



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2022-020 P&Z DATE 05/10/22 CC DATE 05/14/22 APPROVED/DENIED  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

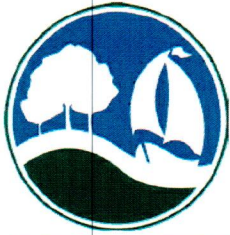
ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input checked="" type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____
_____
_____
_____
_____
ZONING MAP UPDATED _____





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-020

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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup> 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.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 4649 Hwy 276 Rockwall, TX 75032

SUBDIVISION J.H. Bailey Survey, Abstract No. 34

LOT

BLOCK

GENERAL LOCATION Approximately 250' southeast of the intersection of Sun Drive and SH 276

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

Vacant Lot

PROPOSED ZONING LI

PROPOSED USE

Office/ Warehouse buildings

ACREAGE 14.78

LOTS [CURRENT]

2

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 Donald Valk

APPLICANT Hellen Byrd

CONTACT PERSON Donald Valk

CONTACT PERSON Hellen Byrd

ADDRESS 1450 TL Townsend Dr. Ste 100

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CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Rockwall, TX 75032

PHONE 972-722-2590

PHONE 972-722-2590 Ext.108

E-MAIL Don@Donvalk.com

E-MAIL Hellen@platinumtx.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON VALK [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 \$ 4250 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4/13/22 DAY OF April, 20 22 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED IN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONNECTION 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 13 DAY OF April, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

5-10-2025





**Statement of Intent and Purpose**  
**Storage 365**

On behalf of Storage 365, Platinum Construction requests approval of a zoning change from agricultural to light industrial to accommodate a mixture of commercial uses for the undeveloped property located at 4649 State Highway 276, Rockwall, TX, 75032. The goals and objectives of this effort is to accommodate a mixture of uses that provide a range of services for neighbors and the surrounding area. The development will be guided and shaped by proposed development conditions and exhibits to ensure a compatible addition to the area.

As the population of the area continues to grow, the demand for self-storage also grows. The sub-market shows a high occupancy rate at existing storage facilities. This proposal project will help meet demand while keeping prices competitive and reasonable. The office-warehouse for the flex buildings are designed to meet local neighborhood needs while providing an aesthetic retail front.

The proposal includes a total of 95,186-square feet of self-storage and mini warehouse. Buildings 1 and 2 will provide 54,436 SF of climate-controlled storage units. Building 1 will also be the front of the site and the leasing office will be located here. Buildings 2-6 will accommodate 40,750 SF of drive-up non-climate-controlled storage units.

The remainder of the property will contain 8 Flex buildings that will be used as office-warehouse or mini-warehouse with a total of 39,200 SF. All buildings will be one-story, 100% masonry on storage buildings 1,2 and flex building 8. The remaining buildings will be metal structures.

This proposal includes an Access Variance request to accommodate one point of access from Hwy 276. We believe this is critical to the success of our development. The limited frontage and the existing creek/headwall at the northeast corner impact the possibility of a second driveway meeting driveway spacing requirements.

The hours of operation for the self-storage facility would be 6AM-10PM, seven days a week. The self-storage portion would be secured by the perimeter buildings and fences/walls, as well as gated access for customers only. Security cameras and lighting will ensure security and safety for all customers and neighbors. The flex building tenants will not have access to the storage facility portion of the development.

As mentioned above, all buildings will be one-story in height with a mixture of masonry and metal buildings. Storage buildings 1, 2, and flex building 8 will be masonry, the remaining buildings metal. This will ensure that all areas of the facility that are visible from the road and residential district will look appealing. The site layout has been carefully constructed to bring a higher quality structure to the area. Perimeter storage buildings and connecting perimeter walls will seal the development from the residential/commercial neighbors. The large setback between the proposed building and neighbors will also include Red Tip Photinia's around the perimeter of the property for additional buffering and separation.



BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44, ROCKWALL COUNTY, TEXAS AND BEING A PART OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGE R. HEARD AND MITZI HEARD, AS RECORDED IN VOLUME 1202, PAGE 50 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD WITH RED CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276, SAID POINT BEING IN THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN INSTRUMENT NUMBER 20190000023410 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING SOUTH AT A DISTANCE OF 18.28 FEET FROM THE NORTHEAST CORNER OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE SOUTH 72° 55' 54" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 86.96 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 20' 24" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 159.20 FEET TO A TXDOT MONUMENT FOUND FOR CORNER IN THE EAST LINE OF AFORESAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE WEST LINE OF A 10.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. SARAGUSA AS RECORDED IN VOLUME 4131, PAGE 153 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

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THENCE SOUTH 89° 54' 43" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT FOR A DISTANCE OF 242.32 FEET TO A POINT FOR CORNER, FROM WHICH 1/2" IRON ROD FOUND BEARS NORTH 62° 32' 19" WEST AT A DISTANCE OF 0.76 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHEAST CORNER OF AFORESAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

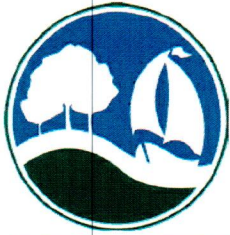


THENCE NORTH 00° 00' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT, FOR A DISTANCE OF 2678.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.7772 ACRES OF LAND, MORE OR LESS.









# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-020

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## PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION J.H. Bailey Survey, Abstract No. 34

LOT

BLOCK

GENERAL LOCATION Approximately 250' southeast of the intersection of Sun Drive and SH 276

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

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PROPOSED ZONING LI

PROPOSED USE

Office/ Warehouse buildings

ACREAGE 14.78

LOTS [CURRENT]

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LOTS [PROPOSED]

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APPLICANT Hellen Byrd

CONTACT PERSON Donald Valk

CONTACT PERSON Hellen Byrd

ADDRESS 1450 TL Townsend Dr. Ste 100

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CITY, STATE & ZIP Rockwall, TX 75032

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PHONE 972-722-2590

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E-MAIL Don@Donvalk.com

E-MAIL Hellen@platinumtx.com

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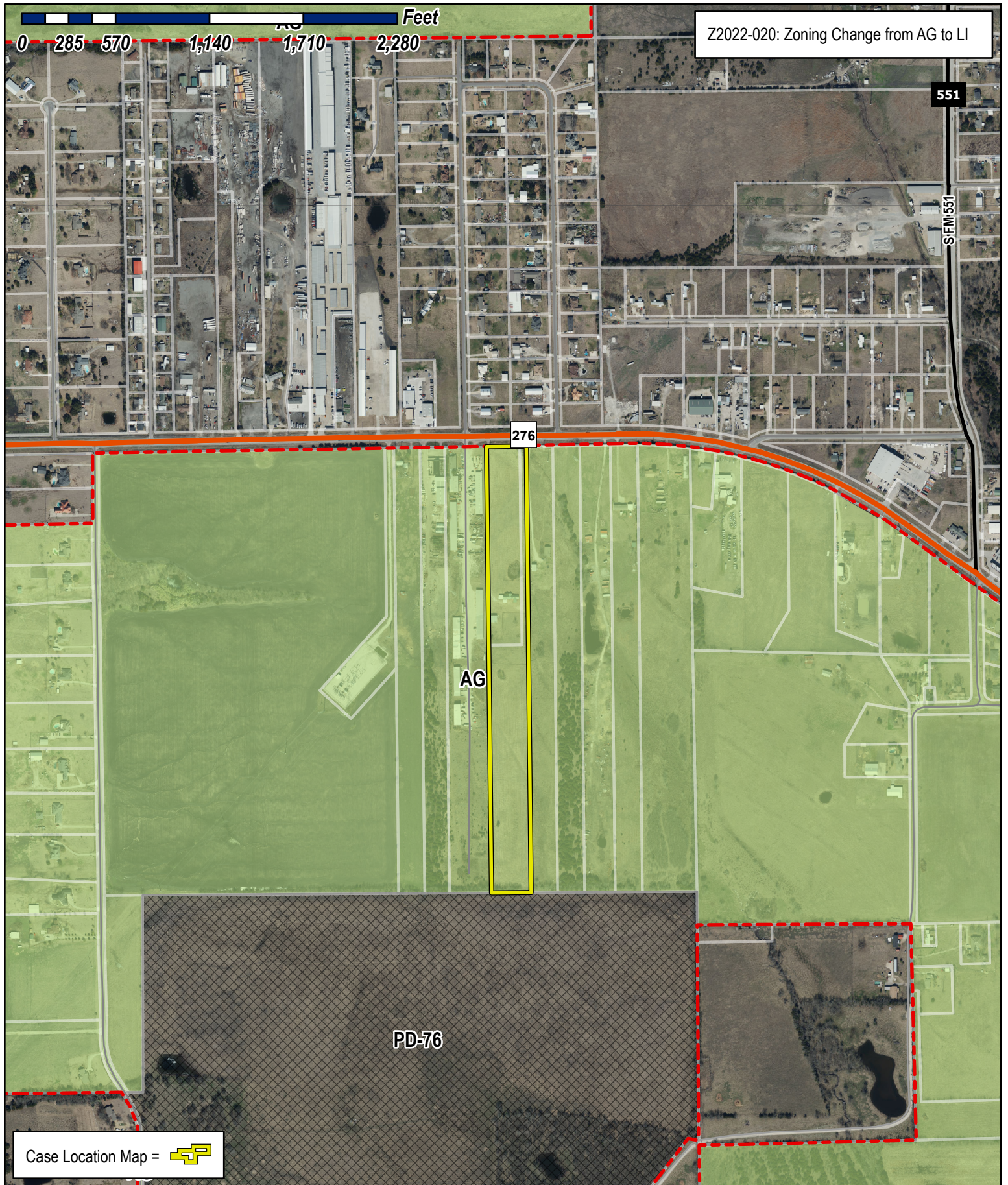
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

5-10-2025





Z2022-020: Zoning Change from AG to LI


551

SFM 551

276

AG

PD-76

Case 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.



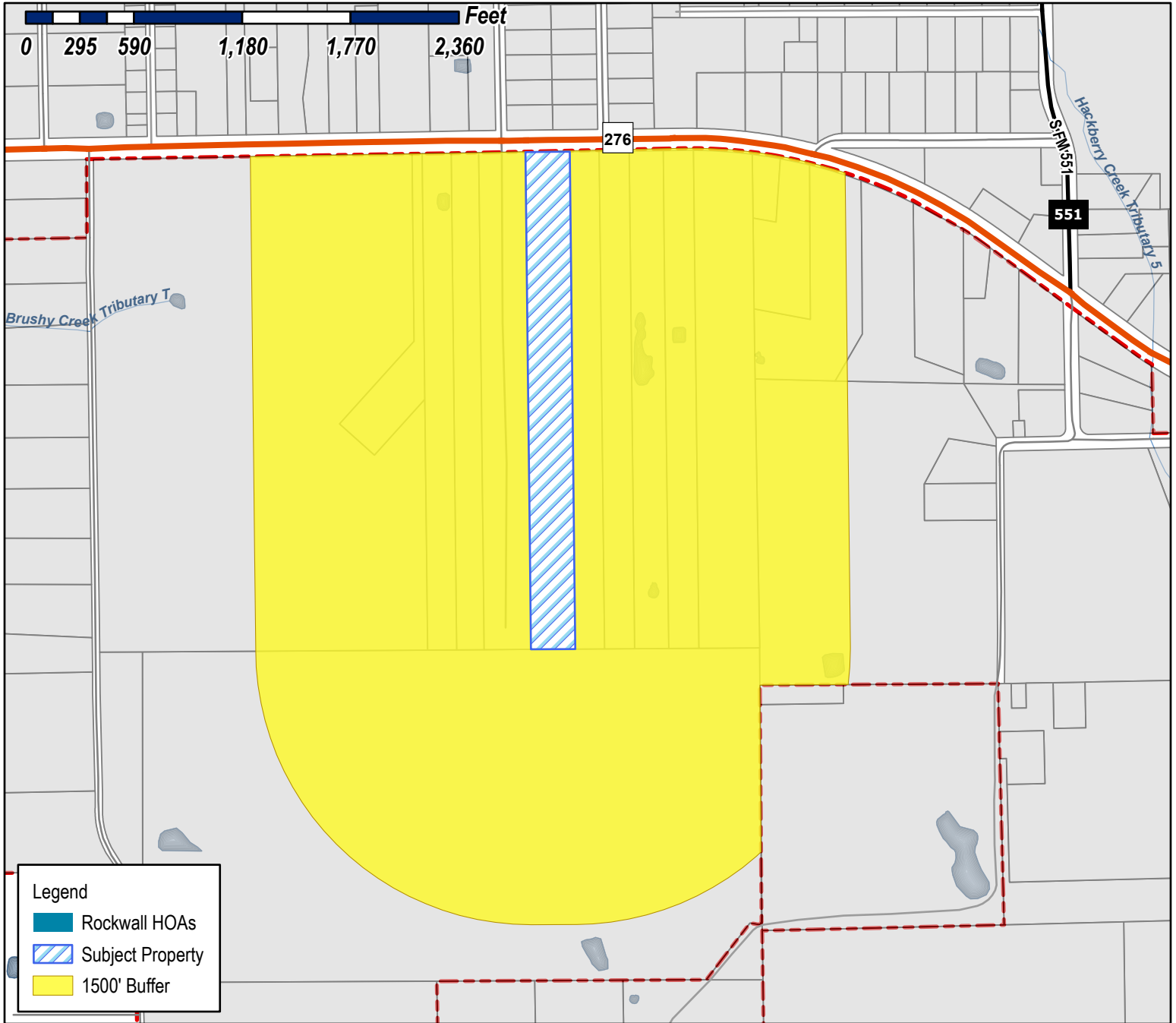




# City of Rockwall

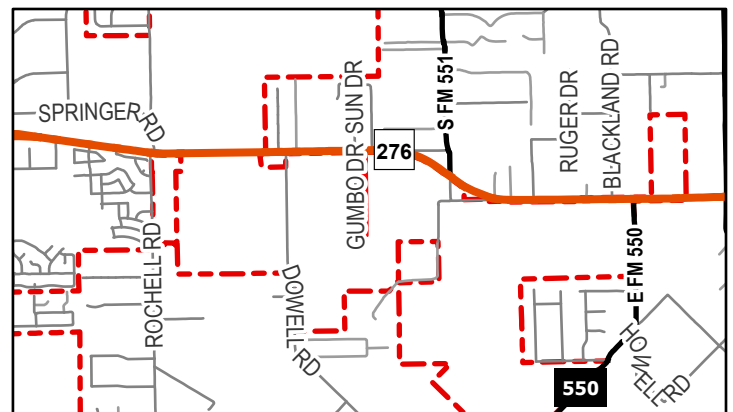
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**Case Number:** Z2022-020  
**Case Name:** Zoning Change from Ag to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 4649 FM 3097

**Date Saved:** 4/14/2022  
 For Questions on this Case Call (972) 771-7745







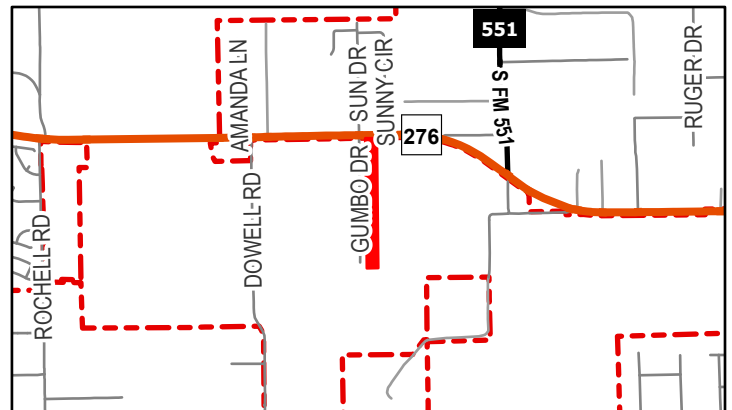
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**Case Number:** Z2022-020  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 4649 FM 276



**Date Saved:** 4/14/2022  
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COMMERCIAL CONSTRUCTION SPECIALTIES LP  
10961 LAKESIDE DRIVE  
QUINLAN, TX 75474

SARAGUSA MICHAEL G  
1113 CHIMNEYROCK TRL  
GARLAND, TX 75043

COMMERCIAL CONSTRUCTION SPECIALTIES LP  
114 GUMBO  
ROCKWALL, TX 75032

JOHNSON JAY LYNN  
2018 SUNNY CIR  
ROCKWALL, TX 75032

HARLAN PROPERTIES INC  
2404 TEXAS DR STE 103  
IRVING, TX 75062

TOMAINO PROPERTIES LP  
2626 COLE AVE STE 606  
DALLAS, TX 75204

SARAGUSA MICHAEL G  
3290 HWY 276  
ROCKWALL, TX 75032

BOBALIK STEVE A  
4521 STATE HIGHWAY 276  
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE  
4571 HWY 276  
ROCKWALL, TX 75032

HEARD GEORGE R  
4649 HWY 276  
ROCKWALL, TX 75032

HAWKINS RONALD & JENIREE  
5005 BRIDGECREEK DR  
ROCKWALL, TX 75032

HEARD GEORGE R  
PO BOX 56  
ATLANTA, TX 75551

**Statement of Intent and Purpose**  
**Storage 365**

On behalf of Storage 365, Platinum Construction requests approval of a zoning change from agricultural to light industrial to accommodate a mixture of commercial uses for the undeveloped property located at 4649 State Highway 276, Rockwall, TX, 75032. The goals and objectives of this effort is to accommodate a mixture of uses that provide a range of services for neighbors and the surrounding area. The development will be guided and shaped by proposed development conditions and exhibits to ensure a compatible addition to the area.

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BEGINNING AT A 5/8" IRON ROD WITH RED CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276, SAID POINT BEING IN THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN INSTRUMENT NUMBER 20190000023410 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING SOUTH AT A DISTANCE OF 18.28 FEET FROM THE NORTHEAST CORNER OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE SOUTH 72° 55' 54" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 86.96 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 20' 24" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 159.20 FEET TO A TXDOT MONUMENT FOUND FOR CORNER IN THE EAST LINE OF AFORESAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE WEST LINE OF A 10.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. SARAGUSA AS RECORDED IN VOLUME 4131, PAGE 153 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 00' 00" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 276 AND FOLLOWING THE EAST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT, COMMON WITH THE WEST LINE OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT FOR A DISTANCE OF 2650.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT;

THENCE SOUTH 89° 54' 43" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT FOR A DISTANCE OF 242.32 FEET TO A POINT FOR CORNER, FROM WHICH 1/2" IRON ROD FOUND BEARS NORTH 62° 32' 19" WEST AT A DISTANCE OF 0.76 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHEAST CORNER OF AFORESAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE NORTH 00° 00' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT, FOR A DISTANCE OF 2678.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.7772 ACRES OF LAND, MORE OR LESS.



