	1,397 SF
STONE	13%	754 SF
TOTAL	100%	5,910 SF



EXTERIOR WALL FINISH MATERIALS

BRICK	65%	2,855 SF
STUCCO	15%	671 SF
STONE	20%	862 SF
TOTAL	100%	4,388 SF

exterior elevations - bldg a

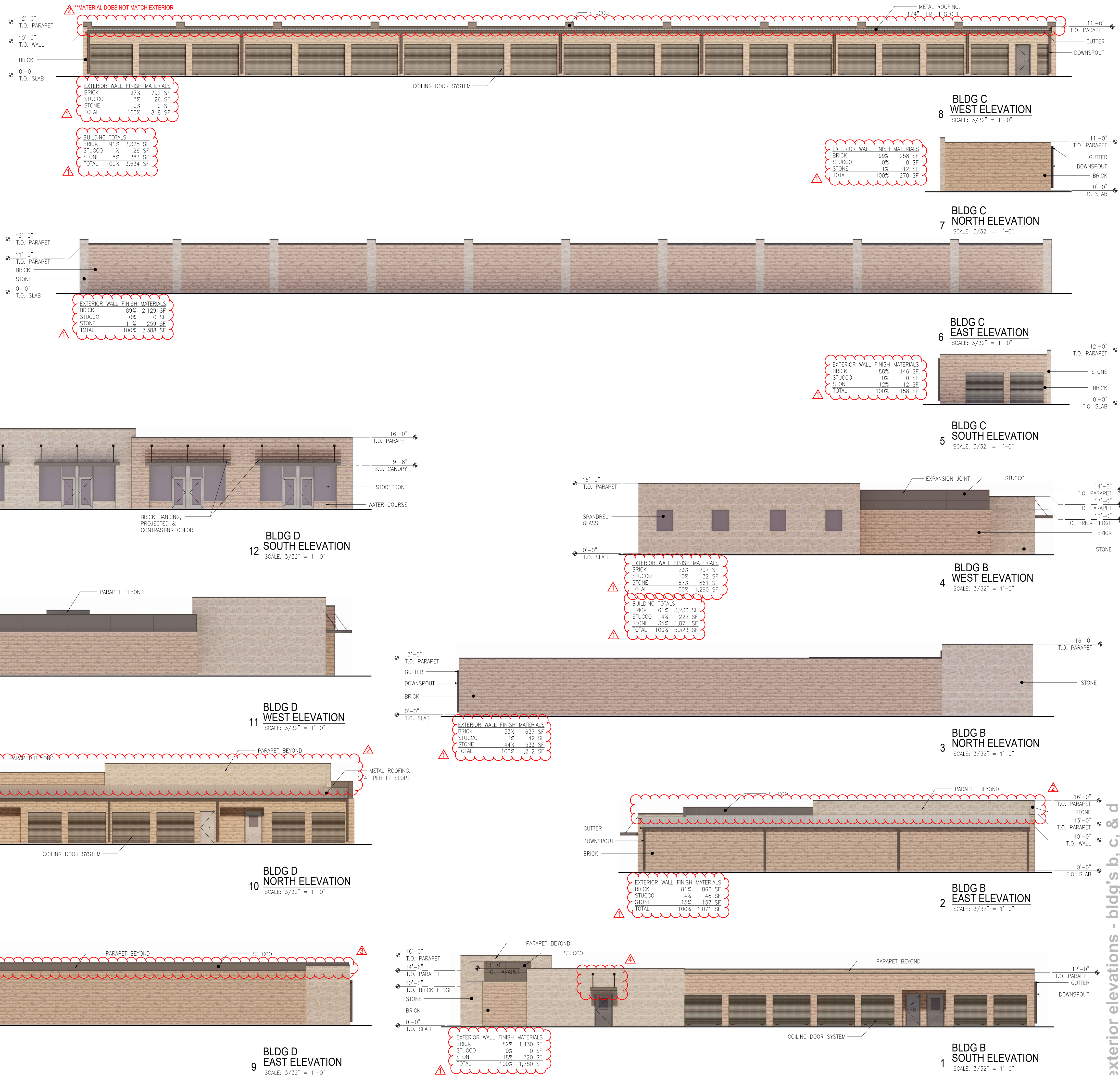
Advantage Storage
 Contact: Advantage Construction - 214.308.5225
 1701 State Highway 276
 Rockwall, Texas

PROJECT NUMBER
2225
 DATE
12.12.22
 SHEET NUMBER
A6.0

APPLICANT INFORMATION
 APPLICANT: BACA ARCHITECTURE
 CONTACT PERSON: DAVID BACA
 ADDRESS: 100 N. TRAVIS ST. SUITE 500
 SHERMAN, TX, 75090
 EMAIL: DAVID@BACA.TEAM
 PHONE: 903.893.5800

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 DALLAS, TEXAS 75231
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 PHONE: 972.832.8933

PROJECT INFORMATION
 NAME: ADVANTAGE STORAGE
 ADDRESS: 1701 STATE HIGHWAY 276
 ROCKWALL, TEXAS 75032
 CASE #:



BACA
 100 NORTH TRAVIS STREET
 SUITE NO.500
 SHERMAN, TEXAS 75090
 903.893.5800
 www.BACA.team

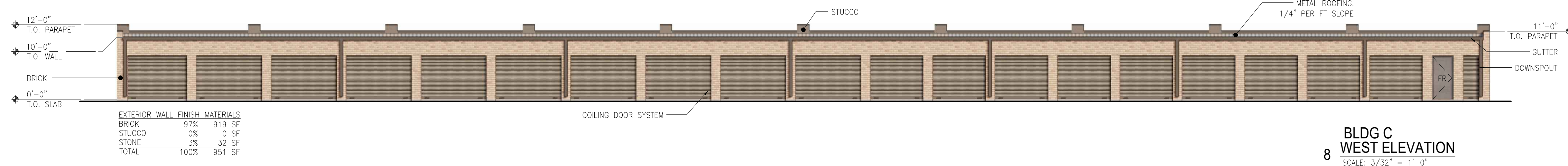
SCHEMATIC DESIGN REVIEW
 NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	REVISED MATERIAL PERCENTAGES	12.12.22
2	CHANGED PARAPET MAT. TO MATCH EXT.	12.12.22
3	CHANGED PARAPET HEIGHT	12.12.22
4	REDUCED SIZE OF CANOPY	12.12.22

Advantage Storage
 Contact: Advantage Construction - 214.308.5225
 1701 State Highway 276
 Rockwall, Texas

PROJECT NUMBER
2225
 DATE
12.12.22
 SHEET NUMBER
A6.1

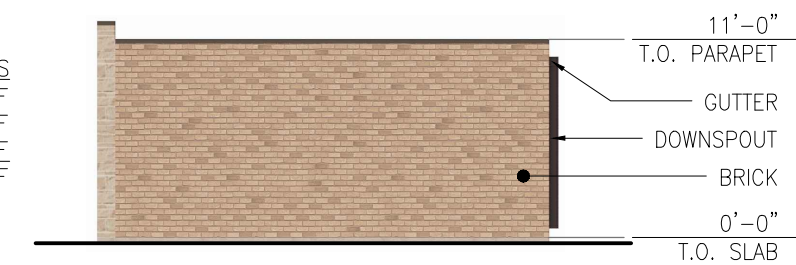
exterior elevations - bldg's b, c, & d



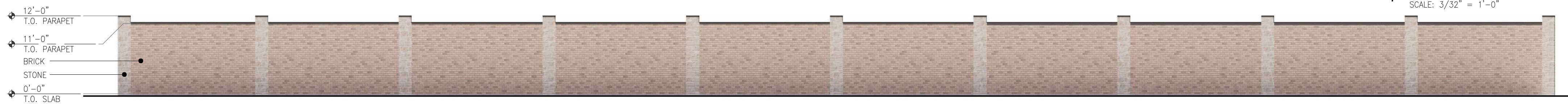
BLDG C WEST ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING TOTALS			
BRICK	92%	3,030	SF
STONE	8%	278	SF
TOTAL	100%	3,308	SF

EXTERIOR WALL FINISH MATERIALS			
BRICK	95%	264	SF
STUCCO	0%	0	SF
STONE	5%	12	SF
TOTAL	100%	278	SF

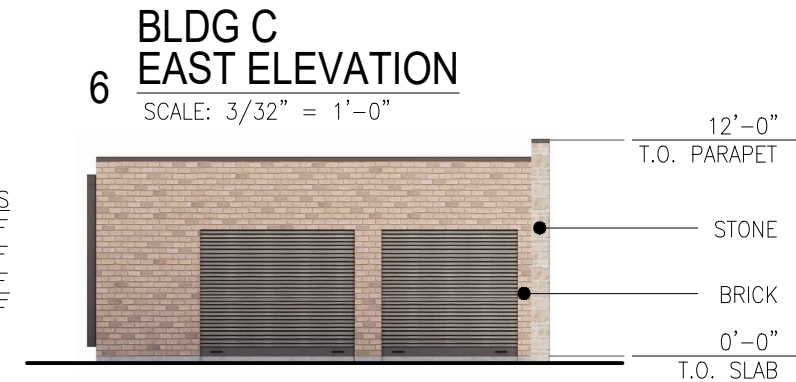


BLDG C NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS			
BRICK	89%	2,178	SF
STUCCO	0%	0	SF
STONE	11%	284	SF
TOTAL	100%	2,442	SF

EXTERIOR WALL FINISH MATERIALS			
BRICK	93%	152	SF
STUCCO	0%	0	SF
STONE	7%	12	SF
TOTAL	100%	164	SF



BLDG C EAST ELEVATION
SCALE: 3/32" = 1'-0"

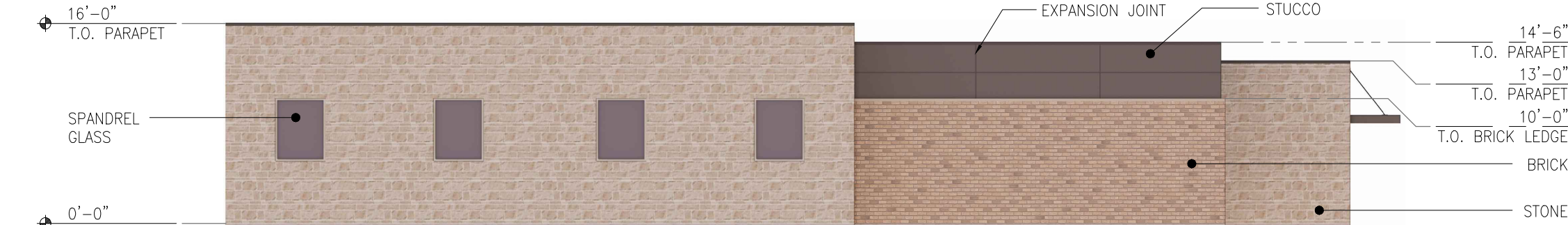
BLDG C SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BLDG D SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR WALL FINISH MATERIALS			
BRICK	44%	471	SF
STUCCO	2%	20	SF
STONE	54%	571	SF
TOTAL	100%	1,062	SF

BUILDING TOTALS			
BRICK	65%	3,768	SF
STUCCO	8%	503	SF
STONE	27%	1,509	SF
TOTAL	100%	5,807	SF



BLDG B WEST ELEVATION
SCALE: 3/32" = 1'-0"

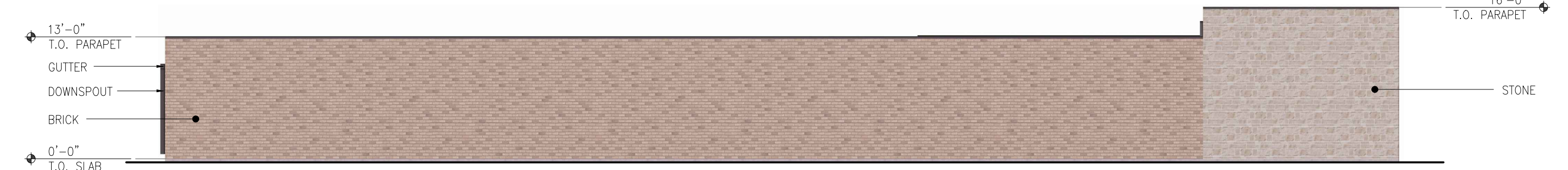
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STUCCO	10%	132	SF
STONE	67%	856	SF
TOTAL	100%	1,285	SF

BUILDING TOTALS			
BRICK	64%	3,247	SF
STUCCO	4%	200	SF
STONE	32%	1,638	SF
TOTAL	100%	5,085	SF



BLDG D WEST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR WALL FINISH MATERIALS			
BRICK	55%	1,235	SF
STUCCO	21%	479	SF
STONE	24%	541	SF
TOTAL	100%	2,255	SF



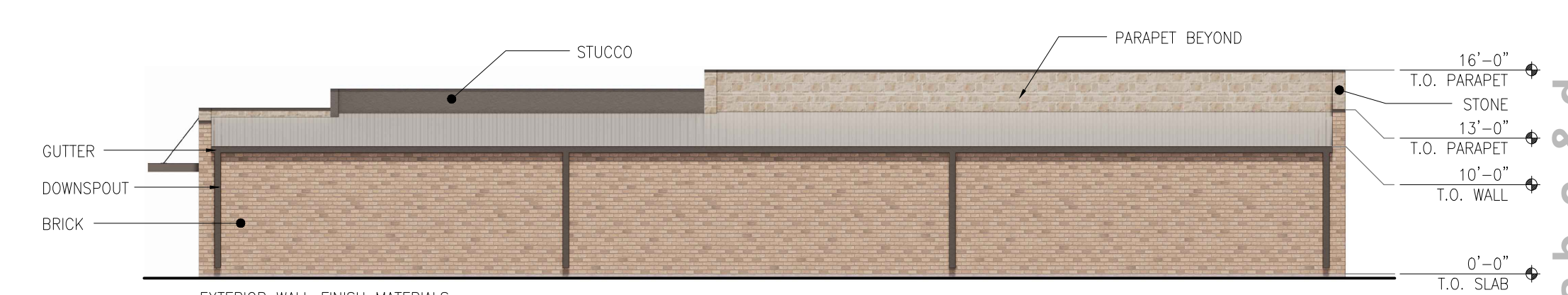
BLDG B NORTH ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR WALL FINISH MATERIALS			
BRICK	87%	1,410	SF
STUCCO	0%	0	SF
STONE	13%	331	SF
TOTAL	100%	1,617	SF



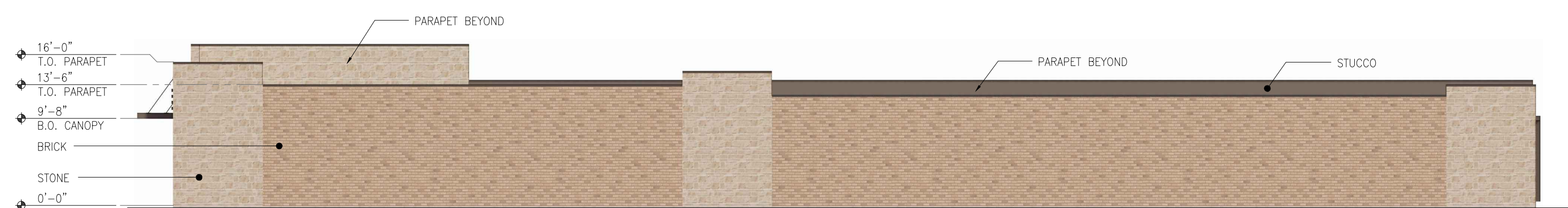
BLDG D NORTH ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR WALL FINISH MATERIALS			
BRICK	97%	503	SF
STUCCO	1%	4	SF
STONE	2%	14	SF
TOTAL	100%	521	SF



BLDG B EAST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR WALL FINISH MATERIALS			
BRICK	99%	887	SF
STUCCO	0%	0	SF
STONE	1%	3	SF
TOTAL	100%	890	SF



BLDG D EAST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR WALL FINISH MATERIALS			
BRICK	79%	1,559	SF
STUCCO	0%	0	SF
STONE	21%	445	SF
TOTAL	100%	2,004	SF



BLDG B SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR WALL FINISH MATERIALS			
BRICK	56%	653	SF
STUCCO	5%	68	SF
STONE	39%	448	SF
TOTAL	100%	1,169	SF

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

exterior elevations - bldg's b, c, & d



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Bethany Ross, *Planner*
DATE: January 10, 2023
SUBJECT: SP2022-062; *Amended Site Plan for Advantage Storage*

The applicant, Bob Pruet of Urban Structure, is requesting the approval of an Amended Site Plan to update the building elevations for a previously approved Mini-Warehouse Facility [Case No. SP2022-044]. The subject property is a 7.154-acre parcel of land (i.e. Tract 3 of the J. M. Allen Survey, Abstract No. 2), zoned Planned Development 10 (PD-10) District for Commercial (C) District land uses, and situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District. The subject property is generally located at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard. On September 13, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-044] allowing the construction of a Mini-Warehouse Facility (i.e. Advantage Storage) on the subject property. According to the applicant, the approved building elevations reflected the wrong material percentages, which prompted the applicant to resubmit the proposed revised building elevations. On December 27, 2022, the Architecture Review Board reviewed the updated elevations and found that the applicant did not add the parapets to all four (4) sides of the building and therefore approved a motion to recommend denial of the proposed amended elevations. Due to this, the Planning and Zoning Commission approved a motion to table the case to the January 10, 2023 Planning and Zoning Commission Meeting to allow the applicant time to add the parapets to all four (4) sides of the building.

The proposed building elevations submitted by the applicant indicate the following updates to the material percentages: [1] a decreased use of stone on the north elevation (i.e. from 27% to 19%) of Building A, and [2] a decreased use of stone on the north elevation (i.e. from 5% to 4%) and west elevation (i.e. from 3% to 2%) of Building C. The decreased use of stone brings the proposed building further out of compliance with the 20% stone requirements stipulated by the General Overlay District Standards and increase the variance for the amount of stone already provided for the building. According to Subsection 06.02(C)(1)(a)(1), of Article 05, of the General Overlay District Development Standards of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building fa9ades ... " In this case, the applicant is requesting less than 20% natural stone. Staff should note that a variance to the 20% stone requirement was approved as part of the previous site plan (Case No. SP2022-044), and if the proposed amended site plan is approved the variance would be amended for the new material percentages. In this case, as compensatory measures, the applicant is proposing to: [1] add large shrubs along SH-276, [2] add shrubs along the front of Building A, and [3] have 37% landscaping in lieu of the required 20%. The Architectural Review Board (ARB) will review the elevations at the January 10, 2023 Architecture Review Board meeting and be asked to provide a recommendation to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the January 10, 2023 Planning and Zoning Commission meeting.



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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

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.
²: 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 N/A

SUBDIVISION N/A

LOT ---

BLOCK ---

GENERAL LOCATION NE Quadrant of John King Blvd & US Hwy 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10 & John King/US 276 overlays

CURRENT USE Vacant

PROPOSED ZONING No change

PROPOSED USE Self-Storage

ACREAGE 3.682

LOTS [CURRENT] 0

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 The Cambridge Companies, Inc.

APPLICANT BACA

CONTACT PERSON James J. Melino

CONTACT PERSON David Baca

ADDRESS 8750 N Central Expy, Ste. 1735

ADDRESS 100 N. Travis St, No. 500

CITY, STATE & ZIP Dallas, TX 75231

CITY, STATE & ZIP Sherman, Texas 75090

PHONE 972.832.8933

PHONE 903.893.5800

E-MAIL rjones@advantagestorage.net

E-MAIL david@baca.team

NOTARY VERIFICATION [REQUIRED]

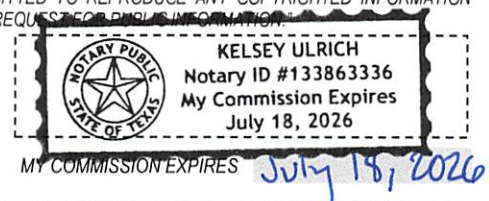
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES J. MELINO [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

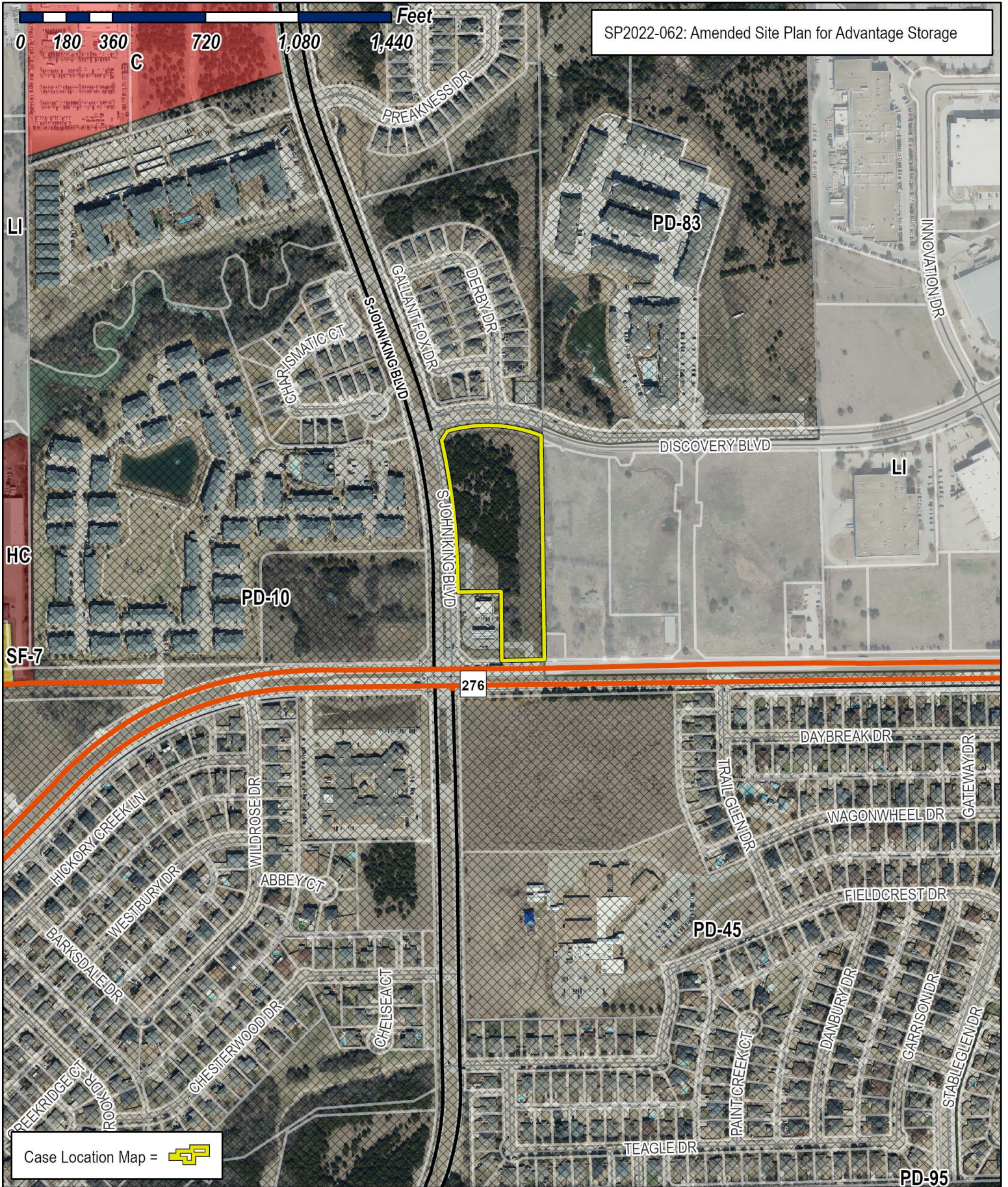
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF DECEMBER, 2022.

OWNER'S SIGNATURE Dr. James Melino, President

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelsey Ulrich



0 180 360 720 1,080 1,440 Feet



Case Location Map = 



City of Rockwall

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

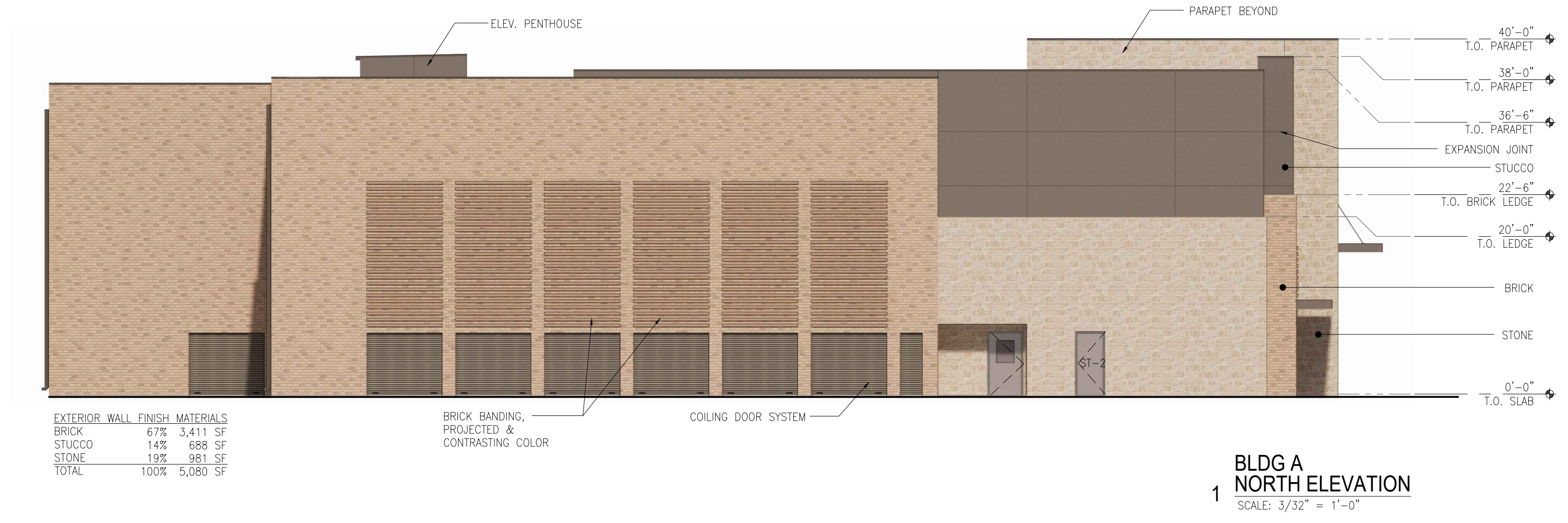
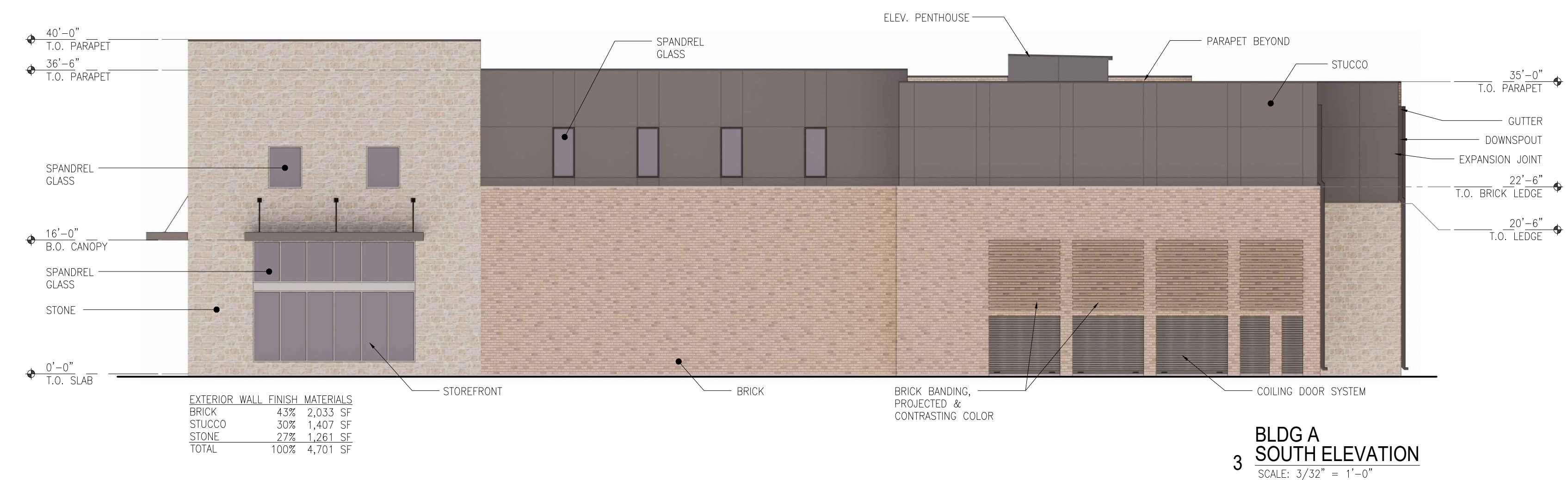
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



DESIGN DEVELOPMENT REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NO.	DESCRIPTION	REVISIONS	
		DATE	DATE



exterior elevations - bldg a

Advantage Storage
New Storage Facility

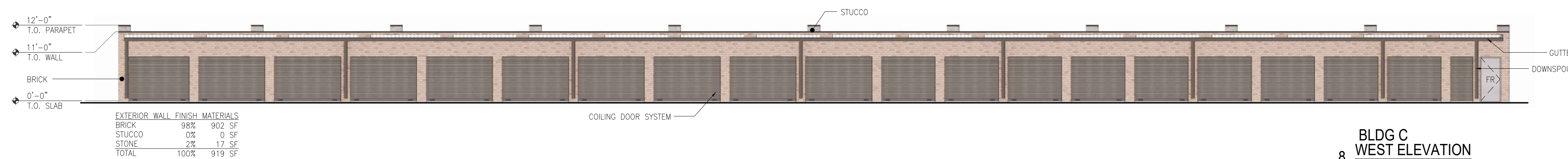
1701 State Highway 276
Rockwall, Texas

PROJECT NUMBER
2225

DATE
01.04.23

SHEET NUMBER
A6.0

NO.	DESCRIPTION	DATE

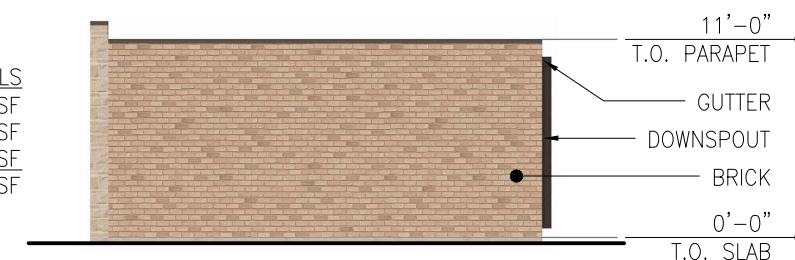


EXTERIOR WALL FINISH MATERIALS		
BRICK	98%	902 SF
STUCCO	0%	0 SF
STONE	2%	17 SF
TOTAL	100%	919 SF

BUILDING TOTALS		
BRICK	92%	3,504 SF
STUCCO	0%	0 SF
STONE	8%	306 SF
TOTAL	100%	3,810 SF

BLDG C WEST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR WALL FINISH MATERIALS		
BRICK	96%	282 SF
STUCCO	0%	0 SF
STONE	4%	13 SF
TOTAL	100%	295 SF



BLDG C NORTH ELEVATION
SCALE: 3/32" = 1'-0"

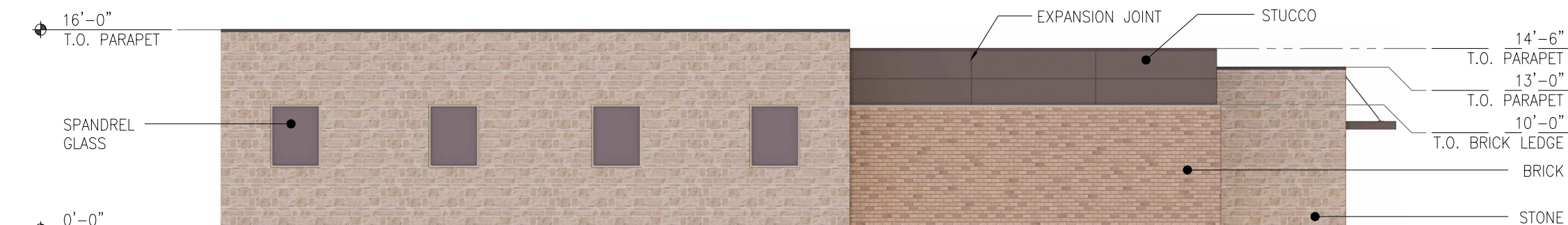


EXTERIOR WALL FINISH MATERIALS		
BRICK	89%	2,174 SF
STUCCO	0%	0 SF
STONE	11%	264 SF
TOTAL	100%	2,438 SF

EXTERIOR WALL FINISH MATERIALS		
BRICK	88%	146 SF
STUCCO	0%	0 SF
STONE	12%	12 SF
TOTAL	100%	158 SF



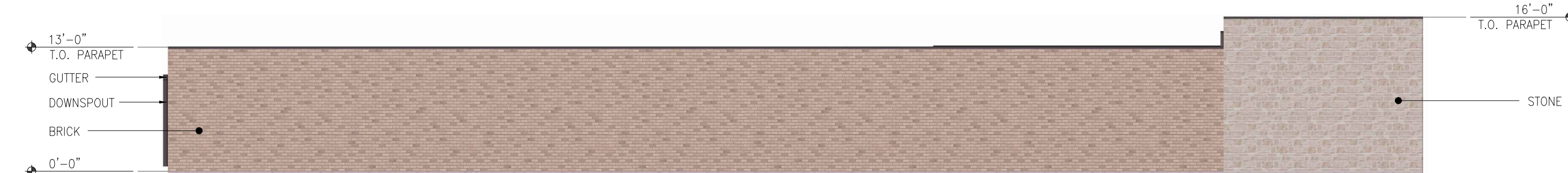
BLDG C SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS		
BRICK	23%	297 SF
STUCCO	10%	132 SF
STONE	67%	861 SF
TOTAL	100%	1,290 SF

BLDG B WEST ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING TOTALS		
BRICK	63%	3,479 SF
STUCCO	4%	205 SF
STONE	33%	1,832 SF
TOTAL	100%	5,516 SF



EXTERIOR WALL FINISH MATERIALS		
BRICK	81%	1,418 SF
STUCCO	0%	0 SF
STONE	19%	315 SF
TOTAL	100%	1,734 SF

BLDG B SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS		
BRICK	87%	1,115 SF
STUCCO	2%	37 SF
STONE	11%	136 SF
TOTAL	100%	1,288 SF

BLDG B EAST ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS		
BRICK	53%	658 SF
STUCCO	3%	42 SF
STONE	44%	533 SF
TOTAL	100%	1,232 SF

BLDG B NORTH ELEVATION
SCALE: 3/32" = 1'-0"

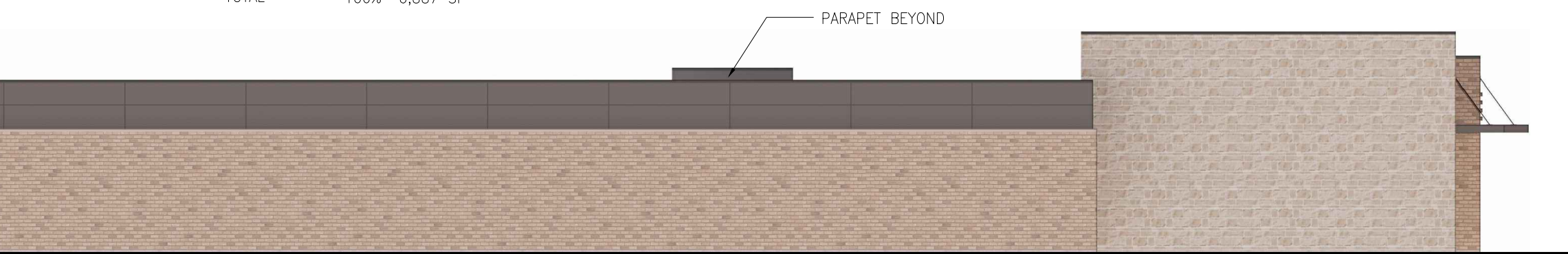


EXTERIOR WALL FINISH MATERIALS		
BRICK	47%	515 SF
STUCCO	2%	18 SF
STONE	51%	552 SF
TOTAL	100%	1,085 SF

BRICK BANDING,
PROJECTED &
CONTRASTING COLOR

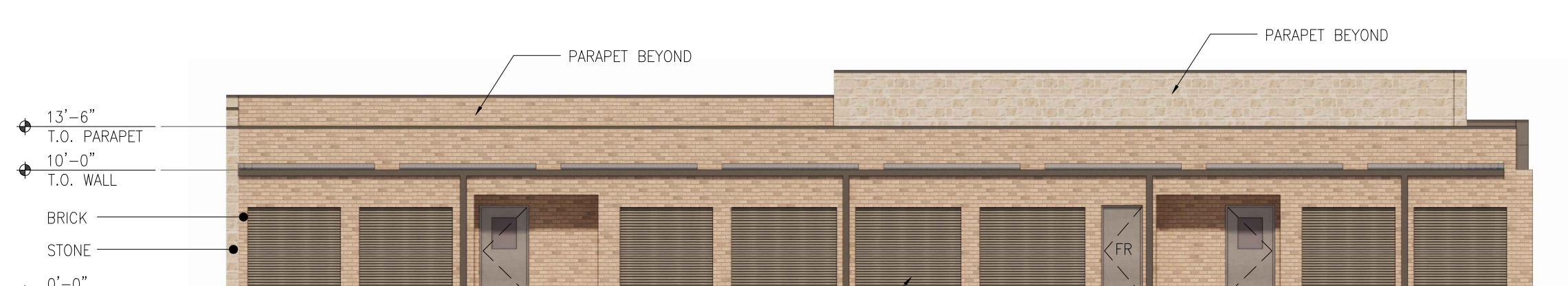
BLDG D WEST ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING TOTALS		
BRICK	66%	4,573 SF
STUCCO	7%	471 SF
STONE	27%	1,843 SF
TOTAL	100%	6,887 SF



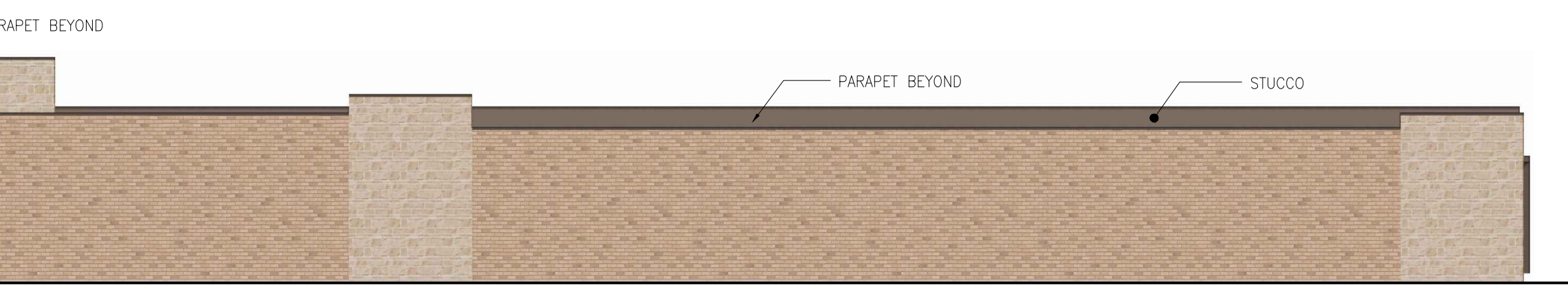
EXTERIOR WALL FINISH MATERIALS		
BRICK	57%	1,352 SF
STUCCO	19%	450 SF
STONE	24%	562 SF
TOTAL	100%	2,364 SF

BLDG D SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS		
BRICK	81%	1,047 SF
STUCCO	1%	4 SF
STONE	18%	234 SF
TOTAL	100%	1,285 SF

BLDG D EAST ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS		
BRICK	74%	1,659 SF
STUCCO	0%	0 SF
STONE	26%	572 SF
TOTAL	100%	2,231 SF

BLDG D NORTH ELEVATION
SCALE: 3/32" = 1'-0"

exterior elevations - bldg's b, c, & d

Advantage Storage
New Storage Facility

1701 State Highway 276
Rockwall, Texas

PROJECT NUMBER

2225

DATE

01.04.23

SHEET NUMBER

A6.1



January 11, 2023

TO: David Baca
BACA Architecture
100 N. Travis Street No. 500
Sherman, Texas 75090

CC: James Melino
8750 N Central Expressway
Suite 1735
Dallas, Texas 75231

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

SUBJECT: SP2022-062; *Amended Site Plan for Advantage Storage*

David:

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 January 10, 2023. 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) 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.

Architecture Review Board

On January 10, 2023, the Architecture Review Board approved a motion to approve the Amended Site Plan by a vote of 3-0, with the condition that the applicant reduce the length of the scuppers, with Board Members Lefere, Miller, and McAngus absent.

Planning and Zoning Commission

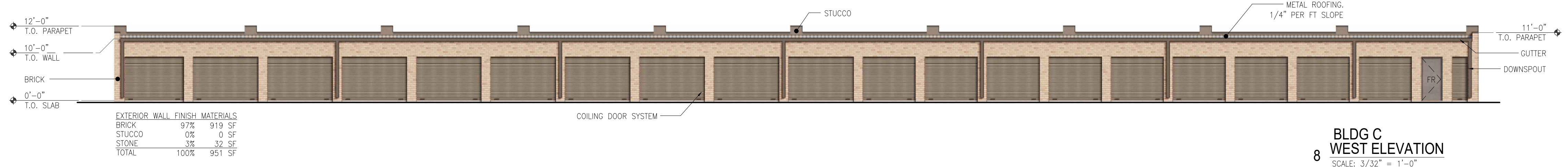
On January 10, 2023, the Planning and Zoning Commission approved a motion to approve the Amended Site Plan by a vote of 6-0, with ARB recommendations, with Commissioner Hustings absent.

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

Sincerely,

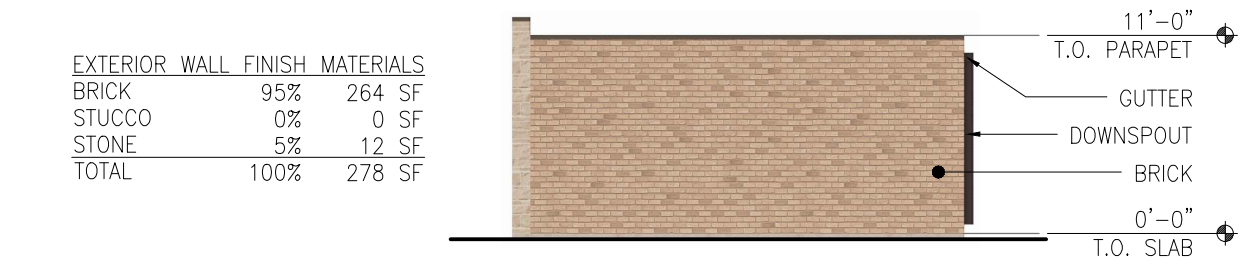
Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department

NO.	DESCRIPTION	DATE

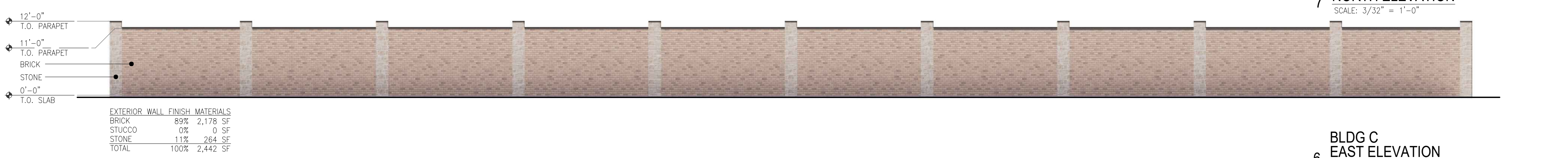


BLDG C WEST ELEVATION
SCALE: 3/32" = 1'-0"

BRICK	92%	3,030 SF
STUCCO	0%	0 SF
STONE	8%	278 SF
TOTAL	100%	3,308 SF



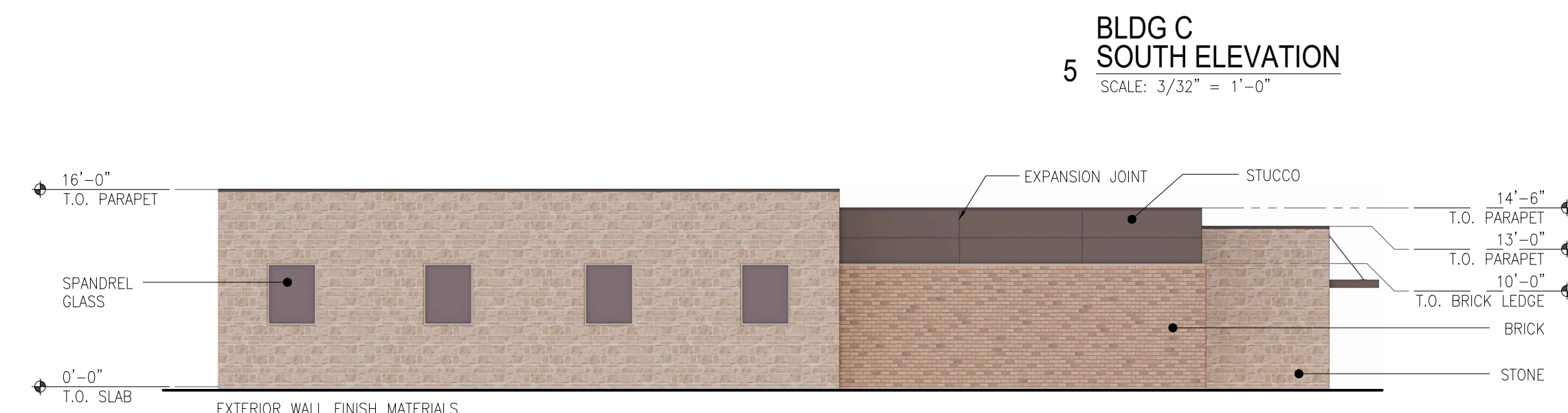
BLDG C NORTH ELEVATION
SCALE: 3/32" = 1'-0"



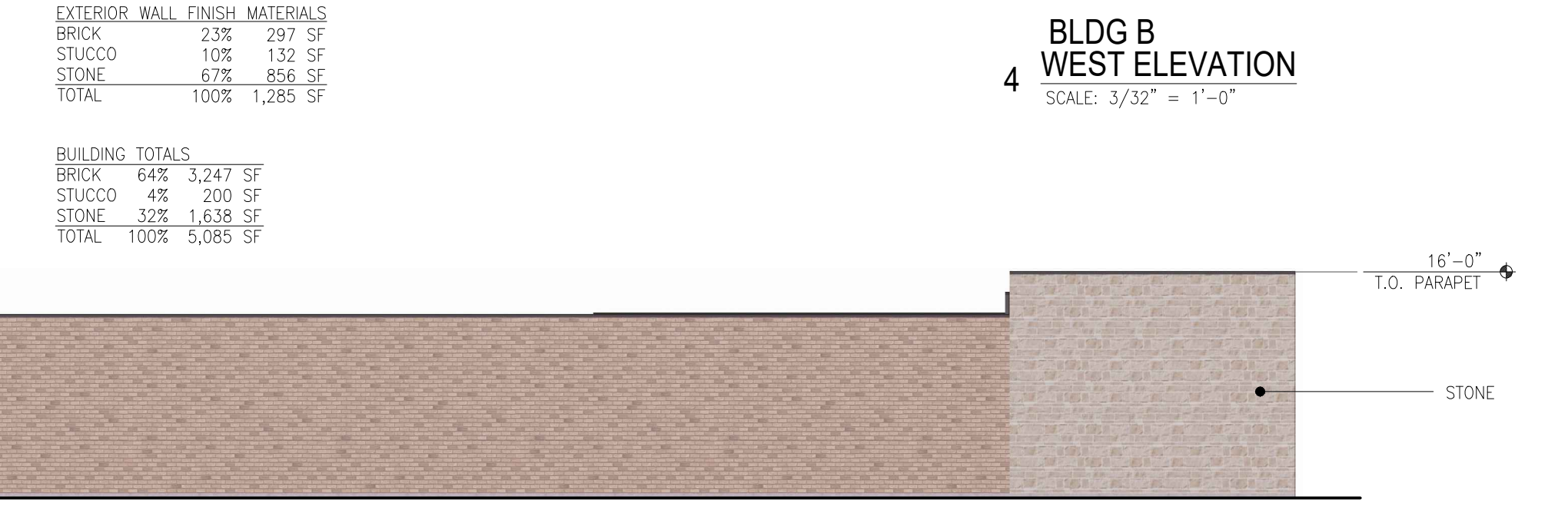
BLDG C SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BLDG C EAST ELEVATION
SCALE: 3/32" = 1'-0"



BLDG B WEST ELEVATION
SCALE: 3/32" = 1'-0"

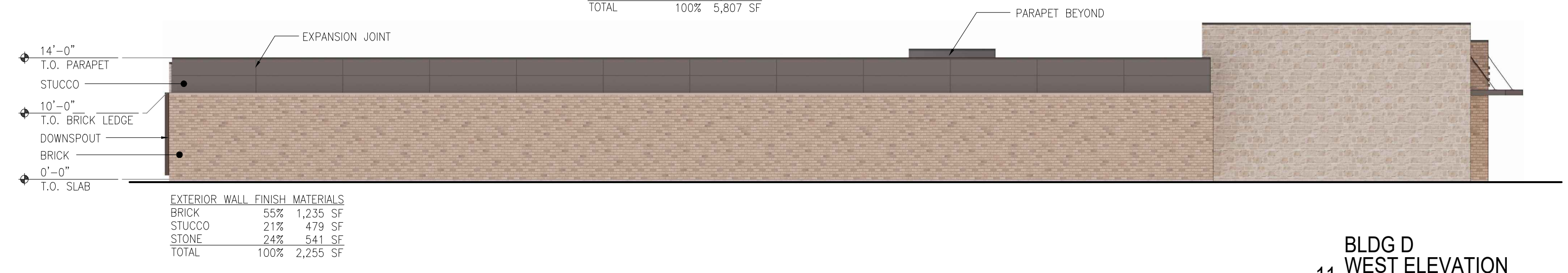


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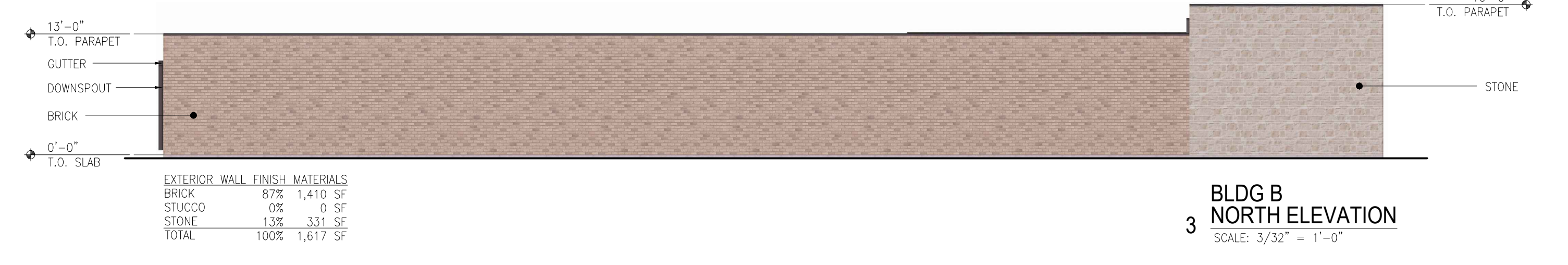


BLDG D SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

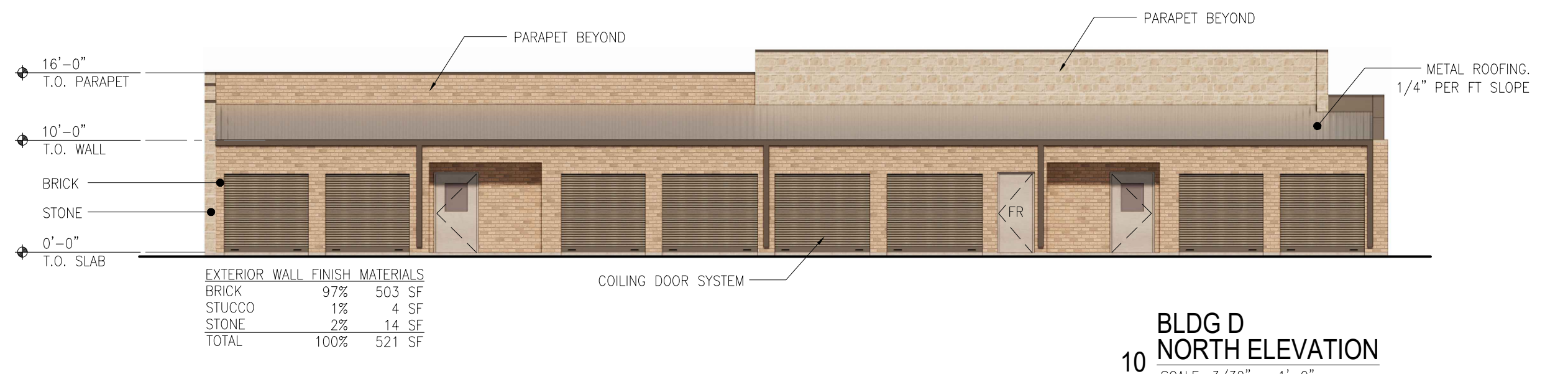
BRICK	65%	3,768 SF
STUCCO	8%	503 SF
STONE	27%	1,509 SF
TOTAL	100%	5,807 SF



BLDG D WEST ELEVATION
SCALE: 3/32" = 1'-0"



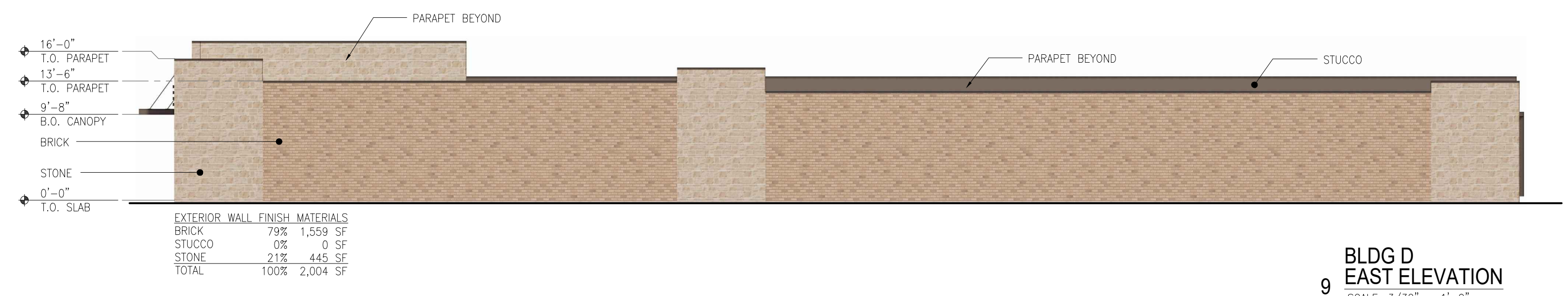
BLDG B EAST ELEVATION
SCALE: 3/32" = 1'-0"



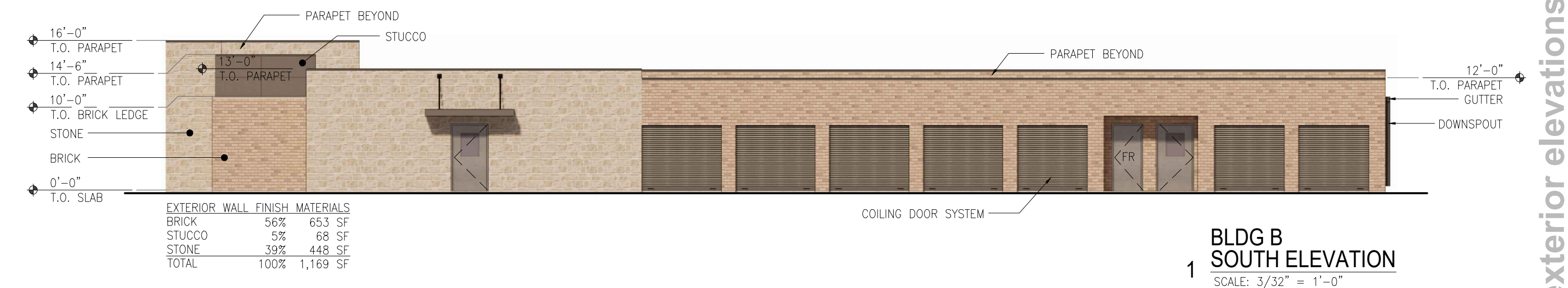
BLDG D NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BLDG B SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BLDG D EAST ELEVATION
SCALE: 3/32" = 1'-0"

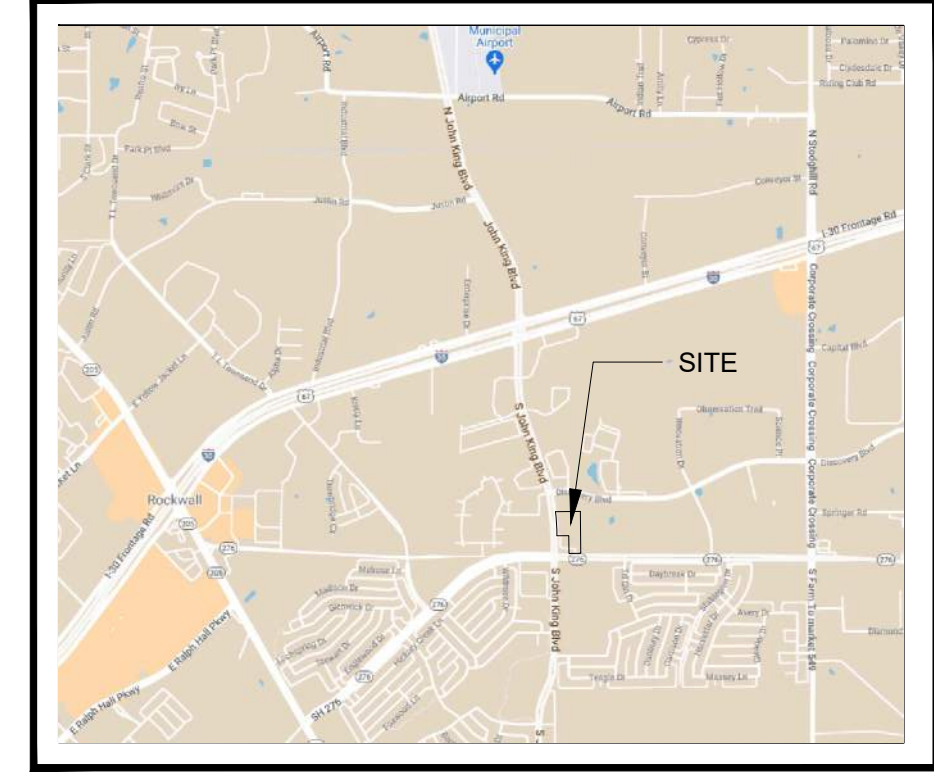
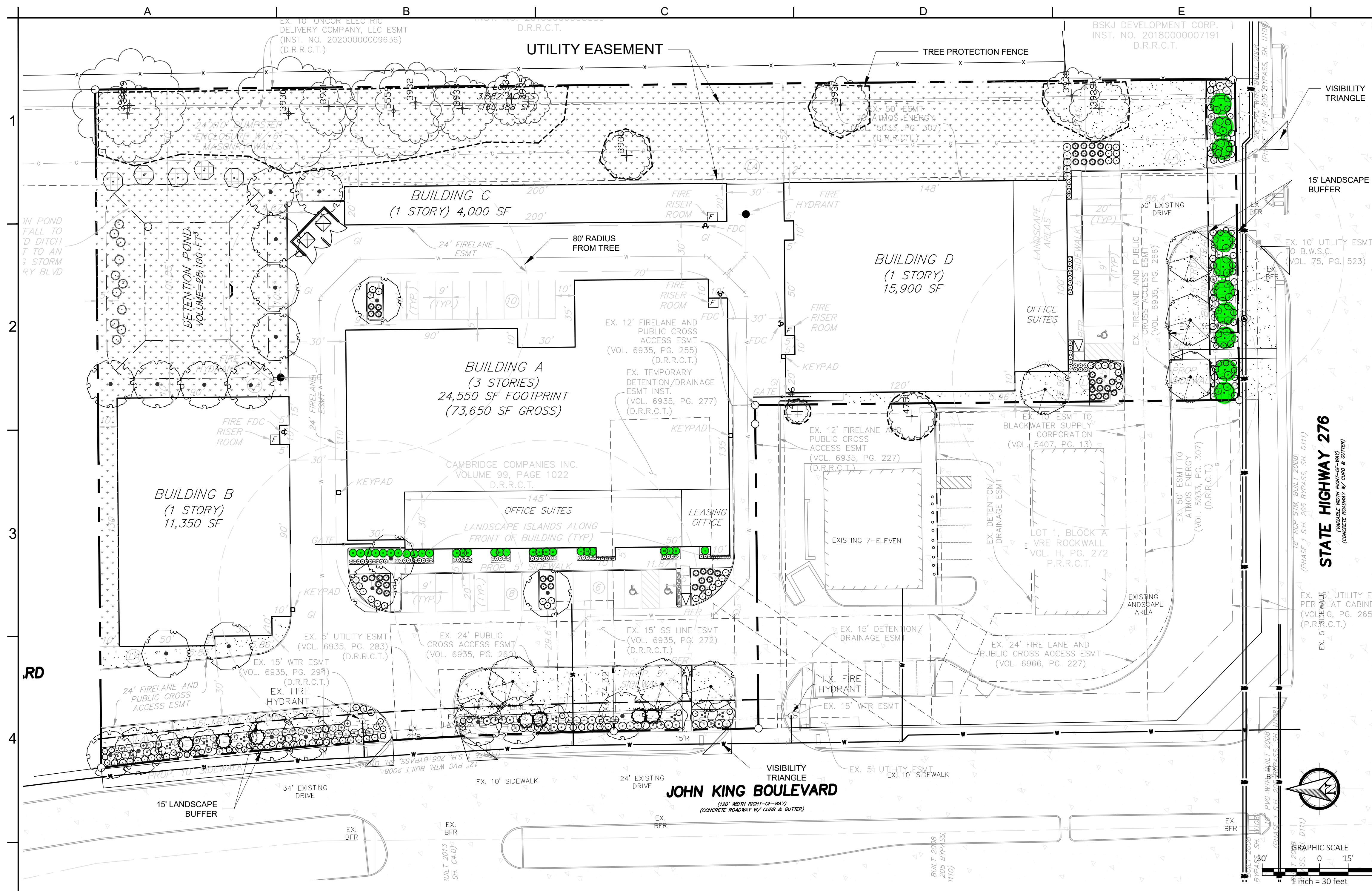


BLDG B NORTH ELEVATION
SCALE: 3/32" = 1'-0"

exterior elevations - bldg's b, c, & d

Advantage Storage
Contact: Advantage Construction - 214.308.5225
1701 State Highway 276
Rockwall, Texas

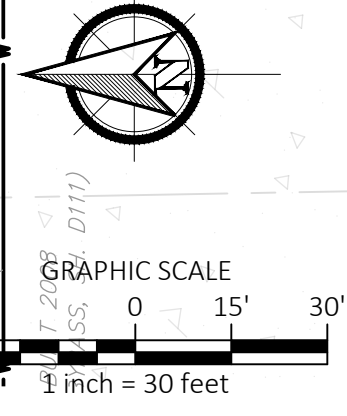
PROJECT NUMBER
2225
DATE
11.14.22
SHEET NUMBER
A6.1



VICINITY MAP
(NOT TO SCALE)

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	8	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL	14'-16" HT
	13	QUERCUS MUHLENBERGIA CHINQUAPIN OAK	4" CAL	14'-16" HT
	10	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL	16'-18" HT
*ALL CANOPY TREES TO BE USED FOR MITIGATION				
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	7	CERCIS CANADENSIS EASTERN REDBUD	3" CAL	4'-6" HT
	7	ILEX DECIDUA POSSUM HAW	3" CAL	4'-6" HT
LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	15	RHUS VIRENS V. VIRENS EVERGREEN SUMAC	10 GAL	4'-6" HT
MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	123	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY	5 GAL	
	39	LOROPETALUM CHINENSE 'PURPLE DAYDREAM' DWARF FRINGEFLOWER	5 GAL	
SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	49	BERBERIS THUN 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5 GAL	
	47	HESPERALOE PARVIFLORA RED YUCCA	3 GAL	
	969	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	11	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	
	65	RUPELLIA BRITTONIANA 'KATIE' KATIE'S DWARF PETUNIA	3 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	13,325 SF	CYNODON TIFWAY 419 TIFWAY 419 BERMUDA GRASS	SOD	
	38,885 SF	BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM)	HYDROSEED	



LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	15' WIDE BUFFER REQ. W/ 2 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE. GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN.-48" MAX. HT.
JOHN KING BLVD.: REQUIRED PLANTING: PROVIDED 15' BUFFER:	±344.8' STREET FRONTAGE 7 CANOPY TREES, 14 ACCENT TREES, BERM W/ SHRUBS 7 NEW CANOPY TREES, 14 ACCENT TREES W/ BERM AND SHRUBS (30" HIGH MIN.)
ST. HWY. 276 OVERLAY DISTRICT: ±167.8 STREET FRONTAGE	15' WIDE LANDSCAPE BUFFER W/ GR. COVER, BUILT-UP BERM & SHRUBS (30" MIN.-48" MAX) ALONG ENTIRE LENGTH OF FRONTAGE. 2 CANOPY TREES + 4 ACCENT TREES PER 100 LIN. FEET OF FRONTAGE
REQUIRED PLANTING: PROVIDED 15' BUFFER:	3 CANOPY TREES, 7 ACCENT TREES, BERM W/ SHRUBS UNABLE TO PROVIDE REQ. TREES DUE TO EASEMENTS & UNDERGROUND UTILITIES (WATER, STORM, SANITARY). REPLACE TREES W/ 10 LG. SHRUBS, BERM WITH SHRUBS (30" HI MIN.-48" MAX.)
EAST PROPERTY LINE BUFFER: NORTH PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED PD-10 NOT REQUIRED. PROPERTY ZONED LIGHT INDUSTRIAL
05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING SCREENING FROM RESIDENTIAL	NOT APPLICABLE NOT APPLICABLE

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT

TOTAL SITE AREA:	±160,353 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	32,071 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±58,742 SF (36.6%)

LOCATION OF LANDSCAPING:

MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
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LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:

MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
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DETENTION BASIN (XERISCAPE OPTION):

MIN. (1) SHRUB/ORNAMENTAL GRASS PER 750 SF OF DRY LAND AREA	MIN. (1) SHRUB/ORNAMENTAL GRASS PER 750 SF OF DRY LAND AREA
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PROPOSED DETENTION BASIN LANDSCAPING:

±1,450 SF (29,004 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF)	±1,450 SF (29,004 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF)
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PARKING LOT LANDSCAPING

MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
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PROPOSED PARKING AREA:

±29,004 SF	±29,004 SF
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PROPOSED PARKING LOT LANDSCAPING:

REQ. PARKING LOT LANDSCAPING:	REQ. PARKING LOT LANDSCAPING:
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PROPOSED PARKING LOT LANDSCAPING:

REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
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TREES PROVIDED:

±1,528 SF (5%)	±1,528 SF (5%)
34 PARKING SPACES / 10 = 3 TREES	34 PARKING SPACES / 10 = 3 TREES
5 CANOPY TREES	5 CANOPY TREES

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	119.75"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (31) TO BE PLANTED ONSITE:	124.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL):	0"
TOTAL MITIGATION PROVIDED:	124.0"

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 _____

SITE DATA TABLE

EXISTING USE:	VACANT
PROPOSED USE:	MINI-WAREHOUSE & OFFICE SUITES
EXISTING ZONING DISTRICT:	PLANNED DEVELOPMENT (PD-10)
SITE AREA (LOT 2):	3,682 AC (160,388 SF)
SITE AREA (LOT 3):	2,585 AC (111,719 SF)
TOTAL SITE AREA:	6,247 AC (272,107 SF)
FOR LOT 2 ONLY	
BUILDING AREA:	MINI-WAREHOUSE OFFICE SUITES
BUILDING A (3 STORIES):	69,250 SF 4,400 SF
BUILDING B (1 STORY):	11,350 SF 0 SF
BUILDING C (1 STORY):	4,000 SF 0 SF
BUILDING D (1 STORY):	13,100 SF 3,000 SF
TOTAL BUILDING AREA:	105,100 SF
TOTAL BUILDING FOOTPRINT AREA:	56,000 SF
TOTAL STORAGE UNITS:	635 UNITS
	REQUIRED PROVIDED
MAXIMUM LOT COVERAGE:	96,233 SF (60%) 56,000 SF (35%)
FLOOR TO AREA RATIO:	4:1 0.6:1
MAXIMUM BUILDING HEIGHT:	60 FT 42 FT
LANDSCAPE AREA:	32,071 SF (20%) 58,982 SF (36.6%)
PARKING REQUIRED:	MINI-WAREHOUSE OFFICE SUITES
	9 STALLS 25 STALLS
	(3 STALLS + 1/100 UNITS) (1/300 SF)
TOTAL PARKING REQUIRED:	34 STALLS
TOTAL PARKING PROVIDED:	34 STALLS

NOTE: PD-10 REQUIRES COMMERCIAL (C) ZONING STANDARDS TO BE FOLLOWED FOR A NON-RESIDENTIAL DEVELOPMENT.

REVISION

NO. DATE

TEL: 214-295-8775

www.urbanstructure.com

URBAN STRUCTURE

8300 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Firm Registration # F-2252

REGISTERED LANDSCAPE ARCHITECT
DARYL R. BRANDENBURG
3423
STATE OF TEXAS
09/07/2022

ADVANTAGE STORAGE
1701 STATE HIGHWAY 276
OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LANDSCAPE PLANTING PLAN

PROJECT: 07/14/2022

CLIENT: ADVANTAGE STORAGE

DRAWN BY: LL

DESIGNER: LL

REVIEWER: BP

U.S. PROJECT: 2257

SHEET
LP-1