



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-028 P&Z DATE 11/9/21 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 checked="" type="checkbox"/> SITE PLAN (<i>Amended</i>)
<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 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 USE ONLY

PLANNING & ZONING CASE NO. SP2021-028

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1470 Interstate 30, Rockwall, TX 75087

SUBDIVISION N/A

LOT

BLOCK

GENERAL LOCATION IH 30 OV

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Office/Warehouse

PROPOSED ZONING Light Industrial

PROPOSED USE

ACREAGE 0.5

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Rockwall Credit Services LC

APPLICANT M237 Services LLC

CONTACT PERSON Raymond Towers, President

CONTACT PERSON Chris West

ADDRESS PO Box 1870

ADDRESS PO Box 1744

CITY, STATE & ZIP Rockwall TX 75087-1870

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-679-9300

PHONE 214-499-3338

E-MAIL

E-MAIL cbwest8@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

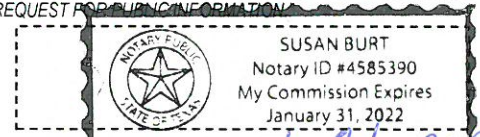
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15TH DAY OF October, 2021. BY SIGNING THIS APPLICATION, 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 15 DAY OF October, 2021

OWNER'S SIGNATURE

Chris West

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 1-31-2022



1470
Interstate
30

PROPOSED EXTERIOR MODS

Objective

- Enhance the front façade area and height of bldg
 - Help draw attention to location
 - The site is currently almost un-noticeable
- Add blade canopy and lighting to enhance the entry appeal
- Add modern Signboard for future Tenant Signage
- Install new Storefront Windows across the face
- Utilize/Restripe current concrete paving for parking
- Ensure exterior site and access routes are ADA compliant
- Paint existing brick facade

1470 Interstate 30 – Existing Details



- Painted Cast-in-place Concrete Exterior with Brick-formed texture (over full exterior)
- Existing Building Shell is Currently Unoccupied and ready for new Tenant
- 3,000 Total Sq Ft
- Minimal I-30 service road frontage
- Minimal landscaping due to existing buried Utilities.

Interstate, Drive By View



Proposed Conceptual



Sign Conceptual & Example



- Signage mounted outboard on dark perforated metal
- Metal mounted to steel tube frame
- Sign will be installed once tenant is obtained
- Awnings above store front glass below new metal

Neighbors

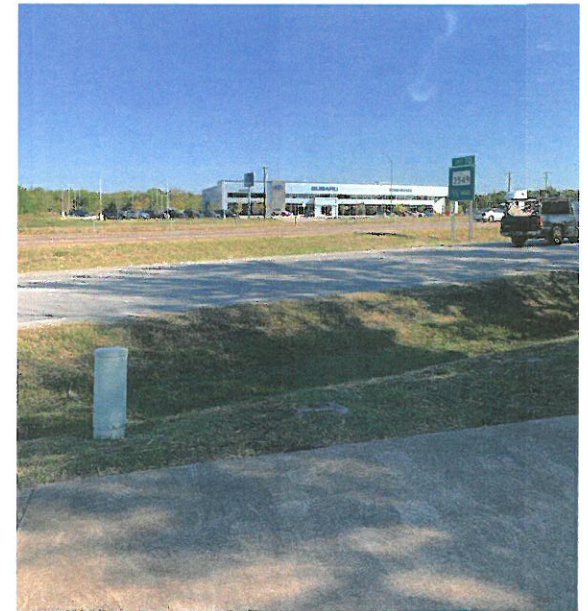
Just west



Just east



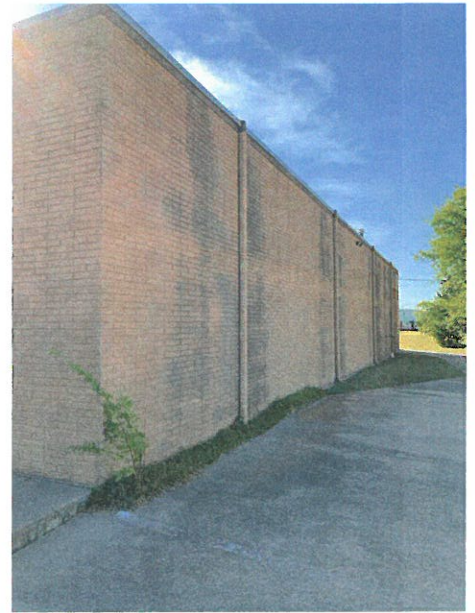
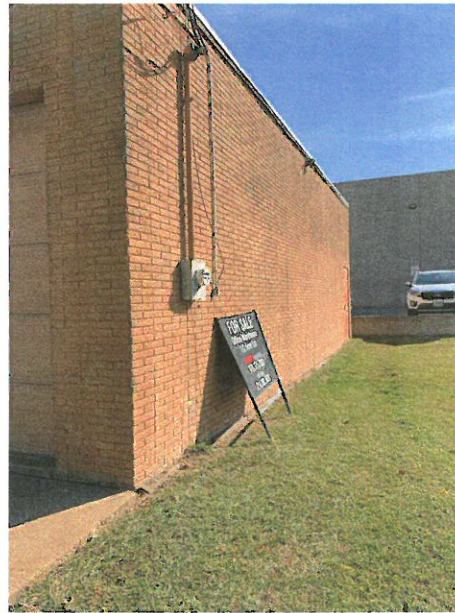
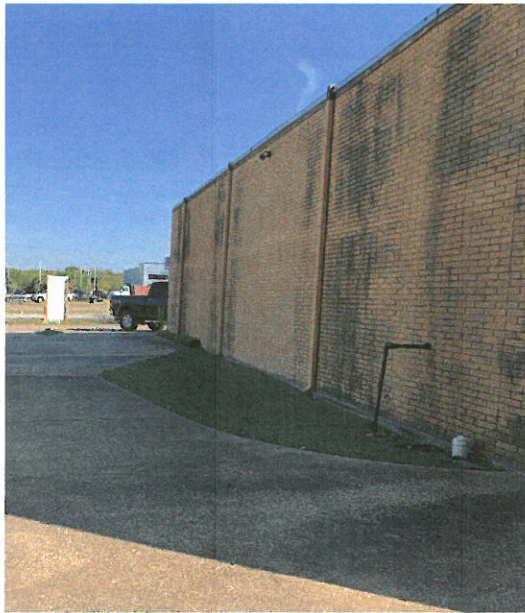
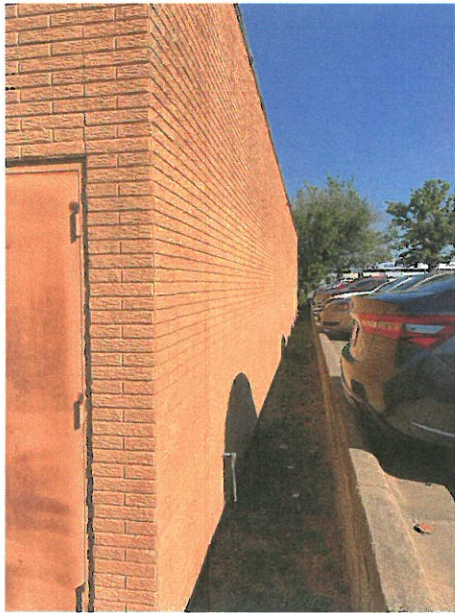
North across I30



Backup



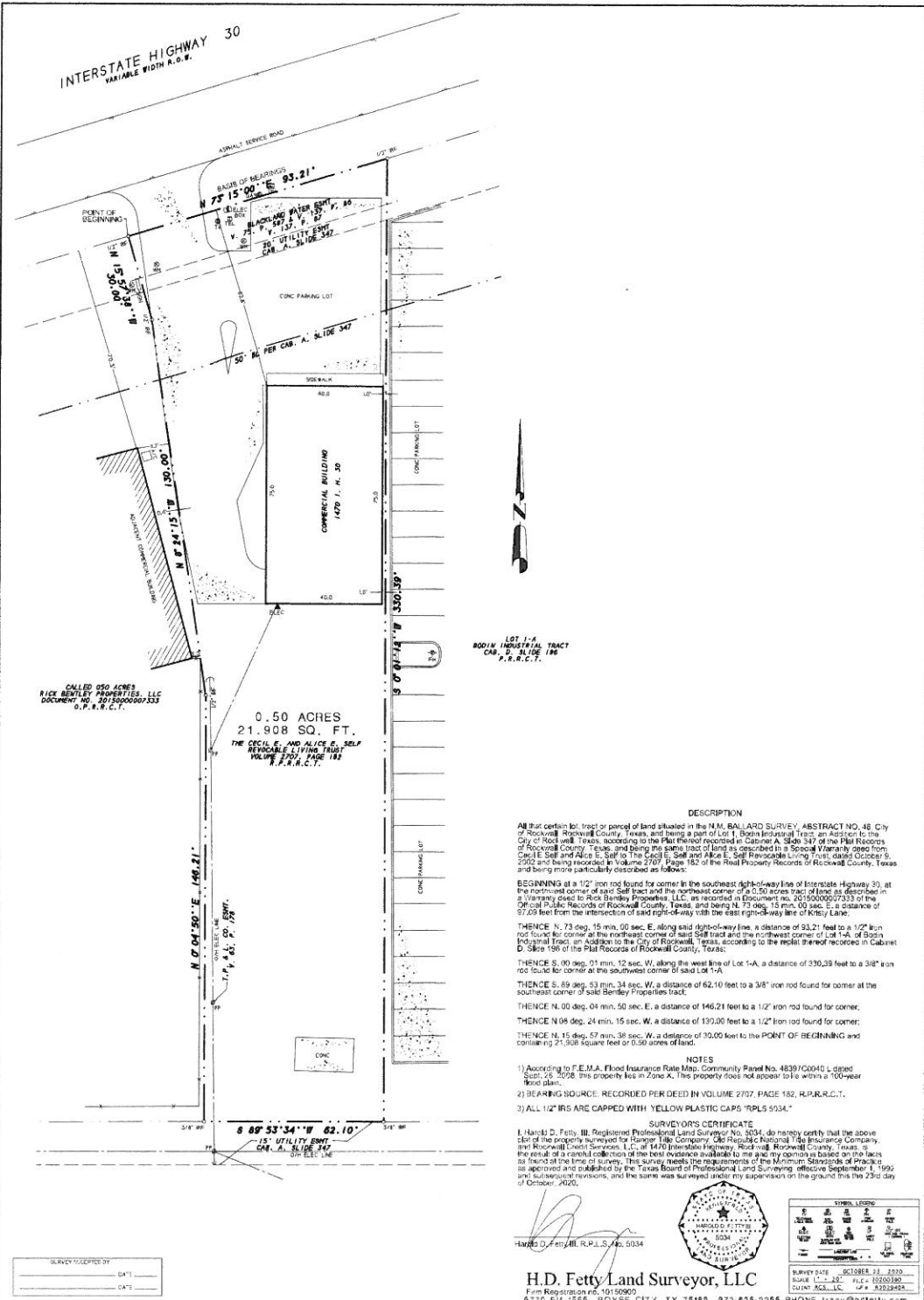
Exterior Bldg Views



Shell Condition - Current



INTERSTATE HIGHWAY 30
VARIABLE WIDTH A.O.B.



KNOWN AS
CALLED 050 ACRES
RICK BENTLEY PROPERTIES, LLC
DOCUMENT NO. 201500007333
O.P.R.C.T.

0.50 ACRES
21,908 SQ. FT.
THE CECIL E. AND ALICE E. SELF
REVOCABLE LIVING TRUST
VOLUME 277, PAGE 182
P.R.C.T.

LOT 1-A
800 W INDUSTRIAL TRACT
CAB. D. SLIDE 186
P.R.C.T.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the N.M. BALLARD SURVEY ABSTRACT NO. 48, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Bohn Industrial Tract, an Addict to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 147 of the Plat Records of Rockwall County, Texas, and being the same tract of land as described in a Special Warranty deed from Cecil E. Self and Alice E. Self to The Cecil E. Self and Alice E. Self Revocable Living Trust, dated October 3, 2002 and being recorded in Volume 277, Page 182 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of Interstate Highway 30, at the northwest corner of said Self tract and the northeast corner of a 0.50 acres tract of land as described in a Warranty deed to Rick Bentley Properties, LLC, as recorded in Document no. 201500007333 of the Official Public Records of Rockwall County, Texas, and being N. 73 deg. 15 min. 00 sec. E. a distance of 93.21 feet from the intersection of said right-of-way with the east right-of-way line of Kristy Lane.

THENCE N. 73 deg. 15 min. 00 sec. E. along said right-of-way line, a distance of 93.21 feet to a 1/2" iron rod found for corner at the northeast corner of said Self tract and the northeast corner of Lot 1-A, of Bohn Industrial Tract, an Addict to the City of Rockwall, Texas, according to the replat thereof recorded in Cabinet D, Slide 186 of the Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 01 min. 12 sec. W. along the west line of Lot 1-A, a distance of 330.39 feet to a 3/8" iron rod found for corner at the southwest corner of said Lot 1-A;

THENCE S. 69 deg. 53 min. 34 sec. W. a distance of 62.10 feet to a 3/8" iron rod found for corner at the southeast corner of said Bentley Properties tract;

THENCE N. 00 deg. 04 min. 50 sec. E. a distance of 146.21 feet to a 1/2" iron rod found for corner;

THENCE N. 08 deg. 24 min. 15 sec. W. a distance of 130.00 feet to a 1/2" iron rod found for corner;

THENCE N. 15 deg. 57 min. 38 sec. W. a distance of 30.00 feet to the POINT OF BEGINNING and containing 21,908 square feet or 0.50 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 483970040 L dated 8/25/10, 3028, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PER DEED IN VOLUME 277, PAGE 182, P.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 9534"

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 8034, do hereby certify that the above plat of the property surveyed for Ranger Life Company, Old Republic National Life Insurance Company, and Rockwell Creek Services, L.L.C. at 1410 Interstate Highway, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as of the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed and on my supervision on the ground this 21st day of October, 2020.

Harold D. Fetty, III, R.P.L.S., No. 8034



SYMBOL LEGEND	
---	Survey Boundary
---	Property Boundary
---	Right-of-Way Boundary
---	Utility Easement
---	Other Easement
---	Other

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10159900
6710 F.W. 1265 ROYSE CITY, TX 75188 972-635-2255 PHONE: hfetty@hdfetty.com

SURVEY ACCURACY BY _____ DATE _____
DATE _____

SURVEY DATE: OCTOBER 21, 2020
SCALE: 1" = 40' FILE: 0220340
DRAWN BY: H.D.F. NO: 2020000000



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-028

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DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1470 Interstate 30, Rockwall, TX 75087

SUBDIVISION N/A

LOT

BLOCK

GENERAL LOCATION IH 30 OV

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Office/Warehouse

PROPOSED ZONING Light Industrial

PROPOSED USE

ACREAGE 0.5

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

OWNER Rockwall Credit Services LC

APPLICANT M237 Services LLC

CONTACT PERSON Raymond Towers, President

CONTACT PERSON Chris West

ADDRESS PO Box 1870

ADDRESS PO Box 1744

CITY, STATE & ZIP Rockwall TX 75087-1870

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-679-9300

PHONE 214-499-3338

E-MAIL

E-MAIL cbwest8@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

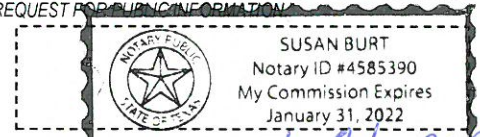
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF October, 2021

OWNER'S SIGNATURE


Chris West

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 1-31-2022

0 30 60 120 180 240 Feet

SP2021-028- AMENDED SITE PLAN
FOR 1470 INTERSTATE 30
SITE PLAN - LOCATION MAP = 

INTERSTATE 30

INTERSTATE 30

INTERSTATE 30

INTERSTATE 30

KRISTIN



City of Rockwall

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

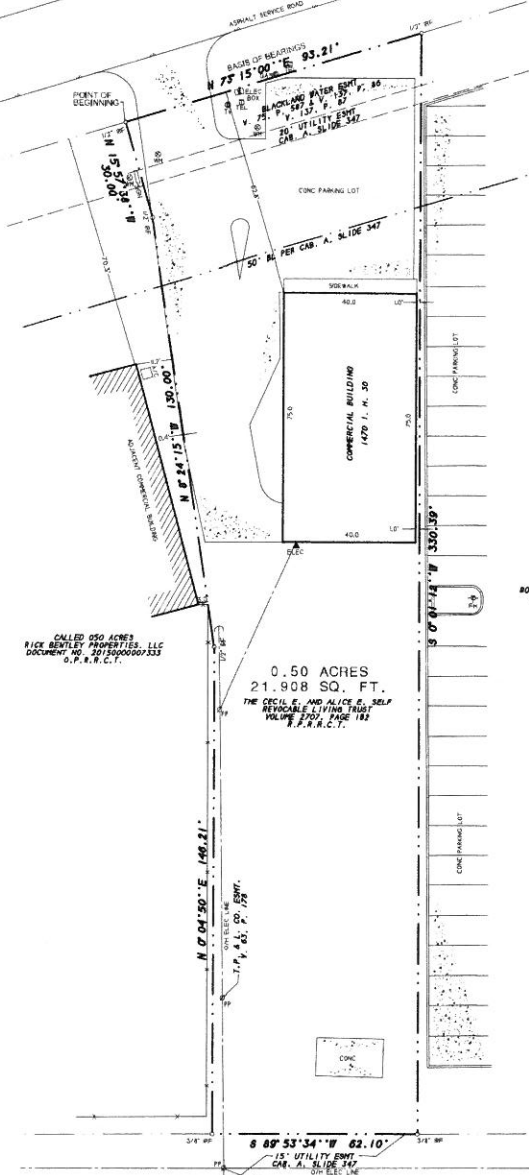
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Proposed Conceptual



INTERSTATE HIGHWAY 30
VARIABLE WIDTH A.O.R.



CALLED 050 ACRES
RICK BENLEY PROPERTIES, LLC
DOCUMENT NO. 201500007333
O.P.R.C.T.

0.50 ACRES
21,908 SQ. FT.
THE CECE E. AND ALICE E. SELF
REVOCABLE LIVING TRUST
VOLUME 252, PAGE 182
O.P.R.C.T.

LOT 1-A
BODI INDUSTRIAL TRACT
O.A.S. 186
P.R.C.T.



DESCRIPTION

All that certain lot, tract or parcel of land situated in the N.M. BALLARD SURVEY, ABSTRACT NO. 48, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Bodi Industrial Tract, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Sheet 347 of the Plat Records of Rockwall County, Texas, and being the same tract of land as described in a Special Warranty deed from Cece E. Self and Alice E. Self to The Cece E. Self and Alice E. Self Revocable Living Trust, dated October 3, 2002 and being recorded in Volume 2707, Page 182 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of Interstate Highway 30, at the northwest corner of said Self tract and the northeast corner of a 0.50 acres tract of land as described in a Warranty deed to Rick Benley Properties, LLC, as recorded in Document no. 201500007333 of the Official Public Records of Rockwall County, Texas, and being N. 73 deg. 15 min. 00 sec. E. a distance of 93.21 feet from the intersection of said right-of-way with the east right-of-way line of Kristy Lane.

THENCE N. 73 deg. 15 min. 00 sec. E. along said right-of-way line, a distance of 93.21 feet to a 1/2" iron rod found for corner at the northeast corner of said Self tract and the northwest corner of Lot 1-A, of Bodi Industrial Tract, an Addition to the City of Rockwall, Texas, according to the replat thereof recorded in Cabinet O, Sheet 186 of the Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 01 min. 12 sec. W. along the west line of Lot 1-A, a distance of 330.39 feet to a 3/8" iron rod found for corner at the southwest corner of said Lot 1-A;

THENCE S. 89 deg. 53 min. 34 sec. W. a distance of 62.10 feet to a 3/8" iron rod found for corner at the southeast corner of said Benley Properties tract;

THENCE N. 00 deg. 04 min. 50 sec. E. a distance of 146.21 feet to a 1/2" iron rod found for corner;

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NOTES

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- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 0934."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 6034, do hereby certify that the above plat of the property surveyed for Ranger Life Company, Old Republic National Life Insurance Company, and Rockwell Creek Surveys, L.L.C. at 1410 International Highway, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts ascertained at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed and on my supervision on the ground this 23rd day of October, 2020.

Harold D. Fetty, III, R.P.L.S., No. 6034



H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6710 F.W. 1505 ROYSE CITY, TX 75188 872-435-2255 PHONE: hfatty@hdfetty.com

SURVEY ACCORD TO:	DATE: _____
	DATE: _____

SYMBOL LEGEND	
(Symbol)	(Description)
(Symbol)	(Description)
(Symbol)	(Description)
(Symbol)	(Description)

SURVEY DATE: OCTOBER 23, 2020
SCALE: 1" = 40' FILE: 03200340
COUNTY: ROCKWALL, TEXAS



1470
Interstate
30

PROPOSED EXTERIOR MODS

Objective

- Enhance the front façade area and height of bldg
 - Help draw attention to location
 - The site is currently almost un-noticeable
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Interstate, Drive By View



Proposed Conceptual



Sign Conceptual & Example



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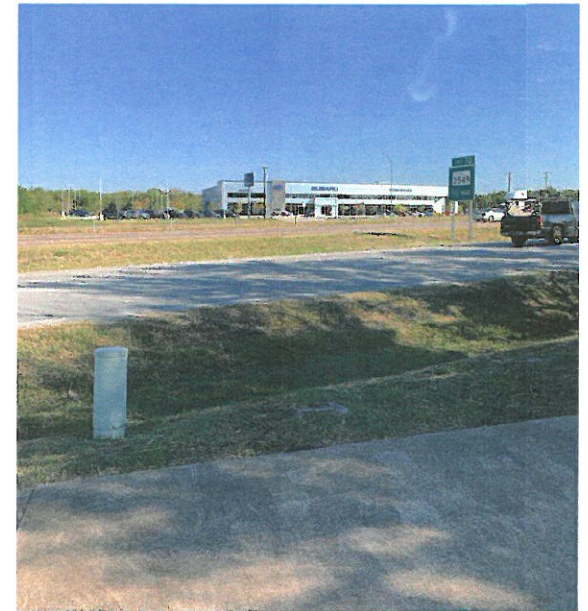
Just west



Just east



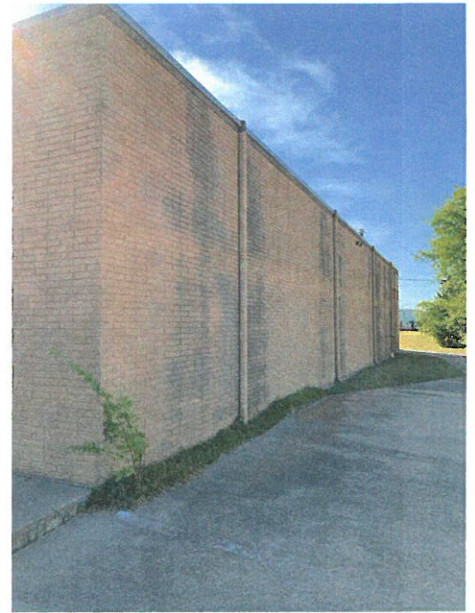
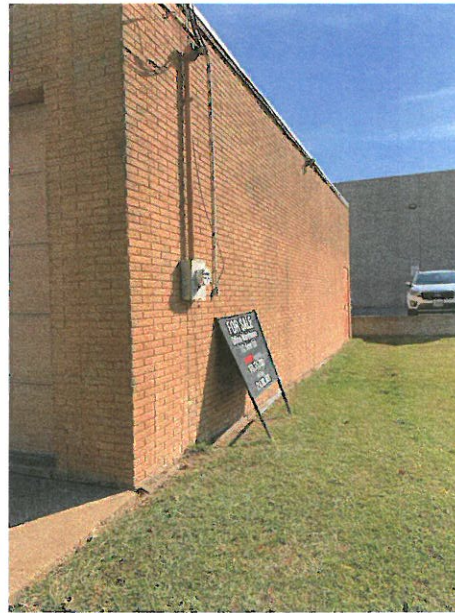
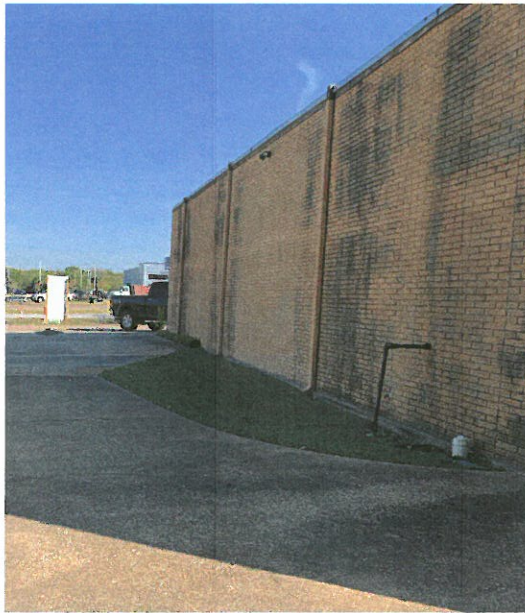
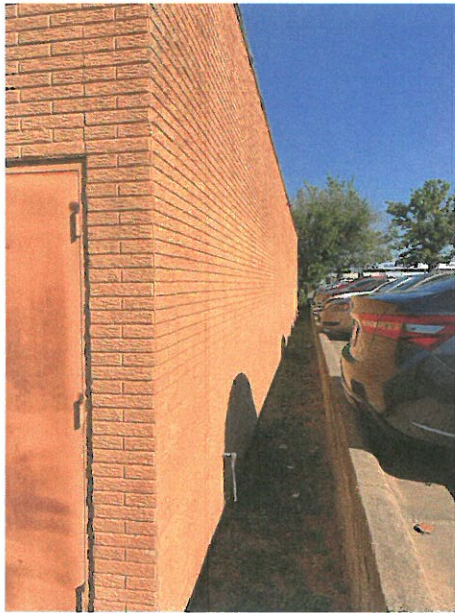
North across I30



Backup



Exterior Bldg Views



Shell Condition - Current



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 10/22/2021

PROJECT NUMBER: SP2021-028
PROJECT NAME: Amended Site Plan for 1470 E. IH-30
SITE ADDRESS/LOCATIONS: 1470 E INTERSTATE 30, ROCKWALL, 75087

CASE MANAGER: Andrew Reyna
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Consider a request by Chris West of M1237 Services, LLC on behalf of Raymond Jowers of Rockwall Credit Services, LP for the approval of an Amended Site Plan for an existing Industrial Building on a 0.5-acre parcel of land identified as Lot 1-H0 of the Bodin Industrial Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1470 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	10/19/2021	Approved w/ Comments

10/19/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an existing office building on a .5-acre parcel of land identified as Lot 1-H0, Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1470 E. IH-30.

I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com.

M.3 For reference, include the case number (SP2021-028) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the IH-30 Overlay District, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Proposed Exterior Modifications:

1) Identify all materials being utilized for the expansion (Subsection 06.02. C, of Article 05)

I.6 All proposed and existing signage will be covered in the building permit. New signage requires submittal and approval of a separate building permit. The applicant shall be responsible for maintaining compliance with the signage requirements set forth by the Section 32-204, Wall Signs, of the Municipal Code of Ordinances, and which are as follows:

a) Sign brackets or supports for wall signs may not project more than two inches from said wall.

b) Such sign faces shall not exceed ten percent of the front face area of the building or storefront as established in approved plans submitted to the city, or 60 square feet, whichever is greater, nor exceed 75 percent of the width of such building or store frontage.

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on November 2, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.8 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 November 2, 2021; 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 November 9, 2021 Planning & Zoning Meeting.

I.9 The Architectural Review Board (ARB) meeting will be held on October 26, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on October 26, 2021.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Approved w/ Comments

10/21/2021: If preparing, storing, selling, or serving any food will need a oil/water separator at dumpster location. To drain to the storm water system.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	10/19/2021	Approved

10/19/2021: The current building is in a state that affords the ability to apply the concepts of CPTED including lighting, cameras, glass, doors, locks, safe rooms, exterior lights, shrubs, etc.. I'm available to meet with the developers to discuss suggestions for the location.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	10/19/2021	Approved

10/19/2021: Please provide Landscape Plan, even if minimal per notes



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: Andrew Reyna, *Planner*

DATE: October 26, 2021

SUBJECT: SP2021-028; *Amended Site Plan for an existing Industrial Building*

The applicant, Chris West of M2237 Services LLC, is requesting the approval of an amended site plan for the purpose of making improvements to the exterior of an existing structure. The subject property is located at 1470 E. IH-30, which is a 0.50-acre parcel of land (*i.e. being a portion of Lot 1-H0 of the Bodin Industrial Tract*). The subject property is currently zoned Light Industrial (LI) District and is situated within the IH-30 Overlay (IH-30 OV) District. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is a 3,000 SF office building that was constructed in 1987. The building is currently vacant. The proposed exterior modifications submitted by the applicant indicate that the following improvements will be made to the existing building and subject property: [1] a canopy/arcade with lighting will be constructed on the front of the building, [2] a new signboard will be constructed on the front of the building, [3] the installation of new storefront windows across the front façade of the building, [4] the current concrete paving will be restriped to better delineate the parking spaces, and [5] the exterior brick façade will be painted.

The subject property is currently legally nonconforming as is; however, the submitted proposed exterior modifications will bring the subject property closer to conforming to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District and the IH-30 Overlay (IH-30 OV) District. According to Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the IH-30 Overlay (IH-30 OV) District should provide consistent development with “the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall.” The proposed amended site plan appears to meet the intended purpose of the IH-30 Overlay (IH-30 OV) District as set forth by the Unified Development Code (UDC).

If the Planning & Zoning Commission chooses to approve the applicant’s Amended Site Plan for an existing structure, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the signage requirements set forth by the Section 32-204, *Wall Signs*, of the Municipal Code of Ordinances, and which are as follows:
 - a) Sign brackets or supports for wall signs may not project more than two inches from said wall.
 - b) Such sign faces shall not exceed ten percent of the front face area of the building or storefront as established in approved plans submitted to the city, or 60 square feet, whichever is greater, nor exceed 75 percent of the width of such building or store frontage.

This means that the applicant will need to make modifications to the signage panel proposed for the exterior of the building. Staff can review these changes administratively at the time of building permit. On October 26, 2021 the Architectural Review Board will review the submitted proposed exterior modifications prior to the October 26, 2021 Planning and Zoning Commission Work Session meeting. Should the Planning and Zoning Commission have any questions or concerns with the applicant’s request, staff and the applicant will be available at the October 26, 2021 Planning and Zoning Commission Work Session meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-028

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1470 Interstate 30, Rockwall, TX 75087

SUBDIVISION N/A

LOT

BLOCK

GENERAL LOCATION IH 30 OV

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Office/Warehouse

PROPOSED ZONING Light Industrial

PROPOSED USE

ACREAGE 0.5

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Rockwall Credit Services LC

APPLICANT M237 Services LLC

CONTACT PERSON Raymond Towers, President

CONTACT PERSON Chris West

ADDRESS PO Box 1870

ADDRESS PO Box 1744

CITY, STATE & ZIP Rockwall TX 75087-1870

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-679-9300

PHONE 214-499-3338

E-MAIL

E-MAIL cbwest8@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

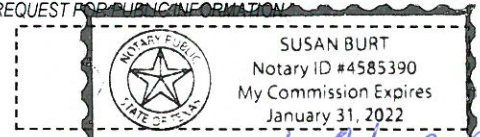
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15TH DAY OF October, 2021. BY SIGNING THIS APPLICATION, 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 15 DAY OF October, 2021

OWNER'S SIGNATURE

Chris West

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 1-31-2022

0 30 60 120 180 240 Feet

SP2021-028- AMENDED SITE PLAN
FOR 1470 INTERSTATE 30
SITE PLAN - LOCATION MAP = 

INTERSTATE 30

INTERSTATE 30

INTERSTATE 30

INTERSTATE 30

KRISTIN



City of Rockwall

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

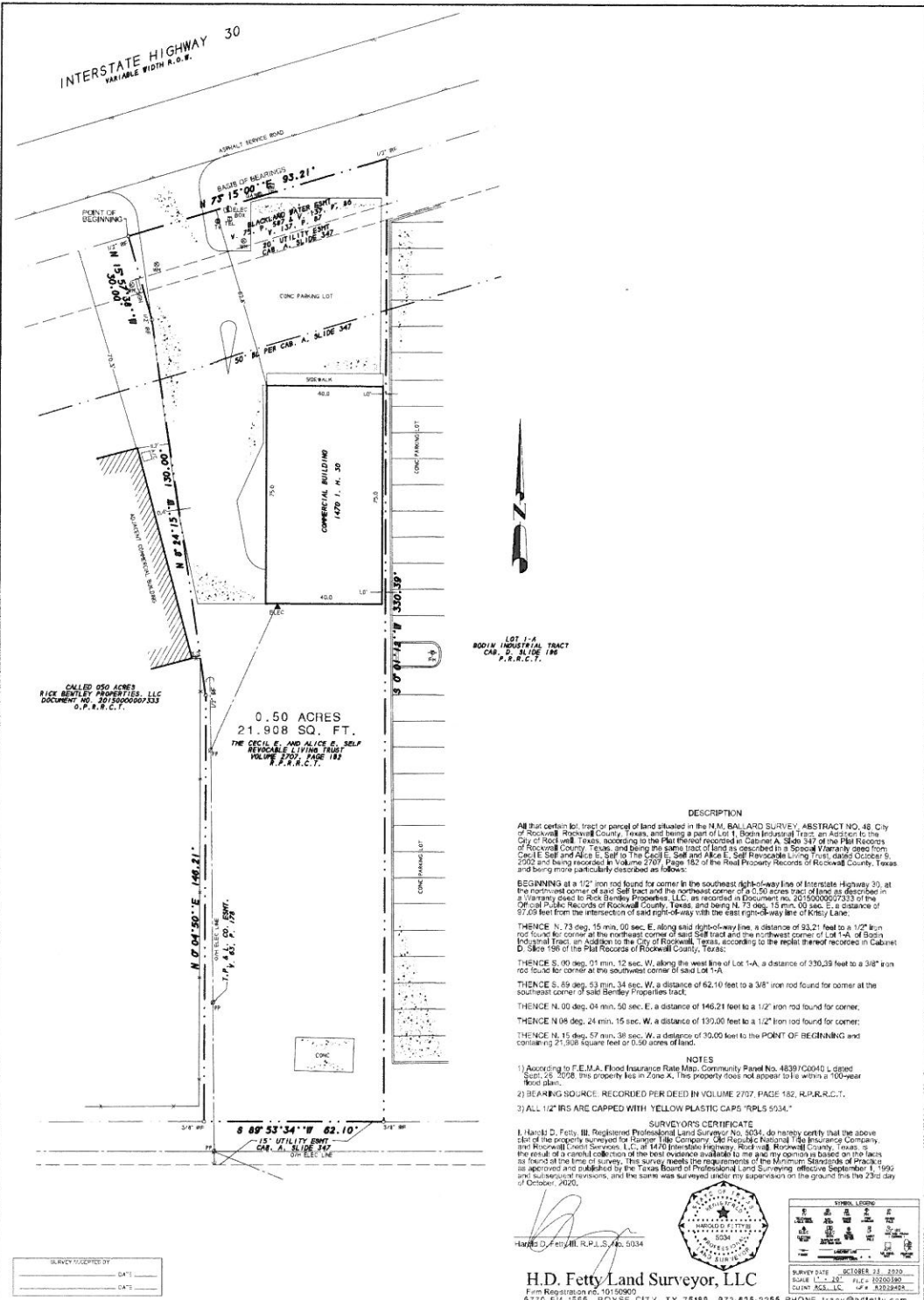
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Proposed Conceptual



INTERSTATE HIGHWAY 30
VARIABLE WIDTH R.O.W.



CALLED 0.50 ACRES
RICK BENTLEY PROPERTIES, LLC
DOCUMENT NO. 2015000007333
O.P.R.R.C.T.

0.50 ACRES
21,908 SQ. FT.
THE CECIL E. AND ALICE E. SELF
REVOCABLE LIVING TRUST
VOLUME 277, PAGE 182
P.R.R.C.T.

LOT 1-A
BODI INDUSTRIAL TRACT
CAB. D. SLIDE 186
P.R.R.C.T.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the N.M. BALLARD SURVEY, ABSTRACT NO. 48, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Bodi Industrial Tract, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 187 of the Plat Records of Rockwall County, Texas, and being the same tract of land as described in a Special Warranty deed from Cecil E. Self and Alice E. Self to The Cecil E. Self and Alice E. Self Revocable Living Trust, dated October 3, 2002 and being recorded in Volume 2707, Page 182 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of Interstate Highway 30, at the northeast corner of said Self tract and the northeast corner of a 0.50-acre tract of land as described in a Warranty deed to Rick Bentley Properties, LLC, as recorded in Document no. 2015000007333 of the Official Public Records of Rockwall County, Texas, and being N. 73 deg. 15 min. 00 sec. E. a distance of 97.08 feet from the intersection of said right-of-way with the east right-of-way line of Kristy Lane,

THENCE N. 73 deg. 15 min. 00 sec. E. along said right-of-way line, a distance of 93.21 feet to a 1/2" iron rod found for corner at the northeast corner of said Self tract and the northeast corner of Lot 1-A, of Bodi Industrial Tract, an Addition to the City of Rockwall, Texas, according to the replat thereof recorded in Cabinet D, Slide 188 of the Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 01 min. 12 sec. W. along the west line of Lot 1-A, a distance of 330.39 feet to a 3/8" iron rod found for corner at the southwest corner of said Lot 1-A,

THENCE S. 89 deg. 53 min. 34 sec. W. a distance of 62.10 feet to a 3/8" iron rod found for corner at the southeast corner of said Bentley Properties tract;

THENCE N. 00 deg. 04 min. 50 sec. E. a distance of 146.21 feet to a 1/2" iron rod found for corner;

THENCE N. 08 deg. 24 min. 15 sec. W. a distance of 130.00 feet to a 1/2" iron rod found for corner;

THENCE N. 15 deg. 57 min. 38 sec. W. a distance of 30.00 feet to the POINT OF BEGINNING and containing 21,908 square feet or 0.50 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 483970040 L dated 8/20/10, 3008, this property lies in Zone A. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PER DEED IN VOLUME 2707, PAGE 182, P.R.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 6934"

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 6034, do hereby certify that the above plat of the property surveyed for Ranger Life Company, Old Republic National Life Insurance Company, and Rockwell Creek Services, L.L.C., at 1410 Interlodge Highway, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts ascertained at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed and my supervision on the ground this 23rd day of October, 2020.

Harold D. Fetty, III, R.P.L.S., No. 6034



SYMBOL LEGEND	
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...

H.D. Fetty Land Surveyor, LLC
Firm Registration No. 10159900
6710 P.O. 1265 ROYSE CITY, TX 75188 972-635-2255 PHONE: hfetty@hdfetty.com

SURVEY ACCURACY BY: _____ DATE: _____
_____ DATE: _____

Survey Date: OCTOBER 23, 2020
Scale: 1" = 100' P.L.C. 0220340
DRAFT: H.D.F. P.L.C. 10/23/2020



1470
Interstate
30

PROPOSED EXTERIOR MODS

Objective

- Enhance the front façade area and height of bldg
 - Help draw attention to location
 - The site is currently almost un-noticeable
- Add blade canopy and lighting to enhance the entry appeal
- Add modern Signboard for future Tenant Signage
- Install new Storefront Windows across the face
- Utilize/Restripe current concrete paving for parking
- Ensure exterior site and access routes are ADA compliant
- Paint existing brick facade

1470 Interstate 30 – Existing Details



- Painted Cast-in-place Concrete Exterior with Brick-formed texture (over full exterior)
- Existing Building Shell is Currently Unoccupied and ready for new Tenant
- 3,000 Total Sq Ft
- Minimal I-30 service road frontage
- Minimal landscaping due to existing buried Utilities.

Interstate, Drive By View



Proposed Conceptual



Sign Conceptual & Example



- Signage mounted outboard on dark perforated metal
- Metal mounted to steel tube frame
- Sign will be installed once tenant is obtained
- Awnings above store front glass below new metal

Neighbors

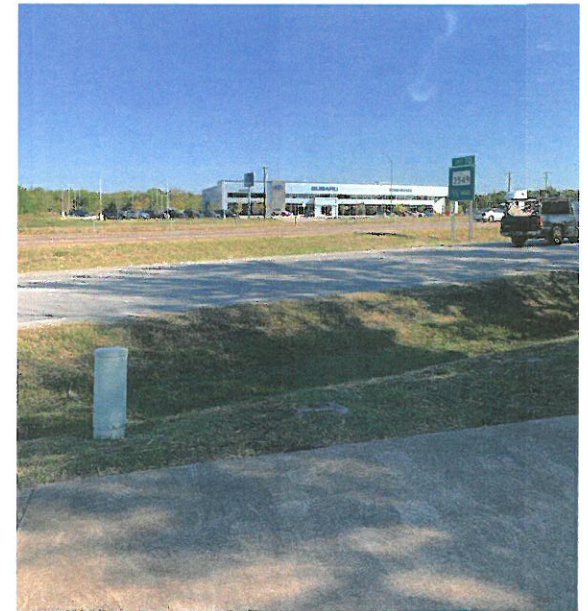
Just west



Just east



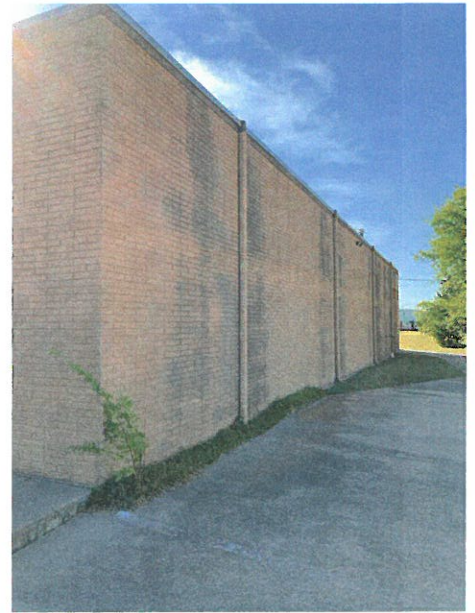
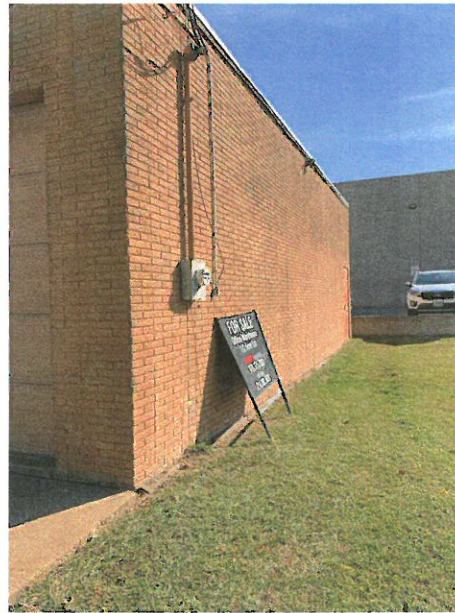
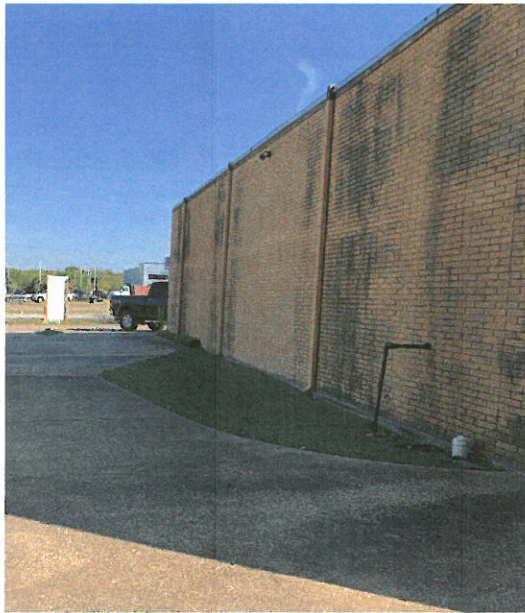
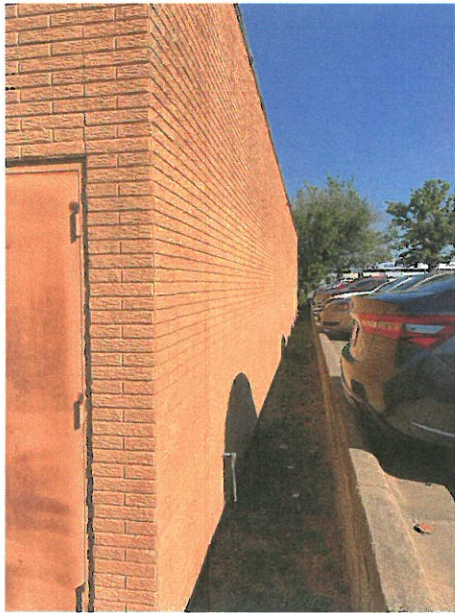
North across I30



Backup



Exterior Bldg Views



Shell Condition - Current





November 1, 2021

TO: Chris West
M2237 Services LLC
PO Box 1744
Rockwall, Texas 75087

COPY: Raymond Jowers
Rockwall Credit Services LC
PO Box 1870
Rockwall, TX 75087

FROM: Andrew Reyna
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2021-028; *Amended Site Plan for an existing Industrial Building*

Mr. West:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on October 26, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Architectural Review Board

The Architectural Review Board (ARB) reviewed the proposed exterior modifications provided by the applicant on October 26, 2021, and approved a motion to recommend approval of the proposed exterior modifications by a vote of 5-0, with Board Member Avenetti absent.

Planning and Zoning Commission

On October 26, 2021, the Planning and Zoning Commission approved a motion to approve the amended site plan by a vote of 6-0, with Commissioner Womble absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6488.

Sincerely,

A handwritten signature in black ink, appearing to be 'AR', written in a cursive style.

Andrew Reyna
Planner, City of Rockwall