



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # EP018 019 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input 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 type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input 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 () VL. ()
 PLANNING & ZONING CASE NO. SP2018-019
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 (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 125 National Drive
 Subdivision A0128 JR Johnson Tract 2-16 Lot 11 Block A RW 205 BP
 General Location 125 National Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>Commercial</u>	Current Use	<u>Warehouse</u>
Proposed Zoning	<u>Commercial</u>	Proposed Use	<u>Warehouse</u>
Acreage	<u>1.5</u>	Lots [Current]	<u>1</u>
		Lots [Proposed]	<u>1</u>

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	<u>Rack Partners LTD</u>	<input type="checkbox"/> Applicant	<u>David Osborn</u>
Contact Person	<u>David Osborn</u>	Contact Person	
Address	<u>3021 Ridge Rd Site A-131</u>	Address	
City, State & Zip	<u>Rockwall, TX 75082</u>	City, State & Zip	
Phone	<u>214-546-4826</u>	Phone	
E-Mail	<u>popsosborn@gmail.com</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

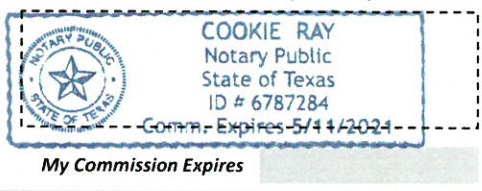
Before me, the undersigned authority, on this day personally appeared David Osborn [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of 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 19 day of June, 2018. 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, 2018.

Owner's/Applicant's Signature David Osborn

Notary Public in and for the State of Texas _____





RECEIPT

Project Number: SP2018-018
Job Address: 125 NATIONAL DR
ROCKWALL, TX 75032

Receipt Number: B80444

Printed: 6/19/2018 4:43 pm

Fee Description	Account Number	Fee Amount
CREDIT CARD PROCESSING FEE	01-4015	\$ 2.00
SITE PLANNING	01-4280	\$ 100.00

Total Fees Paid:

\$ 102.00

Date Paid: 6/20/2018 12:00:00AM

Paid By: David Osborn

Pay Method: VISA 2002

Received By: DG



August 15, 2018

David Osborn
Rack Partners LTD, 3021 Ridge Road, Ste A-131
Rockwall, TX 75032

RE: AMENDING SITE PLAN (SP2018-018), Site Plan for 125 National Drive

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council on July 16, 2018. The following is a record of all recommendations, voting records and conditions of approval:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) *All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;*
- 2) *Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the 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.*

PLANNING AND ZONING COMMISSION:

- ✓ *On July 10, 2018, the Planning and Zoning Commission approved the site plan and a motion to recommend approval of the requested variances by a vote of 5-0, with Commissioners Fishman and Moeller absent.*

CITY COUNCIL:

- ✓ *On July 16, 2018, the City Council's motion to approve the variance to the articulation requirements and an exception to the material requirements of the UDC with staff conditions passed by a vote of 7 to 0.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Planning Director
Planning & Zoning Department
City of Rockwall, TX



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police


From: Planning & Zoning Department

Date: 6/14/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 06/22/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/26/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/26/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2018-016
Project Name: Shipman Office Building
Project Type: SITE PLAN
Applicant Name: MERSHAWN ARCHITECTS
Owner Name: Shipman, Clay
Project Description:

0 45 90 180 270 360 Feet

SP2018-018 - 125 NATIONAL DR
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.

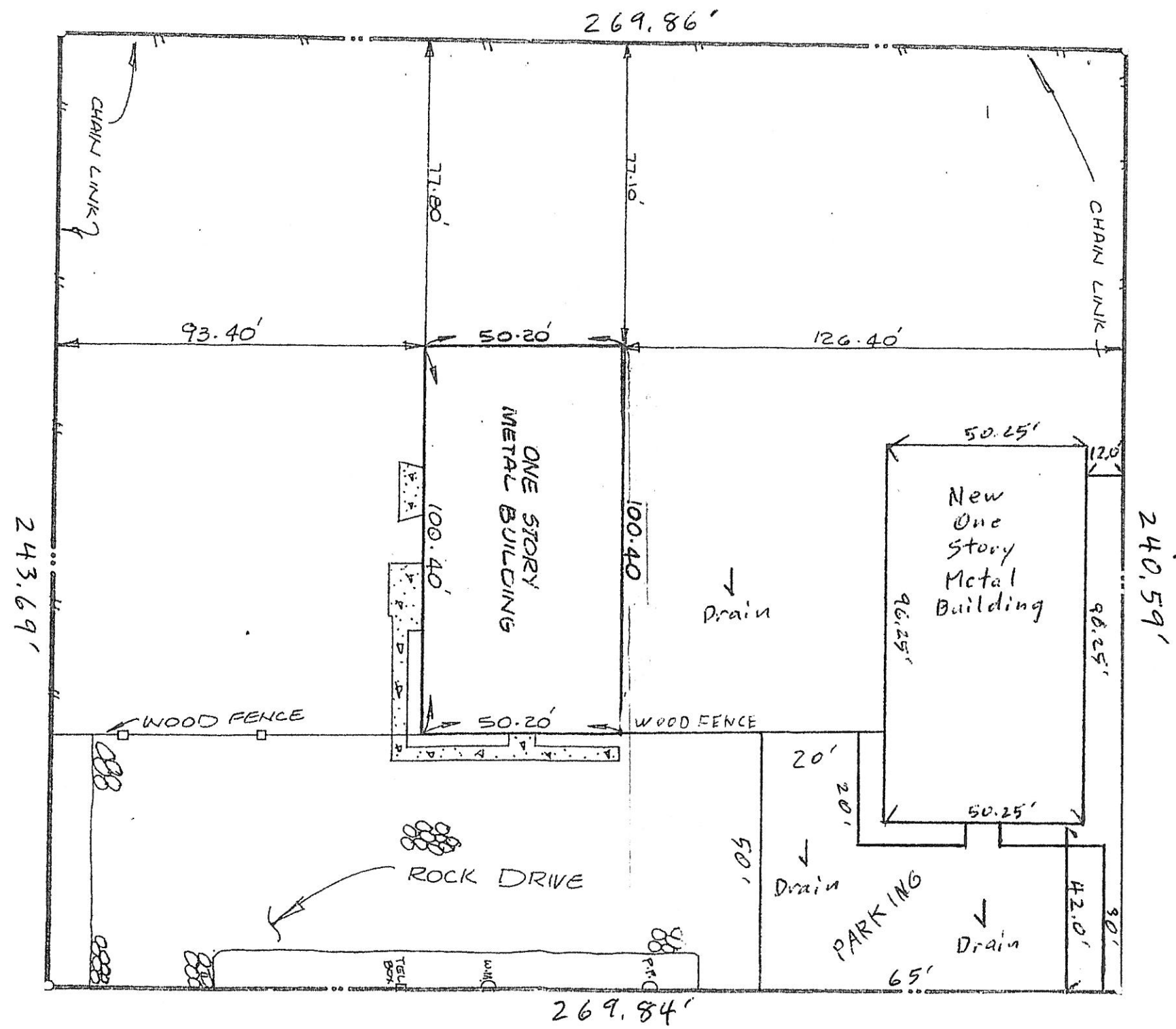


125 National Dr
Rockwall

New metal building for warehouse business will be built to match the other existing buildings located on National Drive. We will have 2 trees planted in the front. Concrete parking per plan. No exterior lighting.

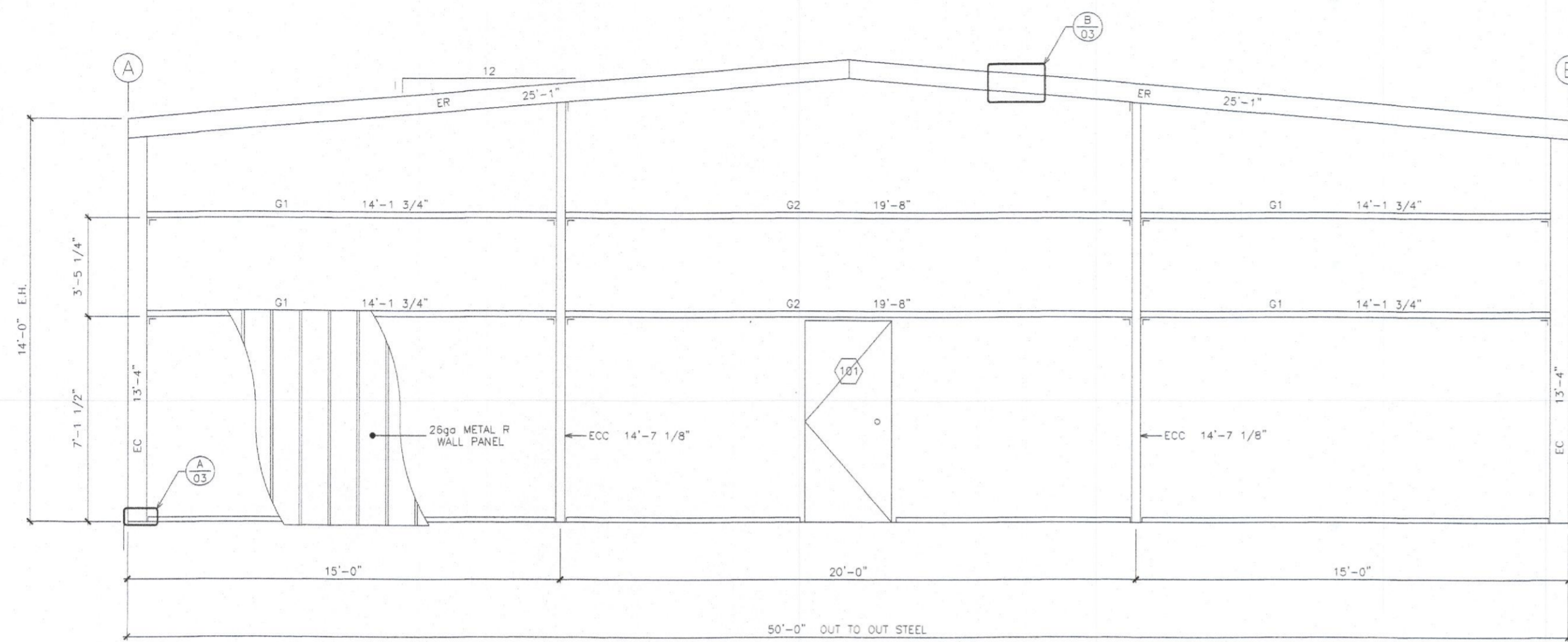


David Osborn
214-546-4826



125 NATIONAL DR.

COLUMN LINE 1

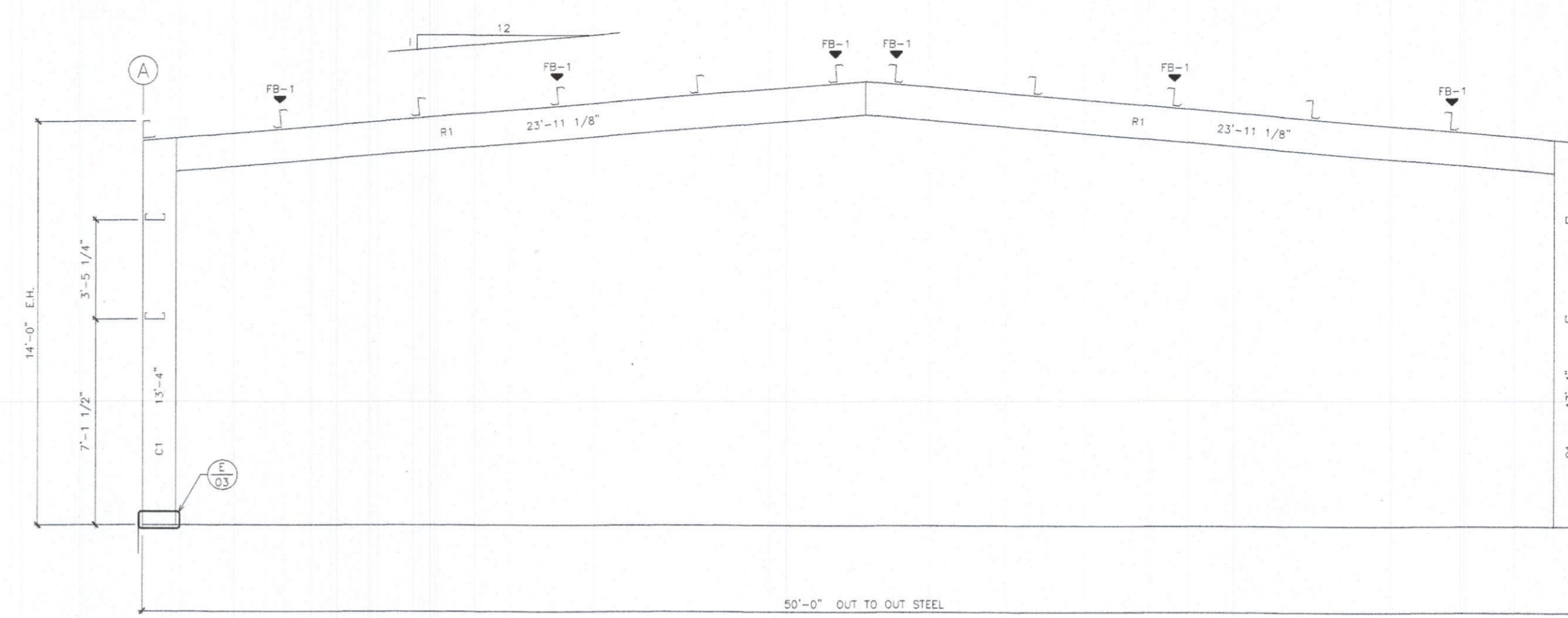


ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
ER	ENDWALL RAFTER	8" X 3 1/2" X 14ga - Cee	25'-1"	2
ECC	ENDWALL CENTER COLUMN	8" X 3 1/2" X 14ga - Cee	14'-7 1/8"	2
G1	WALL GIRT	8" X 2 1/2" X 16ga - Cee	14'-1 3/4"	4
G2	WALL GIRT	8" X 2 1/2" X 16ga - Cee	19'-8"	2
101	METAL DOOR	WHITE W/ 8 1/4" FRAME	3070	1

NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

NOTE:
FIELD LOCATE 3070 METAL DOOR

COLUMN LINE 2, 3 & 4

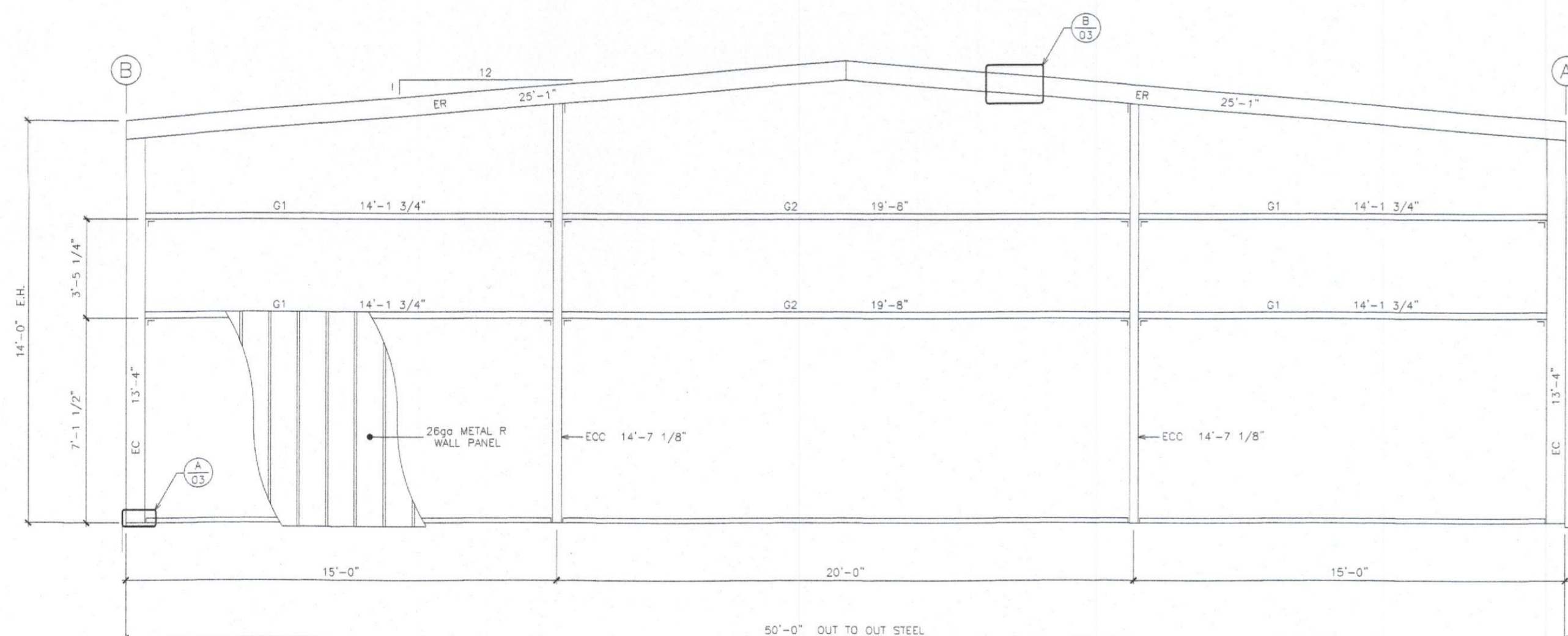


INDICATES A FLANGE BRACE LOCATION, NEAR & FAR SIDE, REF. DT - F, PG 03

ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
G1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	2
R1	MAIN FRAME RAFTER	W14" X 26# WFB	23'-11 1/8"	2
FB-1	FLANGE BRACE	1/8" X 2" X 2" ANGLE	1'-10 7/8"	12

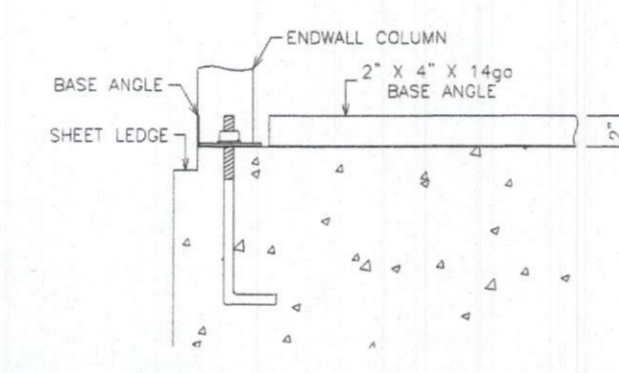
NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

COLUMN LINE 5

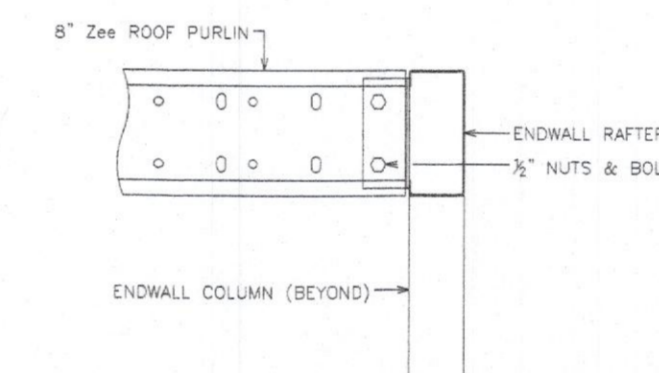


ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
ER	ENDWALL RAFTER	8" X 3 1/2" X 14ga - Cee	25'-1"	2
ECC	ENDWALL CENTER COLUMN	8" X 3 1/2" X 14ga - Cee	14'-7 1/8"	2
G1	WALL GIRT	8" X 2 1/2" X 16ga - Cee	14'-1 3/4"	4
G2	WALL GIRT	8" X 2 1/2" X 16ga - Cee	19'-8"	2

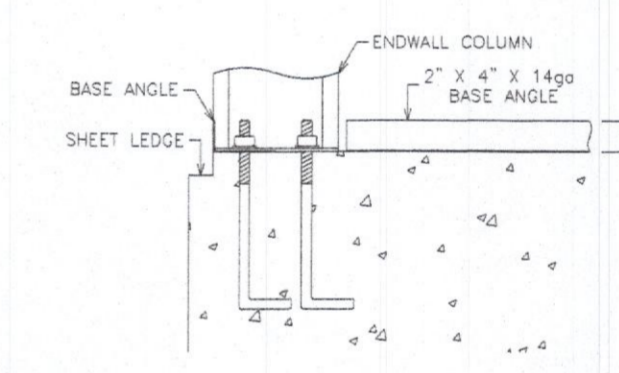
NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015



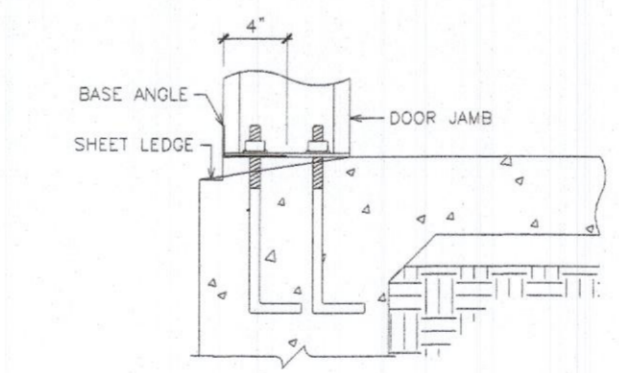
SECTION DETAIL - A
SCALE: 1" = 1'-0"



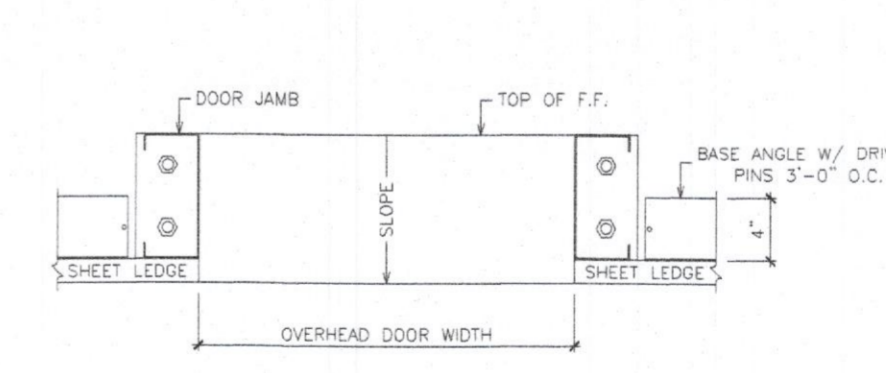
SECTION DETAIL - B
SCALE: 1" = 1'-0"



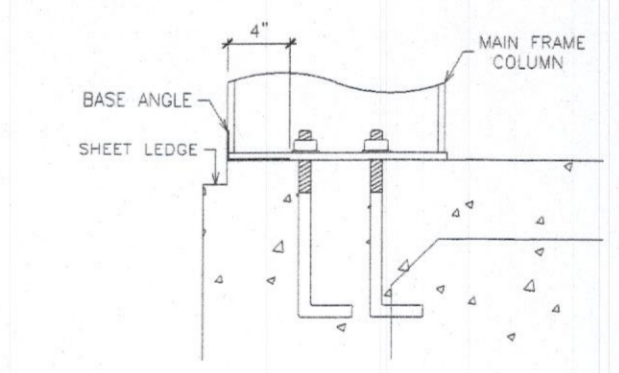
SECTION DETAIL - C
SCALE: 1" = 1'-0"



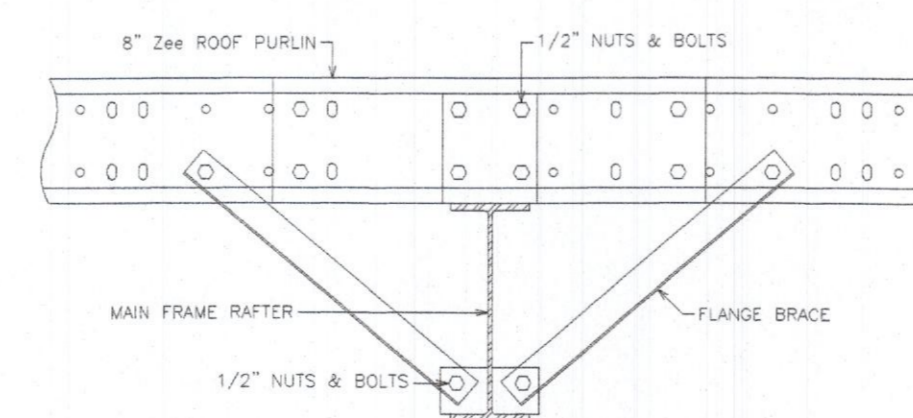
SECTION DETAIL - D (SIDE VIEW)
SCALE: 1" = 1'-0"



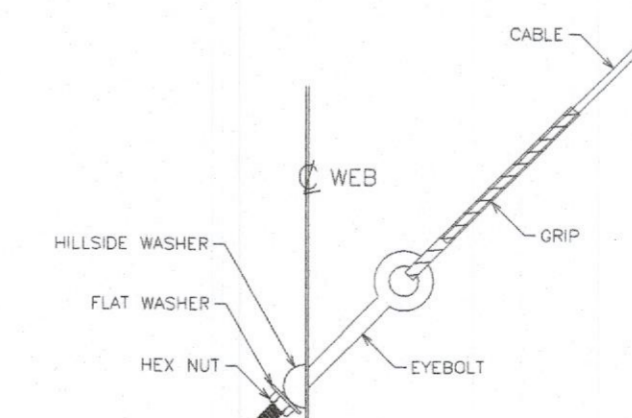
SECTION DETAIL - D (TOP VIEW)
SCALE: 1" = 1'-0"



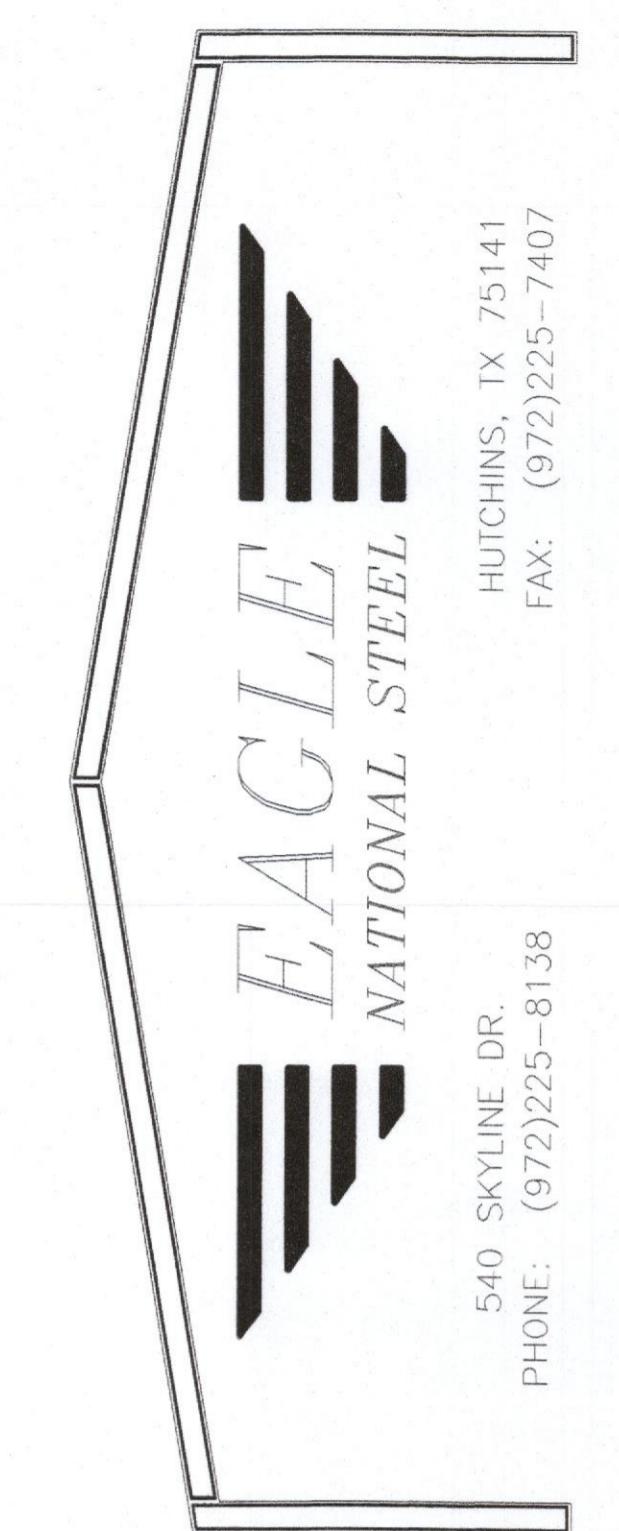
SECTION DETAIL - E
SCALE: 1" = 1'-0"



SECTION DETAIL - F
SCALE: 1" = 1'-0"



CABLE BRACING DETAIL



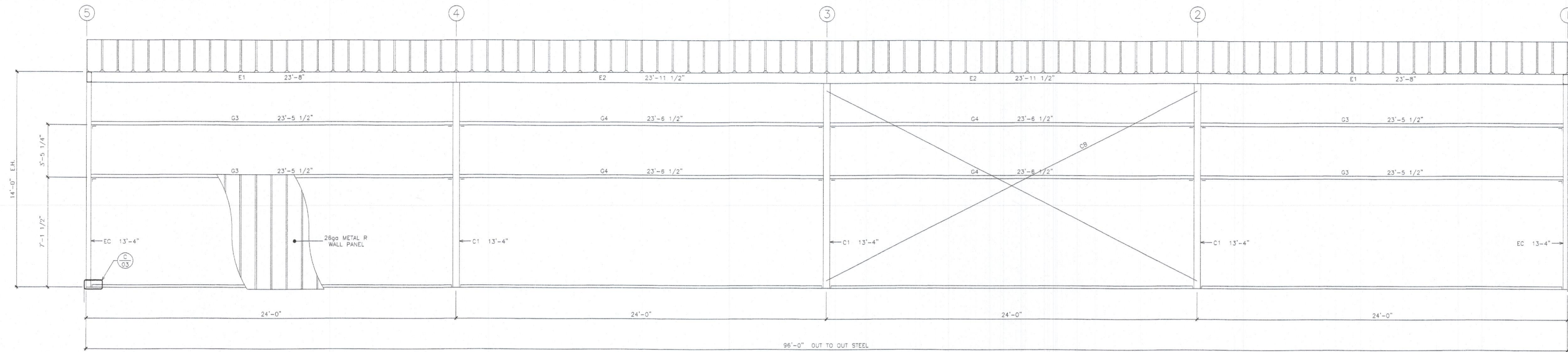
HUTCHINS, TX 75141
PHONE: (972)225-8138
FAX: (972)225-7407

CUSTOMER: _____
STREET: _____
CITY/STATE/ZIP: ROCKWALL, TX
SCALE: 1/4" = 1'-0"
DRAWN BY: A. SHIRLEY
DATE: 04/24/2018
CONTRACTOR: LONE STAR STEEL STRUCTURES
REVISION: _____
JOB NUMBER: 823-18
DRAWING TITLE: FRAME ELEVATIONS
SHEET NUMBER: 03 OF 05

PROFESSIONAL ENGINEER



COLUMN LINE A

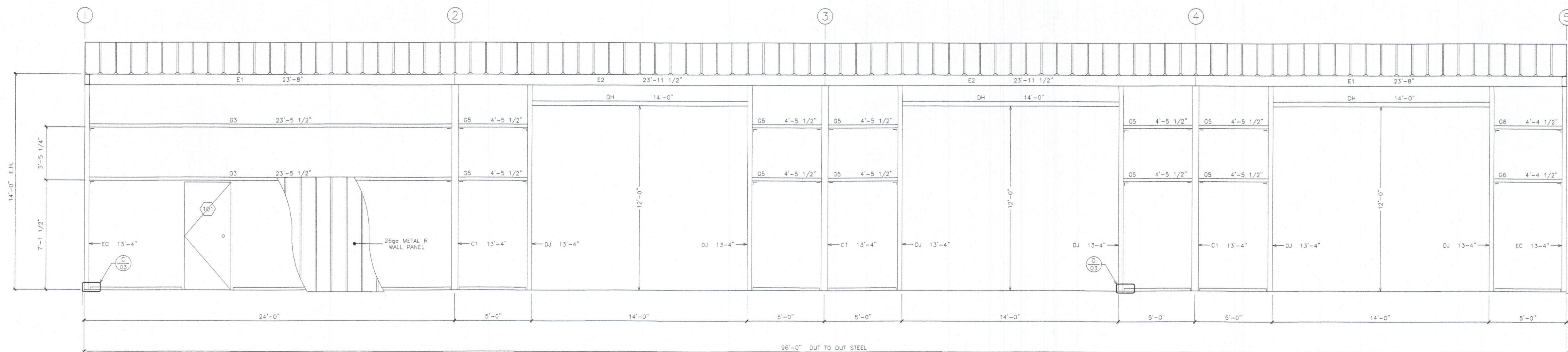


ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
C1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	3
G3	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-5 1/2"	4
G4	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-6 1/2"	4

NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
E1	EAVE STRUT	8" X 14ga	23'-8"	2
E2	EAVE STRUT	8" X 14ga	23'-11 1/2"	2
CB	CABLE BRACING	3/8" GALVANIZED	28'-0"	2

COLUMN LINE B



ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
C1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	3
DH	DOOR HEADER	8" X 3 1/2" X 14ga - Cee	14'-0"	3
DJ	DOOR JAMB	8" X 3 1/2" X 14ga - Cee	13'-4"	6
101	METAL DOOR	WHITE W/ 8 1/4" FRAME	3070	1

NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

NOTE:
FIELD LOCATE 3070 METAL DOOR

ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
G3	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-5 1/2"	2
G5	WALL GIRT	8" X 2 1/2" X 14ga - Cee	4'-5 1/2"	10
G6	WALL GIRT	8" X 2 1/2" X 14ga - Cee	4'-4 1/2"	2
E1	EAVE STRUT	8" X 14ga	23'-8"	2
E2	EAVE STRUT	8" X 14ga	23'-11 1/2"	2



CUSTOMER:
STREET:
CITY/STATE/ZIP: ROCKWALL, TX
SCALE: 1/4" = 1'-0"
DRAWN BY: A. SHIRLEY
DATE: 04/24/2018
CONTRACTOR: LONE STAR STEEL STRUCTURES
REVISION:
REVISION:
JOB NUMBER: 823-18
DRAWING TITLE: SIDEWALL ELEVATION
SHEET NUMBER: 04 OF 05

PROFESSIONAL ENGINEER



FIRM # 5800

City of Rockwall Project Plan Review History



Project Number SP2018-018	Owner RACK, PARTNERS LTD	Applied 6/15/2018 DG
Project Name Site Plan for 125 National Drive	Applicant David Osborn	Approved
Type SITE PLAN		Closed
Subtype AMENDING		Expired
Status NEED REVISIONS		Status 6/19/2018 RM

Site Address 125 NATIONAL DR	City, State Zip ROCKWALL, TX 75032	Zoning
--	--	---------------


Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2-16	NULL	2-16	0128-0000-0002-16-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Building Inspections Di	Russell McDowell	6/19/2018	6/21/2018	6/21/2018	2	APPROVED	
Engineering Departme (6/20/2018 10:52 AM AW) See Markup - Detention is required - 4% Engineering Inspection Fees - Impact Fees - Need to show existing and proposed utilities on site plan - Detention is required and needs to be shown in the approximate location - Need to show parking striping, any fire lane (if required), and driveway with culverts if needed - Can't have a continuous connection of paving to National. Need driveway with 24' drive aisles in property - Need letter from the County stating that the existing septic system will have the capacity for the expansion	Amy Williams	6/19/2018	6/21/2018	6/20/2018	1	COMMENTS	See Comments
Fire Department	Ariana Hargrove	6/19/2018		6/21/2018	2	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(6/21/2018 12:33 PM AA) Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway. (Not shown on plans.) Where a facility or building hereafter constructed within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided. Existing fire hydrants to be considered for the use shall be indicated on the plans. (Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. Existing fire hydrants on public streets are allowed to be considered as available where streets are not provided with median dividers which cannot be crossed by fire fighters pulling hose lines.) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction. Building size (square feet) and height to be indicated on the plans. Presence of automatic fire sprinkler system shall be indicated on the plans. (Fire sprinkler protection required for all buildings exceeding 5,000ft2, A2 Occupancies with an occupant load over 99, occupancy used for the manufacture and/or storage of upholstered furniture or mattresses exceeds 2,500 ft2, and for all R, I & H Occupancies regardless of size. Note: Information only, additional requirements may apply)						
GIS Department	Lance Singleton	6/19/2018	6/21/2018	6/21/2018	2 APPROVED	
Planning Department	Ryan Miller	6/19/2018	6/19/2018	6/19/2018	APPROVED	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
SP2018-018; Site Plan for 125 National Drive						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a site plan for an industrial building on a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, and addressed as 125 National Drive.						
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.						
M.3 For reference, include the case number (SP2018-018) in the lower right hand corner of all pages on future submittals.						
I.4 Site Plan. According to Section 2.3, Expansion of an Existing Use, of Article VI, Parking and Loading Standards, of the Unified development Code (UDC), "(i)f any building, improvement, or use of land is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added."						
M.5 Site Plan. Please indicate that the additional parking will be concrete and show line stripping for five (5) additional parking spaces.						
M.6 Landscape Plan. Per the requirements of the landscaping ordinance please provide one (1), three (3) inch caliper tree per 100-linear feet of street frontage. A total of three (3) trees will be required. Please indicate this on the site plan.						
M.7 Building Elevations. Please provide a picture of the existing metal building on the site.						
M.8 Building Elevations. The proposed building elevations do not meet the minimum masonry requirements. This will require an exception from the City Council.						
M.9 Building Elevations. The proposed building elevations do not meet the minimum horizontal and vertical articulation requirements. This will require a variance from the City Council.						
I.10 The Architectural Review Board (ARB) meeting for this case will be held on June 26, 2018.						
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 3, 2018; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 10, 2018 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on June 26, 2018.						
I.12 The projected City Council meeting date for this case will be July 16, 2018.						

0 45 90 180 270 360 Feet

SP2018-018 - 125 NATIONAL DR
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

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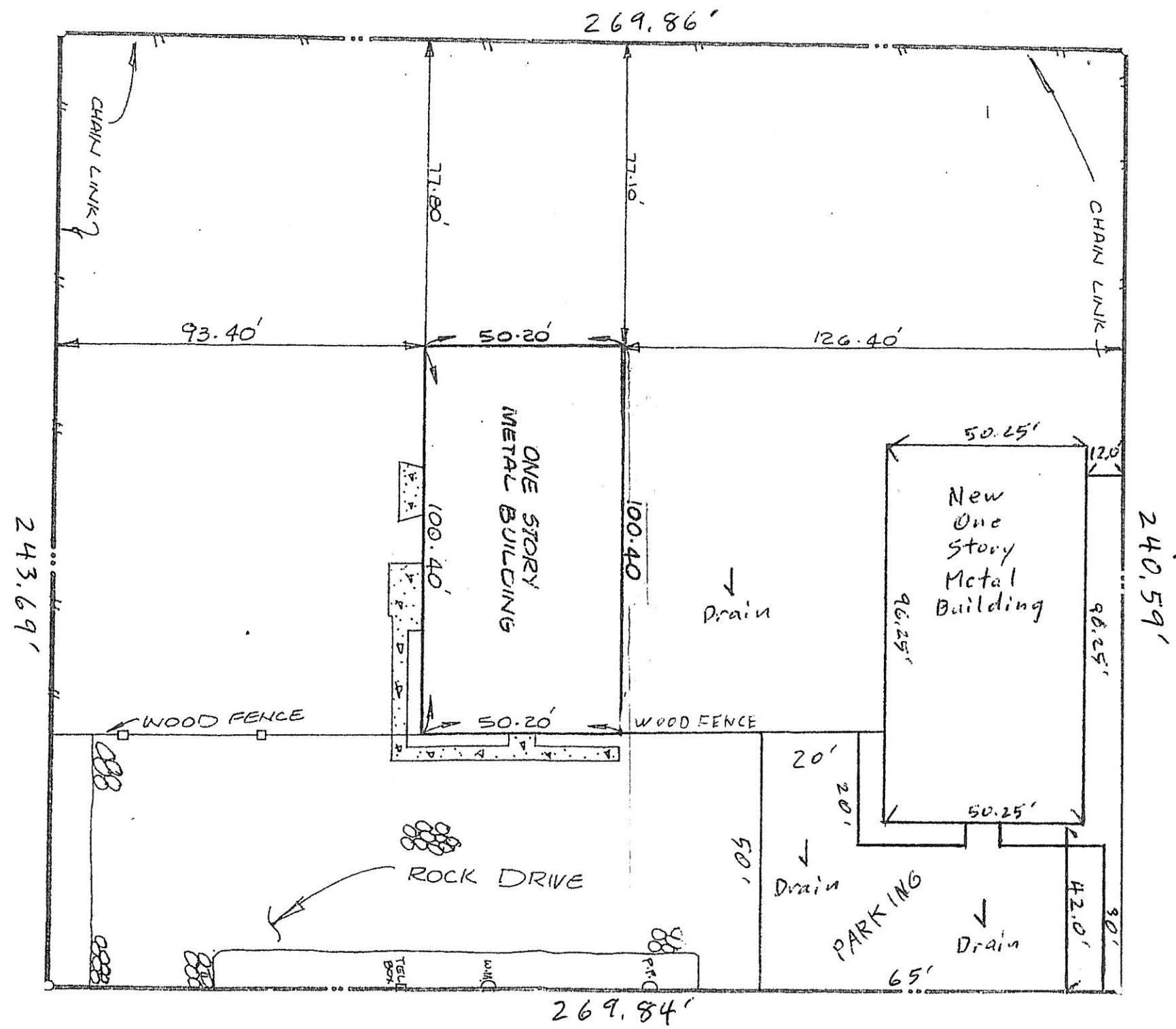


125 National Dr
Rockwall

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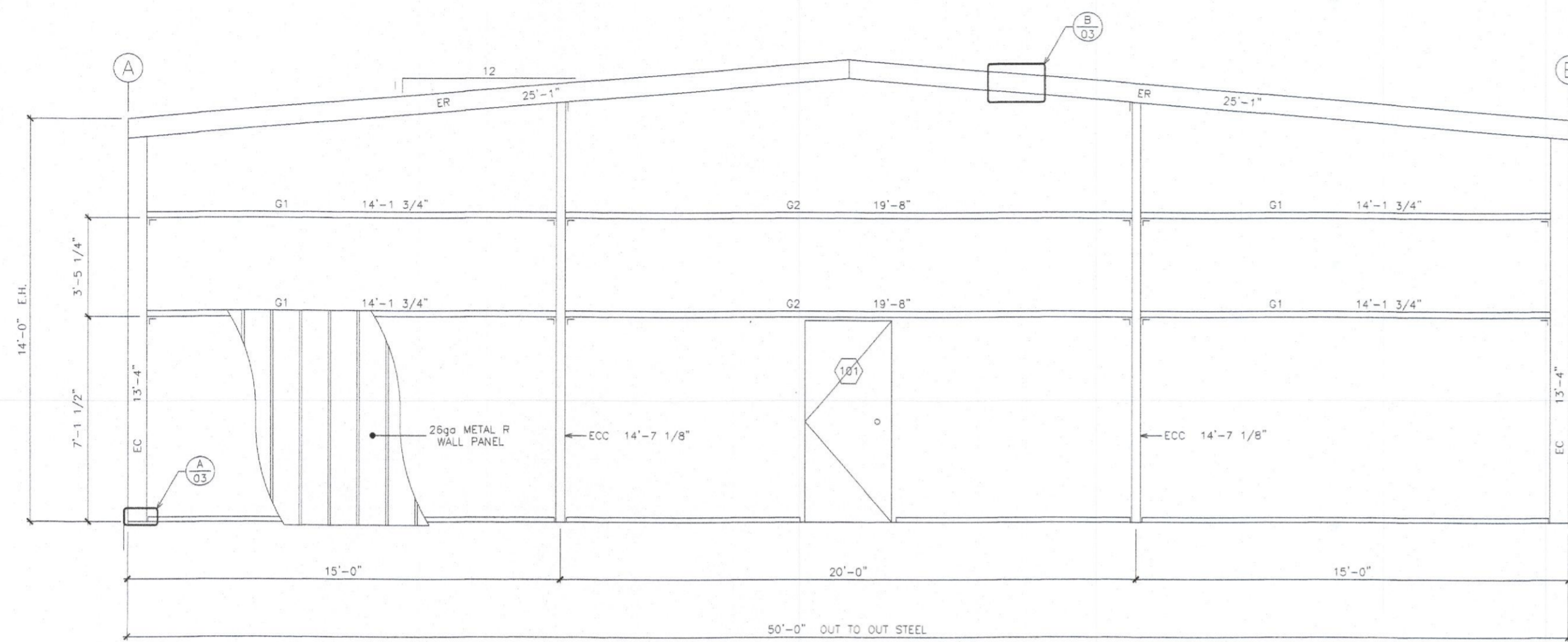


David Osborn
214-546-4826



125 NATIONAL DR.

COLUMN LINE 1

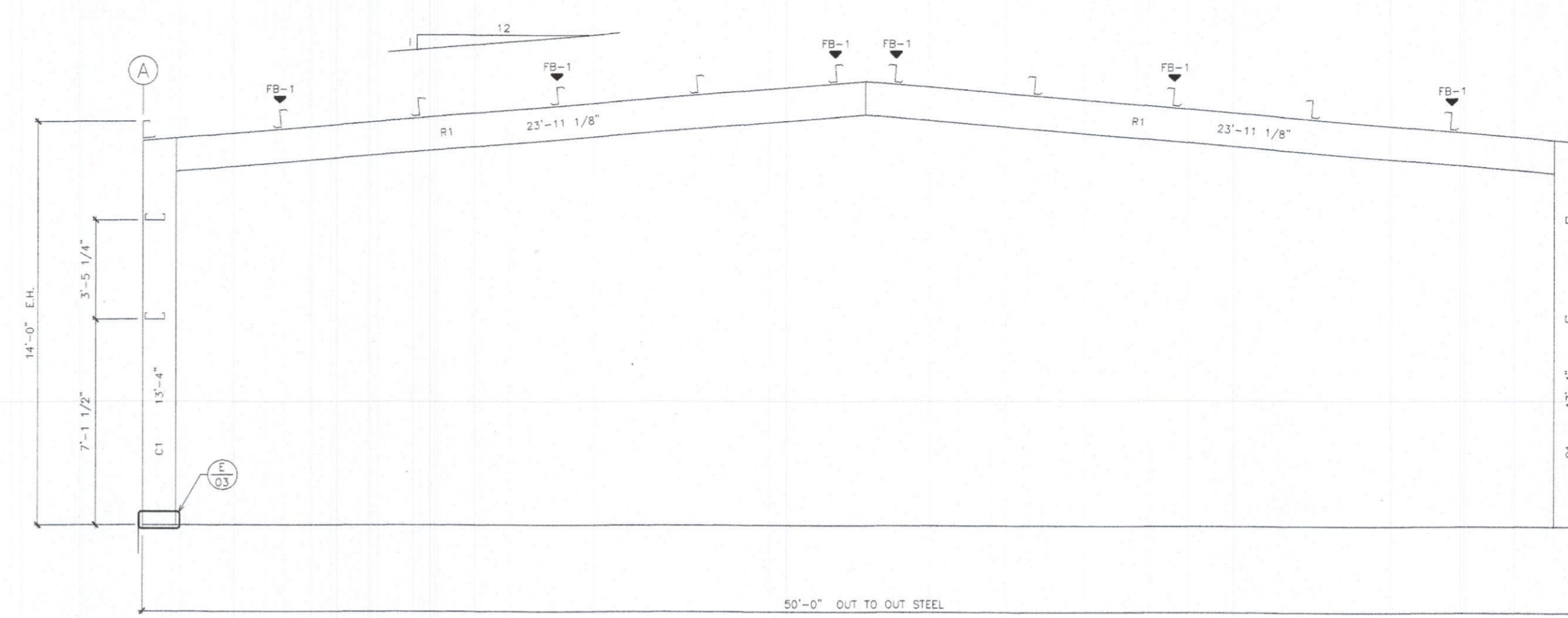


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ER	ENDWALL RAFTER	8" X 3 1/2" X 14ga - Cee	25'-1"	2
ECC	ENDWALL CENTER COLUMN	8" X 3 1/2" X 14ga - Cee	14'-7 1/8"	2
G1	WALL GIRT	8" X 2 1/2" X 16ga - Cee	14'-1 3/4"	4
G2	WALL GIRT	8" X 2 1/2" X 16ga - Cee	19'-8"	2
101	METAL DOOR	WHITE W/ 8 1/4" FRAME	3070	1

NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

NOTE:
FIELD LOCATE 3070 METAL DOOR

COLUMN LINE 2, 3 & 4

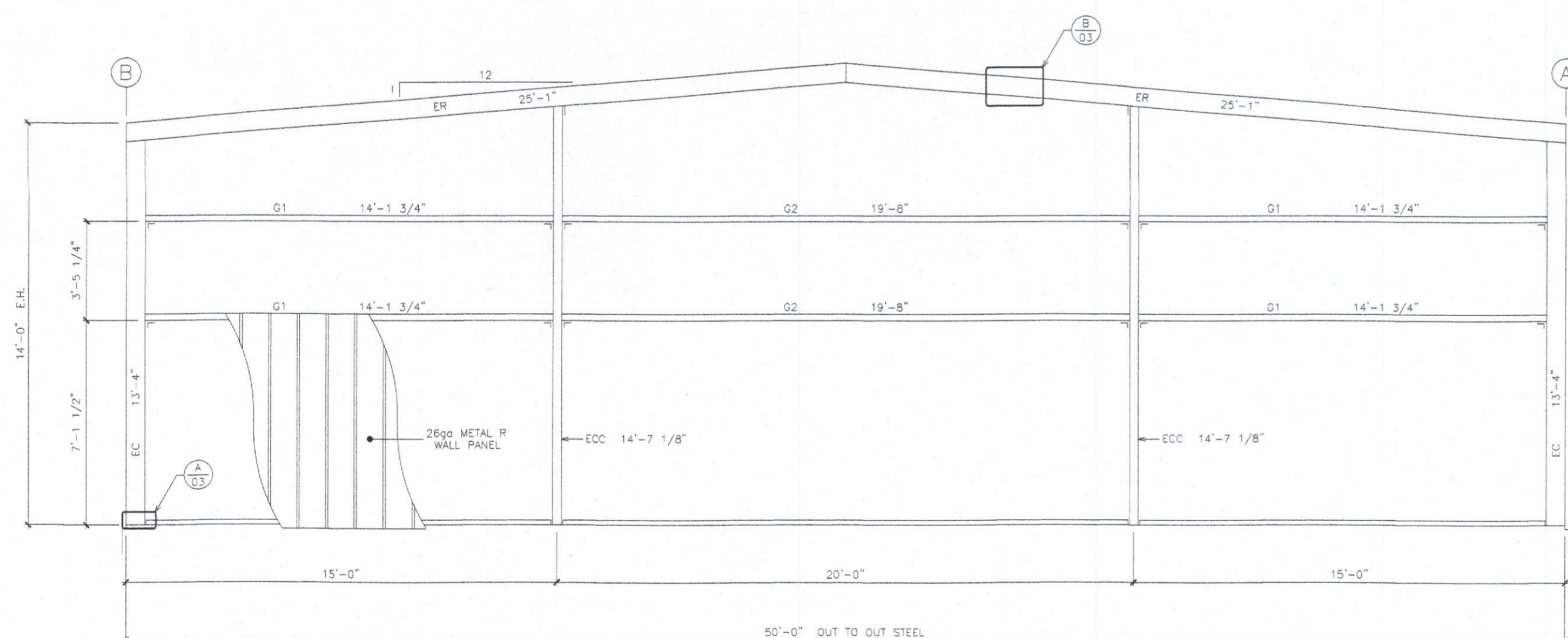


INDICATES A FLANGE BRACE LOCATION, NEAR & FAR SIDE, REF. DT - F, PG 03

ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
G1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	2
R1	MAIN FRAME RAFTER	W14" X 26# WFB	23'-11 1/8"	2
FB-1	FLANGE BRACE	1/8" X 2" X 2" ANGLE	1'-10 7/8"	12

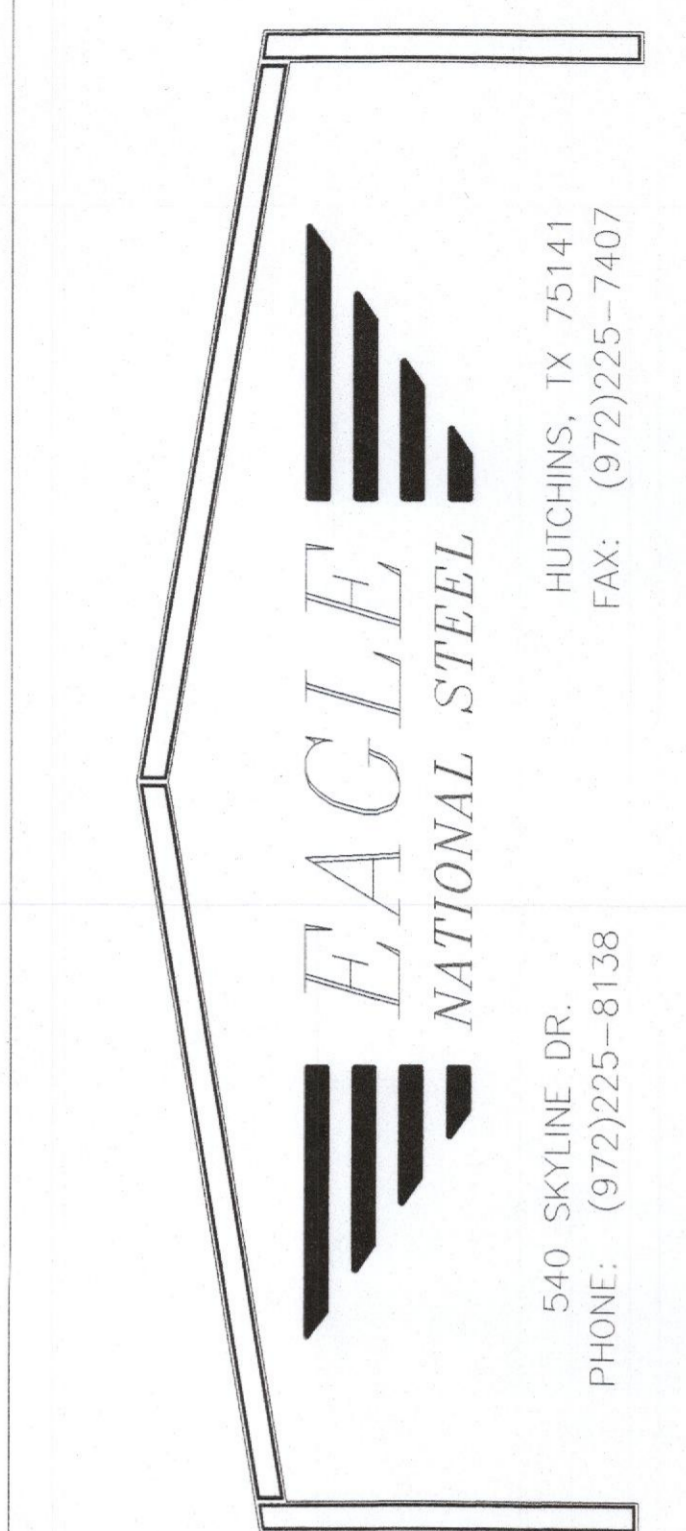
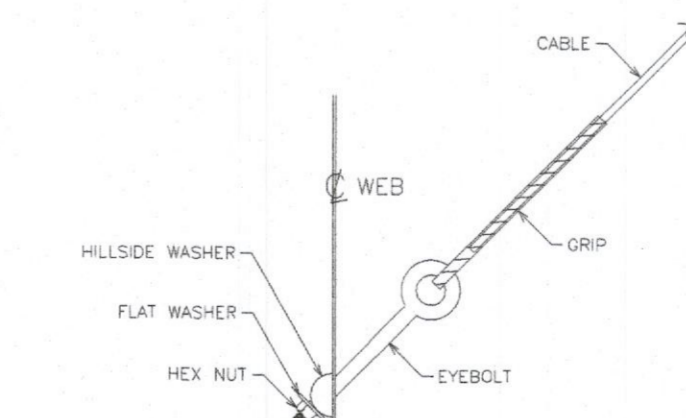
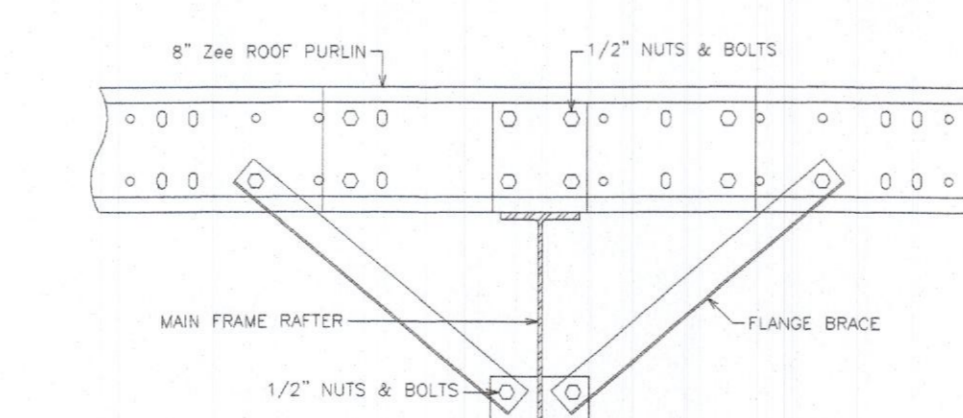
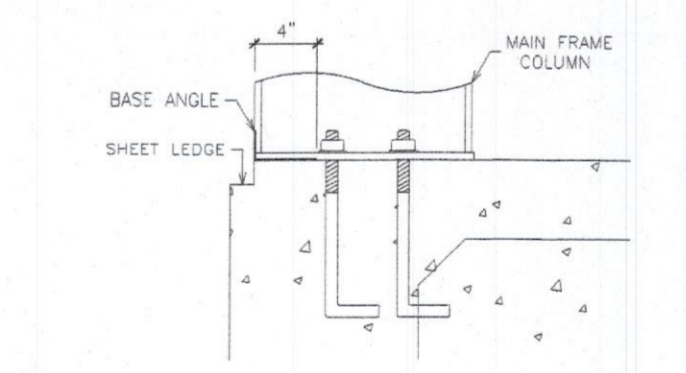
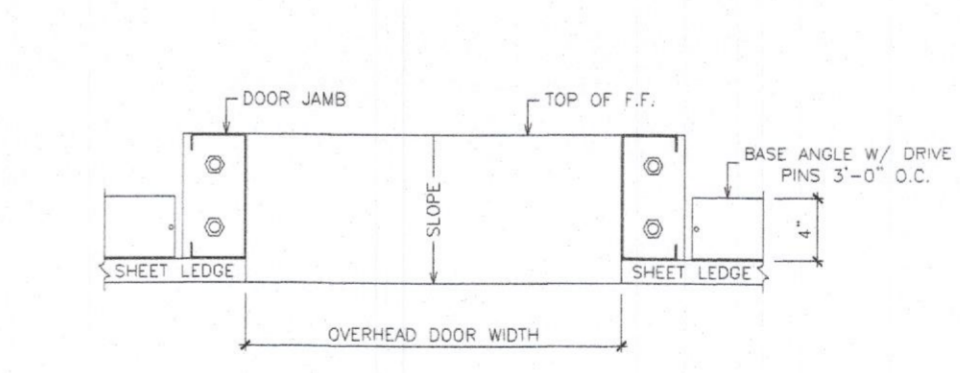
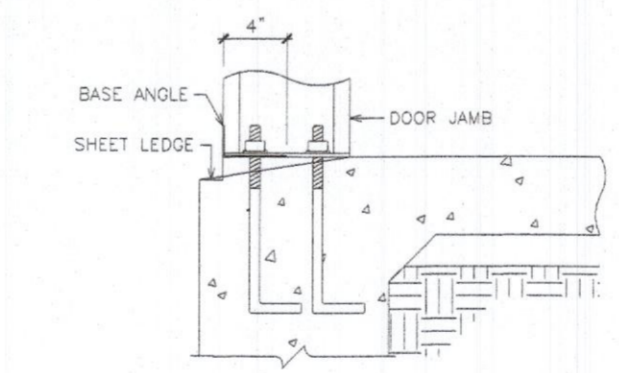
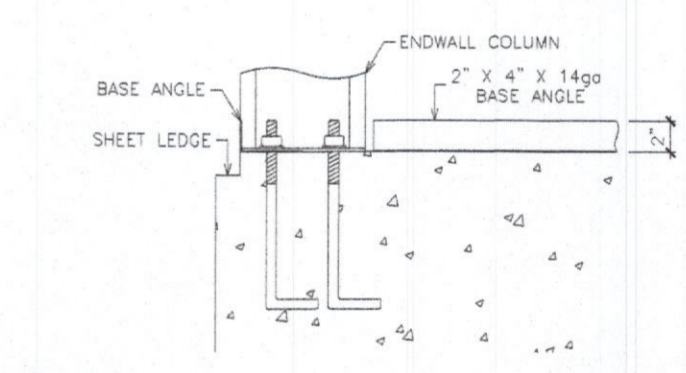
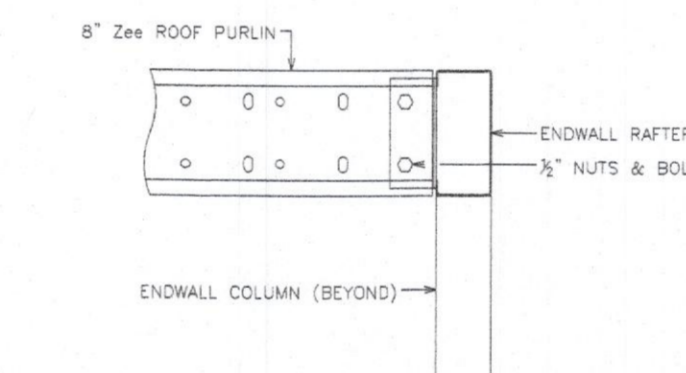
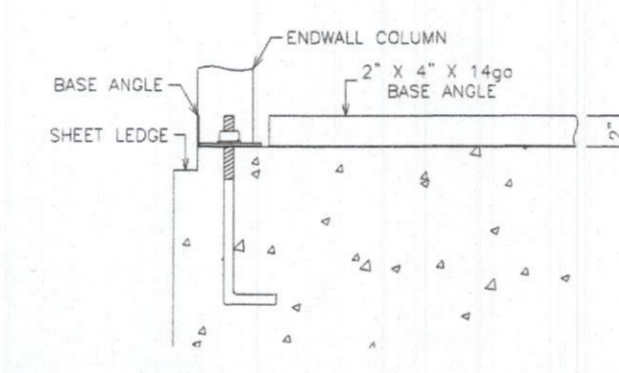
NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

COLUMN LINE 5



ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
ER	ENDWALL RAFTER	8" X 3 1/2" X 14ga - Cee	25'-1"	2
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G1	WALL GIRT	8" X 2 1/2" X 16ga - Cee	14'-1 3/4"	4
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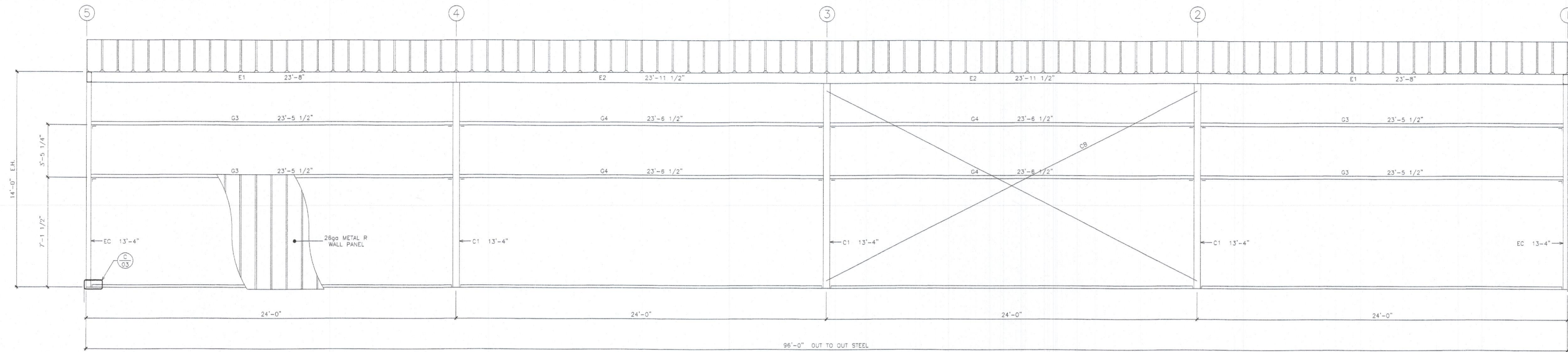
NOTE:
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CUSTOMER: _____
STREET: _____
CITY/STATE/ZIP: ROCKWALL, TX
SCALE: 1/4" = 1'-0"
DRAWN BY: A. SHIRLEY
DATE: 04/24/2018
CONTRACTOR: LONE STAR STEEL STRUCTURES
REVISION: _____
JOB NUMBER: 823-18
DRAWING TITLE: FRAME ELEVATIONS
SHEET NUMBER: 03 OF 05



COLUMN LINE A

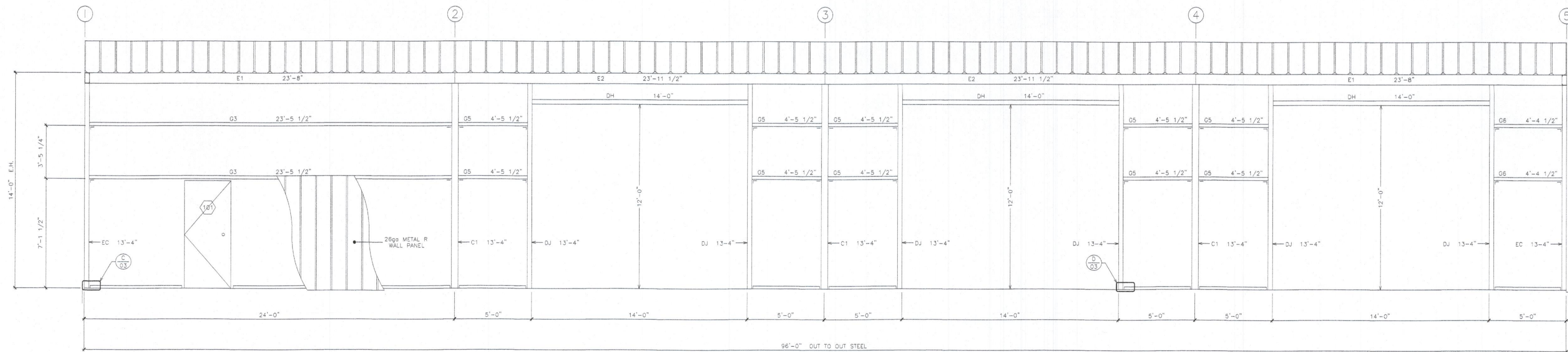


ITEM	DESCRIPTION	SIZE	LENGTH	QTY
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
C1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	3
G3	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-5 1/2"	4
G4	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-6 1/2"	4

NOTE:
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ITEM	DESCRIPTION	SIZE	LENGTH	QTY
E1	EAVE STRUT	8" X 14ga	23'-8"	2
E2	EAVE STRUT	8" X 14ga	23'-11 1/2"	2
CB	CABLE BRACING	3/8" GALVANIZED	28'-0"	2

COLUMN LINE B



ITEM	DESCRIPTION	SIZE	LENGTH	QTY
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
C1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	3
DH	DOOR HEADER	8" X 3 1/2" X 14ga - Cee	14'-0"	3
DJ	DOOR JAMB	8" X 3 1/2" X 14ga - Cee	13'-4"	6
101	METAL DOOR	WHITE W/ 8 1/4" FRAME	3070	1

NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

NOTE:
FIELD LOCATE 3070 METAL DOOR

ITEM	DESCRIPTION	SIZE	LENGTH	QTY
G3	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-5 1/2"	2
G5	WALL GIRT	8" X 2 1/2" X 14ga - Cee	4'-5 1/2"	10
G6	WALL GIRT	8" X 2 1/2" X 14ga - Cee	4'-4 1/2"	2
E1	EAVE STRUT	8" X 14ga	23'-8"	2
E2	EAVE STRUT	8" X 14ga	23'-11 1/2"	2



HUTCHINS, TX 75141
PHONE: (972)225-8138
FAX: (972)225-7407
540 SKYLINE DR.

CUSTOMER:
STREET:
CITY/STATE/ZIP: ROCKWALL, TX
SCALE: 1/4" = 1'-0"
DRAWN BY: A. SHIRLEY
DATE: 04/24/2018
CONTRACTOR: LONE STAR STEEL STRUCTURES
REVISION:
REVISION:
JOB NUMBER: 823-18
DRAWING TITLE: SIDEWALL ELEVATION
SHEET NUMBER: 04 OF 05

PROFESSIONAL ENGINEER



FIRM # 5800

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 07/10/2018

APPLICANT: David Osborn; *Rack Partners, LTD*

AGENDA ITEM: **SP2018-018;** *125 National Drive*

SUMMARY:

Discuss and consider a request by David Osborn of Rack Partners, LTD for the approval of a site plan for an industrial building on a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

Currently, an existing ~5,676 SF metal building -- *which was constructed in 1986 according to the Rockwall Central Appraisal District* -- is situated in the center of the 1.50-acre subject property. *Ordinance No. 99-33* annexed this property, along with the other properties along Nation Drive, on August 30, 1999. The subject property is zoned Heavy Commercial (HC) District.

The owner of the property, David Osborn of Rack Partners, LTD, is proposing to construct another ~4,837 SF metal building adjacent to the northern property line of the subject property. According to Section 2, *Required Site Plan (Non-PD)*, of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC), "(s)ite plans are required ... for the expansion of existing development by 50 percent or more of the gross floor area." In this case, the applicant is proposing a ~85.22% expansion of existing floor area. In accordance with this requirement, the applicant has submitted a site plan.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed *metal storage building* is permitted *by-right* in the Heavy Commercial (HC) District. Along with the expansion the applicant is required to construct a concrete parking lot for the increased floor area, and has indicated this on the site plan. In addition, the applicant is showing that three (3), three (3) inch caliper trees will be provided along National Drive, which brings the property into conformance with the requirements of Article VIII, *Landscaping Standards*, of the UDC. In this case, the applicant is not proposing any additional lighting and -- *with the exception of the items listed in the Variance section of this case memo* -- the proposed site plan is in conformance with the minimum requirements of the UDC. The following is a summary of the density and dimensional requirements for the subject property:

<i>Ordinance Provisions</i>	<i>Light Industrial (LI) District Zoning Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area (Adjacent to IH-30)</i>	<i>12,500 SF</i>	<i>29,040 SF; In Conformance</i>
<i>Minimum Lot Width</i>	<i>100-Feet</i>	<i>269.86-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>243.69-Feet; In Conformance</i>
<i>Minimum Front Yard Building Setback</i>	<i>25-Feet</i>	<i>~70-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>15-Feet + ½ Building Height Over 36-Feet (i.e. 15-Feet)</i>	<i>x>15-Feet; In Conformance</i>
<i>Maximum Rear Yard Setback</i>	<i>20-Feet</i>	<i>77.80-Feet; In Conformance</i>

<i>Ordinance Provisions</i>	<i>Light Industrial (LI) District Zoning Standards</i>	<i>Conformance to the Standards</i>
<i>Maximum Height</i>	<i>60-Feet ¹</i>	<i>~16-Feet; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90% ²</i>	<i>0%; Variance Requested</i>
<i>Minimum Stone Requirement</i>	<i>20% Stone</i>	<i>0%; Variance Requested</i>
<i>Minimum Parking Spaces Required</i>	<i>1 Per 1,000 SF of Building Area (i.e. 5 Parking Spaces)</i>	<i>5; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>10%</i>	<i>Existing Condition; In Conformance</i>
<i>Maximum Lot Coverage</i>	<i>60%</i>	<i>x<60%; In Conformance</i>
<i>Maximum Impervious Area</i>	<i>90% - 95%</i>	<i>x<90%; In Conformance</i>
<i>Minimum Landscape Buffer</i>	<i>10-Foot ³</i>	<i>Existing Condition; In Conformance</i>
<i>Landscape Planting Requirements</i>	<i>1 Canopy Tree/100 LF of Street Frontage</i>	<i>3 Canopy Trees; In Conformance</i>

Notes:

¹: Any structure exceeding 60-Feet can apply for an SUP to extend up to 240-feet.

²: Stucco/Cementaceous Products are permitted on up to 50% of the building's exterior finishes.

³: No parking is permitted within the Landscape Buffer.

VARIANCES:

Based on the applicant's submittal staff has identified the following variances:

1) *Building Standards.*

- a) *Materials.* According to Section 4.1, *General Commercial District Standards*, of Article 5, *District Development Standards*, of the UDC, all commercial buildings shall consist of 90% masonry materials including 20% stone. In this case, the applicant is proposing to construct the building out of 100% metal. *This variance will require a simple majority vote of the City Council to be approved.*
- b) *Horizontal Articulation.* According to Section 4, *General Commercial District Standards*, of Article 5, *District Development Standards*, of the UDC, no building wall shall extend for a distance greater than three (3) times the walls height without having an offset of 25% of the wall's height, and the new plane shall extend for a minimum distance of at least 25% of the length of the first plane. In this case, the applicant is proposing to match the existing building on the site, which does not meet the horizontal articulation requirements. *This variance will require a simple majority vote of the City Council to be approved.*

When taking these variances into consideration it should be pointed out that the majority of the buildings constructed in this area are similar to what is being proposed, and that the applicant is proposing to match the existing structure on the subject property; however, the approval of any variances to the UDC are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD (ARB):


On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB found that the building elevations were similar to the adjacent structures along National Drive, and approved a motion to recommend approval by a vote of 3-0, with Board Members Meyrat, Miller, and Tovar being absent (*there was also one [1] vacant seat*).

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the 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.

0 45 90 180 270 360 Feet

SP2018-018 - 125 NATIONAL DR
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.



125 National Dr
Rockwall

New metal building for warehouse business will be built to match the other existing buildings located on National Drive. We will have 2 trees planted in the front. Concrete parking per plan. No exterior lighting.

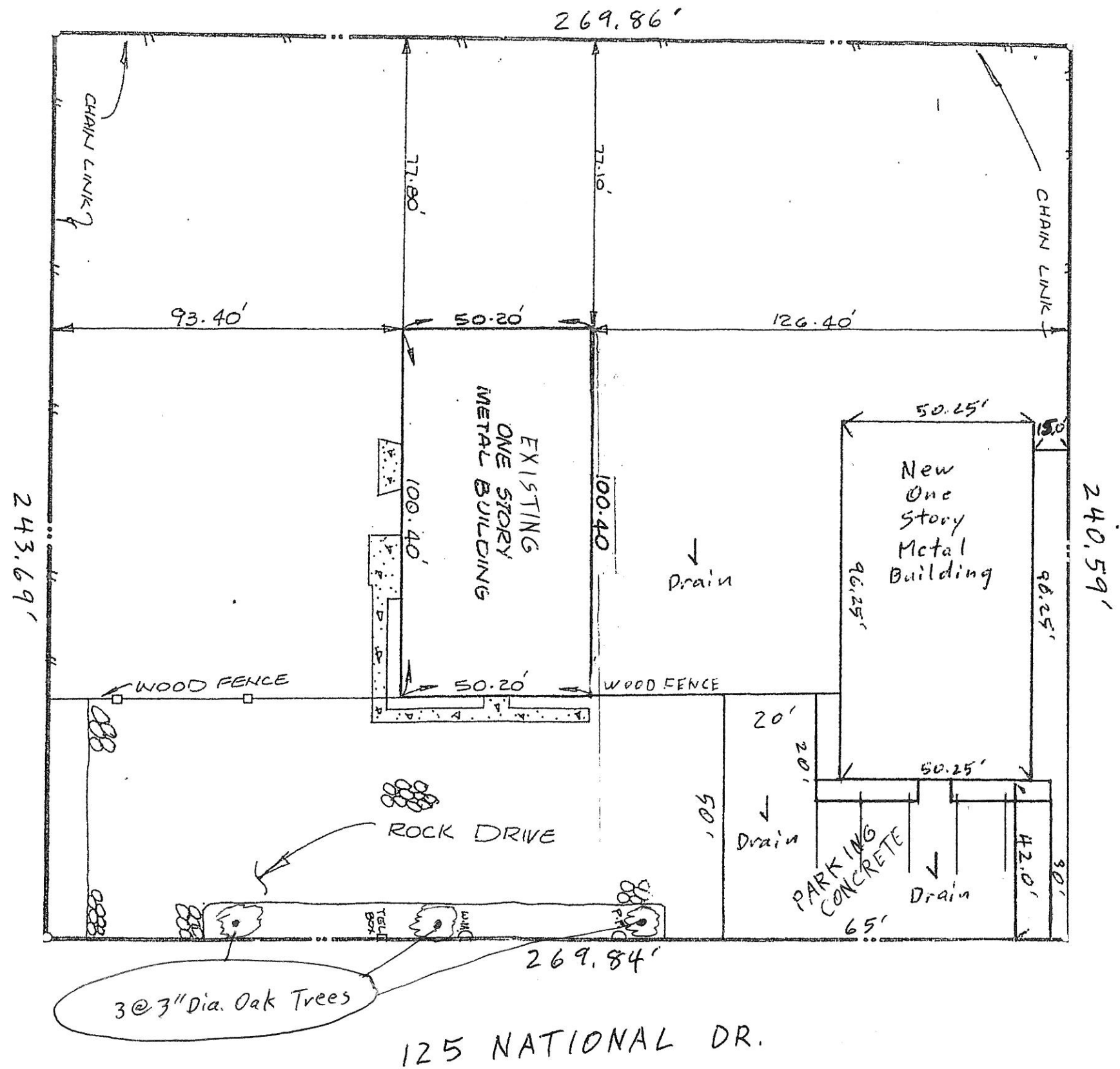


David Osborn
214-546-4826

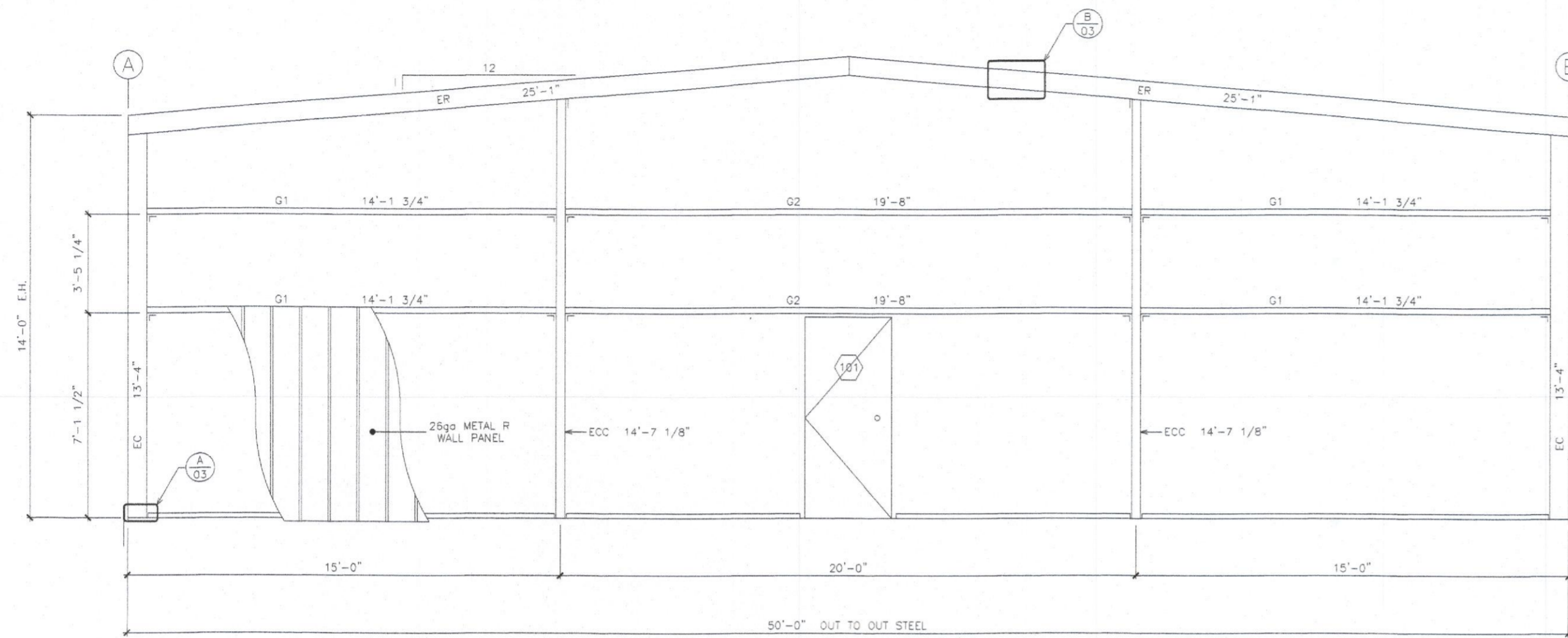
Shivana

125





COLUMN LINE 1

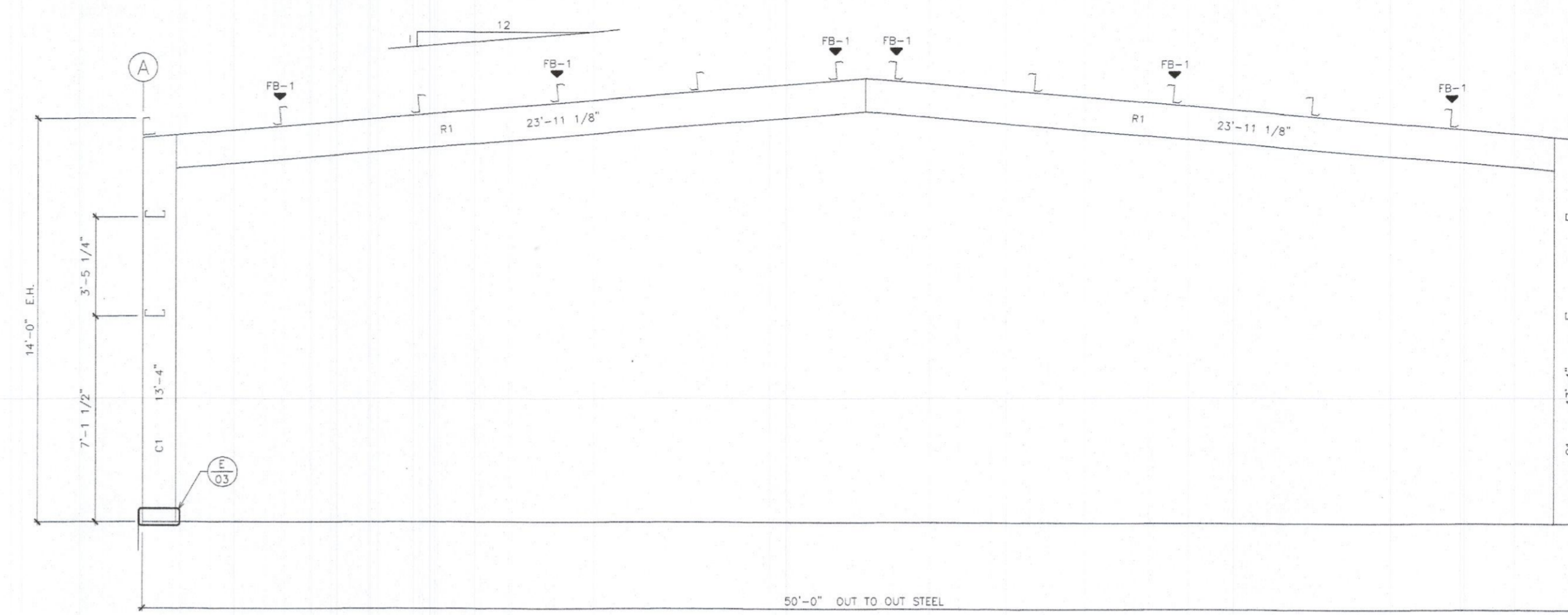


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NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

NOTE:
FIELD LOCATE 3070 METAL DOOR

COLUMN LINE 2, 3 & 4

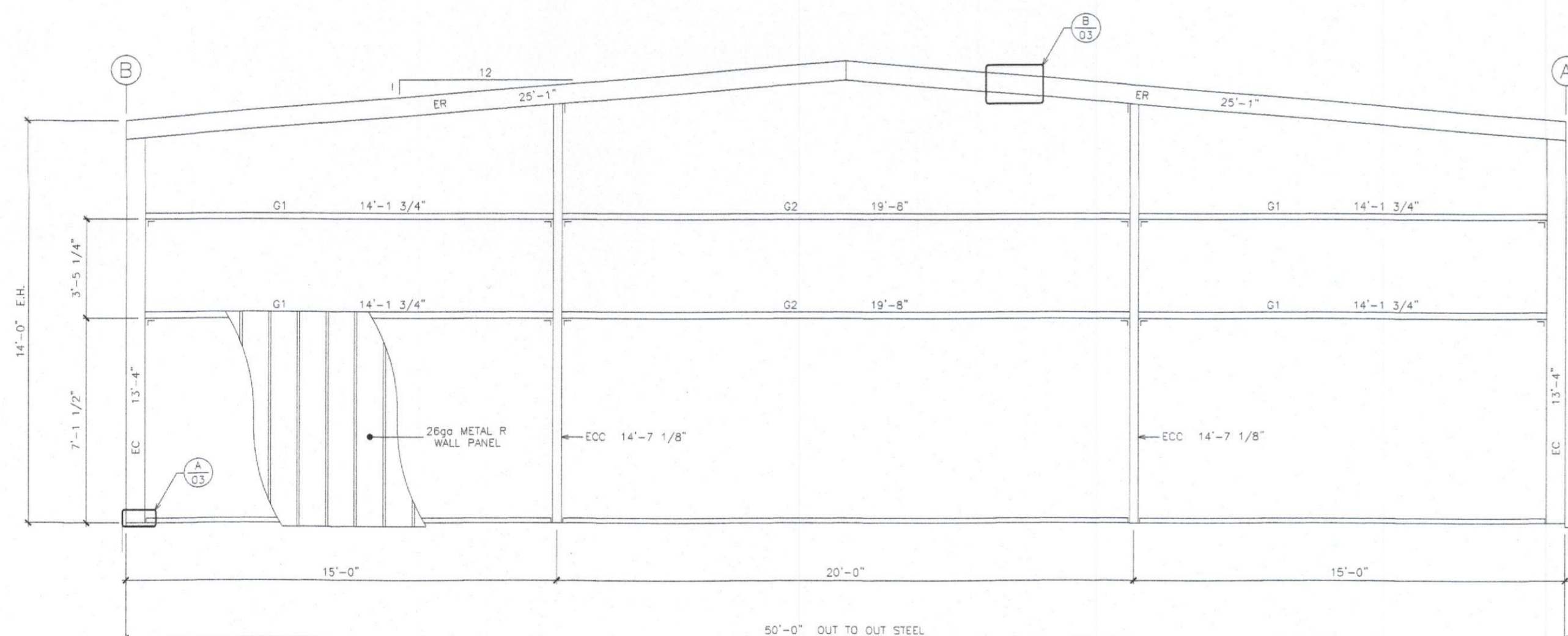


INDICATES A FLANGE BRACE LOCATION, NEAR & FAR SIDE, REF. DT - F, PG 03

ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
G1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	2
R1	MAIN FRAME RAFTER	W14" X 26# WFB	23'-11 1/8"	2
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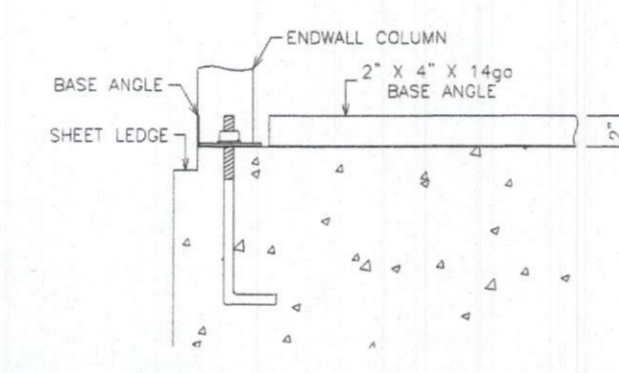
NOTE:
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COLUMN LINE 5

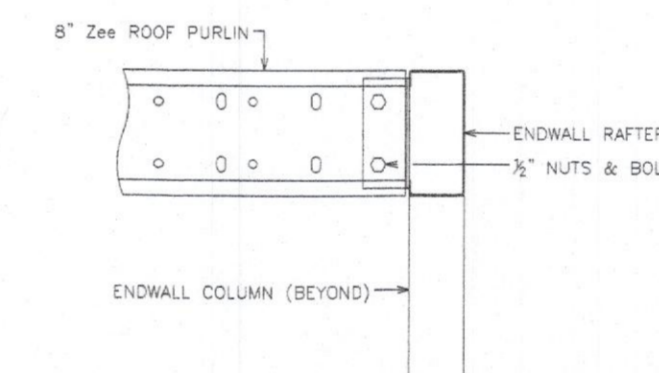


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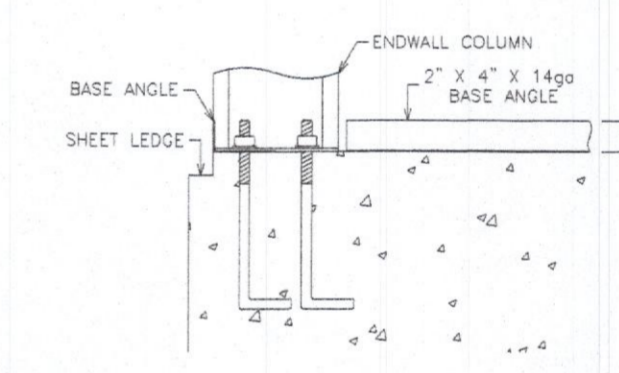
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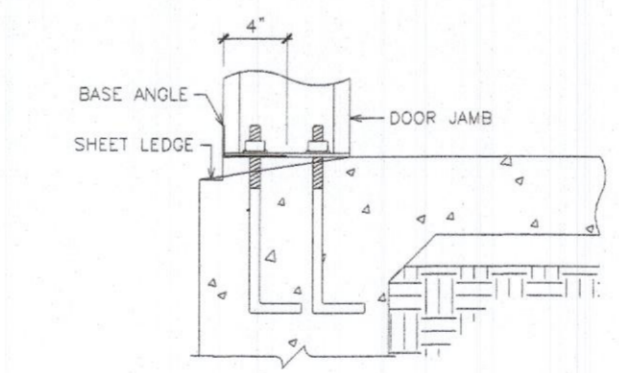
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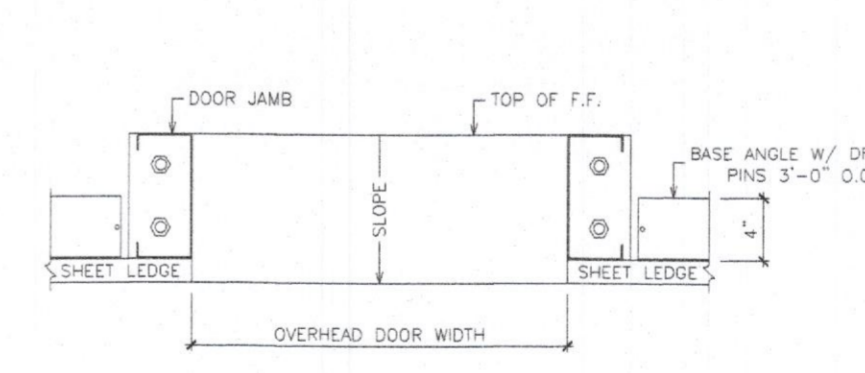
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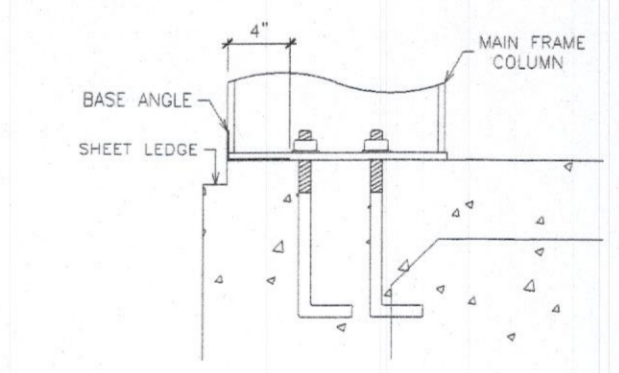
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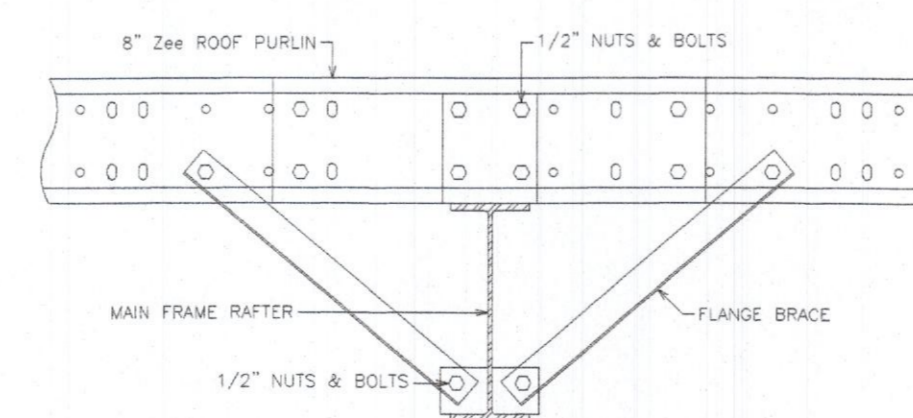
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SCALE: 1" = 1'-0"



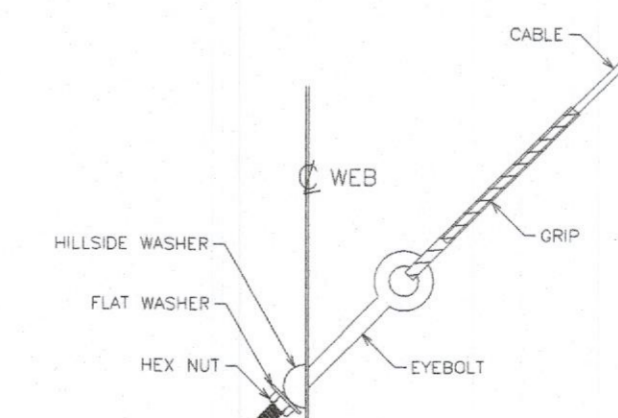
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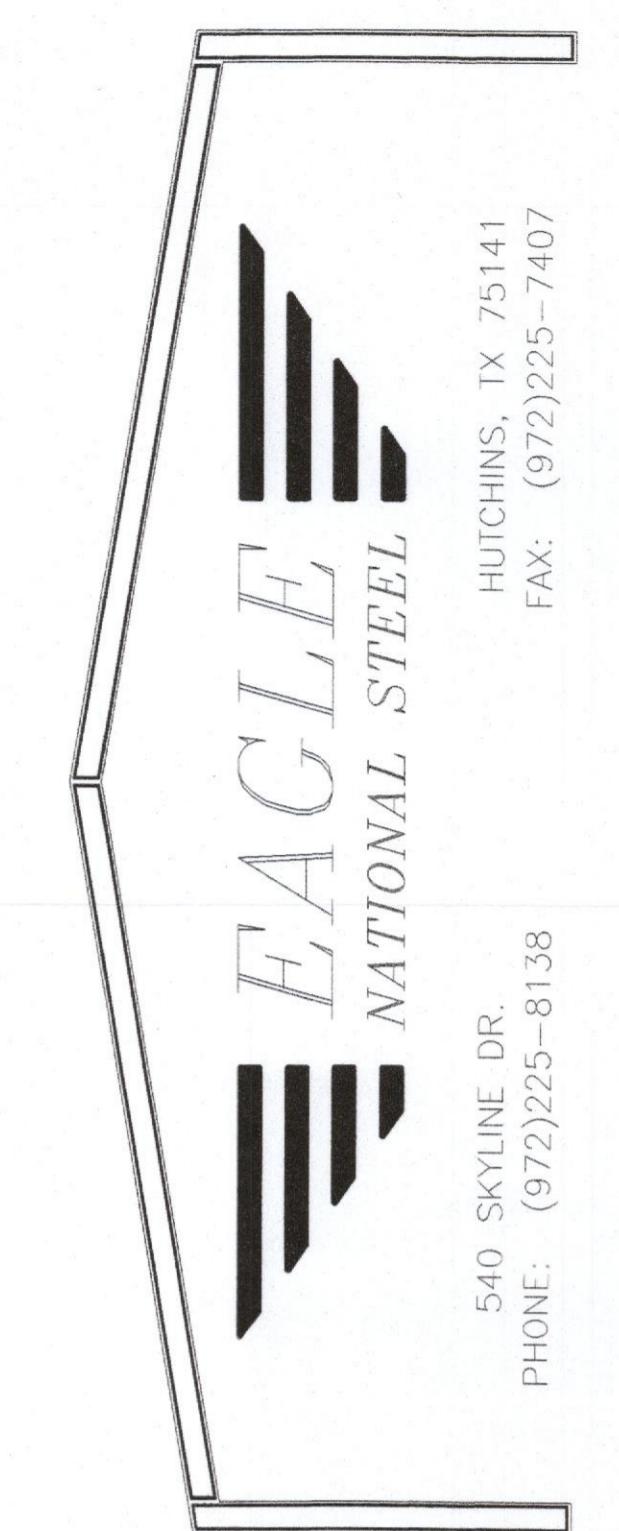
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SECTION DETAIL - F
SCALE: 1" = 1'-0"



CABLE BRACING DETAIL
SCALE: 1" = 1'-0"

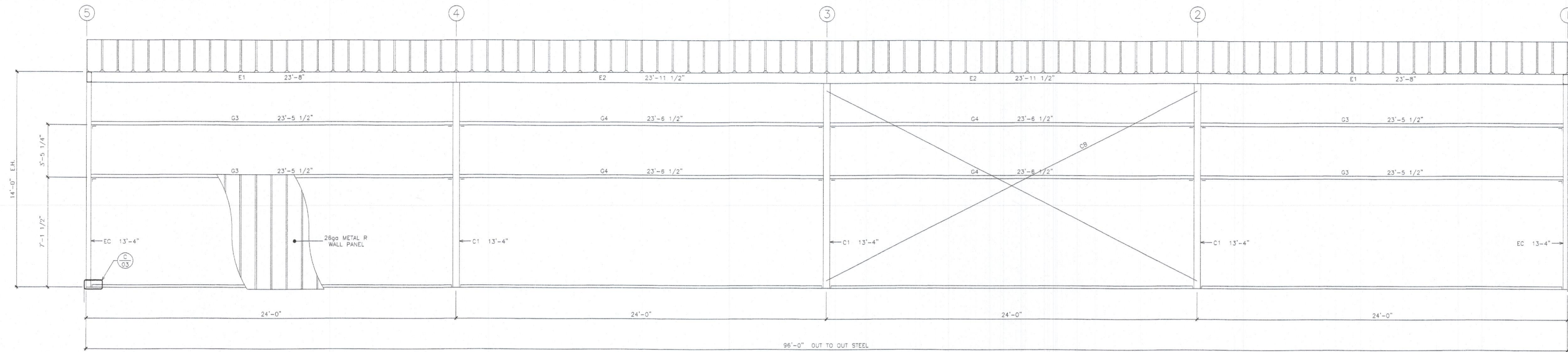


CUSTOMER:
STREET:
CITY/STATE/ZIP: ROCKWALL, TX
SCALE: 1/4" = 1'-0"
DRAWN BY: A. SHIRLEY
DATE: 04/24/2018
CONTRACTOR: LONE STAR STEEL STRUCTURES
REVISION:
REVISION:
JOB NUMBER: 823-18
DRAWING TITLE: FRAME ELEVATIONS
SHEET NUMBER: 03 OF 05

PROFESSIONAL ENGINEER



COLUMN LINE A

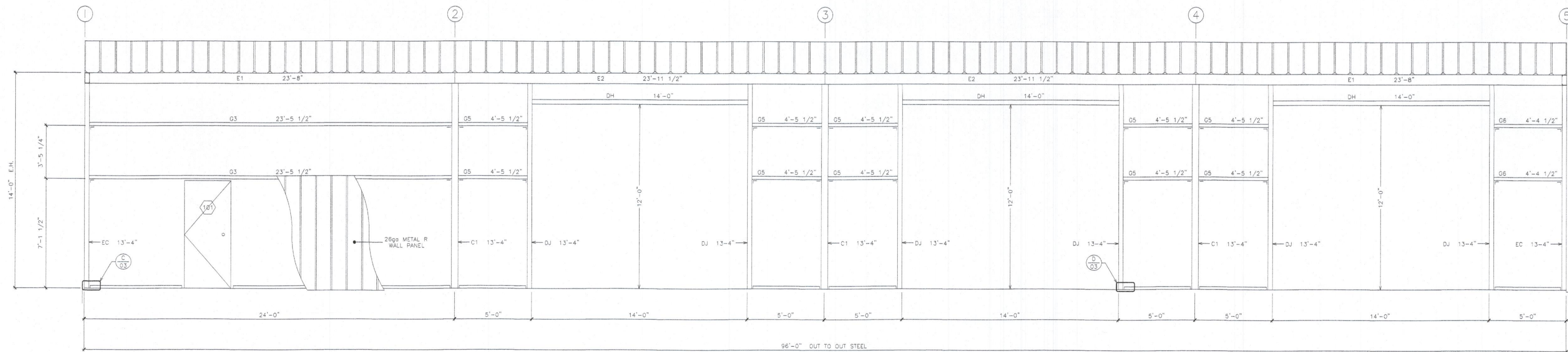


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COLUMN LINE B



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NOTE:
FIELD LOCATE 3070 METAL DOOR

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HUTCHINS, TX 75141
PHONE: (972)225-8138
FAX: (972)225-7407

CUSTOMER:
STREET:
CITY/STATE/ZIP: ROCKWALL, TX
SCALE: 1/4" = 1'-0"
DRAWN BY: A. SHIRLEY
DATE: 04/24/2018
CONTRACTOR: LONE STAR STEEL STRUCTURES
REVISION:
REVISION:
JOB NUMBER: 823-18
DRAWING TITLE: SIDEWALL ELEVATION
SHEET NUMBER: 04 OF 05

PROFESSIONAL ENGINEER



FIRM # 5800

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 07/16/2018

APPLICANT: David Osborn; *Rack Partners, LTD*

AGENDA ITEM: **SP2018-018;** *125 National Drive*

SUMMARY:

Discuss and consider a request by David Osborn of Rack Partners, LTD for the approval of a site plan for an industrial building on a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

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The owner of the property, David Osborn of Rack Partners, LTD, is proposing to construct another ~4,837 SF metal building adjacent to the northern property line of the subject property. According to Section 2, *Required Site Plan (Non-PD)*, of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC), "(s)ite plans are required ... for the expansion of existing development by 50 percent or more of the gross floor area." In this case, the applicant is proposing a ~85.22% expansion of existing floor area. In accordance with this requirement, the applicant submitted a site plan and received approval on July 10, 2018 by the Planning and Zoning Commission.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed *metal storage building* is permitted *by-right* in the Heavy Commercial (HC) District. Along with the expansion the applicant is required to construct a concrete parking lot for the increased floor area, and has indicated this on the site plan. In addition, the applicant is showing that three (3), three (3) inch caliper trees will be provided along National Drive, which brings the property into conformance with the requirements of Article VIII, *Landscaping Standards*, of the UDC. In this case, the applicant is not proposing any additional lighting and -- *with the exception of the items listed in the Variance section of this case memo* -- the approved site plan is in conformance with the minimum requirements of the UDC. The following is a summary of the density and dimensional requirements for the subject property:

<i>Ordinance Provisions</i>	<i>Light Industrial (LI) District Zoning Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area (Adjacent to IH-30)</i>	<i>12,500 SF</i>	<i>29,040 SF; In Conformance</i>
<i>Minimum Lot Width</i>	<i>100-Feet</i>	<i>269.86-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>243.69-Feet; In Conformance</i>
<i>Minimum Front Yard Building Setback</i>	<i>25-Feet</i>	<i>~70-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>15-Feet + ½ Building Height Over 36-Feet (i.e. 15-Feet)</i>	<i>x>15-Feet; In Conformance</i>

<i>Ordinance Provisions</i>	<i>Light Industrial (LI) District Zoning Standards</i>	<i>Conformance to the Standards</i>
<i>Maximum Rear Yard Setback</i>	<i>20-Feet</i>	<i>77.80-Feet; In Conformance</i>
<i>Maximum Height</i>	<i>60-Feet¹</i>	<i>~16-Feet; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%²</i>	<i>0%; Variance Requested</i>
<i>Minimum Stone Requirement</i>	<i>20% Stone</i>	<i>0%; Variance Requested</i>
<i>Minimum Parking Spaces Required</i>	<i>1 Per 1,000 SF of Building Area (i.e. 5 Parking Spaces)</i>	<i>5; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>10%</i>	<i>Existing Condition; In Conformance</i>
<i>Maximum Lot Coverage</i>	<i>60%</i>	<i>x<60%; In Conformance</i>
<i>Maximum Impervious Area</i>	<i>90% - 95%</i>	<i>x<90%; In Conformance</i>
<i>Minimum Landscape Buffer</i>	<i>10-Foot³</i>	<i>Existing Condition; In Conformance</i>
<i>Landscape Planting Requirements</i>	<i>1 Canopy Tree/100 LF of Street Frontage</i>	<i>3 Canopy Trees; In Conformance</i>

Notes:

¹: Any structure exceeding 60-Feet can apply for an SUP to extend up to 240-feet.

²: Stucco/Cementaceous Products are permitted on up to 50% of the building's exterior finishes.

³: No parking is permitted within the Landscape Buffer.

VARIANCES:

Based on the applicant's submittal staff has identified the following variances:

1) *Building Standards.*

- a) *Materials.* According to Section 4.1, *General Commercial District Standards*, of Article 5, *District Development Standards*, of the UDC, all commercial buildings shall consist of 90% masonry materials including 20% stone. In this case, the applicant is proposing to construct the building out of 100% metal. *This variance will require a simple majority vote of the City Council to be approved.*
- b) *Horizontal Articulation.* According to Section 4, *General Commercial District Standards*, of Article 5, *District Development Standards*, of the UDC, no building wall shall extend for a distance greater than three (3) times the walls height without having an offset of 25% of the wall's height, and the new plane shall extend for a minimum distance of at least 25% of the length of the first plane. In this case, the applicant is proposing to match the existing building on the site, which does not meet the horizontal articulation requirements. *This variance will require a simple majority vote of the City Council to be approved.*

When taking these variances into consideration it should be pointed out that the majority of the buildings constructed in this area are similar to what is being proposed, and that the applicant is proposing to match the existing structure on the subject property; however, the approval of any variances to the UDC are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB found that the building elevations were similar to the adjacent structures along National Drive, and approved a motion to recommend approval by a vote of 3-0, with Board Members Meyrat, Miller, and Tovar being absent (*there was also one [1] vacant seat*).

RECOMMENDATIONS:


If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the 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.

PLANNING AND ZONING COMMISSION:

On July 10, 2018, the Planning and Zoning Commission approved the site plan and a motion to recommend approval of the requested variances by a vote of 5-0, with Commissioners Fishman and Moeller absent.

0 45 90 180 270 360 Feet

SP2018-018 - 125 NATIONAL DR
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.



125 National Dr
Rockwall

New metal building for warehouse business will be built to match the other existing buildings located on National Drive. We will have 2 trees planted in the front. Concrete parking per plan. No exterior lighting.

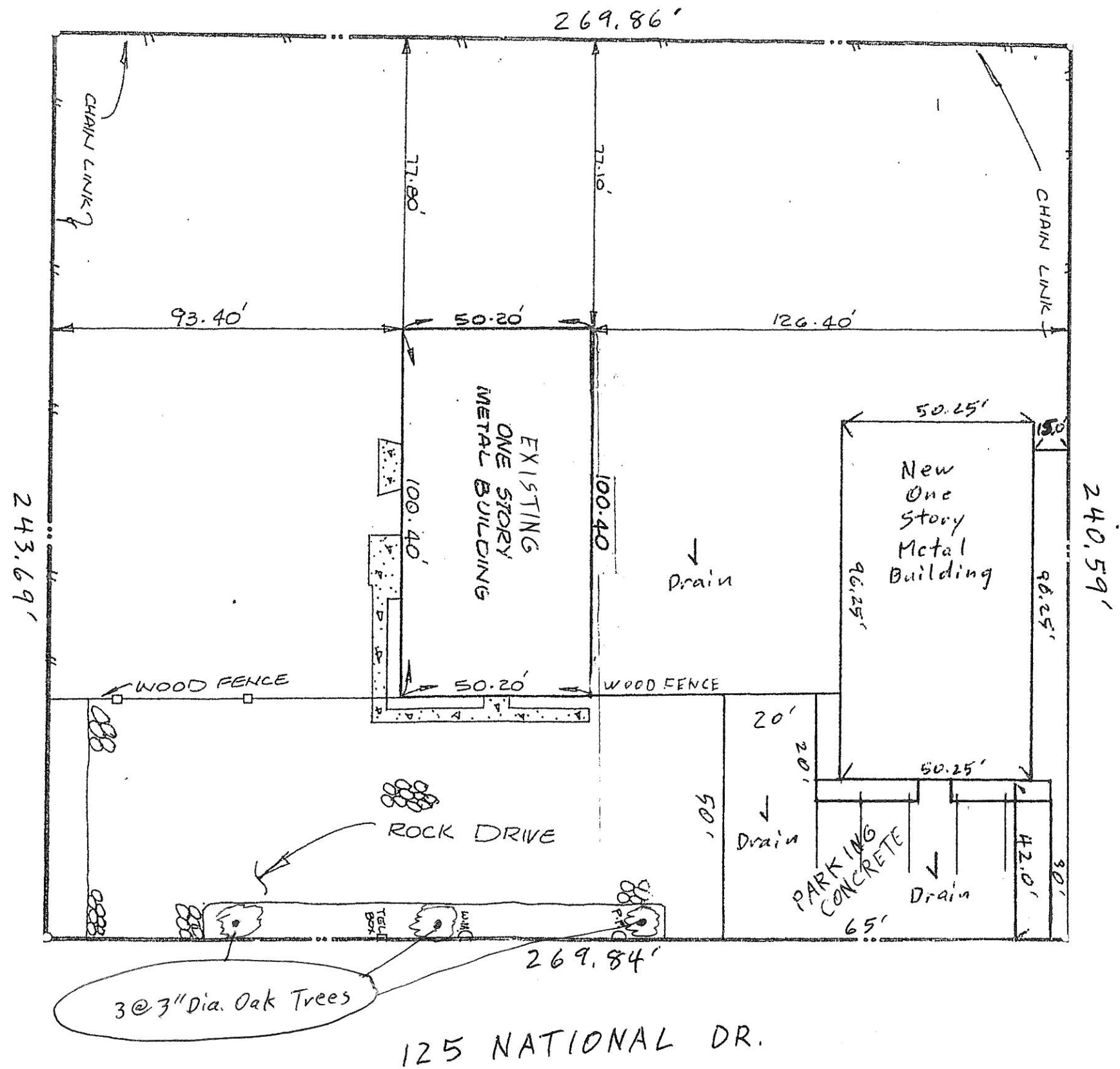


David Osborn
214-546-4826

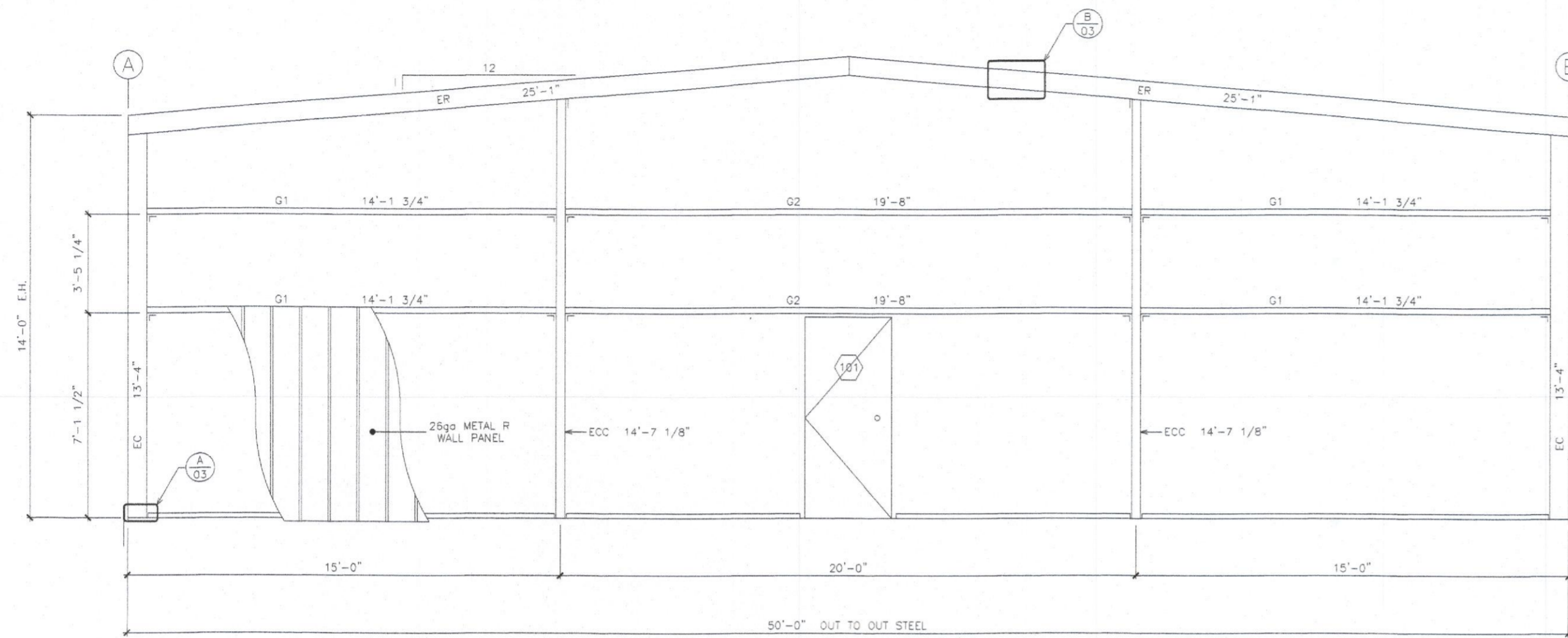
Shivana

125





COLUMN LINE 1

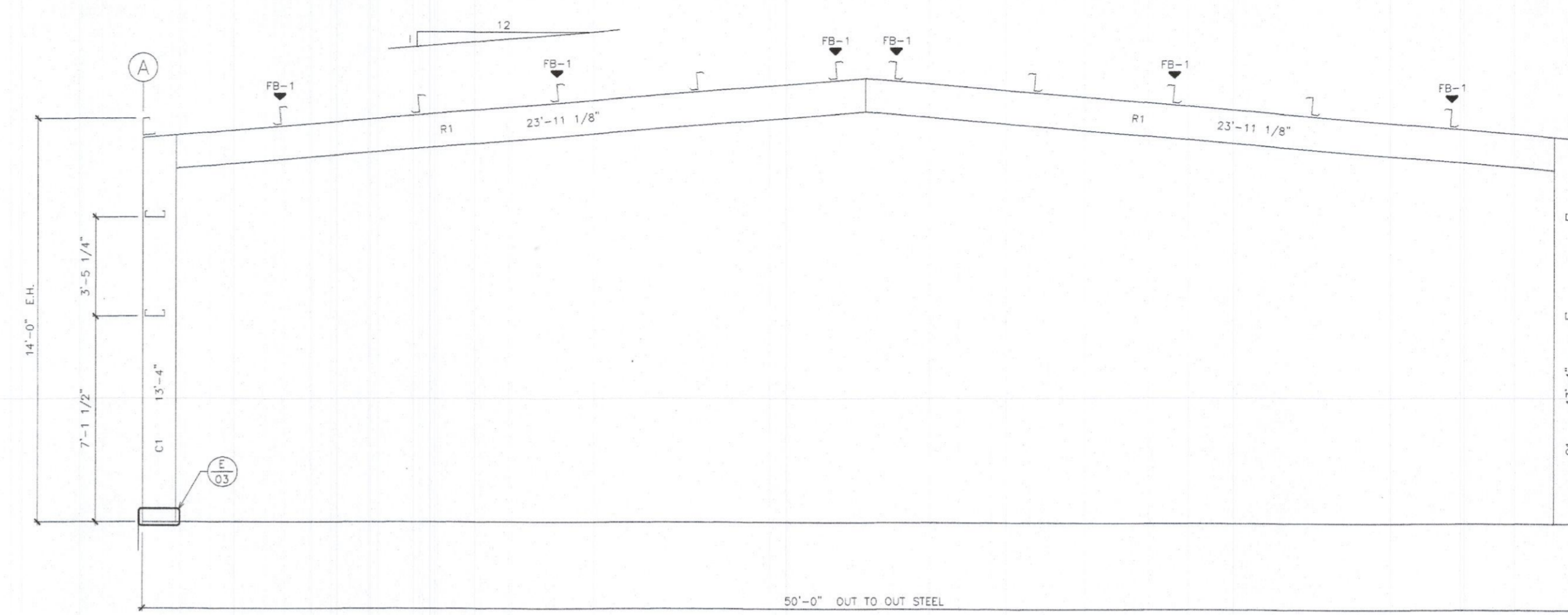


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ER	ENDWALL RAFTER	8" X 3 1/2" X 14ga - Cee	25'-1"	2
ECC	ENDWALL CENTER COLUMN	8" X 3 1/2" X 14ga - Cee	14'-7 1/8"	2
G1	WALL GIRT	8" X 2 1/2" X 16ga - Cee	14'-1 3/4"	4
G2	WALL GIRT	8" X 2 1/2" X 16ga - Cee	19'-8"	2
101	METAL DOOR	WHITE W/ 8 1/4" FRAME	3070	1

NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

NOTE:
FIELD LOCATE 3070 METAL DOOR

COLUMN LINE 2, 3 & 4

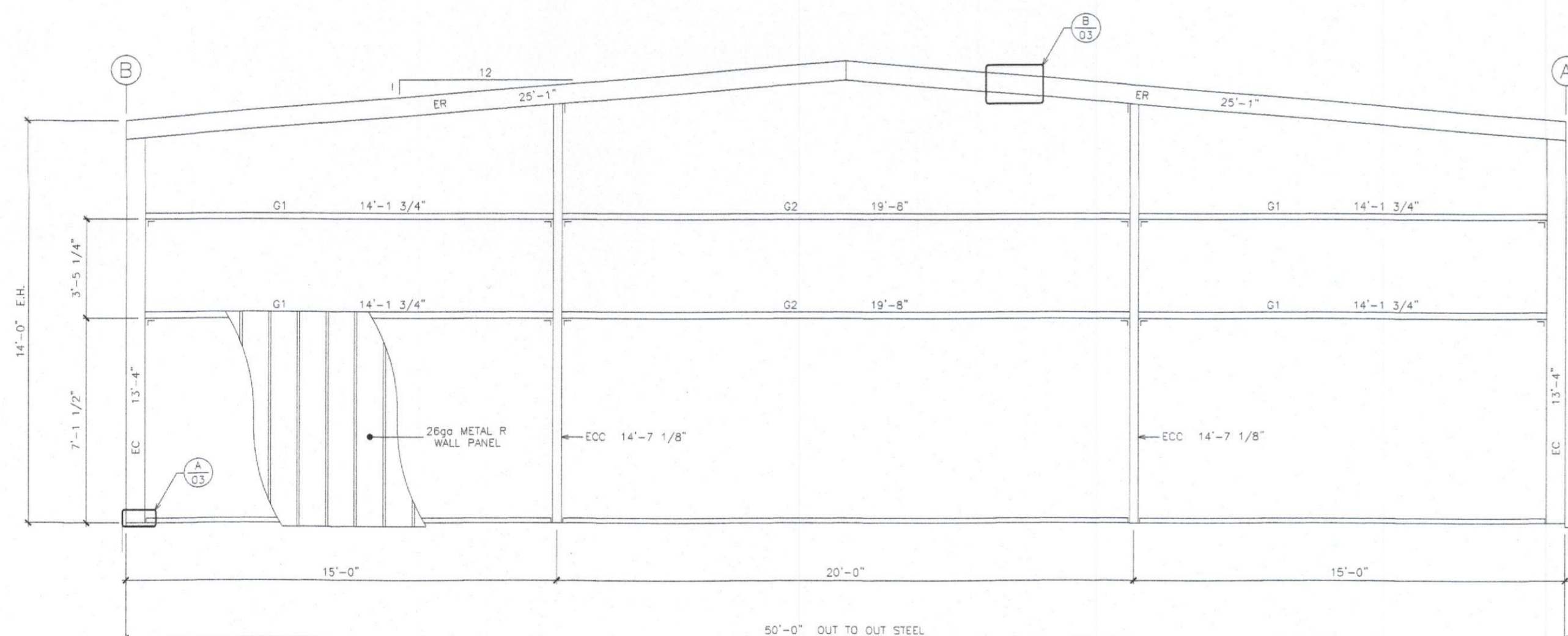


INDICATES A FLANGE BRACE LOCATION, NEAR & FAR SIDE, REF. DT - F, PG 03

ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
G1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	2
R1	MAIN FRAME RAFTER	W14" X 26# WFB	23'-11 1/8"	2
FB-1	FLANGE BRACE	1/8" X 2" X 2" ANGLE	1'-10 7/8"	12

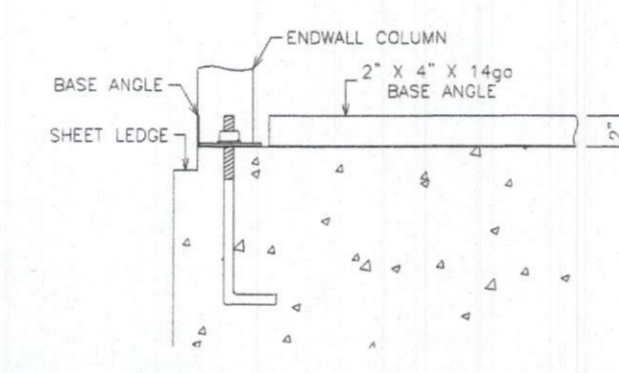
NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

COLUMN LINE 5

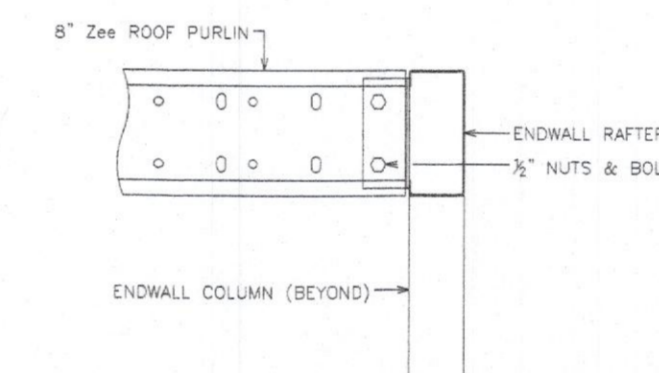


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EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
ER	ENDWALL RAFTER	8" X 3 1/2" X 14ga - Cee	25'-1"	2
ECC	ENDWALL CENTER COLUMN	8" X 3 1/2" X 14ga - Cee	14'-7 1/8"	2
G1	WALL GIRT	8" X 2 1/2" X 16ga - Cee	14'-1 3/4"	4
G2	WALL GIRT	8" X 2 1/2" X 16ga - Cee	19'-8"	2

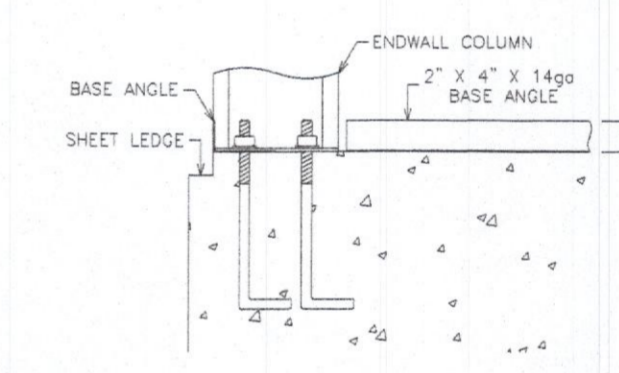
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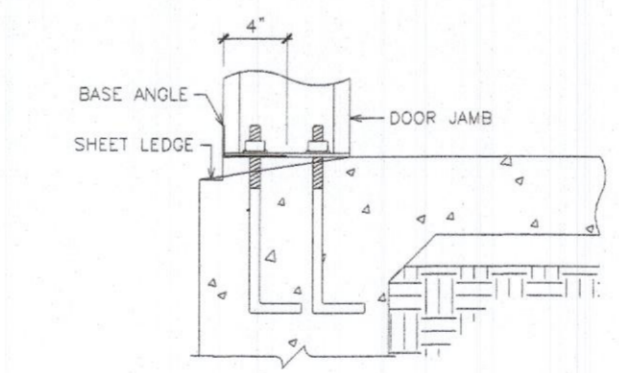
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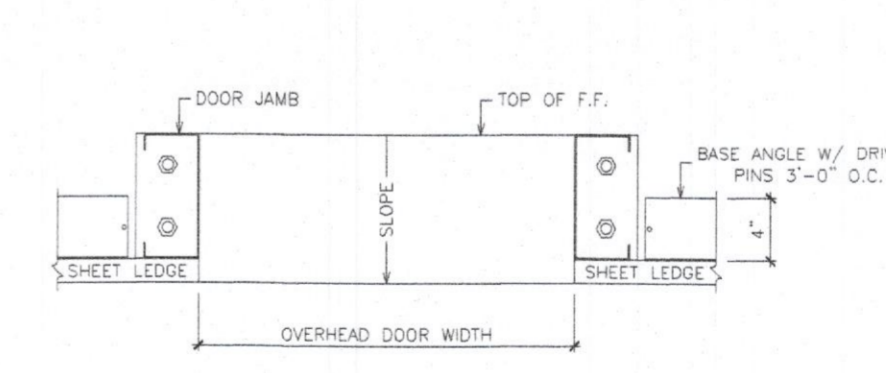
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SCALE: 1" = 1'-0"



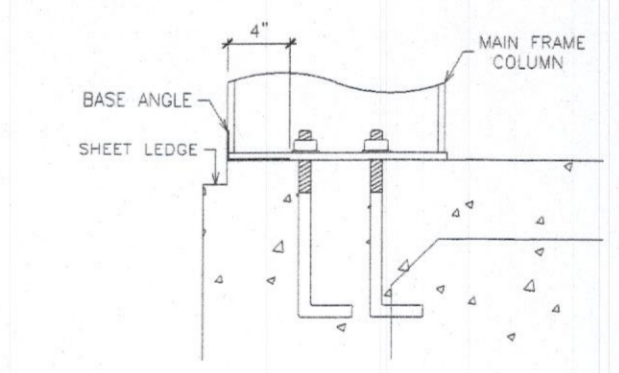
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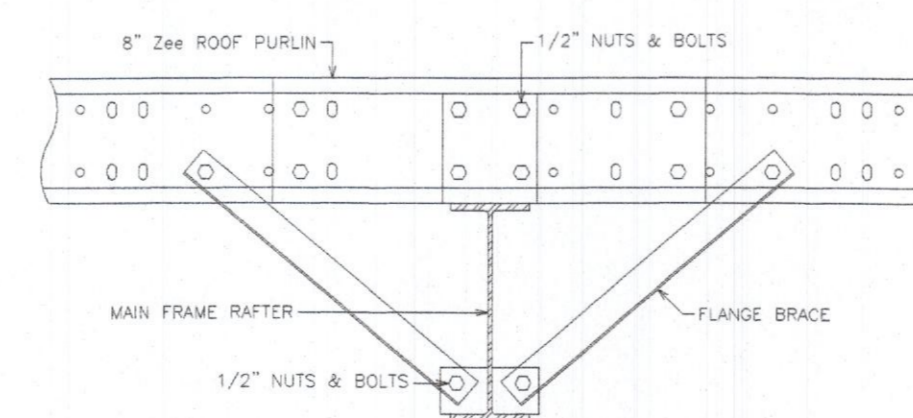
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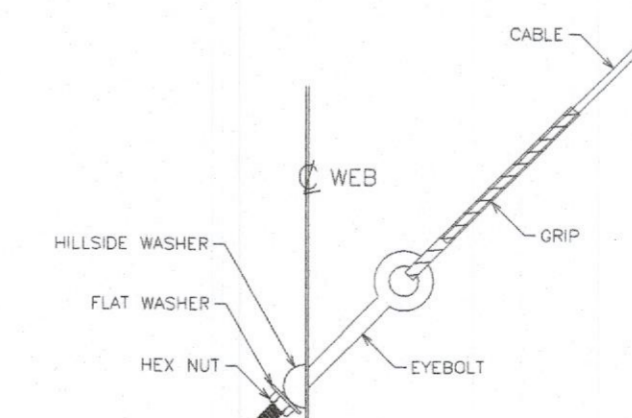
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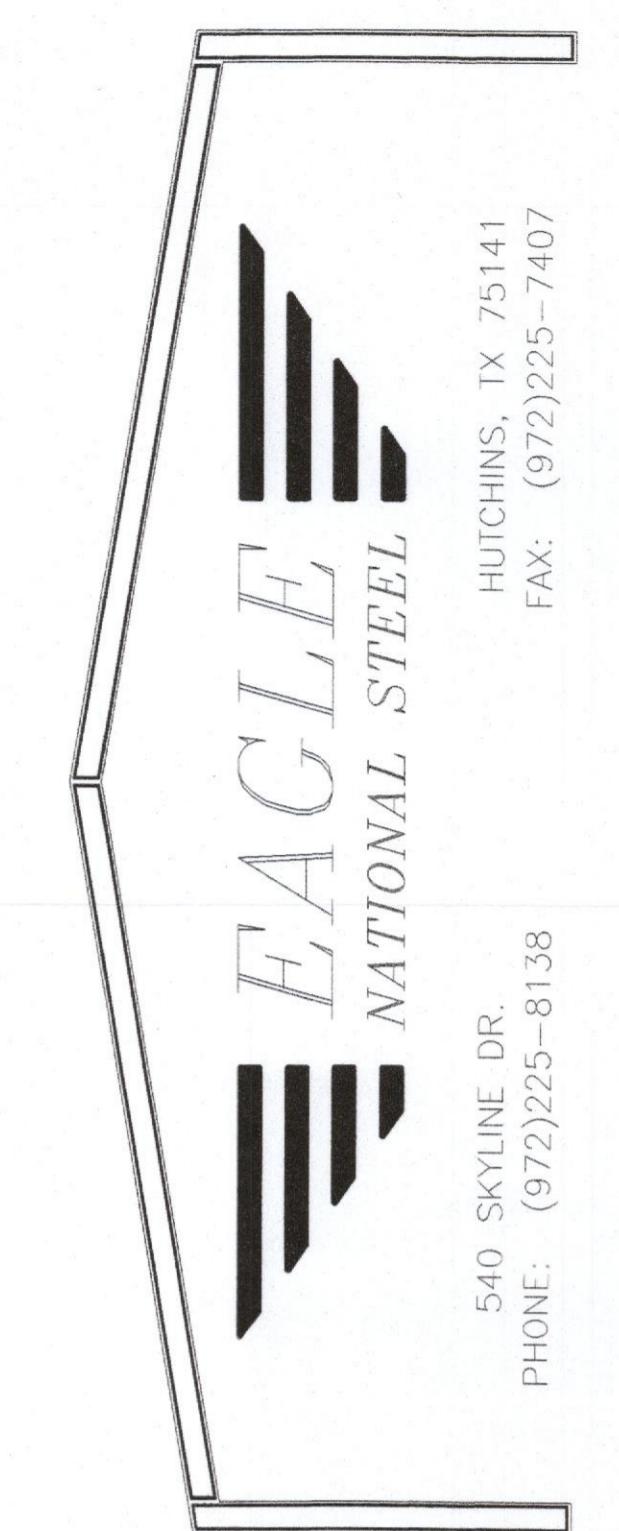
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SECTION DETAIL - F
SCALE: 1" = 1'-0"



CABLE BRACING DETAIL
SCALE: 1" = 1'-0"

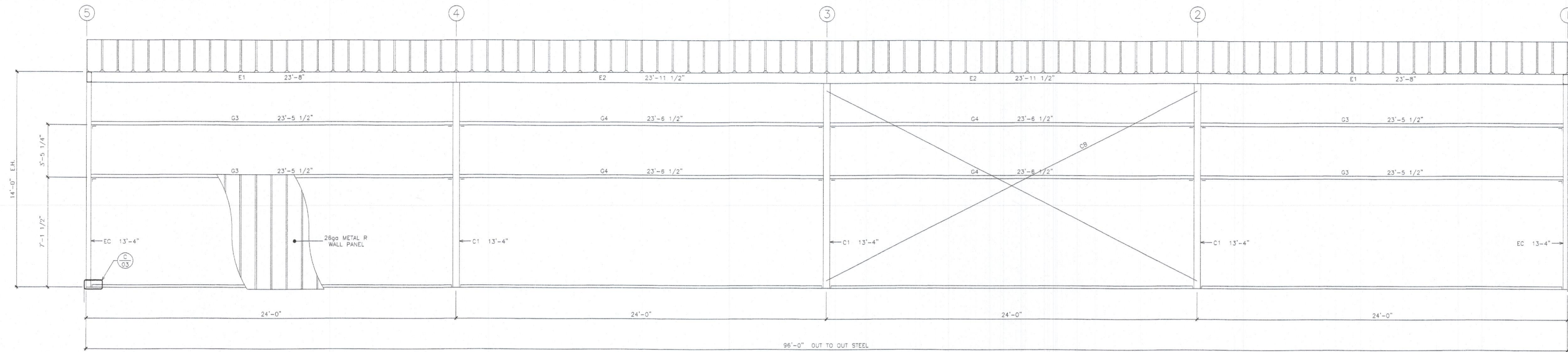


CUSTOMER:
STREET:
CITY/STATE/ZIP: ROCKWALL, TX
SCALE: 1/4" = 1'-0"
DRAWN BY: A. SHIRLEY
DATE: 04/24/2018
CONTRACTOR: LONE STAR STEEL STRUCTURES
REVISION:
REVISION:
JOB NUMBER: 823-18
DRAWING TITLE: FRAME ELEVATIONS
SHEET NUMBER: 03 OF 05

PROFESSIONAL ENGINEER



COLUMN LINE A

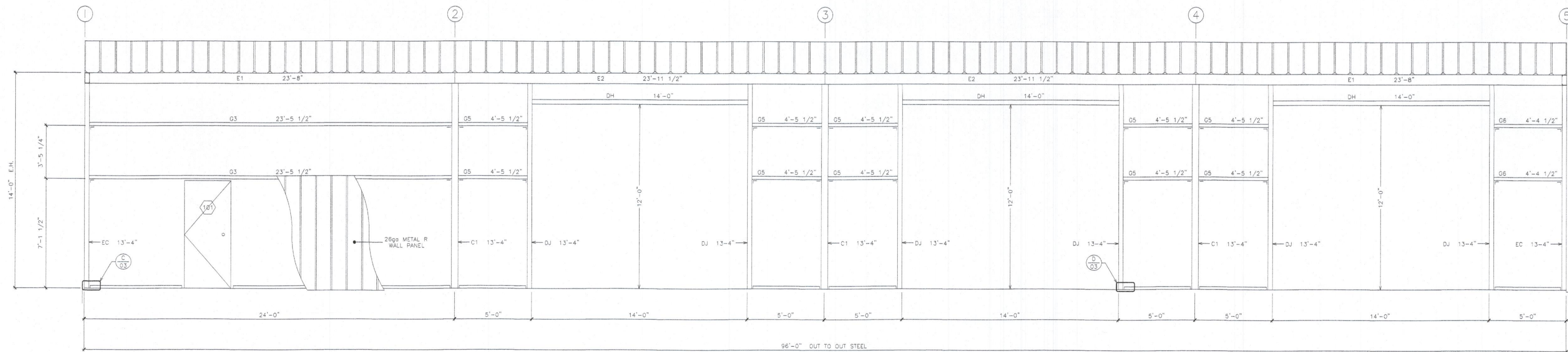


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EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
C1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	3
G3	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-5 1/2"	4
G4	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-6 1/2"	4

NOTE:
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ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
E1	EAVE STRUT	8" X 14ga	23'-8"	2
E2	EAVE STRUT	8" X 14ga	23'-11 1/2"	2
CB	CABLE BRACING	3/8" GALVANIZED	28'-0"	2

COLUMN LINE B



ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
EC	ENDWALL COLUMN	8" X 3 1/2" X 14ga - Cee	13'-4"	2
C1	MAIN FRAME COLUMN	W14" X 26# WFB	13'-4"	3
DH	DOOR HEADER	8" X 3 1/2" X 14ga - Cee	14'-0"	3
DJ	DOOR JAMB	8" X 3 1/2" X 14ga - Cee	13'-4"	6
101	METAL DOOR	WHITE W/ 8 1/4" FRAME	3070	1

NOTE:
DESIGN MEETS THE REQUIREMENTS OF IBC 2015

NOTE:
FIELD LOCATE 3070 METAL DOOR

ITEM	DESCRIPTION	SIZE	LENGTH	QTY.
G3	WALL GIRT	8" X 2 1/2" X 14ga - Cee	23'-5 1/2"	2
G5	WALL GIRT	8" X 2 1/2" X 14ga - Cee	4'-5 1/2"	10
G6	WALL GIRT	8" X 2 1/2" X 14ga - Cee	4'-4 1/2"	2
E1	EAVE STRUT	8" X 14ga	23'-8"	2
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HUTCHINS, TX 75141
PHONE: (972)225-8138
FAX: (972)225-7407
540 SKYLINE DR.

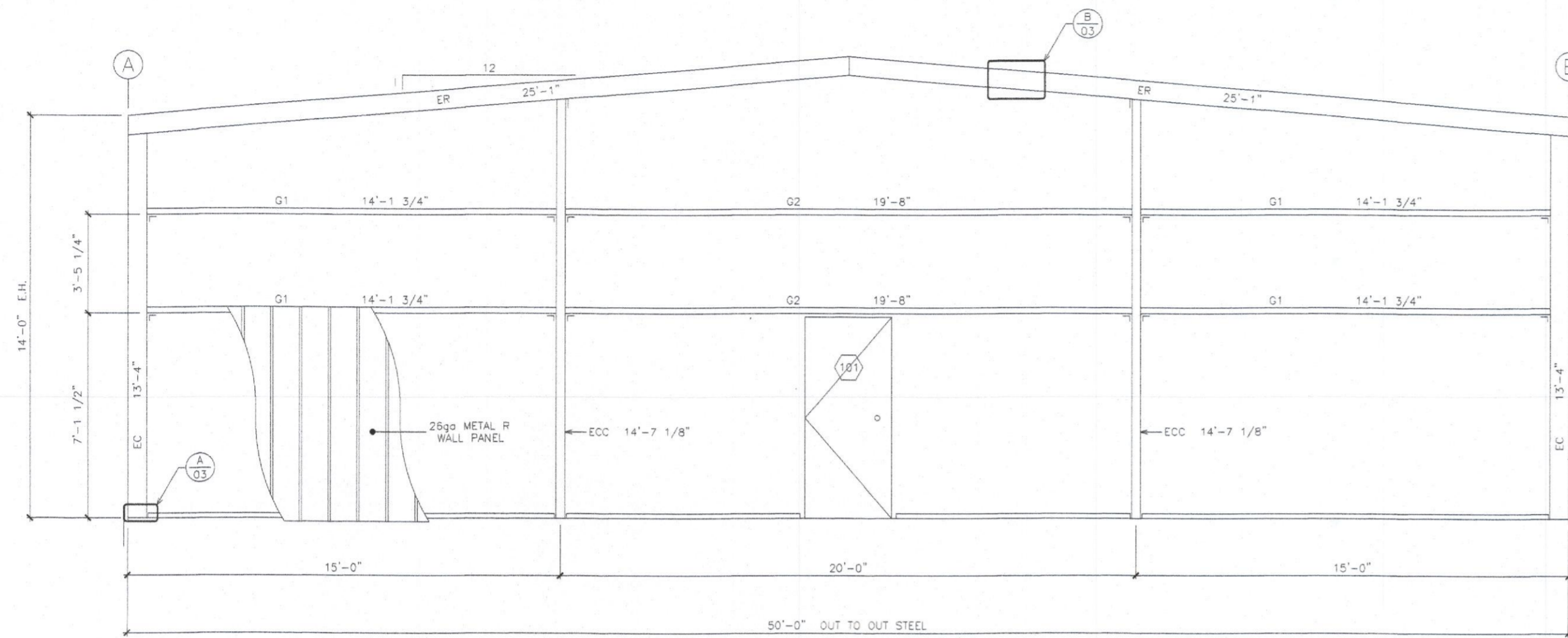
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CITY/STATE/ZIP: ROCKWALL, TX
SCALE: 1/4" = 1'-0"
DRAWN BY: A. SHIRLEY
DATE: 04/24/2018
CONTRACTOR: LONE STAR STEEL STRUCTURES
REVISION:
REVISION:
JOB NUMBER: 823-18
DRAWING TITLE: SIDEWALL ELEVATION
SHEET NUMBER: 04 OF 05

PROFESSIONAL ENGINEER



FIRM # 5800

COLUMN LINE 1

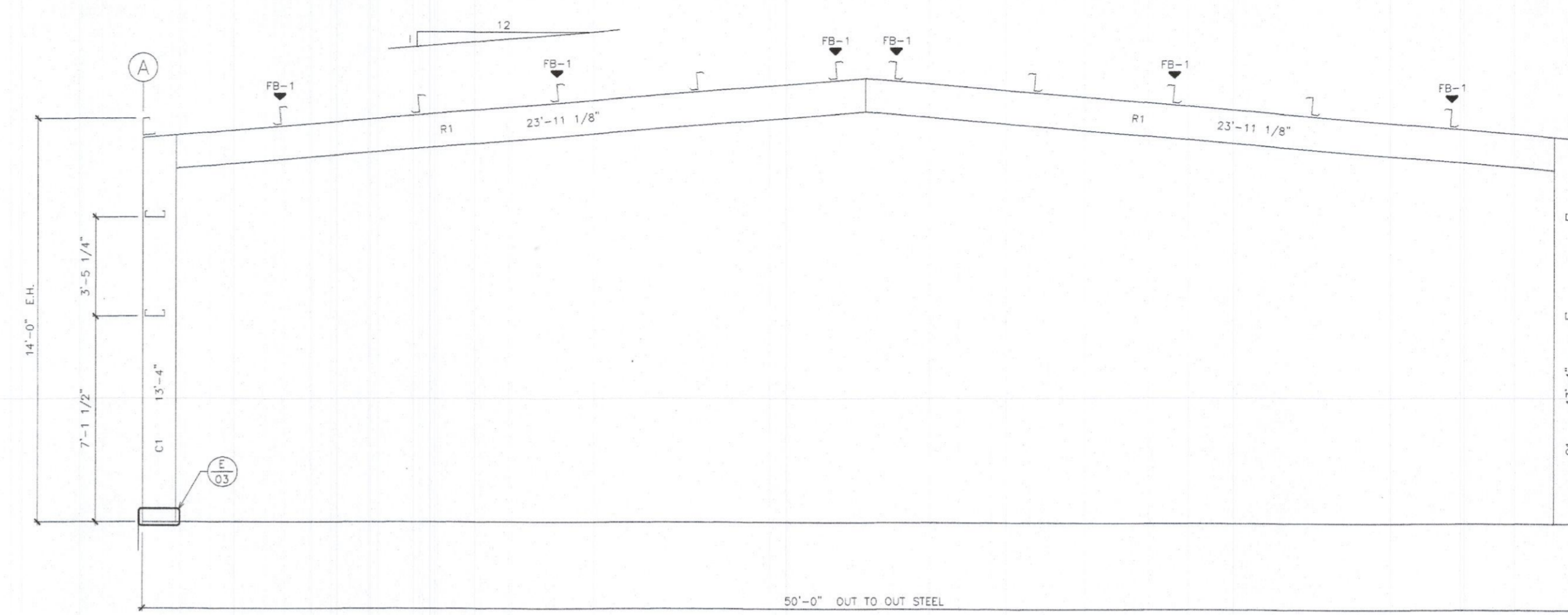


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101	METAL DOOR	WHITE W/ 8 1/4" FRAME	3070	1

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COLUMN LINE 2, 3 & 4

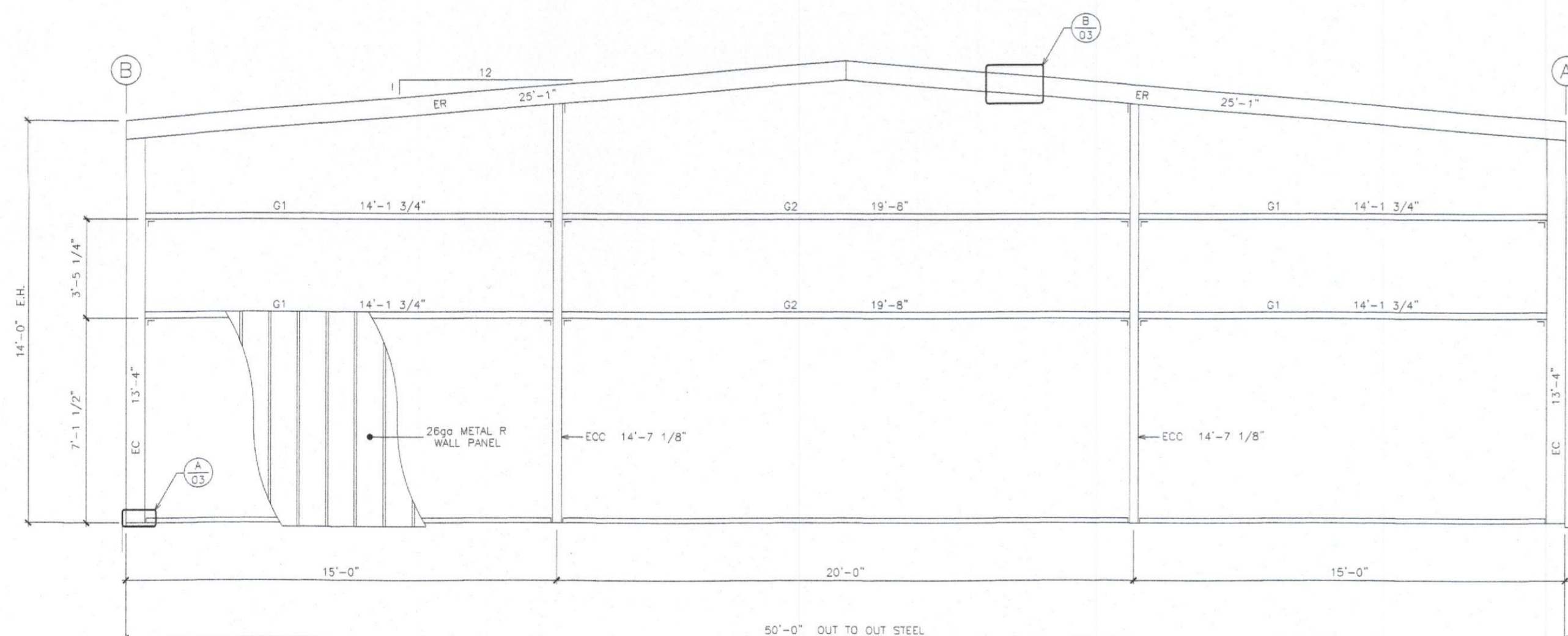


INDICATES A FLANGE BRACE LOCATION, NEAR & FAR SIDE, REF. DT - F, PG 03

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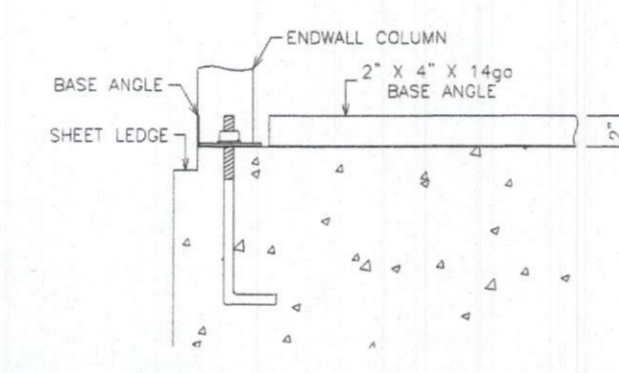
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COLUMN LINE 5

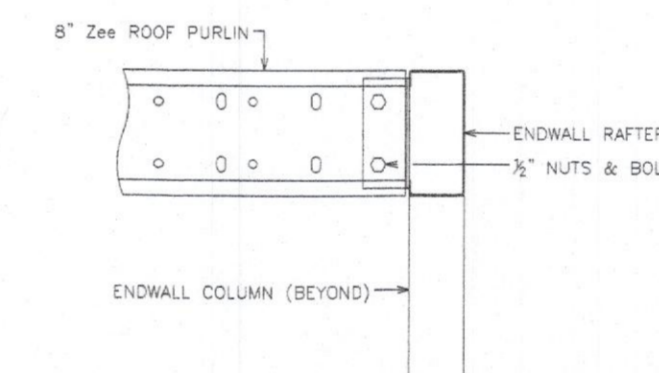


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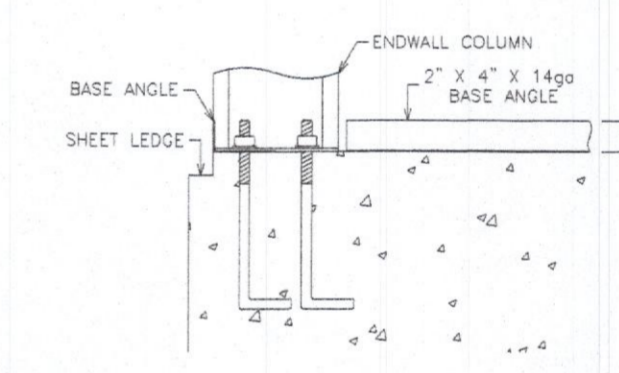
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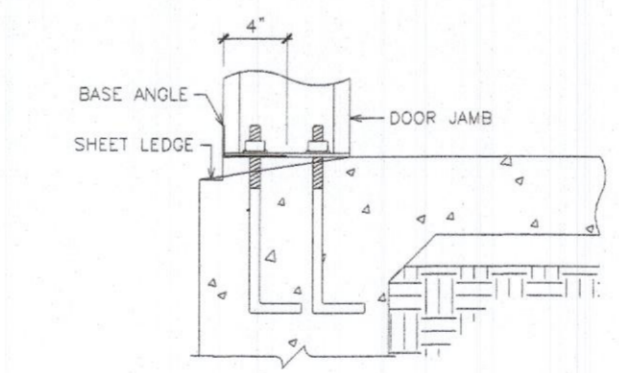
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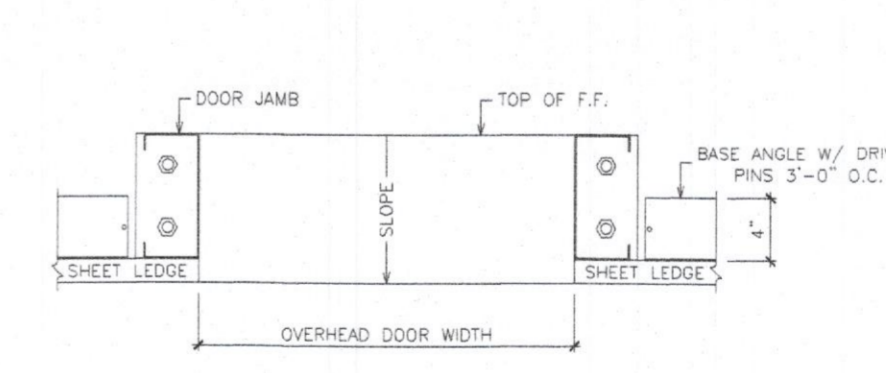
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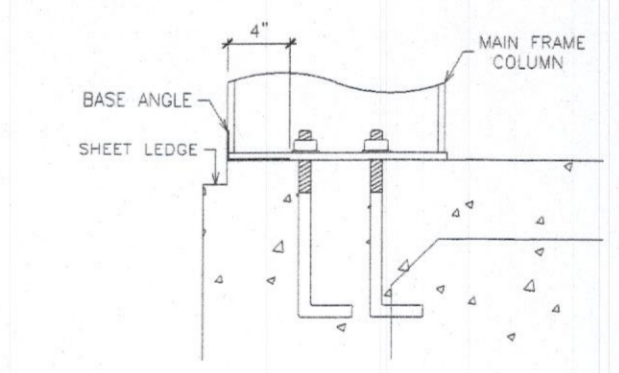
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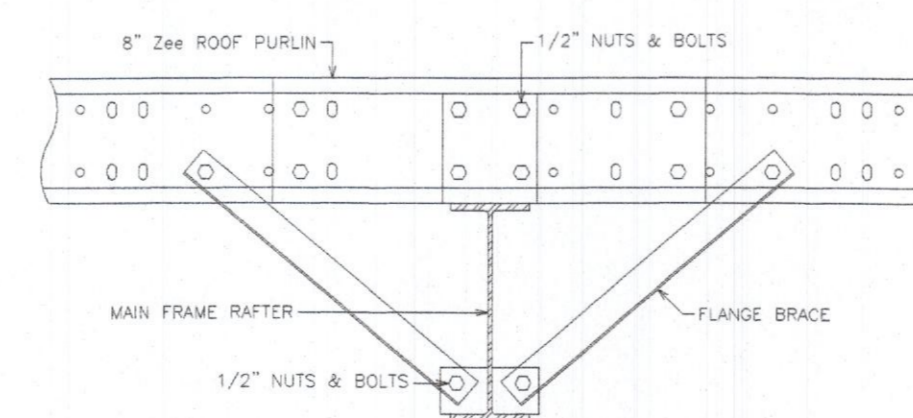
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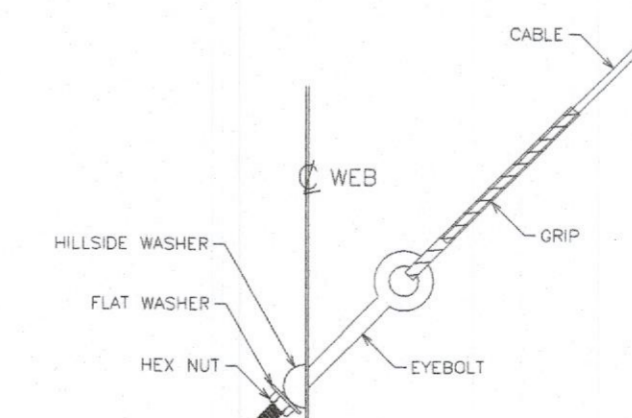
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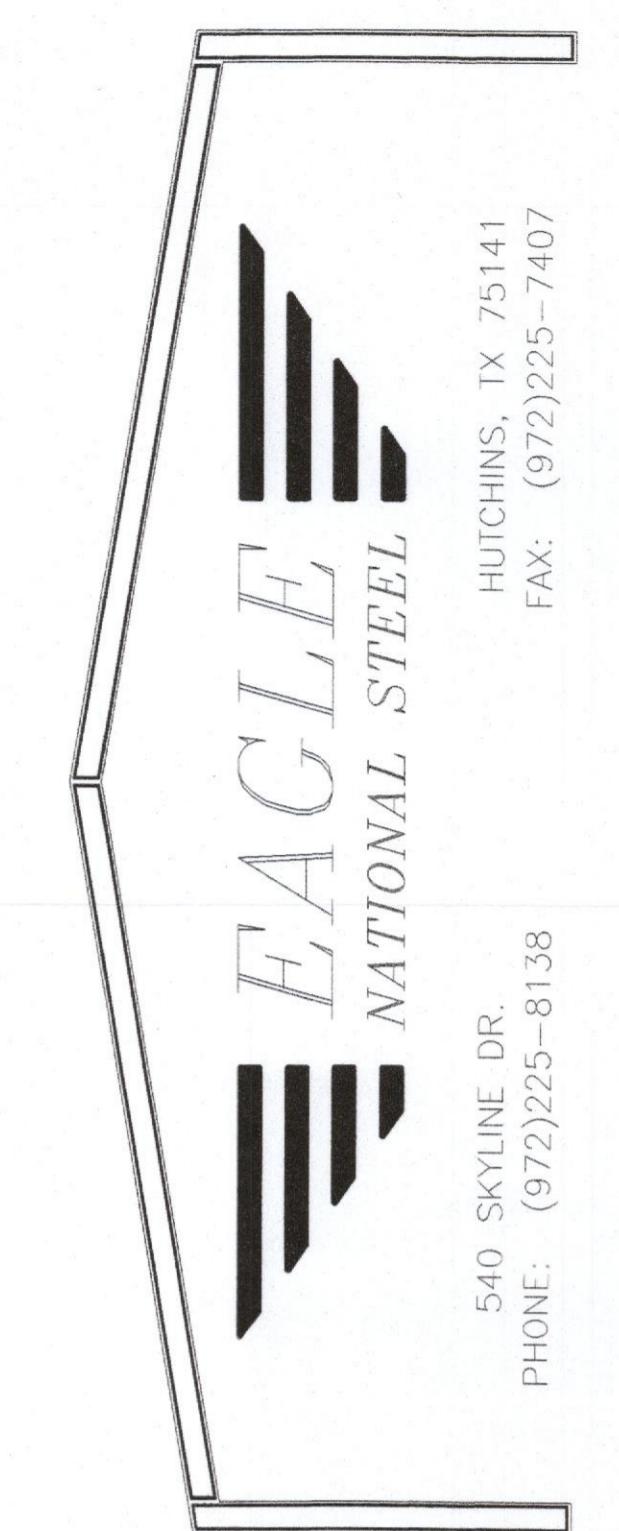
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SECTION DETAIL - F
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CABLE BRACING DETAIL
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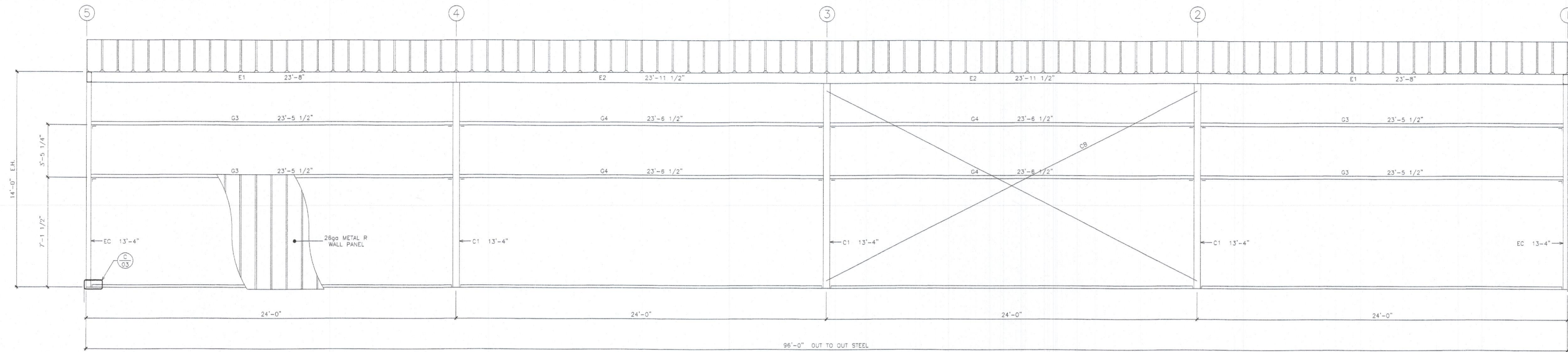


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CONTRACTOR: LONE STAR STEEL STRUCTURES
REVISION:
REVISION:
JOB NUMBER: 823-18
DRAWING TITLE: FRAME ELEVATIONS
SHEET NUMBER: 03 OF 05

PROFESSIONAL ENGINEER



COLUMN LINE A

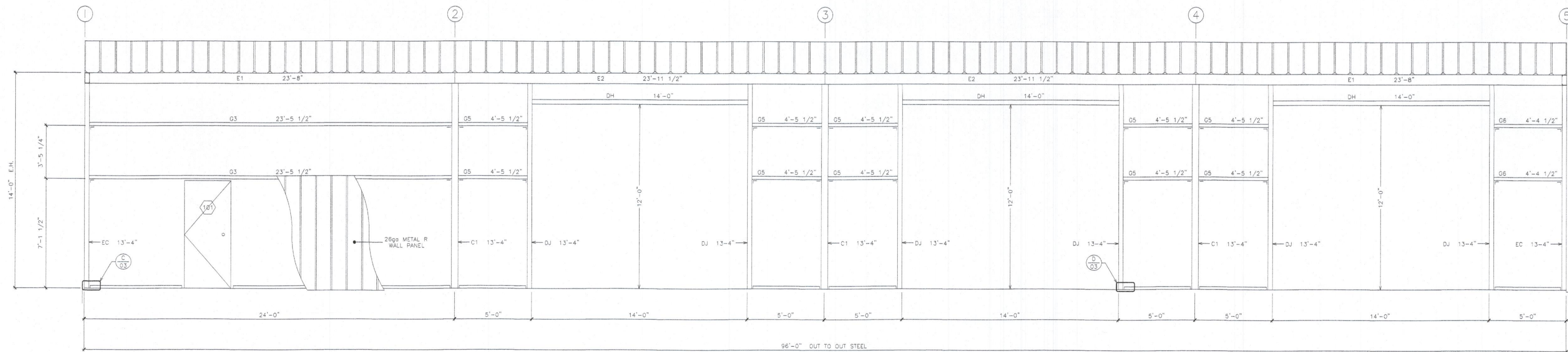


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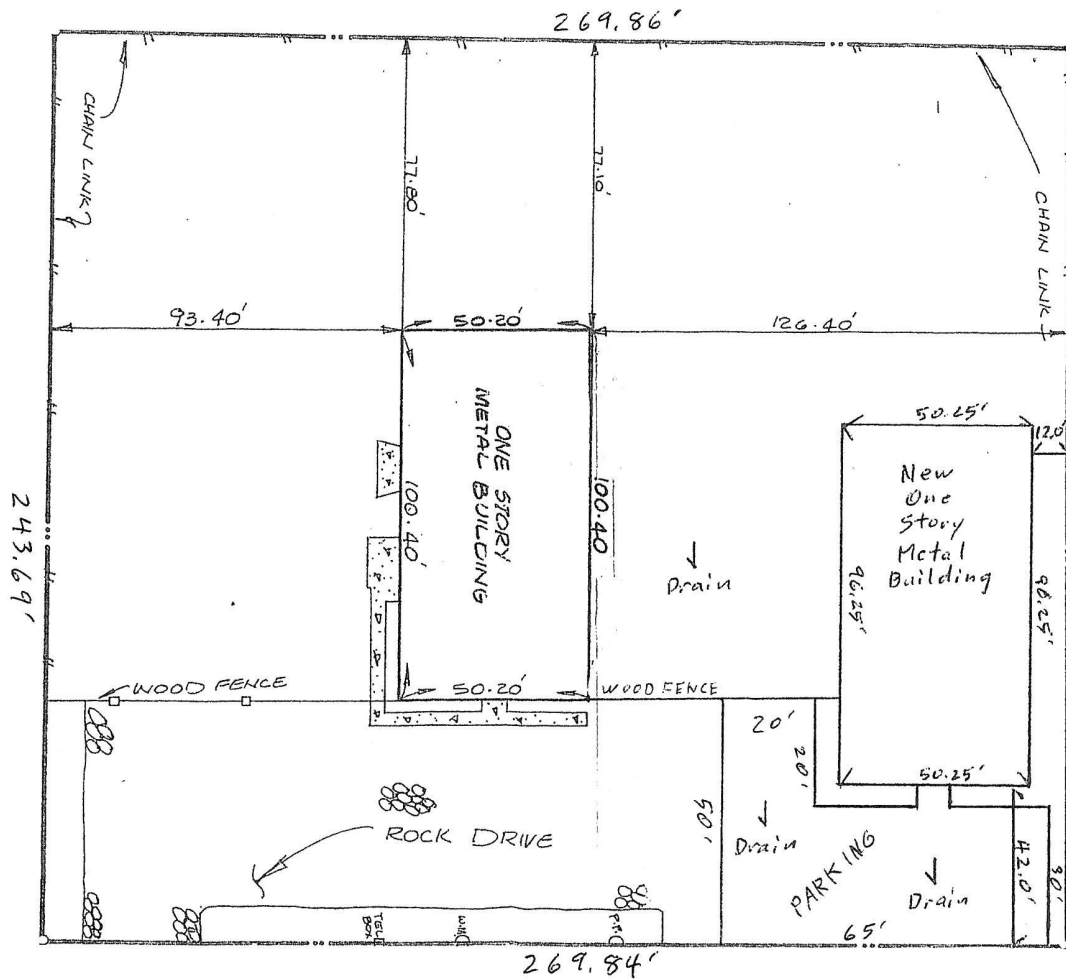
HUTCHINS, TX 75141
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CUSTOMER:
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JOB NUMBER: 823-18
DRAWING TITLE: SIDEWALL ELEVATION
SHEET NUMBER: 04 OF 05

PROFESSIONAL ENGINEER



FIRM # 5800



- Detention is required
- 4% Engineering Inspection Fees
- Impact Fees
- Need to show existing and proposed utilities on site plan
- Detention is required and needs to be shown in the approximate location
- Need to show parking striping, any fire lane, and driveway with culverts if needed
- Can't have a continuous connection of paving to National. Need driveway with 24' drive aisles in property
- Need letter from the County stating that the existing septic system will have the capacity for the expansion

125 NATIONAL DR.

Shivana

125



City of Rockwall Project Plan Review History



Project Number SP2018-018	Owner RACK, PARTNERS LTD	Applied 6/15/2018 DG
Project Name Site Plan for 125 National Drive	Applicant David Osborn	Approved
Type SITE PLAN		Closed
Subtype AMENDING		Expired
Status NEED REVISIONS		Status 6/19/2018 RM

Site Address 125 NATIONAL DR	City, State Zip ROCKWALL, TX 75032	Zoning
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Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2-16	NULL	2-16	0128-0000-0002-16-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Building Inspections Di	Russell McDowell	6/19/2018	6/21/2018	6/21/2018	2	APPROVED	
Engineering Departme (6/20/2018 10:52 AM AW) See Markup - Detention is required - 4% Engineering Inspection Fees - Impact Fees - Need to show existing and proposed utilities on site plan - Detention is required and needs to be shown in the approximate location - Need to show parking striping, any fire lane (if required), and driveway with culverts if needed - Can't have a continuous connection of paving to National. Need driveway with 24' drive aisles in property - Need letter from the County stating that the existing septic system will have the capacity for the expansion	Amy Williams	6/19/2018	6/21/2018	6/20/2018	1	COMMENTS	See Comments
Fire Department	Ariana Hargrove	6/19/2018		6/21/2018	2	COMMENTS	see comments

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(6/21/2018 12:33 PM AA) Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway. (Not shown on plans.) Where a facility or building hereafter constructed within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided. Existing fire hydrants to be considered for the use shall be indicated on the plans. (Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. Existing fire hydrants on public streets are allowed to be considered as available where streets are not provided with median dividers which cannot be crossed by fire fighters pulling hose lines.) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction. Building size (square feet) and height to be indicated on the plans. Presence of automatic fire sprinkler system shall be indicated on the plans. (Fire sprinkler protection required for all buildings exceeding 5,000ft2, A2 Occupancies with an occupant load over 99, occupancy used for the manufacture and/or storage of upholstered furniture or mattresses exceeds 2,500 ft2, and for all R, I & H Occupancies regardless of size. Note: Information only, additional requirements may apply)						
GIS Department	Lance Singleton	6/19/2018	6/21/2018	6/21/2018	2 APPROVED	
Planning Department	Ryan Miller	6/19/2018	6/19/2018	6/19/2018	APPROVED	See Comments

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SP2018-018; Site Plan for 125 National Drive						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a site plan for an industrial building on a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, and addressed as 125 National Drive.						
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.						
M.3 For reference, include the case number (SP2018-018) in the lower right hand corner of all pages on future submittals.						
I.4 Site Plan. According to Section 2.3, Expansion of an Existing Use, of Article VI, Parking and Loading Standards, of the Unified development Code (UDC), "(i)f any building, improvement, or use of land is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added."						
M.5 Site Plan. Please indicate that the additional parking will be concrete and show line stripping for five (5) additional parking spaces.						
M.6 Landscape Plan. Per the requirements of the landscaping ordinance please provide one (1), three (3) inch caliper tree per 100-linear feet of street frontage. A total of three (3) trees will be required. Please indicate this on the site plan.						
M.7 Building Elevations. Please provide a picture of the existing metal building on the site.						
M.8 Building Elevations. The proposed building elevations do not meet the minimum masonry requirements. This will require an exception from the City Council.						
M.9 Building Elevations. The proposed building elevations do not meet the minimum horizontal and vertical articulation requirements. This will require a variance from the City Council.						
I.10 The Architectural Review Board (ARB) meeting for this case will be held on June 26, 2018.						
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 3, 2018; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 10, 2018 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on June 26, 2018.						
I.12 The projected City Council meeting date for this case will be July 16, 2018.						

