



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

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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 **950 Sids Road, Rockwall, Texas**

SUBDIVISION **Rayburn Country Addition**

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG, C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **AG, C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **84.796**

LOTS [CURRENT] **Four (4)**

LOTS [PROPOSED] **Three (3)**

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 **Rayburn Country Electric Coop.**

APPLICANT **R-Delta Engineers, Inc.**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON **Frank A. Polma, P.E.**

ADDRESS **950 Sids Road**

ADDRESS **618 Main Street**

CITY, STATE & ZIP **Rockwall, Texas, 75087**

CITY, STATE & ZIP **Garland, Texas, 75040**

PHONE **(469) 402-2112**

PHONE **(972) 494-5031**

E-MAIL **sgeiger@rayburnelectric.com**

E-MAIL **fapolma@rdelta.com**

NOTARY VERIFICATION [REQUIRED]

Stephen Geiger

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

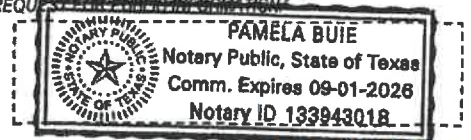
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF July, 2023

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

9-1-2026



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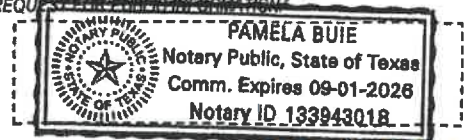
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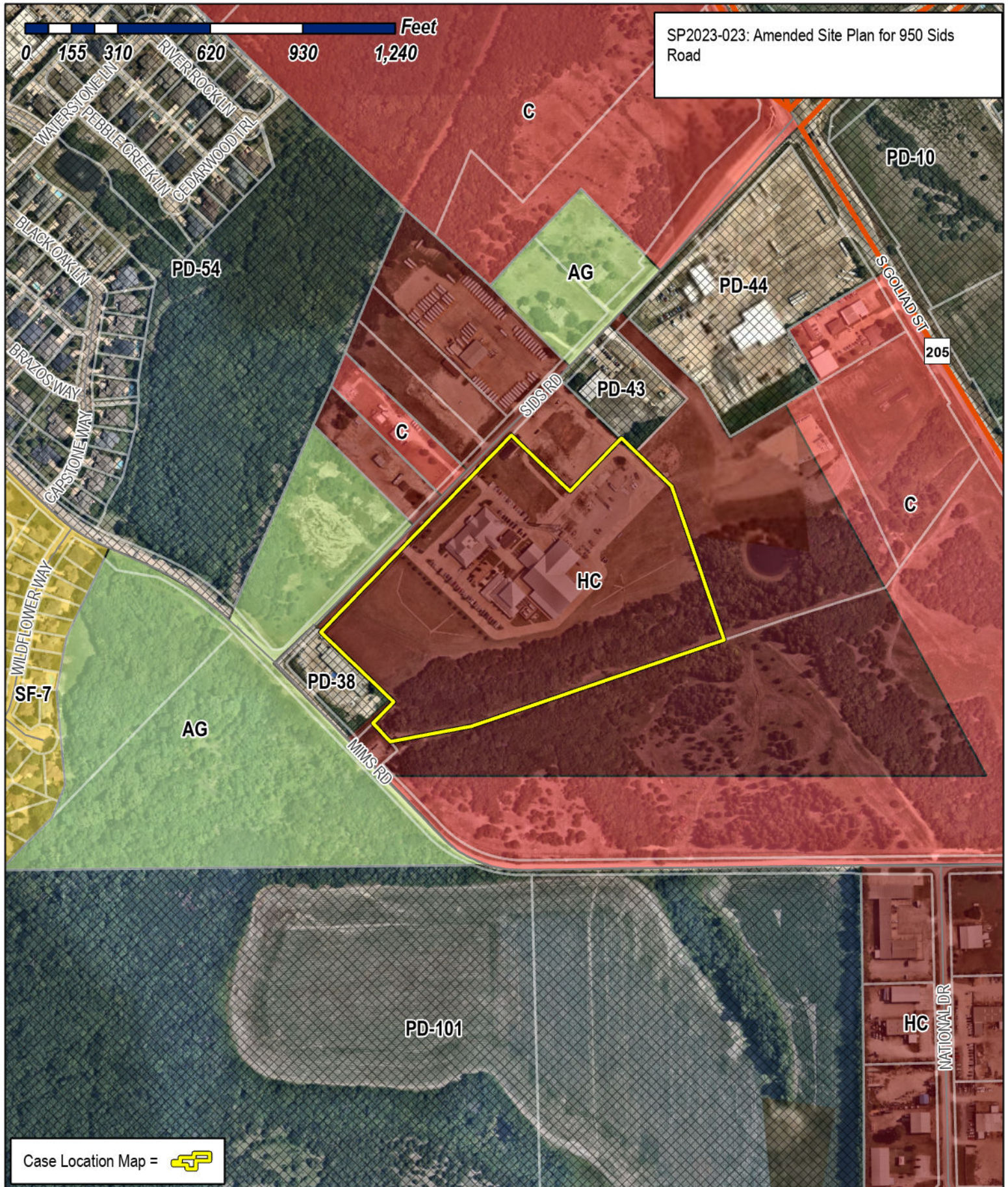
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SP2023-023: Amended Site Plan for 950 Sids Road

Case Location Map = 



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 (P): (972) 771-7745
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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

DATE: July 25, 2023

APPLICANT: Frank Polma; *R-Delta Engineers, Inc.*

CASE NUMBER: SP2023-023; *Amended Site Plan for Rayburn Country Electric Cooperative*

On November 15, 2022, the Planning and Zoning Commission approved a Site Plan [Case No. SP2022-058] to allow the construction of three (3) new non-residential buildings as part of Rayburn Country Electric Cooperative's expansion of their industrial campus. As part of the Site Plan case, the Planning and Zoning Commission approved exceptions based on the Architectural Review Board's (ARB's) recommendations and the applicant's proposed compensatory measures. One (1) of the compensatory measures identified by the applicant was "...increased architectural elements on *Buildings D & E.*" Following the approval of the Site Plan, on April 18, 2023, staff received an application for a *Commercial Building Permit* [Permit No. COM2023-1571] for *Building D* on the subject property. Based on the building elevations provided in the building permit, the applicant had made changes to *Building D's* façade. More specifically, the applicant removed an architectural element, or a clerestory, from *Building D*. Given that the architectural element was approved as a compensatory measure for the Site Plan and was subsequently removed, this required the applicant to submit an application for an *Amended Site Plan*.

Based on the provided building elevations, the only change to the building elevations is the removal of the clerestory. As stated previously, this architectural element was provided as a compensatory measure to offset the exceptions that were requested with the original Site Plan. As a reminder to the Planning and Zoning Commission, the original site plan included seven (7) exceptions; however, only one (1) of these exceptions related to buildings' design (*i.e. wall length exceed maximum length without articulation*). Despite the removed architectural element, the proposed building elevations do not change the conformance of the building to the Unified Development Code (UDC). With this 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 July 25, 2023 Planning and Zoning Commission meeting.



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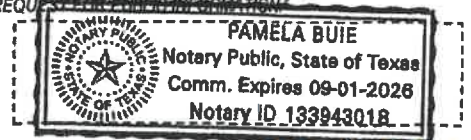
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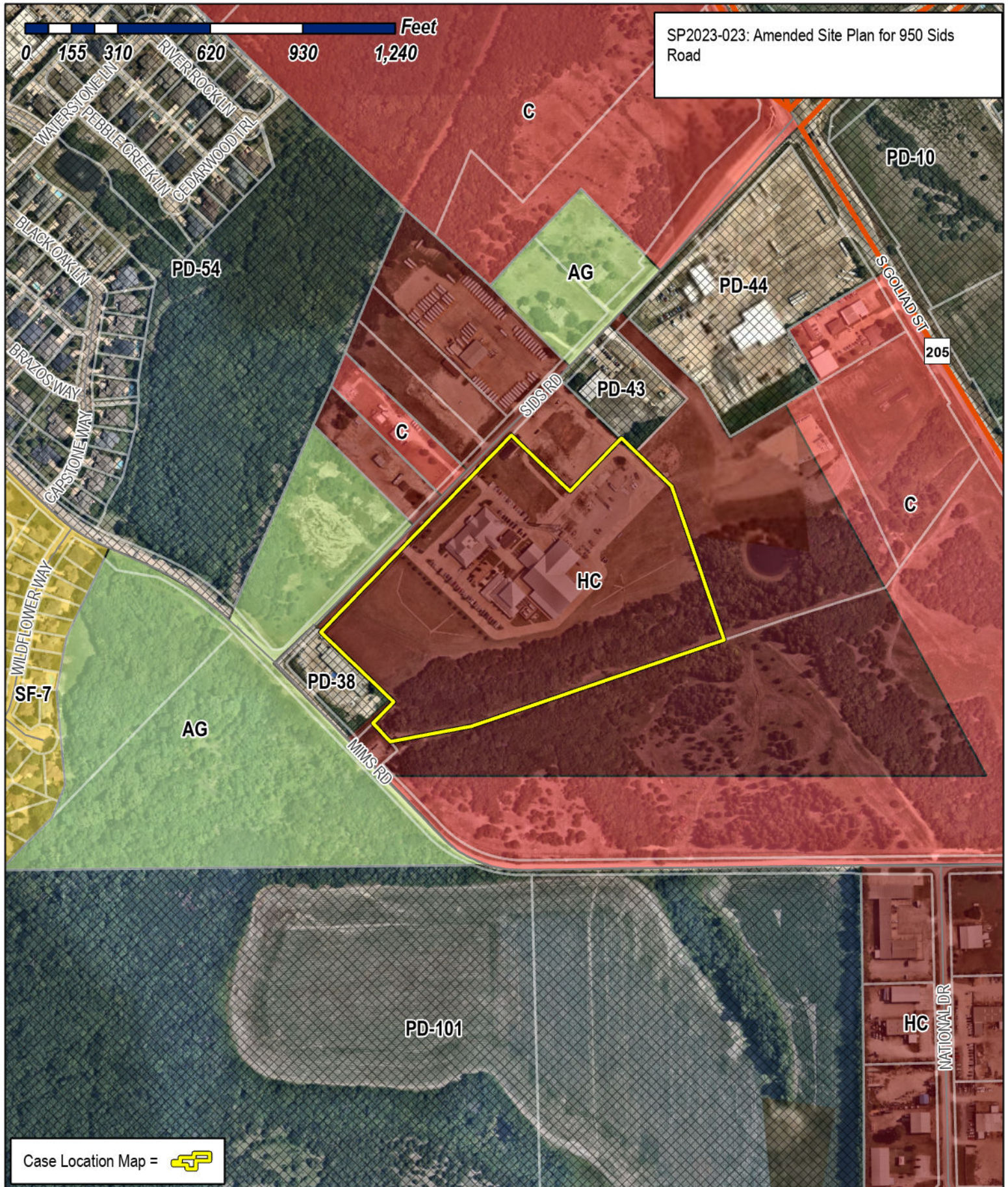
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MY COMMISSION EXPIRES

9-1-2026



SP2023-023: Amended Site Plan for 950 Sids Road

Case Location Map = 



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August 16, 2023

TO: Frank A. Polma, P.E.
R-Delta Engineers, Inc.
618 Main Street
Garland, TX 75040

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

SUBJECT: SP2023-023; *Amended Site Plan for Rayburn Electric*

Frank A. Polma, P.E.:

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 July 25, 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 July 25, 2023, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 4-0, with Commissioners Deckard, Womble, and 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', written over a white background.

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