



**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.

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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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- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
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- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.

<sup>2</sup> 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 3301 Springer Ln Rockwall 75032

SUBDIVISION Sharp 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 checked="" type="checkbox"/> OWNER	<u>5 Sharp Real Estate</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	<u>Kris Sharp</u>	CONTACT PERSON	
ADDRESS	<u>3021 Ridge Rd #160</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall TX, 75032</u>	CITY, STATE & ZIP	
PHONE	<u>214 392 0689</u>	PHONE	
E-MAIL	<u>Kris.Sharp@5SharpRealEstate.com</u>	E-MAIL	

## NOTARY VERIFICATION [REQUIRED]

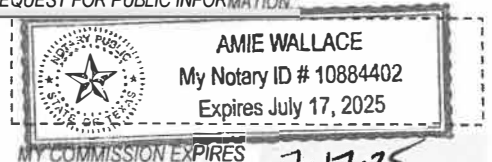
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29 DAY OF FEB 20 24. 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 29 DAY OF FEBRUARY 20 24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



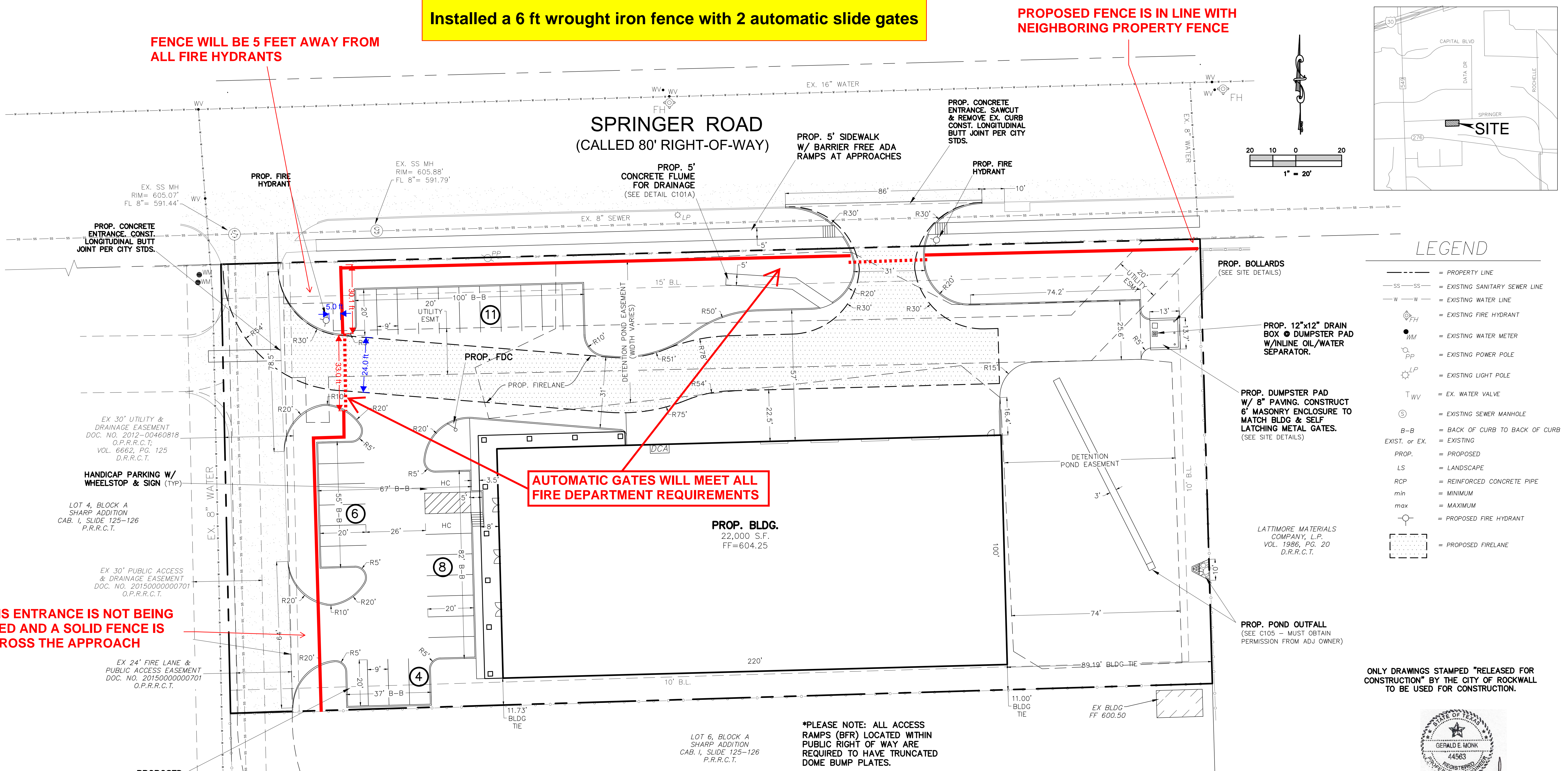
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**PROPOSED FENCE IS IN LINE WITH NEIGHBORING PROPERTY FENCE**

**FENCE WILL BE 5 FEET AWAY FROM ALL FIRE HYDRANTS**

**AUTOMATIC GATES WILL MEET ALL FIRE DEPARTMENT REQUIREMENTS**

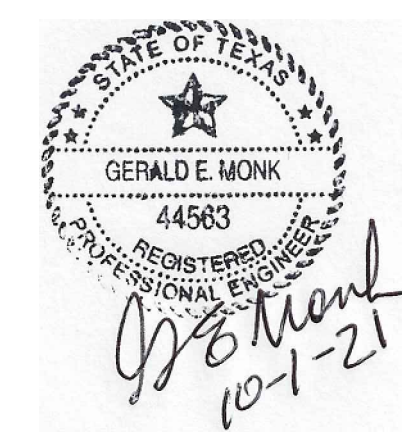
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**LEGEND**

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- FH = PROPOSED FIRE HYDRANT
- [Dotted Line] = PROPOSED FIRELANE

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



CASE # SP2021-000

**SITE & DIMENSION CONTROL PLAN**  
**SHARP INSULATION**

SHARP ADDITION  
LOT 5, BLOCK A, 1.91 ACRES  
City of Rockwall, Rockwall County, Texas

owner  
**SHARP INSULATION**  
2578 HWY 276, Rockwall, Texas 75032  
(214)392-0689

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

REG NO.: F-2567  
©2021 by Monk Consulting Engineers, Inc., All Rights Reserved.

date: 10/1/21 scale: 1" = 30' sheet: C101

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

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
  2. Fire lanes shall be designed and constructed per city standards.
  3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
  4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
  5. All signage contingent upon Building Inspection Department.
  6. Approval of the site plan is not final until all engineering plans are approved.
  7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
  8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
  9. All electrical transmission, distribution and service lines must be underground.

**SITE DATA:**

LOT AREA:  
1.91 Acres, 83,348 sq.ft.

LOT COVERAGE:  
26.39%

FLOOR TO AREA RATIO:  
3.79:1

BUILDING AREA:  
Distribution: 16,537 sq.ft.  
General Office: 5,463 sq.ft.  
TOTAL: 22,000 sq.ft.

BUILDING HEIGHT:  
1 STORY (33.67')

PROPOSED FUTURE USE:  
Office/Warehouse

IMPERVIOUS AREA (including buildings):  
52,080 sq.ft.

ZONING:  
PD/46

\*PLEASE NOTE: ALL ACCESS RAMPS (BFR) LOCATED WITHIN PUBLIC RIGHT OF WAY ARE REQUIRED TO HAVE TRUNCATED DOME BUMP PLATES.

**\*\* NOTICE TO CONTRACTORS \*\***

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

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

**NOTE:**  
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**TEMP BENCHMARK:**  
TOP OF EX. INLET  
LOCATED EAST OF PROP.  
ENTRANCE ALONG  
SPRINGER ROAD  
ELEVATION = 603.26'



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
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CONTACT PERSON	<u>Kris Sharp</u>	CONTACT PERSON	
ADDRESS	<u>3021 Ridge Rd #160</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall TX, 75032</u>	CITY, STATE & ZIP	
PHONE	<u>214 392 0689</u>	PHONE	
E-MAIL	<u>Kris.Sharp@5SharpRealEstate.com</u>	E-MAIL	

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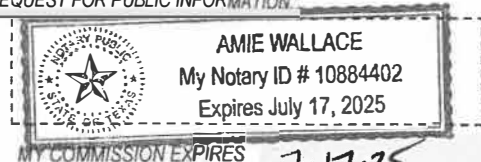
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*





MIS2024-004: Exception for a Front Yard Fence  
3301 Springer Road

LI

SPRINGER RD



PD-46

276

Case Location Map = 

SFE-1.5



# 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.



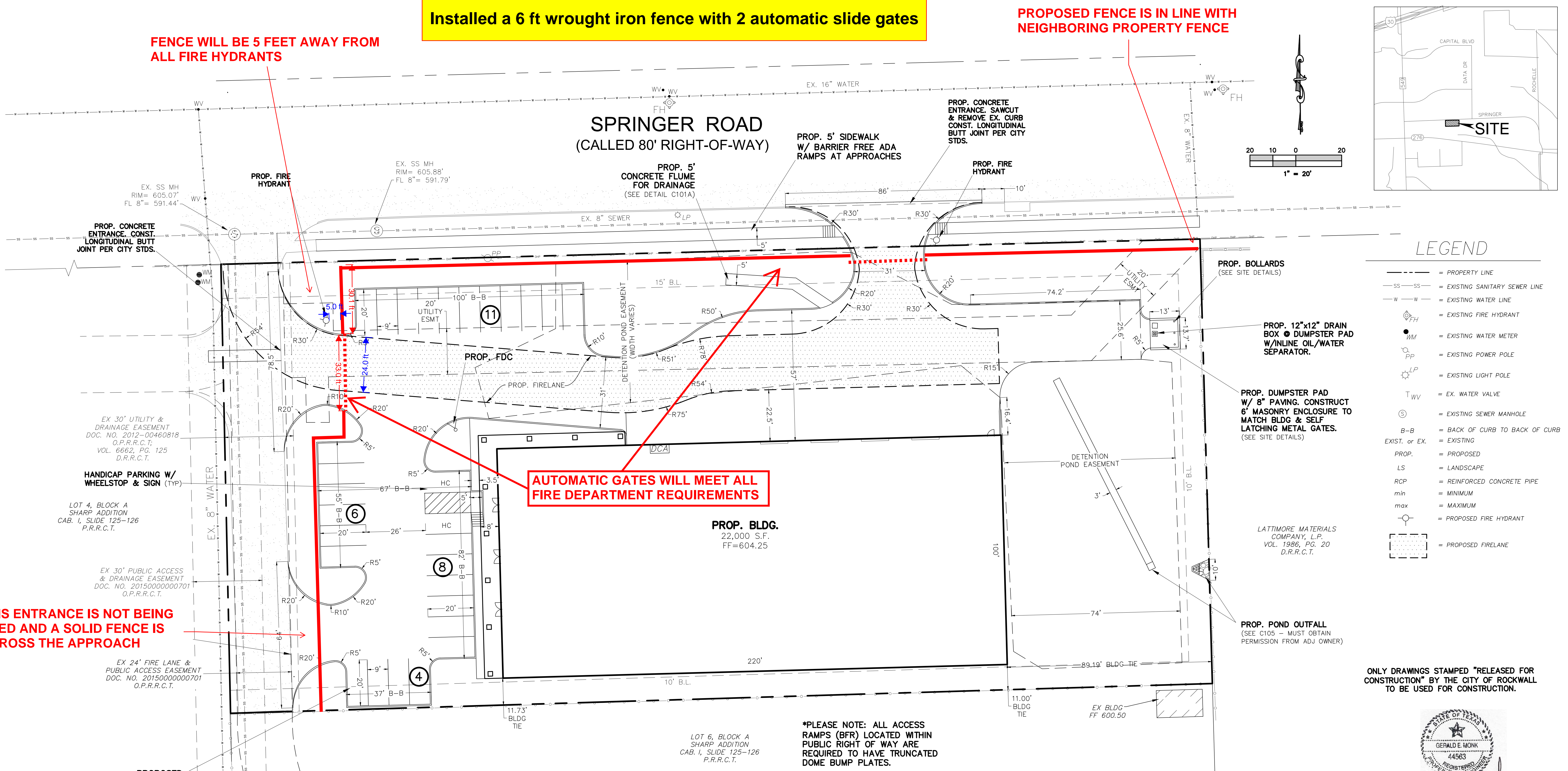
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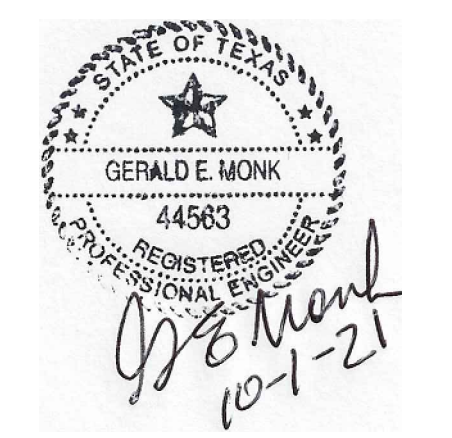
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**SITE & DIMENSION CONTROL PLAN**  
**SHARP INSULATION**

SHARP ADDITION  
LOT 5, BLOCK A, 1.91 ACRES  
City of Rockwall, Rockwall County, Texas

owner  
**SHARP INSULATION**  
2578 HWY 276, Rockwall, Texas 75032  
(214)392-0689

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

REG NO.: F-2567  
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IMPERVIOUS AREA (including buildings):  
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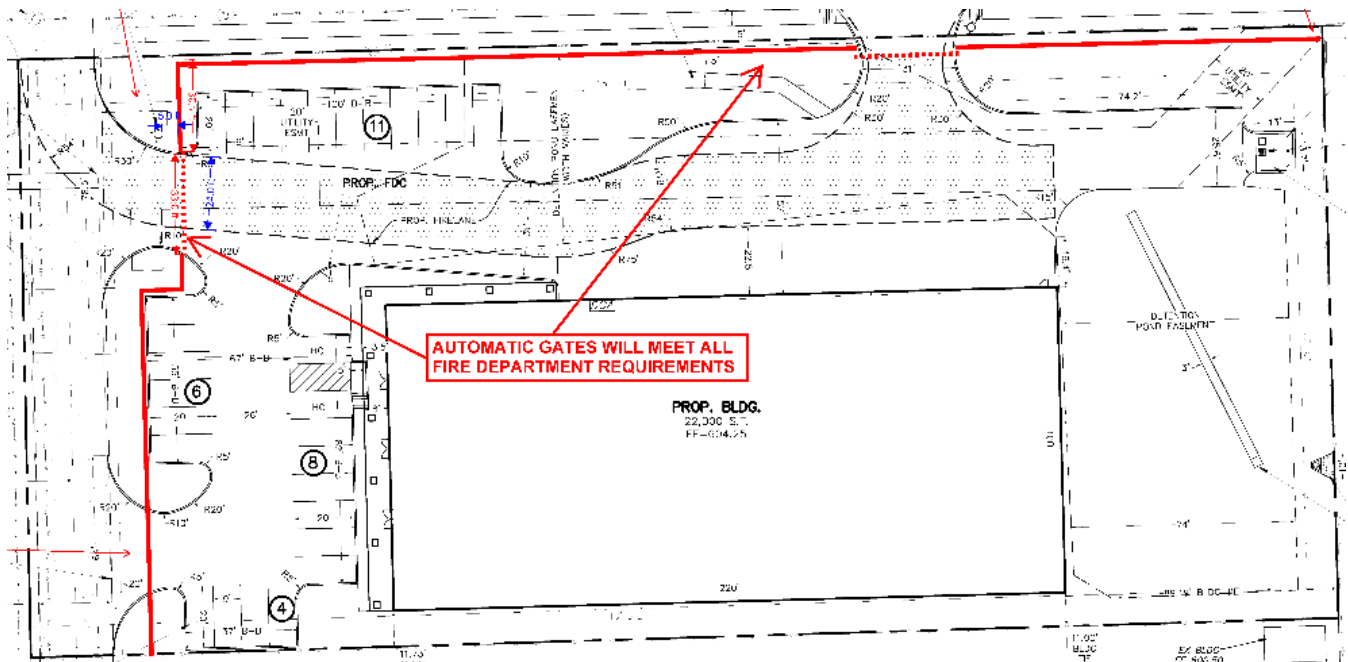
**TEMP BENCHMARK:**  
TOP OF EX. INLET  
LOCATED EAST OF PROP.  
ENTRANCE ALONG  
SPRINGER ROAD  
ELEVATION = 603.26'



**TO:** Planning and Zoning Commission  
**FROM:** Angelica Guevara, *Planning Technician*  
**DATE:** March 26, 2024  
**SUBJECT:** MIS2024-004; *Exception for a Front Yard Fence for 3301 Springer Lane*

The applicant, Kris Sharp, is requesting the approval of an *Exception* for a *Front Yard Fence* in conjunction with an existing non-residential building. The subject property is located on a 1.914-acre parcel of land (*i.e. Lot 5, Block A, Sharp Addition*), and is addressed as 3301 Springer Lane. On February 28, 2024, the Building Inspections Department emailed the owner, contractor, and general contractor to inform them that all front yard fences require approval of a *Exception* from the Planning and Zoning Commission. The applicant was made aware that they would be issued a citation, as well as, be required to pay a non-compliant fee, in addition to the application fee for beginning work prior to obtaining a building permit. Staff should note that the front yard fence has already been completed and installed. The applicant's fence exhibit indicates that the front yard fence was: [1] constructed using wrought-iron, [2] is 72-inches in height, and [3] is more than 50.00% transparent. The applicant has also indicated that the proposed fence will incorporate two (2) automatic slide gates.

**FIGURE 1:** RED LINE INDICATES LOCATION OF THE FENCE AND GATES



According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.” In addition, Subsection 08.04(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, “(n)o fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission...” This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing non-residential fences. This criterion is as follows:

- (a) *Location*. Properties adjacent to IH-30, John King Boulevard, and SH-205 shall be prohibited from having a front yard fence.
- (b) *Wrought Iron or Decorative Metal Fences*. Wrought iron or decorative metal fences shall not exceed eight (8) feet in height.

- (c) *Vinyl Coated Chain-Link*. In the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) District a vinyl coated chain-link fence may be established in the front yard pending that it [1] is situated a minimum of ten (10) feet off of the front property line, and [2] three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is established in front of the proposed front yard fence along the entire length of the front property line.
- (d) *Opaque Fences*. Opaque fences are prohibited in the front yard of non-residential properties. In this case, the applicant meets all the requirements for an *Exception* for a front yard fence.

Staff should note that the front yard fence requirements were written with the intent of restricting front yard fences that completely or partially enclose or impair visibility of the primary structure, and that the applicant's fence does not appear to be intended to enclose or impair visibility of the primary structure. Based on this, the proposed front yard fence does not appear to have a negative impact on any other adjacent property. With this being said, this request 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 will be available at the meeting on March 26, 2024.



# PROJECT COMMENTS



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

DATE: 3/22/2024

PROJECT NUMBER: MIS2024-004  
PROJECT NAME: Exception for a Front Yard Fence for 3301 Springer Rd  
SITE ADDRESS/LOCATIONS: 3301 SPRINGER RD, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Kris Sharp of 5 Sharp Real Estate, LLC for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence in conjunction with an existing non-residential building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments
03/21/2024: 1. Gate must be far enough from edge of roadway that the largest expected vehicle is not within the roadway while opening the gate. 2. Fencing may not cross easement. 3. Gate must be far enough from edge of roadway that the largest expected vehicle is not within the roadway while opening the gate			
BUILDING	Craig Foshee	03/21/2024	Needs Review
03/21/2024: CONCERNED WITH THE GATE AT THE NORTHWEST CORNER OF THE PROPERTY. GATE LENGTH LOOKS TO BE LONGER THAN THE AREA ALLOWED FOR IT TO BE OPEN AND NOT ENCROACH THE FIRE LANE!			
FIRE	Ariana Kistner	03/18/2024	Approved w/ Comments
03/18/2024: A separate permit is required from the fire department for the gate opening system.			
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
POLICE	Chris Cleveland	03/15/2024	Approved
No Comments			
PARKS	Travis Sales	03/18/2024	Approved
No Comments			

03/20/2024: MIS2024-004; Exception for a Front Yard Fence at 3301 Springer Lane

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

I.1 This is a request for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence in conjunction with an existing non-residential building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Lane.

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](mailto:aguevara@rockwall.com).

I.3 Subsection 08.04 (A), Non-Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states:

Fence Standards for Properties in a Commercial District. Non-required fences in the Neighborhood Services (NS), General Retail (GR), and Commercial (C) Districts, shall be constructed of the materials outlined in Subsection 8.02(B); however, wood and vinyl coated chain-link fences shall be prohibited.

I.4 Subsection 08.04 (D)(2), Non-Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states:

Fences in the Front Yard. No fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission. For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line (as depicted in Figure 15). The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

(a) Location. Properties adjacent to IH-30, John King Boulevard, and SH-205 shall be prohibited from having a front yard fence.

(b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences (e.g. as depicted in Figure 15) shall not exceed eight (8) feet in height.

(c) Vinyl Coated Chain-Link. In the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) District a vinyl coated chain-link fence may be established in the front yard pending that it [1] is situated a minimum of ten (10) feet off of the front property line, and [2] three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) is established in front of the proposed front yard fence along the entire length of the front property line.

(d) Opaque Fences. Opaque fences are prohibited in the front yard of non-residential properties.

I.5 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure."

I.6 In this case, the applicant has installed a six (6) foot, wrought-iron fence that is more than 50.00% transparent. In addition, the applicant has also added two (2), automatic slide gates on the subject property.

I.7 Please note the scheduled meeting for this case:

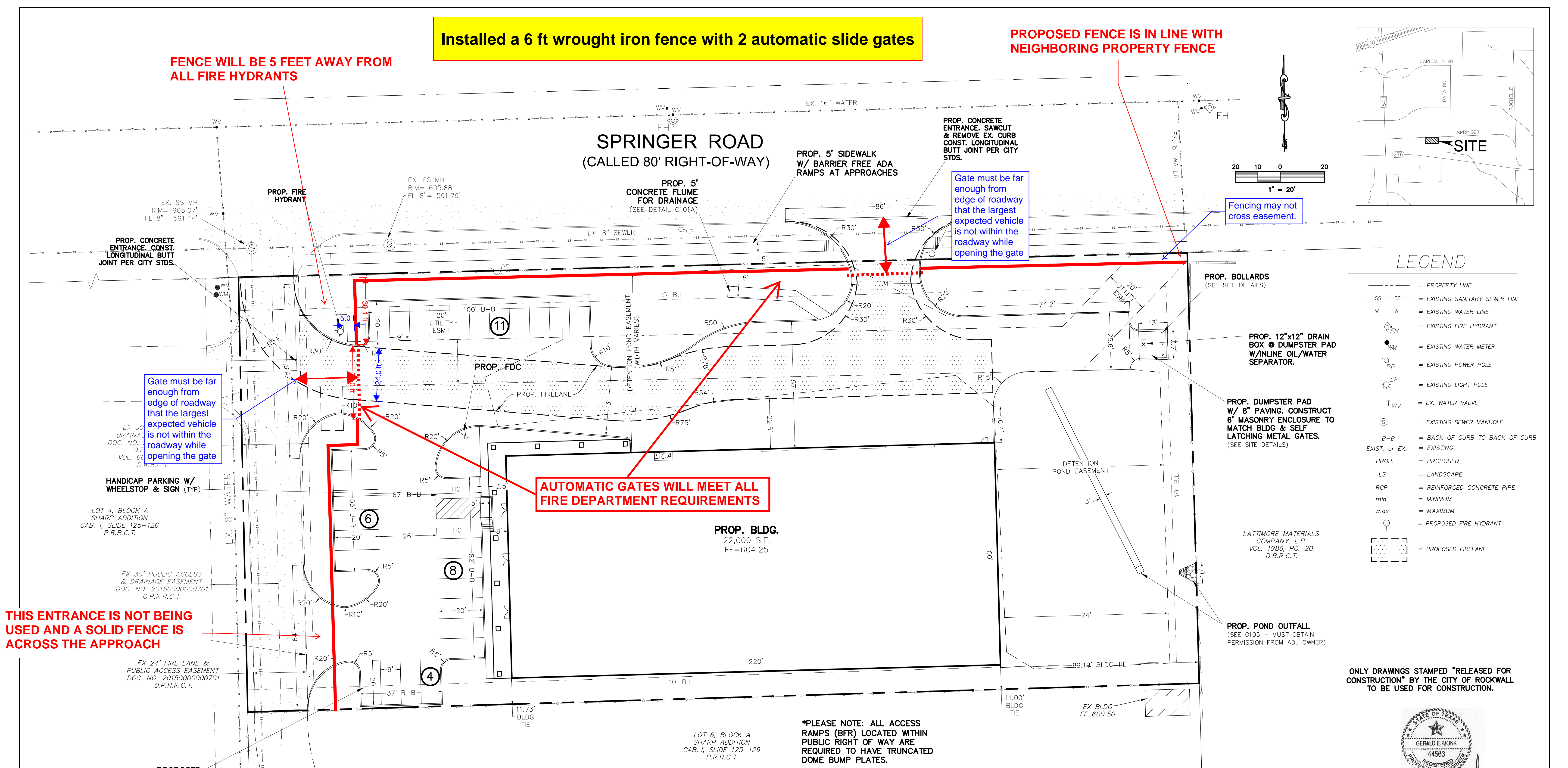
1) Planning & Zoning meeting will be held on March 26, 2024 at 6pm in the council chambers at City Hall at 6:00 PM.

I.8 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

**Installed a 6 ft wrought iron fence with 2 automatic slide gates**

**PROPOSED FENCE IS IN LINE WITH NEIGHBORING PROPERTY FENCE**

**FENCE WILL BE 5 FEET AWAY FROM ALL FIRE HYDRANTS**



**AUTOMATIC GATES WILL MEET ALL FIRE DEPARTMENT REQUIREMENTS**

Gate must be far enough from edge of roadway that the largest expected vehicle is not within the roadway while opening the gate

Gate must be far enough from edge of roadway that the largest expected vehicle is not within the roadway while opening the gate

Fencing may not cross easement.

**THIS ENTRANCE IS NOT BEING USED AND A SOLID FENCE IS ACROSS THE APPROACH**

**LEGEND**

- = PROPERTY LINE
- SS-SS = EXISTING SANITARY SEWER LINE
- W-W = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
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- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- FH = PROPOSED FIRE HYDRANT
- [Pattern] = PROPOSED FIRELANE

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

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
  2. Fire lanes shall be designed and constructed per city standards.
  3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
  4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
  5. All signage contingent upon Building Inspection Department.
  6. Approval of the site plan is not final until all engineering plans are approved.
  7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
  8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
  9. All electrical transmission, distribution and service lines must be underground.

**SITE DATA:**

LOT AREA: 1.91 Acres, 83,348 sq.ft.  
 LOT COVERAGE: 26.39%  
 FLOOR TO AREA RATIO: 3.79:1  
 BUILDING AREA: Distribution: 16,537 sq.ft. General Office: 5,463 sq.ft. TOTAL: 22,000 sq.ft.  
 BUILDING HEIGHT: 1 STORY (33.67')  
 PROPOSED FUTURE USE: Office/Warehouse  
 IMPERVIOUS AREA (including buildings): 52,080 sq.ft.  
 ZONING: PD/46

**\*PLEASE NOTE: ALL ACCESS RAMPS (BFR) LOCATED WITHIN PUBLIC RIGHT OF WAY ARE REQUIRED TO HAVE TRUNCATED DOME BUMP PLATES.**

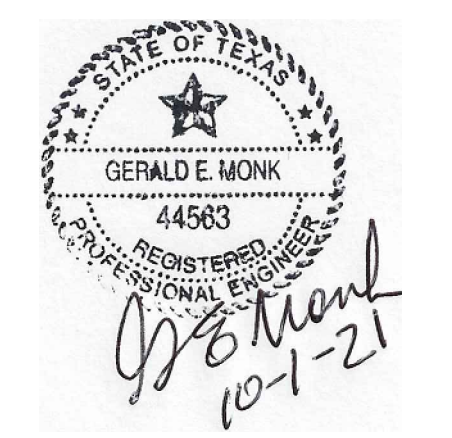
**\*\* NOTICE TO CONTRACTORS \*\***

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

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

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



**CASE # SP2021-000**

**SITE & DIMENSION CONTROL PLAN**

**SHARP INSULATION**

SHARP ADDITION  
 LOT 5, BLOCK A, 1.91 ACRES  
 City of Rockwall, Rockwall County, Texas

owner  
**SHARP INSULATION**  
 2578 HWY 276, Rockwall, Texas 75032  
 (214)392-0689

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

REG NO.: F-2567  
 ©2021 by Monk Consulting Engineers, Inc., All Rights Reserved.

date: 10/1/21 scale: 1" = 30' sheet: **C101**

**TEMP BENCHMARK:**  
 TOP OF EX. INLET LOCATED EAST OF PROP. ENTRANCE ALONG SPRINGER ROAD  
 ELEVATION = 603.26'



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.

<sup>2</sup> 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 3301 Springer Ln Rockwall 75032

SUBDIVISION Sharp 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 checked="" type="checkbox"/> OWNER	<u>5 Sharp Real Estate</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	<u>Kris Sharp</u>	CONTACT PERSON	
ADDRESS	<u>3021 Ridge Rd #160</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall TX, 75032</u>	CITY, STATE & ZIP	
PHONE	<u>214 392 0689</u>	PHONE	
E-MAIL	<u>Kris.Sharp@5SharpRealEstate.com</u>	E-MAIL	

## NOTARY VERIFICATION [REQUIRED]

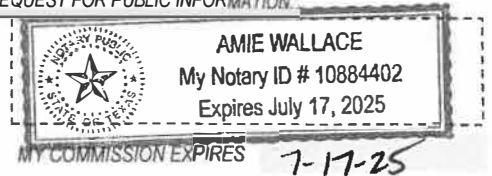
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS SHARP [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29 DAY OF FEB 20 24. 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 29 DAY OF FEBRUARY 20 24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





MIS2024-004: Exception for a Front Yard Fence  
3301 Springer Road

LI

SPRINGER RD



PD-46

276

Case Location Map = 

SFE-1.5



# 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.



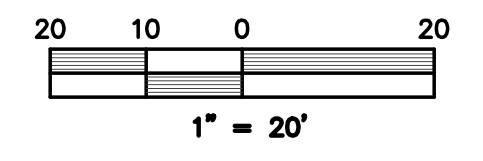
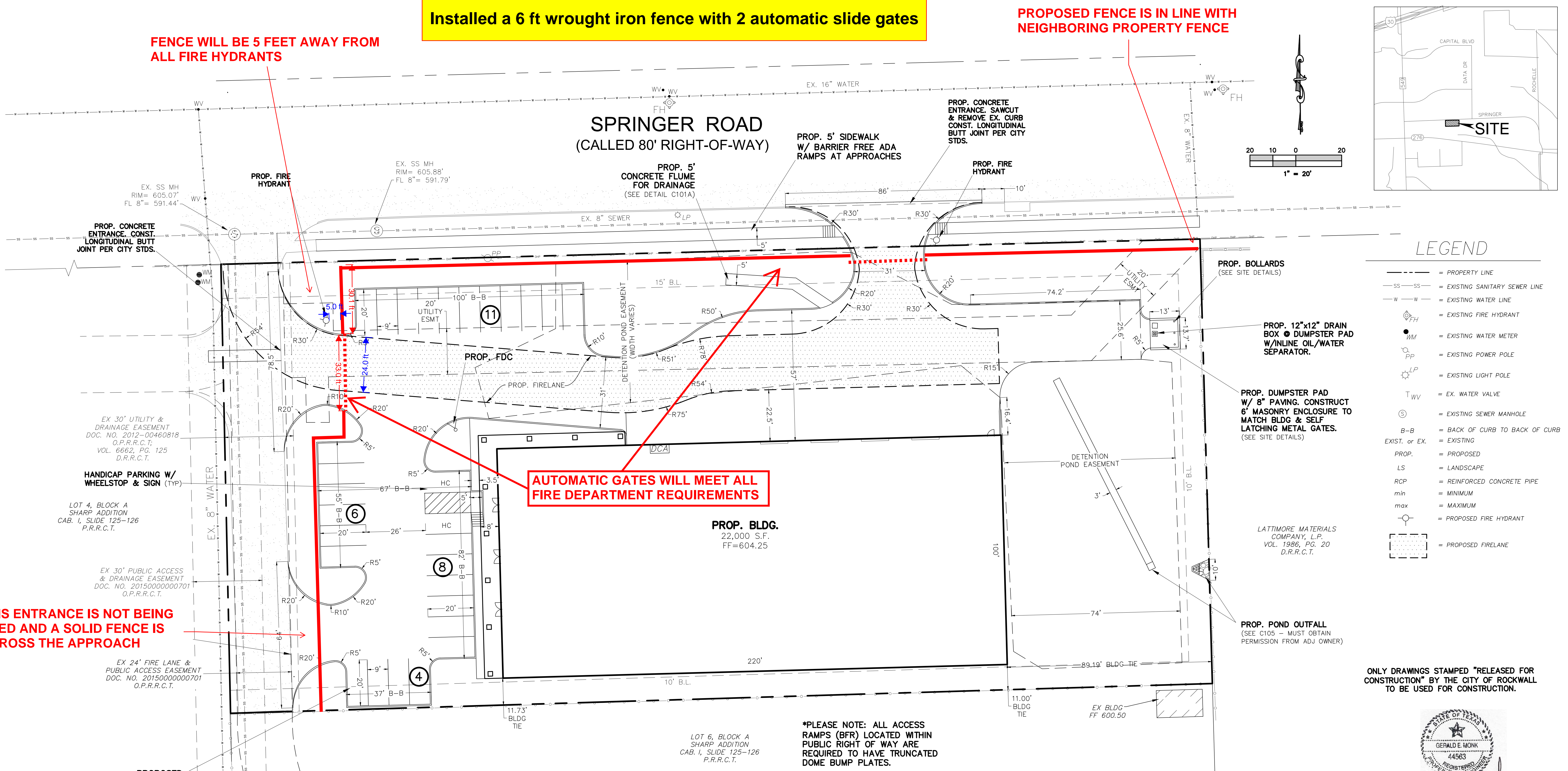
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**PROPOSED FENCE IS IN LINE WITH NEIGHBORING PROPERTY FENCE**

**FENCE WILL BE 5 FEET AWAY FROM ALL FIRE HYDRANTS**

**AUTOMATIC GATES WILL MEET ALL FIRE DEPARTMENT REQUIREMENTS**

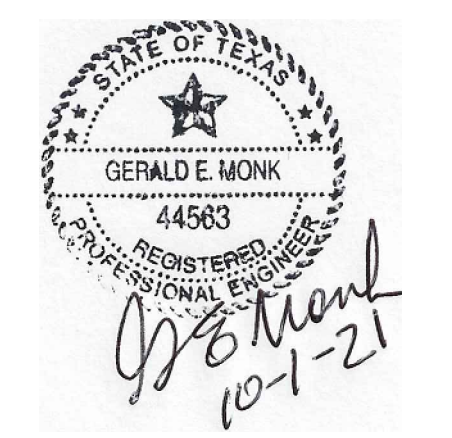
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**LEGEND**

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- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
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- [Dotted Line] = PROPOSED FIRELANE

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**CASE # SP2021-000**

**SITE & DIMENSION CONTROL PLAN**  
**SHARP INSULATION**

SHARP ADDITION  
LOT 5, BLOCK A, 1.91 ACRES  
City of Rockwall, Rockwall County, Texas

owner  
**SHARP INSULATION**  
2578 HWY 276, Rockwall, Texas 75032  
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prepared by  
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972 272-1763 Fax 972 272-8761

REG NO.: F-2567  
©2021 by Monk Consulting Engineers, Inc., All Rights Reserved.

date: 10/1/21 scale: 1" = 30' sheet: **C101**

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
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- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
  2. Fire lanes shall be designed and constructed per city standards.
  3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
  4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
  5. All signage contingent upon Building Inspection Department.
  6. Approval of the site plan is not final until all engineering plans are approved.
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  9. All electrical transmission, distribution and service lines must be underground.

**SITE DATA:**

LOT AREA:  
1.91 Acres, 83,348 sq.ft.

LOT COVERAGE:  
26.39%

FLOOR TO AREA RATIO:  
3.79:1

BUILDING AREA:  
Distribution: 16,537 sq.ft.  
General Office: 5,463 sq.ft.  
TOTAL: 22,000 sq.ft.

BUILDING HEIGHT:  
1 STORY (33.67')

PROPOSED FUTURE USE:  
Office/Warehouse

IMPERVIOUS AREA (including buildings):  
52,080 sq.ft.

ZONING:  
PD/46

\*PLEASE NOTE: ALL ACCESS RAMPS (BFR) LOCATED WITHIN PUBLIC RIGHT OF WAY ARE REQUIRED TO HAVE TRUNCATED DOME BUMP PLATES.

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

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

**TEMP BENCHMARK:**  
TOP OF EX. INLET  
LOCATED EAST OF PROP.  
ENTRANCE ALONG  
SPRINGER ROAD  
ELEVATION = 603.26'



DATE: March 28, 2024

TO: Kris Sharp  
3021 Ridge Road  
Suite 160  
Rockwall, TX 75032

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

SUBJECT: MIS2024-004; *Exception for a Front Yard Fence for 3301 Springer Lane*

Mr. Sharp:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on March 26, 2024. 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 Miscellaneous Case 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 March 26, 2024, the Planning and Zoning Commission approved a motion to approve the *Exception* by a vote of 5-0, with Commissioners Odom and Conway absent.

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

Sincerely,

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

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