



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-043

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 1245 Highway 276

Subdivision Platinum Storage Addition

Lot

4

Block

A

General Location Southeast of IH30, southwest of TL Townsend Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial (C) District

Current Use Self-Storage (Mini-warehouse)

Proposed Zoning Commercial (C) District

Proposed Use Self-Storage (Mini-warehouse)

Acreage 2.857

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 Wolverine Self-Storage Investments-Rockwall EDP, LLC

Applicant Maxwell Fisher, AICP, Masterplan

Contact Person Anthony Gould, General Partner/ Benjamin Carr, General Partner

Contact Person Maxwell Fisher, AICP

Address 4057 Vega Loop

Address 2201 Main Street, Suite 1280

City, State & Zip Shingle Springs, CA 95682

City, State & Zip Dallas, TX 75201

Phone 530.409.8978

Phone 214.470.3972

E-Mail gouldanthony@gmail.com/ benjamin.x.carr@gmail.com

E-Mail maxwell@masterplantexas.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Anthony J. Gould [Owner] the undersigned, who stated the information on this application to be true and certified the following: # 242.86

"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 \$ 242.86, to cover the cost of this application, has been paid to the City of Rockwall on this the 7 day of October, 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 7 day of October, 20 20.

Owner's Signature

Anthony J. Gould

Notary Public in and for the State of CA

[Signature]

My Commission Expires 03/31/2022

SEE ATTACHED NOTARY CERTIFICATE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado)

On 10/07/2020 before me, Keenan T. Johnson, Notary Public
(insert name and title of the officer)

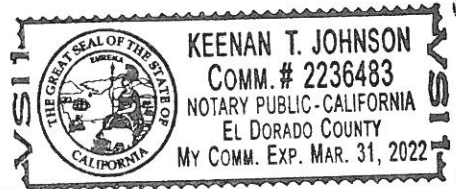
personally appeared Anthony J. Gould,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)





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.

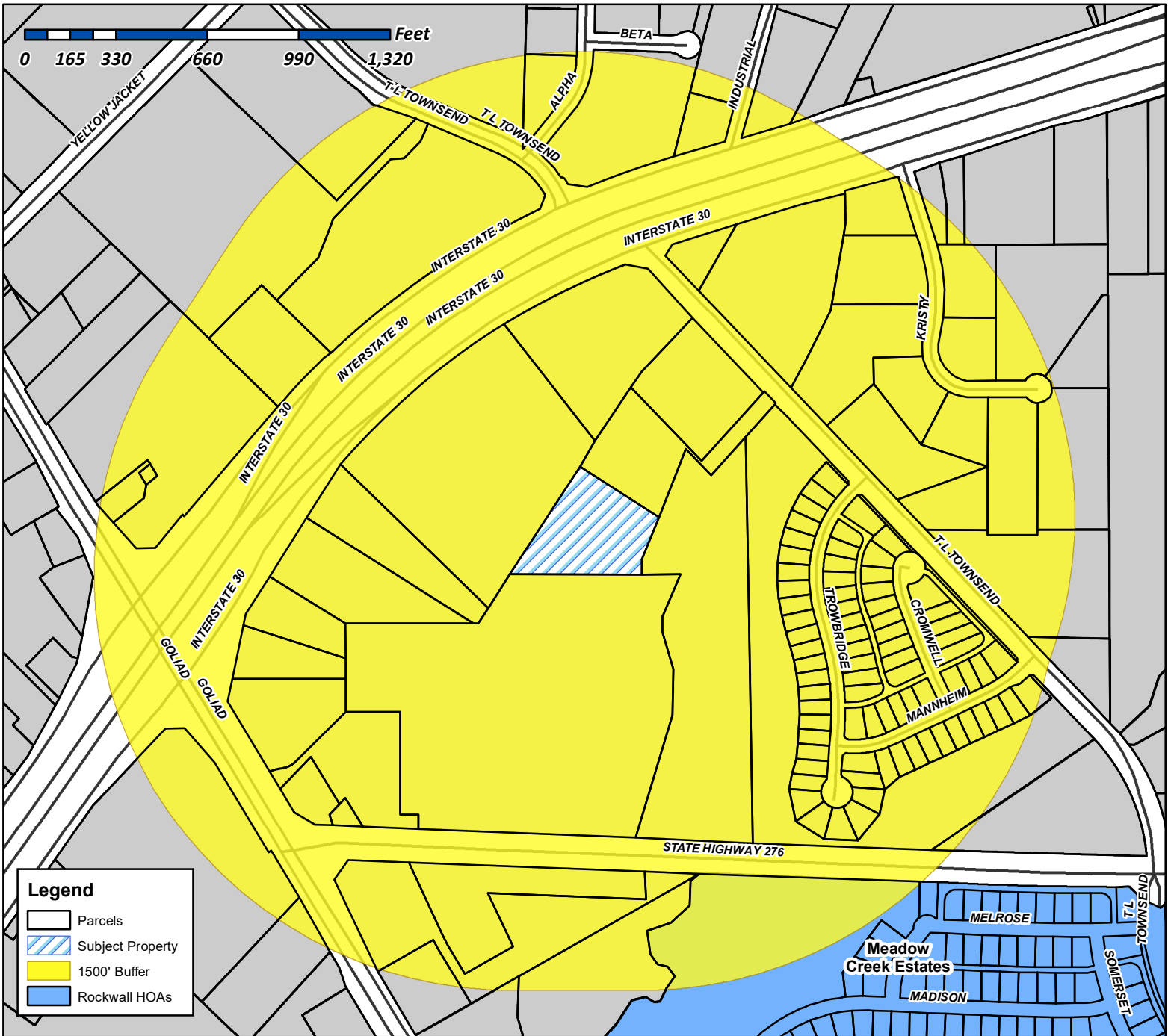




City of Rockwall

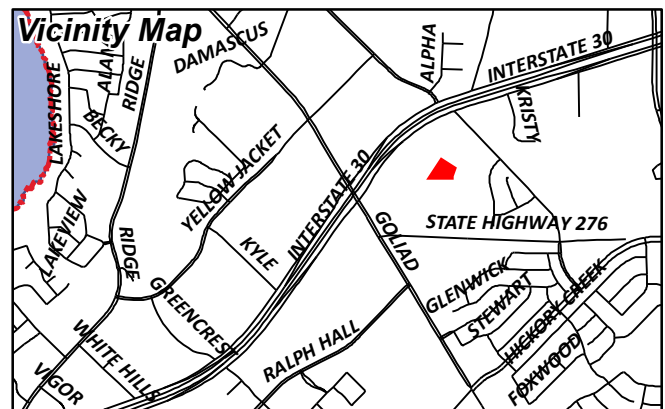
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Case Number: Z2020-043
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1245 SH-276

Date Created: 10/19/2020
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Wednesday, October 21, 2020 2:20 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program
Attachments: Public Notice (10.20.2020).pdf; HOA Map Z2020-043.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-043 Specific Use Permit for Mini-Storage

Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing *Specific Use Permit* for the purpose of increasing the number of storage units permitted by *Ordinance No. 14-25* to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

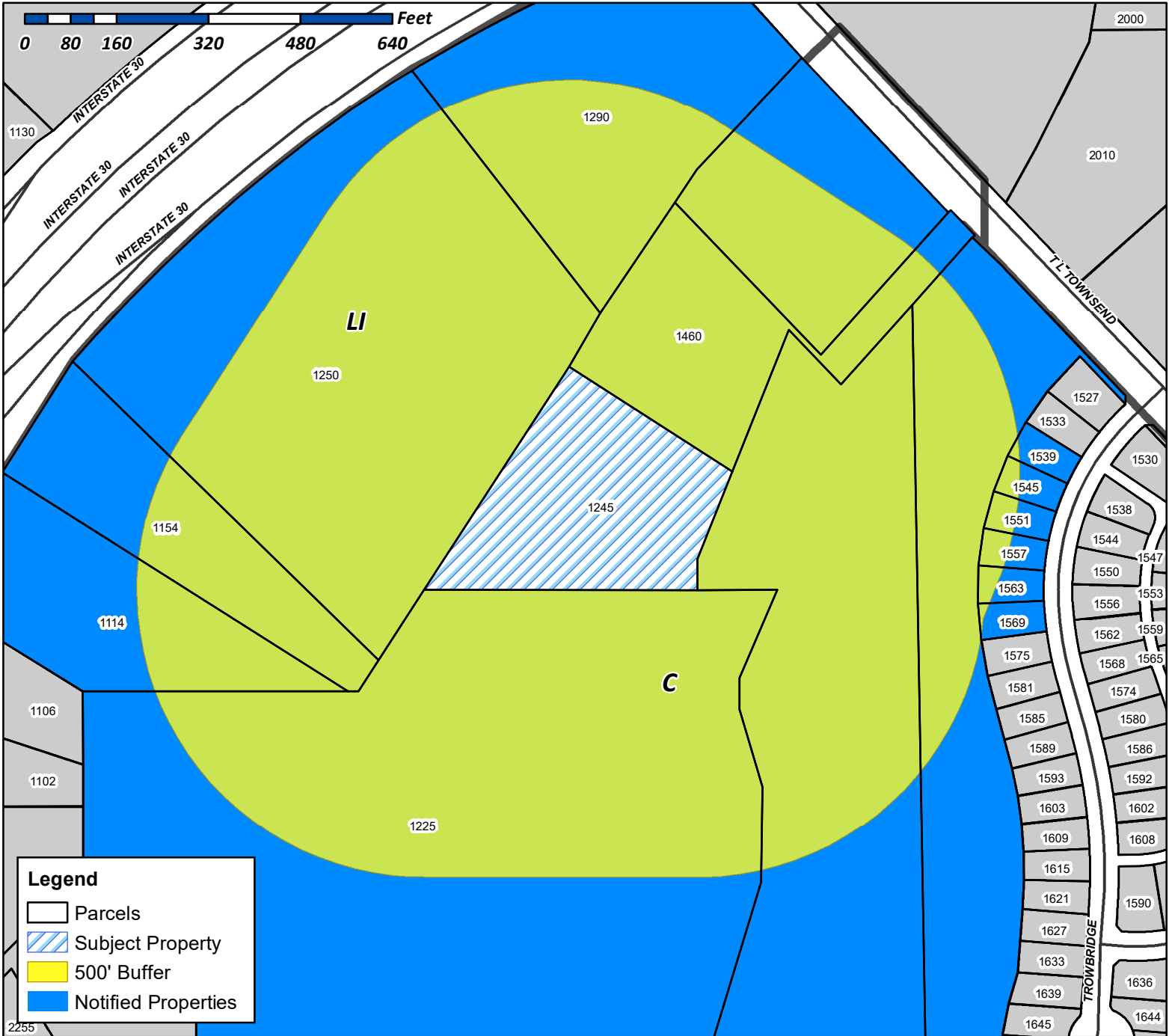
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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2020-043
Case Name: SUP For Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 1245 SH-276

Date Created: 10/19/2020
For Questions on this Case Call (972) 771-7745



POTOMAC ROCKWALL PARTNERSHIP LP
10676 KING WILLIAM
DALLAS, TX 75220

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
1114 E I30
ROCKWALL, TX 75032

POTOMAC ROCKWALL PARTNERSHIP LP
1154 E I30
ROCKWALL, TX 75032

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
1225 HWY 276
ROCKWALL, TX 75032

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
1245 HWY276DR
ROCKWALL, TX 75032

JACKSON AUTOMOTIVE REAL ESTATE INV LLC
DBA TOYOTA OF ROCKWALL
1250 E INTERSTATE 30
ROCKWALL, TX 75087

CTE PHASE I LP
1290 I30
ROCKWALL, TX 75032

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

SARO PARTNERS LLC
1460 S TOWNSEND DR
ROCKWALL, TX 75032

FARR TRAVIS AND MELLISA
1539 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

COURT CRAIG B & MONDA J
1545 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

FENG YI
1551 TROWBRIDGECIR
ROCKWALL, TX 75032

MOTA SAMUEL ALVES AND LEIGH-ANNE
1557 TROWBRIDGE CIR
ROCKWALL, TX 75032

SCHULMAN SUN
1563 TROWBRIDGE CIR
ROCKWALL, TX 75032

SUN RAY
1569 TROWBRIDGECIR
ROCKWALL, TX 75032

CTMGT ROCKWALL 38 LLC
1800 VALLEY VIEW LN SUITE 300
FARMERS BRANCH, TX 75234

CITY OF HEATH
200 LAURENCE DRIVE
HEATH, TX 75032

CTE PHASE I LP
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

FENG YI
2757 SCENIC DR
PLANO, TX 75025

COCKERILL CHRISTOPHER M AND JENNIFER
COCKERILL SMITH AND
EXEMPTION TRUST U/COCKERILL FAMILY 1981
TRUST
311 BILTMORE WAY
LAFAYETTE, LA 70508

SUN RAY
3409 CALEO CT
PLANO, TX 75025

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
4057 VEGA LOOP
SHINGLE SPRINGS, CA 95682

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
999 LAKE DR
ISSAQUAH, WA 98027

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-043: Specific Use Permit for Mini-Storage

Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an amendment to an existing Specific Use Permit for the purpose of increasing the number of storage units permitted by Ordinance No. 14-25 to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 10, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 16, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 16, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2020-043: Specific Use Permit for Mini-Storage

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CITY OF ROCKWALL

ORDINANCE NO. 14-25

SPECIFIC USE PERMIT NO. S-121

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 PREVIOUSLY AMENDED, SO AS TO APPROVE A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 2.857-ACRE TRACT OF LAND, BEING A PORTION OF A LARGER 5.549-ACRE TRACT OF LAND IDENTIFIED AS PART OF TRACT 2 OF THE J. CADLE SURVEY, ABSTRACT NO. 65, 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, a request has been made by Master Plan, on behalf of Rockwall SH-205 Venture, LLC for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, which is generally located south of the intersection of the IH-30 Frontage Road and Townsend Drive, 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 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 [*Ordinance No. 04-38*] 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 the construction of a mini-warehouse facility within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and set forth in Section 2.1.10, *Wholesale, Distribution and Storage*, of Article IV, *Permissible Uses*, of the 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 mini-warehouse facility on the *Subject Property*, and conformance to these operational conditions are required for continued operations:

- 1) Prior to the issuance of a building permit a site plan conforming to the requirements stipulated by the Unified Development Code [*Ordinance No. 04-38*] shall be submitted and approved by the Planning & Zoning Commission, and if necessary City Council.
- 2) All construction and operations on this property shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- 3) The building elevations submitted with the site plan shall strictly adhere to the Concept Building Elevations depicted in *Exhibit 'C'* of this ordinance, unless required to be modified to conform to the recommendations of the Planning & Zoning Commission and/or City Council.
- 4) The maximum number of storage units provided shall not exceed 579 units for the facility.
- 5) All transparent fences shall be wrought iron or similar, and when necessary incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing shall be prohibited.
- 6) The height of the building shall not exceed four (4) stories or 60-feet in total height.
- 7) Outside storage shall be limited to the areas depicted on the Concept Plan in Exhibit 'A', and shall be entirely screened by a row of evergreen trees (i.e. Leyland Cypress) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the Concept Plan. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.
- 8) Businesses shall not be allowed to operate within individual storage units.
- 9) The commercial operation of rental trucks and trailers shall be prohibited.
- 10) All signage shall be required to conform to the requirements stipulated by the Code of Ordinances. Additionally, pole signage shall be prohibited on this site.
- 11) All light poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of Article VII, *Environmental Performance*, of the Unified Development Code.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning 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, corporation, 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 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.

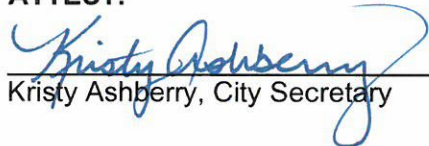
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF JULY, 2014.**



David Sweet, Mayor

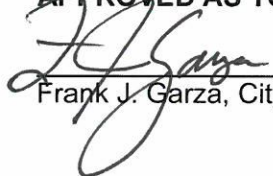
ATTEST:



Kristy Ashberry, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: June 16, 2014

2nd Reading: July 7, 2014

Exhibit A: Legal Description

BEING a 2.857 acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the JOSEPH CADLE SURVEY, ABST#65 and the N.M. BALLARD SURVEY ABST. #48, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in Volume 4663, page 281 of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20 feet to a 5/8 inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05 feet to a 5/8 inch iron road to be set in the southwest line of said 65.96 acre tract of land being the southeast corner of a 2.692 acre tract being a portion of a 5.549 acre tract of land recoded in instrument No. 2013-480420 Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692 acre tract of land and traveling through said 65.96 acre tract of land the following course and distances:

SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8 inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8 inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the POINT OF BEGINNING;

Exhibit B: Concept Plan

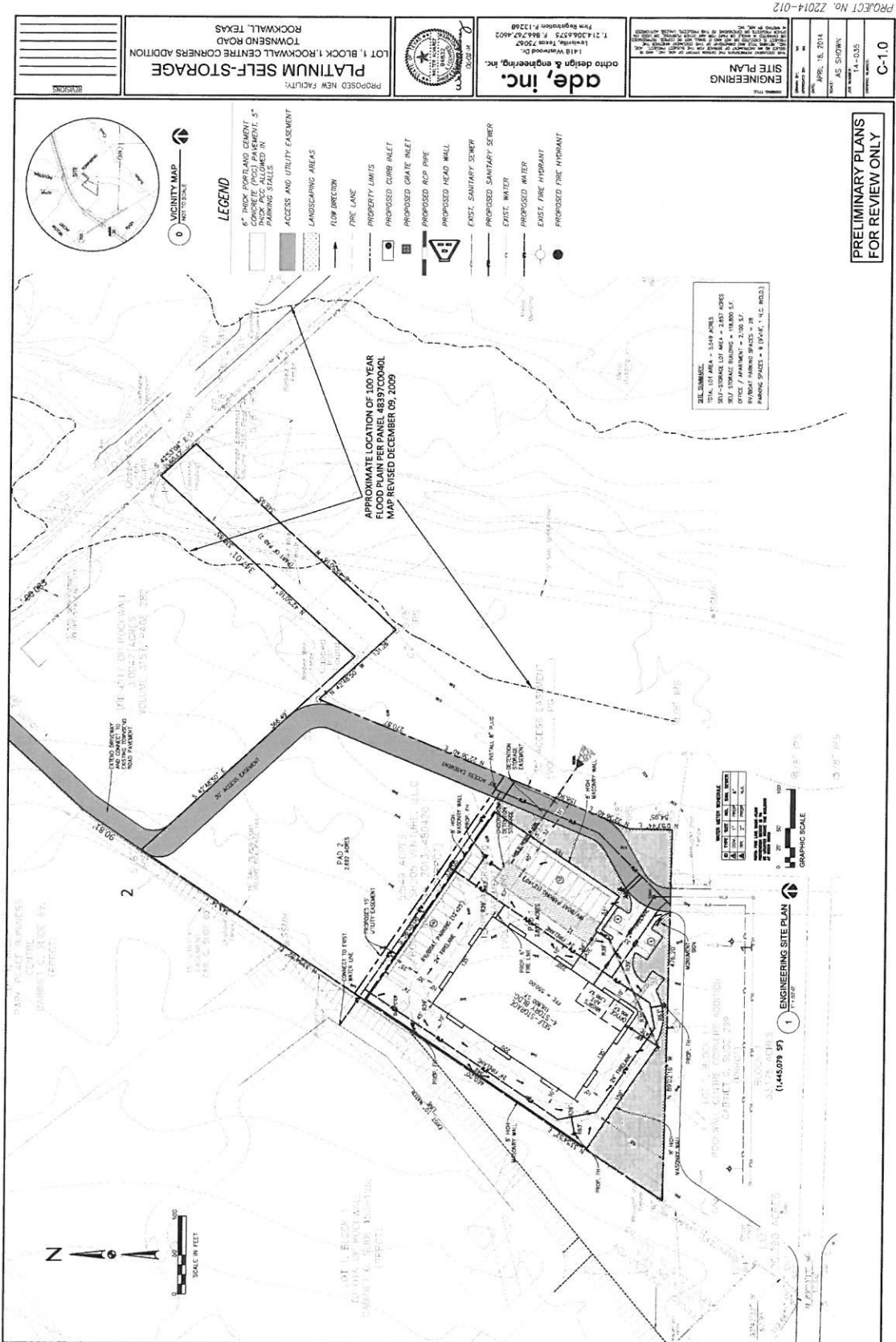


Exhibit C: Concept Building Elevations

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">REVISION</th> <th style="width: 50%;">NO.</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	NO.									<p style="text-align: center;">PROPOSED NEW FACILITY: SELF-STORAGE TOWNSEND ROAD ROCKWALL, TEXAS</p>	<p style="text-align: center;">PL PLATINUM BUILDING SYSTEMS, LLC WWW.PLBUILDINGS.COM 1700 W. STATE ST. SUITE 100 DALLAS, TEXAS 75241 PHONE: 972.967.9999 FAX: 972.967.9999</p>	<p style="text-align: center;">CONCEPTUAL ELEVATIONS</p> <p>DATE: 08/13/2014 SCALE: AS SHOWN DRAWN: J.S. JOB: 14014 SHEET: A4</p>
REVISION	NO.												

PRELIMINARY - NOT FOR CONSTRUCTION



1 EAST ELEVATION
NOT TO SCALE



2 SOUTH ELEVATION
NOT TO SCALE

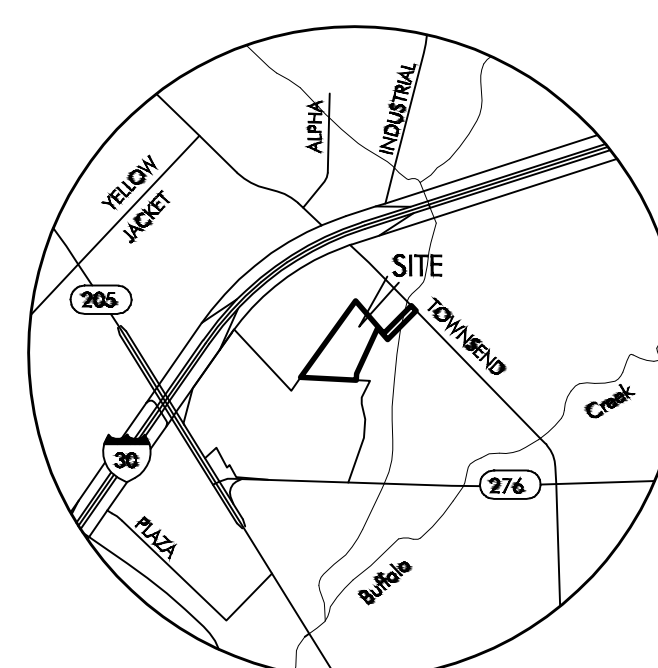


3 PERSPECTIVE VIEW
NOT TO SCALE

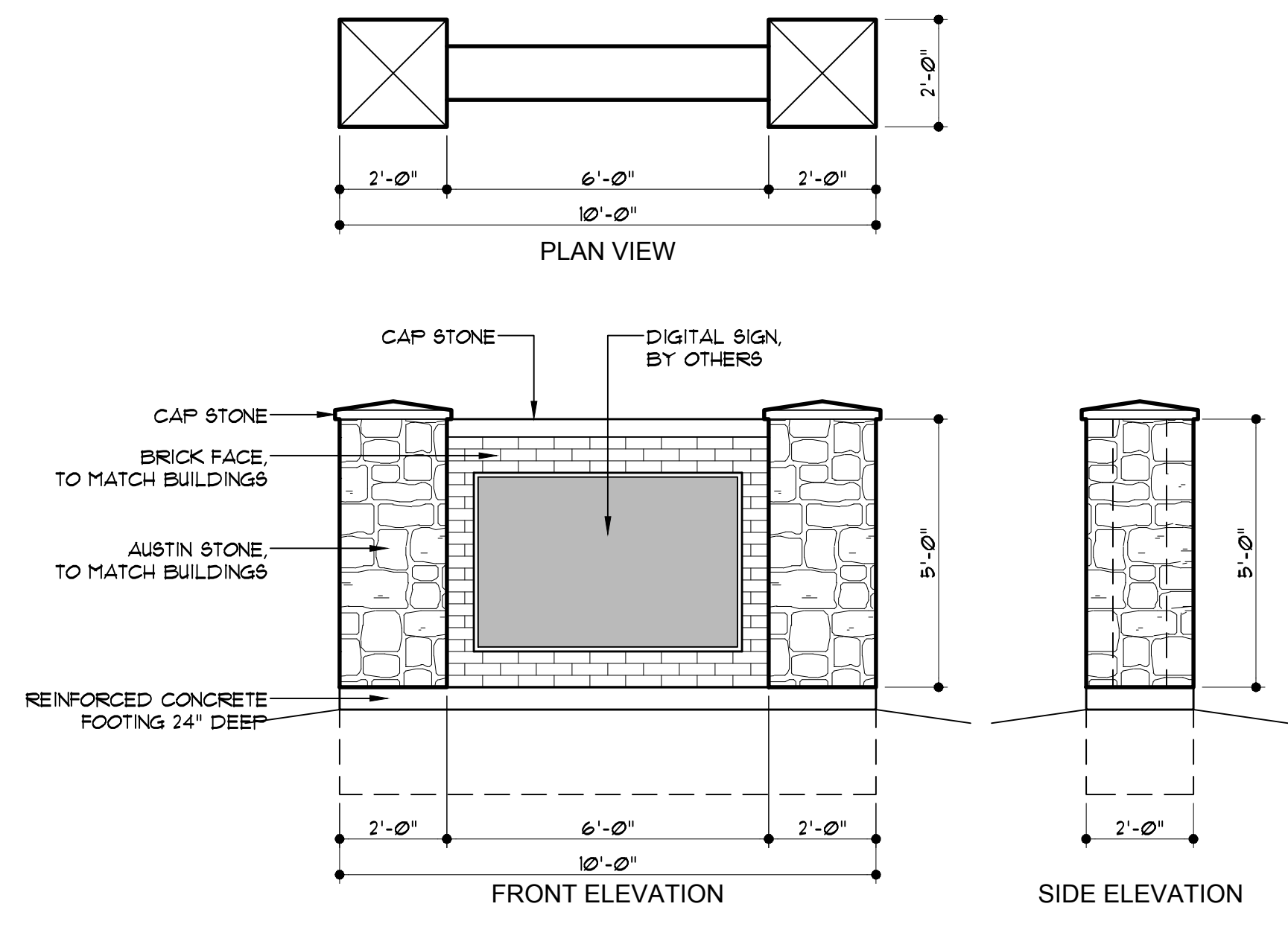
CASE NUMBER: Z2014-012

NO.	REVISION
1	07-24-2015
2	01-14-2015

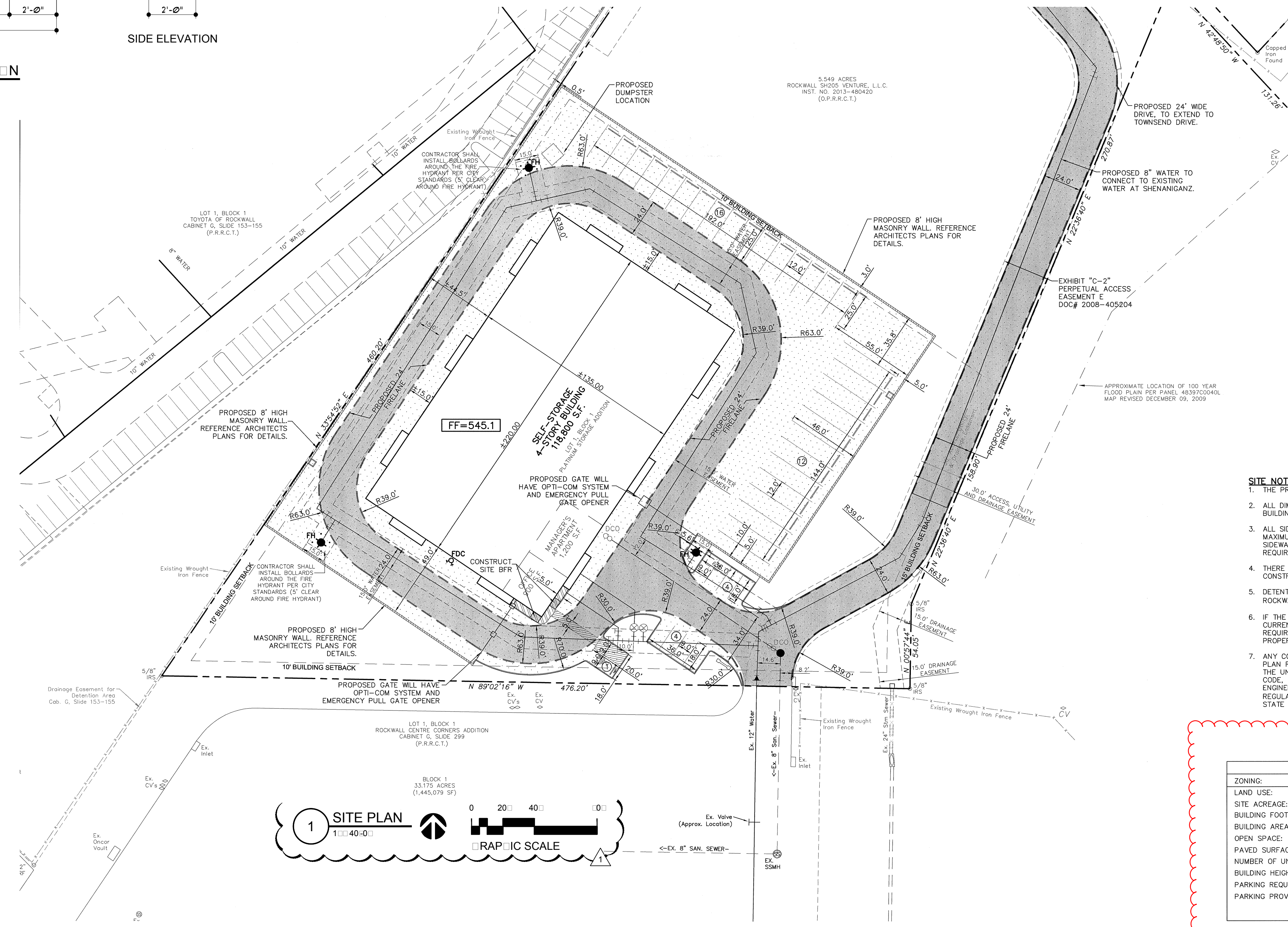
PROPOSED NEW FACILITY:
PLATINUM SELF-STORAGE
 TOWNSEND ROAD
 ROCKWALL, TEXAS 75087



0 VICINITY MAP
 NOT TO SCALE



2 ONU-EMENT SIGN
 3/16" = 1'-0"



LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED BARRIER FREE RAMP
- PARKING SPACES IN A ROW
- PROPOSED LANDSCAPING
- 3000 PSI CONCRETE WITH NO. 3 BARS - AT 24" CENTERS EACH WAY (MIN. 5.5 SACK MIX)
- 3600 PSI CONCRETE WITH NO. 3 BARS AT 24" CENTERS EACH WAY (MIN. 6.5 SACK MIX)
- PROPOSED FIRE LANE

- SITE NOTES:**
- THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
 - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
 - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
 - THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
 - DETENTION WILL BE PROVIDED AS REQUIRED, PER THE CITY OF ROCKWALL'S ENGINEERING DEPARTMENT.
 - IF THE DRIVEWAY AT TOWNSEND DRIVE DOES NOT MEET THE CITY'S CURRENT REQUIREMENTS FOR FIRE LANE, THE APPLICANT WILL BE REQUIRED TO UPGRADE THE DRIVEWAY TO ENSURE THE SUBJECT PROPERTY HAS PROPER FIRE PROTECTION.
 - ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNITED DEVELOPMENT CODE, THE 2009 INTERNATIONAL BUILDING CODE, 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.

SITE DATA TABLE FOR LOT 1

ZONING:	SUP NO.:	S-121
LAND USE:	SELF STORAGE	
SITE ACREAGE:	2.857 ACRES (124,468 SQ FT)	
BUILDING FOOTPRINT:	30,700 SQUARE FEET	
BUILDING AREA:	122,800 SQUARE FEET	
OPEN SPACE:	43,254/124,468 : 34%	
PAVED SURFACE AREA:	50,513/124,468 : 40%	
NUMBER OF UNITS:	579	
BUILDING HEIGHT:	4 STORIES (50' 00" HEIGHT)	
PARKING REQUIRED:	MINIMUM 2 PARKING SPACES	
PARKING PROVIDED:	28 RV/BOAT PARKING SPACES 9-9'x18' PARKING SPACES (1 HANDICAPPED INCLUDED)	

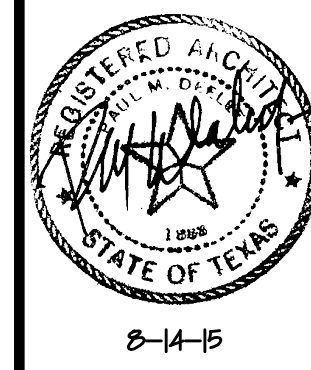
!!! CAUTION !!!
UNDERGROUND UTILITIES
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN; IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
 CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

ENGINEER:
 CUMULUS DESIGN, INC.
 FIRM #14810
 P.O. BOX 2119
 EULESS, TEXAS 76039
 PH: 214-235-0367
 FAX: 214-235-0546

OWNER:
 RON WALK
 1834 S.F.M. 551
 FATE, TEXAS 75189

**NOTE: BUILDING/CONSTRUCTION PLANS
 COVER PAGE**



4700 KEMBLE ST.
 FORT WORTH, TX 76103
 PH: 817-336-6596
 FAX: 817-336-6595
 WWW.JLLBUILDINGSYS.COM



FLOOR PLAN
 1ST. LEVEL

Date	04-11-2015
Scale	As Noted
Drawn	JLL
Job	14014
Sheet	A1.0



Masterplan

Explanation of Request

South and east of IH30, south and west of Townsend Road

Site:

The 2.857-acre SUP site, located north of Costco and southeast of the Toyota dealership, is developed with a 4-story, 119,000-square foot climate controlled self storage facility operated by Cube Smart. The facility also includes 29 outside vehicle storage spaces for lease.

Specific Use Permit:

The City of Rockwall adopted Specific Use Permit 121 (S-121, Ordinance 14-25) on July 7, 2014, authorizing development of the 4-story 118,800-square foot self storage facility. The City of Rockwall issued the building permit in August of 2015 and after construction and inspection, a certified of occupancy in September of 2016. The property is in the process of undergoing a change of ownership. During review of site development data, a few discrepancies were found between S-121, the permitted building plans, and the actual facility. The request is to modify the SUP to align with actual development to address non-conformities that present real estate or transactional issues. The items requested to be addressed include:

Maximum storage unit count: The concept plan exhibit tied to S-121 cites a maximum storage unit count of 579 units. A total of 579 units is also referenced on the site plan carried forward and included in the approved building plans; however, the floor plans in the same approved building plan set shows 827 units. The facility was constructed with over 800 units initially, but the number of interior units has been decreased to 778 currently. This flexibility is needed to adapt and meet customer needs of certain unit sizes. The change in sizes impacts the total number of units.

The “579” figure was inadvertently placed on the site plan and conveyed as part of the SUP application materials. As such, the total count of 579 units cited as part of the SUP application was an oversight and underrepresented the total number of units planned for a facility of this type and size. Self-storage facilities that are multi-story, and predominately climate-controlled generally have a disproportionate number of smaller units of 5’ x 5’ or 5’ x 10’ as opposed to a greater number of larger units found with one-story conventional facilities with drive up access. The subject facility’s mixture caters to domestic needs where smaller units accommodate a limited amount of stored goods that customers can comfortably transport in an elevator to an upper story. Platinum Storage, the developer and currently a minority owner of the facility, always intended to accommodate 800 or more total storage units depending on the fluctuating sub-market demand from customers. The floor plans submitted as part of the building plans supports this intent. Furthermore, there are several multi-story self storage facilities

in DFW that have unit counts between 700 to 1,000 units or more. The chart at the bottom of the next section provides a few examples of comparable facilities.

Maximum unit density: The City of Rockwall, unlike most municipalities, limits the unit density of self storage facilities with a cap of 125 units per acre. S-121 allowing a maximum of 579 units on 2.857 acres, yields a density of 202 units per acre. The approved building plans allowing 827 units, yields a density of 289 units per acre. The proposal of 794 units would yield a density of 278 units per acre. As may be recalled, the property is buried behind and at a lower elevation than adjacent retail buildings. Thus, for this type of facility to have the visibility necessary to be successful, it had to be constructed at four stories in height, and a density that supports and that is commensurate with the invested infrastructure. The maximum density in the development code of only 125 storage units per acre would merely accommodate the first generational one story non-climate controlled facilities. It is common for three- and four-story self storage facilities to yield densities around 200 units per acre or more. The City of Rockwall’s density parameter would never accommodate a modern multi story class A climate controlled facility unless the land for which it sits coincidentally were large enough to minimize the density. The number of units and density of this facility is not uncommon. Here are some of the many modern class A facilities in DFW that have comparable characteristics of scale and high density:

FACILITY	ADDRESS	CITY	FLOOR AREA	NO. OF UNITS	DENSITY UNITS/PER ACRE
Storage 365	3400 Post Oak Boulevard	Fort Worth	151,000	966	241
CubeSmart	6831 W. Northwest Highway	Dallas	80,000	528	704
Storage 365	3940 Plano Parkway	Plano	119,600	885	640
Storage 365	2696 Burney Road	Arlington	152,400	1,059	185
Storage 365	Abrams	Richardson	149,000	1,041	400
Public Storage	2104 Hedgcoxe	Plano	103,000	805	206

Maximum floor area: The concept plan exhibit tied to S-121 cites a maximum floor area of 118,800 square feet. The approved building plans cite a maximum floor area of 124,480 square feet. The most recent survey of the property reflects a building floor area of 119,000 square feet. The proposed SUP amendment would modify the maximum floor area to align with the approved building plans from 118,800 to 119,000 square feet. The discrepancy in total floor area is minor and inconsequential particularly considering the scale of the development and the lack of occupancy and intensity of a self storage development. The difference in floor area is imperceptible and poses no harm or detriment to the health, safety and welfare.

Parking compliance: The off-street parking requirement is based on the number of storage units. The City of Rockwall requires a base of three parking spaces and one parking space for each 100 storage units. The SUP amendment would include adjusting the required parking from nine to 11 to align with the adjustment to the total number of storage units. There are currently nine parking spaces on-site.



The enclosed updated Concept Plan reflects striping two additional parallel spaces on existing concrete near the office to provide a total of 11 spaces to satisfy the parking requirement. Self storage facilities generate minimal traffic of 2 to 4 visitors per hour. Moreover, most visitors are customers who would park in an unloading/loading area adjacent to the building as opposed to a conventional parking space. Conventional parking spaces are typically used by one employee, the occasional prospective customer visiting the office, or an occasional service or delivery truck. As such, most of the 11 parking spaces (or currently nine spaces) go underutilized. Nonetheless, the proposal includes adjusting the supply to comply with the city’s parking requirements.

Outside vehicle storage spaces: SUP-121 grants 28 outside vehicle storage spaces for recreational vehicles, boats, and other large vehicles. There is capacity for one additional storage space at the far northern corner near the dumpster. The request includes authorization to allow the one additional storage space for a total of 29 outside vehicle spaces. The entire vehicle storage area is completely enclosed and screened from adjacent properties. The one additional space has no impact to adjacent properties. Below is a summary of the discrepancies in chart form:

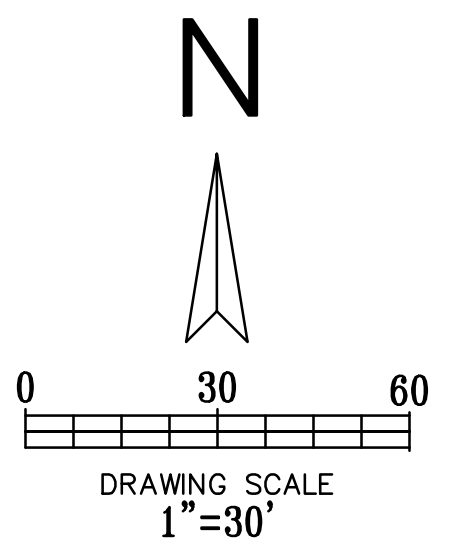
DEVELOPMENT STANDARD	SPECIFIC USE PERMIT (SF)	APPROVED BUILDING PLANS/CO	ACTUAL	PROPOSED
Floor area	118,800	124,480	119,000	119,000
Total units	579	827	778	794
Unit density	203	289	273	278
Parking required (3 + 1/100 units)	9	12	11	11
Outside vehicle spaces	28	28	29	29
Parking provided	9	9	9	11

Masterplan requests amendment of SUP - 121 to align the development site data in the Specific Use Permit ordinance with the permitted and actual development. The developer always intended to have approximately 800 units, not unlike many comparable facilities in DFW. We ask the city to approve the amendment to resolve these matters. The facility is the only one of its kind in the sub-market and it caters to customers who prefer to use a climate control facility in a retail area vs. a conventional one story drive up facility in an industrial area. The facility is at 89% capacity, indicating there is strong demand and no oversupply. The previously presented size and scale of the building is generally consistent with actual development. Also, the total number of units and density of self storage, as opposed to apartments or office, has minimal if any realized impact on the area given the very limited traffic generation and lack of consistent human occupancy of these facilities. The site accommodated one additional vehicle storage space at the north/northwest corner of the site.

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAIGUN, P.E. NO. 112767 ON 10/21/20.

CONCEPT PLAN
 SELF-STORAGE ON TOWNSEND DRIVE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

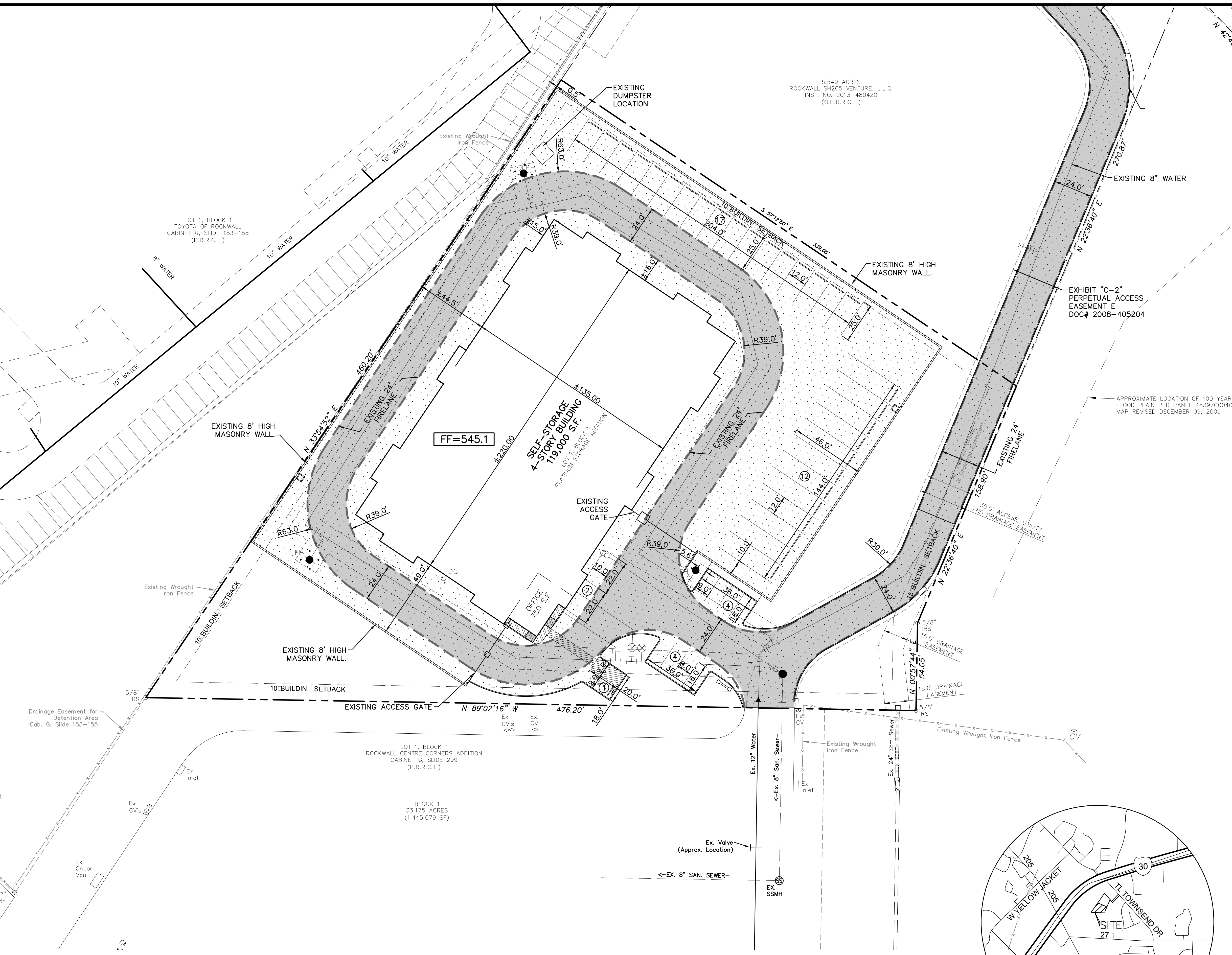
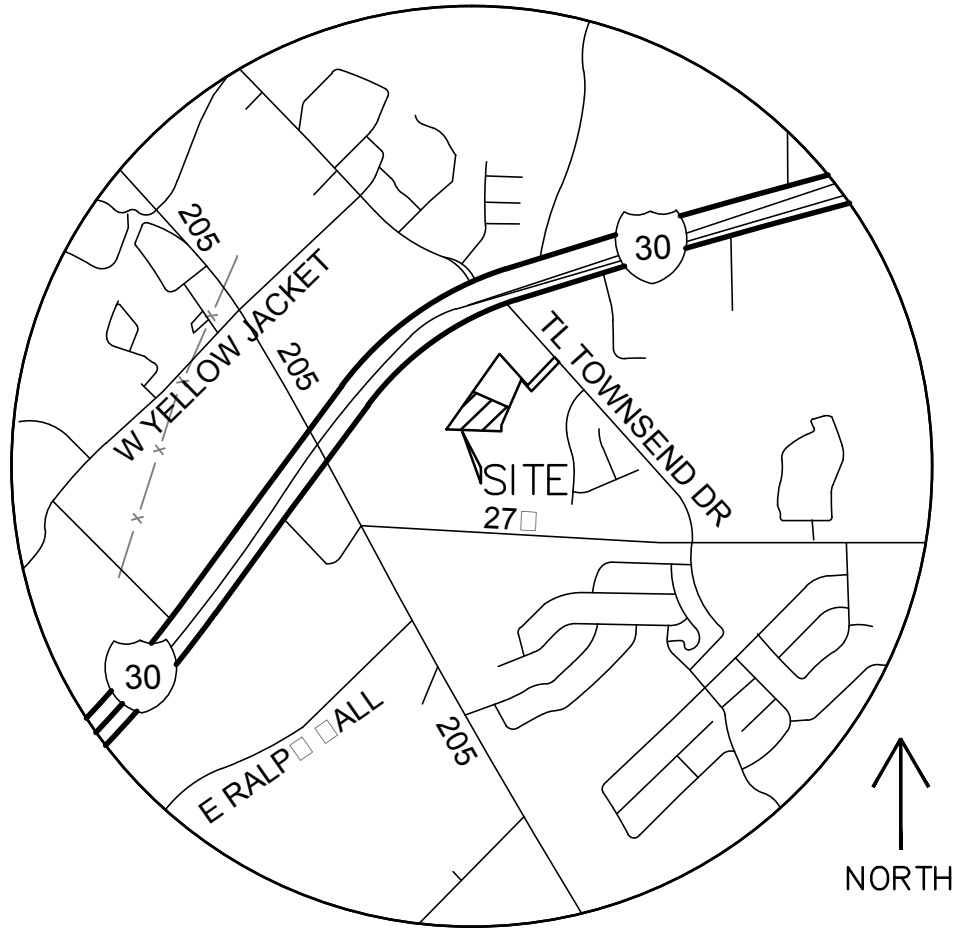
PLOT DATE	10/21/20
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	CP



- LEGEND**
- EXISTING CURB
 - PARKING SPACES IN A ROW
 - EXISTING LANDSCAPING
 - EXISTING CONCRETE SIDEWALK
 - EXISTING CONCRETE DRIVES AND PARKING
 - FIRE LANE

- SITE NOTES:**
- THE EXISTING BUILDING IS FIRE SPRINKLERED.
 - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
 - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
 - THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
 - DETENTION IS PROVIDED FOR THE EXISTING DEVELOPMENT.
 - THERE IS NO PROPOSED CONSTRUCTION AS PART OF THIS APPLICATION.

SITE DATA TABLE	
ZONING:	SUP NO.: S-121
LAND USE:	SELF STORAGE
SITE ACREAGE:	2.857 ACRES (124,467 SQ FT)
BUILDING FOOTPRINT:	30,950 SQUARE FEET
BUILDING AREA:	119,000 SQUARE FEET
NUMBER OF UNITS:	794
BUILDING HEIGHT:	4 STORIES (50'-0" HEIGHT)
PARKING REQUIREMENT:	3 SPACES + 1 SPACE PER 100 UNITS
PARKING PROVIDED:	11 SPACES
PARKING PROVIDED:	11-9'x18' PARKING SPACES (1 HANDICAPPED INCLUDED)
RV/BOAT PARKING SPACES:	29 SPACES



!!! CAUTION !!!
UNDERGROUND UTILITIES
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL • 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

ENGINEER:
 CUMULUS DESIGN, INC.
 FIRM #14810
 P.O. BOX 2119
 EULESS, TEXAS 76039
 PH: 214-235-0367
 FAX: 214-235-0546

OWNER:
 WOLVERINE SELF-STORAGE
 INVESTMENTS-ROCKWALL EDP LLC
 4057 VEGA LOOP
 SHINGLE SPRINGS, CA 95682

Vertical text on the left margin: 'This drawing is the property of Cumulus Design and shall not be used for any other project without the express written permission of Cumulus Design.'

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *EXISTING MINI-WAREHOUSE FACILITY* ON A 2.857-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF 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 Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP for the approval of a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* for the purpose of amending S-121 [Ordinance No. 14-25] to account for as-built conditions on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District], addressed as 1245 SH-276, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 (UDC) [Ordinance No. 20-02] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-25*; and,

SECTION 2. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(J)(1), *Mini-Warehouse*, of Article 04, *Permissible Uses*, and the development standards

contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) All construction and operations on this property shall generally conform to the *Concept Plan* contained in *Exhibit 'B'* and the *Building Elevations* contained in *Exhibit 'C'* of this ordinance.
- 2) The maximum number of storage units permitted on the *subject property* shall be 794-units.
- 3) All transparent fences shall be wrought iron, and when necessary shall incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing is prohibited.
- 4) The height of the building shall not exceed four (4) stories or 60-feet in total height.
- 5) Outside storage shall be limited to the areas depicted on the *Concept Plan* in *Exhibit 'A'*, and shall be entirely screened by a row of evergreen trees (*i.e. Leyland Cypress*) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the *Concept Plan*. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.
- 6) Businesses shall not be allowed to operate within individual storage units.
- 7) The commercial operation of rental trucks and trailers shall be prohibited.
- 8) All signage shall be required to conform to the requirements stipulated by the Municipal Code of Ordinances. In addition, pole signage shall be prohibited on this site.
- 9) All poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning 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, corporation, 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 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF DECEMBER, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

Exhibit 'A'
Legal Description and Location Map

Address: 1245 SH-276

Legal Description: Lot 4, Block A, Platinum Storage Addition



Exhibit 'A'

Legal Description and Location Map

BEING a 2.857-acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the *JOSEPH CADLE SURVEY, ABST#65* and the *N.M. BALLARD SURVEY ABST. #48*, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in *Volume 4663, page 281* of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8-inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in *Cabinet G, Slide 299* of the *Plat Records* of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20-feet to a 5/8-inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in *Cabinet G, Slide 153-155* of the *Plat Records* of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05-feet to a 5/8-inch iron road to be set in the southwest line of said 65.96-acre tract of land being the southeast corner of a 2.692-acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692-acre tract of land and traveling through said 65.96-acre tract of land the following course and distances:

SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8-inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8-inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the *POINT OF BEGINNING*;

Exhibit 'C':
Building Elevations



1 EAST ELEVATION
1/8" = 1'-0" SCALE



2 SOUTH ELEVATION
1/8" = 1'-0" SCALE



3 PERSPECTIVE VIEW
1/8" = 1'-0" SCALE