



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
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NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 365 RANCH TRAIL

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION RANCH TRAIL / COUNTYLINE RD, NORTH OF HORIZON RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C COMMERCIAL

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE 1.78

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 JOHN MCKINNEY

APPLICANT KENNETH SELDER

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 632 RUSTIC RIDGE

ADDRESS 5 SHEPHERDS WAY

CITY, STATE & ZIP HEATH TX 75032

CITY, STATE & ZIP HEATH TX 75032

PHONE 214-669-2336

PHONE 214-274-2327

E-MAIL JMCKINNEY@SNAPMGA.COM

E-MAIL SELDERCONSTRUCTION@GMAIL.COM

NOTARY VERIFICATION [REQUIRED]

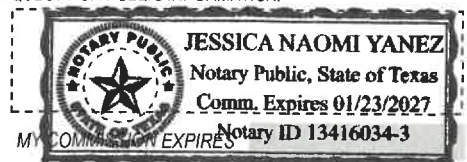
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John C. McKinney [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1 DAY OF May 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

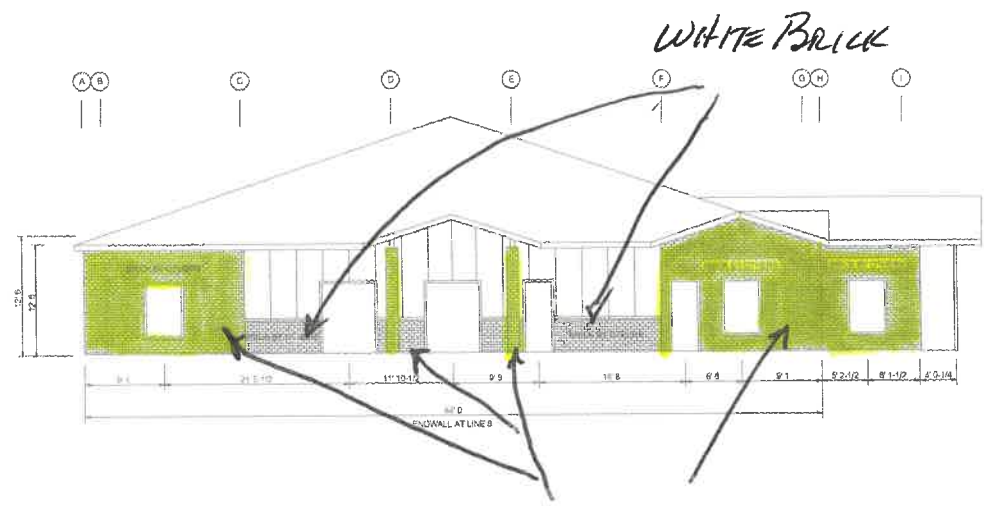


Skaggs Engineering
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 info@skaggsengineering.com

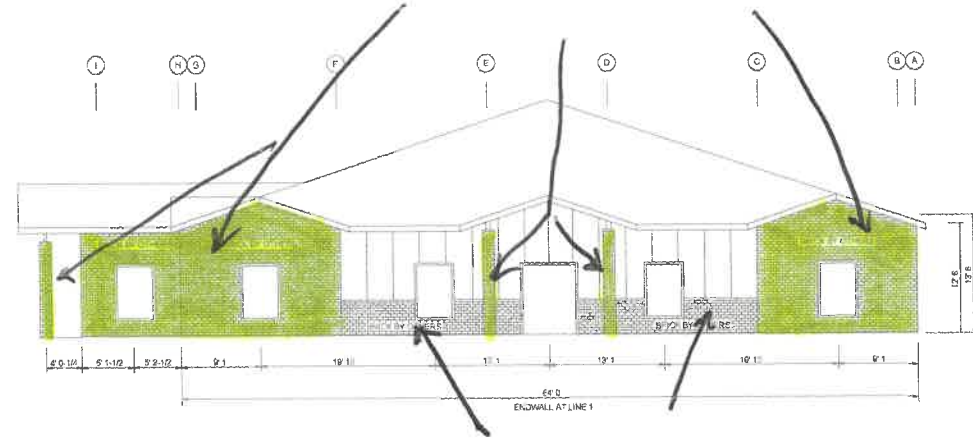


BUILDERS COPY

Keep On Job Site at All Times
 for Inspection Use

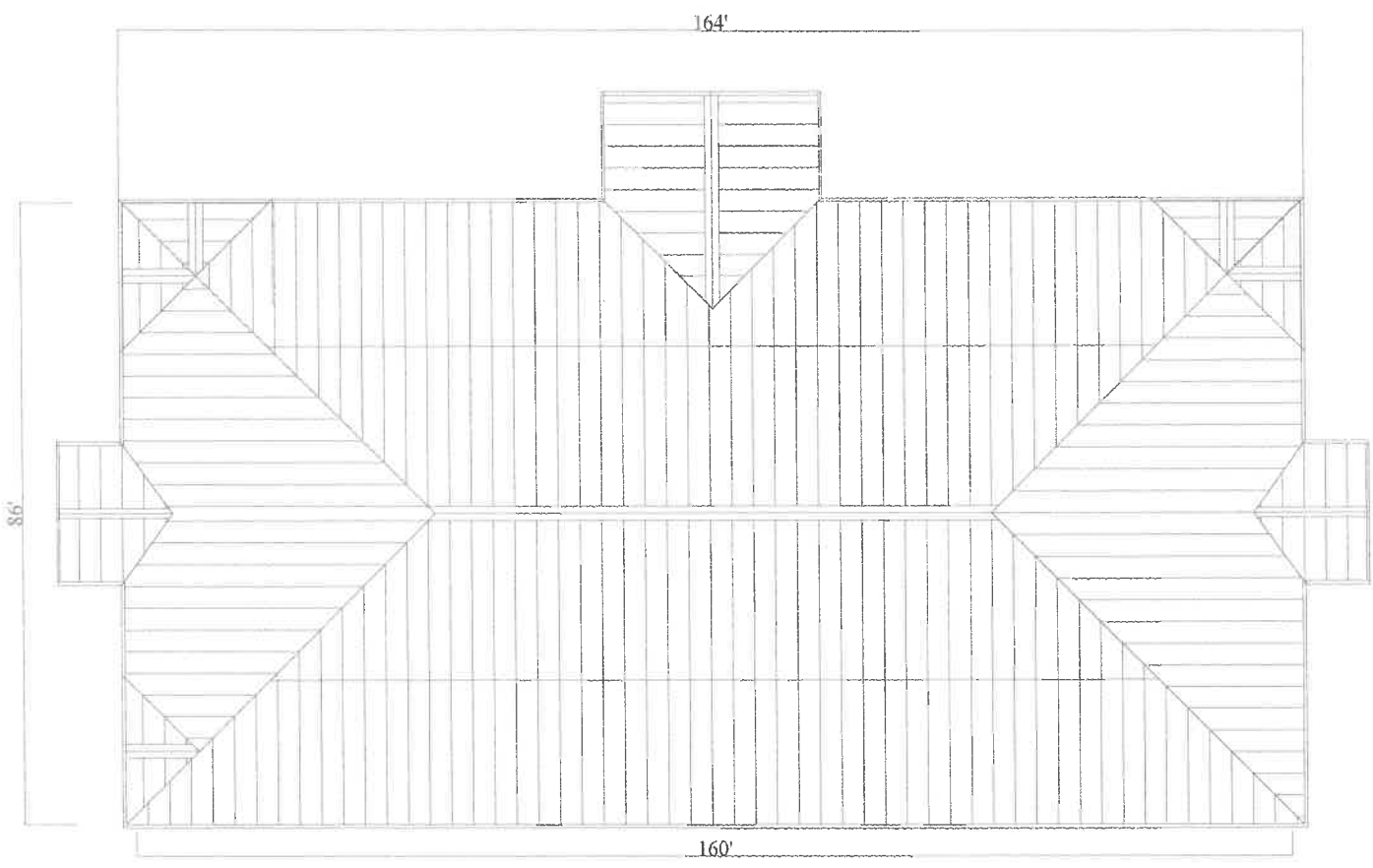


CARRY LEADERS STONE



WHITE BRICK

THIS BUILDING MEETS OR EXCEEDS CODE/CLASS: 1607.1.11			Crocker Steel Company PO Box 677 Wills Point TX 75169 Voice # (972) 551-0525 FAX # (972) 551-0564		CUSTOMER M & P Auto Washes, LLC Project:		DESCRIPTION	
FOR A LAYOUT SEE					UNITS	WEIGHT	CHECK	
DEAD	LIVE (RESIDENTIAL)	LIVE (OFFICE)			ORDER	DATE	PLEY DATE	SUPERVISOR
12000 WPH	5000 WPH	8000 WPH				2008	PROVIDED ON	REVISION
							FRAME NAME	



Skaggs Engineering
 8541 Littlefield Street
 Dallas, TX 75211
 972-264-7194
 skaggs@skaggsengineering.com



BUILDERS COPY

Keep On - on Site At All Times
 For Inspection Only

ROOF TO BE 26 GA COLORED PBR-PANEL

Project Name	Company	Address	City	State	Zip
123456789	ABC Corp	100 Main St	Dallas	TX	75201
Client	Contract No.	Drawn	Checked	Approved	Date
John Doe	12345	J. Skaggs	J. Skaggs	J. Skaggs	12/31/2023



Brite White

Polar White

Light Stone

Tan

Desert Sand

Taupe

Ash Gray

Pewter Gray

Charcoal Gray

Black

WALL COLOR

ROOF COLOR

Hawaiian Blue

Gallery Blue

Rustic Red

Crimson Red

Colony Green

Hunter Green

Fern Green

Copper Metallic


Burgundy

Koko Brown

Burnished Slate

Silver Metallic

Galvalume

Panels carry  UL 2218 Certification for Impact Resistance.

Actual color may vary slightly from the sampling swatches on this chart. Actual metal swatches are available upon request.



CITY OF ROCKWALL

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Thank you for your consideration,

Kenneth Selden/ Selden Construction



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CONTACT PERSON _____

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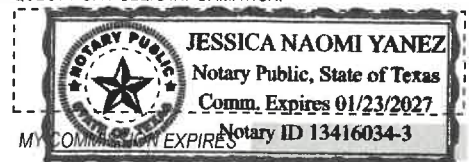
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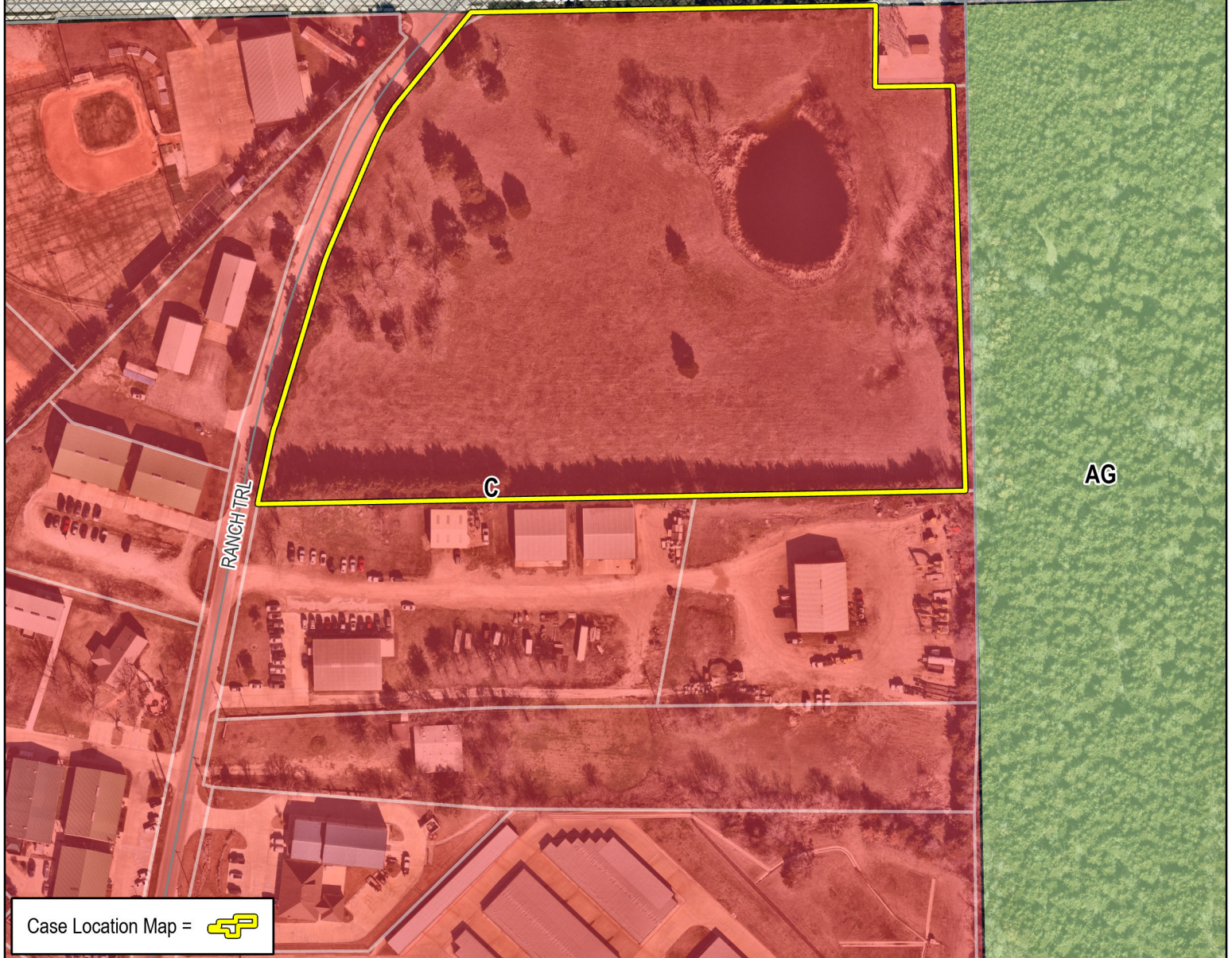
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Case Location Map = 



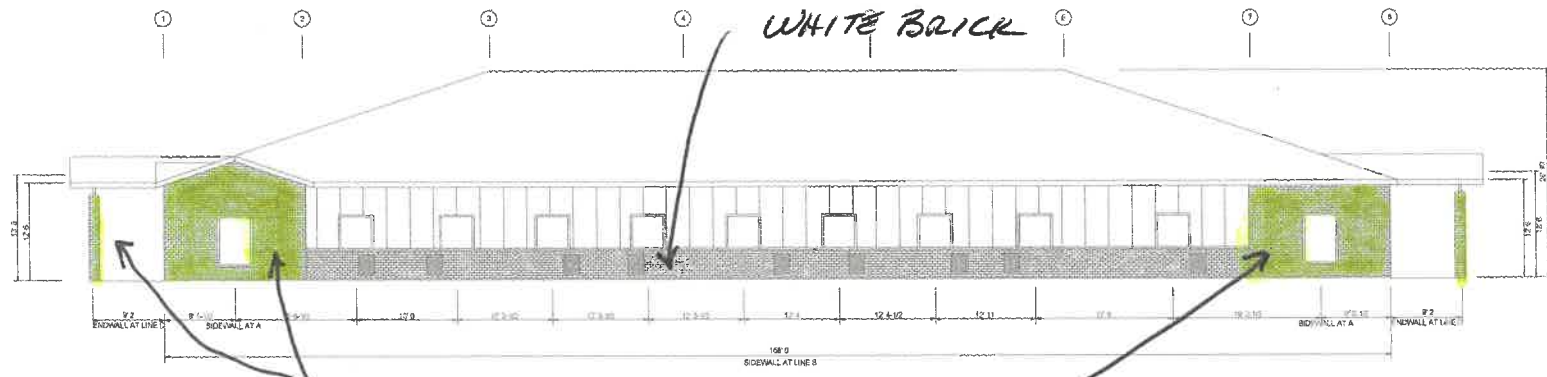
City of Rockwall

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

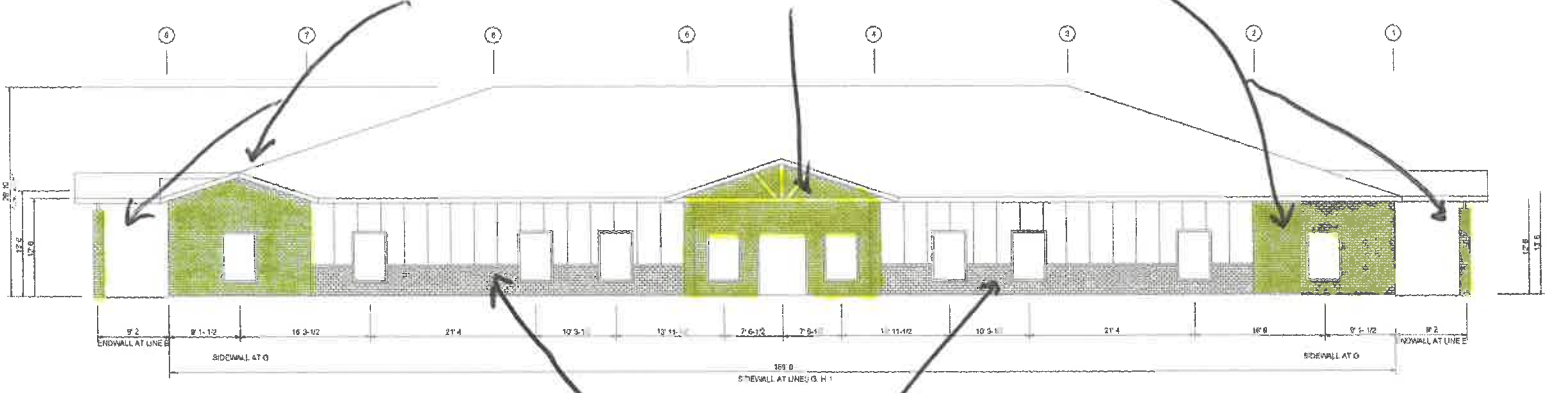
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Skaggs Engineering
 4551 Lake Ridge Drive
 McKinney, TX 75071
 972-559-2154
 skaggsengineering@yahoo.com



GRAY LEUDERS STONE



WHITE BRICK

BUILDERS COPY
 Keep On Job Site At All Times
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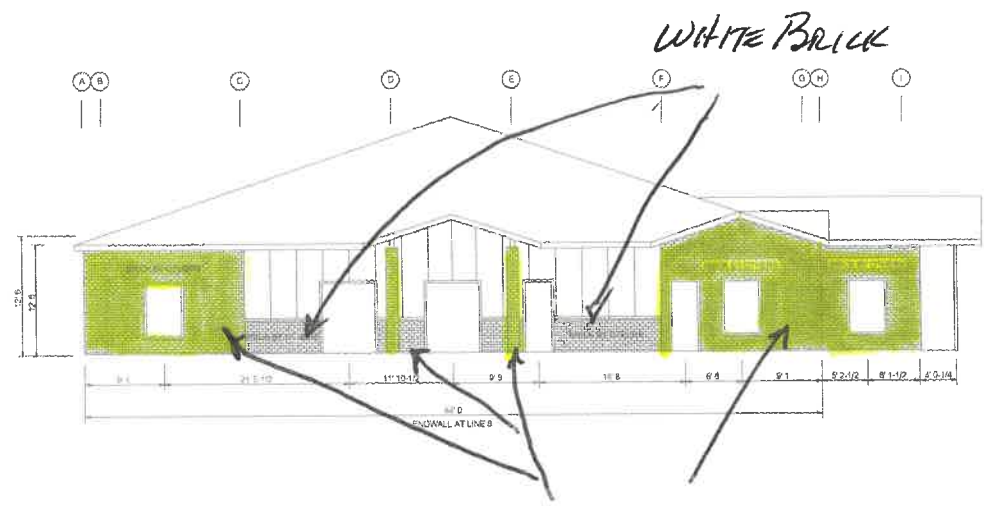
THIS BUILDING MEETS OR EXCEEDS CODE REQUIREMENTS 100-2001		Crocker Steel Company PO Box 677 Waco, TX 76798 Voice 8 (978) 551-0525 FAX 8 (978) 551-0564		CUSTOMER: M & M Steel Fabricators, LLC PHONE:		DESCRIPTION:	
FOR A LISTING OF SERVICE CHARGES SEE LISTING		LIVE SERVICE 24 HOURS 7 DAYS A WEEK		DATE:	SHEET NO:	SHEET NAME:	SHEET NO:
DESIGNER:	CHECKED:	DATE:	TIME:	PROJECT NO:	DRAWING NO:	REVISIONS:	DATE:

Skaggs Engineering
 8251 Lakin Science Office
 McAllen, TX 78501
 072-568-2154
 info@skaggsengineering.com

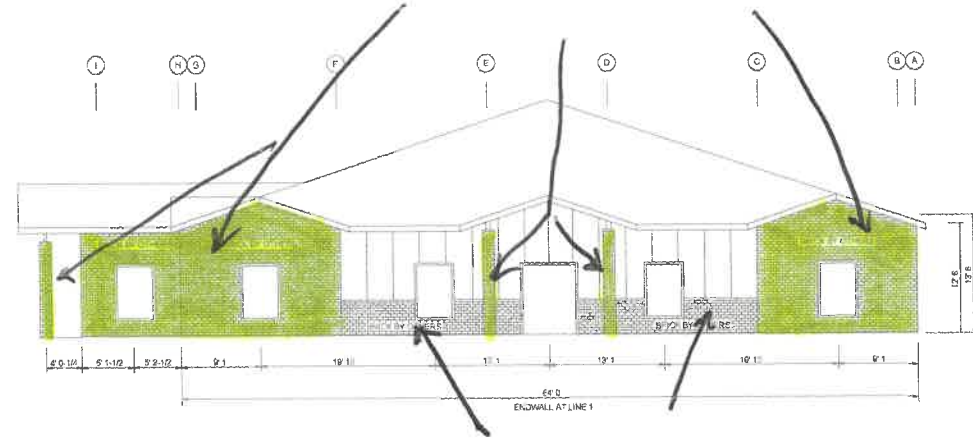


BUILDERS COPY

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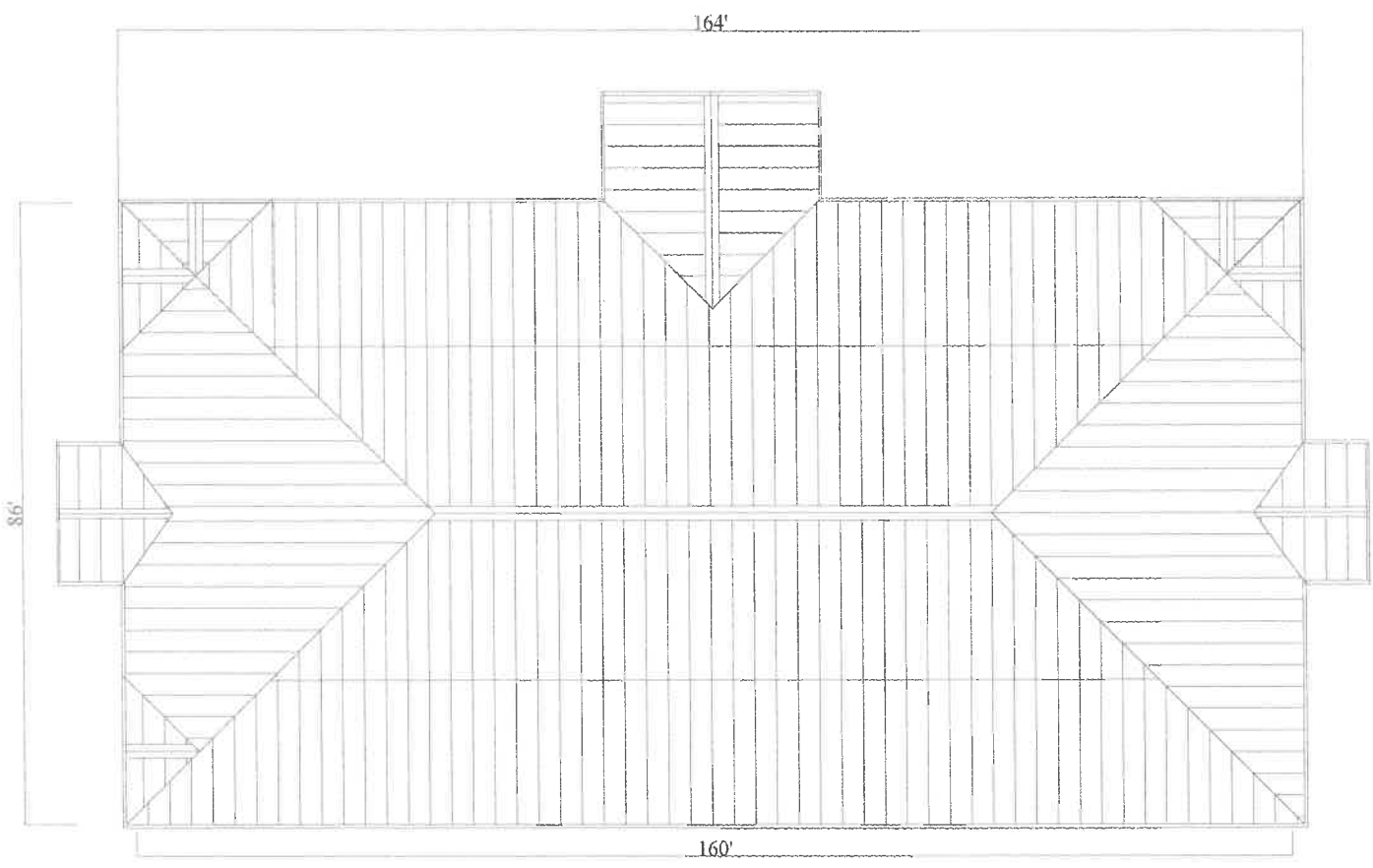


CALY LEUDERS STONE



WHITE BRICK

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DEAD	LIVE (RESIDENTIAL)	LIVE (OFFICE)			ORDER	DATE	PLEY DATE	SUPERVISOR
12000 WPL	5000 WPL	8000 WPL				2008	PROVIDED ON	REVISION
							FRAME NAME	



Skaggs Engineering
 8541 Littlefield Street
 Dallas, TX 75211
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 skaggs@skaggsengineering.com



BUILDERS COPY

Keep On - on Site At All Times
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ROOF TO BE 26 GA COLORED PBR-PANEL

Project Name	Company	Address	City	State	Zip
Client Name	Project No.	Project Name	Project Location	Project Start	Project End
Scale	Sheet No.	Total Sheets	Drawn By	Checked By	Approved By



Brite White

Polar White

Light Stone

Tan

Desert Sand

Taupe

Ash Gray

Pewter Gray

Charcoal Gray

Black

WALL COLOR

ROOF COLOR

Hawaiian Blue

Gallery Blue

Rustic Red

Crimson Red

Colony Green

Hunter Green

Fern Green

Copper Metallic

Burgundy

Koko Brown

Burnished Slate

Silver Metallic

Galvalume

Panels carry  UL 2218 Certification for Impact Resistance.

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The other request is to use a different color of roof panel, wall panel, and brick color as on the approved plans to give the building a more up to date modern color scheme.

Thank you for your consideration,

Kenneth Selden/ Selden Construction



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 28, 2024
APPLICANT: Kenneth Seldon
CASE NUMBER: SP2024-022; *Amended Site Plan for 365 Ranch Trail*

On March 14, 2023, the Planning and Zoning Commission approved a site plan [Case No. SP2023-007] and an exception to the articulation requirements to allow the construction of an *Office Building* on the subject property. In April 2024, the applicant approached staff indicating that the property owner had intended on utilizing R-Panel roofing on the building instead of the approved standing seam roofing. Staff informed the applicant that they would need to go through the Amended Site Plan process as R-Panel roofing requires an exception from the Planning and Zoning Commission.

On May 17, 2024, the applicant -- *Kenneth Seldon on behalf of John McKinney* -- submitted a development application requesting approval of an Amended Site Plan for the proposed *Office Building* on the subject property. As directed by staff, the applicant submitted a letter and updated building elevations with their request. Based on the letter provided by the applicant, they are requesting approval of an R-Panel metal roof in lieu of the standing seam metal roof that was approved with the original site plan [Case No. SP2023-007]. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(m)etal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent properties or public right-of-way shall be prohibited." In this case, the applicant is requesting an exception to change the conforming green standing seam metal roof to the non-conforming gray R-Panel. In addition to this, the applicant is changing the red brick to a white brick, and changing the metal siding from green to gray.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, the applicant is not proposing any compensatory measures for the requested exception, but is proposing to change the main entrance, the building corners, and the entry columns from a red brick to a gray Lueders stone. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the May 28, 2024 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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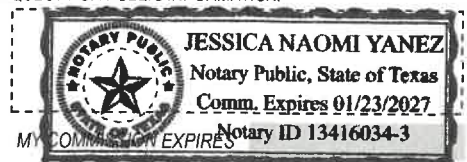
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John C. McKinney [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

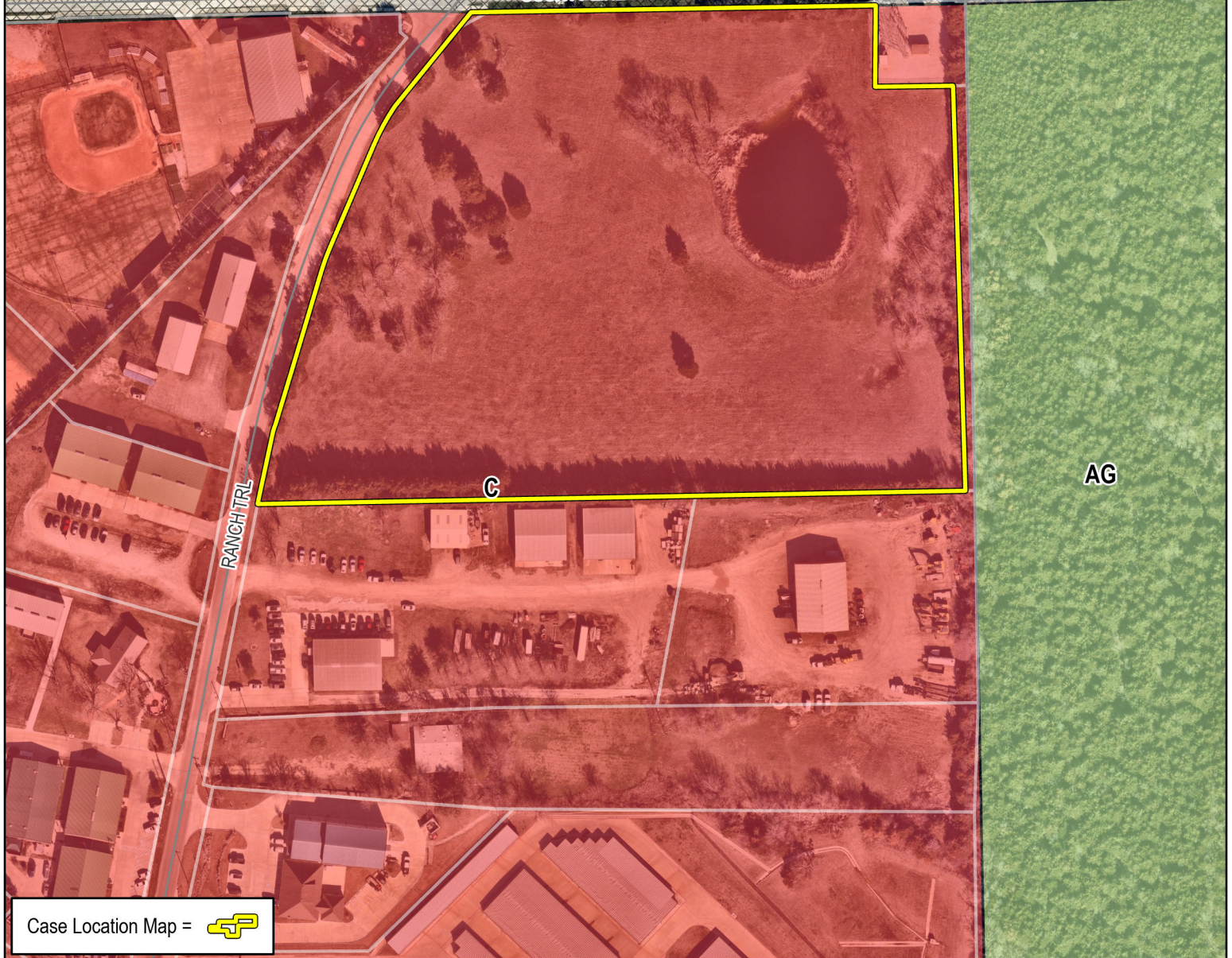
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 1 DAY OF May 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



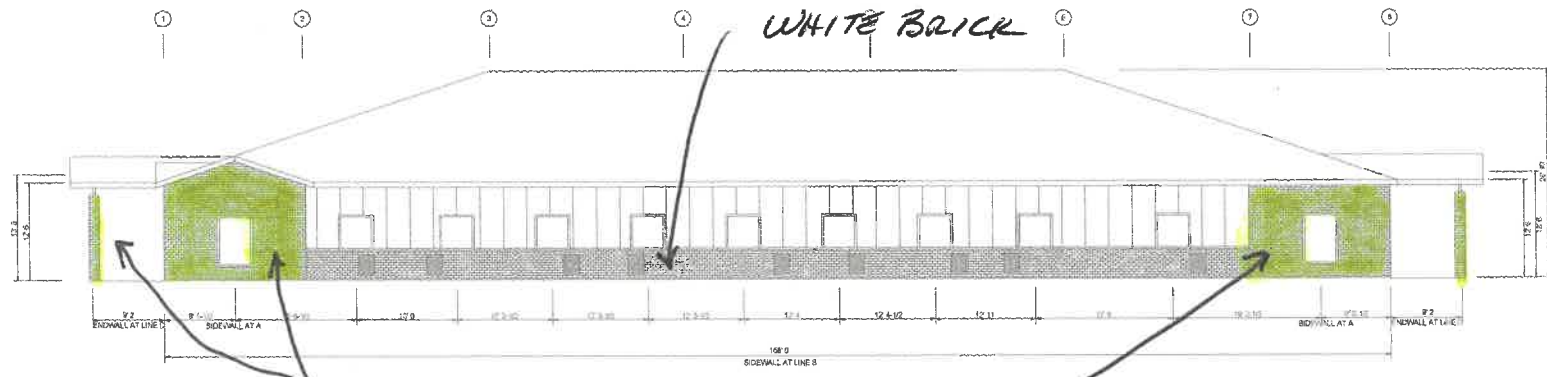
City of Rockwall

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

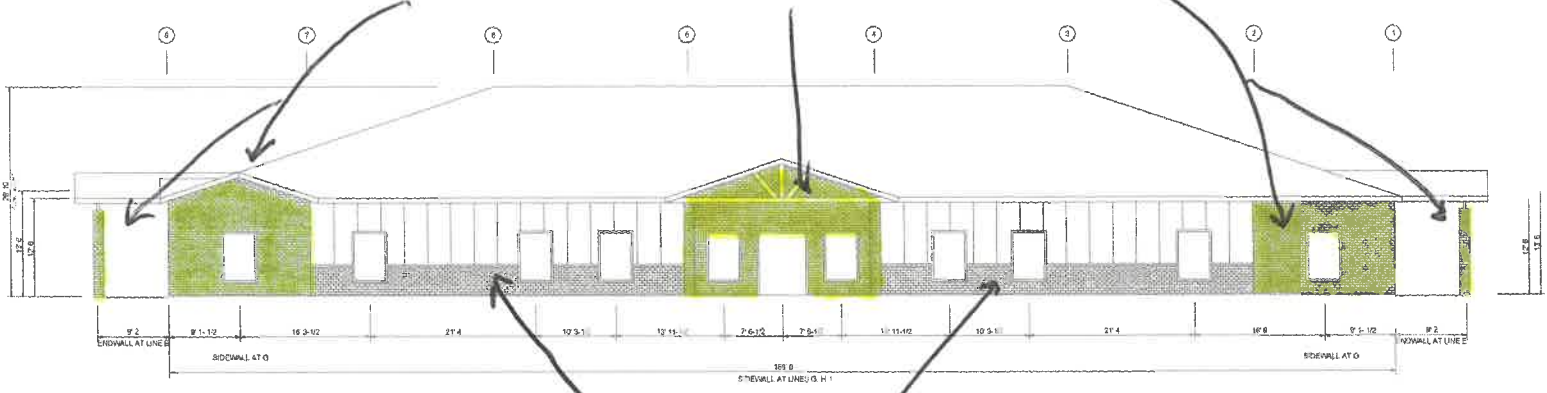
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Skaggs Engineering
 4551 Lake Ridge Drive
 McKinney, TX 75071
 972-559-2154
 skaggsengineering@yahoo.com



GRAY LEUDERS STONE



WHITE BRICK

BUILDERS COPY
 Keep On Job Site At All Times
 For Inspection Use

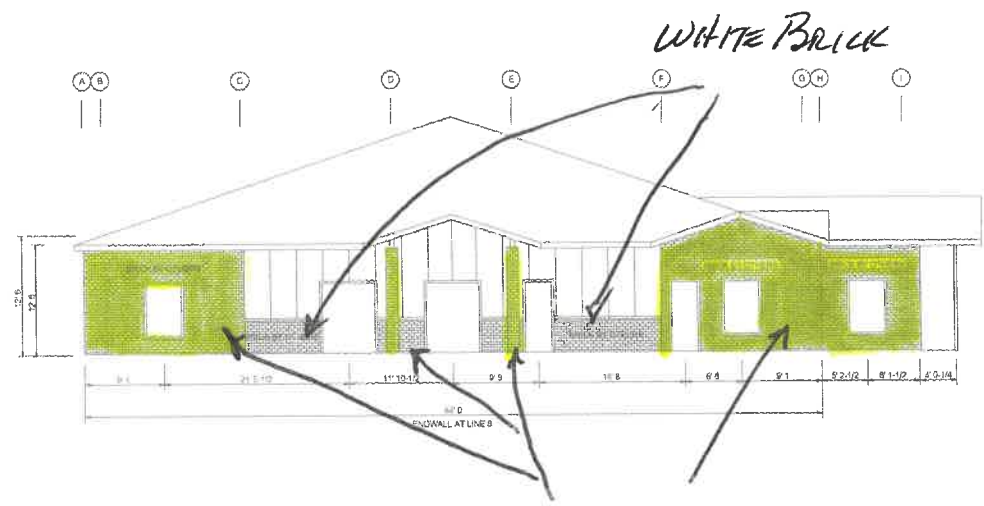
THIS BUILDING MEETS OR EXCEEDS CODE REQUIREMENTS 100-2001		Crocker Steel Company PO Box 677 Waco, TX 76798 Voice 8 (978) 551-0525 FAX 8 (978) 551-0564		CUSTOMER: M & H Iron Tool Rentals, LLC PHONE:		DESCRIPTION:	
FOR A LISTING OF SERVICE CHARGES SEE LISTING		LIVE SERVICE 24 HOURS 7 DAYS A WEEK		UNIT: PARTS & HOLES DATE:		VENDOR:	
100-2001		100-2001		BOOK:		PROJECT NAME:	
100-2001		100-2001		SHEET:		PROJECT DATED:	
100-2001		100-2001		8 of 16		SUPERVISOR:	
100-2001		100-2001		8 of 16		REVISIONS:	

Skaggs Engineering
 8251 Lakin Science Office
 McAllen, TX 78501
 072-560-2154
 info@skaggsengineering.com

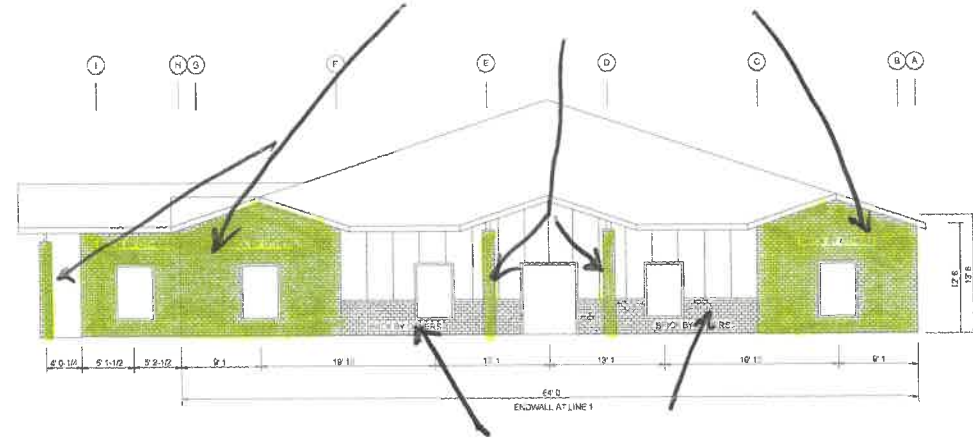


BUILDERS COPY

Keep On Job Site at All Times
 for Inspection Use

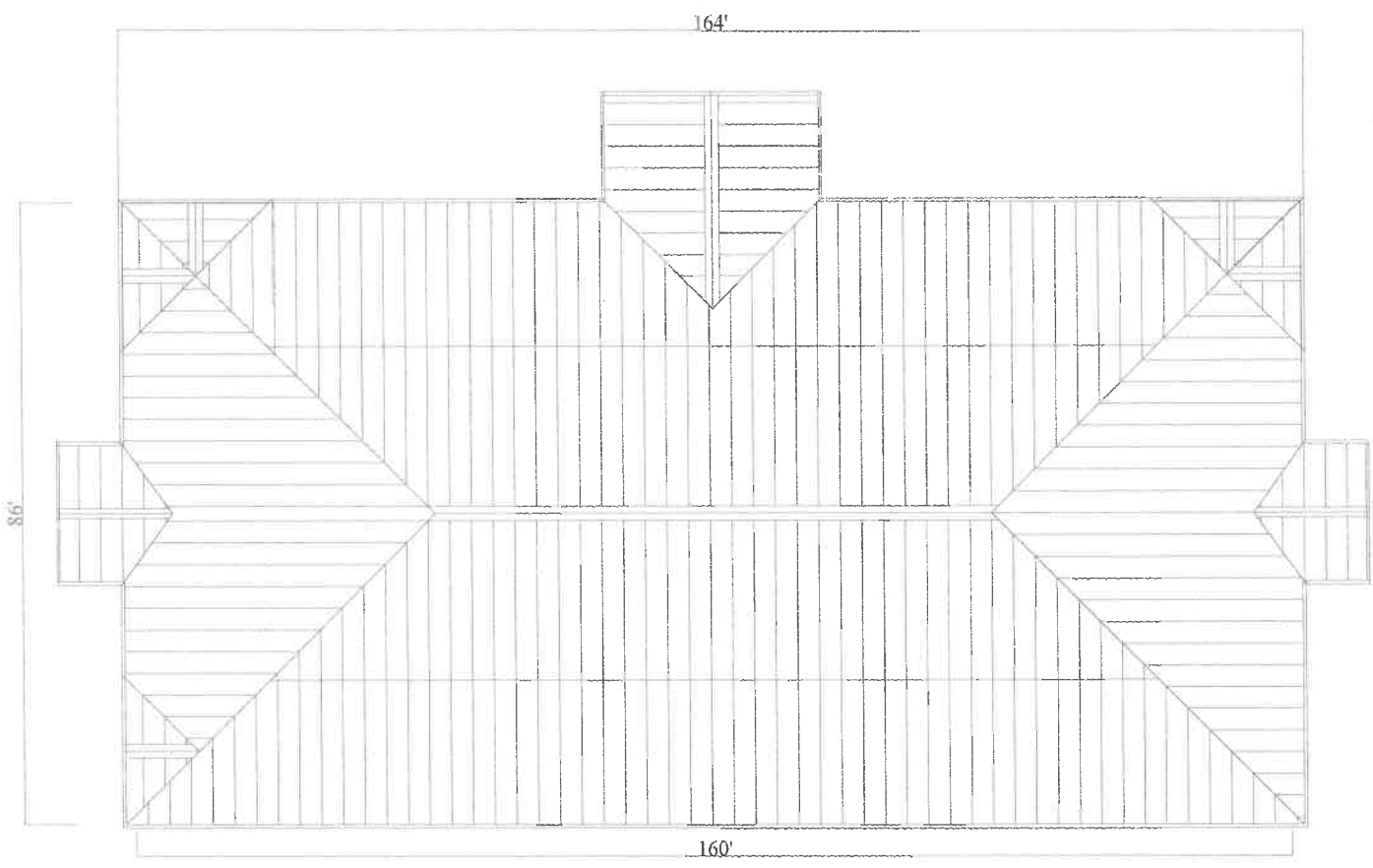


CARRY LEADERS STONE



WHITE BRICK

THIS BUILDING MEETS OR EXCEEDS CODE CLASS: 1607.1.11 FOR A LADING UP			Crocker Steel Company PO Box 677 Wills Point TX 75169 Voice # (972) 551-0525 FAX # (972) 551-0564		CUSTOMER M & P Auto Wash, LLC PROJECT		DESCRIPTION		
DEAD 12000 WPH	LIVE (DEPT) 5000 PA	LIVE (TOP) 8000 SF	UNITS	WEIGHT	CHECK	ORDER DATE	PROJECT NUMBER 2008	PROJECT NAME FRAME NAME	SUPERVISOR REVISION



Skaggs Engineering
 8541 Littlefield Street
 Dallas, TX 75211
 972-264-7194
 skaggs@skaggsengineering.com



BUILDERS COPY

Keep On - on Site At All Times
 For Inspection Only

ROOF TO BE 26 GA COLORED PBR-PANEL

Project Name	Company	Address	City	State	Zip
Client Name	Project No.	Project Name	Scale	Sheet No.	Total Sheets
Drawn By	Checked By	Approved By	Date	Project No.	Sheet No.



Brite White

Polar White

Light Stone

Tan

Desert Sand

Taupe

Ash Gray

Pewter Gray

Charcoal Gray

Black

WALL COLOR

ROOF COLOR

Hawaiian Blue

Gallery Blue

Rustic Red

Crimson Red

Colony Green

Hunter Green

Fern Green

Copper Metallic

Burgundy

Koko Brown

Burnished Slate

Silver Metallic

Galvalume

Panels carry  UL 2218 Certification for Impact Resistance.

Actual color may vary slightly from the sampling swatches on this chart. Actual metal swatches are available upon request.



CITY OF ROCKWALL

PLANNING & ZONING

We are requesting a variance for the roof material on our new metal building at 365 Ranch Trail. The current city requirements are standing seam metal, but we are requesting that we be allowed to use R-Panel metal as called out on page 38 of our city approved plans. This street has mostly metal buildings on it and **ALL** of them , a total of 17 buildings, plus a mini storage complex, have R-Panel roofs, two of which are new buildings that may gotten variances. The reason for our request is to maintain a consistent look with all the other roof systems on that street. We have already agreed to several other compensatory measures requested by the City of Rockwall. Two of them being Articulated corners of the building with offsets, and 3 Articulated vestibule entrances vs a standard rectangle building with 100% R-Panel exterior. Two other compensatory items that we are offering at this time are (1.) Replacing the brick with stone at the main entrance and the 6 columns at the entrances, (2.) Replacing the brick with stone on all 4 corners of the building, making 73% of the masonry stone. Other considerations are that the building owner was told back in 2019 when planning to build his new office on this lot that a metal building would be grandfathered in. The addresses of the other metal buildings Ranch Trail with R-panel roofs are 196, 207, 209B, 209C, 216, 231, 254, 263, 295, 302B, 315, 327, 331, 339, 356, 370, and 382.

The other request is to use a different color of roof panel, wall panel, and brick color as on the approved plans to give the building a more up to date modern color scheme.

Thank you for your consideration,

Kenneth Selden/ Selden Construction



DATE: July 5, 2024

TO: Kenneth Seldon
5 Shepherds Way
Heath, Texas 75032

CC: John McKinney
632 Rustic Ridge
Heath, Texas 75032

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

SUBJECT: SP2024-022; *Amended Site Plan for 365 Ranch Trail*

Kenneth Seldon:

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 May 28, 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 *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 May 28, 2024, the Planning and Zoning Commission approved the Site Plan by 4-0, without the variance to the roof materials and with Commissioners Womble and Hustings absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee".

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