



DEVELOPMENT APPLICATION

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

STAFF USE

PLANNING & ZONING CASE NO. SP2021-011

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: B. G. Li

CITY ENGINEER: [Signature]

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) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

†: 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, ROCKWALL, TX. 75006
 SUBDIVISION CHANNELL SUBDIVISION LOT 4 BLOCK A
 GENERAL LOCATION NORTHWEST CORNER OF JOHN KING BLVD & JUSTIN ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PLANNED DEVELOPMENT 89 CURRENT USE LIGHT INDUSTRIAL
 PROPOSED ZONING NONE PROPOSED USE LIGHT INDUSTRIAL
 ACREAGE 18.762 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]

<input type="checkbox"/> OWNER	<u>CHANNELL CORPORATION</u>	<input checked="" type="checkbox"/> APPLICANT	<u>MEINHARDT & ASSOC.</u>
CONTACT PERSON	<u>WILLIAM CHANNELL JR.</u>	CONTACT PERSON	<u>DAVID MEINHARDT</u>
ADDRESS	<u>1700 JUSTIN ROAD</u>	ADDRESS	<u>14643 DALLAS PARKWAY SUITE 636</u>
CITY, STATE & ZIP	<u>ROCKWALL, TX. 75006</u>	CITY, STATE & ZIP	<u>DALLAS, TX. 75254</u>
PHONE	<u>800.423.1863</u>	PHONE	<u>214.794.7905</u>
E-MAIL	<u>benannelljr@channel.com</u>	E-MAIL	<u>dmeinhardt@meandh.com</u>

NOTARY VERIFICATION [REQUIRED]

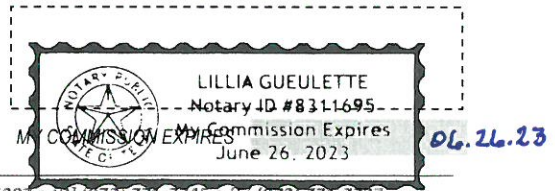
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID MEINHARDT [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 16th DAY OF APRIL, 2021.


OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



0 105 210 420 630 840 Feet

AIRPORT

SP2021-011- AMENDED SITE PLAN FOR
CHANNELL COMMERCIAL CORPORATION
SITE PLAN - LOCATION MAP = 

INDUSTRIAL

JOHN KING

JUSTIN

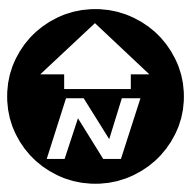
JOHN KING

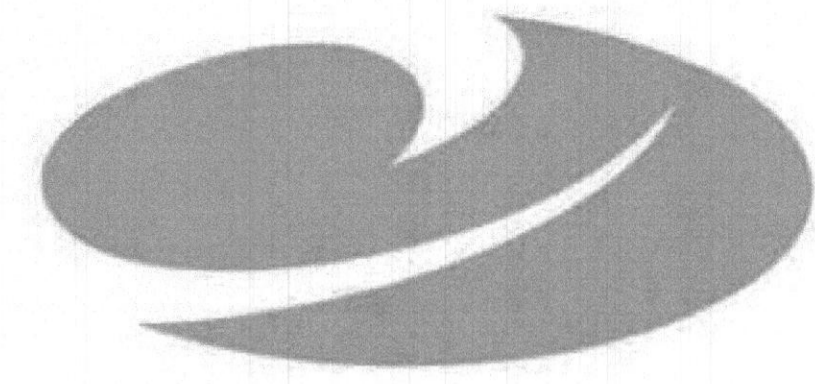


City of Rockwall

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

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CHANNELL

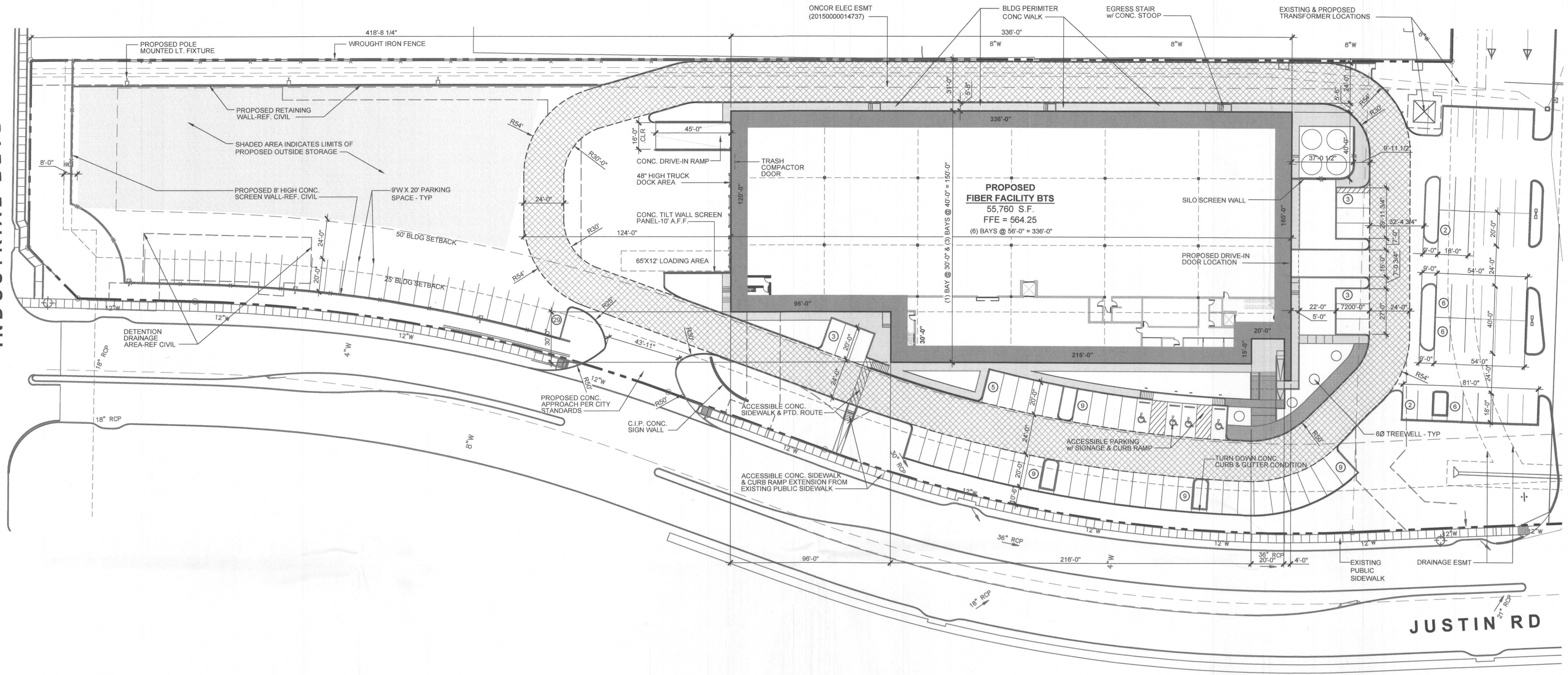
Where The Industry Connects.®

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD | ROCKWALL, TEXAS 75006

FIBER FACILITY





REVISIONS:
 1 P&Z COMMENTS #1 12.01.20
 2 SITE APPROVAL 04.09.21

01 FIBER FACILITY SITE PLAN
 SCALE: 1" = 30'-0"
 GRAPHIC SCALE IN FEET

SITE LEGEND

- FIRELANE PER CITY STANDARDS
- CONC WALK w/2% MAX CROSS SLOPE
- SPECIAL PAVING

NOTE:
 ALL PAVING PER ROCKWALL CITY STANDARDS

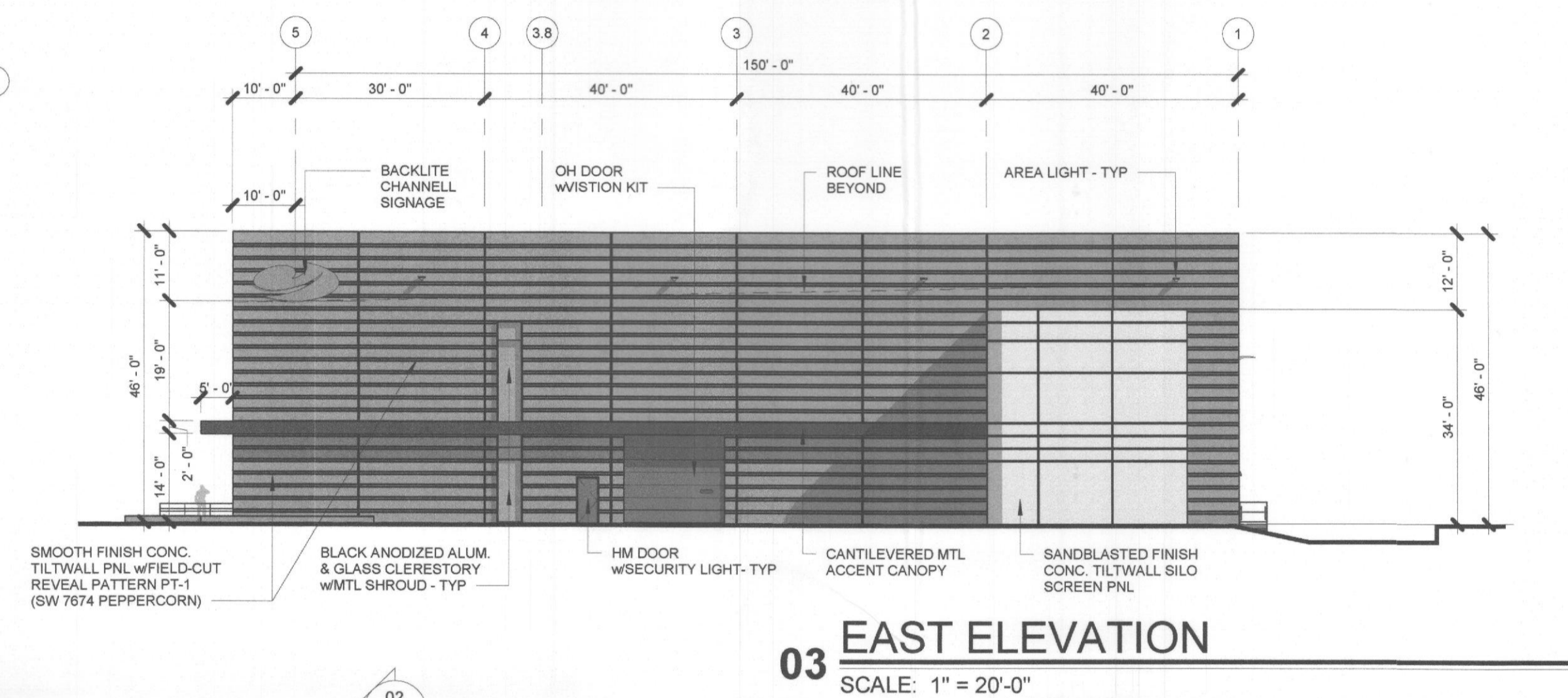
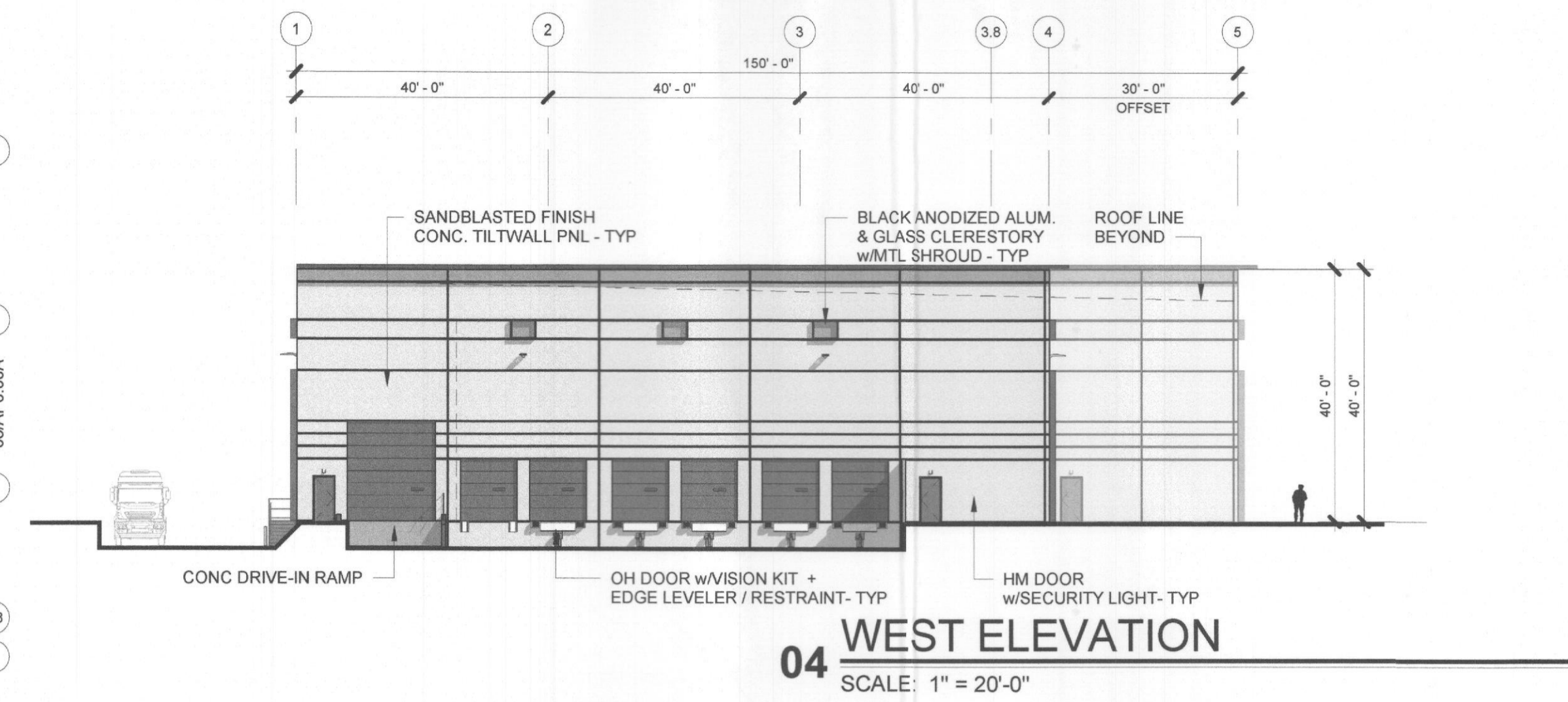
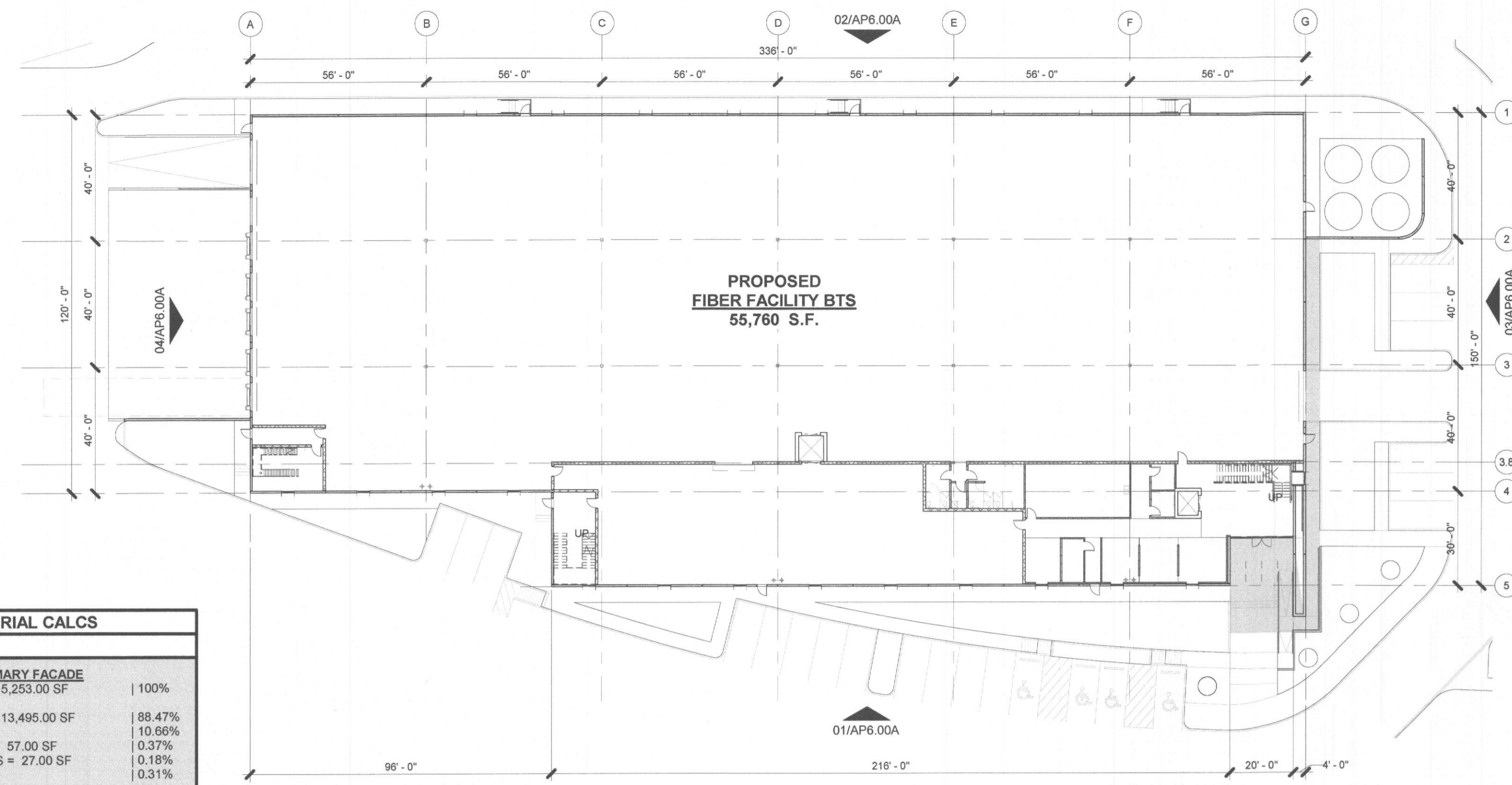
2015 INTERNATIONAL BUILDING CODE (IBC) AND LOCAL CODE AMENDMENTS	
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
2015 INTERNATIONAL FIRE CODE (IFC) AND LOCAL CODE AMENDMENTS	
2014 NATIONAL ELECTRIC CODE (NEC)	
2015 INTERNATIONAL MECHANICAL CODE (IMC)	
2015 INTERNATIONAL PLUMBING CODE (IPC)	
IMPROVEMENT AREA	
FIRST FLOOR OFFICE (FUTURE)	4,000 SF
FIRST FLOOR LT. ASSEMBLY	30,320 SF
MEZZANINE LT. ASSEMBLY	8,000 SF
WAREHOUSE	13,440 SF
TOTAL IMPROVEMENT AREA	55,760 SF
PARKING REQUIRED - OFFICE (4,000 SF @ 1:300 SF)	= 13.3 SPACES
PARKING REQUIRED - FIBER ASSEMBLY (38,320 SF @ 1:500 SF)	= 76.64 SPACES
PARKING REQUIRED - WAREHOUSE (13,440 SF @ 1:1,000 SF)	= 13.44 SPACES
TOTAL PARKING REQUIRED (102 PER 11/20/2020 COMMENTS)	102 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING STALLS	4 SPACES
TOTAL PARKING PROVIDED	102 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING STALLS	4 SPACES
PROPOSED USE	OFFICE & FACTORY
TYPE OF CONSTRUCTION	TYPE IIB
SPRINKLER SYSTEM	ESFR
OCCUPANCY	GROUP B & F-1
OCCUPANT LOAD	
OFFICE USE AREAS (4,000 SF/100)	26.6
LIGHT ASSEMBLY (38,320 SF/100)	382.2
WAREHOUSE (13,440 SF SF/500)	26.88
TOTAL	435.68
EXIT WIDTH REQUIRED (435.68 x 0.15)	65.35' WIDE
EXIT WIDTH PROVIDED (32' WIDTH x X OPNGS.)	384' WIDE
EXIT TRAVEL DISTANCE	250 FEET

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.
 1464 DALLAS PARKWAY
 SUITE 500
 DALLAS, TEXAS 75244
 972.980.0800

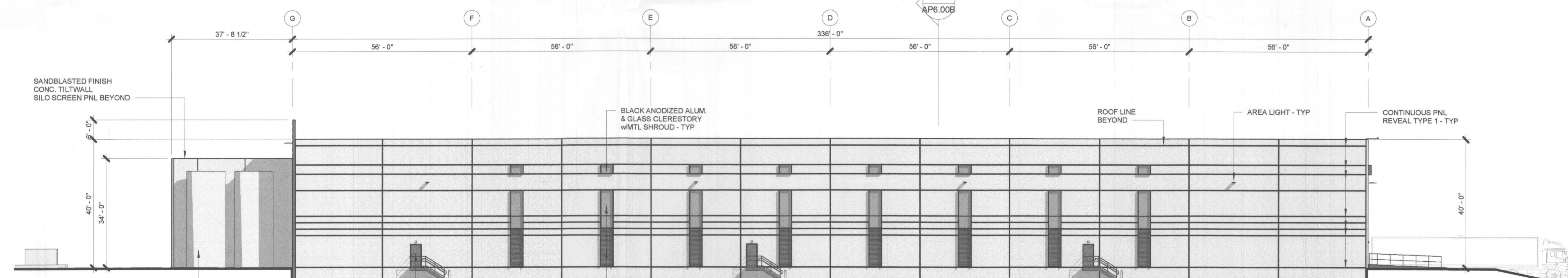


PROJECT NO: 20-205
 DATE: 04.09.2021
 DRAWN BY: DBC
 CHECKED BY: DDM
 SHEET: SITE PLAN

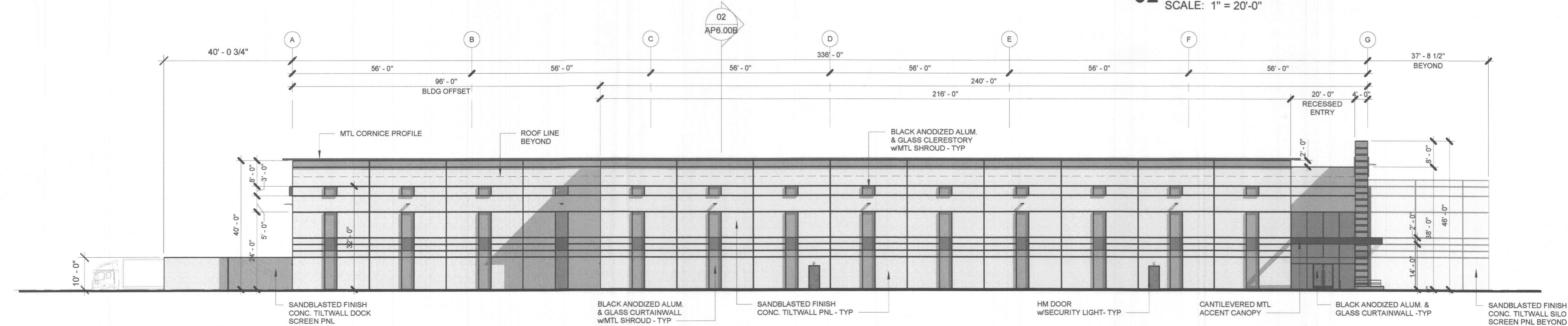
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05 OVERALL SHELL FLOOR PLAN
SCALE: 1" = 30'-0"



02 NORTH ELEVATION
SCALE: 1" = 20'-0"



01 SOUTH ELEVATION
SCALE: 1" = 20'-0"

ELEVATION + MATERIAL CALCS	
SOUTH ELEVATION - PRIMARY FACADE	
TOTAL FACADE AREA = 15,253.00 SF	100%
• CONCRETE TILT WALL = 13,495.00 SF	88.47%
• GLASS = 1,628.00 SF	10.66%
• MTL ACCENT CANOPY = 57.00 SF	0.37%
• MTL WINDOW SHROUDS = 27.00 SF	0.18%
• HM DOORS = 48.00 SF	0.31%
WEST ELEVATION - PRIMARY FACADE	
TOTAL FACADE AREA = 6,290.00 SF	100%
• CONCRETE TILT WALL = 5,473.00 SF	87.01%
• GLASS = 38 SF	0.57%
• MTL WINDOW SHROUDS = 1.00 SF	0.02%
• HM DOORS = 72.00 SF	1.14%
• OH DOORS = 708.00 SF	11.26%
NORTH ELEVATION	
TOTAL FACADE AREA = 16,216.00 SF	100%
• CONCRETE TILT WALL = 15,371.00 SF	97.79%
• GLASS = 419.00 SF	2.58%
• MTL WINDOW SHROUDS = 17.00 SF	0.10%
• MTL LOUVERS = 337.00 SF	2.08%
• HM DOORS = 72.00 SF	0.44%
EAST ELEVATION	
TOTAL FACADE AREA = 4,935.00 SF	100%
• CONCRETE TILT WALL = 1,496.00 SF	74.80%
• GLASS = 118.00 SF	5.90%
• MTL ACCENT CANOPY = 170.00 SF	8.50%
• HM DOORS = 48.00 SF	2.40%
• OH DOORS = 168.00 SF	8.40%

ARTICULATION CALCS	
SOUTH ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	216'-0" PROVIDED
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	15'-0" PROVIDED
3. WALL PROJECTION = 25% X 40'-0" = 10'-0" MIN	20'-0" PROVIDED
4. ENTRY / ARCH ELEMENT LENGTH = 33% x 40'-0" = 13'-2 3/8" MIN	8'-0" PROVIDED
5. PROJECTION HEIGHT = 25% x 40'-0" = 10'-0" MIN	25'-0" PROVIDED
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x 40'-0") = 20'-0"	
WEST ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	120'-0" PROVIDED
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	N/A
3. WALL PROJECTION = 25% X HEIGHT = N/A	N/A
4. ENTRY / ARCH ELEMENT LENGTH = 33% x LENGTH = N/A	N/A
5. PROJECTION HEIGHT = 25% x HEIGHT = N/A	N/A
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x H) = N/A	N/A
NORTH ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 40'-0"	336'-0" PROVIDED
2. WALL LENGTH = 3 x 40'-0" = 120'-0" MAX	N/A
3. ENTRY / ARCH ELEMENT LENGTH = 15% x LENGTH = N/A	N/A
4. ENTRY / ARCH ELEMENT WIDTH = 15% x HEIGHT = N/A	N/A
5. PROJECTION HEIGHT = 15% x HEIGHT	N/A
EAST ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 46'-0"	80'-0" PROVIDED
2. WALL LENGTH = 3 x 46'-0" = 138'-0" MAX	40'-0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x 80'-0" = 12'-0" MIN	42'-0" PROVIDED
4. ENTRY / ARCH ELEMENT WIDTH = 15% x 46'-0" = 6'-10 13/16" MIN	12'-0" PROVIDED
5. PROJECTION HEIGHT = 15% x 46'-0" = 6'-10 13/16" MIN	

REVISIONS		
1	P&Z COMMENTS #1	12.01.20
2	SITE APPROVAL	04.09.21

CHANNELL CAMPUS IMPROVEMENTS
 ROCKWALL, TEXAS
 1600 JUSTIN ROAD

MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.
 1980 DAL LAR PERRYWAY
 SUITE 200
 DALLAS TEXAS 75244
 972.442.9999

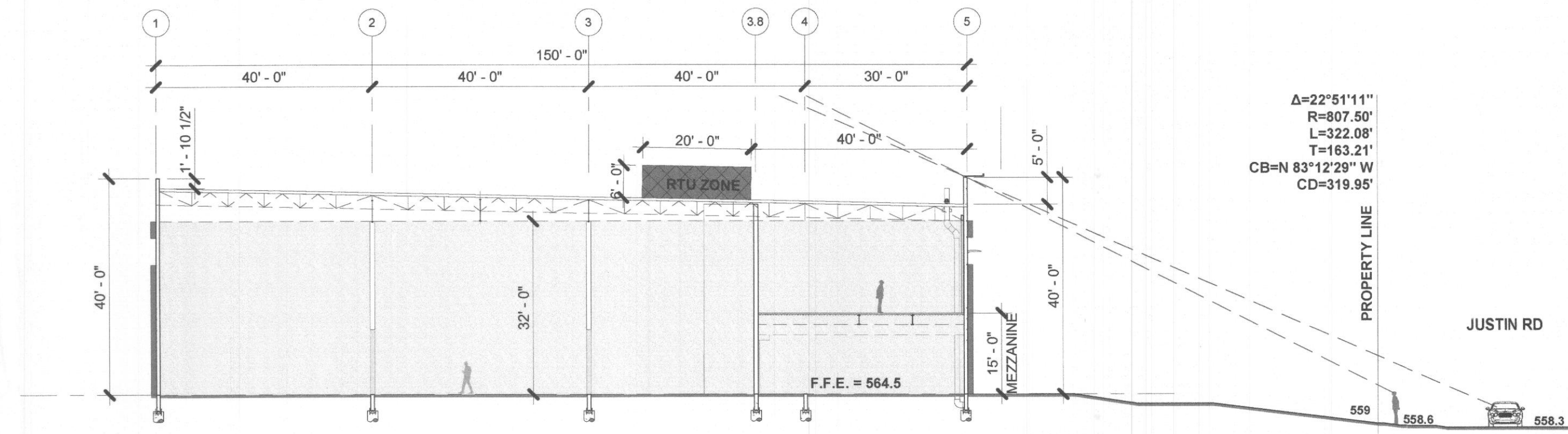


PROJECT NO: 20-205
 DATE: 04.09.2021
 DRAWN BY: DBC
 CHECKED BY: DDM
 SHEET: P&Z ELEVATIONS

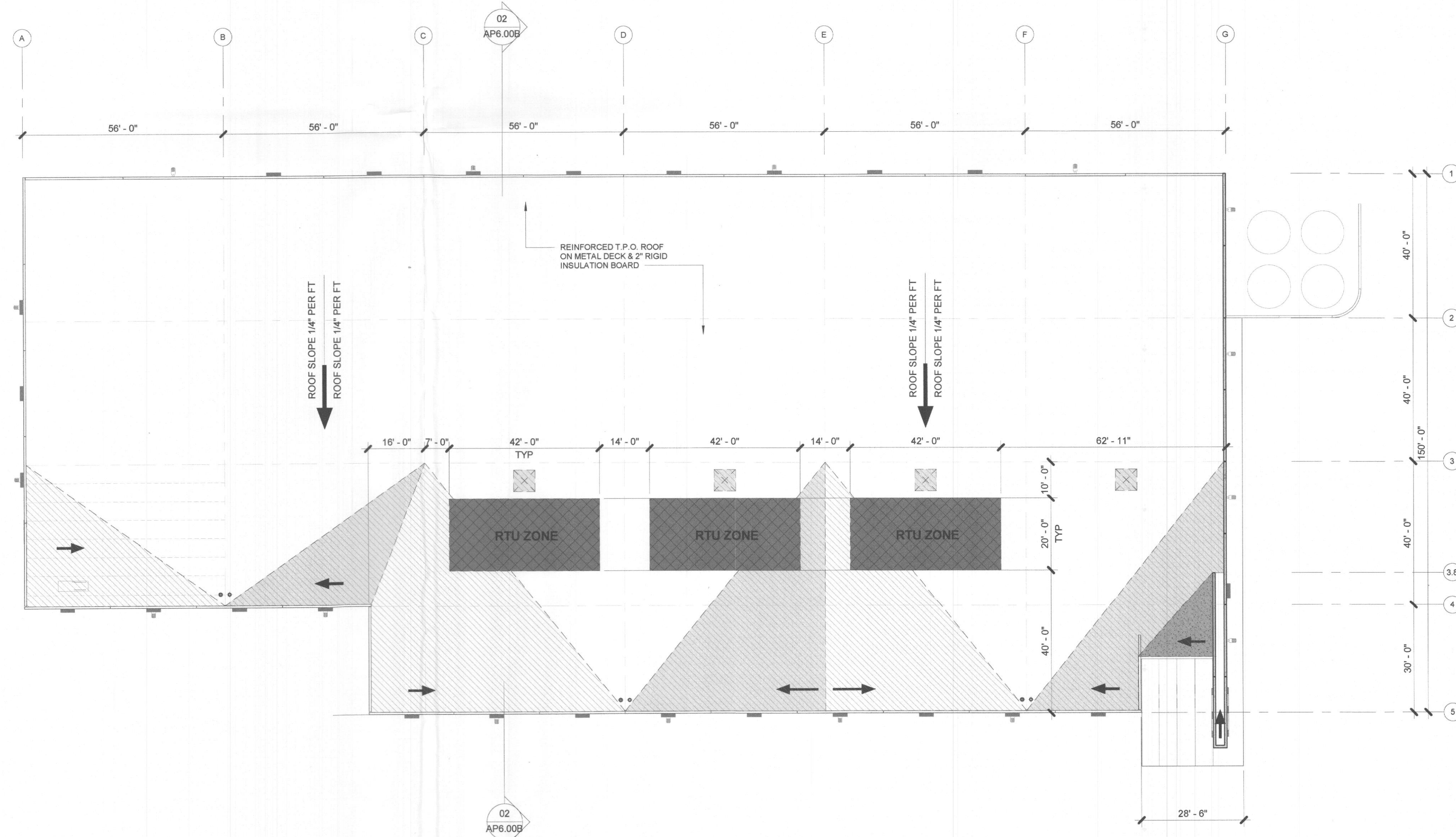
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CASE # Z2020-053

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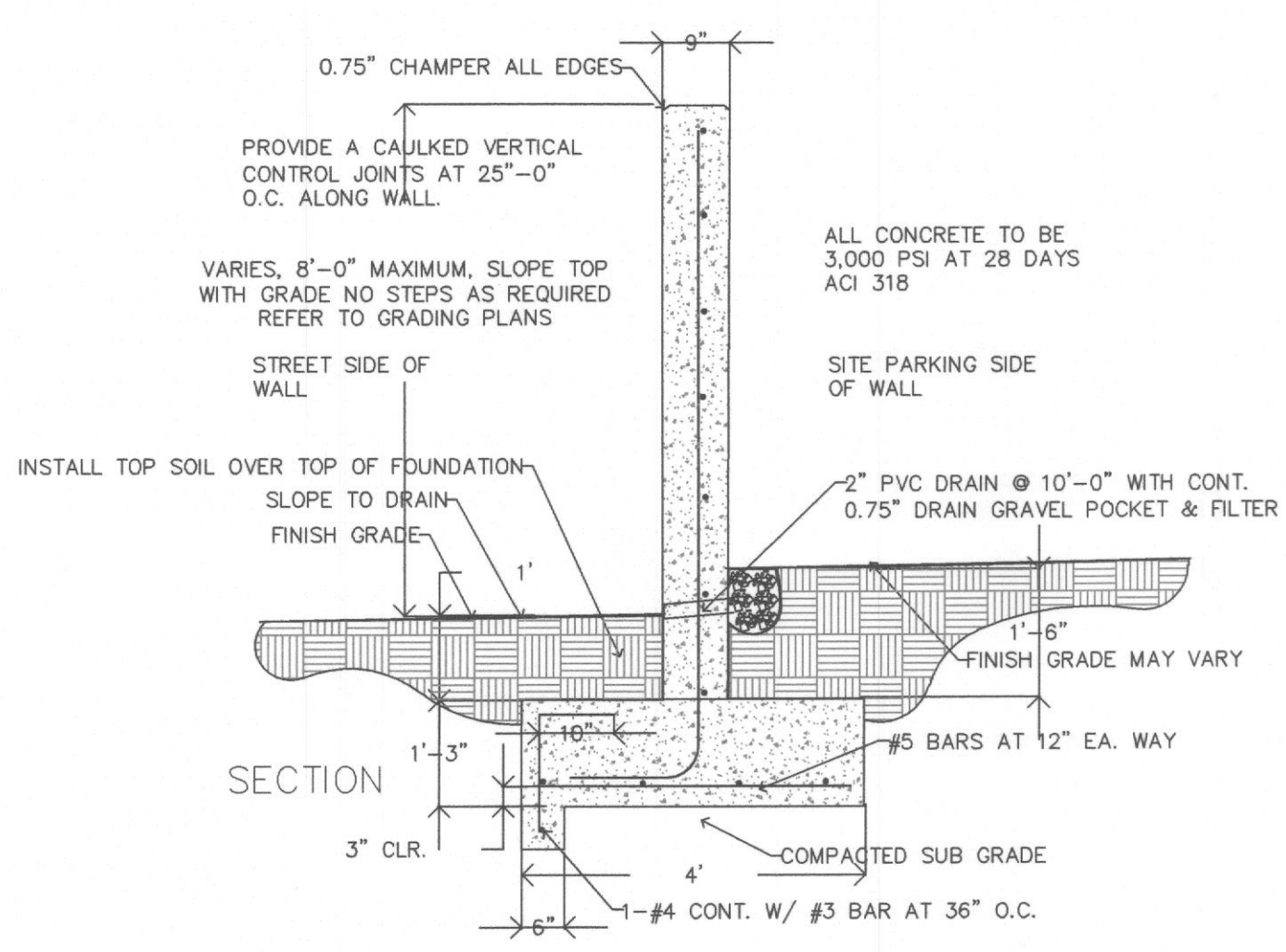
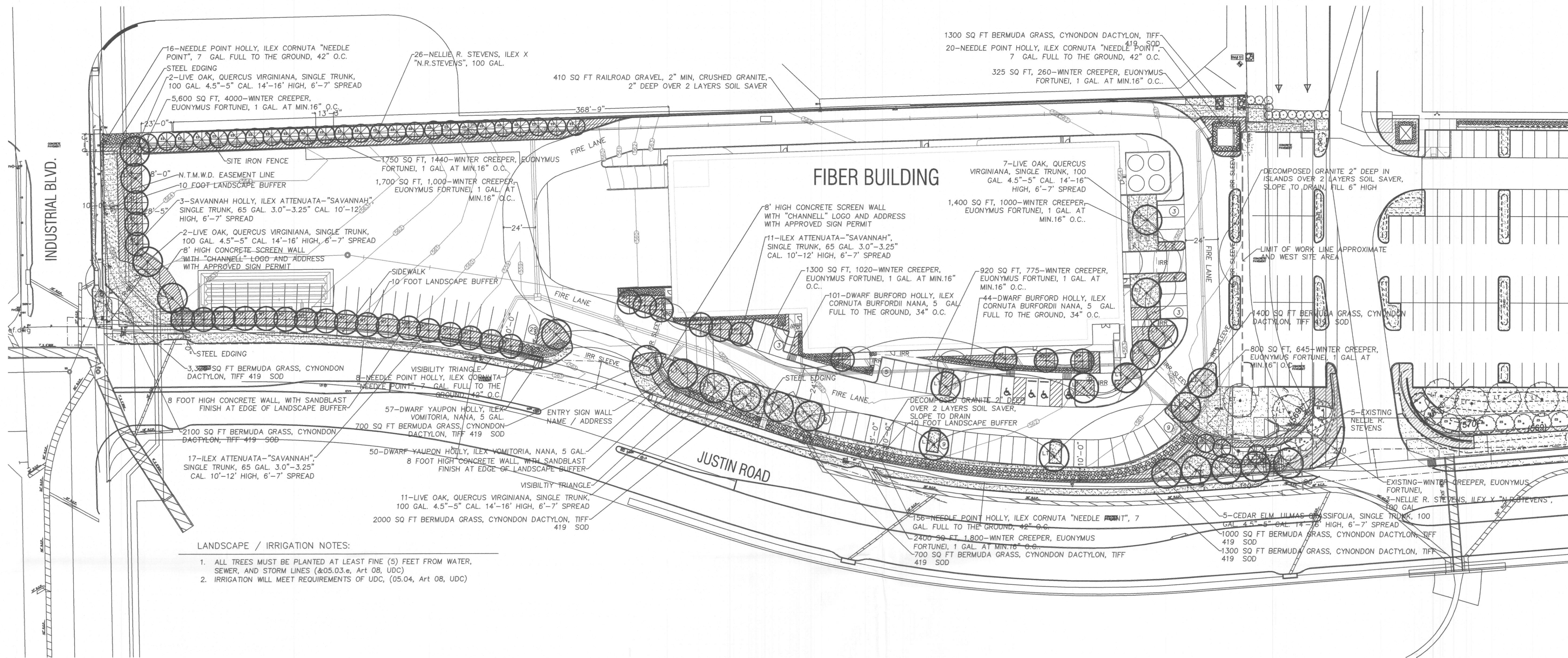


02 BUILDING SECTION
 SCALE: 1" = 20'-0"



01 OVERALL ROOF PLAN
 SCALE: 1" = 20'-0"

CASE # Z2020-053

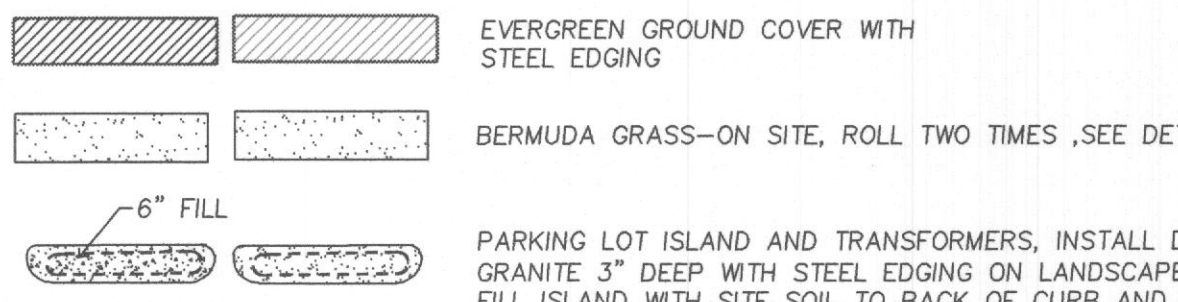
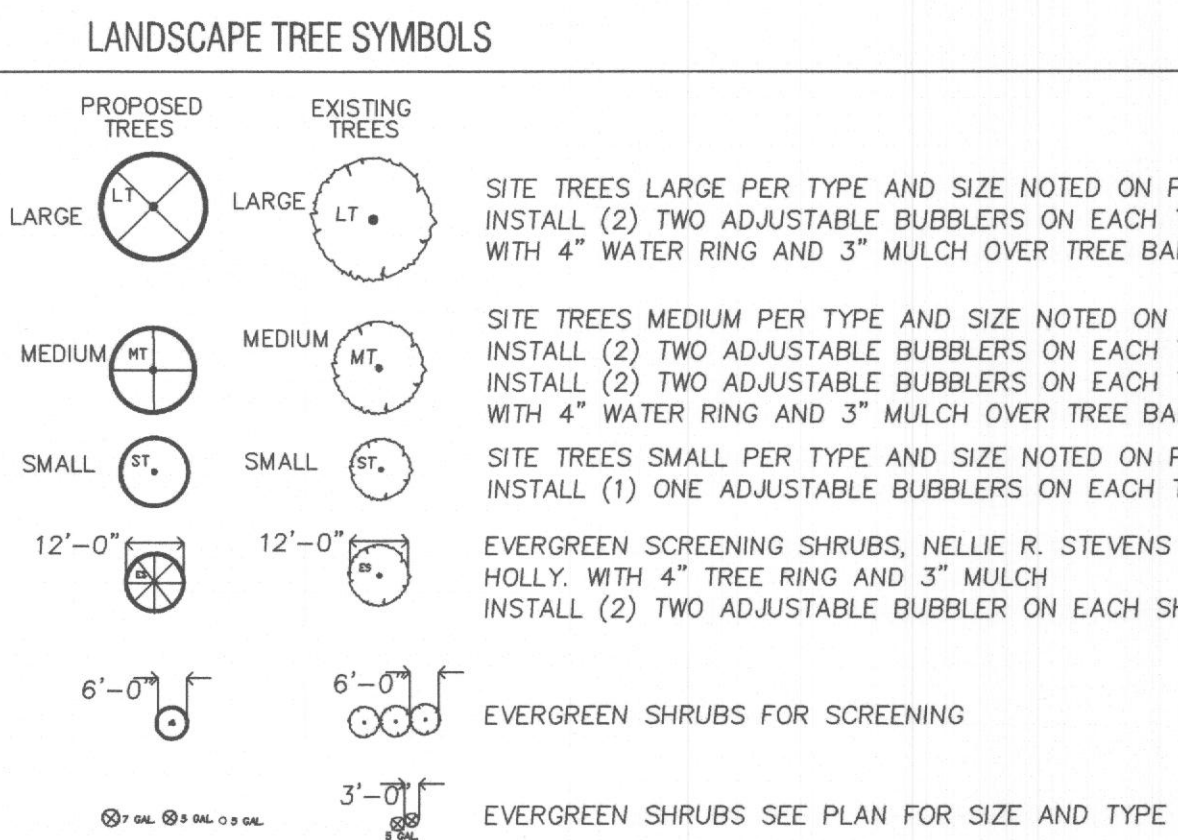
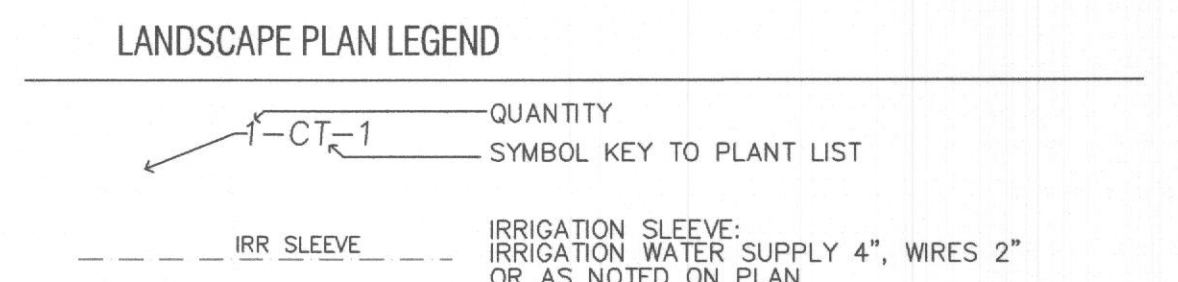


NOTE:

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

SAND BLASTING NOTE:

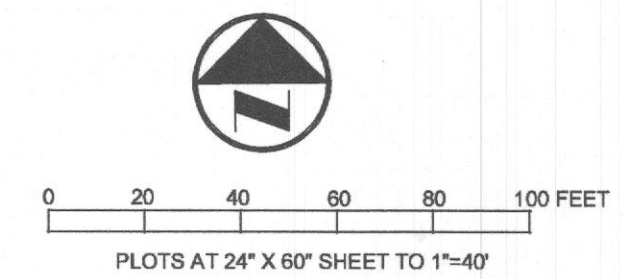
- ALL EXPOSED SURFACES TO BE SAND BLASTED.
- SAMPLE TO BE APPROVED BY CLIENT.
- SAND BLAST SAND MAY USED ON LANDSCAPE BEDS. NO CLEAN UP EXCEPT ON PAVING SURFACES.



CITY OF ROCKWALL LANDSCAPE STANDARDS, WEST SIDE LOT AREA

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA - WEST SITE 4.147 ACRES		180,675 SQ. FT.
A. SCREENING OF SITE LOADING DOCKS	YES	8' HIGH WALL
B. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 4.0" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
C. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
D. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
E. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEEDED.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN BUFFER, (1) CANOPY AND (1) ACCENT TREE PER 50 FEET. INDUSTRIAL DRIVE 142 LINEAR FT JUSTIN ROAD 870 LINEAR FT	3 CANOPY TREE 3 ACCENT TREE 17 CANOPY TREE 17 ACCENT TREE	3 CANOPY TREE 3 ACCENT TREE (*18) CANOPY TREE 17 ACCENT TREE
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	SEE (+) BELOW
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	YES	YES
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX. SITE AREA = 180,675 SQ. FT.	27,101 SQ FT	29,580 SQ FT. 16.3%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES.	8 TREES	11 TREES

(*) STREET TREES EXTEND INTO THE ADJACENT LANDSCAPE AREA BETWEEN STREET AND PARKING EDGE.



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LANDSCAPE ARCHITECTS AND PLANNERS

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T.H. PRITCHETT ASSOCIATES
REGISTERED LANDSCAPE ARCHITECTS
STATE OF TEXAS
2115

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 04/10/2021

NO.	DATE	REVISION

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

ALTERNATE LANDSCAPE PLAN WEST

CHANNELL COMMERCIAL CORP.

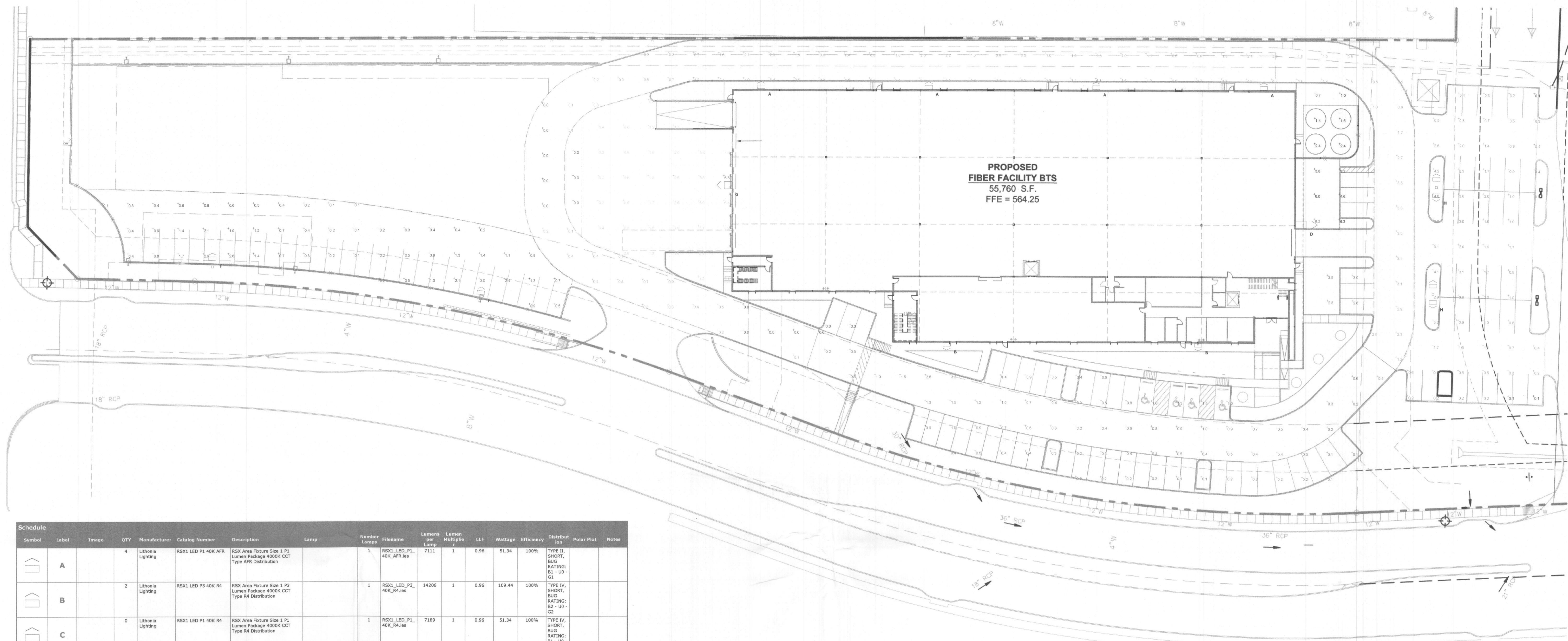
WEST PARKING & STORAGE LAYOUT

1700 JUSTIN ROAD

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	04/09/2021	1"=30'			

LAW-1



Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamp	File Name	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A		4	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	51.34	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	B		2	Lithonia Lighting	RSX1 LED P3 40K R4	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P3_40K_R4.ies	14206	1	0.96	109.44	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2		
	C		0	Lithonia Lighting	RSX1 LED P1 40K R4	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P1_40K_R4.ies	7189	1	0.96	51.34	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G1		
	D		1	Lithonia Lighting	RSX3 LED P4 40K R4	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX3_LED_P4_40K_R4.ies	40976	1	0.96	311.92	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G3		
	E		0	Lithonia Lighting	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P4_40K_R4.ies	16573	1	0.96	133.14	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G1		
	F		2	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	51.34	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	G		1	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX2_LED_P4_40K_R4.ies	25328	1	0.96	189.54	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4		
	H		2	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	102.68	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	I		0	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	51.34	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	J		0	Lithonia Lighting	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P4_40K_R4.ies	16573	1	0.96	133.14	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G1		

01 SITE PLAN - PHOTOMETRIC
 SCALE: 1" = 60'-0"
 GRAPHIC SCALE IN FEET

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE	+	1.5 fc	6.8 fc	0.0 fc	N/A	N/A
EAST CAR PARK	+	1.5 fc	4.6 fc	0.1 fc	46.0:1	15.0:1
EQUIPMENT AREA	+	3.5 fc	8.2 fc	0.7 fc	11.7:1	5.0:1
SOUTH CAR PARKING	+	0.7 fc	3.9 fc	0.0 fc	N/A	N/A
TRUCK COURT	+	1.9 fc	6.8 fc	0.0 fc	N/A	N/A
WEST CAR PARK	+	0.8 fc	3.0 fc	0.1 fc	30.0:1	8.0:1

CHANNELL CAMPUS IMPROVEMENTS
 ROCKWALL, TEXAS
 1700 JUSTIN ROAD



PROJECT NO: 20-205
 DATE: 04.09.2021
 DRAWN BY: ---
 CHECKED BY: ---
 SHEET: SITE PLAN - PHOTOMETRIC

A9.03-E

CASE # Z2020-053