



**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  
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### STAFF USE ONLY

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CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 525 National Dr. Rockwall Tx 75032

SUBDIVISION 205 Business Park LOT 11 BLOCK A

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

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

CURRENT ZONING Heavy Commercial CURRENT USE Warehouse/Office

PROPOSED ZONING Heavy Commercial PROPOSED USE Warehouse/Office

ACREAGE 1.5 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	<u>RACK Holdings</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>David Osborn</u>	CONTACT PERSON	_____
ADDRESS	<u>4649 Park wood</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Rockwall Tx 75032</u>	CITY, STATE & ZIP	_____
PHONE	<u>214-546-4826</u>	PHONE	_____
E-MAIL	<u>Poposobon@gmail.com</u>	E-MAIL	_____

### NOTARY VERIFICATION [REQUIRED]

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

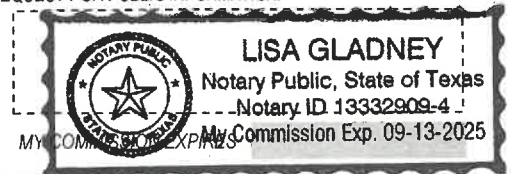
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF May, 2023

OWNER'S SIGNATURE \_\_\_\_\_

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

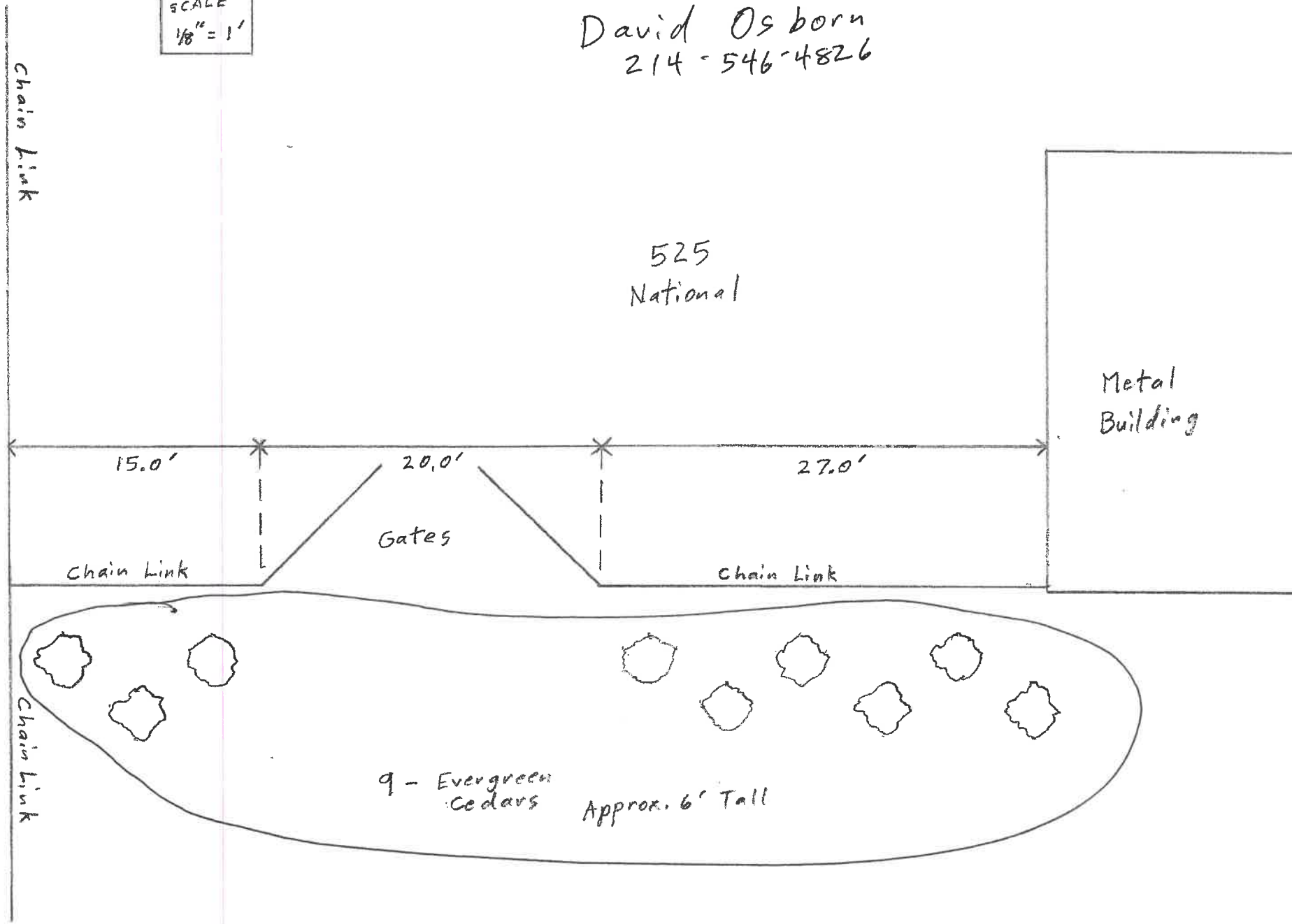
David Osborn  
Lisa Gladney



# RACK HOLDINGS

David Osborn  
214-546-4826

SCALE  
1/8" = 1'







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City of Rockwall  
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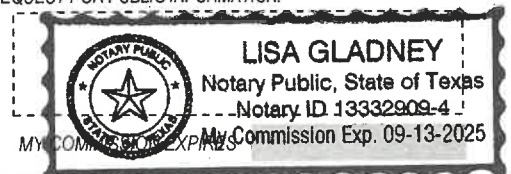
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David Osborn  
Lisa Gladney





0 62.5 125 250 375 500 Feet

C

SP2023-018: Amended Site Plan for 525 National Drive

MIMS RD

NATIONAL DR

HC

PD-101

C

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.

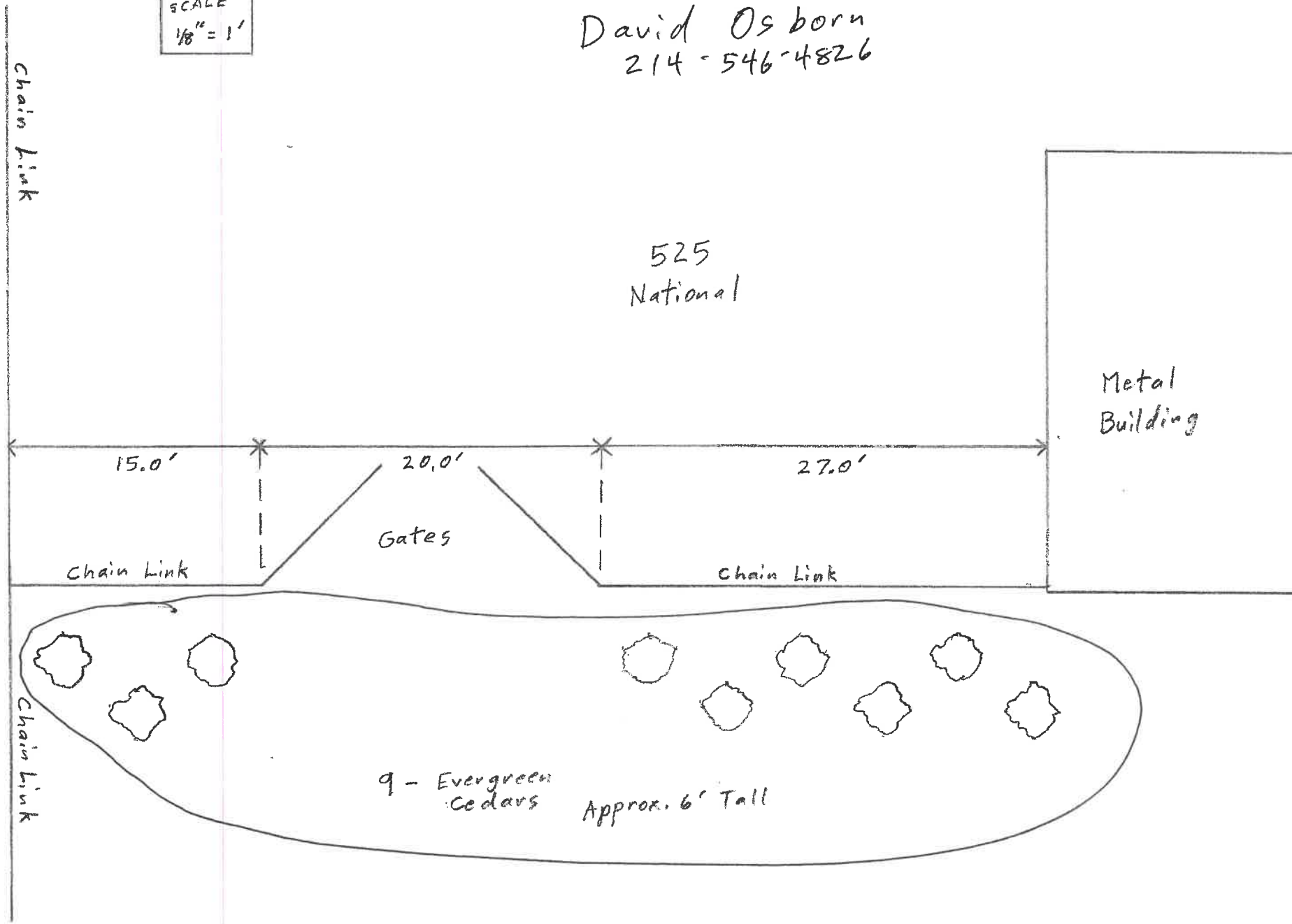




# RACK HOLDINGS

David Osborn  
214-546-4826

SCALE  
1/8" = 1'









# 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

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**TO:** Planning and Zoning Commission  
**DATE:** May 30, 2023  
**APPLICANT:** David Osborn; *RACK Holdings*  
**CASE NUMBER:** SP2023-018; *Amended Site Plan for 525 National Drive*

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On April 24, 2023, staff received an application for a Certificate of Occupancy (CO) [Permit Number COM2023-1787] for an office/warehouse land use on the subject property. The CO application provided by the applicant indicated that the business would incorporate outside storage as part of the operations on the subject property. Given this, staff informed the applicant that outside storage was not permitted within the Heavy Commercial (HC) District unless screening was provided in accordance with Article 08, *Screening and Landscaping Standards*, of the Unified Development Code (UDC). This prompted the owner of the subject property, David Osborn of RACK Holdings, to submit an *Amended Site Plan* proposing the necessary screening.

Based on the provided site plan, the outside storage will be located behind an existing chain link fence. The applicant's landscape plan indicates that nine (9) Cedar Trees will be planted in front of the existing chain link fence. In addition, the landscape plan indicates the Cedar Trees will be staggered and be six (6) feet in height at the time of planting. This will further reduce the visibility from National Drive. According to Subsection 05.02, *Loading Docks and Outside Storage Areas*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) "...outside storage areas shall be screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area..." This subsection continues, stating that outside storage may be screened with a wrought iron fence and three (3) tiered screening, or a masonry wall may be constructed with canopy trees on 20-foot centers in accordance with Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). Given this, the proposed landscaping screening is not in conformance with the screening standards outlined within the Unified Development Code (UDC); however, the subject property is existing, and the proposed landscape screening should provide sufficient screening of the proposed outside storage from the right-of-way of National Drive. That being said, this is a discretionary decision for 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 May 30, 2023 Planning and Zoning Commission meeting.

# PROJECT COMMENTS



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

DATE: 5/25/2023

PROJECT NUMBER: SP2023-018  
PROJECT NAME: Amended Site Plan for 525 National Drive  
SITE ADDRESS/LOCATIONS: 525 NATIONAL DR

CASE CAPTION: Discuss and consider a request by David Osborn of RACK Holdings for the approval of an Amended Site Plan for an existing industrial building on a 1.50-acre parcel of land identified as Lot 11, Block A, 205 Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 525 National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/25/2023	Approved w/ Comments

05/25/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by David Osborn of RACK Holdings for the approval of an Amended Site Plan for an existing industrial building on a 1.50-acre parcel of land identified as Lot 11, Block A, 205 Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 525 National Drive.

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](mailto:hlee@rockwall.com).

I.3 Please note the scheduled meeting for this case:

(1) Planning & Zoning Work Session meeting will be held on May 30, 2023

I.4 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required 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	05/25/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/22/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/23/2023	Approved

No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2023	Approved

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No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/19/2023	Approved

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No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/22/2023	Approved

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05/22/2023: Easter Red Cedars will need to be 4" caliper





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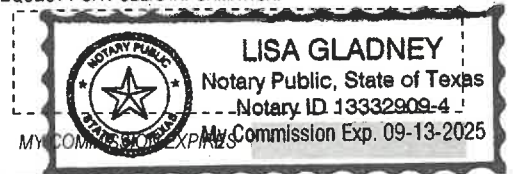
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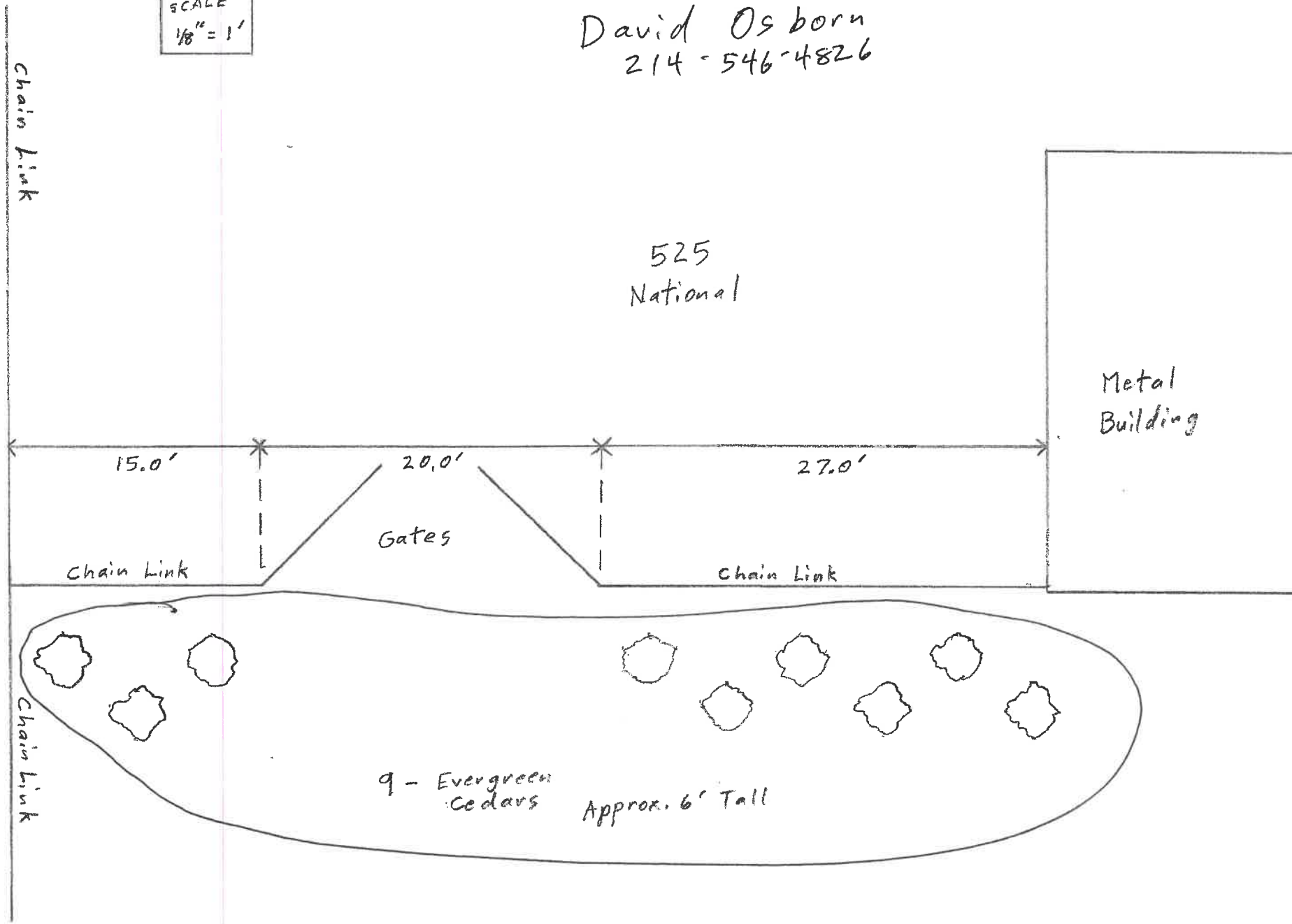




# RACK HOLDINGS

David Osborn  
214-546-4826

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July 13, 2023

TO: David Osborn  
RACK Holdings  
4649 Parkwood  
Rockwall, TX 75032

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

SUBJECT: SP2023-018; *Amended Site Plan for 525 National Drive*

David Osborn:

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 May 30, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) 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 May 30, 2023 Planning and Zoning Commission made a motion to approve the Site Plan with a vote of 5-0, with Commissioner Llewellyn absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

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

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