
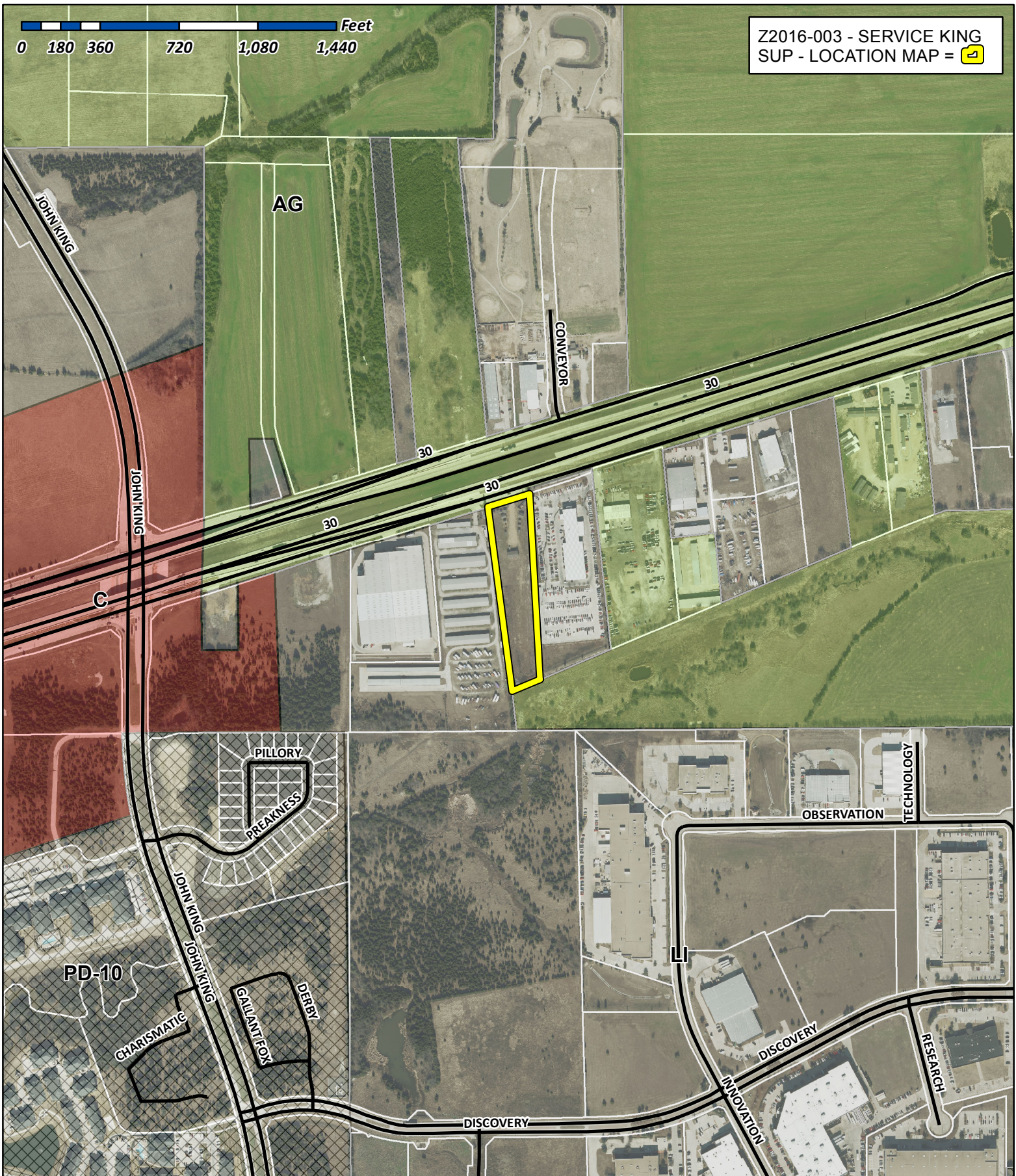


0 180 360 720 1,080 1,440 Feet

Z2016-003 - SERVICE KING
SUP - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

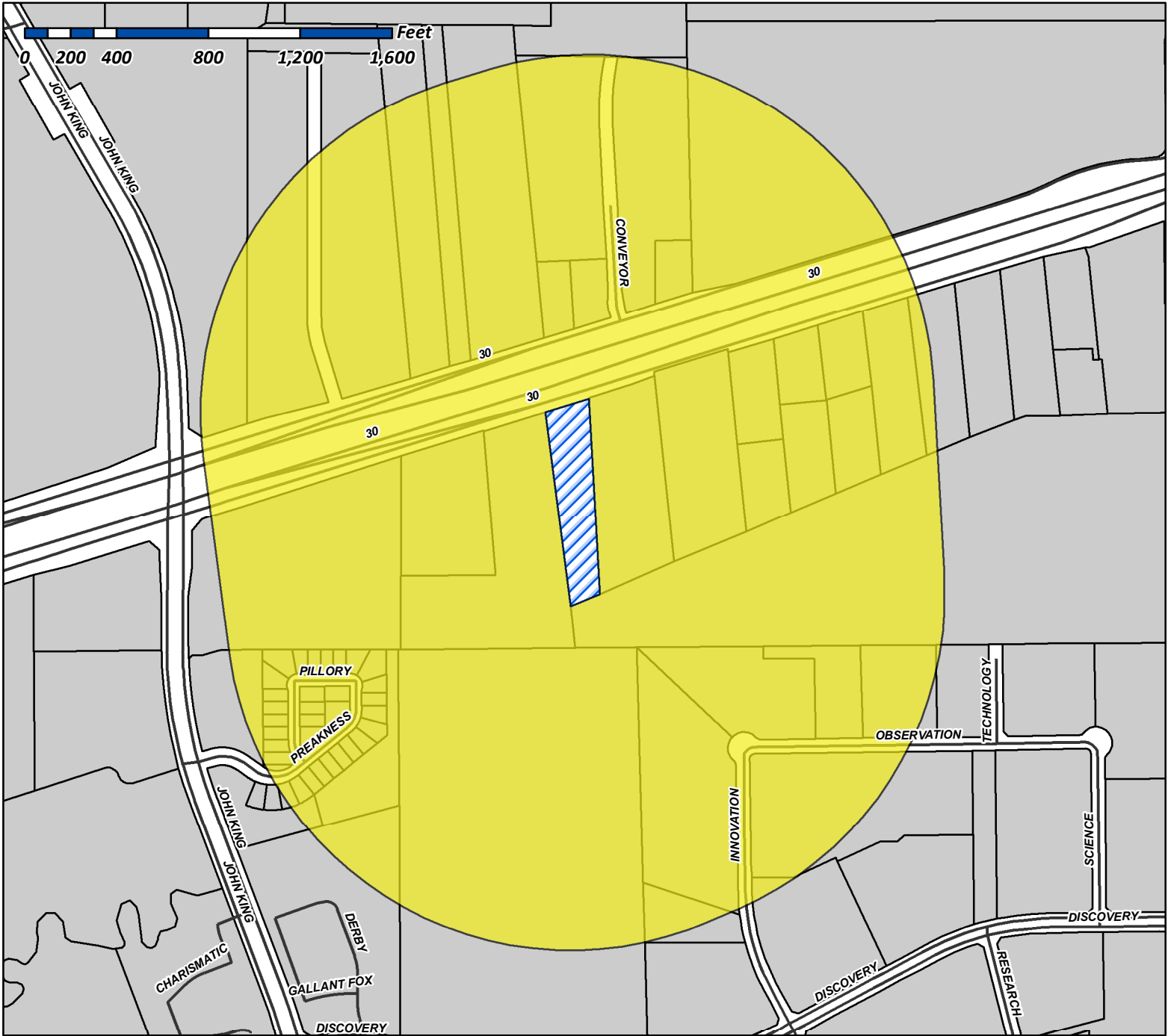
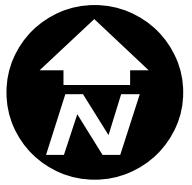




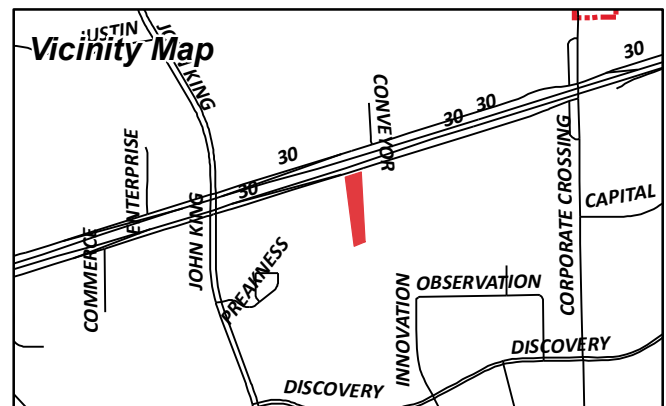
City of Rockwall

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

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Case Number: Z2016-003
Case Name: Service King SUP for Outside Storage
Case Type: Specific Use Permit
Zoning: LI
Case Address: 1780 E. IH-30



Date Created: 01/15/2016
For Questions on this Case Call (972) 771-7745



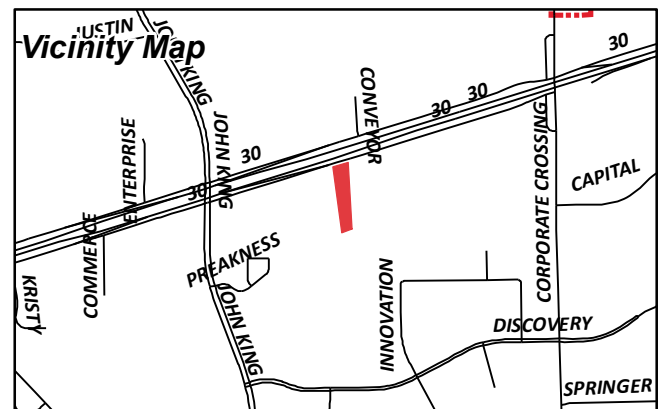
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2016-003
Case Name: Service King SUP for Outside Storage
Case Type: Specific Use Permit
Zoning: LI
Case Address: 1780 E. IH-30



Date Created: 01/15/2016
For Questions on this Case Call (972) 771-7745

MLRP 1635 INNOVATON LP
1 PIERCE PL STE 450
ITASCA, IL 60143

DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

PRITCHARD DONNA CULLINS &
KIMBERLY CULLINS COLLICHIO TRUSTEES
1610 SHORES BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1750 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1760 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1780 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1785 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1790 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1795 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1805 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1810 S I30
ROCKWALL, TX 75032

CURRENT RESIDENT
2610 OBSERVATION TRL
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN
PARKER, TX 75002

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

PNEUMA VENTURES LTD
480 SMIRL DR
HEATH, TX 75032

RFJ AUTO PROPERTIES LLC
500 N CENTRAL EXPWY SUITE 440
PLANO, TX 75074

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

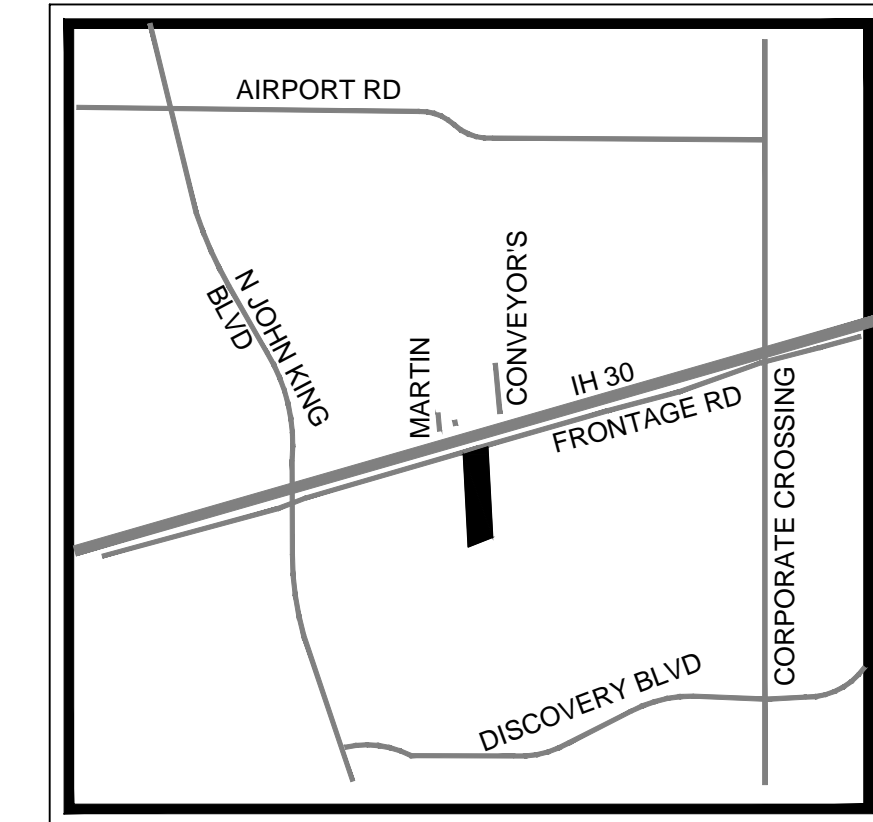
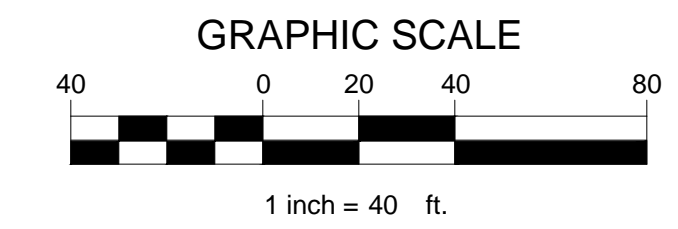
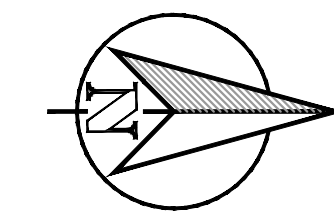
U V REAL ESTATE LP
8131 LYNDON B JOHNSON FWY SUITE 770
DALLAS, TX 75251

CONVEYOR I30 PARTNERS LP
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

GREG OLLOM MANAGEMENT LLC
941 CORNELIUS RD
ROCKWALL, TX 75087

PARKING TABLE	
PARKING REQUIREMENTS	2 SPACES / EACH SERVICE BAY
PARKING REQUIRED	28 SPACES (2) 14 SERVICE BAYS
PARKING PROVIDED	147 SPACES (5)

SITE DATA TABLE	
SITE AREA	3.29 ACRES (143,447.42 SF)
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	AUTO REPAIR GARAGE, MAJOR
BUILDING SIZE	22,460 SF
LOT COVERAGE	16 %
FLOOR TO AREA RATIO	0.16 : 1
BUILDING HEIGHT	1 STORY



VICINITY MAP
N.T.S.

LEGEND	
	5" STANDARD DUTY CONCRETE
	FIRE LANE (6" CONCRETE)
	PROPOSED CONCRETE SIDEWALK
	FULL DEPTH SAWCUT
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	SAW CUT
2	HANDICAP SYMBOL
3	PAVEMENT STRIPING
4	HANDICAP SIGN
5	4" PARKING STALL
6	SIDEWALK
7	PROPOSED DUMPSTER AREA AND ENCLOSURE
8	HANDICAP RAMPS
9	CURB STOP

SERVICE KING ROCKWALL
 LEGAL DESCRIPTION AND OR ADDRESS:
 SHERIFF'S TAX DEED
 U.V. REAL ESTATE, LP.
 DOCUMENT NO. 2012-00466327
 3.293 AC

OWNER:
 U.V. REAL ESTATE L.P.
 8131 LYNDON B JOHNSON FREEWAY
 SUITE 770
 DALLAS, TEXAS 75251

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572

CASE NUMBER

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 1105 CHEEK SPRING RD., SUITE #1
 COLLETTVILLE, TX 76034
 PHONE: 817.281.0572
 WWW.CLAYMOOREENG.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 P.E. No. 109800 Date 2016-01-13

**SERVICE KING
 I.H. 30
 ROCKWALL, TEXAS**

NO.	DATE	REVISION	BY

SITE PLAN

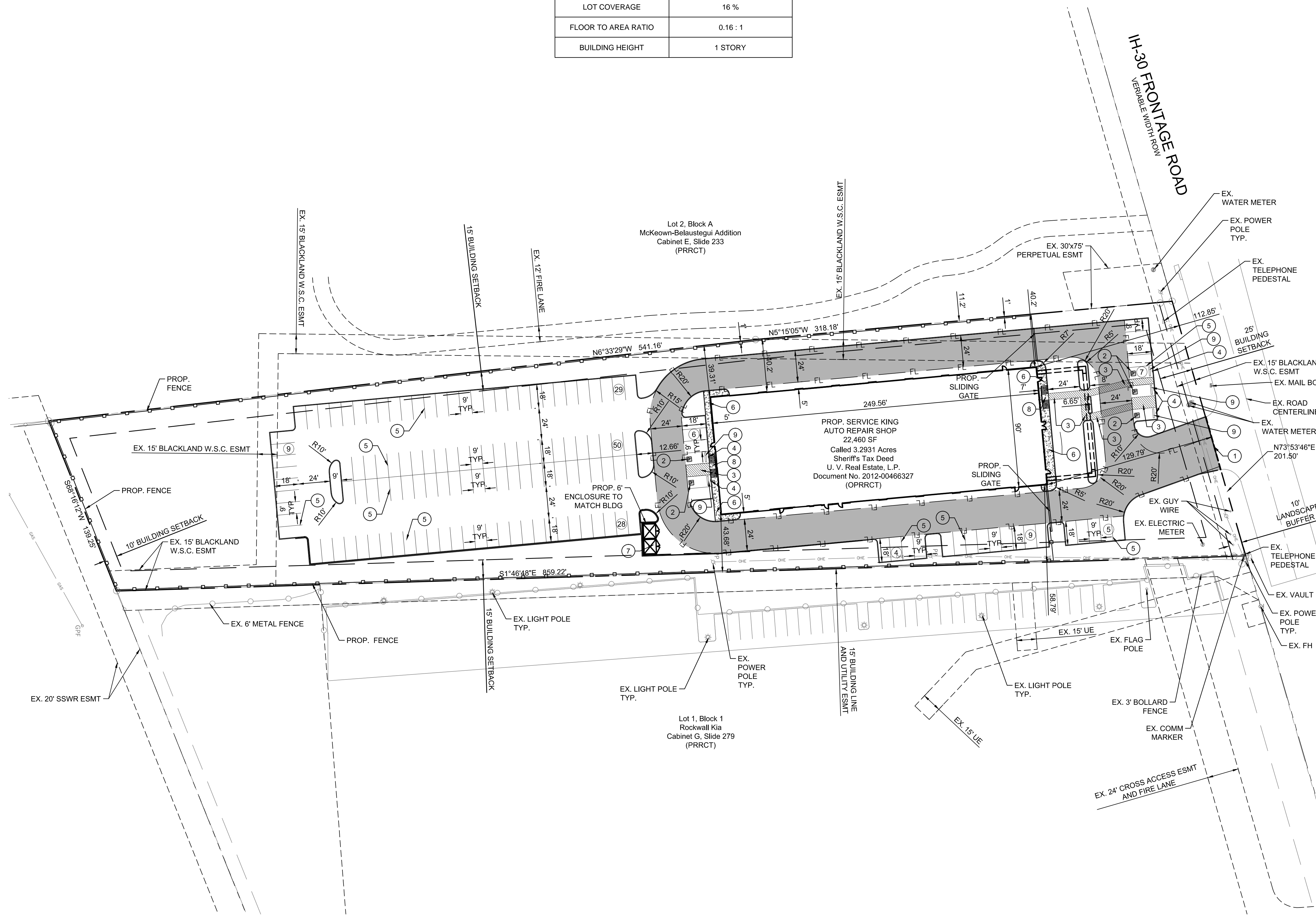
DESIGN: BJK
 DRAWN: NMA
 CHECKED: CLC
 DATE: 1/13/2016

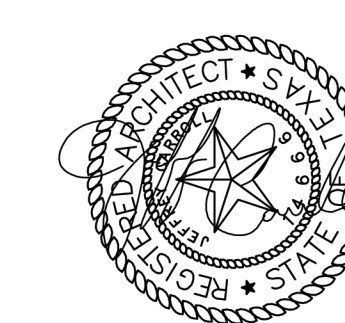
SHEET

SP-1

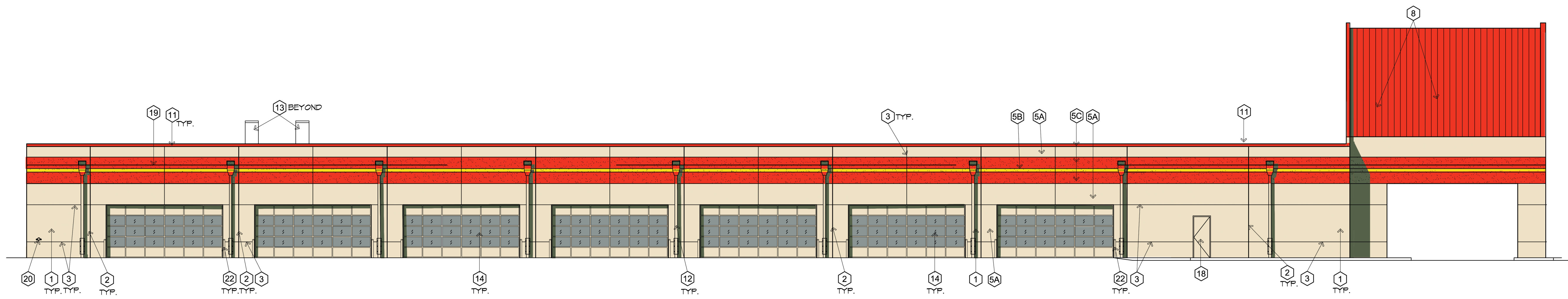
File No. 2015-147

PLOTTED BY: NATHAN AYRES
 PLOT DATE: 1/13/2016 10:31 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2015-147 SERVICE KING ROCKWALL\CADD\SHEETS\SP-1 SITE PLANDWG
 LAST SAVED: 1/13/2016 10:14 AM

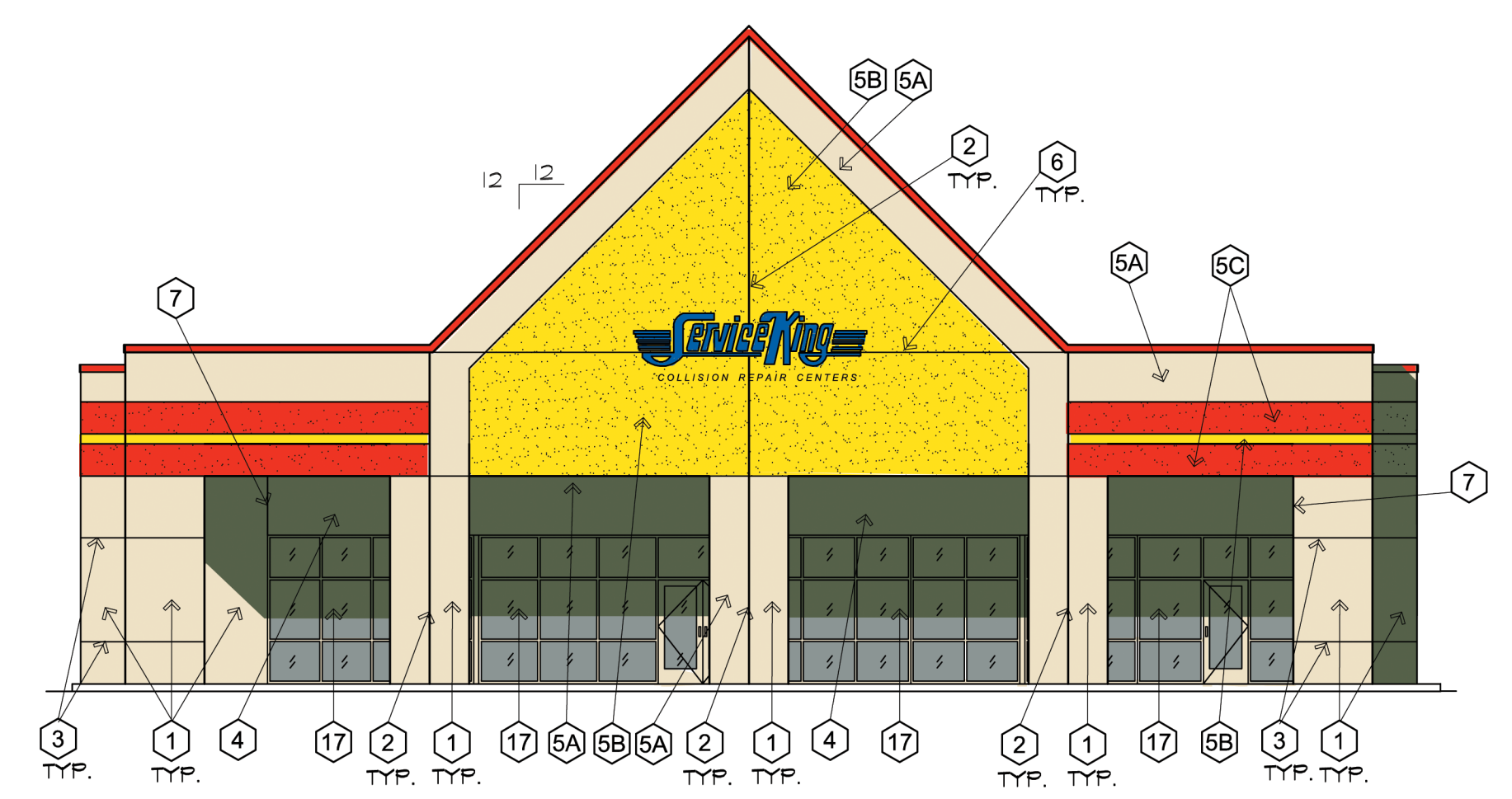




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2 EAST ELEVATION
 SCALE: 3/32" = 1'-0"
 100% MASONRY
 100% CONCRETE TILT WALL



1 NORTH (FRONT) ELEVATION
 SCALE: 3/32" = 1'-0"
 100% MASONRY
 8.5% STUCCO
 91.5% CONCRETE TILT WALL

EXTERIOR ELEVATION KEYNOTES	
1	PRECAST CONG. PANEL, PAINTED
2	PRECAST CONG. PANEL JOINT
3	CONG. PANEL REVEAL
4	1/8" LATH & PLASTER WALL FINISH
5A	PAINT COLOR #1 FIELD COLOR
5B	PAINT COLOR #2 YELLOW COLOR
5C	PAINT COLOR #3 RED COLOR
6	PLASTER CONTROL/EXPANSION JOINT
7	EXPANSION JOINTBETWEEN CONG. PANEL AND PLASTER WALL FINISH
8	PREFINISHED STANDING SEAM METAL ROOF
9	PREFINISHED METAL SIDING
10	ROOF ACCESS LADDER, PAINTED
11	PREFINISHED METAL COPING
12	ROOF SCUPPER & DOWNSPOUT-(PAINTED)
13	PAINT BOOTH VENT STACK
14	OVERHEAD GLASS DOOR & TRACK
15	OVERHEAD SECTIONAL METAL DOOR
16	NOT USED
17	STOREFRONT WINDOW & DOOR COLOR: CLEAR ANODIZED ALUMINUM
18	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINTED
19	ROOF LINE BEYOND
20	FIRE RISER W/ FIRE DEPARTMENT CONNECTION
21	ELECTRICAL RISER, RE: ELEC. DRAWINGS
22	3'-6" HIGH 4" DIA. PIPE BOLLARD

**SERVICE KING
 COLLISION REPAIR CENTER**
 1780 INTERSTATE 30
 ROCKWALL, TX

SERVICE KING
 COLLISION REPAIR
 2600 N. CENTRAL EXPWY.
 SUITE 400
 RICHARDSON, TEXAS
 75080

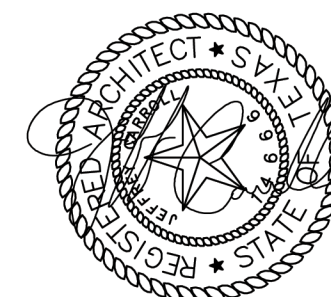


750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 T: 972-732-6083
 F: 972-732-8058

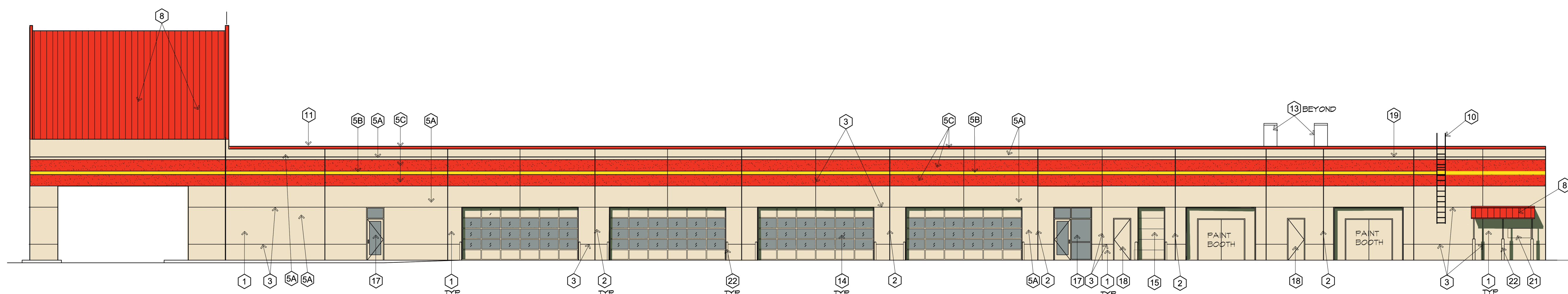
**EXTERIOR
 ELEVATIONS
 & DETAILS**

DATE: JAN 2016 SHEET NO:
A501

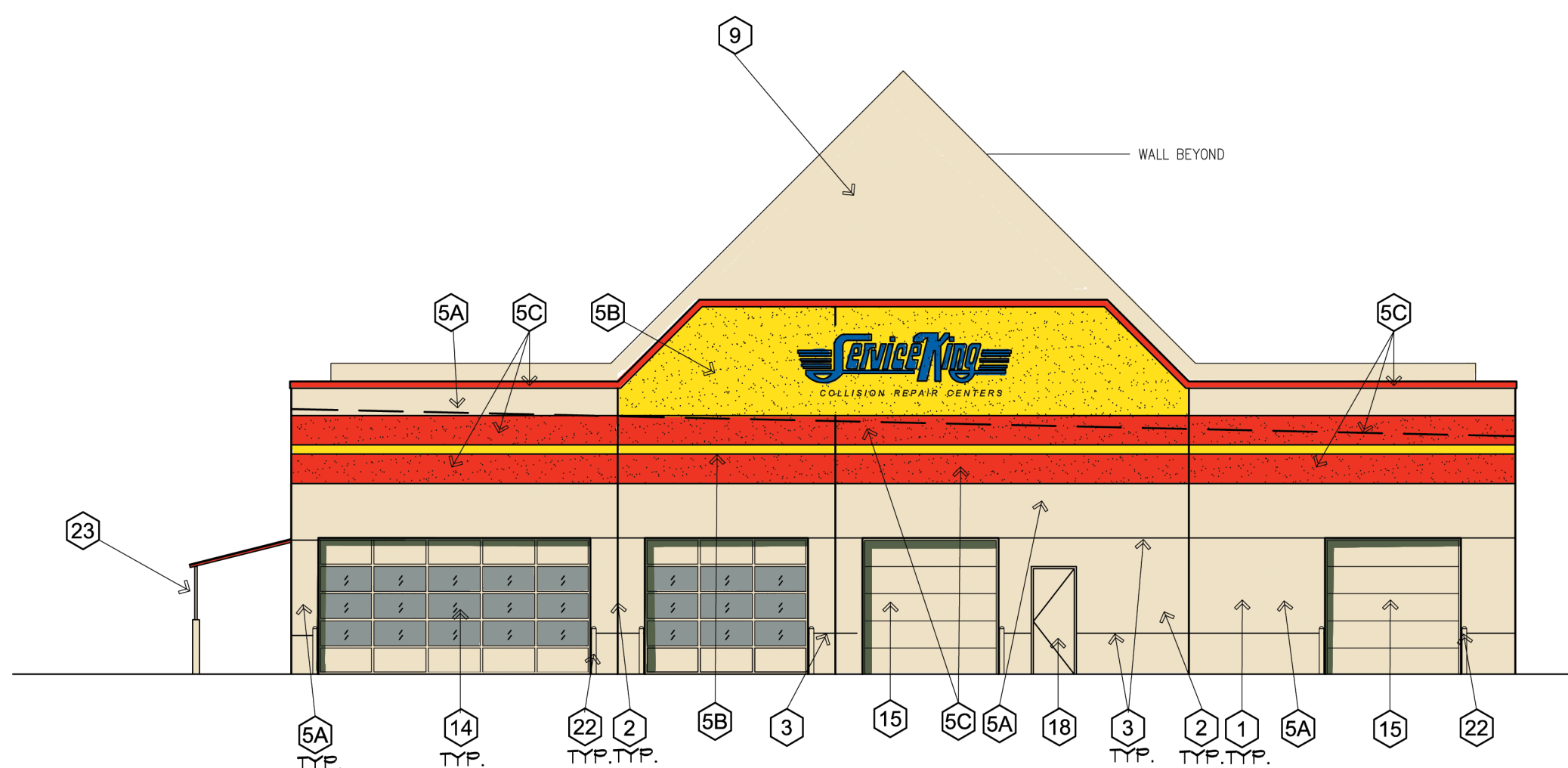
PROJECT NO: 2015006
 DRAWN BY: GW
 CHECKED BY: JC



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2 WEST ELEVATION
 SCALE: 3/32" = 1'-0"
 100% MASONRY
 100% CONCRETE TILT WALL



1 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"
 100% MASONRY
 100% CONCRETE TILT WALL

EXTERIOR ELEVATION KEYNOTES	
1	PREGAST CONG. PANEL, PAINTED
2	PREGAST CONG. PANEL JOINT
3	CONG. PANEL REVEAL
4	1/8" LATH & PLASTER WALL FINISH
5A	PAINT COLOR #1 FIELD COLOR
5B	PAINT COLOR #2 YELLOW COLOR
5C	PAINT COLOR #3 RED COLOR
6	PLASTER CONTROL/EXPANSION JOINT
7	EXPANSION JOINT/BETWEEN CONG. PANEL AND PLASTER WALL FINISH
8	PREFINISHED STANDING SEAM METAL ROOF
9	PREFINISHED METAL SIDING
10	ROOF ACCESS LADDER, PAINTED
11	PREFINISHED METAL COPING
12	ROOF SCUPPER & DOWNSPOUT-(PAINTED)
13	PAINT BOOTH VENT STACK
14	OVERHEAD GLASS DOOR & TRACK
15	OVERHEAD SECTIONAL METAL DOOR
16	GABLE END ROOF VENT W/ INSECT SCREEN
17	STOREFRONT WINDOW & DOOR COLOR: CLEAR ANODIZED ALUMINUM
18	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINTED
19	ROOF LINE BEYOND
20	FIRE RISER, W/ FIRE DEPARTMENT CONNECTION
21	ELECTRICAL RISER, RE: ELEC. DRAWINGS
22	4'-0" HIGH 4" DIA. PIPE BOLLARD REF. 45/AS02
23	COMPRESSOR CANOPY REF. 5/A403

**SERVICE KING
 COLLISION REPAIR CENTER**
 1780 INTERSTATE 30
 ROCKWALL, TX

SERVICE KING
 COLLISION REPAIR
 2600 N. CENTRAL EXPWY.
 SUITE 400
 RICHARDSON, TEXAS
 75080



750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6083
 f: 972-732-8058

**EXTERIOR
 ELEVATIONS
 & DETAILS**

DATE: JAN 2016	SHEET NO:
PROJECT NO: 2015006	A502
DRAWN BY: GW	
CHECKED BY: JC	



CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) FOR OUTSIDE STORAGE ON A 3.2039-ACRE TRACT OF LAND ZONED LIGHT INDUSTRIAL (LI) DISTRICT, LOCATED WITHIN THE IH-30 (IH-30 OV) OVERLAY DISTRICT, ADDRESSED AS 1780 E. IH-30 AND DESCRIBED AS TRACT 7-01 OF J. LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matt Moore of Claymoore Engineering, Inc., representing *Service King Collision Repair*, on behalf of the owner, Mike James of UV Real Estate, LP, for a Specific Use Permit (SUP) allowing for *Outside Storage* in conjunction with a proposed *Auto Repair Garage (Major) [i.e. Auto Body Shop]* on a 3.2039-acre tract of land zoned Light Industrial (LI) District, located within the IH-30 (IH-30 OV) Overlay District, addressed as 1780 E. IH-30 and identified as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for *Outside Storage and Display* within a Light Industrial (LI) District located within the IH-30 (IH-30 OV) Overlay District on the *Subject Property*; and

SECTION 2. That the Subject Property shall be used only in the manner and for the purposes described in the Specific Use Permit (SUP) and specifically set forth in *Section 2.1.10, Wholesale, Distribution and Storage, of Article II, Permissible Uses; Section 5.3, Light Industrial*

(LI) District, and Section 6.6, IH-30 (IH-30 OV) Overlay District, of Article V, District Development Standards, of the City of Rockwall Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Auto Repair Garage (Major)* with outside storage of automobiles on the subject property at 1780 E. IH-30 and conformance to these stipulations are required for continued operations:

- 1) All development must generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.
- 2) All outside storage and outside overnight storage of vehicles shall be screened from adjacent properties and public rights-of-way by a minimum six (6) foot masonry fence. Precast fences shall be permitted if approved by the Planning and Zoning Commission at the time of *Site Plan* approval per Section 10-425, *Standards; Specifications; Prohibitions*, of Article XI, *Fences*, of Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances.
- 3) Outside overnight storage of equipment, parts or inventory (*excluding vehicles*) shall be prohibited.
- 4) Garage doors or overhead doors shall not face onto a public right-of-way.
- 5) Vehicles shall not be stored on site for longer than 90 days.
- 6) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 2.2, *Compliance Standards*, of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code, the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP).

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of

fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MARCH, 2016.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 15, 2016

2nd Reading: March 7, 2016

Exhibit 'A'

Property Survey w/ Legal Description

SURVEY PLAT

RHODES
Surveying
www.rhodesurveying.com

BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1780 Interstate Highway 30, in the city of ROCKWALL, ROCKWALL COUNTY, Texas



STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas being conveyed to U.V. Real Estate LP as recorded in Volume 6771, Page 1, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner being in the South line of Interstate Highway 30, being the Northeast corner of a tract of land conveyed to Ivor and Kathryn Mckeown as recorded Volume 6749, Page 228, Deed Records, Rockwall County, Texas and being the Northwest corner of said U.V. Real Estate tract;

THENCE North 73 degrees 51 minutes 00 seconds East, a distance of 201.50 feet to a 1/2 inch yellow capped iron rod set for corner being the Northwest corner of a tract of land conveyed to Salehoun Family Limited Partnership as recorded Volume 4605, Page 60, Deed Records, Rockwall County, Texas and being the Northeast corner of said U.V. Real Estate tract;

THENCE South 01 degrees 49 minutes 34 seconds East, a distance of 859.22 feet to a 1/2 inch iron rod found for corner being in the North line of a tract of land conveyed to Hitt Family Limited Partnership as recorded in Volume 1875, Page 238, Deed Records, Rockwall County, Texas and being the Southeast corner of said U.V. Real Estate tract;

THENCE South 68 degrees 13 minutes 26 seconds West, a distance of 139.25 feet to a 1/2 inch yellow capped iron rod set for corner being in the East line of said Mckeown tract;

THENCE North 06 degrees 36 minutes 15 seconds West, a distance of 541.16 feet to a 1/2 inch iron rod set for corner;

THENCE North 05 degrees 17 minutes 51 seconds West, a distance of 318.18 feet to the PLACE OF BEGINNING and containing 3.29 acres of land.

TITLE AND ABSTRACTING WORK FURNISHED BY U.V. REALTY



IVOR & KATHRYN
MCKEOWN
VOLUME 6749 PAGE 228

SALEHOUN FAMILY LIMITED
PARTNERSHIP
VOLUME 4605 PAGE 60

HITT FAMILY LIMITED
PARTNERSHIP
VOLUME 1875 PAGE 238

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
Date: 02/20/2013
G. F. No.:
Job no.: 90664
Drawn by: CW



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR U.V. REALTY
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



Exhibit 'B' Site Plan/Concept Plan

