



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
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1700 Justin Road

Subdivision Channel1 Subdivision Lot 2R Block A

General Location NE corner of Justin Road and Industrial Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial Current Use Light Industrial

Proposed Zoning No Change Proposed Use Office / Warehouse / Storage

Acreage 18.762 AC Lots [Current] 1 Lots [Proposed] 1 - no change

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]

<input checked="" type="checkbox"/> Owner Channel1 Commercial Corp.	<input checked="" type="checkbox"/> Applicant Mark Pross - Pross Design Group Inc.
Contact Person Ed Burke	Contact Person Mark Pross
Address 1700 Justin Road	Address 5310 Harvest Hill Road, Suite 180
City, State & Zip Rockwall, TX 75087	City, State & Zip Dallas, TX 75230
Phone 951-587-7884	Phone 972-759-1400
E-Mail eburke@channel1.com	E-Mail mpross@pdgarch.net

NOTARY VERIFICATION [REQUIRED]

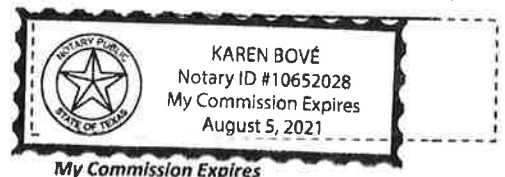
Before me, the undersigned authority, on this day personally appeared Mark W. Pross [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19th day of June, 20 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 19th day of June, 20 20.

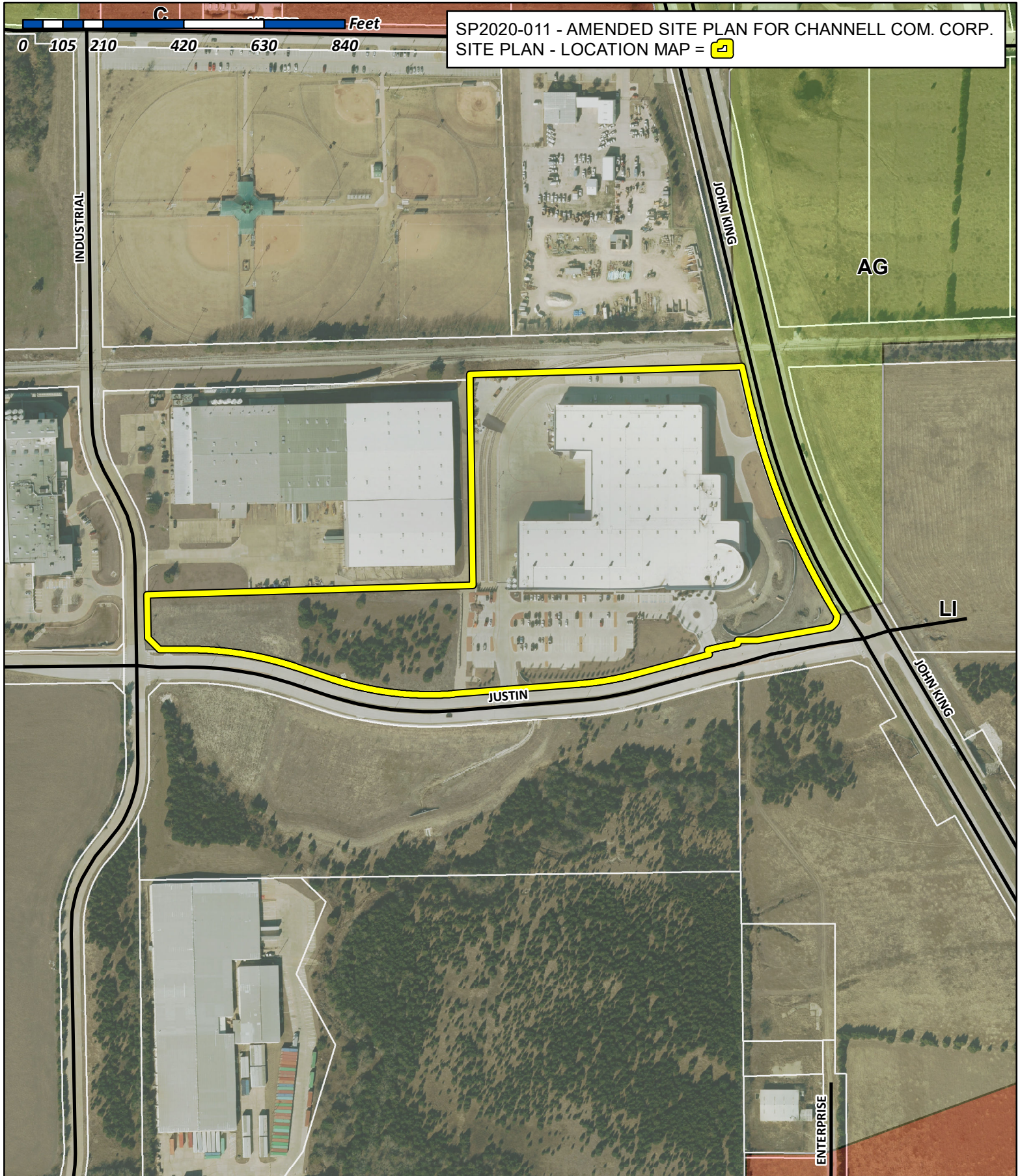
Owner's Signature

Notary Public in and for the State of Texas



0 105 210 420 630 840 Feet

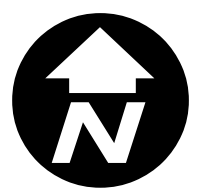
SP2020-011 - AMENDED SITE PLAN FOR CHANNELL COM. CORP.
SITE PLAN - LOCATION MAP = 

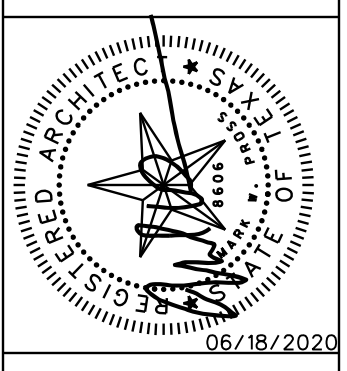


City of Rockwall

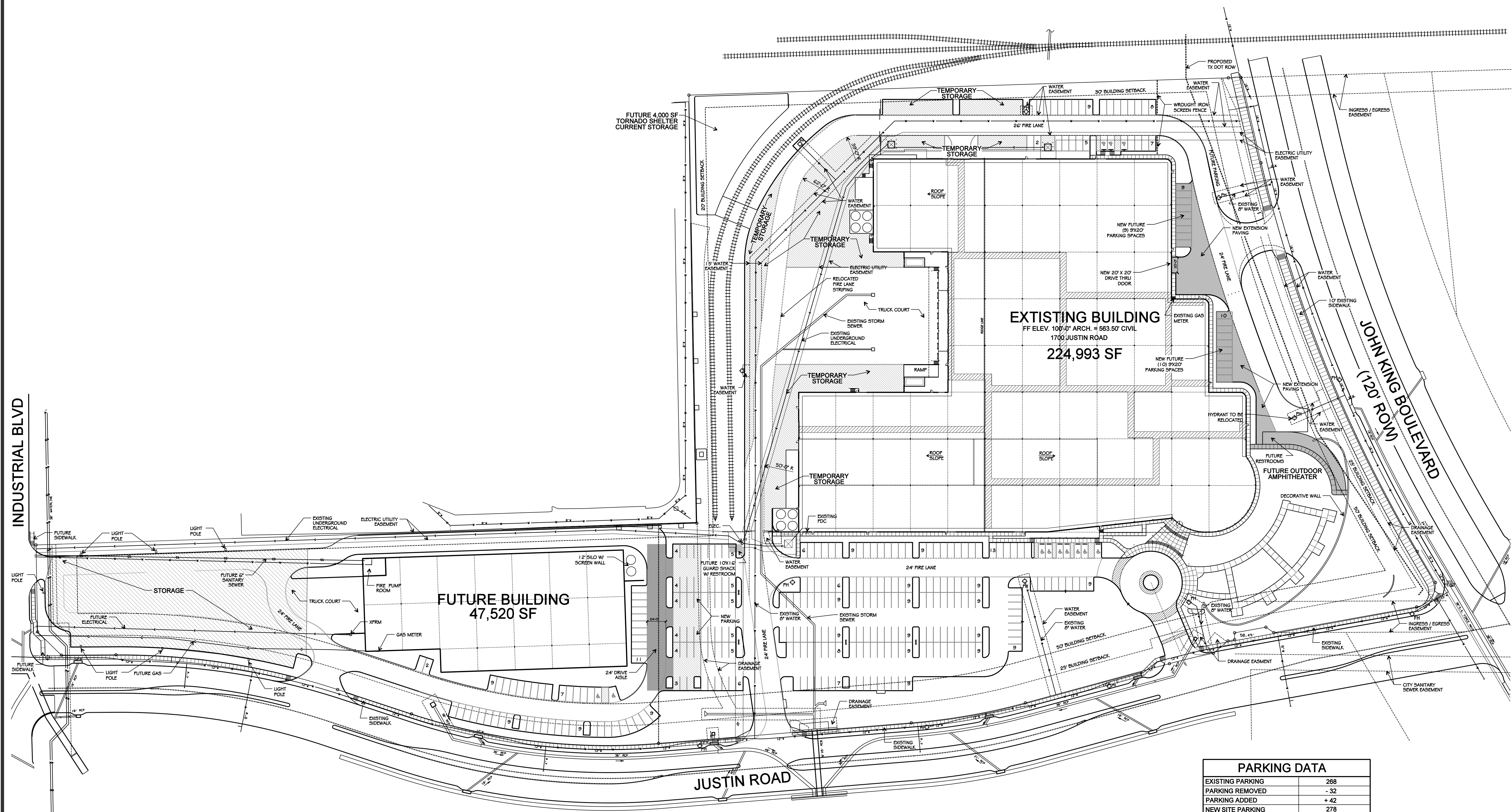
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





© 2014 THIS DOCUMENT AND THE DESIGNS CONTAINED THEREIN REMAINS THE PROPERTY OF PROSS DESIGN GROUP, INC. AS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF PROSS DESIGN GROUP.



PROPOSED USE	AREA	FACTOR	SPACES
OFFICE - B1 OCC.	1,000 SF	300	3
MANUFACTURING - F1 OCC.	10,000 SF	500	20
WAREHOUSE - S1 OCC.	36,520 SF	1,000	37
TOTAL	47,520 SF		
- REQUIRED			60 (2 HC)
- PROVIDED			79 (2 HC)
			19 EXCESS

	GAS
	SANITARY SEWER
	WATER
	ELECTRICAL

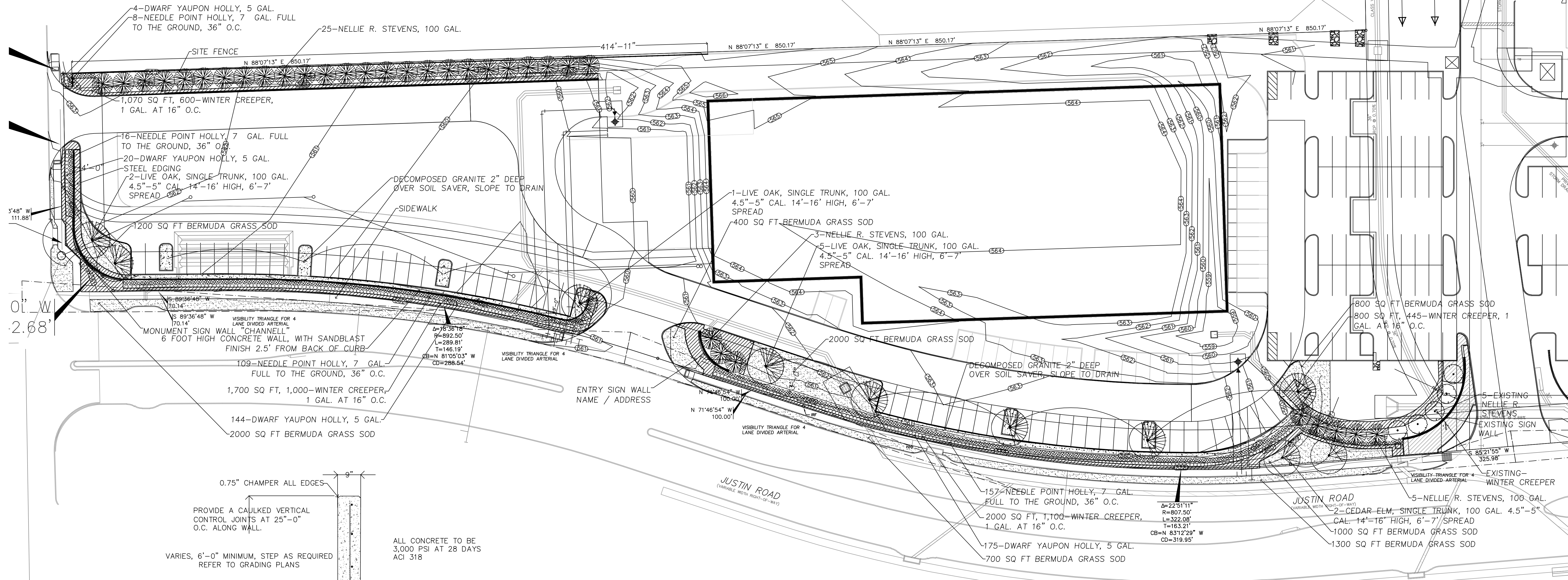
EXISTING PARKING	288
PARKING REMOVED	- 32
PARKING ADDED	+ 42
NEW SITE PARKING	278
PROPOSED NEW PARKING	278 = NO VARIANCE NEEDED

	PROPOSED AREAS OF CONSTRUCTION
	PHASE II WORK

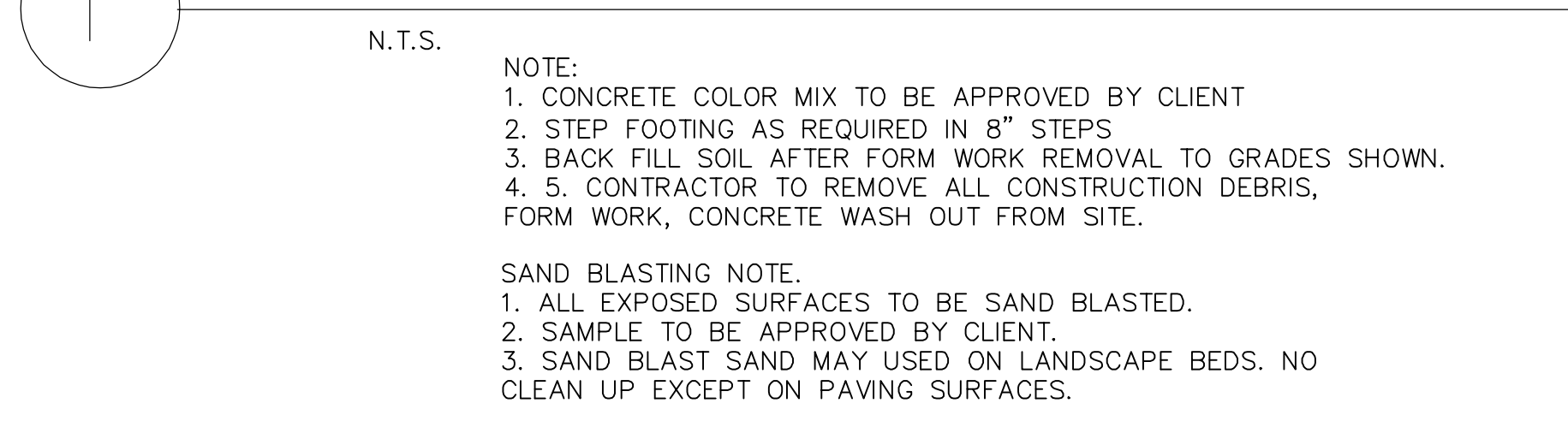
NORTH

1 SITE PLAN
SCALE: 1"=60'-0"

OWNER:
CHANNELL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589-9022
CONTACT: EDWARD J. BURKE
951-587-7884



1 SITE SCREEN WALL DETAILS



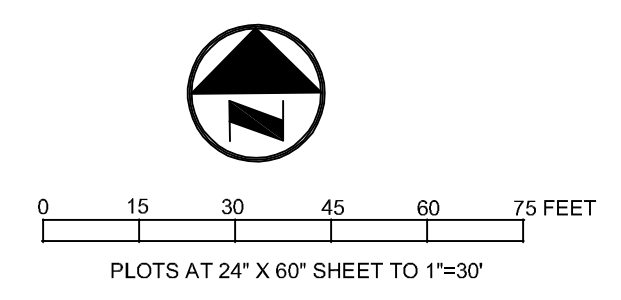
N.T.S.

NOTE:

1. CONCRETE COLOR MIX TO BE APPROVED BY CLIENT
2. STEP FOOTING AS REQUIRED IN 8" STEPS
3. BACK FILL SOIL AFTER FORM WORK REMOVAL TO GRADES SHOWN.
4. 5. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS, FORM WORK, CONCRETE WASH OUT FROM SITE.

SAND BLASTING NOTE:

1. ALL EXPOSED SURFACES TO BE SAND BLASTED.
2. SAMPLE TO BE APPROVED BY CLIENT.
3. SAND BLAST SAND MAY USED ON LANDSCAPE BEDS. NO CLEAN UP EXCEPT ON PAVING SURFACES.



© 2020, T.H. PRITCHETT ASSOCIATES
LANDSCAPE ARCHITECTS AND PLANNER

THESE DRAWINGS AND/OR SPECIFICATIONS PROVIDED WITHIN THIS DOCUMENT SET ARE PREPARED SPECIALLY FOR THIS PROJECT. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECTS AND/OR OTHER PURPOSES, OR BY ANY OTHER PARTIES UNDER THE TITLE OR OTHERWISE, WITHOUT THE SPECIFIC WRITTEN PERMISSIONS FROM T.H. PRITCHETT / ASSOCIATES. REPRODUCTION IS PROHIBITED.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T.H. PRITCHETT, R.L.A. NO. 2115 ON 06/18/2020

NO.	DATE	REVISION

TP T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

SITE LANDSCAPE PLAN WEST

CHANNELL COMMERCIAL CORP.

WEST PARKING & STORAGE LAYOUT

1700 JUSTIN ROAD

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	06/18/2020	1"=30'			SLPW-1