



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 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: 950 Sids Rd Rockwall, TX 75032

SUBDIVISION: _____ LOT: _____ BLOCK: _____

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ CURRENT USE: _____

PROPOSED ZONING: _____ PROPOSED USE: _____

ACREAGE: _____ LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

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

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

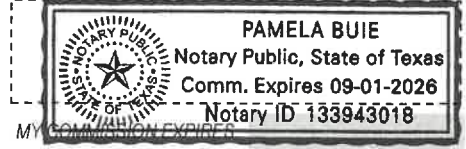
<input type="checkbox"/> OWNER	<u>David A Naylor</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Huffman Communications Sales, Inc.</u>
CONTACT PERSON	<u>Rayburn Electric Coop</u>	CONTACT PERSON	<u>Steve Huffman</u>
ADDRESS	<u>950 Sids Rd</u>	ADDRESS	<u>Po Box 1753</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75032</u>	CITY, STATE & ZIP	<u>Corsicana, TX 75151-1753</u>
PHONE	<u>469-402-2100</u>	PHONE	<u>903.879.0217 cell</u>
E-MAIL	<u>dnaylor@rayburnelectric.com</u>	E-MAIL	<u>steve@huffcom.com</u>

NOTARY VERIFICATION [REQUIRED]

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

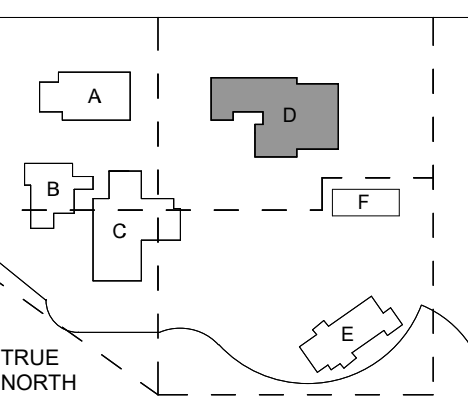
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF November 2023. BY SIGNING THIS APPLICATION, 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 13 DAY OF November, 2023
OWNER'S SIGNATURE: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: P. Buie





KEY PLAN



TRUE NORTH

REVISION	NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.001

DATE
04/10/2023

ISSUE
ISSUE FOR PERMIT

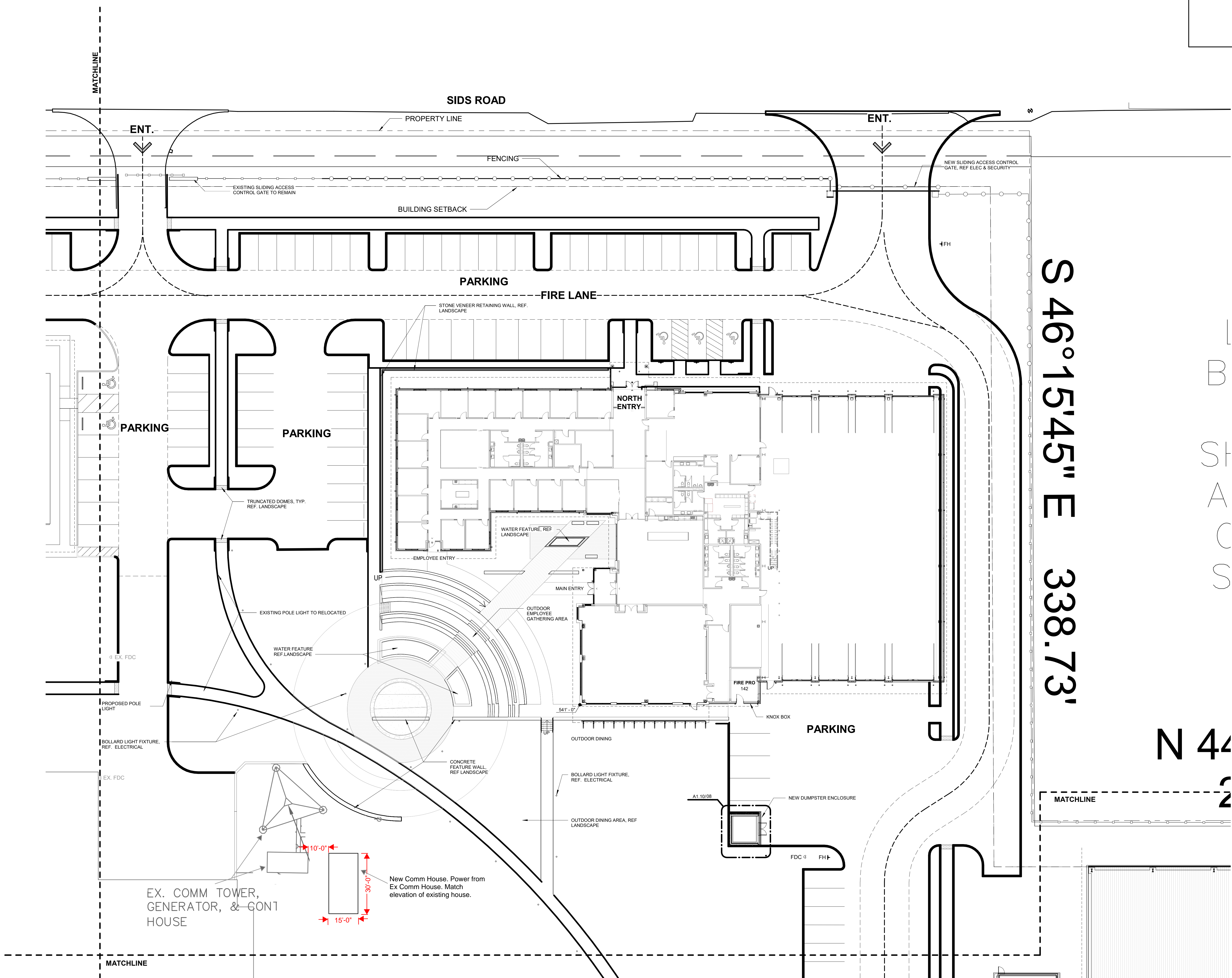
SHEET TITLE
ENLARGED SITE PLAN

SHEET NO.
A1.01

- GENERAL NOTES**
1. ARCHITECTURAL ELEVATIONS ARE BASED ON MAIN FLOOR LEVEL, 0'-0" = CIVIL FINISH FLOOR ELEVATION, SEE CIVIL FOR FEE.
 2. CONTRACTOR MUST VERIFY IN FIELD (VIF) ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT/ENGINEER IN WRITING UPON DISCOVERY OF ANY DISCREPANCIES. REFER TO CIVIL PLANS FOR FDC LOCATIONS.
 3. REFER TO CIVIL PLANS FOR FDC LOCATIONS.
 4. ALL POWER UTILITIES TO BE RUN UNDERGROUND, REF CIVIL FOR MORE INFORMATION.

LEGEND

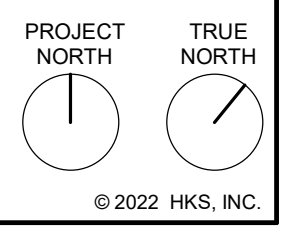
---	PROPERTY LINE
- - - - -	EASEMENT RESERVATION LINE
- . - . -	FLOOD LINE
- - - - -	ACCESSIBLE ROUTE
⊕	FIRE HYDRANT
⊗	EXISTING ROD IRON FENCE AND GATE
⊙	PROPOSED ROD IRON FENCE AND GATE
●	BOLLARD LIGHT FIXTURE
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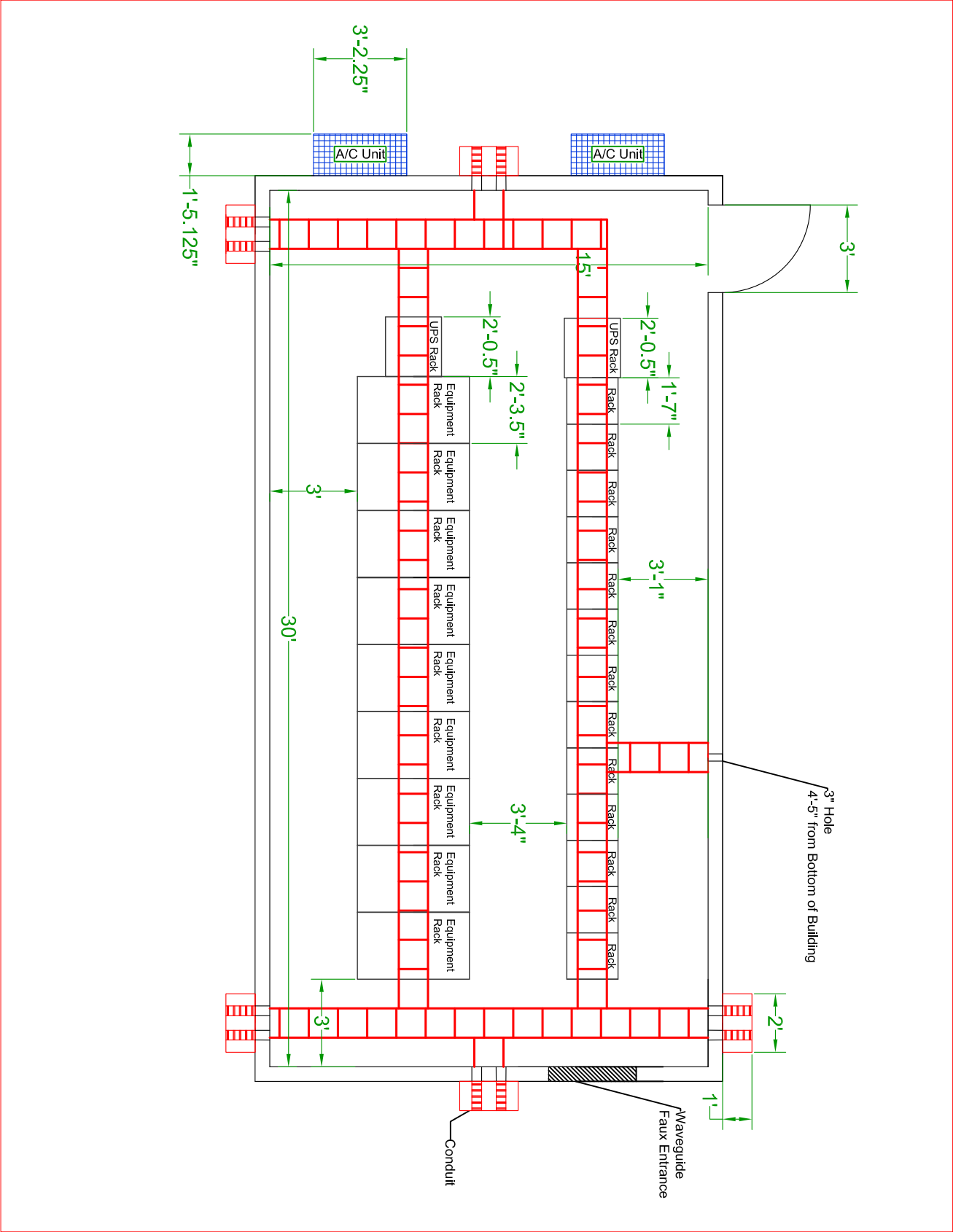
S 46°15'45" E 338.73'

N 42°2'

01 ENLARGED SITE PLAN - A1.01
1" = 20'-0"



PLT DATE: 2/2/2023 7:58:39 AM
TEMPLATE VERSION: 21.0.0.20200831





DEVELOPMENT APPLICATION

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

STAFF ONLY
PLANNING & ZONING CASE NO. _____

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<input type="checkbox"/> OWNER	<u>David A Naylor</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Huffman Communications Sales, Inc.</u>
CONTACT PERSON	<u>Rayburn Electric Coop</u>	CONTACT PERSON	<u>Steve Huffman</u>
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E-MAIL	<u>dnaylor@rayburnelectric.com</u>	E-MAIL	<u>steve@huffcom.com</u>

NOTARY VERIFICATION [REQUIRED]

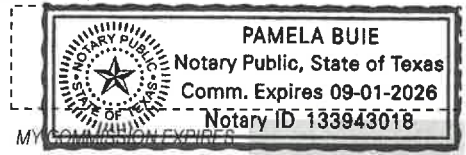
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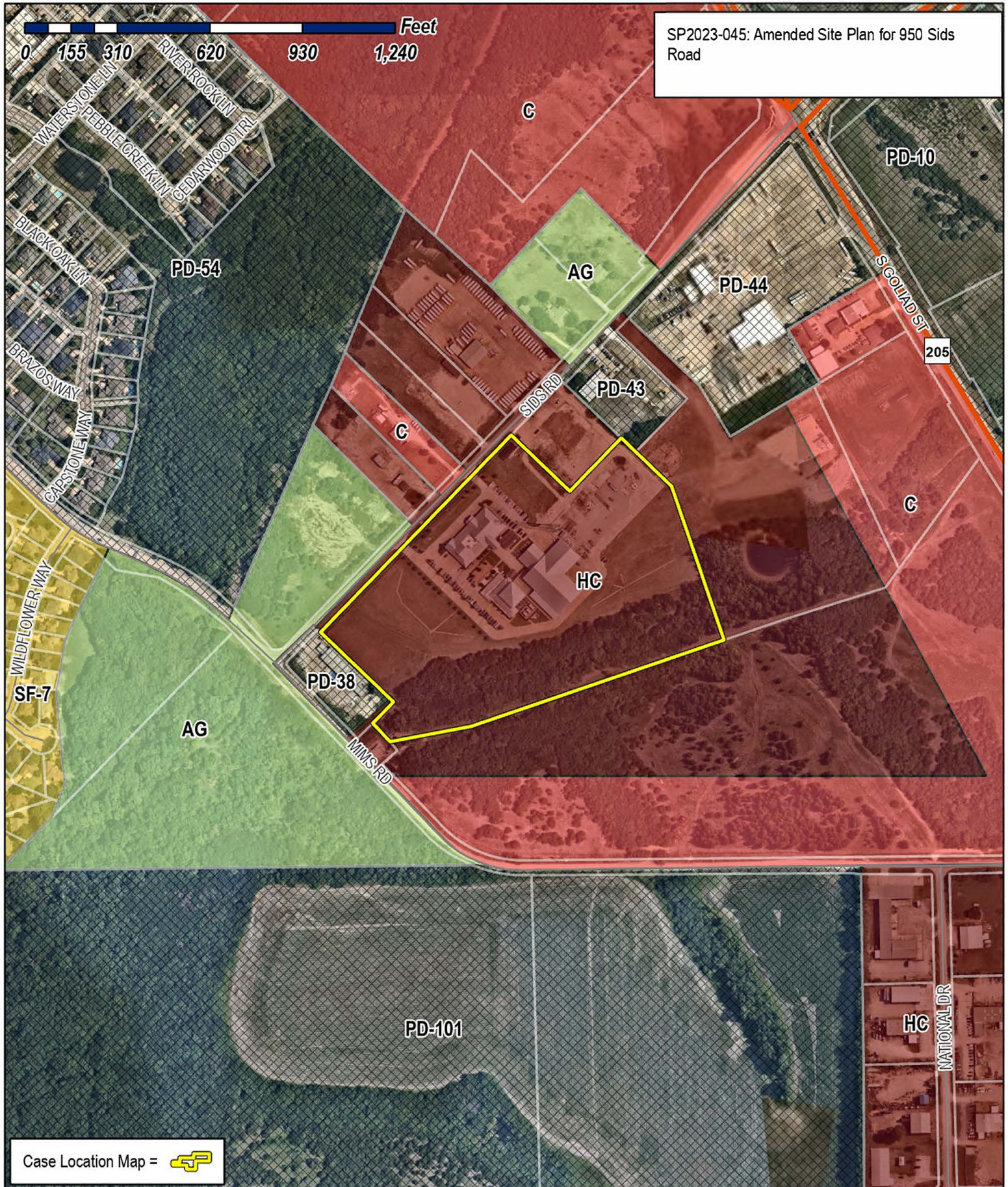
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OWNER'S SIGNATURE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: P. Buie





SP2023-045: Amended Site Plan for 950 Sids Road

Case Location Map = 



City of Rockwall

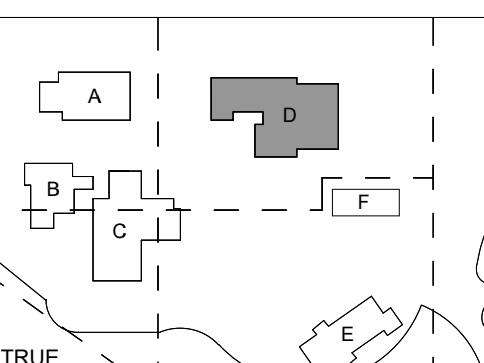
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





KEY PLAN



REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.001

DATE
04/10/2023

ISSUE
ISSUE FOR PERMIT

SHEET TITLE
ENLARGED SITE PLAN

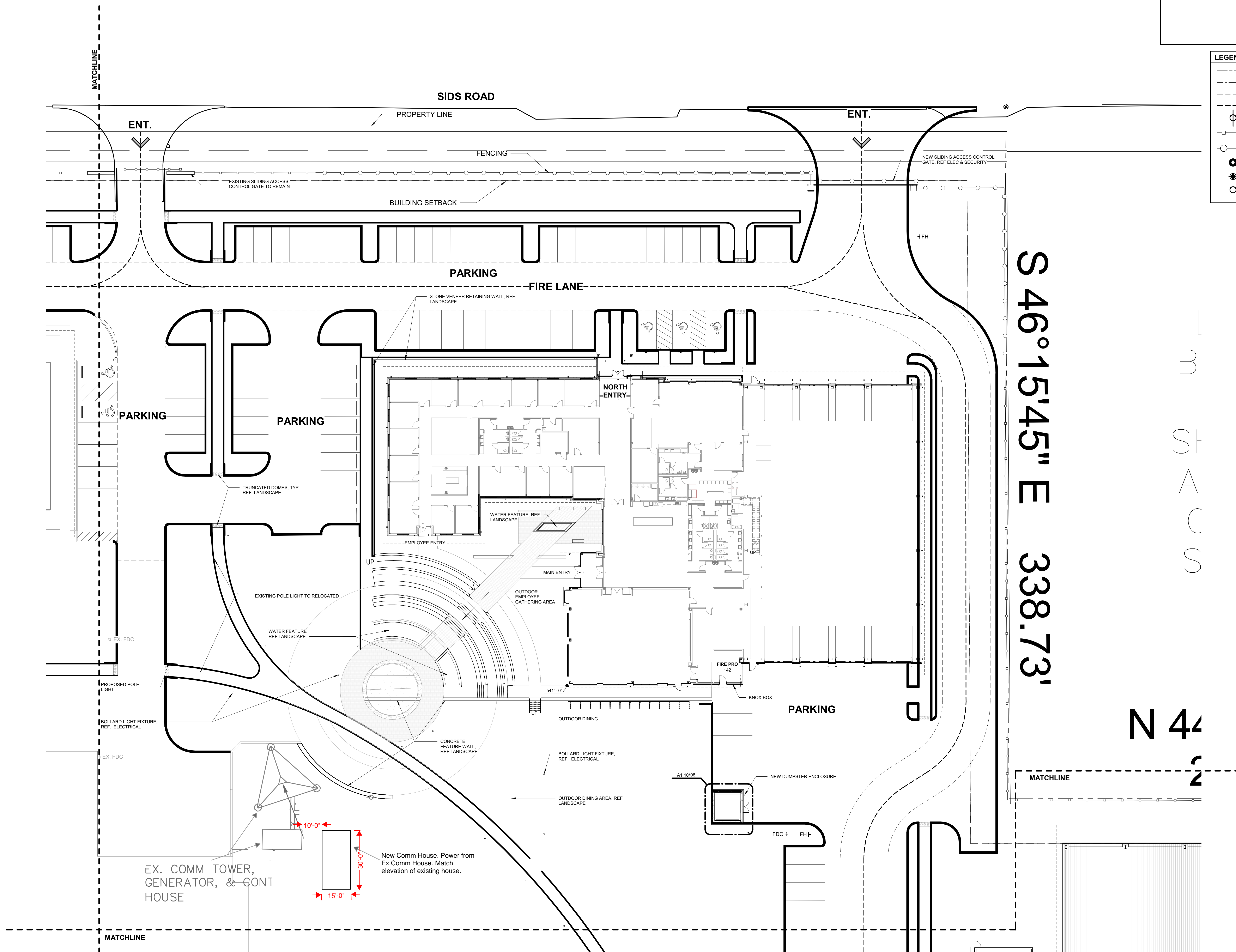
SHEET NO.
A1.01

GENERAL NOTES

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LEGEND

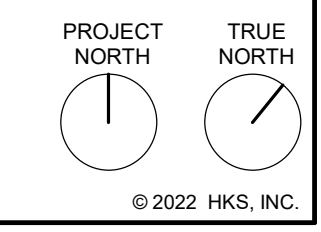
- - - - - PROPERTY LINE
- - - - - EASEMENT RESERVATION LINE
- - - - - FLOOD LINE
- - - - - ACCESSIBLE ROUTE
- ⊕ FIRE HYDRANT
- EXISTING ROD IRON FENCE AND GATE
- PROPOSED ROD IRON FENCE AND GATE
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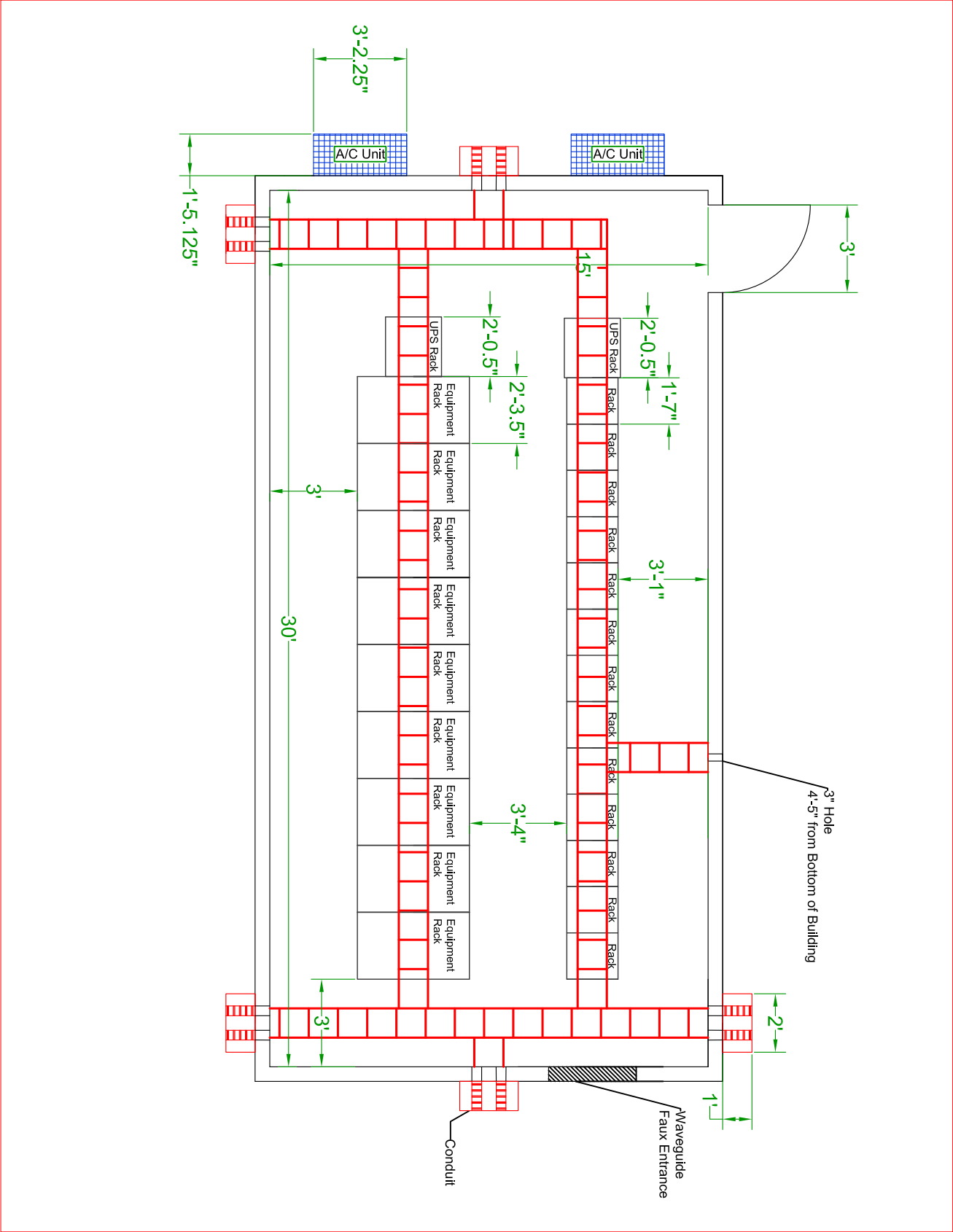


S 46°15'45" E 338.73'

N 4° 2'

01 ENLARGED SITE PLAN - A1.01
1" = 20'-0"







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: November 28, 2023
APPLICANT: Steve Huffman; *Huffman Communications Sales, Inc.*
CASE NUMBER: SP2023-045; *Amended Site Plan for Rayburn Electric Cooperative*

On November 15, 2022, the Planning and Zoning Commission approved a Site Plan [Case No. SP2022-058] to allow for the construction of three (3) new non-residential buildings as part of Rayburn Country Electric Cooperative's expansion of their existing industrial campus. Following the approval of the Site Plan, on September 15, 2023, staff received an application for a *Commercial Building Permit* [Permit No. COM2023-4580] for a new *Communications Utility Building* on the subject property. Based on the building elevations provided in the building permit, the applicant had made changes to the overall site plan. More specifically, the applicant added a new communications utility building that was to be constructed out of pre-fabricated aggregate concrete panels. Based on this staff requested that the applicant submit an *Amended Site Plan* due to the building not meeting the architectural requirements of the *General Commercial District Standards*. Based on this section, the proposed building does not meet the following:

- (1) *Roof Design Standards*. According to Subsection 04.01(A)(1), of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case the proposed building is being constructed with a flat roof, which is not atypical of buildings used for this purpose; however, the proposed building does not meet the roof design standards, and will require an exception from the Planning and Zoning Commission.
- (2) *Building Articulation*. According to Subsection 04.01(C) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), buildings require primary and secondary articulation on certain building facades. In this case, the proposed building does not meet the requirements for building articulation and will require an exception from the Planning and Zoning Commission.

Based on the provided building elevations and site plan, the only change is the addition of the proposed communications building which will require exceptions to the [1] roof design standards, and [2] building articulation requirements. Staff should note that the proposed building will be internal to the site and will not be visible from the right-of-way. With this being said, approval of exceptions are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote with a minimum of four (4) affirmative votes. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the November 28, 2023 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 11/20/2023

PROJECT NUMBER: SP2023-045
PROJECT NAME: Amended Site Plan for Rayburn Electric
SITE ADDRESS/LOCATIONS: 950 SIDS RD

CASE CAPTION: Discuss and consider a request by Steven Huffman of Huffman Communications Sales, Inc. on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval of an Amended Site Plan for an Industrial Campus on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	11/17/2023	Approved w/ Comments

11/17/2023: SP2023-045: Amended Site Plan for Rayburn Electric

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an Industrial Campus on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2023-045) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

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

M.5 Building Elevations:

(1) Roof Design Standards. According to Subsection 04.01(A)(1), of Article 05, District Development Standards, of the Unified Development Code (UDC), "All structures shall have

the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides.” In this case the proposed building is being constructed with a flat roof, which is not atypical of buildings used for this purpose; however, the proposed building does not meet the roof design standards, and will require an exception from the Planning and Zoning Commission.

(2) Building Articulation. According to Subsection 04.01(C) of Article 05, District Development Standards, of the Unified Development Code (UDC), buildings require primary and secondary articulation on certain building facades. In this case, the proposed building does not meet the requirements for building articulation and will require an exception from the Planning and Zoning Commission.

I.6 Staff has identified exceptions to the [1] roof design standards, and [2] to the building articulation requirements. That being said, the proposed building is internal to the site and will not be visible from the right-of-way.

I.7 Please note that failure to address all comments provided by staff 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.8 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. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 28, 2023 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning Meeting/Public Hearing meeting will be held on November 28, 2023.

I.10 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	Madelyn Price	11/14/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/16/2023	Approved w/ Comments

11/16/2023: * DUMPSTER ENCLOSURE TO MEET MINIMUM STANDARDS OF THE UDC

* DUMPSTER ENCLOSURE SHALL HAVE AN INLET OR TRENCH DRAIN THAT FLOWS THROUGH AN OIL/WATER SEPARATOR SIZED BY AN ENGINEER, THEN DISCHARGES TO THE STORM WATER LINE

* FENCING AND GATES SHALL BE PERMITTED THROUGH THE BUILDING INSPECTION DEPARTMENT, ACCESS CONTROL SHALL BE PERMITTED THROUGH THE FIRE MARSHAL'S OFFICE. GATES SHOULD BE SETBACK FAR ENOUGH TO ALLOW ALL VEHICLES TO COMPLETELY PULL OFF THE ROAD WITHOUT BLOCKING TRAFFIC ON SIDE ROAD WHILE GATES ARE BEING ACCESSED & OPENED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/14/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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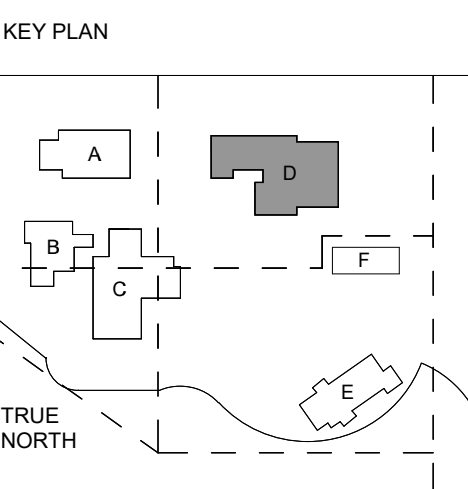
POLICE	Chris Cleveland	11/20/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/14/2023	Approved
No Comments			

BLDG D

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040

SECURITY



REVISION		
NO.	DESCRIPTION	DATE

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DATE
04/10/2023
ISSUE
ISSUE FOR PERMIT

SHEET TITLE
ENLARGED SITE PLAN

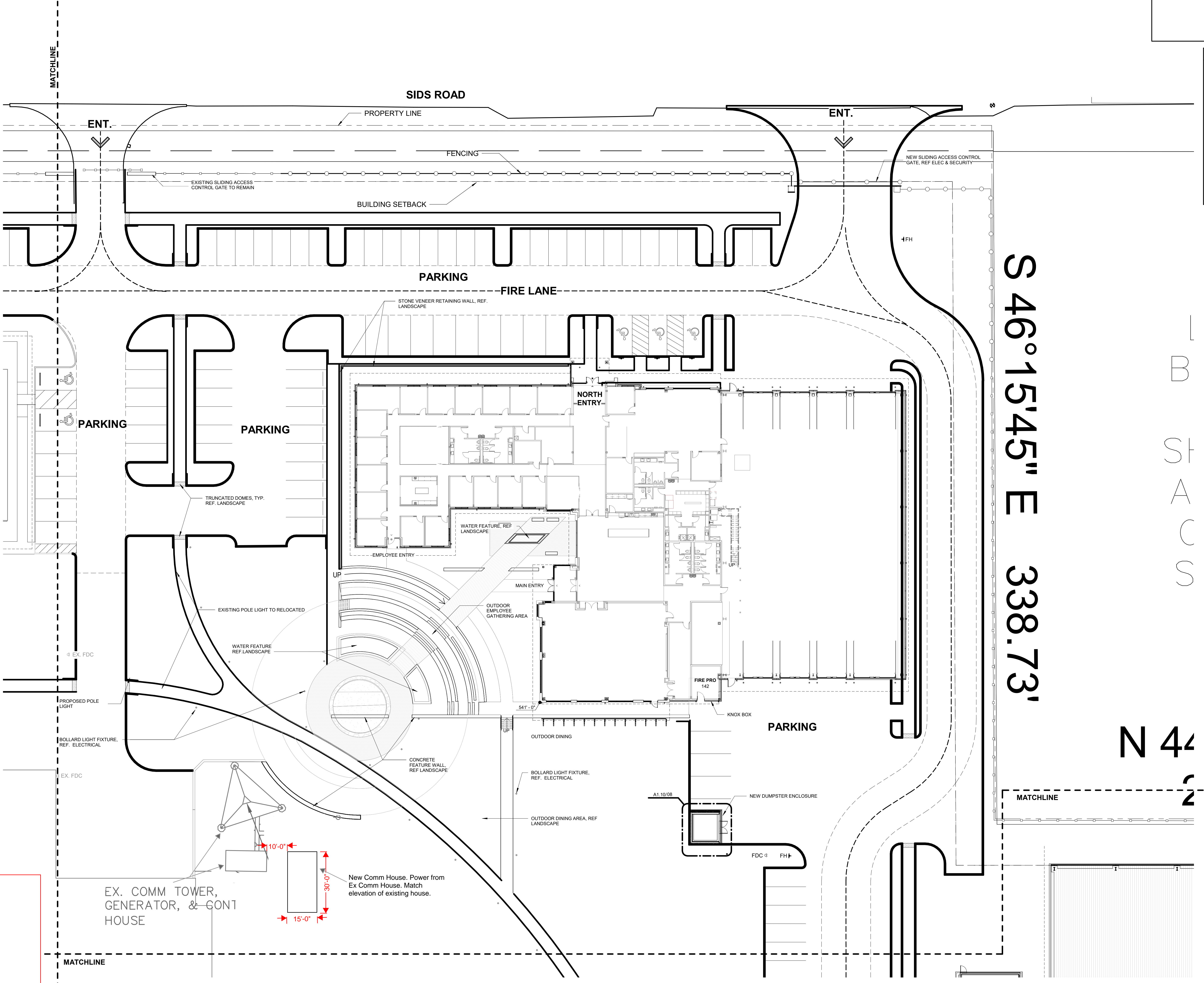
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- PROPOSED POLE LIGHT FIXTURES
- EXISTING POLE LIGHT FIXTURES

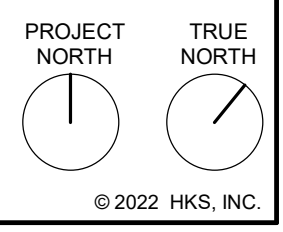


S 46° 15' 45" E 338.73'

BLDG STACKS

N 4 2

No Comments - MP
No Comments - JB
No Comments - AW





DEVELOPMENT APPLICATION

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

STAFF 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: 950 Sids Rd Rockwall, TX 75032

SUBDIVISION: _____ LOT: _____ BLOCK: _____

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ CURRENT USE: _____

PROPOSED ZONING: _____ PROPOSED USE: _____

ACREAGE: _____ LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

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

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

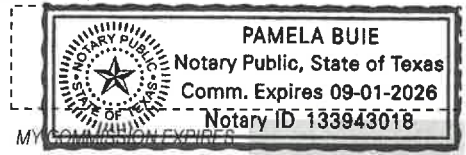
<input type="checkbox"/> OWNER	<u>David A Naylor</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Huffman Communications Sales, Inc.</u>
CONTACT PERSON	<u>Rayburn Electric Coop</u>	CONTACT PERSON	<u>Steve Huffman</u>
ADDRESS	<u>950 Sids Rd</u>	ADDRESS	<u>Po Box 1753</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75032</u>	CITY, STATE & ZIP	<u>Corsicana, TX 75151-1753</u>
PHONE	<u>469-402-2100</u>	PHONE	<u>903.879.0217 cell</u>
E-MAIL	<u>dnaylor@rayburnelectric.com</u>	E-MAIL	<u>steve@huffcom.com</u>

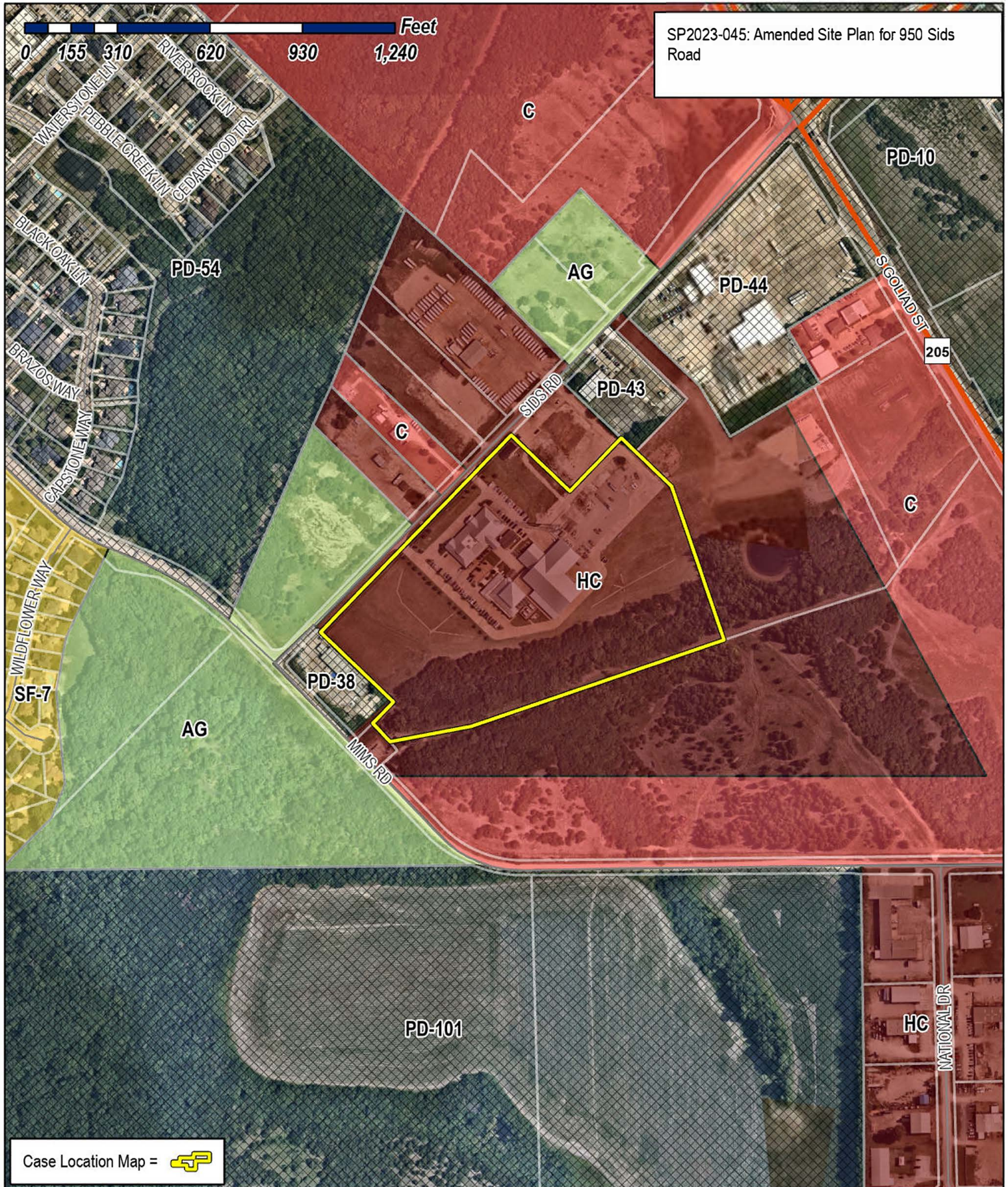
NOTARY VERIFICATION [REQUIRED]

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


"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF November 2023. 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 13 DAY OF November, 2023
OWNER'S SIGNATURE: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: P. Buie





SP203-045: Amended Site Plan for 950 Sids Road

Case Location Map = 

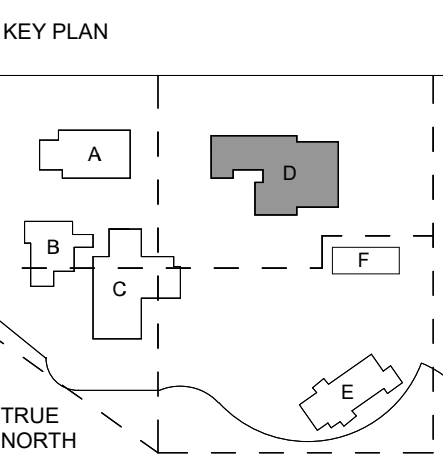


City of Rockwall

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.





REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.001
DATE
04/10/2023
ISSUE
ISSUE FOR PERMIT

SHEET TITLE
ENLARGED SITE PLAN

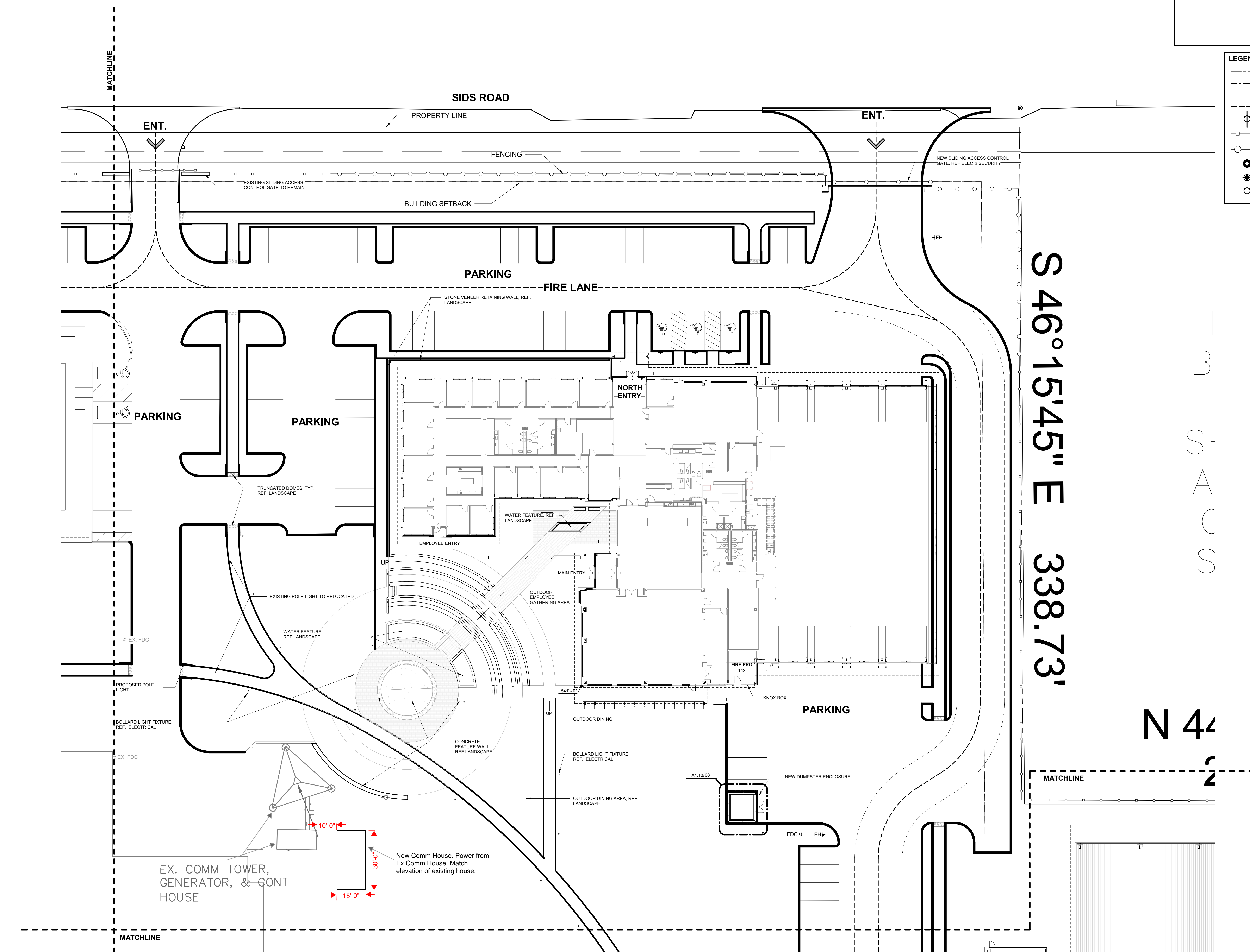
SHEET NO.
A1.01

GENERAL NOTES

1. ARCHITECTURAL ELEVATIONS ARE BASED ON MAIN FLOOR LEVEL. 0'-0" = CIVIL FINISH FLOOR ELEVATION. SEE CIVIL FOR FEE.
2. CONTRACTOR MUST VERIFY IN FIELD (V/F) ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT/ENGINEER IN WRITING UPON DISCOVERY OF ANY DISCREPANCIES. REFER TO CIVIL PLANS FOR FDC LOCATIONS.
3. REFER TO CIVIL PLANS FOR FDC LOCATIONS.
4. ALL POWER UTILITIES TO BE RUN UNDERGROUND. REF CIVIL FOR MORE INFORMATION.

LEGEND

- - -	PROPERTY LINE
- - - - -	EASEMENT RESERVATION LINE
- - - - -	FLOOD LINE
- - - - -	ACCESSIBLE ROUTE
⊕	FIRE HYDRANT
□	EXISTING ROD IRON FENCE AND GATE
○	PROPOSED ROD IRON FENCE AND GATE
●	BOLLARD LIGHT FIXTURE
⦿	PROPOSED POLE LIGHT FIXTURES
○	EXISTING POLE LIGHT FIXTURES



S 46°15'45" E 338.73'

BLDG D STACCS

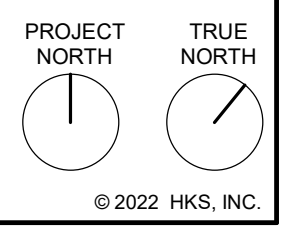
N 42° 2'

MATCHLINE

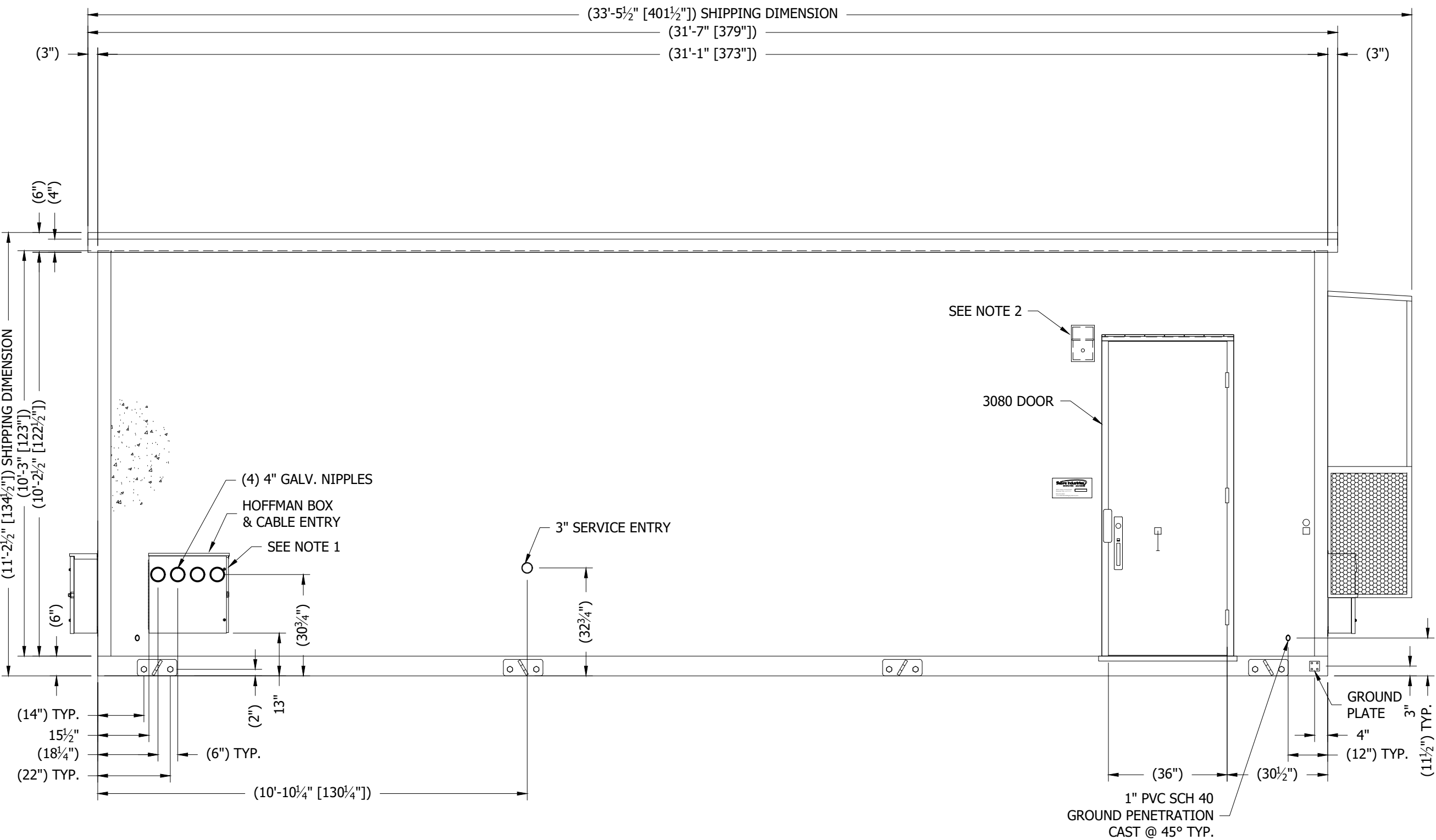
MATCHLINE

MATCHLINE

01 ENLARGED SITE PLAN - A1.01
1" = 20'-0"



SUB-PARTS LIST			
ITEM	P/N	DESCRIPTION	CUT



EXTERIOR ELEVATION 'A'

- NOTES:
- REMOVE FOR SHIPPING
 - EXTERIOR LIGHT INSTALLED AT MANUFACTURER, TESTED FOR FUNCTION, THEN REMOVED AND PLACED INSIDE SHELTER FOR SHIPPING.

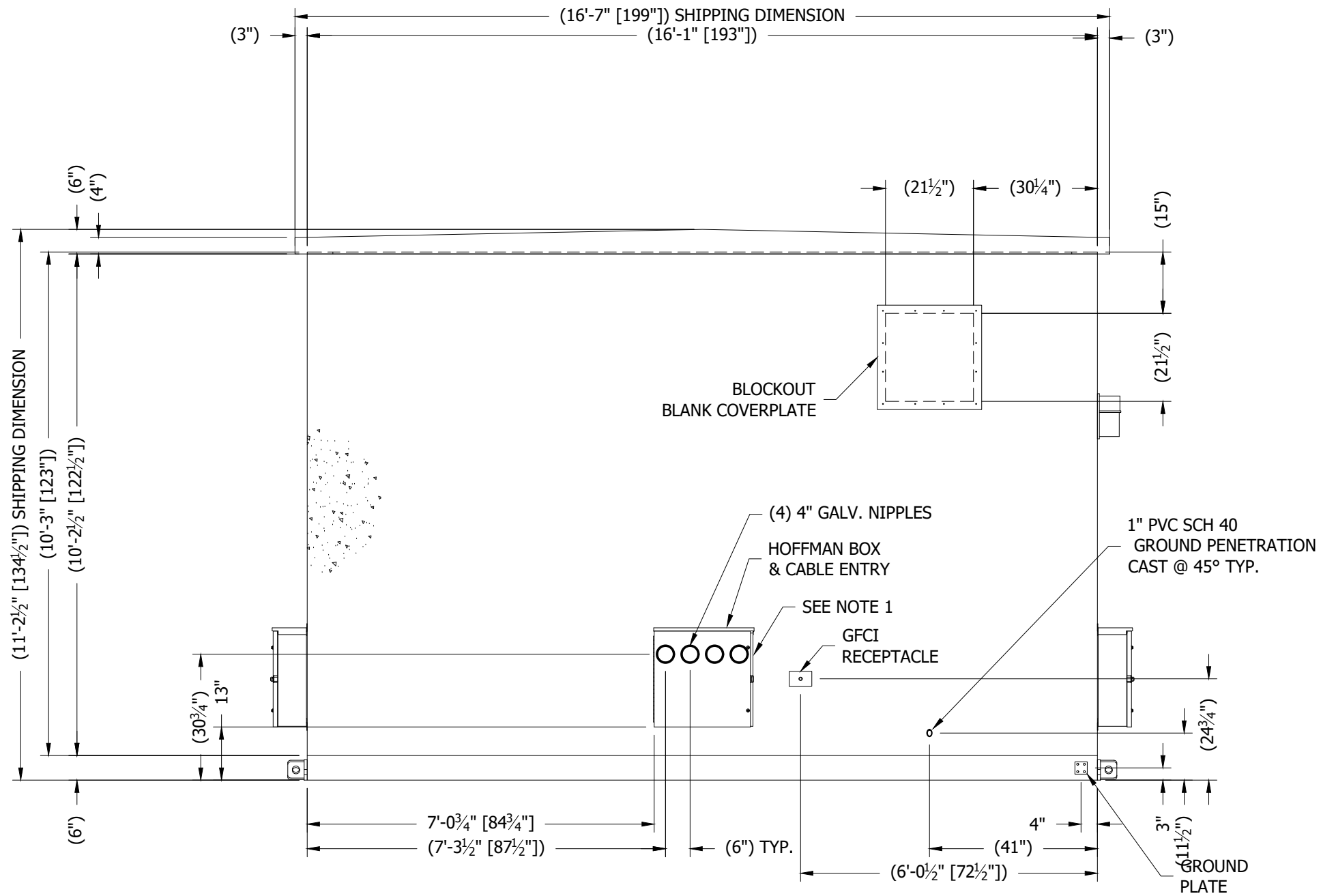
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF SABRE. ALL DESIGN, LAYOUT AND FABRICATION DETAILS CONTAINED IN THIS DRAWING ARE CONSIDERED PROPRIETARY. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SABRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. CONTRACTORS PERFORMING AUTHORIZED WORK WITHIN THE ENCLOSURE ARE AUTHORIZED TO USE THE INFORMATION CONTAINED WITHIN THE DRAWING FOR EQUIPMENT INSTALLATION PURPOSES. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

Sabre Industries
 INNOVATION DELIVERED
 5031 Hazel Jones Road
 Bossier City, LA 71111
 Voice: (318) 213-2900
 Fax: (318) 213-2919
 www.sabreindustries.com

CUSTOMER:
HUFFMAN COMMUNICATIONS
 ROCKWALL, TX.

PROJECT:
 16'-1" X 31'-1"
 CONCRETE SHELTER
 EXTERIOR ELEVATION
 'A' WALL

FILENAME: SHUF18	
SCALE: 3/8" = 1'-0"	TOLERANCE:
DRWN. BY: D. MOORE	DATE: 7/17/23
CHK. BY: S. SMITH	DATE: 7/17/23
APP. BY: C. LEGGETT	DATE: 7/17/23
SHEET NO. 1-0	
DRAWING NO.: SHUF18	REV.: IR.1



EXTERIOR ELEVATION 'B'

NOTES:

- 1. REMOVE FOR SHIPPING

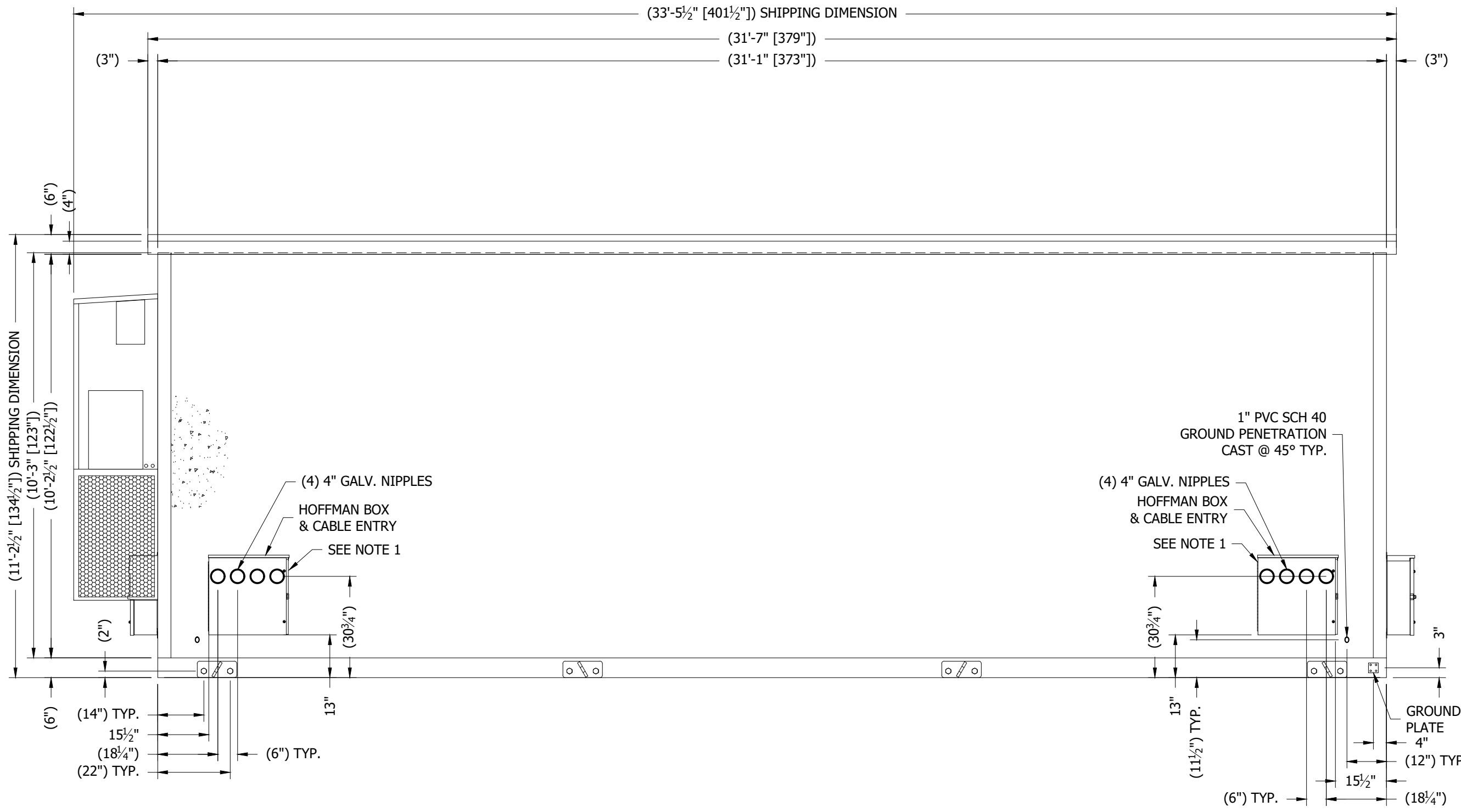
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF SABRE. ALL DESIGN, LAYOUT AND FABRICATION DETAILS CONTAINED IN THIS DRAWING ARE CONSIDERED PROPRIETARY. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SABRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. CONTRACTORS PERFORMING AUTHORIZED WORK WITHIN THE ENCLOSURE ARE AUTHORIZED TO USE THE INFORMATION CONTAINED WITHIN THE DRAWING FOR EQUIPMENT INSTALLATION PURPOSES. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

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CUSTOMER:
HUFFMAN COMMUNICATIONS
 ROCKWALL, TX.

PROJECT:
16'-1" X 31'-1"
CONCRETE SHELTER
EXTERIOR ELEVATION
'B' WALL

FILENAME: SHUF18	
SCALE: #####	TOLERANCE:
DRWN. BY: D. MOORE	DATE: 7/17/23
CHK. BY: S. SMITH	DATE: 7/17/23
APP. BY: C. LEGGETT	DATE: 7/17/23
SHEET NO. 1-1	
DRAWING NO.: SHUF18	REV.: IR.1



EXTERIOR ELEVATION 'C'

NOTES:
1. REMOVE FOR SHIPPING

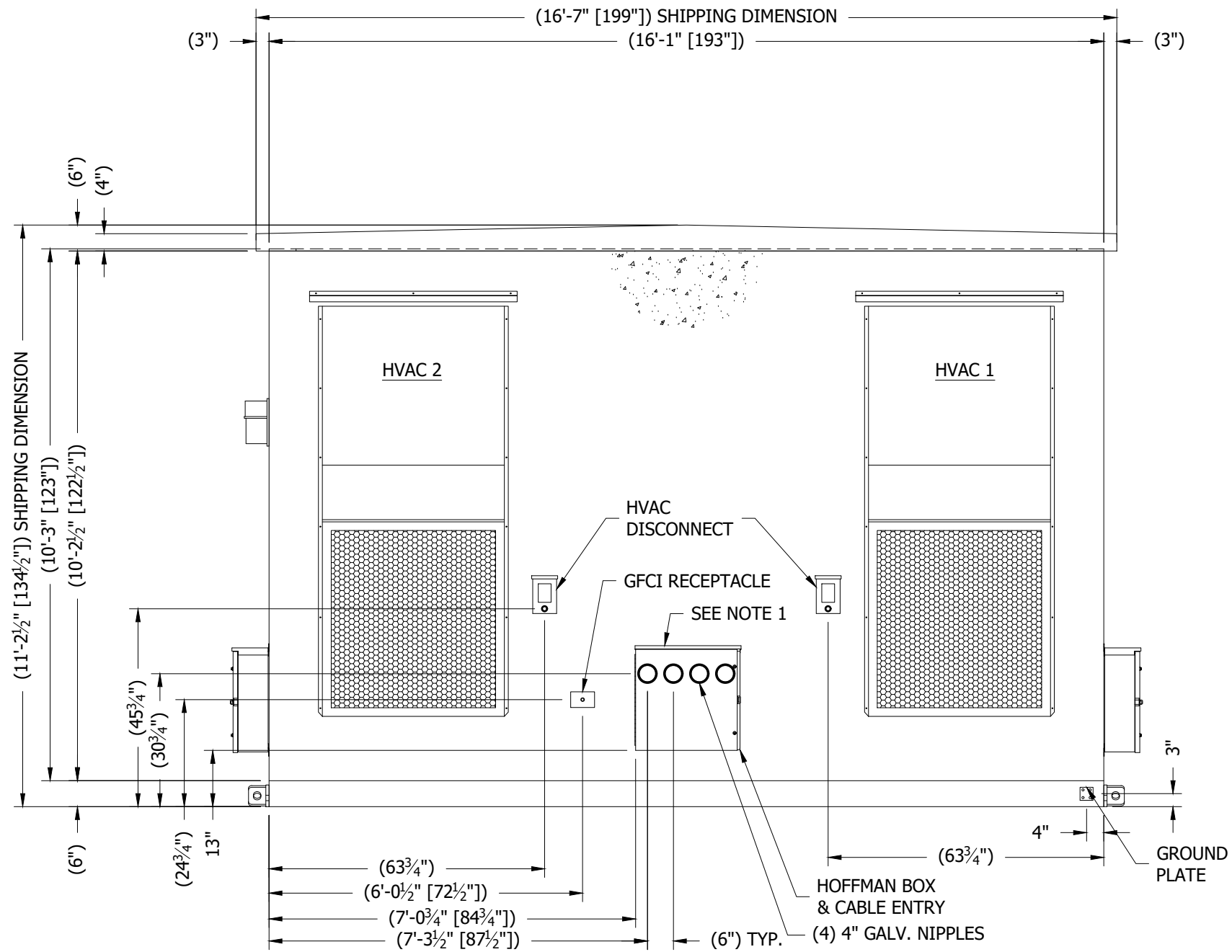
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF SABRE. ALL DESIGN, LAYOUT AND FABRICATION DETAILS CONTAINED IN THIS DRAWING ARE CONSIDERED PROPRIETARY. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SABRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. CONTRACTORS PERFORMING AUTHORIZED WORK WITHIN THE ENCLOSURE ARE AUTHORIZED TO USE THE INFORMATION CONTAINED WITHIN THE DRAWING FOR EQUIPMENT INSTALLATION PURPOSES. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

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Bossier City, LA 71111
Voice: (318) 213-2900
Fax: (318) 213-2919
www.sabreindustries.com

CUSTOMER:
HUFFMAN COMMUNICATIONS
ROCKWALL, TX.

PROJECT:
16'-1" X 31'-1" CONCRETE SHELTER
EXTERIOR ELEVATION
'C' WALL

FILENAME: SHUF18	
SCALE:	TOLERANCE:
DRWN. BY: D. MOORE	DATE: 7/17/23
CHK. BY: S. SMITH	DATE: 7/17/23
APP. BY: C. LEGGETT	DATE: 7/17/23
SHEET NO. 1-2	
DRAWING NO.: SHUF18	REV.: IR.1



EXTERIOR ELEVATION 'D'

NOTES:

1. REMOVE FOR SHIPPING

THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF SABRE. ALL DESIGN, LAYOUT AND FABRICATION DETAILS CONTAINED IN THIS DRAWING ARE CONSIDERED PROPRIETARY. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SABRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. CONTRACTORS PERFORMING AUTHORIZED WORK WITHIN THE ENCLOSURE ARE AUTHORIZED TO USE THE INFORMATION CONTAINED WITHIN THE DRAWING FOR EQUIPMENT INSTALLATION PURPOSES. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

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CUSTOMER:

HUFFMAN COMMUNICATIONS
ROCKWALL, TX.

PROJECT:

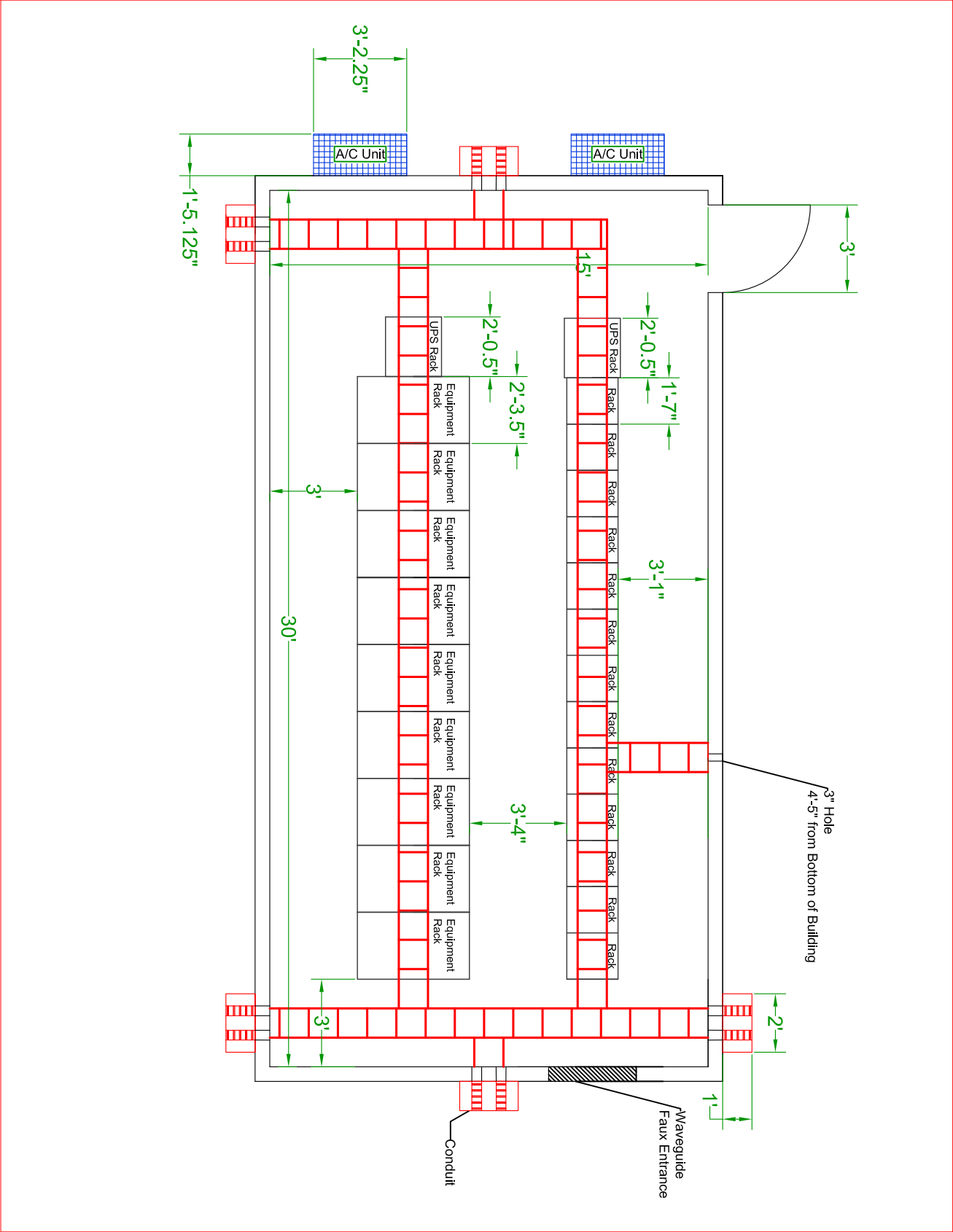
16'-1" X 31'-1"
CONCRETE SHELTER
EXTERIOR ELEVATION
'D' WALL

FILENAME:
SHUF18

SCALE: 3/8" = 1'-0"	TOLERANCE:
DRWN. BY: D. MOORE	DATE: 7/17/23
CHK. BY: S. SMITH	DATE: 7/17/23
APP. BY: C. LEGGETT	DATE: 7/17/23

SHEET NO.
1-3

DRAWING NO.: SHUF18	REV.: IR.1
------------------------	---------------





November 29, 2023

TO: David Naylor
Rayburn Electric Cooperative
950 Sids Road
Rockwall, TX 75032

CC: Steve Huffman
PO Box 1753
Corsicana, TX 75151

FROM: Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2023-045; *Amended Site Plan for Rayburn Electric Cooperative*

Mr. Naylor:

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 November 28, 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; and,
- (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.

Planning and Zoning Commission

On November 28, 2023, the Planning and Zoning Commission approved a motion to approve the *Amended Site Plan* by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angelica'.

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department