



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 1605 Discovery Blvd

SUBDIVISION Cambridge Estates

LOT 2 BLOCK

GENERAL LOCATION South East corner of John King Blvd and Discovery Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial Zoning

CURRENT USE none

PROPOSED ZONING Commercial Zoning

PROPOSED USE natural gas line access site

ACREAGE 2.565

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 Atmos Energy Corporation

APPLICANT KSA Engineers, Inc.

CONTACT PERSON Michelle Nekunazarazad

CONTACT PERSON Madelyn Tadlock

ADDRESS 5430 Lyndon B Johnson Fwy

ADDRESS 816 Park Two Dr.

CITY, STATE & ZIP Dallas, TX 75240

CITY, STATE & ZIP Sugar Land, TX 77478

PHONE 214-906-8841

PHONE 281-309-2576

E-MAIL Michelle.Nekunazarazad@atmosenergy.com

E-MAIL mtadlock@ksaeng.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michelle Nekunazarazad [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 \$0, per agreement with City", TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 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."

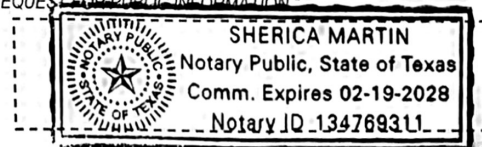
* of Rockwall during the Pre-Application Meeting held on 4/4/2024.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF April, 2024

OWNER'S SIGNATURE

Michelle Nekunazarazad

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 02-19-2028

DATE
REVISION
MARK

SHEET NAME:

PROJECT NAME:

102465

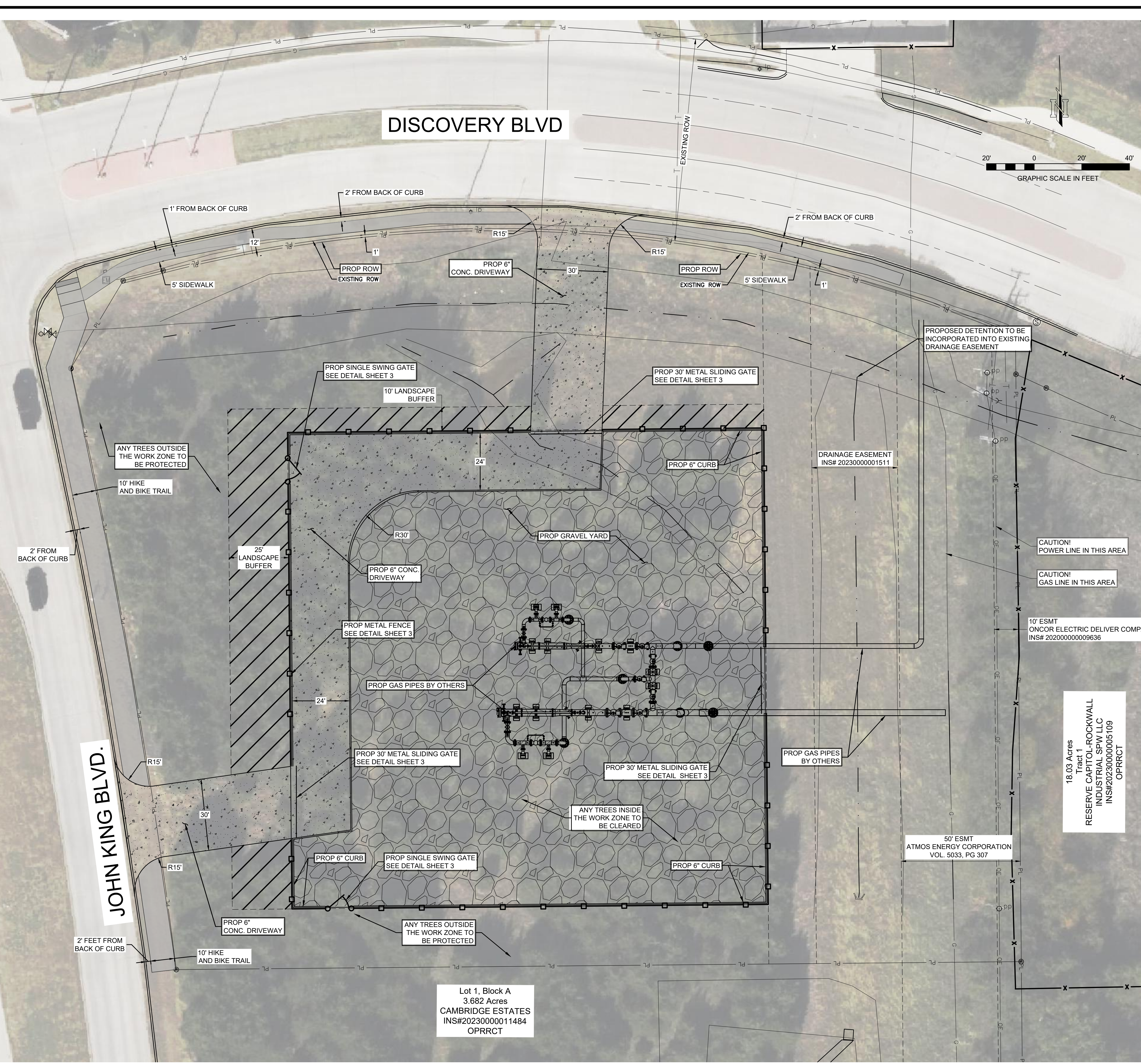
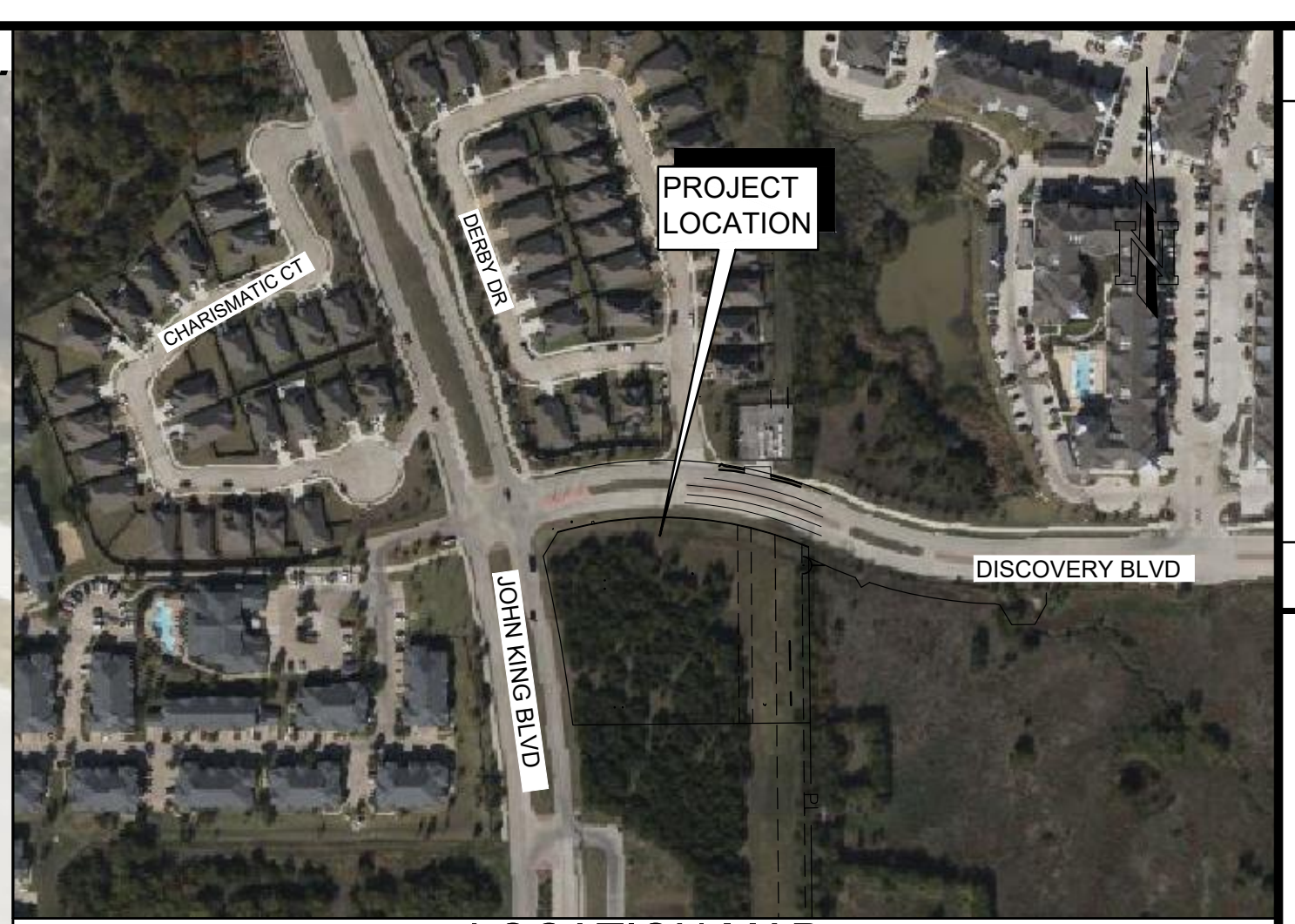
KSA JOB NO. 102465

This document is released for the purpose of interim review under the authority of Madelyn Tadlock, P.E., Lic. # 138629, on April 17, 2024. It is not to be used for construction, bidding, or permit purposes.

SEAL: TBPE Firm Registration No. F-1356 SHEET NO.

SITE PLAN

ATMOS ENERGY ROCKWALL DISCOVERY ROCKWALL COUNTY, TEXAS





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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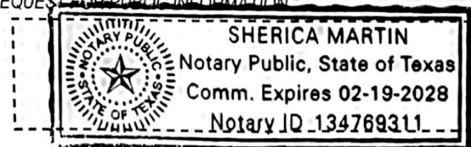
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OWNER'S SIGNATURE

Michelle Nekunazarazad
Sherrica Martin


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 02-19-2028



SP2024-021: Site Plan for Atmos Facility at 1650 Discovery Boulevard

Case Location Map = 

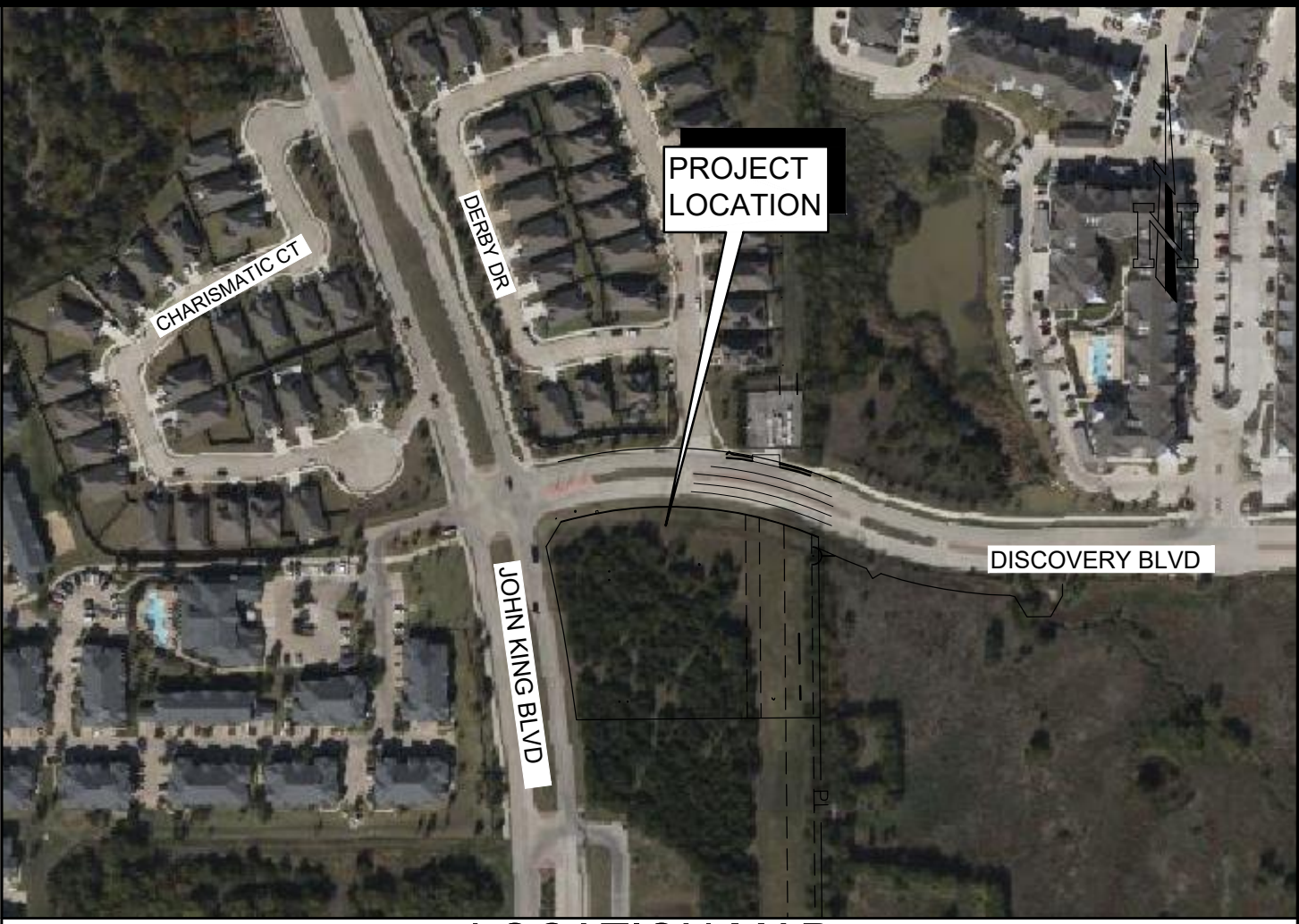
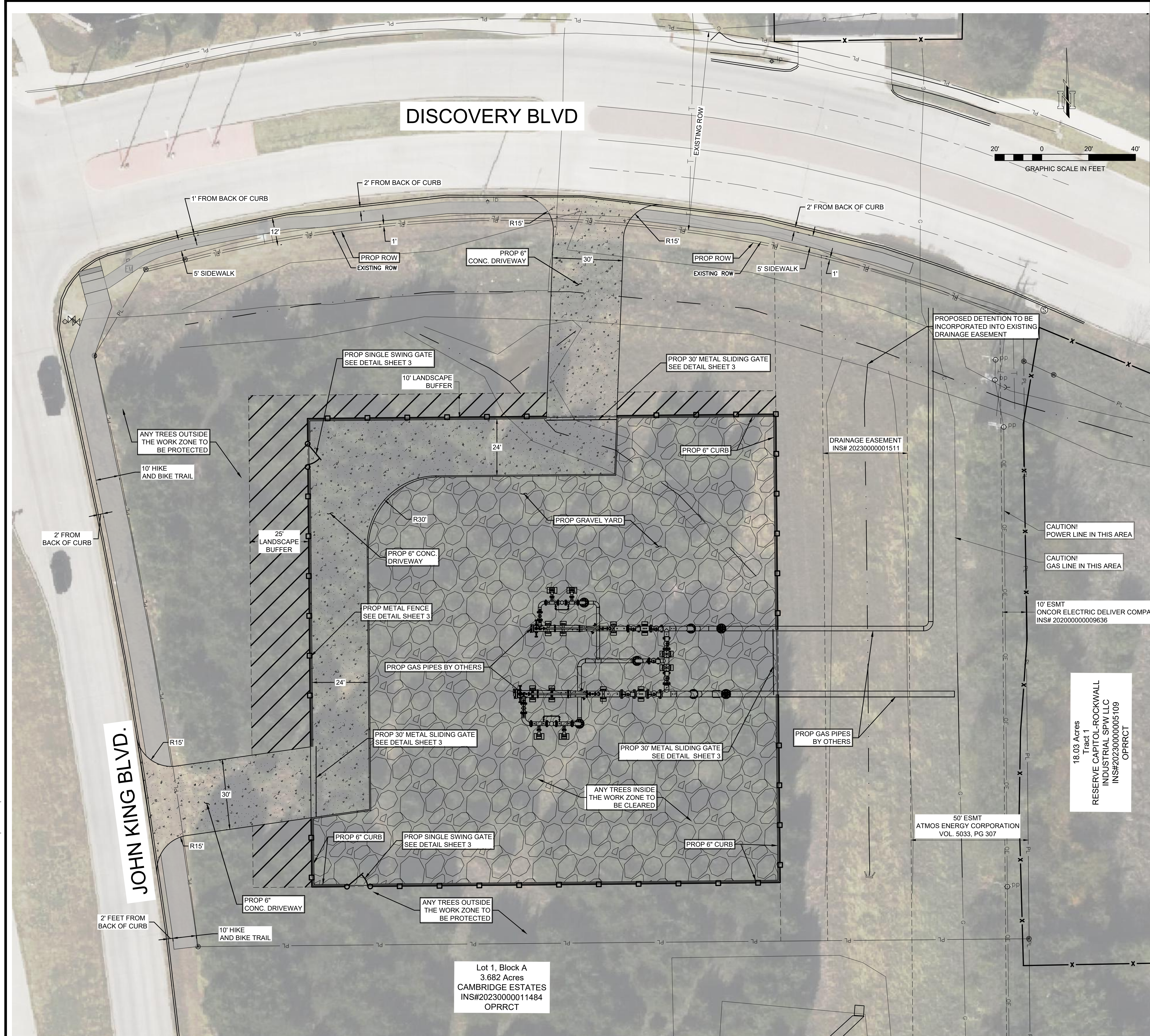


City of Rockwall

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.





LOCATION MAP

PROJECT TITLE: --- CITY XX, TEXAS

DATE	
REVISION	
MARK	

SITE PLAN

ATMOS ENERGY
ROCKWALL DISCOVERY
ROCKWALL COUNTY, TEXAS

PROJECT NAME:
SHEET NAME: 102465

DRAWN BY:	LP
DESIGNED BY:	MT
LATEST REVISION:	-
KSA JOB NO.:	102465



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SEAL:
TBP Firm Registration No. F-1356
SHEET NO.

18.03 Acres
Tract 1
RESERVE CAPITAL-ROCKWALL
INDUSTRIAL SPW LLC
INS#2023000005109
OPRRCT

50' ESMT
ATMOS ENERGY CORPORATION
VOL. 5033, PG 307

CAUTION!
POWER LINE IN THIS AREA

CAUTION!
GAS LINE IN THIS AREA

10' ESMT
ONCOR ELECTRIC DELIVER COMPANY
INS# 20200000009636

Lot 1, Block A
3.682 Acres
CAMBRIDGE ESTATES
INS#20230000011484
OPRRCT



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: Angelica Guevara, *Planning Technician*
DATE: April 30, 2024
SUBJECT: SP2024-021; *Site Plan for Atmos Facility at 1605 Discovery Boulevard*

The applicant, Madelyn Tadlock of KSA Engineers, Inc., is requesting the approval of a *Site Plan* for an *ATMOS Natural Gas Access Facility*. The subject property is a 2.565-acre parcel of land located at 1605 Discovery Boulevard, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses.

On April 19, 2024, the applicant submitted an application and a site plan showing the proposed location of the *Access Facility* being at the southeast corner of the intersection of Discovery Boulevard and John King Boulevard. According to the applicant the proposed facility is necessary due to the limited size of the existing facility, which is located directly north of the proposed facility (*i.e. on the northside of Discovery Boulevard*). The applicant's site plan indicates that the *Access Facility* will be centrally located on the subject property and will be enclosed by a wrought iron fence. There are two (2) proposed access gates, two (2) proposed concrete driveways (*i.e. one [1] along John King Boulevard and one [1] along Discovery Boulevard*), and two (2) proposed sliding gates associated with the request. Staff should note the applicant is proposing to preserve as many trees as possible along the John King Boulevard frontage to help screen the facility; however, there will be a number of trees removed along Discovery Boulevard. Based on this staff requested that the applicant provide a *Landscape Plan*, but the applicant was unable to provide this information in the requested time period. Taking this into consideration, staff is bringing the case forward for conditional approval and is requesting the following conditions of approval with this case:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;
- (2) The applicant must provide a *Landscape Plan* showing that the required landscape buffers will provide sufficient screening from all roadways (*i.e. John King Blvd. and Discovery Blvd.*) adjacent to the subject property as well as indicate which trees are to be protected and/or removed on the site;
- (3) The proposed metal gates shall be wrought iron to match the existing fence;
- (4) The applicant will be required to plat the property prior to the issuance a Building Permit; and,
- (5) 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.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the April 30, 2024 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 4/26/2024

PROJECT NUMBER: SP2024-021
PROJECT NAME: Admin Site Plan for 1605 Discovery Blvd
SITE ADDRESS/LOCATIONS: 1605 DISCOVERY BLVD, ROCKWALL, 75032
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	04/26/2024	Approved w/ Comments

04/26/2024: SP2024-021: Site Plan for an ATMOS Natural Gas Access Facility
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a ATMOS Natural Gas Access Facility on a 2.565-acre tract of land being identified as Tract 3-10 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District, located at the southeast corner of the intersection of Discovery Boulevard and John King Boulevard.

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 (SP2024-021) 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 a corrected signature block as shown below with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Specifically, the Photometric Plan and the Treescape Plan are missing this. (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 Site Plan

- (1) The proposed metal gates shown shall be wrought iron to match the existing fence.
- (2) The applicant will be required to plat the plat prior to the issuance of a Building Permit.

M.6 Landscape Plan

(3) Please provide a Landscape Plan showing that the landscape buffers will provide sufficient screening from all roadways (i.e. John King Blvd. and Discovery Blvd.) adjacent to the subject property.

(4) Please indicate which trees are to be protected and/or removed on the site.

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 April 30, 2024 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session will be held on April 30, 2024.
- 2) Planning & Zoning Public Hearing will be held on May 14, 2024.

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 requires a representative(s) to 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.

I.11 If the Planning and Zoning Commission approves this site plan case, the applicant will be responsible for submitting hard copies of the final site plan submittal package -- with all comments addressed -- for signatures from the Planning and Zoning Commission Chairman and Director of Planning and Zoning. Please note that this will be required to be completed prior to the acceptance of civil engineering plans.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2024	Approved w/ Comments

- 04/23/2024: 1. Shift areal to align with line work.
2. Sidewalk must extend to edge of property.

General Items:

- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water & Roadway)
- Minimum easement width is 20' for new easements. No structures including 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.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees.
- No structures or fences with easements.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan.

Drainage Items:

- Detention is required
- Detention calculations are based on zoning, not specific land area use.

- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems.
- 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 for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 12" water main stub available for use along Discovery Blvd.
- There is an existing 12" water main available for use along John King Blvd.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- Need to show dimensions for City Driveway spacing requirements. Along John King, driveway must be 200' from Discovery. Along Discovery, driveway must also be 200' from John King
- All 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 w/ Comments

04/25/2024: Separate fence permit will be required.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2024	Approved

No Comments

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	04/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/23/2024	Approved w/ Comments

04/23/2024: Please submit landscape plans

DISCOVERY BLVD

Shift areal to align with line work.

Sidewalk must extend to edge of property.

PROPOSED DETENTION TO BE INCORPORATED INTO EXISTING DRAINAGE EASEMENT

CAUTION! POWER LINE IN THIS AREA

CAUTION! GAS LINE IN THIS AREA

10' ESMT ONCOR ELECTRIC DELIVER COMP INS# 202000000009636

18.03 Acres
Tract 1
RESERVE CAPITOL-ROCKWALL INDUSTRIAL SPW LLC
INS#2023000005109
OPRRCT

50' ESMT ATMOS ENERGY CORPORATION VOL. 5033, PG 307

Lot 1, Block A
3.682 Acres
CAMBRIDGE ESTATES
INS#20230000011484
OPRRCT

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SITE PLAN

ATMOS ENERGY
ROCKWALL DISCOVERY
ROCKWALL COUNTY, TEXAS

DRAWN BY:	LP
DESIGNED BY:	MT
LATEST REVISION:	-
KSA JOB NO.:	102465



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SHEET NO.

PROJECT TITLE: --- CITY XX, TEXAS
SHEET NAME: ---



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 1605 Discovery Blvd

SUBDIVISION Cambridge Estates

LOT 2 BLOCK

GENERAL LOCATION South East corner of John King Blvd and Discovery Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial Zoning

CURRENT USE none

PROPOSED ZONING Commercial Zoning

PROPOSED USE natural gas line access site

ACREAGE 2.565

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 Atmos Energy Corporation

APPLICANT KSA Engineers, Inc.

CONTACT PERSON Michelle Nekunazarazad

CONTACT PERSON Madelyn Tadlock

ADDRESS 5430 Lyndon B Johnson Fwy

ADDRESS 816 Park Two Dr.

CITY, STATE & ZIP Dallas, TX 75240

CITY, STATE & ZIP Sugar Land, TX 77478

PHONE 214-906-8841

PHONE 281-309-2576

E-MAIL Michelle.Nekunazarazad@atmosenergy.com

E-MAIL mtadlock@ksaeng.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michelle Nekunazarazad [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 \$0, per agreement with City", TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 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."

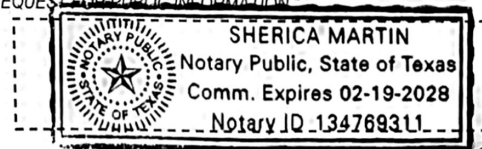
* of Rockwall during the Pre-Application Meeting held on 4/4/2024.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF April, 2024

OWNER'S SIGNATURE

Michelle Nekunazarazad
[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 02-19-2028



SP2024-021: Site Plan for Atmos Facility at 1650 Discovery Boulevard

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.



DATE
REVISION
MARK

SHEET NAME:

PROJECT NAME:

102465

DRAWN BY: LP
 DESIGNED BY: MT
 LATEST REVISION: -
 KSA JOB NO.: -
 102465

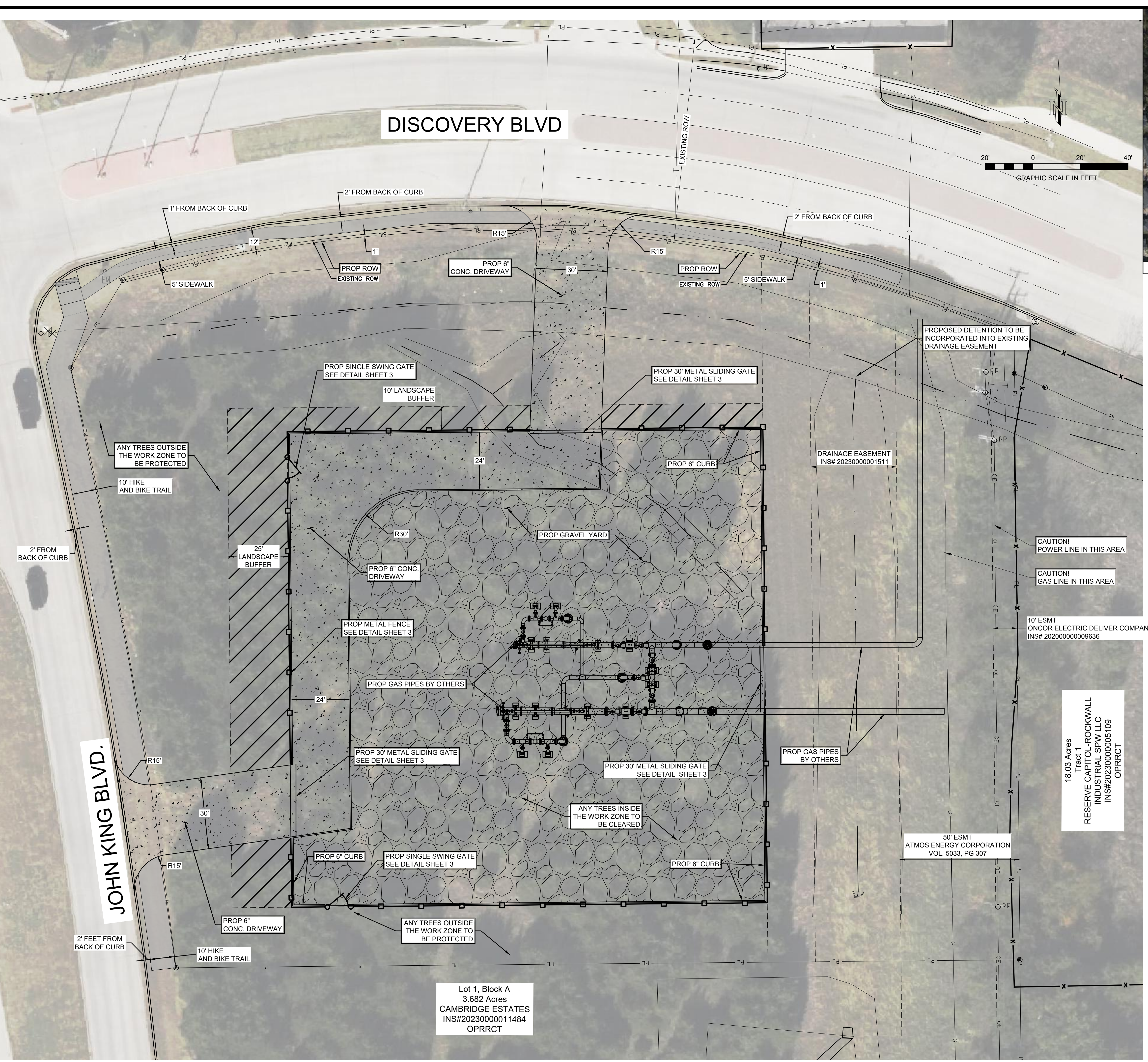


This document is released for the purpose of interim review under the authority of Madelyn Tadlock, P.E., Lic. # 138629, on April 17, 2024. It is not to be used for construction, bidding, or permit purposes.

SEAL: TBPE Firm Registration No. F-1356
 SHEET NO.



LOCATION MAP



DISCOVERY BLVD

JOHN KING BLVD.

Lot 1, Block A
 3.682 Acres
 CAMBRIDGE ESTATES
 INS#20230000011484
 OPRRCT

18.03 Acres
 Tract 1
 RESERVE CAPITAL-ROCKWALL
 INDUSTRIAL SPW LLC
 INS#20230000005109
 OPRRCT

50' ESMT
 ATMOS ENERGY CORPORATION
 VOL. 5033, PG 307

10' ESMT
 ONCOR ELECTRIC DELIVER COMPANY
 INS# 202000000009636

DRAINAGE EASEMENT
 INS# 20230000001511

CAUTION! POWER LINE IN THIS AREA

CAUTION! GAS LINE IN THIS AREA

ANY TREES INSIDE THE WORK ZONE TO BE CLEARED

ANY TREES OUTSIDE THE WORK ZONE TO BE PROTECTED

ANY TREES OUTSIDE THE WORK ZONE TO BE PROTECTED

2' FROM BACK OF CURB

1' FROM BACK OF CURB

2' FROM BACK OF CURB

2' FROM BACK OF CURB



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May 2, 2024

TO: Madelyn Tadlock
KSA Engineers, Inc.
816 Park Two Drive
Sugar Land, TX 77478

CC: Michelle Nekunazarazad
Atmos Energy Cooperation
5430 Lyndon B. Johnson Freeway
Dallas, TX 75240

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

SUBJECT: SP2024-021; *Site Plan for Atmos Facility at 1605 Discovery Boulevard*

Madelyn:

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) The applicant must provide a *Landscape Plan* showing that the required landscape buffers will provide sufficient screening from all roadways (*i.e. John King Blvd. and Discovery Blvd.*) adjacent to the subject property as well as indicate which trees are to be protected and/or removed on the site;
- (3) The proposed metal gates shall be wrought iron to match the existing fence;
- (4) The applicant will be required to plat the property prior to the issuance a Building Permit; and,
- (5) 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 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 zoning case, please feel free to contact me at (972) 772-6438.

Sincerely,

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