



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 227 National Dr

SUBDIVISION 205 Business Park

LOT

3

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

F1

PROPOSED USE

Office/Warehouse

ACREAGE

1.8

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]

OWNER

Jonathan McBride

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

1565 Wylor Dr

ADDRESS

CITY, STATE & ZIP

Forney TX 75124

CITY, STATE & ZIP

PHONE

214 228 8490

PHONE

E-MAIL

jmcbride@nxgservice.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

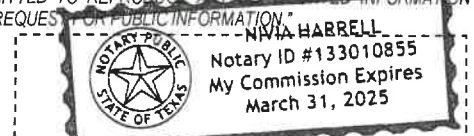
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 18 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF April, 2024 BY SIGNING THIS APPLICATION, 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 18 DAY OF April, 2024

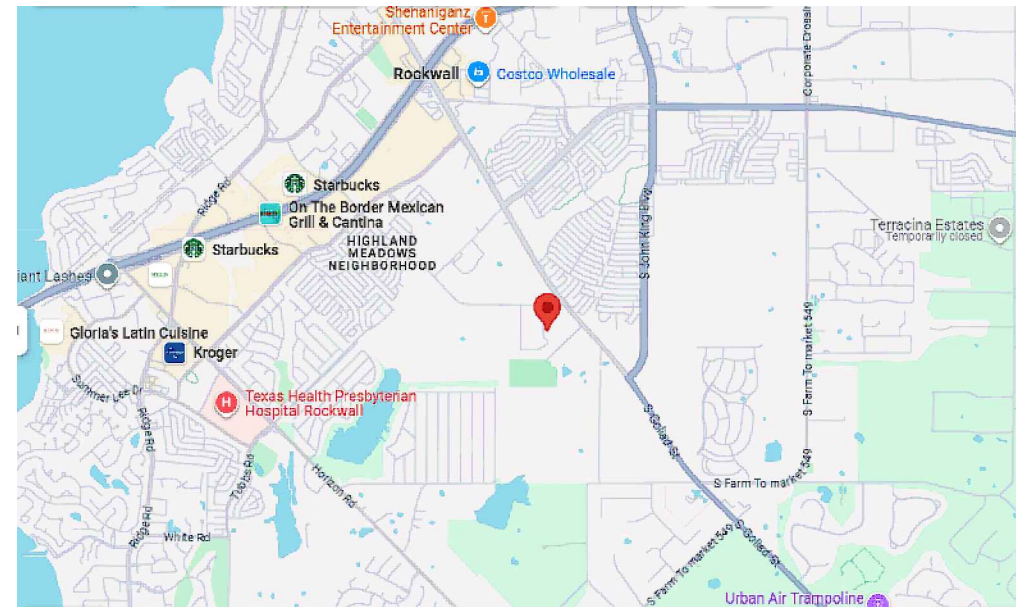
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES March 31, 2025



VICINITY MAP
NOT TO SCALE

TRACT #2
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.

SITE DATA SUMMARY TABLE

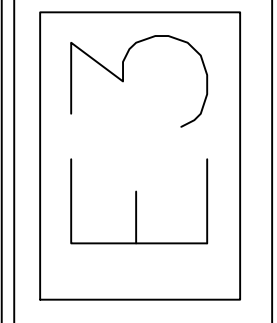
EXISTING ZONING	HC
PROPOSED ZONING	HC
USE	OFFICE/WAREHOUSE
LOT AREA	78,348 SF/1.8 ACRES
BUILDING AREA (FLOOR AREA)	
PROPOSED FLOOR	4,800 SF
EXISTING FLOOR	3,636 SF
LOT COVERAGE	8,436 SF / 78,348 SF = 10.8%
FLOOR AREA RATIO	1.08 : 1
TOTAL IMPERVIOUS AREA	38,266 SF / 0.88 ACRES
BUILDING HEIGHT	16' - 0" (1 STORY)
PARKING SPACE CRITERIA	1 SPACE/300 SF OFFICE AREA 1 SPACE/1000 SF WAREHOUSE AREA
TOTAL REQUIRED PARKING	
OFFICE	3,636/300 = 13 SPACES
WAREHOUSE	4,800/1000 = 5 SPACES
TOTAL REQUIRED	18 SPACES
PARKING PROVIDED	23 SPACES
PARKING SURFACE	
10' x 20'	23 SPACES
HANDICAP PARKING	1 SPACE

LOT 1-R, BLOCK 1
TEXAS STAR ADDITION
CAB. F, SLIDE 177
P.R.R.C.T.

TRACT #3
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.

DESIGNED
SEP
DRAWN
SEP
CHECKED
SEP

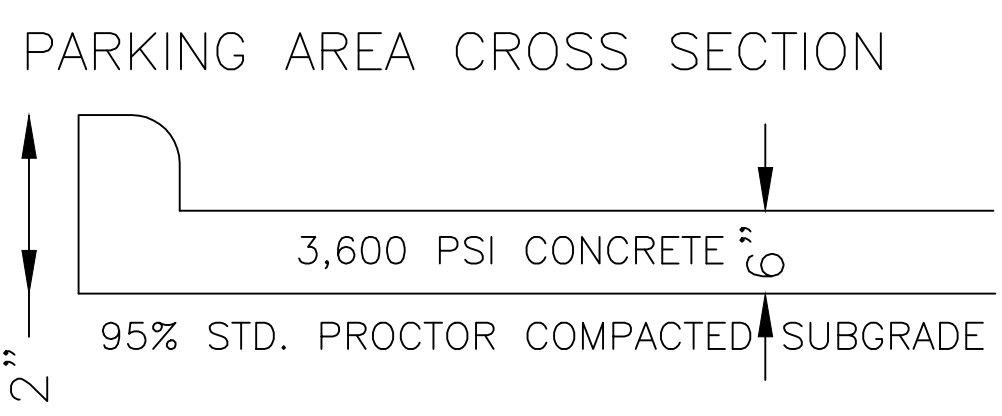
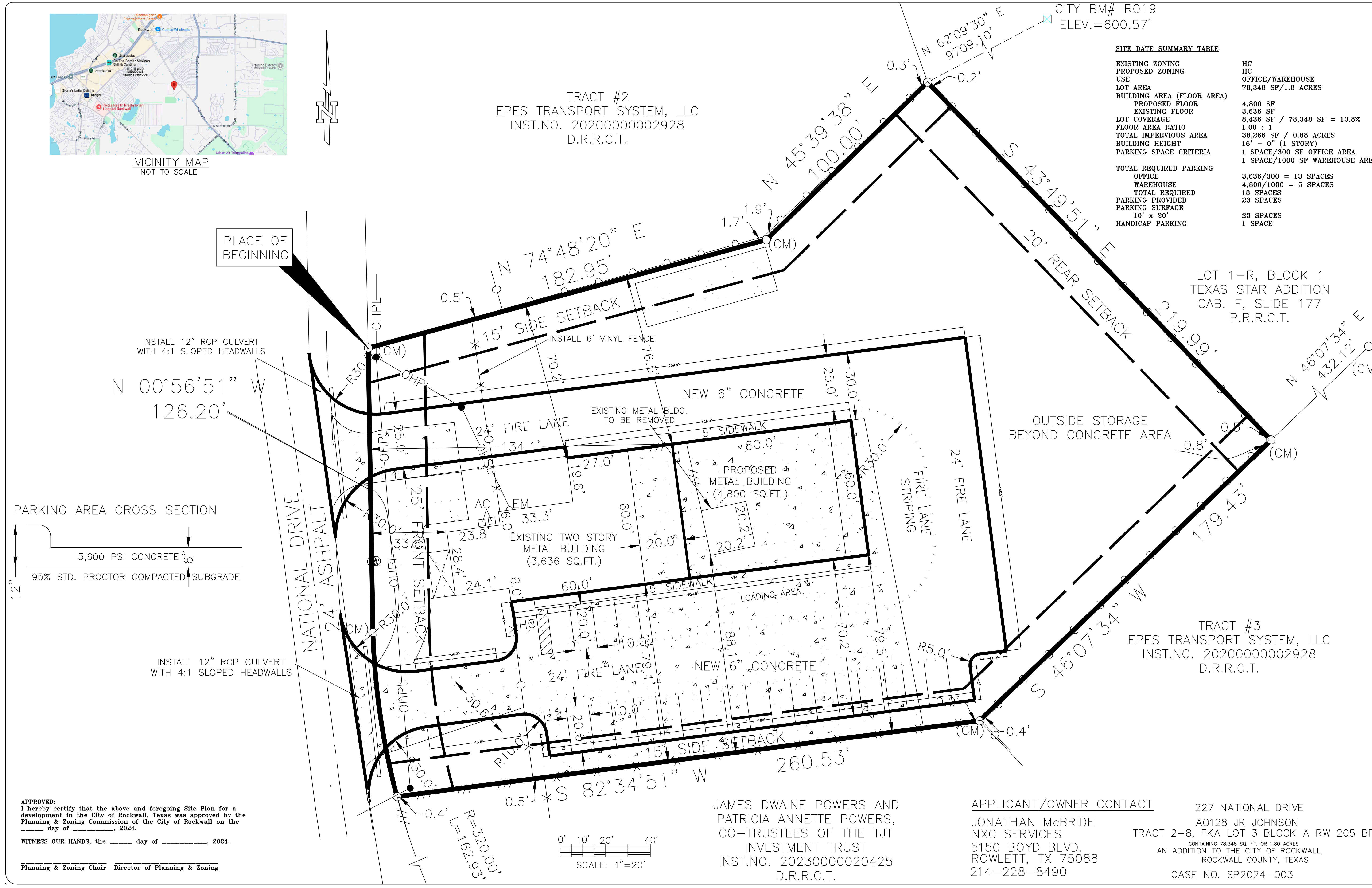
E3 ENGINEERING
ENGINEERING CONSULTANTS
106 NORMA GENE FATE CITY, TX 75189
(214) 773-6767
e3engineering2005@gmail.com
TYPE FROM FIG. 1-10130



AMENDED
SITE PLAN

227 NATIONAL
ROCKWALL, TX

DATE
MARCH 2024
JOB NO.
24-003
SHEET NO.
1 of 1



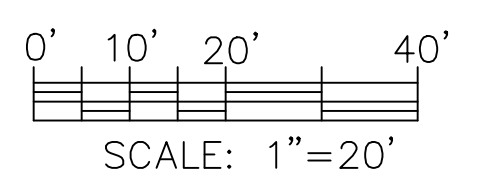
APPROVED:
I hereby certify that the above and foregoing Site Plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.
WITNESS OUR HANDS, the _____ day of _____, 2024.

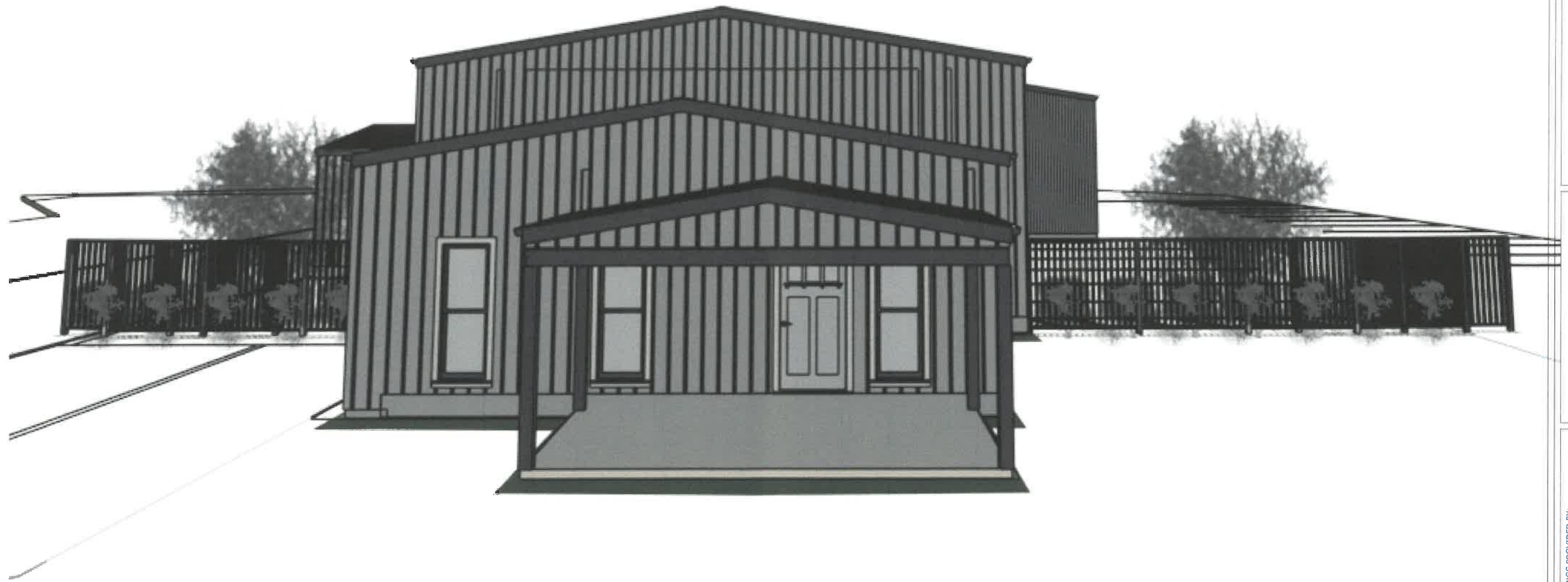
Planning & Zoning Chair Director of Planning & Zoning

JAMES DWAIN POWERS AND PATRICIA ANNETTE POWERS, CO-TRUSTEES OF THE TJT INVESTMENT TRUST
INST.NO. 20230000020425
D.R.R.C.T.

APPLICANT/OWNER CONTACT
JONATHAN McBRIDE
NXG SERVICES
5150 BOYD BLVD.
ROWLETT, TX 75088
214-228-8490

227 NATIONAL DRIVE
A0128 JR JOHNSON
TRACT 2-8, FKA LOT 3 BLOCK A RW 205 BP
CONTAINING 78,348 SQ. FT. OR 1.80 ACRES
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. SP2024-003





Front Elevation

REVISION TABLE	
NUMBER	DATE

Building Elevations

227 National Dr
Rockwall Tx, 75032

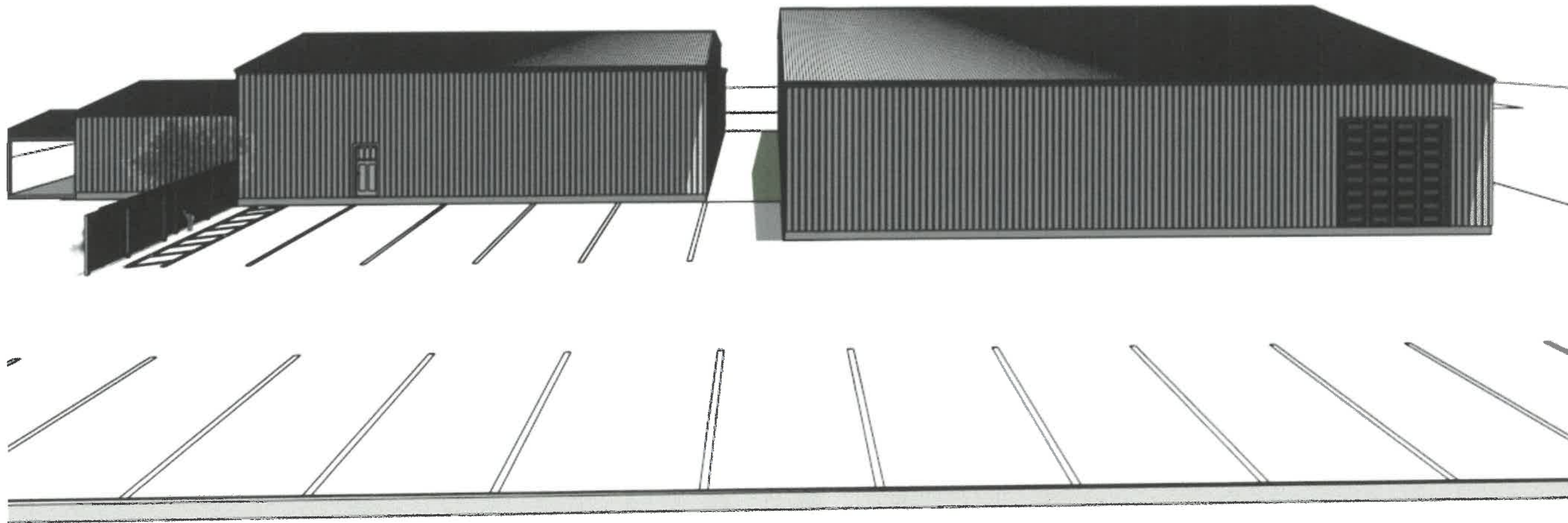
DRAWINGS PROVIDED BY:
NXG
Services

DATE:
03/15/2024

SCALE:

SHEET:

P-1



South Elevation

REVISION TABLE	
NUMBER	DATE

Building Elevations

227 National Dr
Rockwall Tx, 75032

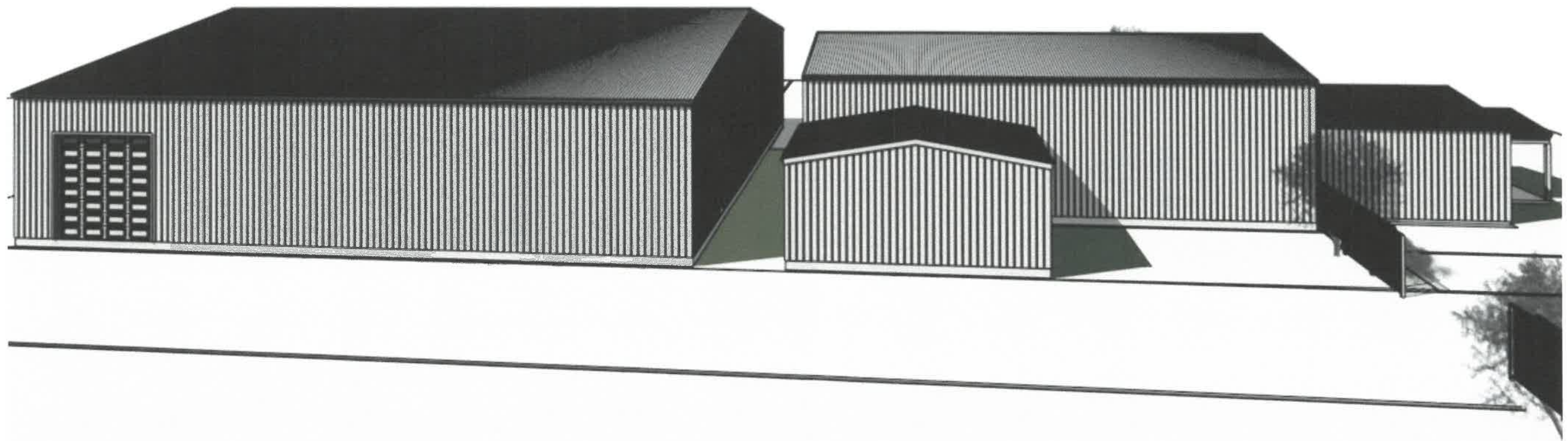
DRAWINGS PROVIDED BY:

 NXG
Services

DATE:
03/15/2024

SCALE:

SHEET:
P-1



North Elevation

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Building Elevations

227 National Dr
Rockwall Tx, 75032

DRAWINGS PROVIDED BY:
NXG
Services



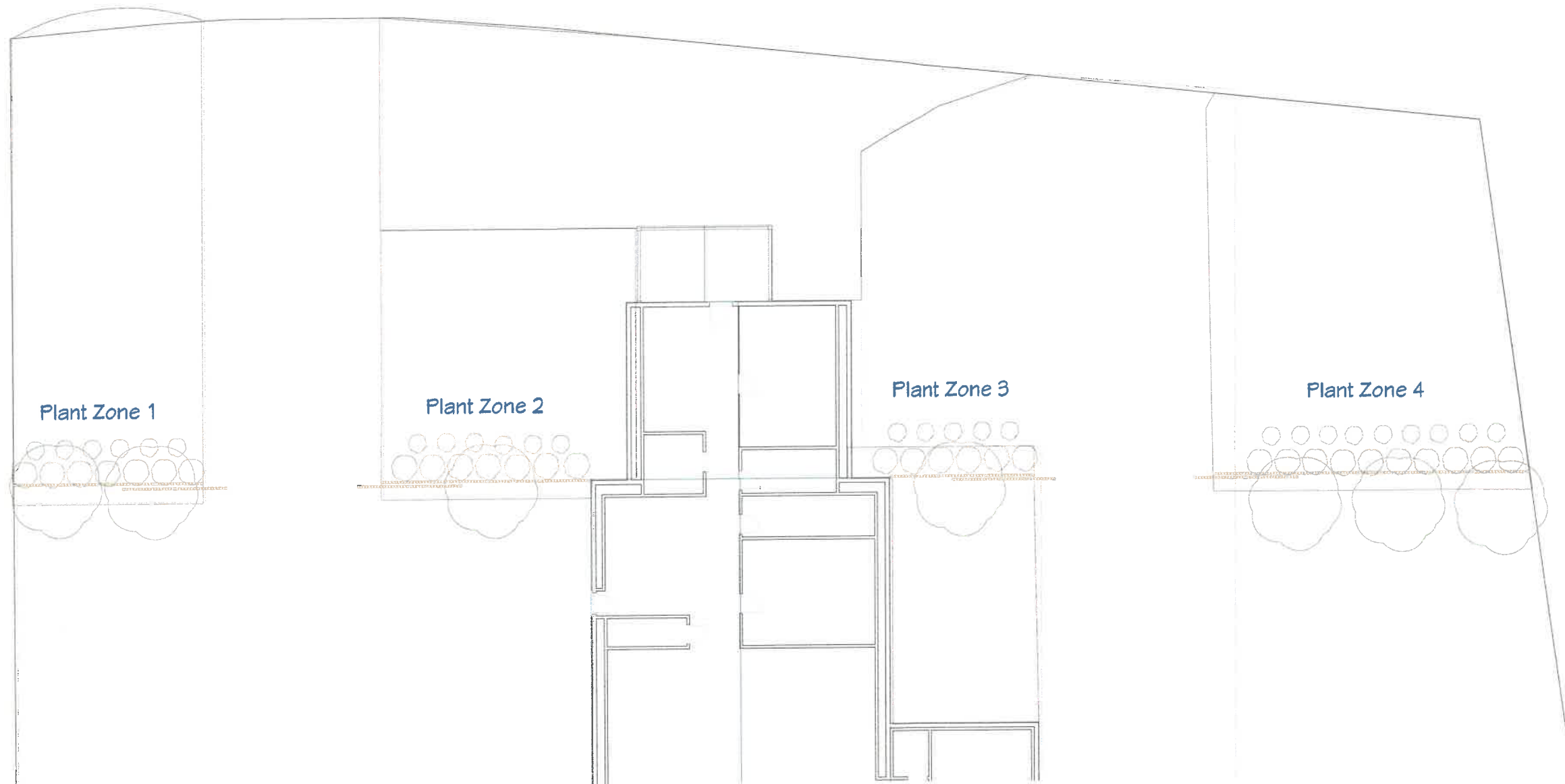
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Plant Zones

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



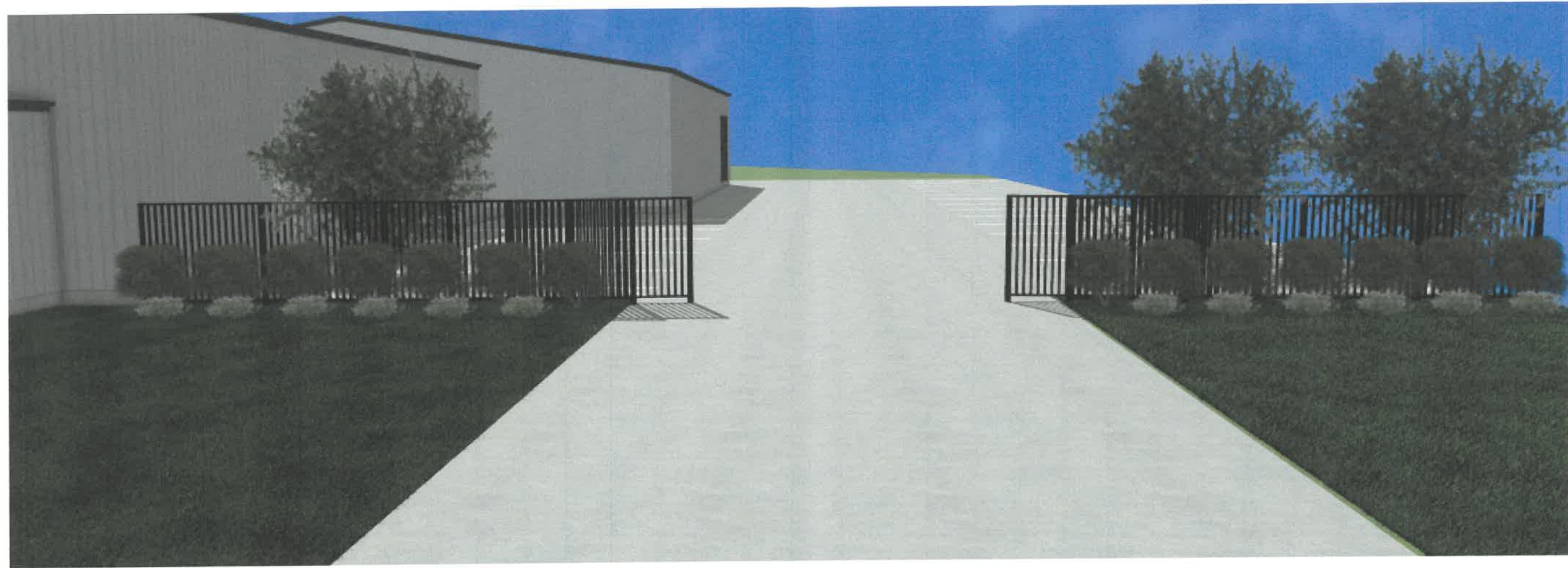
DRAWINGS PROVIDED BY:
Patriot HLC

DATE:
03/15/2024

SCALE:

SHEET:

P-1



Rendering
For Illustration Only

South Elevation

REVISION TABLE	
NUMBER	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

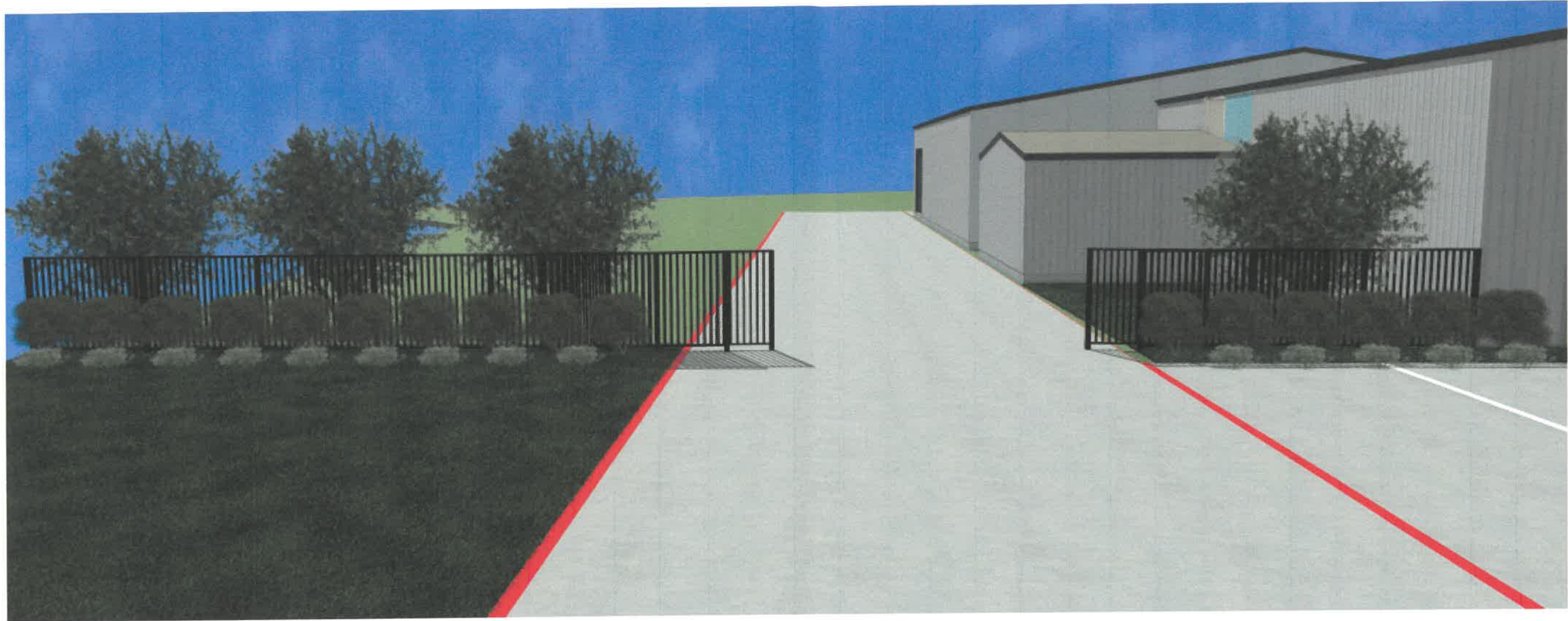
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Rendering
For Illustration Only

North Elevation

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

DATE:

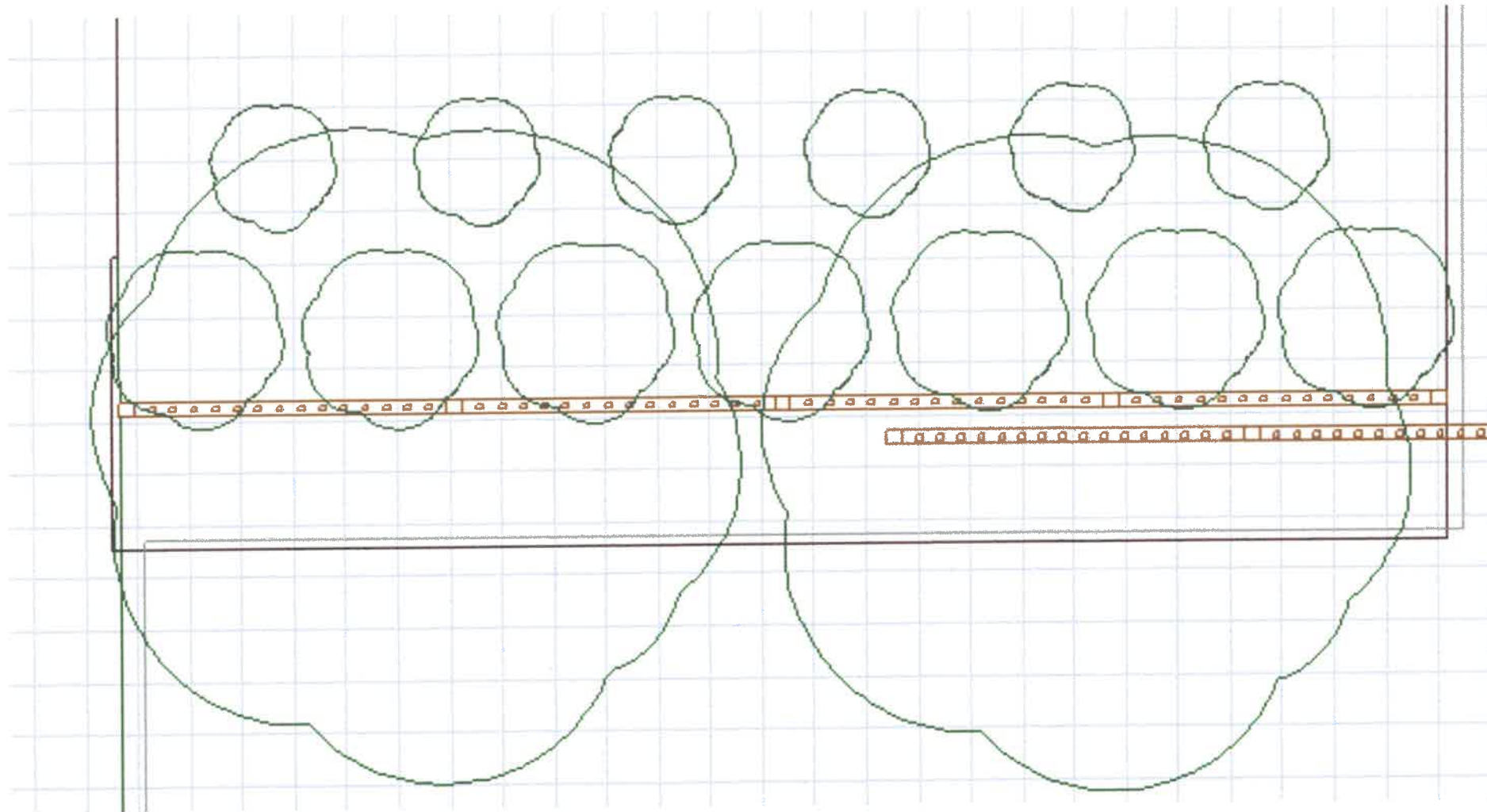
03/15/2024

SCALE:

SHEET:

P-1

Plant Zone 1



Landscape Legend

Qty	Description	Placement Location
2	Live Oak 4" at 4'	Rear of landscape screen
7	Wax Myrtle 7 Gal.	Mid of landscape screen
6	Pink Muhly Grass 3 Gal.	Front of landscape screen

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082

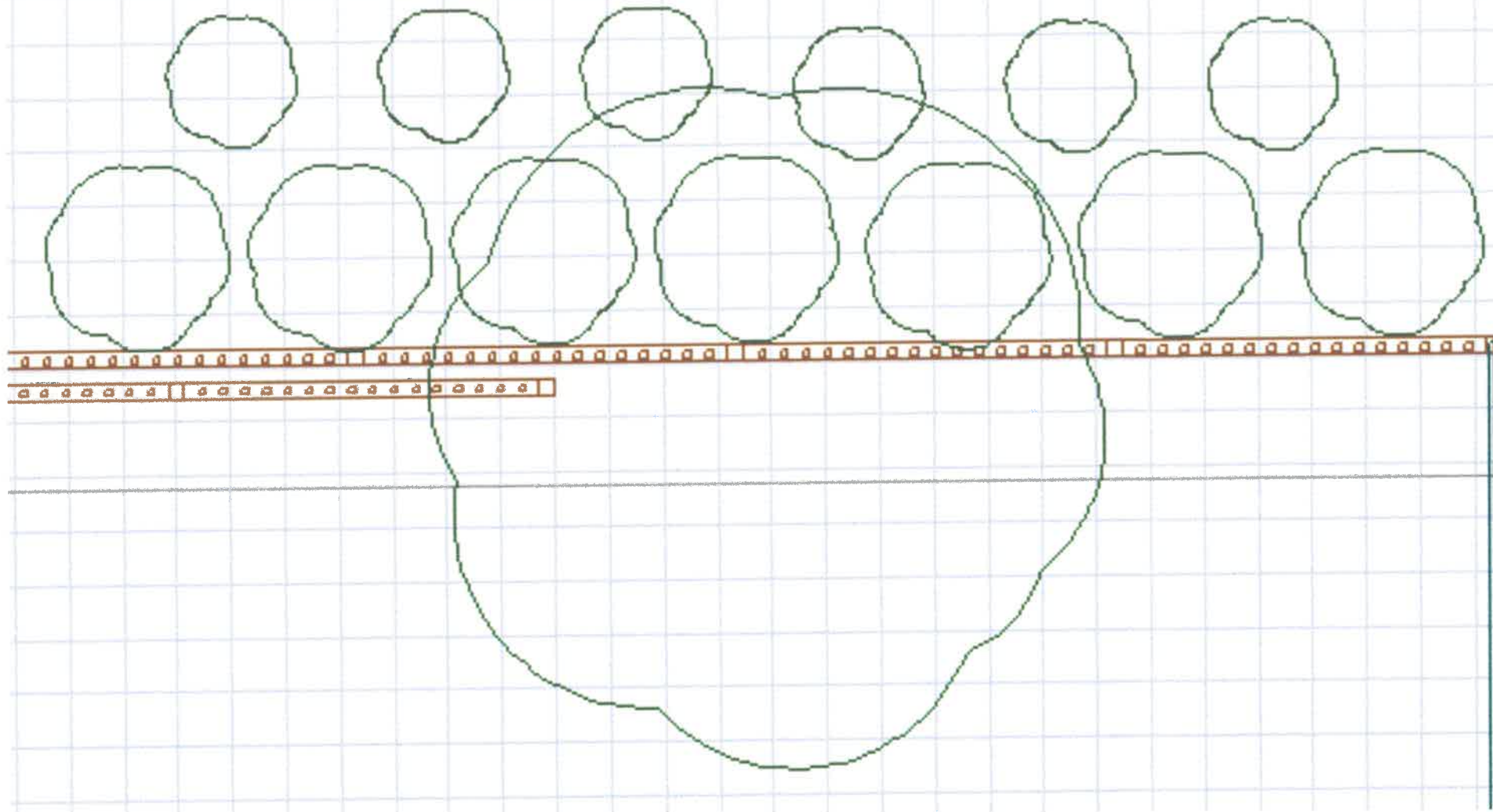


DRAWINGS PROVIDED BY:
Patriot HLC

DATE:
03/15/2024

SCALE:

SHEET:
P-1



Landscape Legend

Qty	Description	Placement Location
1	Live Oak 4" at 4'	Rear of landscape screen
7	Wax Myrtle 7 Gal.	Mid of landscape screen
6	Pink Muhly Grass 3 Gal.	Front of landscape screen

Plant Zone 2

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

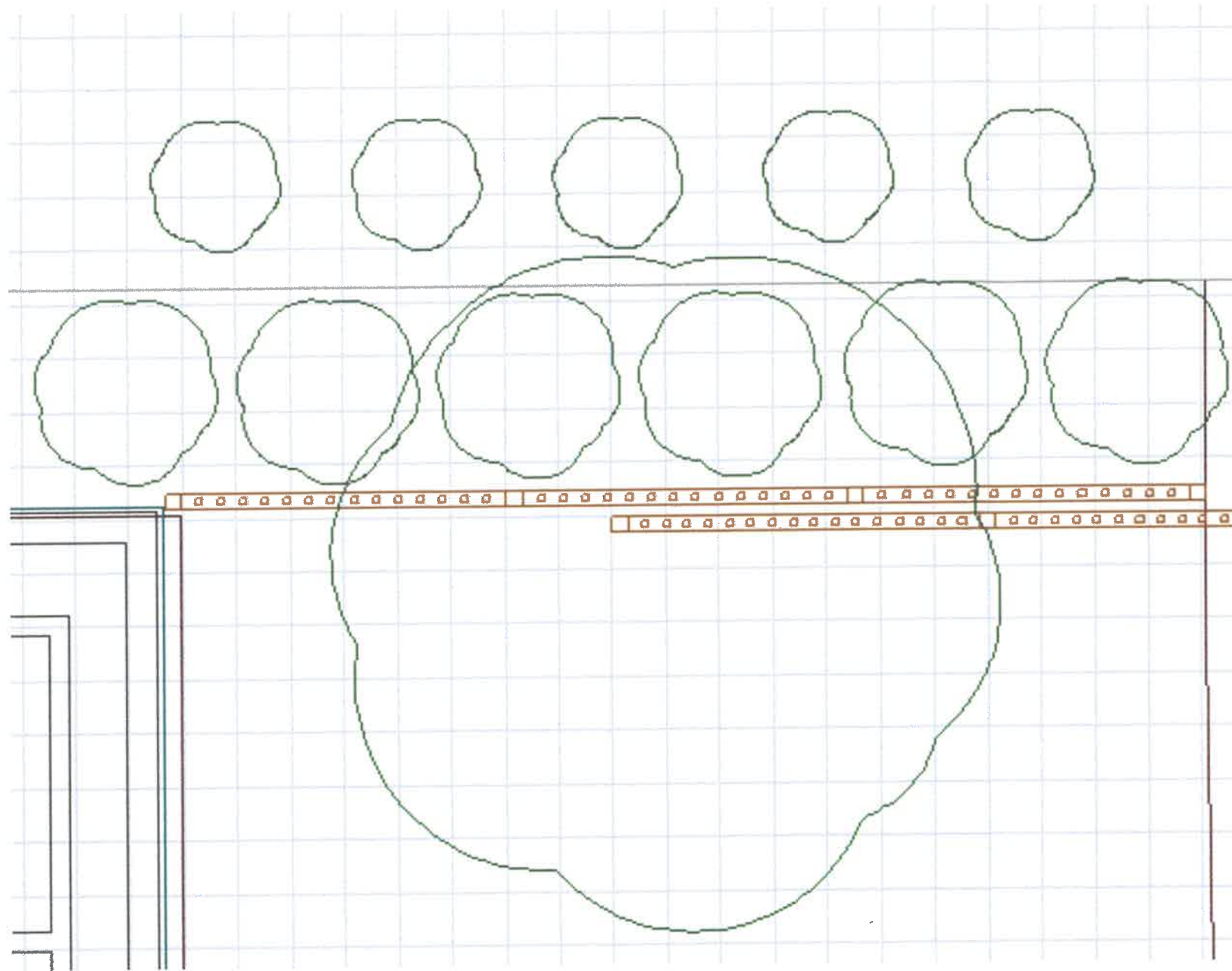
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Landscape Legend

Qty	Description	Placement Location
1	Live Oak 4" at 4'	Rear of landscape screen
6	Wax Myrtle 7 Gal.	Mid of landscape screen
5	Pink Muhly Grass 3 Gal.	Front of landscape screen

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

DATE:
03/15/2024

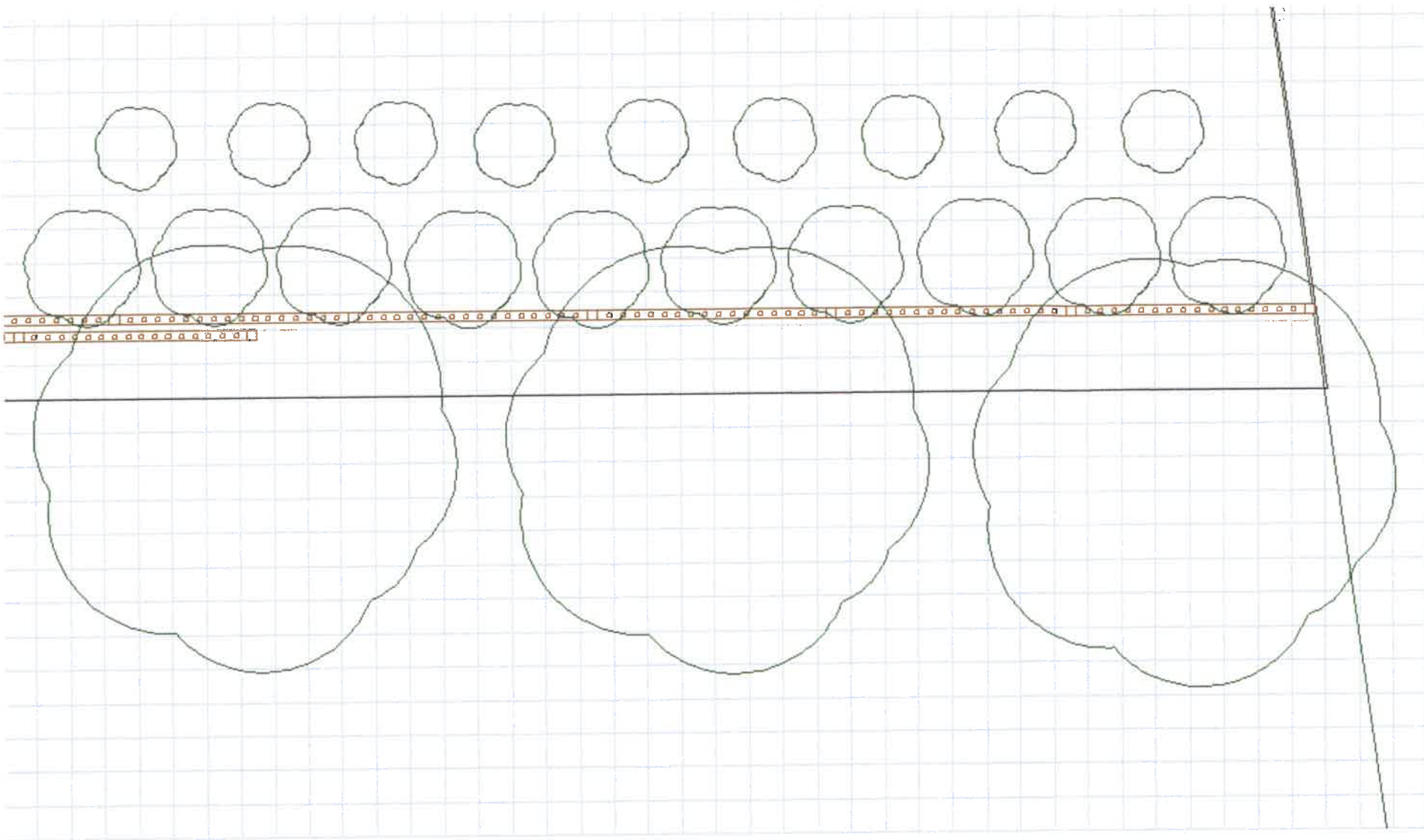
SCALE:

SHEET:
P-1

Plant Zone 3

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.



Landscape Legend

Qty	Description	Placement Location
3	Live Oak 4" at 4'	Rear of landscape screen
10	Wax Myrtle 7 Gal.	Mid of landscape screen
9	Pink Muhly Grass 3 Gal.	Front of landscape screen

Plant Zone 4

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

DATE:
03/15/2024

SCALE:

SHEET:
P-1



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
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- 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.

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 227 National Dr

SUBDIVISION 205 Business Park

LOT

3

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

F1

PROPOSED USE

Office/Warehouse

ACREAGE

1.8

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]

OWNER

Jonathan McBride

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

1565 Wylor Dr

ADDRESS

CITY, STATE & ZIP

Forney TX 75124

CITY, STATE & ZIP

PHONE

214 228 8490

PHONE

E-MAIL

jmcbride@nxgservice.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

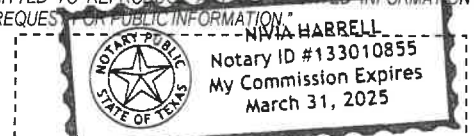
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OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES March 31, 2025



SP2024-018: Site Plan for 227 National Drive



Case Location Map = 

C
AG

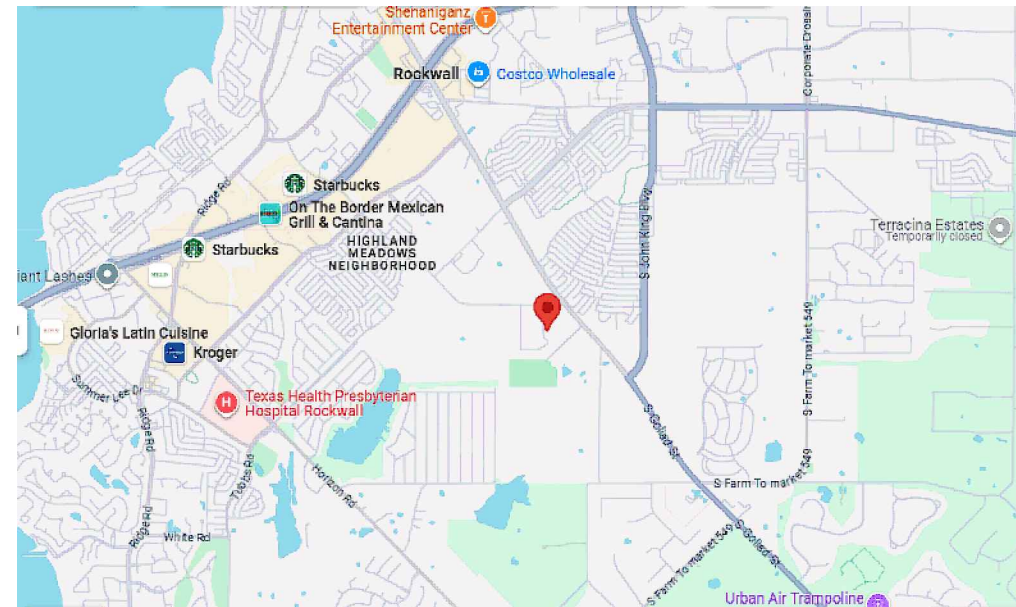


City of Rockwall

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.





VICINITY MAP
NOT TO SCALE

TRACT #2
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.

SITE DATA SUMMARY TABLE

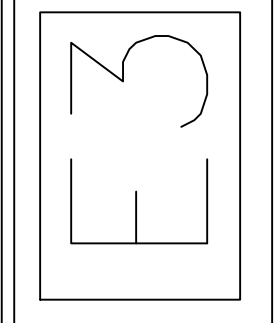
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LOT 1-R, BLOCK 1
TEXAS STAR ADDITION
CAB. F, SLIDE 177
P.R.R.C.T.

TRACT #3
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.

DESIGNED
SEP
DRAWN
SEP
CHECKED
SEP

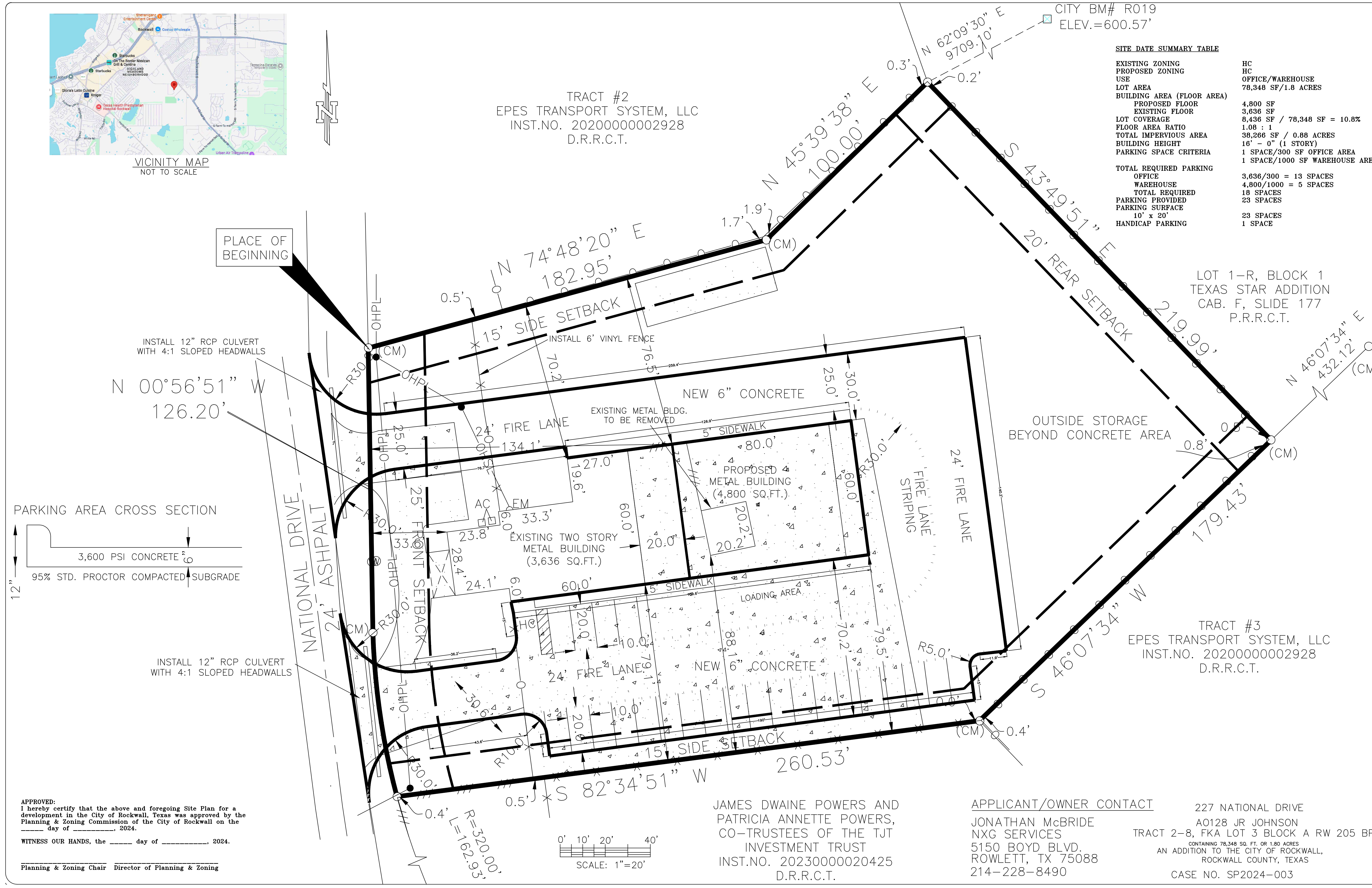
E3 ENGINEERING
ENGINEERING CONSULTANTS
106 NORMA GENE FATE CITY, TX 75189
(214) 773-6767
e3engineering2005@gmail.com
TYPE FROM FIG. 1-10130



AMENDED
SITE PLAN

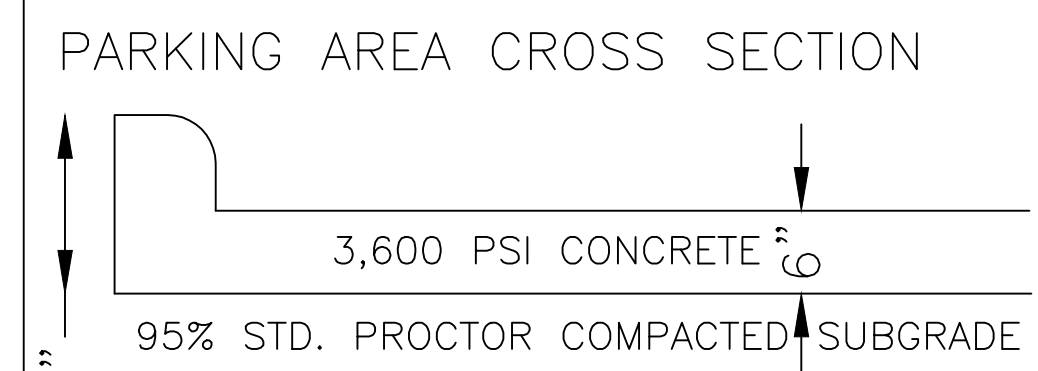
227 NATIONAL
ROCKWALL, TX

DATE
MARCH 2024
JOB NO.
24-003
SHEET NO.
1 of 1



PLACE OF BEGINNING

N 00°56'51" W
126.20'



INSTALL 12" RCP CULVERT
WITH 4:1 SLOPED HEADWALLS

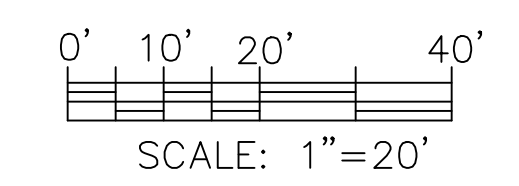
JAMES DWAIN POWERS AND
PATRICIA ANNETTE POWERS,
CO-TRUSTEES OF THE TJT
INVESTMENT TRUST
INST.NO. 20230000020425
D.R.R.C.T.

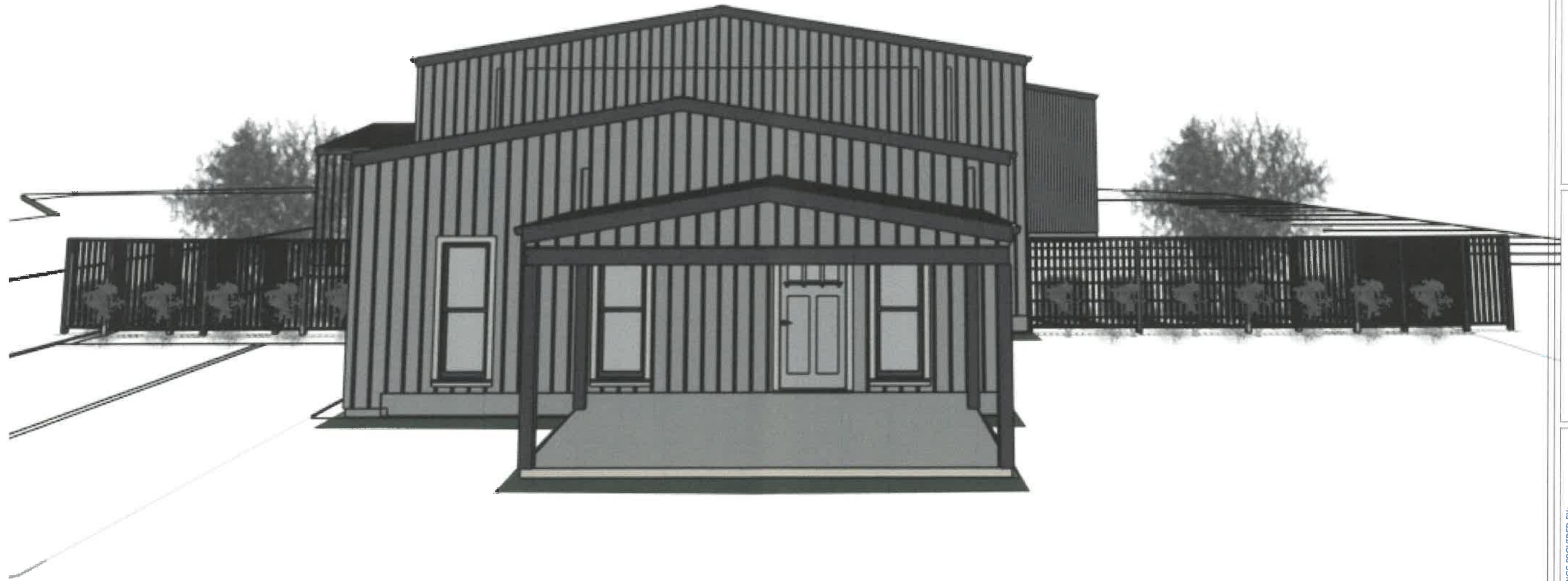
APPLICANT/OWNER CONTACT
JONATHAN McBRIDE
NXG SERVICES
5150 BOYD BLVD.
ROWLETT, TX 75088
214-228-8490

227 NATIONAL DRIVE
A0128 JR JOHNSON
TRACT 2-8, FKA LOT 3 BLOCK A RW 205 BP
CONTAINING 78,348 SQ. FT. OR 1.80 ACRES
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. SP2024-003

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 _____, 2024.
WITNESS OUR HANDS, the _____ day of _____, 2024.

Planning & Zoning Chair Director of Planning & Zoning





Front Elevation

REVISION TABLE	
NUMBER	DATE

Building Elevations

227 National Dr
Rockwall Tx, 75032

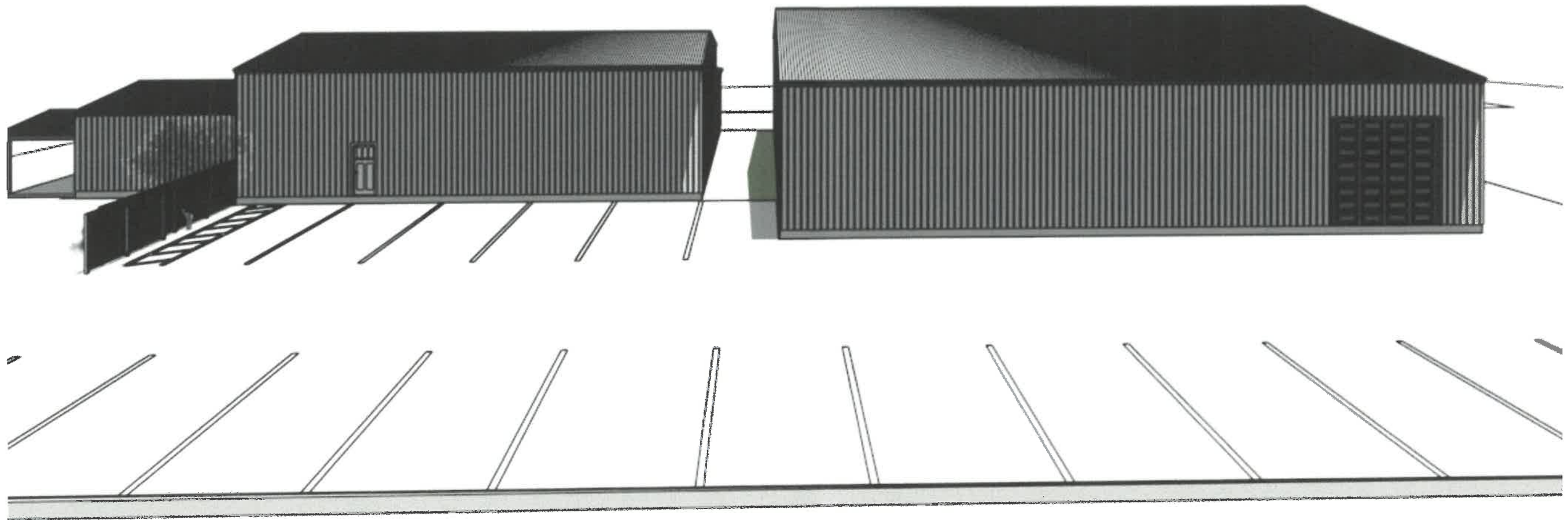
DRAWINGS PROVIDED BY:
NXG
Services



DATE:
03/15/2024

SCALE:

SHEET:
P-1



South Elevation

REVISION TABLE	
NUMBER	DATE

Building Elevations

227 National Dr
Rockwall Tx, 75032

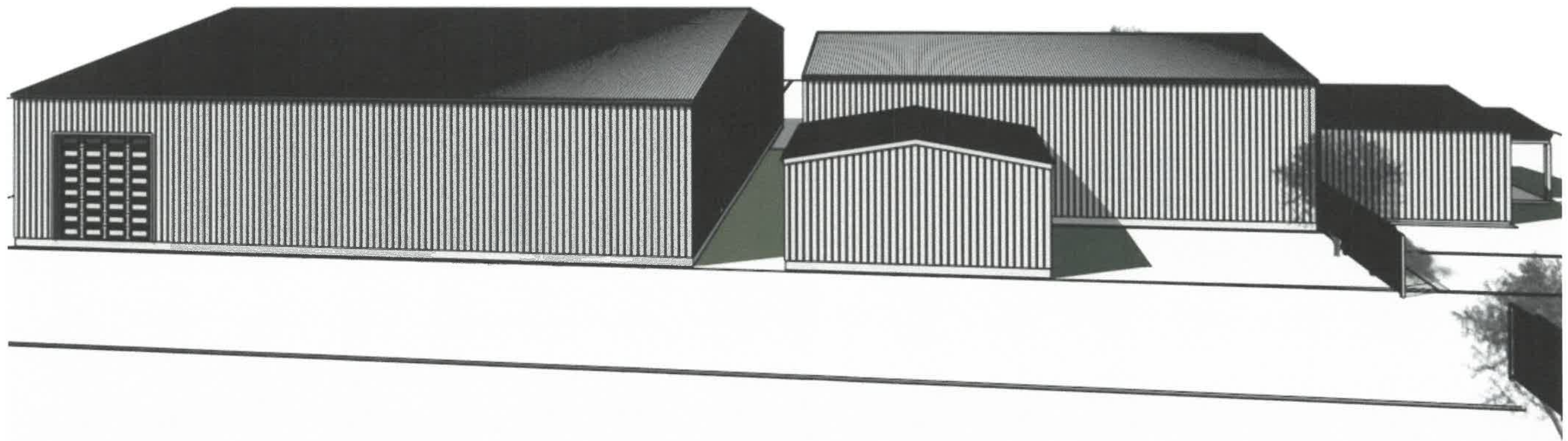
DRAWINGS PROVIDED BY:

 NXG
Services

DATE:
03/15/2024

SCALE:

SHEET:
P-1



North Elevation

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Building Elevations

227 National Dr
Rockwall Tx, 75032

DRAWINGS PROVIDED BY:
NXG
Services



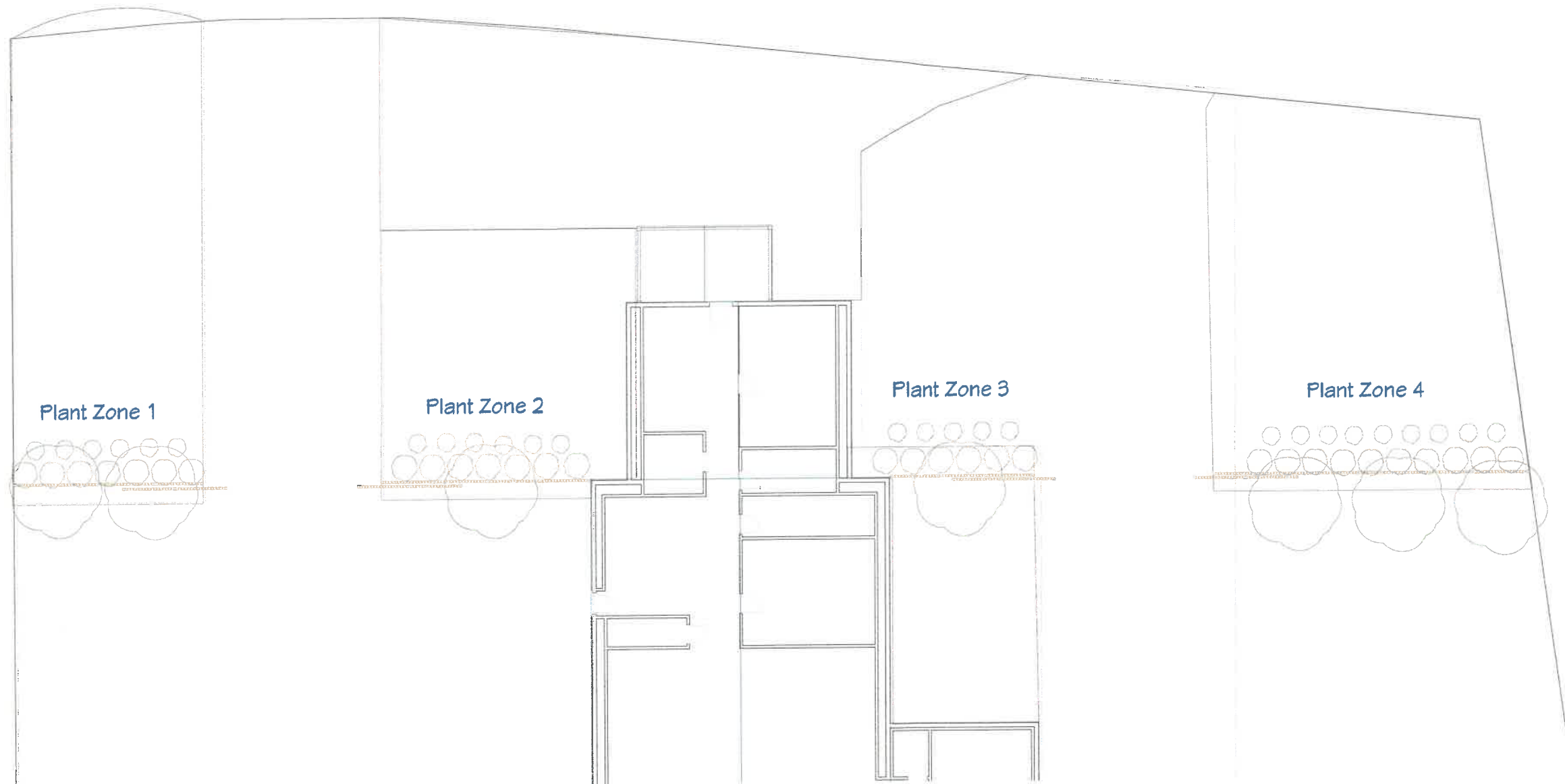
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Plant Zones

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

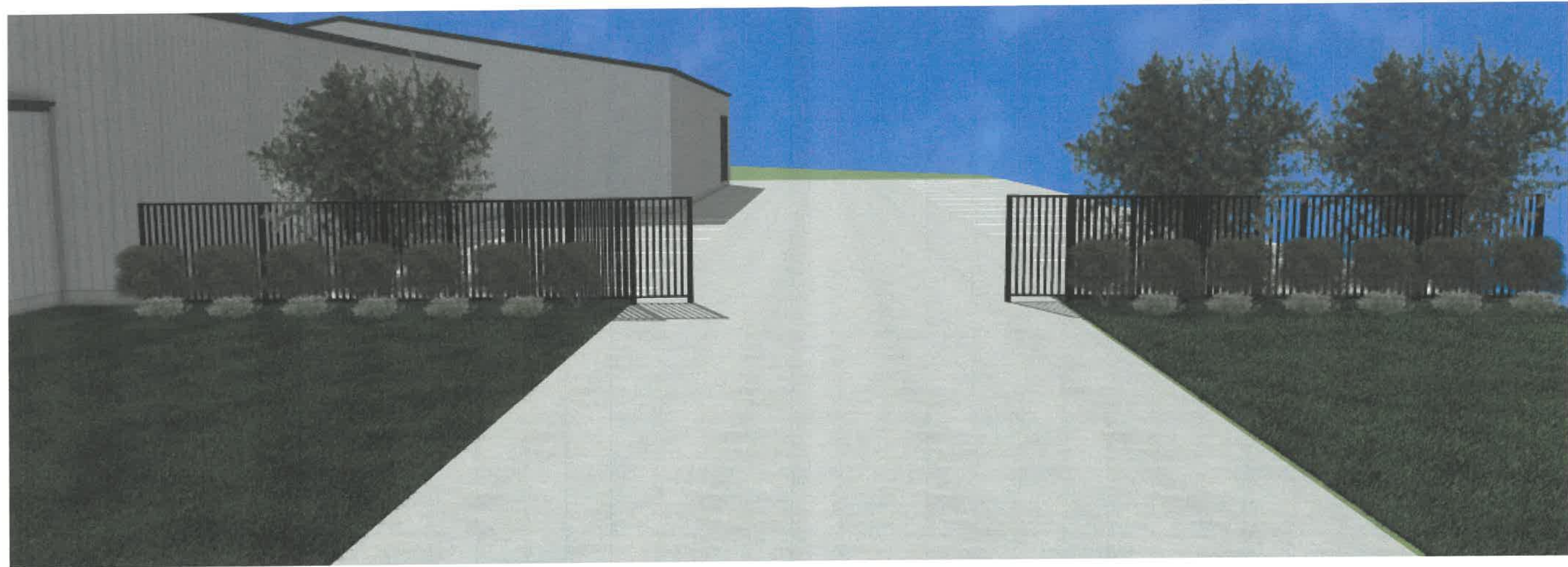
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Rendering
For Illustration Only

South Elevation

REVISION TABLE	
NUMBER	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082

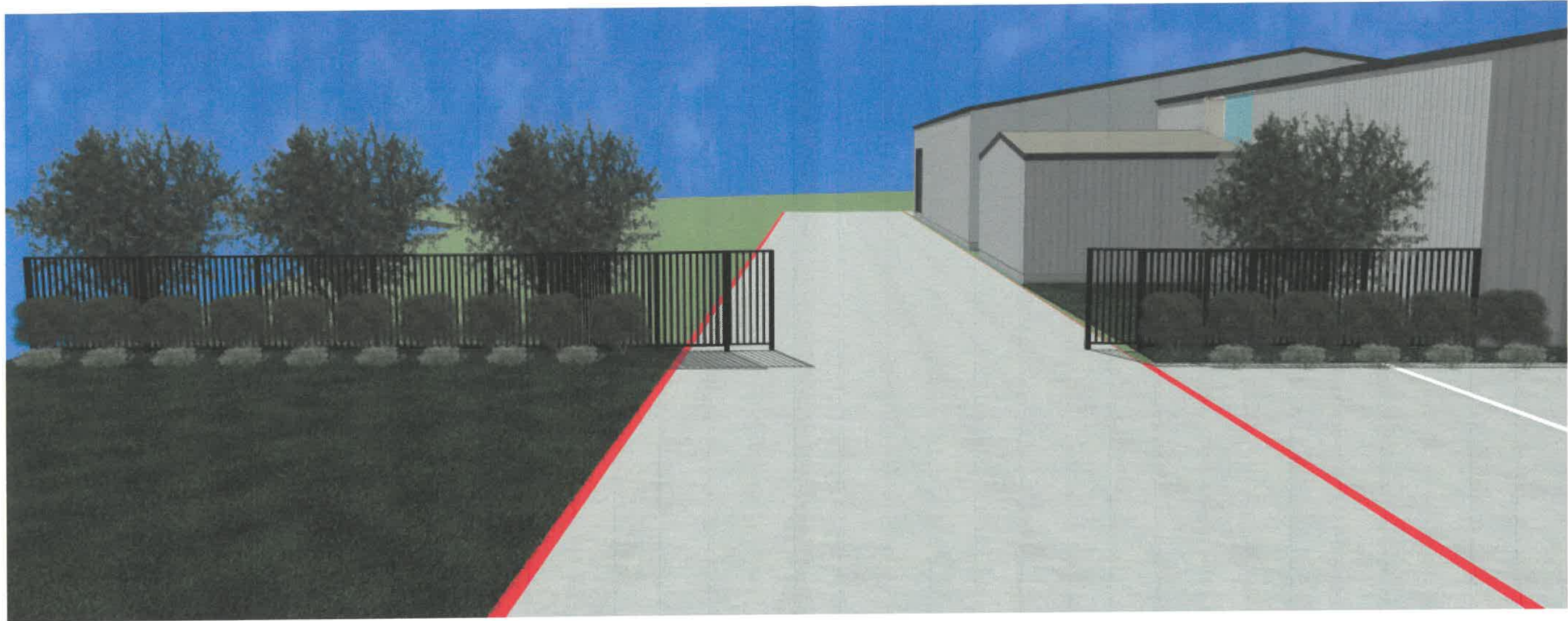


DRAWINGS PROVIDED BY:
Patriot HLC

DATE:
03/15/2024

SCALE:

SHEET:
P-1



Rendering
For Illustration Only

North Elevation

REVISION TABLE	
NUMBER	DATE

Landscape Plan

**227 National Dr
Rockwall Tx, 75032**



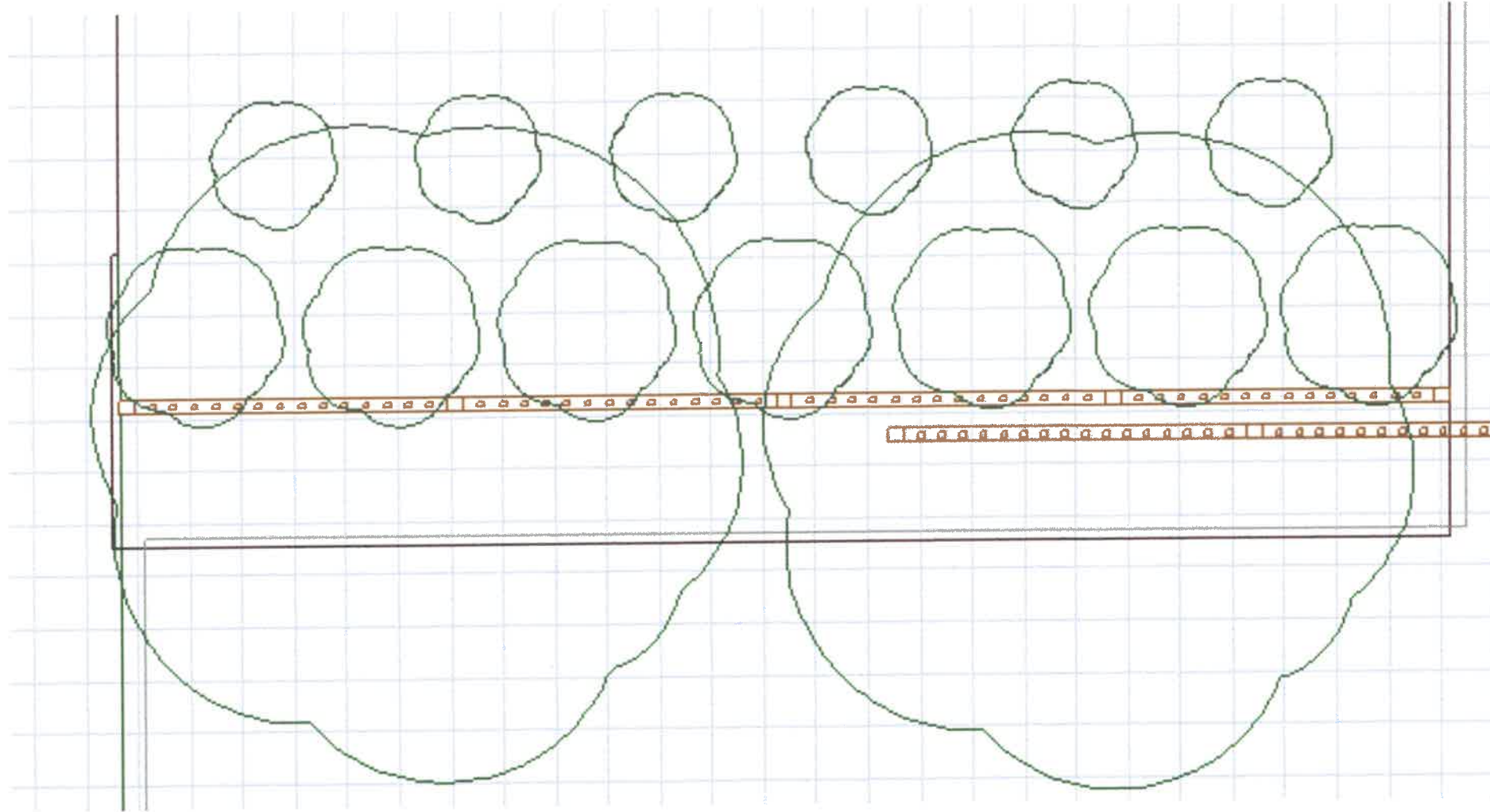
**DRAWINGS PROVIDED BY:
Patriot HLC**

**DATE:
03/15/2024**

SCALE:

**SHEET:
P-1**

Plant Zone 1



Landscape Legend

Qty	Description	Placement Location
2	Live Oak 4" at 4'	Rear of landscape screen
7	Wax Myrtle 7 Gal.	Mid of landscape screen
6	Pink Muhly Grass 3 Gal.	Front of landscape screen

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

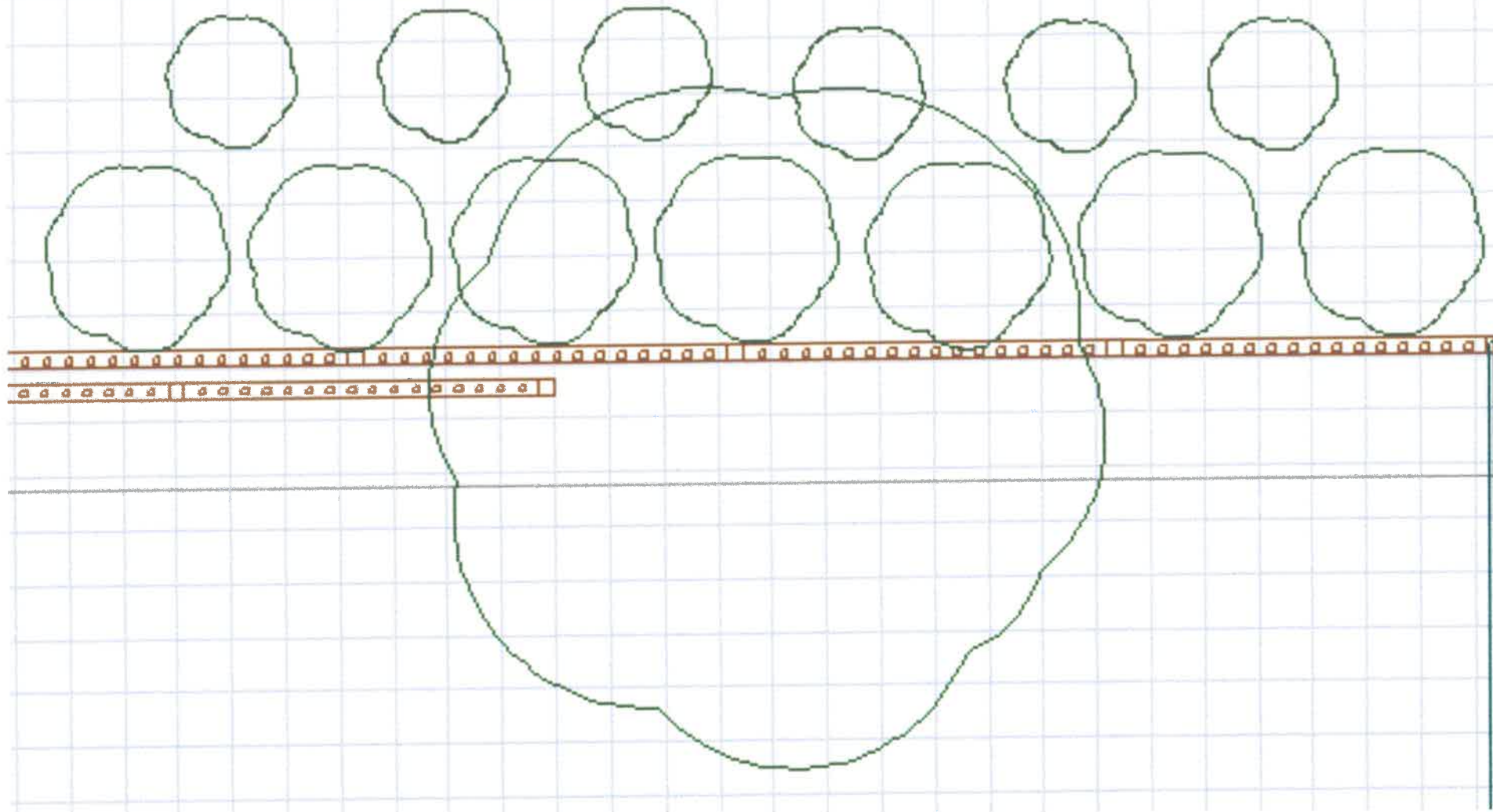
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Landscape Legend

Qty	Description	Placement Location
1	Live Oak 4" at 4'	Rear of landscape screen
7	Wax Myrtle 7 Gal.	Mid of landscape screen
6	Pink Muhly Grass 3 Gal.	Front of landscape screen

Plant Zone 2

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

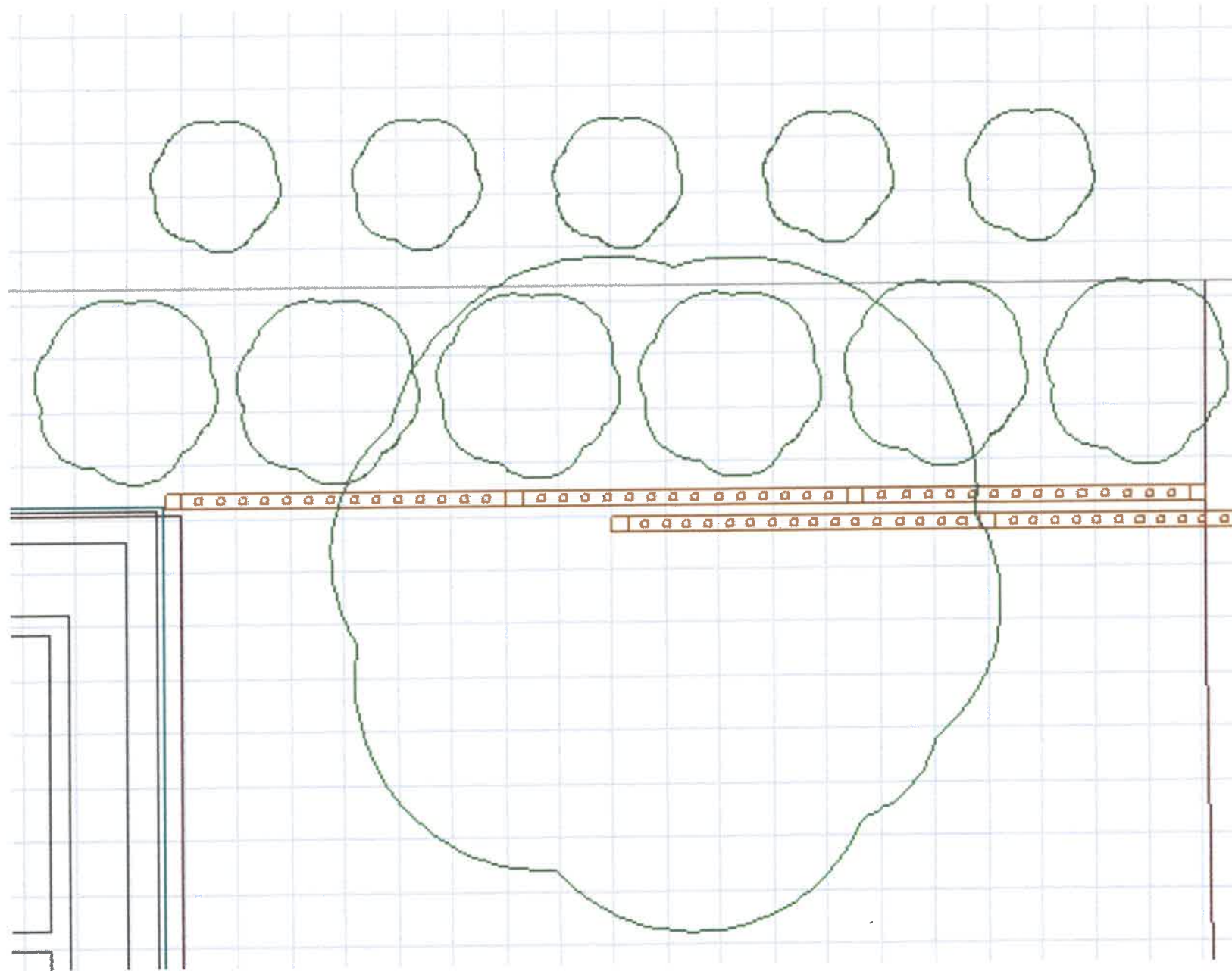
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Plant Zone 3

Landscape Legend

Qty	Description	Placement Location
1	Live Oak 4" at 4'	Rear of landscape screen
6	Wax Myrtle 7 Gal.	Mid of landscape screen
5	Pink Muhly Grass 3 Gal.	Front of landscape screen

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75082



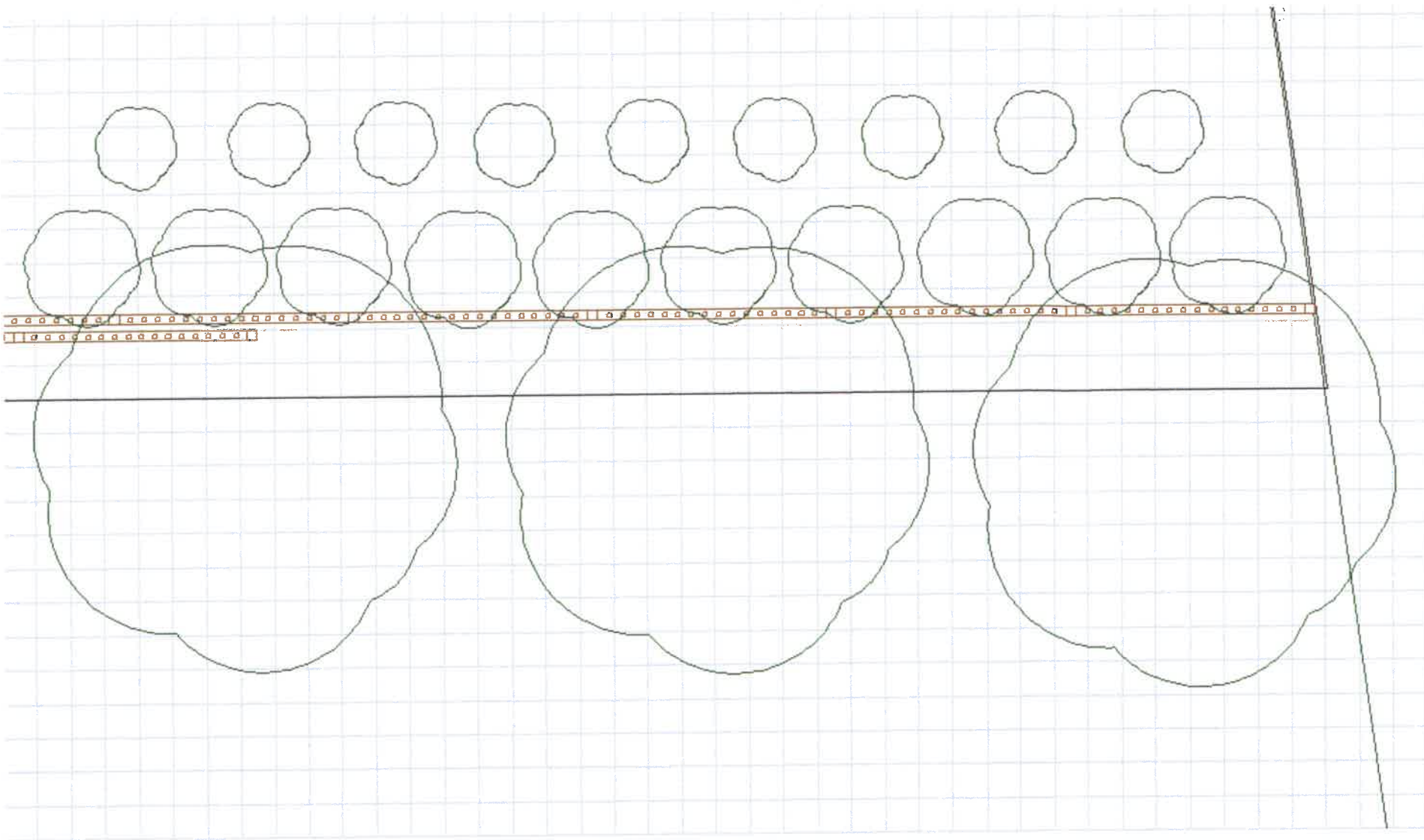
DRAWINGS PROVIDED BY:
Patriot HLC

DATE:
03/15/2024

SCALE:

SHEET:

P-1



Landscape Legend

Qty	Description	Placement Location
3	Live Oak 4" at 4'	Rear of landscape screen
10	Wax Myrtle 7 Gal.	Mid of landscape screen
9	Pink Muhly Grass 3 Gal.	Front of landscape screen

Plant Zone 4

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

DATE:
03/15/2024

SCALE:

SHEET:
P-1



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: April 30, 2024
SUBJECT: SP2024-018; *Site Plan for 227 National Drive*

The applicant, Jonathan McBride, is requesting the approval of a site plan for the purpose of expanding the existing office/warehouse building at 227 National Drive by adding an additional 4,800 SF of building area. The subject property is a 1.804-acre tract of land, identified as Tract 2-8 of the J.R. Johnson Survey, Abstract No. 1280, and zoned Heavy Commercial (HC) District. Currently, the subject property is considered to be legally non-conforming with regard to the existing building, the unimproved parking areas and outside storage yard, the metal screening fence, and the lack of landscaping on the property. Prior to this proposal the subject property was being used as an *Automotive Impound Yard (i.e. Dallas Cowboys)*.

According to the site plan provided by the applicant, the subject property has a 3,636 SF office/warehouse building and a 408 SF storage building located situated on it. The applicant's proposal entails expanding the existing metal building by 4,800 SF, which will increase the overall building footprint to 8,436 SF. In addition, the applicant is proposing to remove the existing 408 SF metal building. The expansion of the main building will be situated to the rear of the subject property, and be done in materials comparable to the existing metal building. While this does not meet the City's articulation requirements staff should point out that they are making several improvements to the overall site that will bring the property closer into conformance with the Unified Development Code (UDC). Specifically, they will be constructing a 24-foot concrete fire lane around the building, providing a concrete parking lot with stripped parking spaces, and removing the metal screening fence and replacing it with wrought iron and three (3) tiered screening. Based on this, staff views this site plan as being an overall improvement to the area. Staff should note that this area is designated as a transitional area in the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan. Transitional areas are areas where there is a high concentration of legal non-conforming properties, and "...should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties ..." Taking this into consideration, staff is of the opinion that the applicant's request warrants approval; however, since this request deals with expanding a legally non-conforming building and increasing the non-conformity of the articulation, it is viewed as a discretionary decision for the Planning and Zoning Commission. Staff will be available to address any questions at the Planning and Zoning Commission meeting on April 30, 2024.

PROJECT COMMENTS



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

DATE: 4/26/2024

PROJECT NUMBER: SP2024-018
PROJECT NAME: Site Plan for 227 National Drive
SITE ADDRESS/LOCATIONS: 227 NATIONAL DR, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Jonathan McBride for the approval of a Site Plan for an existing Office/Warehouse Facility on a 1.8040-acre tract of land being identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 Nation Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/26/2024	Approved w/ Comments

04/26/2024: SP2024-018; Site Plan for 227 National Drive

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

I.1 This is a request by Jonathan McBride for the approval of a Site Plan for an existing Office/Warehouse Facility on a 1.8040-acre tract of land being identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (SP2024-018) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Site Plan

1) Vinyl fencing is not allowed. The options for fencing are wrought iron, decorative metal, or black vinyl coated chain link. (Subsection 08.02(B), of Article 08, of the Unified Development Code [UDC]).

M.6 Building Elevations

1) The building articulation does not meet the primary or secondary articulation requirements. Specifically, project height, width, as well as wall length requirements. The proposed building elevations are an improvement of what is currently there but it will require an exception from the Planning and Zoning Commission pending a recommendation from the Architecture Review Board. (Subsection 05.01.C.1, Article 05, UDC)

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

(1) Planning & Zoning Work Session meeting will be held on April 30, 2024.

I.8 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	Madelyn Price	04/23/2024	Approved w/ Comments

04/23/2024: 1. Min. City requirement is 18" RCP culvert. Sizing must be designed by an engineer.

2. Is this existing power pole going to be relocated? Please label.
3. Will you have a dumpster area? If so, show on the site plan.
4. Will this circle drive area be removed or will it remain?
5. Show how this building will be serviced by water/sewer (if needed). There is no existing sewer available on site. Existing septic system must be sized and approved by the County if adding additional bathrooms/septic services.
6. Detention will be required since you are adding impervious area. Please show a detention area somewhere on the site plan.
7. Only show the concrete hatch on areas that are proposed concrete paving. Do not show in the grass or for the building footprint.

General Items:

- Need a site plan that indicates paving, parking, and utilities with dimensions.
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water & Roadway) if increasing meter size and increasing building size respectively.
- Minimum easement width is 20' for new easements. No structures including signage or walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Chain link fence is not allowed.
- Engineering plans must be signed and sealed by a registered professional engineer in the state of Texas. Engineering plans are not allowed to be hand drawn.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Detention is required if increasing impervious area.
- Detention pond will require a drainage easement located at 2' free board elevation. 100-year WSEL must be called out for detention ponds.
- Detention must be on site, and not within public utility easements or Right-of-Way.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention pond. FEE must be a minimum 2' above the 100-year WSEL for the detention pond.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

The following is for information if additional utility services are wanted:

- There is an existing 8" water main along National Drive available for use.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is no existing sewer available on site. Existing septic system must be sized and approved by the County if up-sizing the building.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in easement.

Roadway Paving Items:

- All new parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed)

- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/25/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2024	Needs Review
04/22/2024: The site plan shall show the location of the proposed or existing fire hydrant, providing coverage for the new building.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/22/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/19/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2024	Approved
No Comments			

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water & Roadway) if increasing meter size and increasing building size respectively.
- Minimum easement width is 20' for new easements. No structures including signage or walls allowed in easements.
- Retaining walls 3' and over must be engineered.
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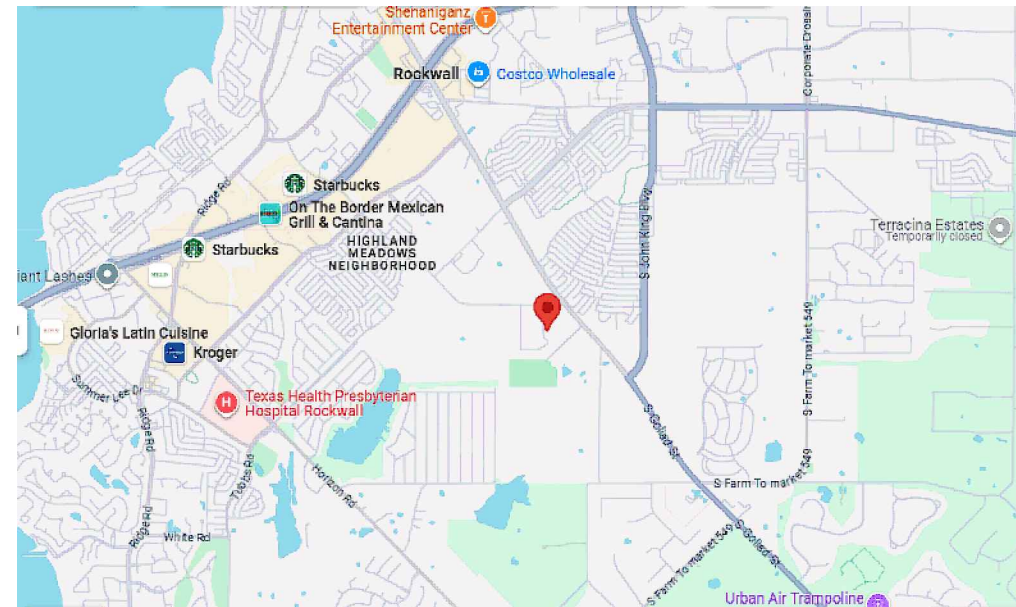


City of Rockwall

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.





VICINITY MAP
NOT TO SCALE

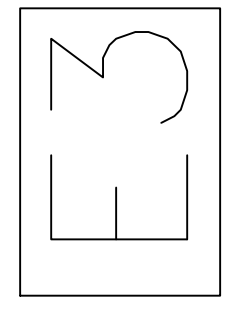
TRACT #2
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.

SITE DATA SUMMARY TABLE

EXISTING ZONING	HC
PROPOSED ZONING	HC OFFICE/WAREHOUSE
USE	78,348 SF/1.8 ACRES
LOT AREA	
BUILDING AREA (FLOOR AREA)	4,800 SF
PROPOSED FLOOR	3,636 SF
EXISTING FLOOR	8,436 SF / 78,348 SF = 10.8%
LOT COVERAGE	1.08 : 1
FLOOR AREA RATIO	38,266 SF / 0.88 ACRES
TOTAL IMPERVIOUS AREA	16' - 0" (1 STORY)
BUILDING HEIGHT	1 SPACE/300 SF OFFICE AREA
PARKING SPACE CRITERIA	1 SPACE/1000 SF WAREHOUSE AREA
TOTAL REQUIRED PARKING	
OFFICE	3,636/300 = 13 SPACES
WAREHOUSE	4,800/1000 = 5 SPACES
TOTAL REQUIRED	18 SPACES
PARKING PROVIDED	23 SPACES
PARKING SURFACE	10' x 20'
HANDICAP PARKING	23 SPACES 1 SPACE

DESIGNED
SEP
DRAWN
SEP
CHECKED
SEP

E3 ENGINEERING
ENGINEERING CONSULTANTS
106 NORMA GENE FATE CITY, TX 75189
(214) 773-6767
e3engineering2005@gmail.com
TYPE FROM NO. 1-10130



AMENDED
SITE PLAN

227 NATIONAL
ROCKWALL, TX

DATE
MARCH 2024
JOB NO.
24-003
SHEET NO.
1 of 1

Is this existing power pole going to be relocated? Please label.

Will you have a dumpster area? If so, show on the site plan.

Show how this building will be serviced by water/sewer (if needed).

There is no existing sewer available on site. Existing septic system must be sized and approved by the County if adding additional bathrooms/septic services.

Detention will be required since you are adding impervious area. Please show a detention area somewhere on the site plan.

INSTALL 12" RCP CULVERT WITH 4:1 SLOPED HEADWALLS

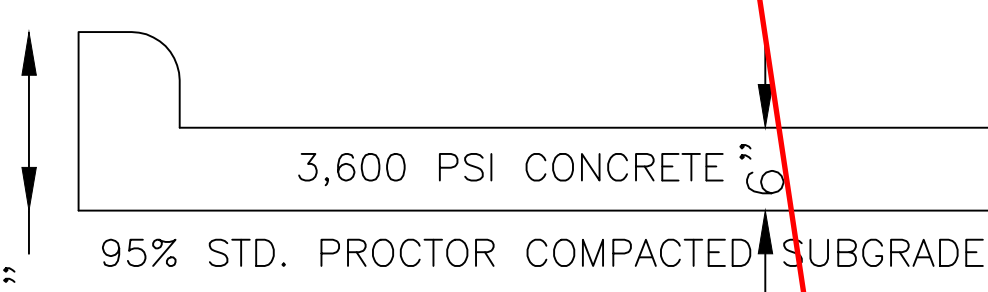
Will this circle drive area be removed or will it remain?

Only show the concrete hatch on areas that are proposed concrete paving. Do not show in the grass or for the building footprint.

Min. City requirement is 18" RCP culvert. Sizing must be designed by an engineer.

PLACE OF BEGINNING

PARKING AREA CROSS SECTION



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 _____, 2024.

WITNESS OUR HANDS, the ____ day of _____, 2024.

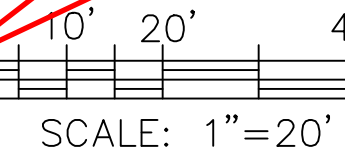
Planning & Zoning Chair Director of Planning & Zoning

JAMES DWAIN POWERS AND PATRICIA ANNETTE POWERS, CO-TRUSTEES OF THE TJT INVESTMENT TRUST
INST.NO. 20230000020425
D.R.R.C.T.

APPLICANT/OWNER CONTACT

JONATHAN McBRIDE
NXG SERVICES
5150 BOYD BLVD.
ROWLETT, TX 75088
214-228-8490

227 NATIONAL DRIVE
A0128 JR JOHNSON
TRACT 2-8, FKA LOT 3 BLOCK A RW 205 BP
CONTAINING 78,348 SQ. FT. OR 1.80 ACRES
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. SP2024-003



SCALE: 1"=20'

LOT 1-R, BLOCK 1
TEXAS STAR ADDITION
CAB. F, SLIDE 177
P.R.R.C.T.

TRACT #3
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.



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 227 National Dr

SUBDIVISION 205 Business Park

LOT

3

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING F1

PROPOSED USE Office/Warehouse

ACREAGE 1.8

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]

OWNER Jonathan McBride

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS 1565 Wylor Dr

ADDRESS

CITY, STATE & ZIP Forney TX 75124

CITY, STATE & ZIP

PHONE 214 228 8490

PHONE

E-MAIL jmcbride@nxgservice.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

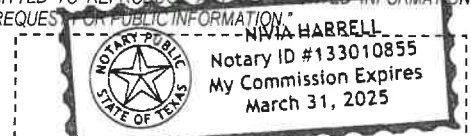
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan McBride [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 18 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF April, 2024 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 18 DAY OF April, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES March 31, 2025



SP2024-018: Site Plan for 227 National Drive



Case Location Map = 

C
AG

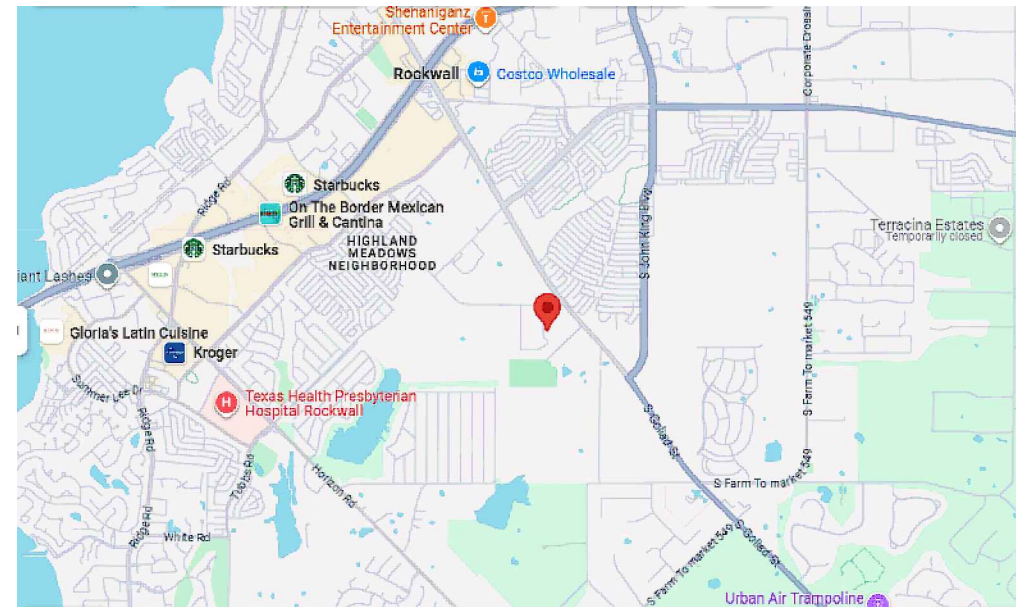


City of Rockwall

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.





VICINITY MAP
NOT TO SCALE

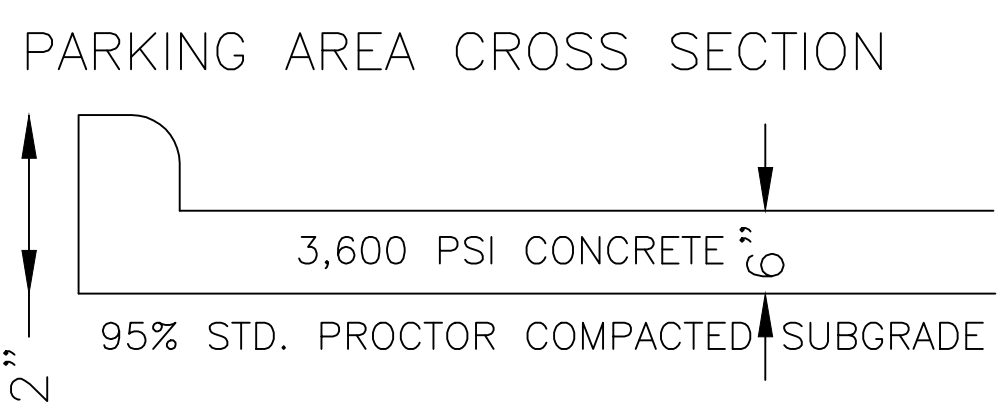
TRACT #2
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.

SITE DATA SUMMARY TABLE

EXISTING ZONING	HC
PROPOSED ZONING	HC
USE	OFFICE/WAREHOUSE
LOT AREA	78,348 SF/1.8 ACRES
BUILDING AREA (FLOOR AREA)	
PROPOSED FLOOR	4,800 SF
EXISTING FLOOR	3,636 SF
LOT COVERAGE	8,436 SF / 78,348 SF = 10.8%
FLOOR AREA RATIO	1.08 : 1
TOTAL IMPERVIOUS AREA	38,266 SF / 0.88 ACRES
BUILDING HEIGHT	16' - 0" (1 STORY)
PARKING SPACE CRITERIA	1 SPACE/300 SF OFFICE AREA 1 SPACE/1000 SF WAREHOUSE AREA
TOTAL REQUIRED PARKING	
OFFICE	3,636/300 = 13 SPACES
WAREHOUSE	4,800/1000 = 5 SPACES
TOTAL REQUIRED	18 SPACES
PARKING PROVIDED	23 SPACES
PARKING SURFACE	
10' x 20'	23 SPACES
HANDICAP PARKING	1 SPACE

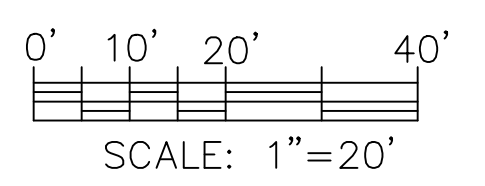
LOT 1-R, BLOCK 1
TEXAS STAR ADDITION
CAB. F, SLIDE 177
P.R.R.C.T.

TRACT #3
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.



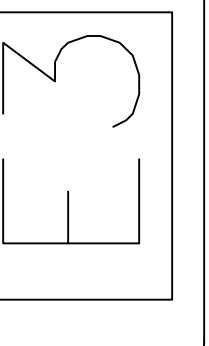
APPROVED:
I hereby certify that the above and foregoing Site Plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.
WITNESS OUR HANDS, the _____ day of _____, 2024.

Planning & Zoning Chair Director of Planning & Zoning



DESIGNED
SEP
DRAWN
SEP
CHECKED
SEP

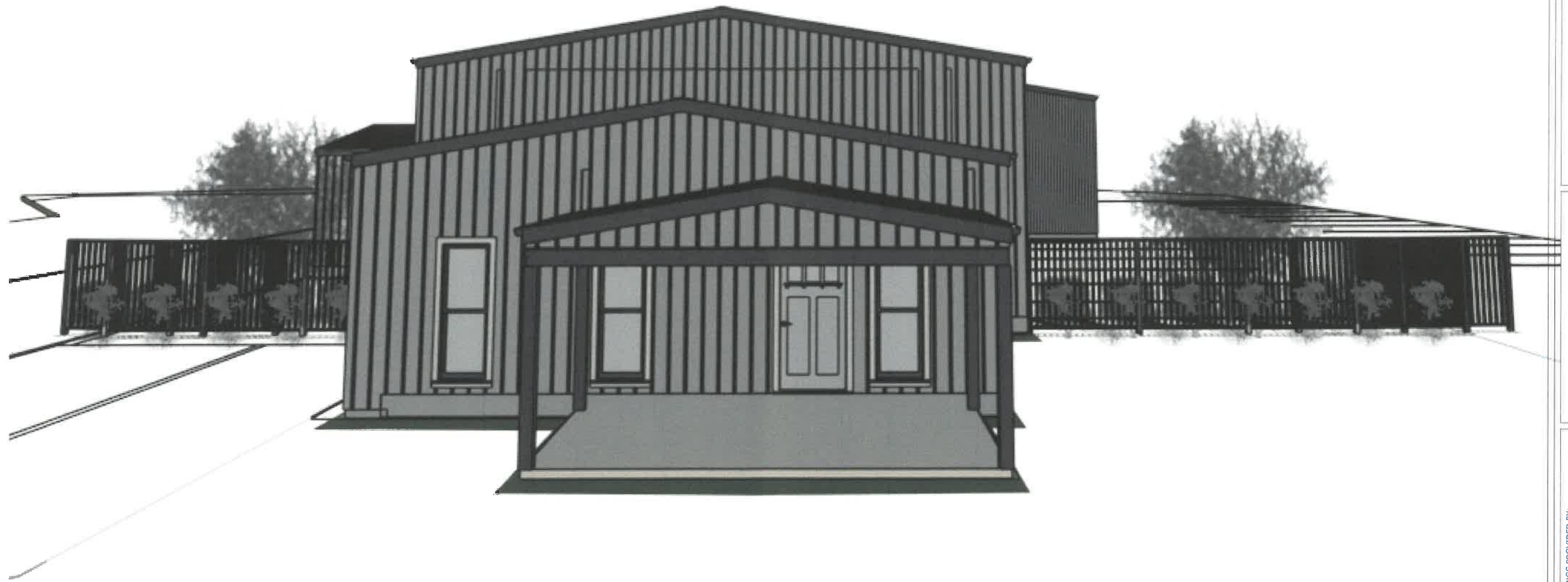
E3 ENGINEERING
ENGINEERING CONSULTANTS
106 NORMA GENE FATE CITY, TX 75189
(214) 773-6767
e3engineering2005@gmail.com
TYPE FROM FIG. 1-10130



AMENDED
SITE PLAN

227 NATIONAL
ROCKWALL, TX

DATE
MARCH 2024
JOB NO.
24-003
SHEET NO.
1 of 1



Front Elevation

REVISION TABLE	
NUMBER	DATE

Building Elevations

227 National Dr
Rockwall Tx, 75032

DRAWINGS PROVIDED BY:
NXG
Services



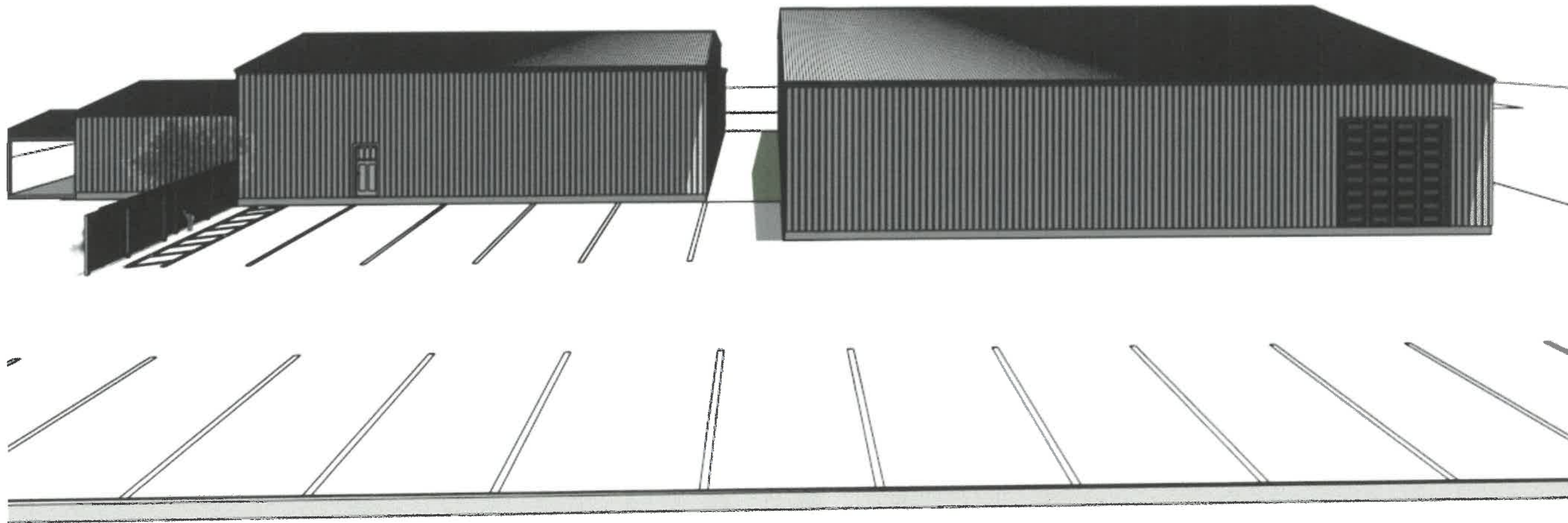
DATE:

03/15/2024

SCALE:

SHEET:

P-1



South Elevation

REVISION TABLE	
NUMBER	DATE

Building Elevations

227 National Dr
Rockwall Tx, 75032

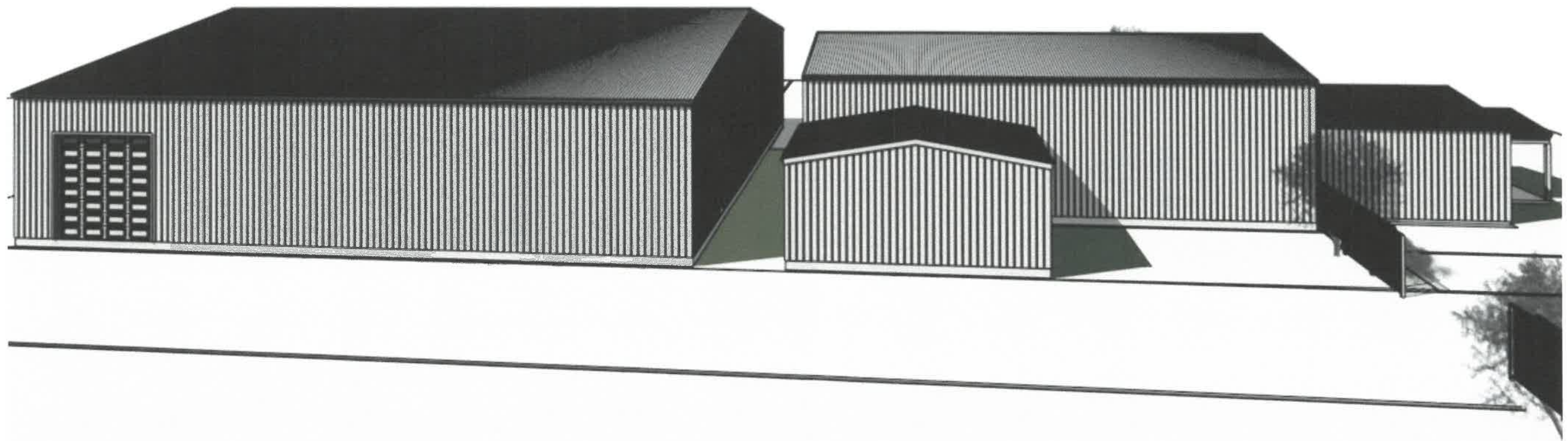
DRAWINGS PROVIDED BY:

 NXG
Services

DATE:
03/15/2024

SCALE:

SHEET:
P-1



North Elevation

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Building Elevations

227 National Dr
Rockwall Tx, 75032

DRAWINGS PROVIDED BY:
NXG
Services



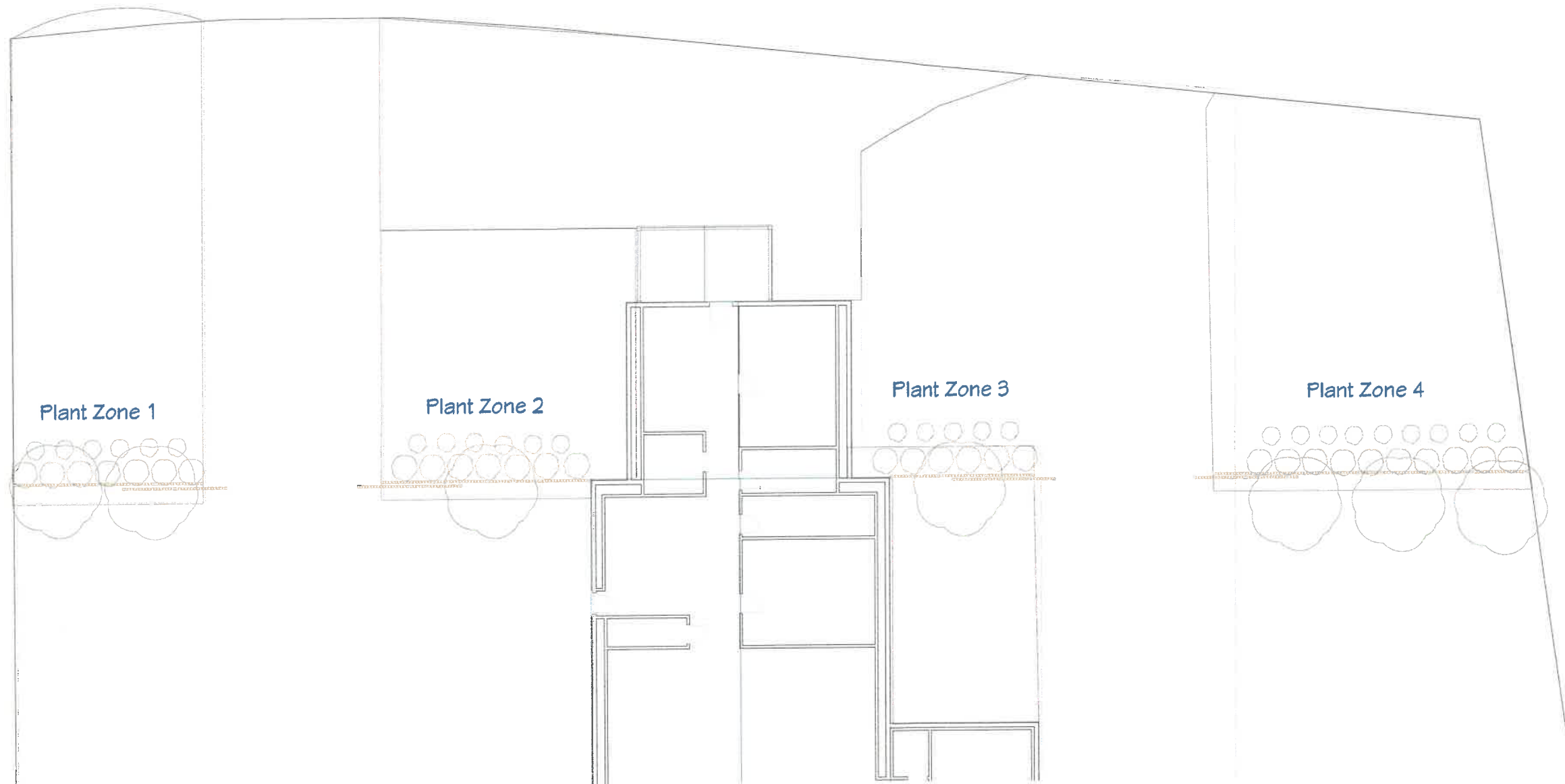
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Plant Zones

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

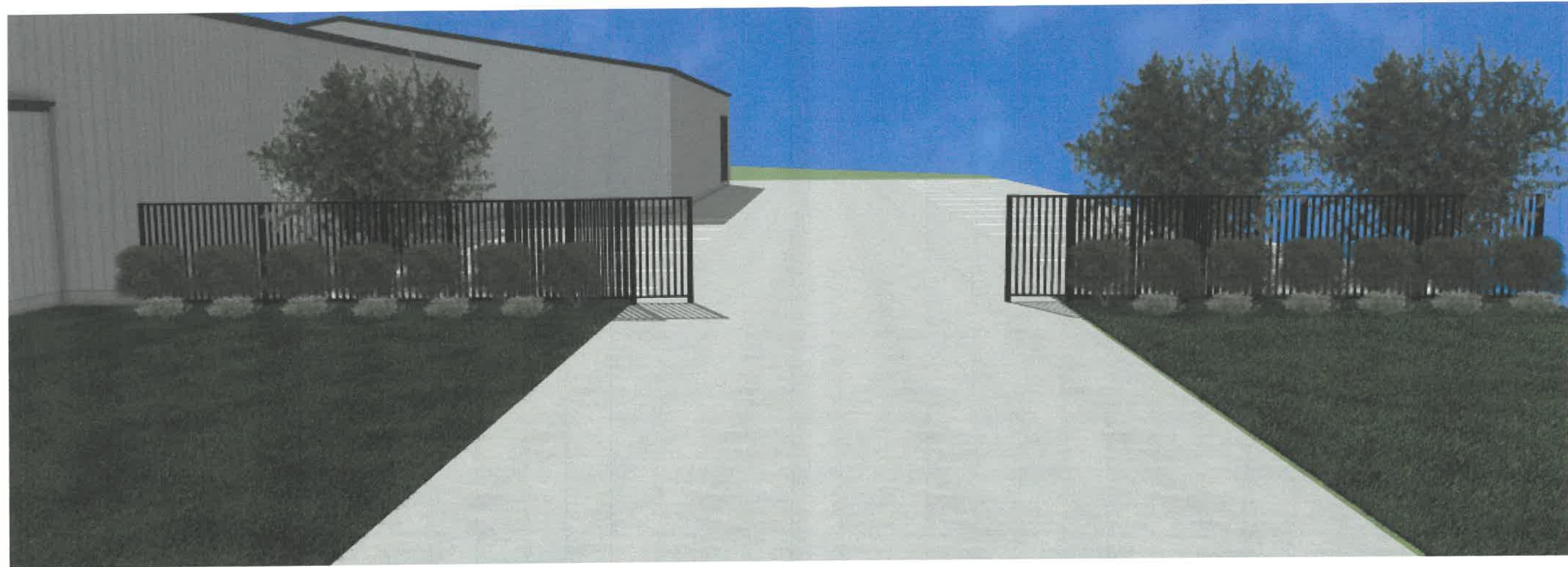
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Rendering
For Illustration Only

South Elevation

REVISION TABLE	
NUMBER	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

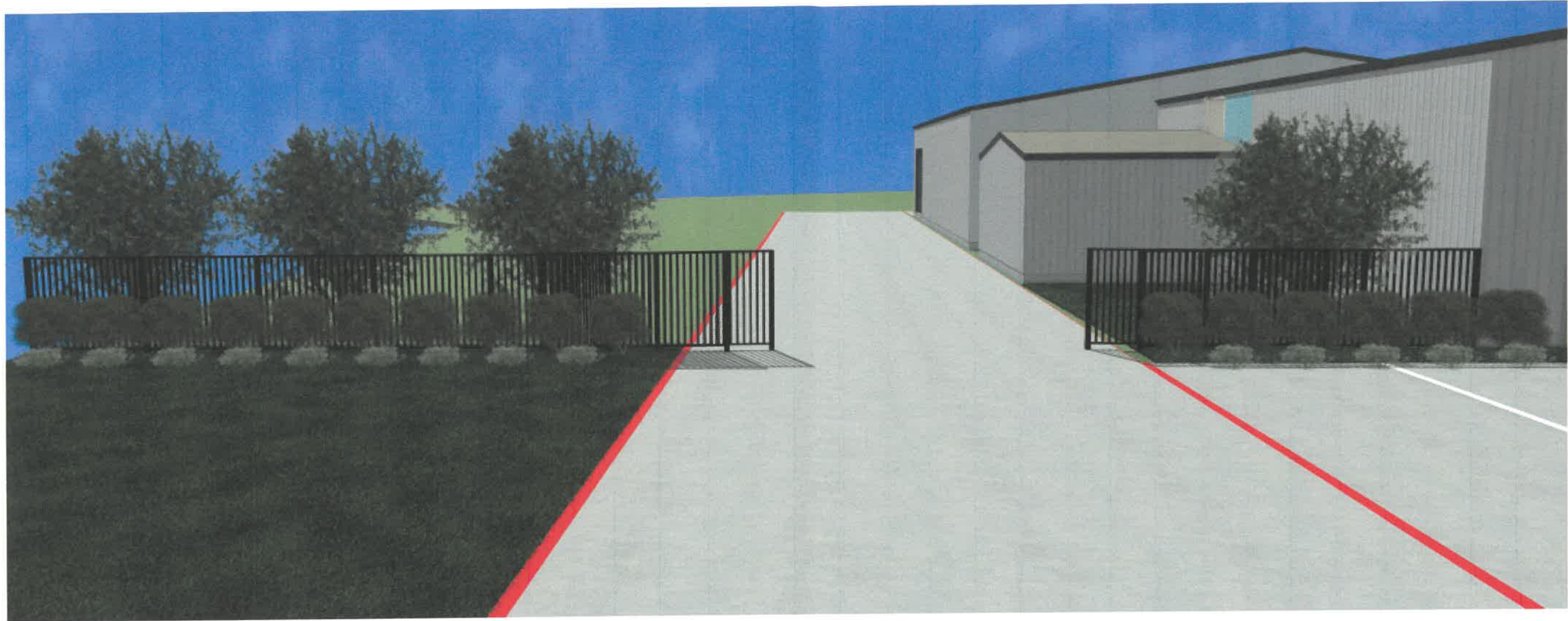
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Rendering
For Illustration Only

North Elevation

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

DATE:

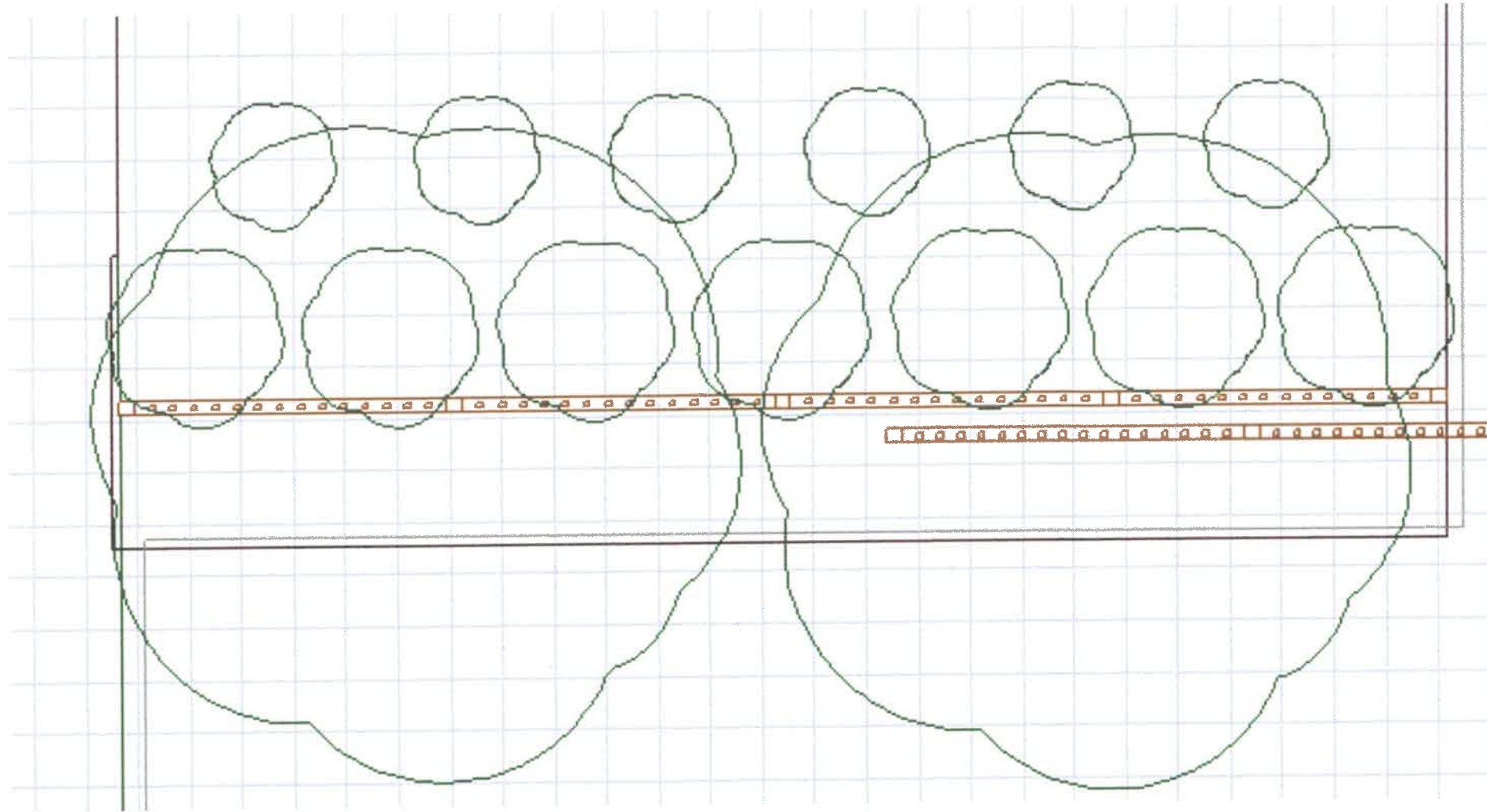
03/15/2024

SCALE:

SHEET:

P-1

Plant Zone 1



Landscape Legend

Qty	Description	Placement Location
2	Live Oak 4" at 4'	Rear of landscape screen
7	Wax Myrtle 7 Gal.	Mid of landscape screen
6	Pink Muhly Grass 3 Gal.	Front of landscape screen

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

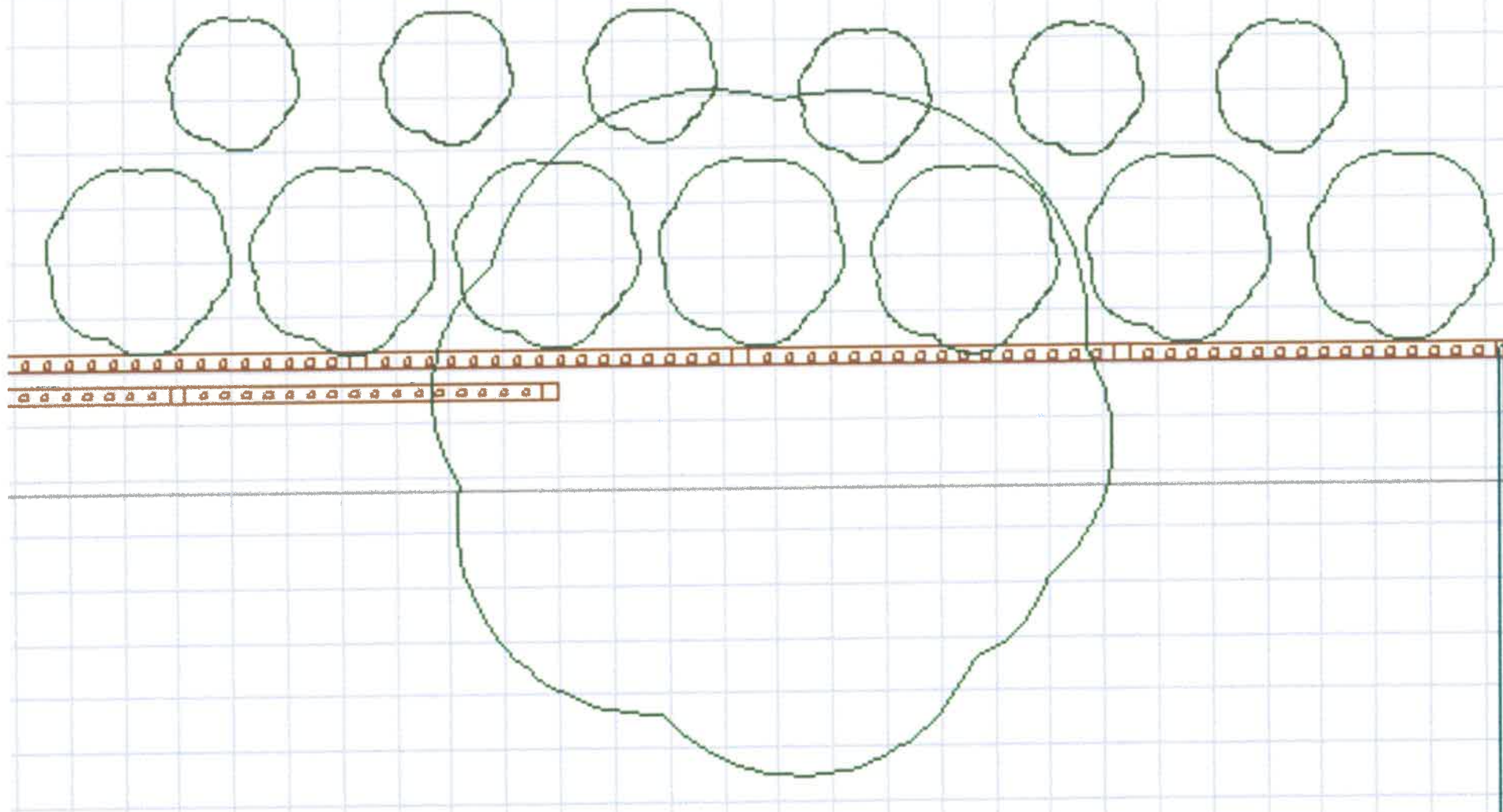
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Plant Zone 2

Landscape Legend

Qty	Description	Placement Location
1	Live Oak 4" at 4'	Rear of landscape screen
7	Wax Myrtle 7 Gal.	Mid of landscape screen
6	Pink Muhly Grass 3 Gal.	Front of landscape screen

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

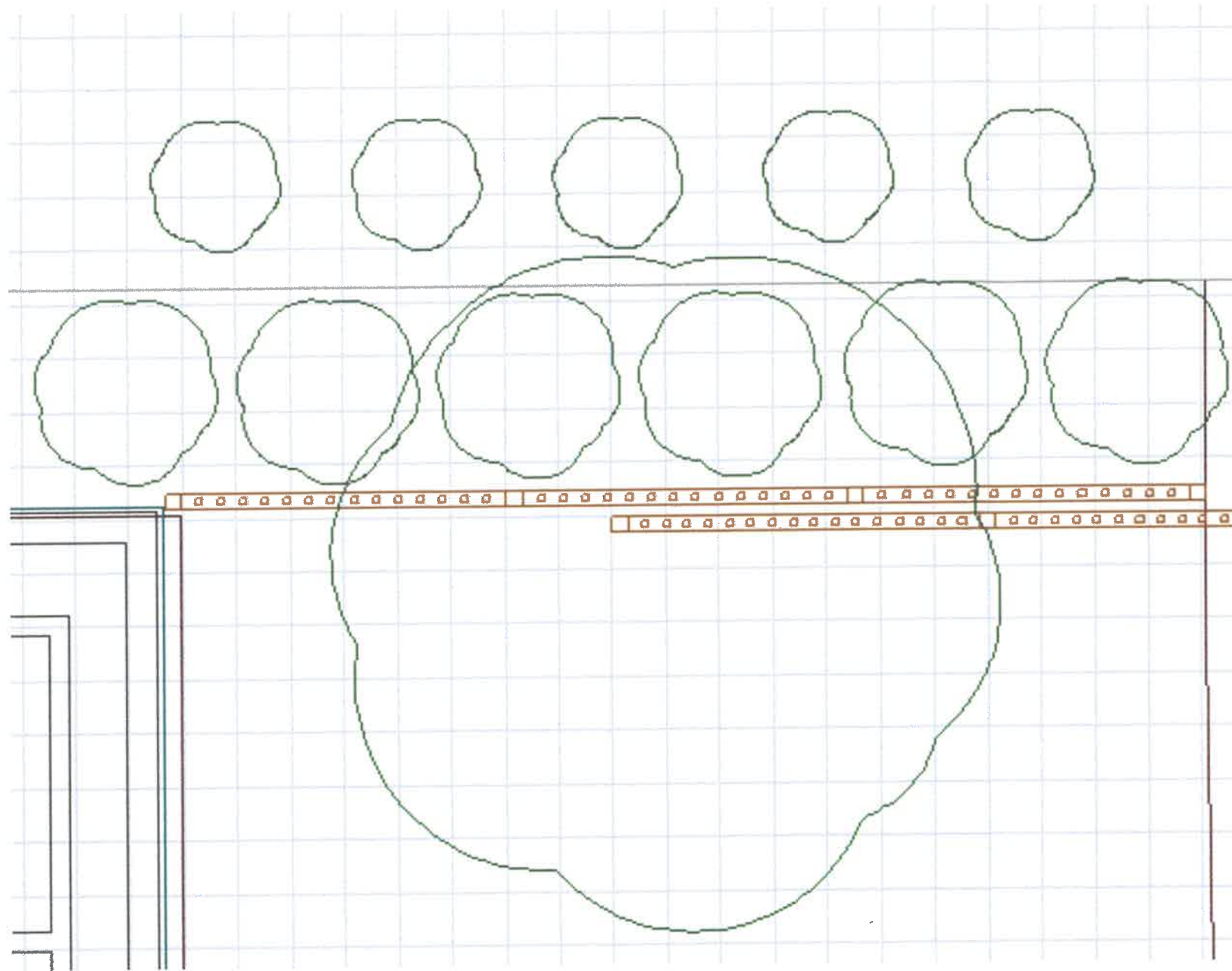
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Plant Zone 3

Landscape Legend

Qty	Description	Placement Location
1	Live Oak 4" at 4'	Rear of landscape screen
6	Wax Myrtle 7 Gal.	Mid of landscape screen
5	Pink Muhly Grass 3 Gal.	Front of landscape screen

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

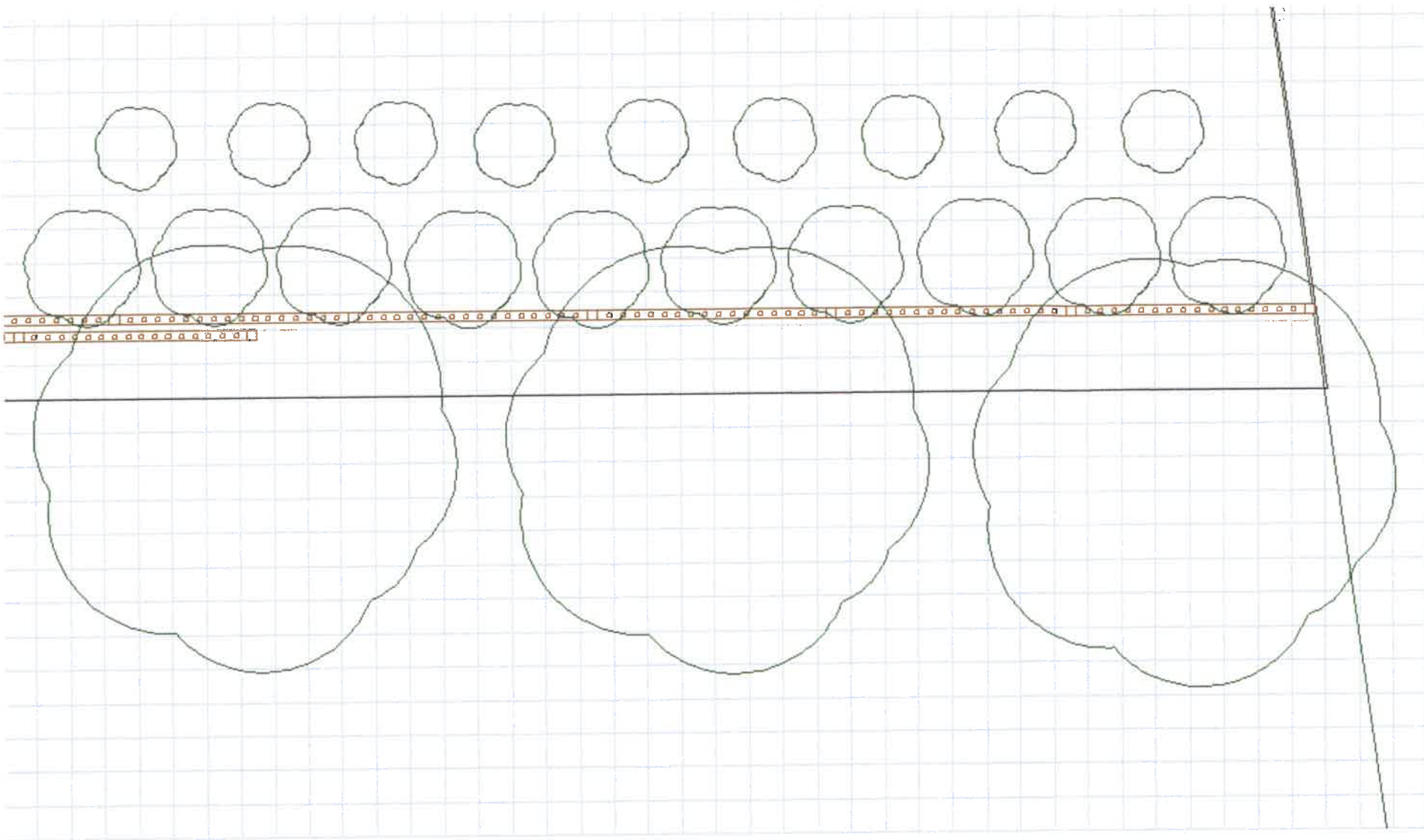
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Landscape Legend

Qty	Description	Placement Location
3	Live Oak 4" at 4'	Rear of landscape screen
10	Wax Myrtle 7 Gal.	Mid of landscape screen
9	Pink Muhly Grass 3 Gal.	Front of landscape screen

Plant Zone 4

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

DATE:

03/15/2024

SCALE:

SHEET:

P-1



May 1, 2024

TO: Jonathan McBride
1565 Wyler Drive
Forney, Texas 75126

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

SUBJECT: SP2024-018; *Site Plan for 227 National Drive*

Jonathan:

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 April 30, 2024. 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 April 30, 2024, the Architecture Review Board approved a motion to recommend approval of the site plan by a vote of 4-0, with Board Members McAngus, Dalton, and Roberts.

Planning and Zoning Commission

On April 30, 2024, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 5-0, with Commissioners Llewellyn and Conway absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross".

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

Ross, Bethany

From: Jonathan McBride <jmcbride@nxgservice.com>
Sent: Monday, April 29, 2024 11:15 AM
To: Ross, Bethany
Cc: Brandon Gafford
Subject: Re: Project Comments: SP2024-018
Attachments: 227 National Dr - Project Plans.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Ross –

Please see adjustments and notes from the engineer. We have also included the following items; Drainage plan, erosion control plan and revised site plan. Please let me know if you have any questions or need any further documentation from us in regards to this project proposal.

You will find in the attached “ 227 National Dr – Project Plans”

The following items:

Page 1 – Engineered Site Plan
Page 2 – Engineered Site Drainage plans
Page 3 – Engineered Site Erosion Control Plans
Page 4 – Front Elevation
Page 5 – South Elevation
Page 6 – North Elevation
Page 7 – Plant Zones Over View
Page 8 – Plant Zone 1 Elevation
Page 9 – Plant Zone 2 Elevation
Page 10 – Plant Zone 3 Elevation
Page 11 – Plant Zone 4 Elevation
Page 12 – Plant Zone 1 Details
Page 13 – Plant Zone 2 Details
Page 14 – Plant Zone 3 Details
Page 15 – Plant Zone 1 Details

Jon McBride
NXG Services
Email: jmcbride@nxgservice.com
Cell : 214.228.8490

This email and any attachments are confidential and intended solely for the recipients. If you received this message in error, please notify me and immediately delete this message from your computer. Any retention, distribution or other use of this email is strictly prohibited.

From: Ross, Bethany <bross@rockwall.com>
Sent: Friday, April 26, 2024 4:14:55 PM
To: Jonathan McBride <jmcbride@nxgservice.com>
Subject: Project Comments: SP2024-018

Good afternoon Jonathan,

Attached are the project comments and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: April 30, 2024

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

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