



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
CC: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, Director of Planning and Zoning
DATE: November 4, 2019
SUBJECT: Appointment with Scott Mommer, PE on Behalf of the Home Depot

Scott Mommer of Lars Anderson & Associates, Inc. is requesting that the *Land Use Schedule* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) be amended to allow the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use with a Specific Use Permit (SUP) in a Commercial (C) District. This request is in response to staff's comments regarding a submitted site plan [Case No. SP2019-036], which proposed expanding an existing hardware store (*i.e. Home Depot*) to add a *Tool Rental Center*. When communicating with the applicant before the submittal, staff was under the impression that the expansion would only operate as a tool rental center (*i.e. power drills, saws, electric sanders*), which is permitted *by-right* in a Commercial (C) District; however, while reviewing the submitted site plan staff noticed that the proposed plan included an outside storage area and a *Rental, Sales, and Service of Heavy Machinery and Equipment* component in conjunction with the *Tool Rental Center*. Based on this, staff notified the applicant that the *Rental, Sales, and Service of Heavy Machinery* land use is not a permitted land use within the Commercial (C) District. In response to this, the applicant requested that the use be allowed in a Commercial (C) District on a *case-by-case* basis (*i.e. through a Specific Use Permit [SUP]*).

Should the City Council choose to direct staff to make changes to the ordinance, staff would proceed based on the following schedule:

Planning and Zoning Work Session: November 26, 2019
Planning and Zoning Public Hearing: December 10, 2019
City Council Public Hearing/First Reading: December 16, 2019
City Council Public Hearing/Second Reading: January 6, 2019

Should the City Council ultimately grant the requested amendment, staff should point out that the applicant would not be permitted to provide the proposed *Rental, Sales, and Service of Heavy Machinery and Equipment* land use on-site until a Specific Use Permit (SUP) is approved by the City Council pending a recommendation from the Planning and Zoning Commission. Approval of a Specific Use Permit (SUP) would be a separate discretionary process. In the attached packet staff has placed a copy of the applicant's request.



LARS ANDERSEN & ASSOCIATES, INC.

CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
ADA COMPLIANCE • LEED ACCREDITED • STORM WATER QUALITY
4694 W JACQUELYN AVENUE
FRESNO, CA 93722
PH (559) 276-2790 FX (559) 276-0850
TEXAS REGISTERED ENGINEERING FIRM F-18450

SCOTT A. MOMMER, PE, QSD
PRESIDENT

DANIEL J. ZOLDAK, PE, PLS
CASp, LEED AP, QSD/P
VICE PRESIDENT

September 10, 2019

Korey Brooks, AICP
Senior Planner
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
O: 972-772-6434
E: kbrooks@rockwall.com

RE: Home Depot – Amended Site Plan – Tool Rental Center (TRC) & THD Rental Equipment
765 E-130, Rockwall, TX 75087

Korey,

On behalf of Home Depot, our Firm is submitting for an Amended Site Plan to Permit a proposed Tool Rental Center (TRC) and THD Rental Equipment Display. The general operations for the TRC is the rental of tools associated with general construction, which could range from a drill to a larger power equipment. This operation is utilized by both our general customers and contractors. In conjunction with the TRC, Home Depot is requesting to utilize approximately 10 parking stalls identified on the proposed Site Plan to store and display compact power rental equipment that can be rented through the TRC. Such equipment are items like small trailers, see the attached file for a list of example compact power equipment. It should be noted that the HD Rental equipment is owned and operated by Home Depot and there are no Third-Party Entities involved with this accessory use. In addition, no service, repairs, or maintenance or done on THD Rental equipment at the store, as Home Depot owns various locations where they are serviced by Home Depot at their maintenance facility throughout the region.

Attached you will find the following submittal items:

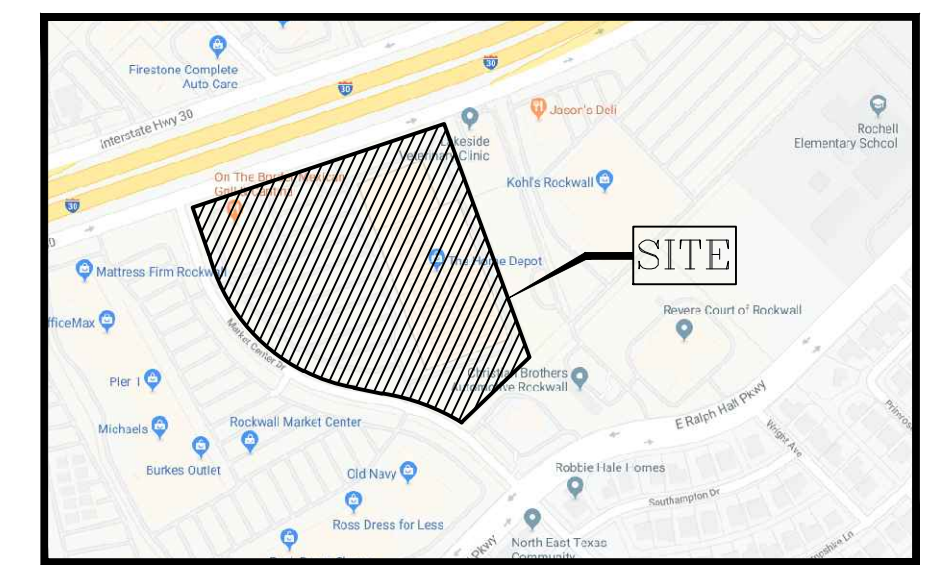
- Application signed by Home Depot
- Four (4) full size (24" x 36") proposed Site Plan
- Four (4) full size (24" x 36") proposed Building Elevation/Colored Rendering
- Check # 1238 for \$100.00

In advance, we greatly appreciate the City's review of the proposed project and feel free to contact me with any questions by email at smommer@larsandersen.com or by cell at 559-978-7060.

Sincerely,
LARS ANDERSEN & ASSOCIATES, INC.

Scott A. Mommer

Scott A. Mommer, PE
President



VICINITY MAP
 NOT TO SCALE

PROJECT INFORMATION

| | |
|--------------------|--------------|
| ZONING INFORMATION | 47567 |
| APN: | C COMMERCIAL |
| ZONING: | COMMERCIAL |
| LAND USE: | |



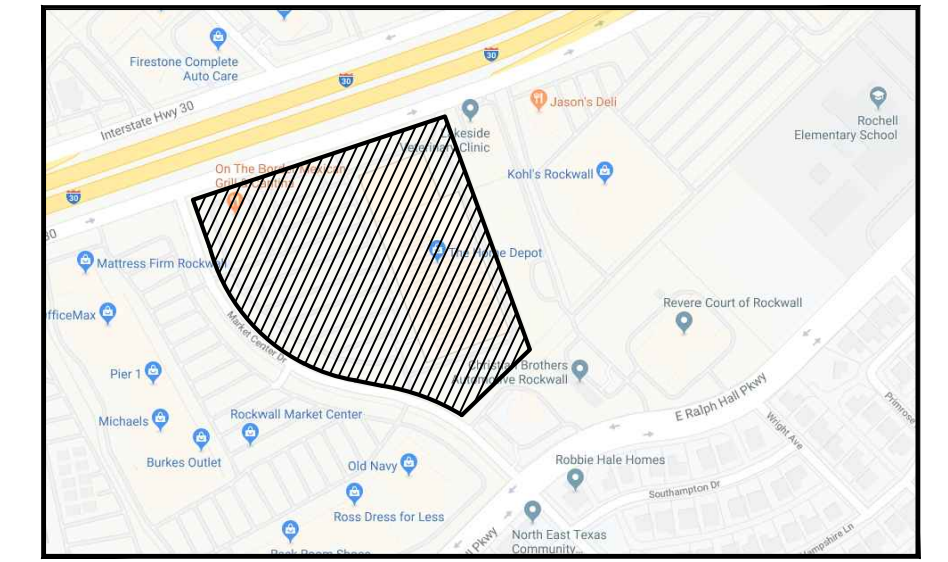
BUILDING ELEVATION & COLOR RENDERING

| | |
|-----------------------|--------------|
| DATE: | 9/10/2019 |
| REVISION DATES: | |
| SITE PLANNER | LUIS REBELO |
| SITE DEV. COORDINATOR | SCOTT MOMMER |
| R. E. MARKET | |
| R. E. AGENDA NAME | |
| R. E. MANAGER | |



**TX - ROCKWALL
 STORE #0531**

| | |
|-------------------|----------------------------------|
| ADDRESS: | 765 E I-30 ROCKWALL, TX 75087 |
| LA PROJECT NUMBER | 18085.00 |



VICINITY MAP
 NOT TO SCALE

PROJECT INFORMATION

| | |
|---|--------------|
| ZONING INFORMATION | |
| APN: | 47567 |
| ZONING: | C COMMERCIAL |
| LAND USE: | COMMERCIAL |
| HOME DEPOT SITE DATA | |
| HOME DEPOT AREA | 11.39 AC |
| HOME DEPOT BUILDING AREAS | |
| EXISTING HOME DEPOT BUILDING | 111,847 SF |
| PROPOSED TOOL RENTAL CENTER | 2,236 SF |
| EXISTING GARDEN CENTER | + 17,955 SF |
| TOTAL HD BUILDING AREA | 132,038 SF |
| PARKING REQUIRED PER CITY CODE | |
| HOME DEPOT (@ 1/250 SF) GFA (INCLUDING GARDEN CENTER) | 528 STALLS |
| PARKING PROVIDED | |
| CUSTOMER | 504 STALLS |
| OVERFLOW | + 89 STALLS |
| TOTAL PROVIDED | 593 STALLS |
| INCLUDED WITHIN PARKING PROVIDED | |
| ACCESSIBLE PARKING | 18 STALLS |
| NOT INCLUDED WITHIN PROVIDED PARKING | |
| EQUIPMENT RENTAL | 10 STALLS |

TRC SITE PLAN

| | |
|------------------------|--------------|
| DATE: | 8/20/2019 |
| REVISION DATES: | |
| SITE PLANNER: | LUIS REBELO |
| SITE DEV. COORDINATOR: | SCOTT MOMMER |
| R. E. MARKET: | |
| R. E. AGENDA NAME: | |
| R. E. MANAGER: | |



**TX - ROCKWALL
 STORE #0531**

ADDRESS: 765 E I-30
 ROCKWALL, TX 75087

LA PROJECT NUMBER 18085.00



INTERSTATE HIGHWAY 30

ACCESS ROAD

N.A.P.

EXISTING
 GARDEN CENTER
 (17,995 SF)

TRUCK
 WELL

EXISTING OUTSIDE
 SALES & DISPLAY

CUSTOMER PICK-UP LANE

EXISTING
 HOME DEPOT
 (111, 847 SF)

PROPOSED TOOL RENTAL
 CENTER (2,236 SF)

PROPOSED TRC
 ENCLOSURE (962 SF)

PROPOSED THD EQUIPMENT
 RENTAL (10 STALLS)

SEE SHEET 2

ROCHELL CT.



Compact Power Rental Equipment

Tractor Loader Backhoe

- Used for loading, carrying, and transporting materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work



Mini Excavator

- Property improvement and landscape projects
- Irrigation installation and drainage projects
- Plumbing and electrical installation or repairs



Aerial Equipment

- Tree care and maintenance
- Facility maintenance, painting, HVAC, electrical
- Sign and lighting repair



Light Tower

- Job site illumination
- Sports activities
- Event setups



Material Handling

- Transport concrete, stone, materials and aggregate
- Construction and demo site clean up



Dump Trailer

- Demolition removal and yard maintenance
- Carrying landscape materials
- Hauling aggregate



Tree Care (Chipper Rental/Stump Grinder)

- Tree care and maintenance
- Landscaping and property improvements



Mini Skid Steer

- Load, carry and spread materials
- Landscape and property improvement
- Grading and leveling



Trencher

- Installing irrigation and drainage projects
- Landscape and property improvement



Tractor Loader Backhoe

- Load, carry and transport materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work

