

## ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, September 20, 2021 - 5:00 PM

City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

**I. Call Public Meeting to Order**

**II. Executive Session.**

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding ballot nominations associated with elections to the Rockwall Central Appraisal District (CAD) Board of Directors pursuant to Section 551.074 (personnel matters)
2. Discussion regarding possible lease of real property in the vicinity of Rockwall Technology Park pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development).

**III. Adjourn Executive Session**

**IV. Reconvene Public Meeting (6:00 P.M.)**

**V. Invocation and Pledge of Allegiance - Councilmember Trace Johannesen**

**VI. Proclamations / Awards / Recognitions**

1. "Happy 25th Anniversary, Rockwall School of Music!" Day

**VII. Open Forum**

*This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. Per Council policy, public comments should be limited to three minutes out of respect for other citizens' time. If you have a topic that warrants longer time, please contact the City Secretary at [kcole@rockwall.com](mailto:kcole@rockwall.com) to be placed on the Agenda during the "Appointment Items" portion of the meeting. This will allow your topic to be provided sufficient time for discussion and will permit proper notice to be given to the public. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.*

**VIII. Take any Action as a Result of Executive Session**

**IX. Consent Agenda**

*These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please let the City Secretary know before the meeting starts so that you may speak during "Open Forum."*

1. Consider approval of the minutes from the September 7, 2021 regular city council meeting, and take any action necessary.
2. Consider authorizing a repair to Ladder Truck 2 in the amount not to exceed \$45,000 to Metro Fire Apparatus Specialists to be funded out of the General Fund, Fire Operations Vehicle Repair Budget, and take any action necessary.
3. Consider approval of a lease agreement with JBC Land and Cattle Company, LLC for office space in the Rockwall Technology Park, authorizing the City Manager to execute the contract on behalf of the City of Rockwall, and take any action necessary.

4. Consider authorizing the City Manager to execute an annual interlocal agreement with Rockwall County related to fire protection services, and take any action necessary.
5. Consider awarding a bid to Grass Kisser and authorizing the City Manager to execute a contract for Neighborhood Improvement Services forced mowing in the amount of \$33,000 to be funded out of the General Fund NIS Code Enforcement Budget, and take any action necessary.
6. Consider awarding bids to Caldwell Country Chevrolet, Rockdale Country Ford and Pursuit Safety, authorizing the City Manager to execute Purchase Orders for six new Police Pursuit SUV's and aftermarket vehicle equipment in the amount of \$382,890 to be funded out of the General Fund Police Patrol Budget and take any action necessary.

**X. Appointment Items**

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.
2. Appointment with Heath resident, Paul Field to hear comments pertaining to a possible skate park, and take any action necessary.

**XI. Public Hearing Items**

*If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.*

1. **Z2021-032** - Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary **(1st Reading)**.
2. **Z2021-033** - Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a *Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses)* on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary **(1st Reading)**.
3. **Z2021-034** - Hold a public hearing to discuss and consider a request by Maxwell Fisher of Masterplan on behalf of Saro Partners, LLC for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 5.07-acre tract of land identified as Tract 2-06 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Airport Road, and take any action necessary **(1st Reading)**.
4. **Z2021-035** - Hold a public hearing to discuss and consider a request by Robert LaCroix and Brian Berry of BNSBS, L. P. on behalf of Bradley Gideon for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary **(1st Reading)**.



5. **Z2021-037** - Hold a public hearing to discuss and consider a request by James Best for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary **(1st Reading)**.
6. **A2021-005** - Hold a public hearing to discuss and consider a request by Pat Atkins on behalf of Betty Thompson for the approval of an **ordinance** for the annexation of 6.70-acre tract of land identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), contiguous to the existing corporate limits of the City of Rockwall, addressed as 911 E. FM-552, and take any action necessary **(1st Reading)**.
7. **Z2021-036** - Hold a public hearing to discuss and consider a request by Adam Shiffer of the Skorburg Company on behalf of Gordon C. Fogg for the approval of an ordinance for a *Zoning Change* to amend Planned Development District 91 (PD-91) [*Ordinance No. 21-36*] to incorporate a 20.00-acre tract of land identified as Tracts 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 505 Clem Road, and take any action necessary **(1st Reading)**.

## **XII. Action Items**

*If your comments are regarding an agenda item below, you are asked to wait until that particular agenda item is up for discussion, and the Mayor or Mayor Pro Tem will call you forth to the podium to hear your comments (please limit to 3 minutes or less). This allows for all public comments to be grouped with each specific agenda item for the Council to consider, and they are then easily referenced in meeting recordings.*

1. Discuss and consider approval of the Rockwall Economic Development Corporation (REDC) budget for fiscal year 2022 and amended budget for fiscal year 2021 and take any action necessary.
2. Discuss and consider approval of the Rockwall Technology Park Association budget for fiscal year 2022 and amended budget for fiscal year 2021, and take any action necessary
3. Discuss and consider approval of an **ordinance** amending the budget for fiscal year 2021, and take any action necessary.
4. Discuss and consider approval of an **ordinance** adopting the proposed budget for fiscal year 2022, and take any action necessary.
5. Discuss and consider approval of an **ordinance** levying ad valorem taxes for the tax year 2021, and take any action necessary.
6. Discuss and consider approval of a resolution providing for the submission of names to the Rockwall Central Appraisal District (CAD) for nominations to the Board of Directors, and take any action necessary.

## **XIII. Executive Session.**

**The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:**

1. Discussion regarding ballot nominations associated with elections to the Rockwall Central Appraisal District (CAD) Board of Directors pursuant to Section 551.074 (personnel matters)
2. Discussion regarding possible lease of real property in the vicinity of Rockwall Technology Park pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development).

## **XIV. Reconvene Public Meeting & Take Any Action as Result of Executive Session**

## **XV. Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 17th day of September, 2021 and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Kristy Cole, City Secretary  
or Margaret Delaney, Asst. to the City Sect.

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Date Removed

Rockwall,  Texas

# Proclamation

*Whereas*, in the summer of 1996, the Rockwall School of Music opened its doors and began providing lessons for an array of music and instruments, which today includes piano, guitar, drums, violin, viola, cello, bass, ukulele, voice and musical theater; and

*Whereas*, prior to Russ and Karen Porter acquiring the school of music in 2004, Mr. Porter served as Worship Pastor/Music Director at various churches throughout his career, always hoping to be able to provide a safe place for members of the community to come take music lessons; and

*Whereas*, after purchasing the school from the previous owner in 2004, the Porters' dream of providing music lessons to the community was realized, and they began enjoying seeing young children, teens, adults and seniors pursue their musical passion while finding new ways to bring meaning and purpose to their lives through music; and

*Whereas*, the Rockwall School of Music has over 40 university trained instructors, teaching over 650 lessons weekly and operating six days a week and in the evenings to help accommodate students' busy schedules; and

*Whereas*, with year-round music lessons being taught in a distraction-free, safe environment and multiple recitals and other performance opportunities being held annually, the Rockwall School of Music has trained literally thousands of individuals to become competent musicians.

*Whereas*, students of the Rockwall School of Music find that their training has prepared some for music degrees, some to become professional music instructors, many to become performers and others who have found music to be an outlet for their musical creativity.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, Texas, do hereby proclaim **SEPTEMBER 20, 2021** as

## **“Happy 25<sup>th</sup> Anniversary, Rockwall School of Music!” Day**

in the City of Rockwall and encourage all citizens to help celebrate Russ and Karen Porter and their staff for many years of providing the gift of music to members of our Rockwall community.

*In Witness Whereof*, I hereunto set my hand and official seal on this 20<sup>th</sup> day of September 2021.

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Kevin Fowler, Mayor

**ROCKWALL CITY COUNCIL REGULAR MEETING**

**Tuesday, September 07, 2021 - 5:00 PM**

**City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087**

**I. CALL PUBLIC MEETING TO ORDER**

**Mayor Fowler called the meeting to order at 5:00 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem John Hohenshelt and Council Members Clarence Jorif, Dana Macalik, Trace Johannesen, Bennie Daniels and Anna Campbell. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City legal counsel, Patrick Lindner attended the meeting in place of City Attorney, Frank Garza. Mayor Fowler read the below listed discussion items into the record before recessing meeting to go into Executive Session at 5:01 p.m.**

**II. EXECUTIVE SESSION.**

**THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTER AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:**

- 1. Discussion regarding the RCH Water Supply and Blackland Water Supply Corporation (WSC) contracts, pursuant to Section §551.071 (Consultation with Attorney).**
- 2. Discussion regarding countywide ambulance services contract, pursuant to §551.071 (Consultation with Attorney).**

**III. ADJOURN EXECUTIVE SESSION**

**Council adjourned from Executive Session at 5:55 p.m.**

**IV. RECONVENE PUBLIC MEETING (6:00 P.M.)**

**Mayor Fowler reconvened the public meeting at 6:00 p.m. with all seven council members present.**

**V. INVOCATION AND PLEDGE OF ALLEGIANCE - MAYOR KEVIN FOWLER**

**Mayor Fowler delivered the invocation and led the Pledge of Allegiance.**

**VI. PROCLAMATIONS / AWARDS / RECOGNITIONS**

- 1. Presentation of Citizen Life Saving Awards to: Rockwall Police Department  
Officer Mitchell Attaway - Life Saving Award  
Officer Simon Comerford - Life Saving Award  
Officer Curtis Sasson - Life Saving Award  
Sergeant Mike Watson - Life Saving Award  
Presentation of Police Commendation Award to: Rockwall Police Department  
Officer Aaron Raymond**

**Police Chief Max Geron came forth with Mayor Fowler to present the above named awards to Rockwall police officers this evening for helping save the life of a woman who was recently attempting suicide at an IH-30 overpass bridge.**

- 2. Constitution Week**

Mayor Fowler called for Marilyn King and a fellow member of the Daughters of the American Revolution (DAR). He then read and presented them with this proclamation. Each of the ladies briefly spoke about the DAR organization and about the U.S. Constitution, encouraging everyone to recognize Constitution Week and be sure to read the Declaration of Independence and the U.S. Constitution this month. They also recognized three veterans on the City Council – Councilmember Johannesen (U.S. Marines); Councilmember Jorif (U.S. Army); and Mayor Pro Tem Hohenshelt (U.S. Army) – recognizing and thanking them for their service to our country.

3. Hispanic Heritage Month

Mayor Fowler called forth Alma Ramirez, president of the Rockwall LULAC organization. He then read and presented her and her comrades with this proclamation. A member of the Rockwall Hispanic Republicans Club also briefly spoke, thanking various individuals for their contributions to the local community and thanking the City Council for presenting this proclamation this evening.

VII. OPEN FORUM

Mayor Fowler explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Stan Jeffus  
2606 Cypress Drive  
Rockwall, TX 75087

Mr. Jeffus came forth and reminded Council that he was here at a city council meeting a couple of months back to share concerns about drainage-related issues that he and his neighbors have been experiencing in the Ridgecrest subdivision where they live. Mr. Jeffus went on to provide a lengthy presentation and speak in great detail about drainage-related concerns and the developer of his neighborhood.

David Wrightson  
5803 Yacht Club Drive  
Rockwall, TX 75032

Mr. Wrightson came forth and indicated that he lives in the Chandler’s Landing subdivision. He has great concerns about Suntex Marina’s proposal to reconstruct some of the boat docks and drastically change the view that residents of Chandler’s Landing have enjoyed for years at the Yacht Club. He stressed that the view of the lake is very important, and he implored the City Council to do whatever it can possibly do to stop the proposed changes to the docks.

Christopher Curry  
314 Prairie View Road  
Rockwall, TX

Mr. Curry came forth and shared that he too has concerns about drainage problems within the Ridgecrest subdivision, as previously expressed by Mr. Jeffus. He shared that when he lived in the Stonecreek subdivision (also developed by “Skorburg”), there were also very similar drainage-related problems. He expressed extreme dissatisfaction with the Skorburg developer and his lack of attention to drainage within the subdivisions he builds.

**Tiki Sherman  
702 Laurence Drive  
Heath, TX 75032**

**Mrs. Sherman came forth and shared that she came to the Rockwall area to live about twenty years ago; however, she does not live within the Chandler's Landing subdivision – yet. She did, however, move to this area because of the sailing-related opportunities on Lake Ray Hubbard. She went on to explain that she and her husband are avid sailors and lovers of the sailing sport and sailing-related competitions. She and her husband and family recently chose to celebrate an important birthday at Chandler's Landing so that they could enjoy the view of both the sailboats and the lake, which are both very important to them.**

**Chip Imrie  
323 Harbor Landing Drive  
Rockwall, TX 75032**

**Mr. Imrie came forth and shared that he has lived in the Chandler's Landing subdivision for the last twenty-three years. He pointed out that Suntex has not contacted the Chandler's Landing Homeowner's Association or any of the residents within the neighborhood in an attempt to talk thru what they are proposing to do with reconstruction of the boat docks. Suntex is not a 'good neighbor,' they are trying to "cram this down our throats" (the boat dock changes), and he encouraged the City Council to protect the interests of the residents of Chandler's Landing and their \$4 million dollar investment with the best view on any lake in the DFW area.**

**Bob Wacker  
309 Featherstone Drive  
Rockwall, TX**

**Mr. Wacker came forth and briefly spoke about drainage, the Skorburg developer and retention and detention ponds. He explained that there have been issues with these types of ponds within the Stonecreek subdivision too. His subdivision's detention pond (in Stonecreek) stays wet, has a very slight slope, and he wonders if it was poorly designed. He wonders if there is more the city can do and perhaps not put the entire burden on a subdivision's HOA 'after the fact.'**

**Roy Kuipers  
333 Yacht Club Drive  
Rockwall, TX 75032**

**Mr. Kuipers came forth and shared that he is a long-term resident of Chandler's Landing (35 years). He shared that he and his neighbors are strongly opposed to Suntex Marina's proposed changes to the existing boat docks at Chandler's. He especially has concerns about how the existing boat docks will negatively impact the current views that residents and Yacht Club visitors enjoy. He strongly urged the City Council to help preserve the Chandler's Landing community and the current tranquility, view and quality of life that residents enjoy.**

**Vicky Chesna  
5727 Cross  
Rockwall, TX (Chandler's Landing)**



She explained she has lived in Chandler’s Landing for the past 30 years but has lived in Rockwall since 1972. She is a realtor, and the lake is so important to our community. She has heard talk that some of the sailboats currently docked at Chandler’s might move to Rowlett. She encouraged the Council to help keep the sailboats locally here in Rockwall and not give them to Rowlett.

Patrick Woods  
2601 Cypress Drive  
Rockwall, TX 75087  
(Ridgecrest Subdivision resident)

Mr. Woods came forth and spoke, indicating that something is wrong and ‘out-of-the-ordinary’ when it comes to the drainage related concerns in his neighborhood. He suggested that perhaps some of the residents might meet with city representatives regarding these concerns that have been expressed by residents living within his neighborhood.

Christy Hester  
405 Fox Hollow Drive  
Rockwall, TX

Mrs. Hester came forth and indicated that she lives in the Ridgecrest subdivision, and she is an attorney by profession. She indicated that even though the plans were signed off on, something is not right. There are currently 42 houses in the subdivision with a handful more being built. It would cost over \$1,000 per household if a special assessment were to be implemented to help fix the drainage problems within the Ridgecrest subdivision. She encouraged the city to set a private meeting with homeowners to try and help them get their concerns addressed related to the Skorborg developer and drainage related concerns.

Philomena Buxton  
5502 Yacht Club  
Rockwall, TX 75032

Ms. Buxton shared that she lives with her parents in Chandler’s after getting laid off from her job in Houston due to COVID. She went on to express that she has a problem with Suntex indicating they will move forward with boat dock (re)construction later this month, but they have not even obtained any permits from the City of Dallas or the City of Rockwall. She explained that people in the Houston area lived in subdivisions with similar drainage problems as many residents have expressed this evening, and their homes had 3 feet of water in them during Hurricane Harvey. She urged the city to help do something to rectify the issues.

There being no one else indicating a desire to speak, Mayor Fowler then closed Open Forum.

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Hohenshelt moved to authorize the city manager to negotiate an amendment to the current water contract with Blackland Water Supply Corporation. Councilmember Daniels seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the August 16, 2021 regular city council meeting, and take any action necessary.
2. Consider approval of the minutes from the August 24, 2021 Special City Council (Budget Work Session) meeting, and take any action necessary.
3. **Z2021-028** - Consider approval of an **ordinance** for a Text Amendment to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of creating a *Non-Compliant Structure* application fee for Specific Use Permit (SUP) applications (**2nd Reading**).
4. **Z2021-029** - Consider a request by Ed Cavendish of Cavendish Homes for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1465-acre parcel of land identified as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court, and take any action necessary (**2nd Reading**).
5. **Z2021-030** - Consider a request by Ed Cavendish of Cavendish Homes for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary (**2nd Reading**).
6. **Z2021-031** - Consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, and take any action necessary (**2nd Reading**).
7. **P2021-045** - Consider a request by David Bond of Spiars Engineering on Andrew Melzer of Gingercrest Inc. for the approval of a Replat for Lot 8, Block 1, Meadowcreek Business Center, Phase 2 being a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street, and take any action necessary.
8. **MIS2021-011** - Discuss and consider a request by Matt Waivering of the Rockwall Economic Development Corporation (REDC) for the approval of an Alternative Tree Mitigation Settlement Agreement for a 137.448-acre tract of land identified as Tracts 5 & 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 (SH-276 OV) District, generally located at the northwest corner of the intersection of Springer Road and Rochelle Road, and take any action necessary.

**Mayor Pro Tem Hohenshelt moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7 and 8). Councilmember Macalik seconded the motion. The ordinances were read as follows:**

**The motion passed by a vote of 7 ayes to 0 nays.**

**X. APPOINTMENT ITEMS**

1. Appointment with the city's ART Commission Chairman to hear a presentation regarding a public art Painted Butterfly Art project and to consider authorizing associated funding in the amount of \$10,000 from the city's "Art in Public Places" funds, and take any action necessary.

**Chris Kosterman with the city's ART Commission came forth and briefed Council on this project and the associated funding request. Councilmember Macalik moved to approve the request for the \$10,000 for the Butterfly Art Project. Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

2. Appointment with representative(s) of Suntex RHCL Marina, LLC to hear plans for reconstruction of "H," "I," and "J" docks at the Chandler's Landing Marina, and take any action necessary.

**Michael Warntjes with Suntex came forth and provided a PowerPoint presentation to Council concerning the proposed changes to some of the existing boat docks at the Chandler's Landing Marina.**

**Councilmember Macalik clarified that Suntex is proposing to take the slips from 49 uncovered clips down to 36 uncovered boat slips (for sailboats). Councilmember Macalik and Mayor Fowler encouraged the Suntex representatives to meet with the Chandler's Landing neighborhood residents, at large, in order to talk thru the proposed changes to the boat docks and glean some input and support before asking the City Council to act upon the proposed changes.**

**Councilmember Campbell asked for and received some additional clarification on the proposed changes.**

**Mayor Fowler shared that the Council will not be taking any action this evening concerning this particular agenda item.**

#### **XI. PUBLIC HEARING ITEMS**

*If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.*

1. Hold a public hearing to receive comments regarding the Proposed FY2022 City of Rockwall Budget and tax rate, and take any action necessary.

**City Manager, Mary Smith, provided background information on this agenda item. She shared that the proposed budget reflects a proposed tax rate of .35 cents, which is .02 cents less than last year's. She went on to briefly highlight some of the items in the proposed, upcoming budget.**

**Mayor Fowler asked if anyone would like to come forth and speak concerning this Public Hearing item.**

**Jenny Krueger  
805 Heath Street  
Rockwall, TX**

**Mrs. Krueger thanked Council for considering requested funding in the budget that will benefit the local Boys & Girls Club. She went on to explain the reasons behind the funding request and what, in general, the money will be utilized for.**

**Bob Wacker  
309 Featherstone  
Rockwall, TX**

**Mr. Wacker came forth and shared that citizens' tax dollars fund the Rockwall Economic Development Corporation (REDC), and he believes that there should be a lot more transparency associated with the REDC and its funding. Discussion ensued between Council and Mr. Wacker concerning REDC board meetings, what the REDC does, the services it provides to the community, and how it is funded (thru sales taxes). Mayor Pro Tem Hohenshelt challenged Mr. Wacker on**

some things he seemed to “insinuate” as part of his comments, and he encouraged Mr. Wacker to actually come and attend the REDC board meetings. Hohenshelt indicated that a portion of the meetings do involve private, ‘Executive Session’ discussions; however, a good portion of the REDC board meetings are open to the public, and anyone is welcome to attend.

There being no one else wishing to come forth and speak at this time, Mayor Fowler then closed the Public Hearing.

Mayor Fowler made a motion to instruct the City Manager to move forward with advertising the .35 cent proposed tax rate for adoption at the September 20 city council meeting. Councilmember Jorif seconded the motion, which passed by a vote of 7 ayes to 0 nays.

## XII. ACTION ITEMS

1. Discuss and consider directing staff to initiate a text amendment to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for the purpose of changing the *Permissible Use Charts* to require a Specific Use Permit (SUP) for the *Urban Residential* land use in the Downtown (DT) District, and take any action necessary.

**Planning Director, Ryan Miller provided background information pertaining to this agenda item. Following brief discussion, Mayor Pro Tem Hohenshelt**

2. Discuss and consider appointments to the city's Youth Advisory Council (YAC), and take any action necessary.

**City Secretary, Kristy Cole, explained that interviews were recently held with students who applied to serve on the 2021-2022 Rockwall Youth Advisory Council. Ms. Cole indicated that three students live in Fate, and one student lives in Heath. She has reached out to each of those cities to secure financial sponsorships (\$250/each) for those students, and she feels confident that those cities will financially support those few students. Following brief comments, Councilmember Campbell moved to reappoint the 8 returning YAC students and the four (4) new appointees, including the following:**

**Seniors: Mazie Johnson (Rockwall); Peyton Nielsen (Rockwall); Carissa Heimer (Rockwall); Rylee Braaten (Fate).**

**Juniors: Morgan Crosby (Rockwall); Jaxson Stuart (Rockwall); Marvin Villalobos (Rockwall); Karmen Fumey-Nassah (Fate) (new appointee)**

**Sophomores: Miriam Gamez (Fate); Maddoc Johnson (Rockwall) (new appointee); Emily Nielsen (Rockwall) (new appointee)**

**Freshmen: Keaton Steen (Heath) (new appointee)**

**Councilmember Daniels seconded the motion but asked if the appointments should be made contingent upon securing the financial sponsorships from Fate and Heath for their respective students. Councilmember Campbell amended her motion accordingly, and Daniels seconded the amended motion. The motion passed by a vote of 7 ayes to 0 nays.**

## XIII. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Building Inspections Monthly Report
2. Fire Department Monthly Report - July 2021

3. Parks & Recreation Department Monthly Report - July 2021
4. Police Department Monthly Report - July 2021
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

**No discussion and no action took place related to departmental reports.**

**XIV. EXECUTIVE SESSION.**

**THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTER AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:**

1. Discussion regarding the RCH Water Supply and Blackland Water Supply Corporation (WSC) contracts, pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding countywide ambulance services contract, pursuant to §551.071 (Consultation with Attorney).

**XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**

**Council did not reconvene in Executive Session following the close of the public meeting agenda.**

**XVI. ADJOURNMENT**

**Mayor Fowler adjourned the meeting at 8:12 p.m.**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS 20<sup>th</sup> DAY OF SEPTEMBER, 2021.**

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**KEVIN FOWLER, MAYOR**

**ATTEST:**

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**KRISTY COLE, CITY SECRETARY**



## MEMORANDUM

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**TO:** Mary Smith, City Manager  
**CC:** Honorable Mayor and City Council  
**FROM:** Lea Ann Ewing, Purchasing Agent  
**DATE:** September 20, 2021  
**SUBJECT:** LADDER TRUCK 2 REPAIRS TO AERIAL LADDER CABLES

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### Attachments

#### Summary/Background Information

Ladder truck 2 cables that control the aerial ladder extension and retraction have failed. CFS Inspections initially performed the inspection on the cables and found the repair issue. After receiving CFS report staff contacted Metro Fire Apparatus Specialists to verify the problem in the cable system and determine what repairs need to be made.

The cost of repair by Metro Fire is estimated and to not exceed \$45,000. Fire Operations vehicle repair budget is adequate to cover this repair cost.

#### Action Needed

For Council consideration is the approval of the cable repairs to Ladder truck 2 and authorize the City Manager to execute a purchase order in the amount not to exceed \$45,000 for the repairs to Metro Fire Apparatus Specialists.





**City of Rockwall**  
*The New Horizon*

## MEMORANDUM

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**TO: City Council**

**FROM: Joey Boyd, Assistant City Manager**

**DATE: September 15, 2021**

**SUBJECT: Office Space Lease Agreement**

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Attached for City Council review and consideration is the office lease agreement for the Rockwall Police Department south location. The main points of the lease agreement are:

- 10-year term beginning October 1, 2021 ending on September 30, 2031
- The leased area is 7,150 SF
- Monthly base rent is \$10,129 with shared expenses of \$3,835, a total of \$13,964 / month (\$23.43/SF)
- The Landlord proposes to provide \$120,000 in tenant finish out allowance – includes such items as new carpet for the entire space, ADA compliance for the parking lot, and any other improvements the City needs to begin using the space
- The monthly base rent will be frozen in year eight of the agreement, and the City will pay the same monthly base rent amount for years 8-10

Additional benefits of this space are:

- Provide space for hosting Citizens Police Academy, Citizens on Patrol, Summer Camps and Business Police Academies.
- COPs would have a location and opportunity to work phones, receive the public, and provide further operational assistance with this new space.
- The Community Services sergeant supervises the Mental Health Officer (MHO) Unit which is housed at the PD. We would relocate our dedicated MHO so that she and her immediate supervisor would office in the same building, and have a less intimidating space for her clients.

- This location provides a Police Department location on the southern portion of the City in advance of the Interstate 30 reconstruction, which is estimated to take 6 to 7 years from beginning at Bass Pro Drive to the Rockwall / Hunt County line.
- Provides a Police Department presence in the Tech Park, providing further deterrent for criminal activity in this area.
- Allows for holding shift briefings in a location with plenty of parking space and great access to major roads (Interstate 30, John King Blvd, SH 276, FM 3549)
- Have dedicated work stations for patrol to be able to type reports and turn in paperwork.
- Have more space to properly store and organize Community Services equipment (which includes equipment for bicycle officers).
- This site would also serve as a backup IT network data center to the primary at the PD and act as a redundant site to run the city IT network, including dispatch operations, finance, utilities and other important daily functions of the city in the event a natural disaster compromised or destroyed the main site on Rusk Street.

Chief Geron or myself will be available to answer any questions. The City Council is asked to consider authorizing the City Manager to execute the agreement with JBC Land and Cattle Company on behalf of the City.

LEASE AGREEMENT

THIS LEASE AGREEMENT (the “Lease”) is entered into effective as of September 15, 2021, by JBC Land and Cattle Company, LLC, a Texas limited liability company (“Landlord”), and the City of Rockwall, a Texas home rule city and political subdivision of the State of Texas (“Tenant”), to evidence that:

LEASE OF THE PREMISES described as approximately 7150 square feet of office space shown on Exhibit “A-1” attached to this Lease (the “Premises”) commonly known as Suite 110 in the building (the “Building”) located at 2610 Observation Trail, Rockwall Texas 75032. The Building is located on the land described in Exhibit “A” attached hereto (the “Land”). The Building, the Common Areas (hereafter defined) and the Land are collectively referred to herein as the “Project”.

Notwithstanding anything to the contrary contained in this Lease, Tenant shall, at Tenant’s sole cost and expense, perform the following work to the Premises to accommodate Tenant’s occupancy and permitted uses, and as described and attached hereto as Exhibit “C-1” (collectively, the “Initial Tenant Improvements”). Landlord has approved the Initial Tenant Improvements and Tenant will use commercially reasonable efforts to complete such work prior to December 31, 2021.

Landlord LEASES, DEMISES and LETS to Tenant and Tenant leases from Landlord the Premises along with all improvements owned by Landlord as part of the Premises. During the Term (hereafter defined), Tenant shall have the exclusive right to the Premises, together with the non-exclusive right in common with Landlord, other tenants, subtenants and invitees of the Building, to use of the Common Areas, in accordance with the terms of this Lease. The term of this Lease (the “Term”) will begin on October 1, 2021 (the “Commencement Date”) and will end at 11:59 p.m. on September 30, 2031, unless sooner terminated, renewed or extended as provided below. This Lease is made on and subject to all of the provisions, terms, covenants and conditions set out by below.

BASIC LEASE INFORMATION

A.	Base Rent:	See Exhibit “B” attached to this Lease.
B.	Security Deposit:	\$NA
C.	Permitted Use:	General office use and indoor police training purposes, all in accordance with applicable laws, and for no other use.
D.	Address of Landlord:	JBC Land and Cattle Company 2905 Dublin Road Parker, Texas 75002 johnchisolm@verizon.net
E.	Address of Tenant:	City of Rockwall 385 S. Goliad Street Rockwall Texas 75087 Attn: City Manager
F.	Base Year	2021

G.	<u>Common Areas:</u>	All areas, improvements, facilities and equipment from time to time designated by Landlord for the general and non-exclusive common use or benefit of Tenant, other tenants of the Building, Landlord and their respective agents and employees, including but not limited to roadways, entrances and exits, hallways, stairs, loading areas, landscaped areas, open areas, park areas, exterior lighting, service drives, walkways, sidewalks, ramps, maintenance and utility rooms and closets, exterior utility lines, lobbies, common walls, common ceilings, common trash areas, vending or mail areas, common pipes, conduits, ducts and wires, and on-site parking areas.
H.	TENANT'S PRO RATA SHARE	shall mean the percentage computed from the fraction equal to the Rentable Square Feet within the Premises, divided by the total Rentable Square Feet in the Project. As of the Effective Date, Tenant's Pro Rata share is 27.8%.

**SUPPLEMENTAL TERMS, COVENANTS AND CONDITIONS**

Landlord leases the Premises to Tenant and Tenant accepts and agrees to use and possess the Premises on the following Supplemental Terms, Covenants and Conditions. References below to the "Basic Lease Information" are references to the information set out above. If a conflict exists between the Basic Lease Information and the provisions below, the provisions below will control.

1. Rent. Tenant will pay Landlord, without demand, setoff or deduction except as otherwise expressly provided herein, a base monthly rental (the "Base Rent") as specified on Exhibit "B" of this Lease, attached hereto and incorporated herein by this reference. The Base Rent will be due on the first (1st) day of each calendar month during the Term. Tenant will pay all amounts due to Landlord under this Lease at the address specified in the Basic Lease Information or elsewhere as designated from time to time in written notice from Landlord to Tenant; and all amounts payable by Tenant under this Lease in addition to Base Rent are additional rentals, excluding only any amounts expressly designated as not being rent.

2. Renewal Terms. Intentionally deleted.

3. Use of the Leased Premises. Tenant will use and occupy the Premises continuously throughout the Term for the Permitted Use specified in the Basic Lease Information and for no other purpose. Tenant must use and maintain the Premises in a clean, careful, safe and proper manner and in compliance with all applicable laws (including environmental protection laws), ordinances, orders, rules and regulations of all governmental bodies pertaining to Tenant's use thereof. Tenant will not in any manner deface or injure the Premises or overload the floors of the Building; and Tenant must pay Landlord on demand, within 5 days of written notice therefor, for any damage occurring to the Premises during the Term for which Tenant is responsible hereunder and which Tenant fails to repair in accordance with the provisions of this Lease. Tenant will conduct its business and occupy the Premises and will control its agents, employees, licensees and invitees in a manner that will not create any nuisance or unreasonably interfere with, annoy or disturb any of the owners or occupants of surrounding properties. Notwithstanding anything to the contrary contained in this Lease, Tenant shall not be responsible for (a) the repair of any damage caused by Landlord or any other occupant of the Project or any of their respective agents, employees, licensees, contractors and invitees, (b) the remediation of any environmental hazard or condition that is not caused by Tenant or its agents, employees, licensees, contractors or invitees, or (c) making any alterations to the Premises or any other part of the Project to comply with any applicable laws, ordinances, orders, rules and regulations of any governmental body that is not necessitated by Tenant's specific use of the Premises.

4. Condition and Acceptance of the Leased Premises. The occupancy of the Premises by Tenant shall constitute the acknowledgment and agreement of Tenant that Tenant has inspected the Premises, that Tenant is fully familiar with the physical condition of the Premises, that Tenant has received the same in good order and condition and that the Premises comply in all respects with the requirements of this Lease and are specifically suitable to Tenant's purpose. LANDLORD AND TENANT AGREE THAT LANDLORD MAKES NO WARRANTIES

WHATSOEVER, WHETHER EXPRESS OR IMPLIED, CONCERNING THE REPAIR OR CONDITION OF THE PREMISES OR THE FITNESS OR SUITABILITY OF THE PREMISES FOR TENANT'S INTENDED USE, OTHER THAN AS EXPRESSLY SET FORTH IN THIS LEASE. TENANT HEREBY EXPRESSLY AND SPECIFICALLY WAIVES ALL SUCH WARRANTIES THAT ARE NOT EXPRESSLY SET FORTH HEREIN. TENANT HEREBY ACCEPTS THE PREMISES "AS IS, WHERE IS" WITH ALL FAULTS, SUBJECT TO THE EXPRESS REPRESENTATIONS AND WARRANTIES OF LANDLORD SET FORTH HEREIN AND THE MAINTENANCE OBLIGATIONS OF LANDLORD IN THIS LEASE.

5. Payment of Taxes and Insurance. Tenant will pay to Landlord, as additional rent in addition to the Base Rent, Tenant's Proportionate Share (hereafter defined) of all "Taxes" and "Insurance Costs" (both as defined below). For purposes hereof, "Tenant's Proportionate Share" means the percentage calculated by dividing the total square footage of the Premises by the total leasable square footage of the Building. During the Term of this Lease, Tenant shall pay monthly to Landlord, simultaneously with the delivery of Base Rent, an amount equal to 1/12<sup>th</sup> of Landlord's good faith estimate of (i) Tenant's Proportionate Share of the annual Taxes due for the applicable tax year, and (ii) the annual Insurance Costs for the applicable calendar year. The amount being paid hereunder shall be recalculated on the anniversary of the Commencement Date during the Term of this Lease based upon Landlord's good faith estimate of the actual or estimated Taxes or Insurance Costs expected to be incurred during the ensuing 12 months, but any such recalculation shall not be effective until 30 days after Tenant's receipt of written notice thereof. For any partial calendar year during which this Lease is effective, Tenant's Proportionate Share of Taxes and Insurance Costs will be prorated accordingly. As used herein, "Taxes" shall mean all taxes and assessments, special or ordinary, and all other impositions of every kind and nature whatsoever (including, without limitation, any transit tax, sewer rents, impact fee, and school district assessments), which may be levied, assessed, charged or imposed upon the Project or any personal property owned or leased by Landlord and used therewith, together with all fees and costs incurred by Landlord for the purpose of contesting or protesting the amounts or rates of Taxes. Taxes shall not include any income, excess profit, franchise, capital stock, estate or inheritance tax payable by Landlord except as specifically provided in the next sentence. If at any time during the Lease Term the method of taxation prevailing at the Commencement Date shall be altered so that any new or additional tax assessment, levy, imposition, or charge, or any part thereof, shall be imposed in place or partly in place of any Taxes or contemplated increase therein, including without limitation any tax, assessment, levy, imposition or charge on Rent, then all such taxes, assessments, levies, impositions or charges shall be deemed to be Taxes for the purpose hereof, to the extent that such Taxes would be payable if the Project was the only property of Landlord subject to such tax. If any assessments constituting Taxes are or may be payable to the applicable taxing authority in installments over more than one calendar year then, to the extent permitted by its lender, Landlord shall cause such Taxes to be paid in installments, and only those installments (plus any interest thereon) payable during a calendar year in which the Lease Term falls shall be included in Taxes for such calendar year in which payment is due. Otherwise, Taxes "for" a calendar year shall be deemed to refer, at Landlord's option, either to Taxes payable in such calendar year or to Taxes levied, assessed or otherwise accrued or imposed for such calendar year without regard to when such Taxes are payable. Taxes shall not include interest and penalties for late payment, except to the extent that such penalty or interest is attributable to Tenant's failure to remit on a timely basis Tenant's Pro Rata Share of Taxes. If such interest or penalty is attributable solely to Tenant's failure to remit Tenant's Pro Rata Share of Taxes, then Tenant shall be solely responsible for payment of such interest and/or penalty. If such interest or penalty is attributable to such failure by Tenant and to other tenants' failure to pay their pro rata share of Taxes, Tenant shall pay its proportionate share of the amount of such interest and/or penalty. As used herein, "Insurance Costs" means all costs and expenses incurred by Landlord for insurance covering the Premises, in such amounts and with such companies as it shall deem advisable in its commercially reasonable discretion, considering the nature, size and location of the Project, including, without limitation, all premiums due under insurance covering the Project in an amount not less than ninety percent (90%) (or such greater percentage as may be necessary to comply with the provisions of any co-insurance clauses of the policy) of the "replacement cost" thereof as such term is defined in the Replacement Cost Endorsement to be attached thereto, insuring against perils of Fire, Lightning, Extended Coverage, Vandalism and Malicious Mischief, extended by Special Extended Coverage Endorsement to insure against all other Risks of Direct Physical Loss. All such coverages and endorsements shall be as defined, provided and limited in the standard bureau forms prescribed by the insurance regulatory authority for the State of Texas for use by insurance companies admitted in such state for the writing of insurance on risks located within such state. All amounts paid by Tenant based on Landlord's estimate shall be subject to adjustment as provided in Paragraph 7 of this Lease when actual Taxes and Insurance Costs are available for each calendar year.



6. Maintenance and Repairs.

(a) Landlord shall, at its cost and expense (subject to the pass-through of costs as allowed under Paragraph 7 of this Lease), (i) maintain the exterior walls (including windows, glass or plate glass and entry doors), the roof (including skylights), gutters, downspouts, and all structural and load bearing elements of the Building in good condition and repair, (ii) maintain all water lines, sewage lines and plumbing, mechanical, electrical, heated and refrigerated air conditioning (“HVAC”) and fire suppression systems located within and/or serving the Building or any part thereof, (iii) maintain the Common Areas of the Project in good and safe order, condition and repair, and in compliance with all applicable laws (including environmental protection laws), ordinances, orders, rules and regulations of all governmental bodies. Landlord shall also be responsible for any latent defects in the Building and all other structures comprising the Project. Tenant shall give Landlord written notice of defect or need for repairs within the Premises promptly after Tenant becomes aware of such condition. Notwithstanding anything to the contrary contained in this Lease, costs and expenses incurred by Landlord to maintain structural elements of the Building and/or repair any latent defects in the Project shall not be included in CAM Costs (hereafter defined).

(b) Except as provided in Paragraph 7(a), Tenant will, at its own expense, keep the Premises in a clean and sanitary condition, including the interior surfaces of the ceilings, walls and floors, all interior doors, and all furnishings and special items and equipment installed by or at the expense of Tenant. Tenant shall be responsible for its own janitorial service and for the maintenance, repair and replacement of any supplemental HVAC equipment separate from the main HVAC system for the Building installed by Tenant and solely serving the Premises. Landlord acknowledges and agrees that Tenant may use its own employees for Tenant’s janitorial and maintenance of the Premises.

7. CAM Costs.

(a) Tenant will pay to Landlord, as additional rent in addition to the Base Rent, Tenant’s Proportionate Share of all costs and expenses incurred by Landlord in connection with the normal operation and maintenance of the Project (“CAM Costs”), as determined in accordance with sound accounting principles, consistently applied, and subject to the limitations set forth in this Lease. “CAM Costs” may include the following costs: (i) a commercially reasonable management fee, not to exceed three (3%) of the total CAM Costs, (ii) all supplies and materials used in the operation, maintenance, repair, replacement, and security of the Project; (iii) repairs, replacements, and general maintenance of the Project, except as any tenant of the Project may be responsible under the terms of its lease agreement other than pursuant to a provision similar to this Paragraph 7(a), and subject to the limitations in Paragraph 6(a) of this Lease; (iv) service and maintenance contracts with independent contractors for the maintenance, repair, replacement or security of the Project (including alarm service, pest control, and window cleaning); and dues or similar charges under any restrictive covenants covering the Project, including charges due to the City of Rockwall. Notwithstanding anything to the contrary contained herein, “CAM Costs” shall not include costs for any of the following: (A) capital improvements made to the Project; (B) repair, replacements and general maintenance paid by proceeds of insurance or by Tenant or other third parties; (C) interest, amortization or other payments on loans to Landlord; (D) depreciation; (E) leasing commissions; (F) legal fees and expenses incurred in connection with any of the following: (1) resolving disputes between Landlord and prospective tenants, tenants or other occupants of the Project, (2) the leasing, sale, financing, refinancing and/or mortgaging of the Project, and (3) services, other than those that benefit the Project tenants generally (e.g., tax disputes); (G) renovating or otherwise improving space for occupants of the Project or vacant space in the Project; (H) Taxes; (I) Insurance Costs; (J) Utility Costs (hereafter defined); (K) costs of services or other benefits which are not offered to Tenant, or for which Tenant is charged directly, but which are provided to other tenants or occupants of the Building; (L) penalties or damages incurred due to the violation by Landlord of the terms and conditions of any lease pertaining to the Project or of any valid, applicable building code, regulation, or law in effect as of the Commencement Date, or incurred due to the Project being in violation of any such code, regulation, or law; (M) payment to any subsidiary or affiliate of Landlord for services (other than the above described management fees) on or to the Project or for goods, supplies or other materials to the extent that the costs of such services, goods, supplies and/or materials exceed the costs that would have been paid had the services, goods, supplies and/or materials been provided by parties unaffiliated with Landlord and of similar skill, competence and experience; (N) costs incurred to remediate any environmental hazard or condition; (O) costs or expenses, including judgments, incurred in connection with tort claims against Landlord (including the cost of



investigating, defending or settling the same); (P) services, items and benefits for which Tenant or any other tenant or occupant of the Building is obligated specifically to directly reimburse Landlord or for which Tenant or any other tenant or occupant of the Building pays directly to third persons; (Q) rental under any ground or underlying lease or leases; and (R) costs or other services or work performed for the singular benefit of another tenant or occupant of the Project.

(b) During the Term of this Lease, Tenant shall pay monthly to Landlord, simultaneously with the delivery of Base Rent, an amount equal to 1/12<sup>th</sup> of Landlord's good faith estimate of Tenant's Proportionate Share of CAM Costs. The amount being paid hereunder shall be recalculated on the anniversary of the Commencement Date during the Term of this Lease based upon Landlord's good faith estimate of the actual or estimated CAM Costs expected to be incurred during the ensuing 12 months, but any such recalculation shall not be effective until 30 days after Tenant's receipt of written notice thereof. For any partial calendar year during which this Lease is effective, Tenant's Proportionate Share of CAM Costs will be prorated accordingly.

(c) On or before April 1 of each calendar year after the first year of the Term, Landlord shall deliver to Tenant a statement (each such statement being a "Reconciliation Statement") setting forth an itemized list of the actual amount of Tenant's Proportionate Share of the Taxes, Insurance Costs, Utility Costs, and CAM Costs for the preceding calendar year. If Tenant's Proportionate Share of the actual Taxes, Insurance Costs, Utility Costs and CAM Costs for the calendar year covered by the Reconciliation Statement exceeds the total of the estimated monthly payments therefor made by Tenant for such year pursuant to Paragraphs 5, 7(b) and 8(a) of this Lease, as applicable, then Tenant shall pay Landlord the amount of the deficiency within thirty (30) days after Tenant's receipt of the applicable Reconciliation Statement. If such total exceeds Tenant's Proportionate Share of the actual Taxes, Insurance Costs, Utility Costs and CAM Costs for such calendar year, then Landlord shall pay Tenant the amount of the credit within thirty (30) days following the date of the applicable Reconciliation Statement. The obligations of Tenant and Landlord to make payments required under this Paragraph 7(c) shall survive the expiration or sooner termination of this Lease; provided, however, that Tenant's obligation shall only survive for a period of six months following the last day of the calendar year during which the Lease expires or is sooner terminated, with respect to any Reconciliation Statement delivered by Landlord for the calendar year during which the Lease expires or is sooner terminated.

(d) If any dispute arises as to the amount of any additional rent paid by Tenant hereunder, Tenant shall have the right after reasonable notice and at reasonable times to have an audit of Landlord's records related to Taxes, Insurance Costs and CAM Costs performed by a certified public accountant. If Tenant fails to elect to audit Landlord's records for a particular calendar year by delivering written notice to Landlord of Tenant's exercise of Tenant's audit right within 60 days after Tenant's receipt of the Reconciliation Statement for such calendar year, then such Reconciliation Statement shall conclusively be deemed to have been approved and accepted by Tenant. If Tenant elects to audit Landlord's records, Tenant shall deliver a copy of the results of the audit to Landlord within thirty (30) days after the completion of the audit. If the audit determines that Tenant's Proportionate Share of Taxes, Insurance Costs and CAM Costs for a particular calendar year is less than reflected in the Reconciliation Statement for such calendar year, then Landlord pay the excess amount to Tenant within 30 days after Tenant's delivery of the audit results. If the audit determines that Tenant's Proportionate Share of Taxes, Insurance Costs and CAM Costs for the calendar year in question is more than reflected in the applicable Reconciliation Statement, then Tenant shall pay Landlord the amount of any underpayment within 30 days after Tenant's delivery of the audit results. If the audit reflects that the Reconciliation Statement for a particular calendar year overstated Tenant's Proportionate Share of Taxes, Insurance Costs and CAM Costs, in the aggregate, for such year by 5% or more, then Landlord shall reimbursement Tenant for the reasonable cost of Tenant's audit (not to exceed \$1,000) within 30 days after Tenant's delivery of the audit results. The obligations of Tenant and Landlord to make payments required under this Paragraph 7(d) shall survive the expiration or sooner termination of this Lease; provided, however, that Tenant's obligation shall only survive for a period of six months following the last day of the calendar year during which the Lease expires or is sooner terminated, with respect to any Reconciliation Statement delivered by Landlord for the calendar year during which the Lease expires or is sooner terminated.

(e) Notwithstanding anything to the contrary in the Lease, commencing with the first full calendar year after the Base Year, and continuing through the Term of the Lease, Tenant's Pro Rata Share of "Controllable Operating Costs" shall not increase by more than five percent (5%) over the previous calendar year on a compounding and

cumulative basis (the “Excess Operating Cost Cap”), regardless of any actual increases in Controllable Operating Costs. “Controllable Operating Costs” shall mean only those items included in Excess Operating Costs where the cost or expense thereof shall be within the reasonable ability of Landlord to control. Specifically excluded from Controllable Operating Costs, without limitation, are the costs and expenses of taxes, insurance, utilities, surcharges from vendors based on utility or fuel costs, all costs to comply with legal requirements (specifically excluding penalties, fines and associated legal expenses incurred due to the violation by Landlord of applicable federal, state, or local governmental laws, ordinances, or regulations), property management fees, and any other expenses not within the reasonable ability of Landlord to control.

8. Utilities.

(a) Landlord will at all times during the Term furnish to Tenant at the Premises (i) normal water, wastewater and electricity service sufficient for general office use at the Premises, and (ii) HVAC at such temperatures and in such amounts as are standard for comparable buildings in the vicinity of the Building.

(b) Landlord shall use reasonably diligent efforts to restore any service required of it that becomes unavailable; however, no interruption or malfunction of any utility service caused by factors beyond Landlord’s control shall constitute an eviction or disturbance of Tenant’s use or possession of the Premises or a breach by Landlord of any of Landlord’s obligations hereunder or render Landlord liable or responsible to Tenant for any damage which Tenant may sustain or incur or entitle Tenant to be relieved from any of Tenant’s obligations hereunder, including, without limitation, the obligation to pay rent, or grant Tenant any right to set-off, abatement, or recoupment. The failure by Landlord to furnish, or any slowdown, stoppage or interruption of, any utility service resulting from causes beyond the control of Landlord, including without limitation, Landlord’s compliance with any voluntary or similar governmental or business guidelines now or hereafter published or any requirements now or hereafter established by any governmental agency, board or bureau having jurisdiction over the operation of the Building, shall not render Landlord liable in any respect for damages to either persons, property, or business, or be construed as an eviction of Tenant or work an abatement of rent, nor relieve Tenant of Tenant’s obligations for fulfillment of any covenant or agreement hereof. Notwithstanding the foregoing, if Tenant is prevented from using the Premises because of the unavailability of any such service for a period of five (5) consecutive days following Landlord’s receipt from Tenant of a written notice regarding such unavailability, the restoration of which is within Landlord’s reasonable control, and such unavailability was not caused by Tenant or a governmental directive, then Tenant shall be entitled to a reasonable abatement of rent for each consecutive day (after such 5-day period) that Tenant is so prevented from using the Premises. If such interruption continues for a period of 30 consecutive days or more, then Tenant may terminate this Lease with no penalty by written notice to Landlord delivered at any time prior to the restoration of the interrupted services, whereupon neither party shall have any further obligations hereunder (except for any obligations expressly surviving such termination hereunder).

(c) Tenant will pay to Landlord, as additional rent in addition to the Base Rent, Tenant’s Proportionate Share of all costs and expenses incurred by Landlord for HVAC, water, wastewater and electricity used at the Project, but excluding the cost of other utilities reimbursable to Landlord by the Project’s tenants other than pursuant to a provision similar to this Paragraph 8(c) (collectively, the “Utility Costs”). During the Term of this Lease, Tenant shall pay monthly to Landlord, simultaneously with the delivery of Base Rent, an amount equal to 1/12<sup>th</sup> of Landlord’s good faith estimate of Tenant’s Proportionate Share of the Utility Costs. The amount being paid hereunder shall be recalculated on the anniversary of the Commencement Date during the Term of this Lease based upon Landlord’s good faith estimate of the actual or estimated Utility Costs expected to be incurred during the ensuing 12 months, but any such recalculation shall not be effective until 30 days after Tenant’s receipt of written notice thereof. For any partial calendar year during which this Lease is effective, Tenant’s Proportionate Share of Utility Costs will be prorated accordingly.

9. Alterations and Additions. Tenant shall not make any alterations, additions or improvements to the Premises without the prior written consent of Landlord. Tenant, at its own cost and expense, may erect such shelves, bins, machinery and trade fixtures as it desires provided that: (a) such items do not alter the basic character of the Premises or the Building and/or improvements of which the Premises are a part; (b) such items do not overload or damage the same; (c) such items may be removed without injury to the Premises; and (d) the construction, erection or

installation thereof complies with all applicable governmental laws, ordinances, regulations and with Landlord's specifications and requirements. All alterations, installations, removals and restoration shall be performed in a good and workmanlike manner so as not to damage or alter the primary structure or structural qualities of the Building and other improvements situated on the Premises. All alterations, additions and improvements made to or fixtures placed in the Premises (other than movable office furniture and equipment not attached to the Building and Tenant's trade fixtures) will be deemed a part of the Building and the property of Landlord when placed in the Premises. Landlord agrees that Tenant may remove from the Building the main interior door to the Premises that was custom built by Tenant if Landlord has no plans to use the same for the Premises at the time of the expiration or sooner termination of the Lease and subject to Tenant repairing any damage caused by such removal (provided, however, that Tenant shall not be obligated to replace the door or otherwise enclose the Premises).

10. Signs. Any signage Tenant desires for the Premises shall be subject to Landlord's written approval and shall be submitted to Landlord prior to the commencement date of this Lease; provided, however, that Landlord hereby approves Tenant's current exterior monument sign at the Project and agrees that Tenant shall be permitted to maintain such sign, at no additional cost to Tenant, for the duration of this Lease. Tenant shall not (i) make any changes to the exterior of the Premises, (ii) install any exterior lights, decorations, balloons, flags pennants, banners or painting, or (iii) erect or install any signs, windows or door lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Premises, without Landlord's prior written consent, which consent shall not be unreasonably withheld. All signs, decorations, advertising media, blinds, draperies and other window treatment or bars or other security installations visible from the outside of the Premises shall conform in all respects to the criteria established by the Landlord.

11. Mechanic's Liens. Nothing in this Lease constitutes the consent or request of Landlord, express or implied, to any contractor, subcontractor, laborer or materialman for the performance of any labor or the furnishing of any materials for any specific improvement, alteration or repair to the Premises. Nor does anything herein contained or in any other agreement made by Landlord and Tenant in connection with this Lease give Tenant any right, power or authority to contract for or permit the rendering of any services or the furnishing of any materials that would give rise to the filing of any mechanic's or other liens against the interest of Landlord in the Premises. If any lien is filed against the Premises because of work performed, materials supplied or an obligation incurred by or at the request of (or alleged request of) Tenant, then Tenant will within 45 days after filing cause the same to be discharged of record or bond around the same in accordance with Section 53.171 et. seq. of the Texas Property Code, or any successor provision. If Tenant fails to discharge or bond around the lien within such period, then, in addition to any other right or remedy of Landlord, Landlord may (but will not be obligated to) discharge the same either by paying the amount claimed to be due or by procuring the discharge by deposit in court or bonding. Any amount paid by Landlord to discharge the lien, and all reasonable legal and other expenses of Landlord, including reasonable attorneys' fees, in defending any such action or in or about procuring the discharge of the lien will be repaid by Tenant on demand.

12. Liability Insurance. (a) Tenant, at its own expense, will procure and maintain throughout the Term and any extensions or renewals of the Term worker's compensation and comprehensive general liability insurance, including contractual liability endorsement, against claims for bodily injury, death and/or property damage occurring in or resulting from the Premises, including injury, death and/or damage caused by the condition of or any defect in the Premises. The policies evidencing such insurance must be in broad form reasonably satisfactory to Landlord, must name Landlord as an additional insured, must be issued by insurance companies reasonably acceptable to Landlord, and must afford immediate protection to the limit of not less than \$1,000,000 inclusive for each occurrence. With respect to each policy evidencing such comprehensive general liability insurance, Tenant will deliver a certificate evidencing the same to Landlord upon written request. In addition, Tenant will obtain and deliver to Landlord a written obligation on the part of each of its insurance companies to notify Landlord at least fifteen (15) days prior to any cancellation of or material change to such insurance. If Tenant fails to comply with these requirements relating to insurance beyond any applicable notice and cure period, then, in addition to any other right or remedy of Landlord, Landlord may (but will not be obligated to) obtain such insurance and charge Tenant the premium cost thereof.

(b) Notwithstanding the foregoing, Landlord acknowledges that Tenant is a political subdivision of the State of Texas and therefore holds sovereign immunity and statutory limitations of liability under Texas law. Accordingly, the Tenant shall have the right to use the Texas Municipal League Intergovernmental Risk Pool ("TMLIRP") as the



insurance carrier for Tenant's insurance obligations under Section 12 of this Lease, provided Tenant is able to obtain insurance coverage from TCRMF satisfying all of the requirements set forth herein. In the event that TMLIRP, at any time during the Lease Term: (i) has become insolvent, (ii) is likely to become insolvent, (iii) is no longer able to provide the applicable insurance coverage prescribed in this Lease, hereinafter referred to as a "Carrier Failure Event"), Tenant shall have thirty (30) days to obtain insurance coverage from a new insurance carrier for Tenant's insurance obligations under this Lease.

13. Indemnification. Landlord will indemnify and hold Tenant harmless from all fines, suits, costs and liability of every kind arising because of: (a) any violation or nonperformance by Landlord of any representation or covenant contained in this Lease; and (b) any bodily injury, death and/or property damage occurring on the Project to the extent caused by the negligence or willful misconduct of Landlord or any of its agents, employees, contractors, licensees or invitees; provided, however, that the foregoing indemnity by Landlord shall not be applicable to the extent that any fines, suits, costs and/or liabilities are caused by the negligence or willful misconduct of Tenant or any of its agents, employees, contractors, licensees or invitees.

14. Liability of Landlord. Tenant accepts responsibility for keeping all personal property and equipment in the Premises adequately insured.

15. Casualty Damage.

(a) Tenant will give Landlord prompt written notice of any damage to the Premises. If during the Term the Premises is so damaged by fire or other casualty that it substantially interferes with Tenant's use of or access to the Premises, to an extent repairable within 90 days ("Repair Period") from the date of such casualty, in the reasonable estimation of Landlord's contractor, and neither Landlord or Tenant elects to terminate this Lease as hereinafter provided, then Landlord shall forthwith proceed with reasonable diligence to repair all damage to the Premises but not damage to Tenant's alterations or personal property. During the Repair Period, this Lease shall continue in full force and effect, provided that Tenant's rent shall abate in whole or in part depending upon the extent to which such damage and/or such repair shall deprive Tenant access to or the use of the Premises. If such casualty causes damage to the Project so that repairs costing in excess of \$1,500,000 are required, in the reasonable estimation of Landlord's contractor, or if any mortgagee of Landlord's should require that the insurance proceeds payable as a result of fire or other casualty be applied to the payment of debt secured by a lien on the Project, then Landlord shall notify Tenant in writing thereof within thirty (30) days after Landlord receives written notice of such damage to the Premises and either Landlord or Tenant may terminate this Lease by notifying the other thereof within thirty (30) days after Landlord's delivery of such notice. Subject only to the holdover provisions in Paragraph 18 below, Tenant shall have no obligation for rents or other charges accruing after any termination of this Lease pursuant to this Paragraph. If neither party elects or has the right to terminate this Lease pursuant to this Paragraph, Landlord will commence and proceed with due diligence to restore the Building (but not Tenant's alterations, trade fixtures and personal property located on the Premises) during the Repair Period to the extent that such restoration is reasonably possible. If Landlord is unable or unwilling to fully restore the Building (but not Tenant's alterations, trade fixtures and personal property located on the Premises) during the Repair Period, then Tenant shall have the right to terminate this Lease by written notice to Landlord at any time after the expiration of the Repair Period and prior to Landlord's completion of such restorations.

(b) Notwithstanding anything in the other Paragraphs of this Lease (including, without limitation, Paragraph 4 above) to the contrary, Landlord and Tenant each waive any right of recovery against the other, and the other's agents, officers, or employees, for any damage or loss to the Building or its contents resulting from fire or other "casualty" (as defined in subparagraph (a) above). However, without limiting any waivers in other Paragraphs of this Lease, the waiver set out in this paragraph shall be effective insofar, but only insofar, as compensation for such damage or loss is actually recoverable by the waiving party (net of the costs of collection) under a valid and collectible insurance policy; provided, that if no such compensation is available to the waiving party because it has failed to maintain an insurance policy covering such damage or loss with an insurance company qualified to do business in Texas and with a replacement cost endorsement (if such endorsement is available), then the waiver set out in this paragraph shall not be limited to available insurance proceeds.

16. Eminent Domain.

(a) If the whole or any portion of the Premises materially necessary to Tenant's use thereof is taken for any public or quasi-public use, by right of eminent domain or otherwise, or should be sold in lieu of such taking, then this Lease will terminate as of the date when title to the Premises or the applicable portion vests in the condemning authority, and any Base Rent or additional rent paid for the period after such termination shall be refunded to Tenant. Following any such taking or sale of any portion of the Premises, if this Lease is not terminated pursuant to the immediately preceding sentence, the Base Rent payable by Tenant will be reduced in proportion to the square footage of the Building taken (if any) and Landlord will restore the Premises to the extent feasible; provided, however, Landlord will not be required to spend more for such restoration than the net proceeds of the taking or sale available to Landlord.

(b) All damages awarded for any taking of all or any part of the Premises under the power of eminent domain and all proceeds from any sale in lieu of such taking will be paid to Landlord, whether designated as compensation for the diminution in value of Tenant's leasehold or for the fee of the Premises. However, Landlord will not be entitled to any separate award made to Tenant for loss or damage to Tenant's removable personal property and trade fixtures and/or the relocation thereof. Nor will Landlord be entitled to any award made to Tenant because of the interruption of Tenant's business, unless the award is combined with or reduces an award for the diminution in value of Tenant's leasehold.

17. Surrender Upon Termination.

(a) Subject only to Tenant's express rights set forth in Paragraph 19, upon the expiration or termination of this Lease, whether caused by lapse of time or otherwise, Tenant will immediately surrender possession of the Premises to Landlord in as good a condition as existed on the date hereof, reasonable wear and tear excepted and excepting damage due to casualty or condemnation or for which Tenant is not otherwise liable hereunder. Tenant will also deliver to Landlord all keys to the Premises. If possession is not immediately surrendered, Landlord may enter and take control of the Premises and remove Tenant and any other person who may be occupying them.

(b) All alterations, additions or improvements made to the Premises by or on behalf of Tenant (except trade fixtures and as otherwise expressly provided herein) will remain on the Premises without compensation to Tenant. Upon the termination of this Lease for any reason, Landlord may require Tenant to remove any alterations made to the Premises after the Commencement Date without the prior written consent of Landlord at Tenant's sole cost and expense.

(c) Tenant may remove any furniture, trade fixtures and any movable equipment installed by it upon the termination of this Lease. Such removal must be accomplished in a good and workmanlike manner so as not to damage the Premises. All furniture, trade fixtures and equipment not promptly removed when this Lease is terminated will be presumed abandoned by Tenant and Landlord may, at its option, take possession of such property and either declare it to be abandoned by notifying Tenant thereof, or remove it and store it or dispose of it at Tenant's expense, by written notice delivered to Tenant within 30 days after such termination.

18. Holding Over. Subject to the limitations herein and so long as Tenant has not committed a default under this Lease, Tenant shall have the right, for a period not to exceed 30 days after the expiration of the term of this Lease, to hold the Premises after the expiration of this Lease without the written consent of Landlord, provided Tenant must, throughout the entire holdover period pay Base Rent at a rate of 150% of the rate applicable immediately prior to the holdover period. Nonetheless, holding over by Tenant after the expiration or other termination of the Term will not be construed to extend the Term. Tenant agrees to indemnify Landlord against all claims for damages resulting from any delay by Landlord in delivering possession of the Premises to another tenant or prospective tenant caused by Tenant's holding over if Landlord has advised Tenant thereof by delivery of written notice to Tenant at least 30 days prior to the end of the Term. Any holding over with the written consent of Landlord will convert this Lease to a lease from month-to-month, subject to all the terms and conditions contained herein.

19. Assignment and Subletting. (a) Tenant shall have right to assign or sublet the Premises to another governmental entity, emergency services district, or other public agency; provided however, that such assignment or subletting will be limited to the permitted uses. Tenant may not pledge or encumber the Lease without Landlord's approval.

(b) An assignment or subletting shall not relieve Tenant from any covenant, liability or obligation hereunder (whether past, present or future) and Tenant shall remain liable under this Lease as a principal and not as a surety.

(c) Tenant shall provide Landlord with at least fifteen (15) days prior written notice of any assignment or subletting.

20. Transfers by Landlord. Landlord retains the right to transfer, in whole or in part, the Project and all of Landlord's rights and obligations under this Lease. Upon the transfer of all of Landlord's rights and obligations under this Lease, Landlord's obligations hereunder shall cease for all obligations accruing from and after the date thereof, provided any successor landlord agrees in writing to be bound by all of the terms and conditions of this Lease.

21. Estoppel Certificate. Tenant will, at any time and from time to time during the Term, within fifteen (15) days after requested by Landlord, execute, acknowledge, and deliver a statement in form satisfactory to Landlord certifying, to the extent accurate: (i) that Tenant is in possession of the Premises under the terms of this Lease; (ii) that this Lease is unmodified and in full force (or, if there have been modifications, that this Lease is in full force as modified and setting forth the modifications); (iii) the dates to which the rent has been paid; (iv) that to the knowledge of Tenant no default exists under this Lease (or specifying all defaults of which Tenant has knowledge); and (v) other matters as may be reasonably requested by Landlord. Any such statement by Tenant may be relied upon by any prospective purchaser or mortgagee of the Project or any interest therein, and as between Tenant and such prospective purchaser or mortgagee, the statement will be binding upon Tenant for all purposes.

22. Quiet Enjoyment. Subject to the other provisions in this Lease and, specifically, to the condition that Tenant pay all rent when due and keep and fulfill all of the terms, covenants, agreements and conditions to be performed by Tenant, Tenant will peaceably and quietly enjoy the Premises during the Term without any disturbance from Landlord or from any other person lawfully claiming by, through or under Landlord, but not otherwise.

23. Subordination. This Lease is subject and subordinate to any mortgage or deed of trust which now or may in the future affect the Land or any interest of Landlord in the Building, and to all increases, renewals, modifications, consolidations, replacements, and extensions thereof. This Paragraph is self operative. No further instrument is required to effect the subordination of this Lease to any such mortgage or deed of trust. In confirmation of the subordination, however, Tenant agrees to execute, acknowledge, and deliver promptly any certificate or instrument reasonably requested by Landlord that evidences the subordination. Tenant agrees that if proceedings are brought for the foreclosure of any such mortgage or deed of trust or if the Project is sold in lieu of foreclosure, Tenant will attorn to the purchaser at the foreclosure or sale in lieu thereof upon the purchaser's request, so long as the purchaser agrees in writing to be bound by all of the terms and conditions of this Lease and not to disturb Tenant's possession of the Premises so long as Tenant is not in default hereunder beyond any applicable notice and cure period. Tenant will recognize such purchaser as the landlord under this Lease if the purchaser elects to keep this Lease in effect, provided that such purchaser has provided Tenant with the executed written agreement described in the immediately preceding sentence. This Lease and all rights of Tenant are further subject and subordinate to all other existing title matters that affect the Premises, including all utility easements and agreements; provided, however, that Landlord represents and warrants to Tenant that no such title matters shall impair Tenant's occupancy and use of the Premises as contemplated by this Lease.

24. Certain Rights Reserved by Landlord. Landlord has the following rights, exercisable without causing an eviction (constructive or actual) or disturbance of Tenant's possession of the Premises and without giving rise to any claim for setoff or abatement of rent:



(a) after giving Tenant twenty-four (24) hours' advance written notice (except in the event of an emergency presenting an immediate danger to persons and/or property, when no notice shall be required), to enter upon the Premises at reasonable hours to inspect, clean or make repairs or alterations (without implying any obligation to do so except as otherwise provided by this Lease) and to show the Premises to prospective lenders or purchasers or, during the last four (4) months of the Term, prospective tenants, provided that any such entry by Landlord shall not unreasonably interfere with Tenant's operations in the Premises; and

(b) to reasonably approve the weight, size and location of safes and other heavy equipment and articles in the Premises and to require that all such items and all furniture be moved into and out of the Building in the manner reasonably directed by Landlord (movements of Tenant's property into or out of the Building and within the Building are entirely at the risk and responsibility of Tenant).

25. Default by Tenant. The occurrence of any one of the following events will be an event of default by Tenant under this Lease:

(a) Tenant shall fail to pay Landlord, within ten (10) days after receiving written notice of delinquency from Landlord, any rental or other sum of money required under this Lease; provided, however, Landlord shall only be obligated to provide two such written notices of delinquency in any one calendar year (and thereafter, failure to pay any rental or other sum of money required under the Lease shall be an event of default without notice to Tenant).

(b) Tenant shall fail to perform or observe any term, covenant or condition of this Lease or any other agreement with Landlord which affects the Premises (other than a failure to timely pay rent or other charges) and Tenant shall not cure the failure within thirty (30) days after notice thereof is given by Landlord, provided, however, that if any such default cannot be cured within thirty (30) days, then Tenant shall have sixty (60) additional days to cure such default under the circumstances, provided Tenant diligently pursues same to completion.

(c) Tenant shall become insolvent, or shall admit in writing its inability to pay its debts when due, shall make a transfer in fraud of its creditors, or shall make a general assignment or arrangement for the benefit of creditors, or all or substantially all of Tenant's assets or Tenant's interest in this Lease are levied on by execution or other legal process.

(d) A petition shall be filed by Tenant to have Tenant adjudged a bankrupt, or a petition for reorganization or arrangement under any law relating to bankruptcy shall be filed by Tenant, or any such petitions shall be filed against Tenant and shall not be removed within sixty (60) days.

(e) A receiver or trustee shall be appointed for all or substantially all the assets of Tenant or for Tenant's interest in this Lease.

26. Remedies of Landlord.

(a) The various rights, elections and remedies of Landlord contained in this Lease are cumulative. Upon the occurrence of any event of default by Tenant, Landlord shall have the option, without any notice to Tenant (except as expressly provided below) and with or without judicial process (but subject to all applicable legal requirements), to pursue any one or more of the following remedies:

(i) Landlord may terminate this Lease, in which event Tenant shall immediately surrender the Premises to Landlord.

(ii) Landlord may enter upon and take custodial possession of the Premises by picking the locks if necessary, lock out or remove Tenant and any other person occupying the Premises and alter the locks and other security devices at the Premises, all without Landlord being deemed guilty of trespass or becoming liable for any resulting loss or damage and without causing a termination or forfeiture of this Lease or of the Tenant's obligation to pay rent.

(iii) Landlord may enter the Premises and take possession of and remove any and all personal property situated in the Premises, without liability for trespass or conversion. If Landlord takes possession of and removes Tenant's personal property from the Premises, then until Tenant reclaims the property, Landlord may (but shall not be required to) store such personal property in a public warehouse or elsewhere at the cost of and for the account of Tenant without the resort to legal process and without becoming liable for any resulting loss or damage.

(iv) Landlord may perform on behalf of Tenant any obligation of Tenant under this Lease which Tenant has failed to perform, and the cost of the performance will be deemed additional rental and will be payable by Tenant to Landlord upon demand.

Landlord's pursuit of any remedy specified in this Lease will not constitute an election to pursue that remedy only, nor preclude Landlord from pursuing any other remedy available at law or in equity, nor constitute a forfeiture or waiver of any rent or other amount due to Landlord as described below.

(b) In the event Landlord enters and takes possession of the Premises without causing a termination of this Lease, Landlord may relet the Premises on such terms as Landlord deems advisable. Landlord will not be required to incur any expense to relet the Premises and the failure of Landlord to relet the Premises shall not reduce Tenant's liability for monthly rentals and other charges due under this Lease or for damages. Landlord will not be obligated to relet for less than the then market value of the Premises or to relet the Premises when other comparable rental space offered by Landlord is available. Without causing a termination or forfeiture of this Lease after an event of default by Tenant, Landlord may: (i) relet the Premises for a term or terms to expire at the same time as, earlier than, or subsequent to, the expiration of the Term; (ii) remodel or change the use and character of the Premises; (iii) grant rent concessions in reletting the Premises if necessary in Landlord's judgment, without reducing Tenant's obligation for rentals specified in this Lease; and (iv) relet all or any portion of the Premises as a part of a larger area. Subject to the next subparagraph (c), Landlord may retain the excess, if any, of the rent earned from reletting the Premises over the rentals specified in this Lease.

(c) No re-entry or reletting of the Premises or any filing or service of an unlawful detainer action or similar action will be construed as an election by Landlord to terminate or accept a forfeiture of this Lease or to accept a surrender of the Premises after an event of default by Tenant, unless a written notice of such intention is given by Landlord to Tenant; but notwithstanding any such action without such notice, Landlord may at any time thereafter elect to terminate this Lease by notifying Tenant.

(d) Upon the termination of this Lease because of an event of default by Tenant, Landlord will be entitled to recover all unpaid rentals that have accrued through the date of termination plus the costs of performing any of Tenant's obligations (other than the payment of rent) that should have been but were not satisfied as of the date of such termination. In addition, Landlord will be entitled to recover, not as rent or a penalty but as compensation for Landlord's loss of the benefit of its bargain with Tenant, the difference between (i) an amount equal to the present value of the rent and any other sums that this Lease provides Tenant will pay for the remainder of the Term and for the balance of any then effective extension of the Term, and (ii) the present value of the net future rentals for such period that will be or with reasonable efforts could be collected by Landlord by reletting the Premises.

(e) After an event of default by Tenant, Landlord may recover from Tenant from time to time and Tenant shall pay to Landlord upon demand, whether or not Landlord has relet the Premises or terminated this Lease, (i) such expenses as Landlord may incur in recovering possession of the Premises, terminating this Lease, placing the Premises in good order and condition and altering or repairing the same for reletting; and (ii) all other expenses, commissions and charges incurred by Landlord in exercising any remedy or as a result of the event of default by Tenant.

(f) In the event that any future amount owing to Landlord or offsetting an amount owing to Landlord is to be discounted to present value under this Lease, the present value shall be determined by discounting at the rate of six percent (6%) per annum.

(g) This Paragraph 27 shall be enforceable to the maximum extent not prohibited by applicable law, and the unenforceability of any provision in this Paragraph shall not render any other provision unenforceable.

(h) Notwithstanding anything in this Lease to the contrary all amounts payable by Tenant to or on behalf of Landlord under the Lease, whether or not expressly denominated as rent, shall constitute rent for the purposes of Section 502(b)(7) of the Bankruptcy Code, or any successor or substitute statutes.

27. Late Payment Charge. In the event Tenant fails to pay any rent specified in this Lease within five (5) days after it is due, Tenant agrees to pay to Landlord as a late payment charge an amount equal to five percent (5%) of the rent in arrears.

28. No Waivers. No waiver by Landlord or Tenant of any provision of this Lease will be deemed a waiver of any other provision or of any subsequent breach by the other party. Landlord's consent to or approval of any act will not be deemed to render unnecessary the obtaining of Landlord's consent to or approval of any subsequent act by Tenant. Landlord's acceptance of rent will not constitute a waiver of any preceding breach by Tenant of this Lease, regardless of Landlord's knowledge of the preceding breach at the time Landlord accepts the rent. Any payment by Tenant or receipt by Landlord of a lesser amount than the Base Rent and additional rental stipulated in this Lease will be deemed to be on account of the earliest stipulated rental. Notwithstanding any endorsement or statement on any check or any letter accompanying any check or payment of Base Rent or additional rental, Landlord may accept such check or payment without prejudice to Landlord's right to hold the Tenant in default and recover the balance of any Base Rent or additional rental due and pursue any other remedy provided in this Lease. Landlord's failure to take any action in regard to Tenant's default, regardless of how long, will not constitute a waiver of such default. Any waiver of Tenant's default must be in writing and signed by Landlord. Any written waiver by Landlord will constitute a waiver only in the specific circumstances described in the waiver.

29. Default by Landlord.

(a) All covenants of Tenant in this Lease are independent covenants, not conditioned upon Landlord's satisfaction of its obligations hereunder, except to the extent otherwise specifically provided herein.

(b) If Landlord defaults in the performance of any of its obligations under this Lease, it will have thirty (30) days to cure after Tenant notifies Landlord in writing of the default; or if the default is of a nature to require more than thirty (30) days to remedy, Landlord will have the time reasonably necessary to cure it, provided Landlord commences the cure within such thirty (30) day period and thereafter diligently pursues the cure to completion.

(c) Tenant agrees to serve a notice of claimed default or breach by Landlord upon the lender (if any) holding a first mortgage or deed of trust against the Premises (herein called "Landlord's Mortgagee") if Tenant has been advised in writing of the name and address of such lender. Notwithstanding anything to the contrary contained herein, Tenant will not exercise any right to terminate this Lease because of a default by Landlord before allowing Landlord's Mortgagee the same period following such notice to cure the default or breach as is allowed Landlord. But this subparagraph (c) will not be interpreted as creating or broadening any right of Tenant to terminate this Lease because of a default by Landlord.

(d) The liability of Landlord to Tenant for any default by Landlord under the terms of this Lease is limited to the interest of Landlord in the Project, including rent and other proceeds derived therefrom, it being intended that Landlord not be personally liable for any judgment or deficiency.

30. Attorneys' Fees. If, because either party fails to cure a breach of this Lease within any permitted cure period, the other party incurs attorneys' fees, then the breaching party will reimburse the other party for such reasonable fees upon demand.

31. Notices. Any notice or document required or permitted to be delivered under this Lease must be in writing and will be deemed to be delivered, whether actually received or not, (a) three business days after being postmarked by the U. S. Postal Service, postage prepaid, registered or certified mail, return receipt requested, (b) upon

first attempted delivery if sent by FedEx, UPS or other national overnight courier, all charges prepaid, or (c) upon delivery by electronic mail if also sent by national overnight courier in accordance with subitem (b) (provided that any e-mail sent after 5:00 p.m. Central time shall be deemed to have been delivered on the next business day), in all cases addressed to the parties at their respective addresses as set out in the Basic Lease Information, or at such other address as they specify by written notice delivered in accordance with this Paragraph.

32. Time of Essence. Time is of the essence with respect to the performance of every provision of this Lease in which time of performance is specified.

33. Severability. A determination that any term or provision of this Lease, or the application thereof to any person or circumstance, is invalid or unenforceable, will not affect the remainder of this Lease or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable.

34. Authority. Tenant will deliver to Landlord, upon written request, reasonable evidence that the execution and delivery of this Lease has been duly authorized and properly executed by Tenant.

35. Recordation. Tenant hereby agrees that it will not file this Lease in the real property records.

36. Successors and Assigns. The conditions, covenants and agreements contained in this Lease will be binding upon and, subject to the provisions as to assignment and subletting, inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

37. Paragraph Headings. The paragraph headings contained in this Lease are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several provisions.

38. No Merger. There shall be no merger of this Lease or of Tenant's leasehold estate with the fee estate in the Premises by reason of the fact that the same person may acquire or hold, directly or indirectly, both all or any interest in this Lease or the leasehold estate and all or any interest in the fee estate.

39. Construction. Tenant acknowledges that it has read and negotiated this Lease in its entirety and is familiar with and understands all its terms and provisions. Accordingly, Tenant agrees that if a dispute arises, this Lease will not be construed in favor of either party, nor shall the authorship of this Lease be a factor in any such construction.

40. Survival. All obligations of Tenant hereunder not fully performed as of the expiration or earlier termination of the Term shall survive the expiration or earlier termination of the Term, including without limitation, all payment obligations with respect to Taxes and Insurance and all obligations concerning the condition and repair of the Premises.

41. Environmental Liability.

(a) As used herein, "Environmental Laws" shall mean all statutes, rules and regulations and orders of all applicable state, federal and county governmental authorities relating to health or the environment, including without limitation Section 311 of the Federal Water Pollution Control Act, 33 U.S.C. Section 1317, Section 1004 of the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., and the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. Section 9601, et seq., or any successor or substitute statutes.

(b) The term "Hazardous Substances", as used in this Lease, shall mean pollutants, contaminants, toxic or hazardous wastes, or any other substances, the removal of which is required or the use of which is restricted, prohibited or penalized by any "Environmental Laws".

(c) Tenant agrees that (i) no activity will be conducted on the Premises that will produce any Hazardous Substances, (ii) the Premises will not be used in any manner for the storage of any Hazardous Substances except for



the storage of ordinary cleaning products commonly used in office environments (the “Permitted Materials”), provided such Permitted Materials are properly stored in a manner and location meeting all Environmental Laws; (iii) no portion of the Premises will be used as a landfill or a dump, (iv) Tenant will not install any underground tanks of any type, and (v) Tenant will not permit any Hazardous Substances to be brought onto the Premises except for the Permitted Materials, and if so brought or found located thereon, the same shall be immediately removed, with proper disposal, and all required cleanup procedures shall be diligently undertaken pursuant to all Environmental Laws.

42. Waiver of Landlord’s Lien. Landlord hereby waives any contractual or statutory lien on or security interest in the property, chattels, or merchandise of Tenant which may be placed in the Premises.

43. Exhibits. The following numbered exhibits are attached hereto and incorporated herein and made a part of this Lease for all purposes:

- Exhibit “A” - Description of Land
- Exhibit “A-1” - Depiction of Premises
- Exhibit “B” - Base Rental
- Exhibit “C” - Work Letter

44. Entire Agreement; Amendments. This Lease supersedes any and all prior agreements with respect to the Premises between the parties and no oral statements, representations or prior written matter will be binding. Nothing contained in this Lease will give rise to duties or covenants on the part of the Landlord, express or implied, other than the express duties and covenants set forth herein. This Lease shall not be amended or added to in any way except by written instruments executed by both parties or their respective successors in interest.

45. Tenant Reserved Parking. For so long as this Lease remains in effect, notwithstanding anything to the contrary contained in this Lease, (a) Tenant and its agents, employees and invitees shall have the exclusive right to use forty parking spaces, Tenant shall have the right to mark any or all of such spaces as reserved for use by Tenant with a sign (and any replacements thereof in the event any such signs are damaged or destroyed). The rights granted to Tenant hereunder will be at no additional cost to Tenant.

**[The remainder of this page intentionally left blank; signature page immediately follows.]**

IN WITNESS WHEREOF, this Lease is executed by the parties on the day and year first written above.

LANDLORD:

**JBC LAND AND CATTLE COMPANY, LLC,**  
a Texas limited liability company

By: \_\_\_\_\_  
Name (print): \_\_\_\_\_  
Title: \_\_\_\_\_

TENANT:

**CITY OF ROCKWALL,** a Texas municipal corporation

By: \_\_\_\_\_  
Mary Smith, City Manager

EXHIBIT "A"

DESCRIPTION OF LAND

Lot 4, Block C, Rockwall Technology Park (4.895 acres).



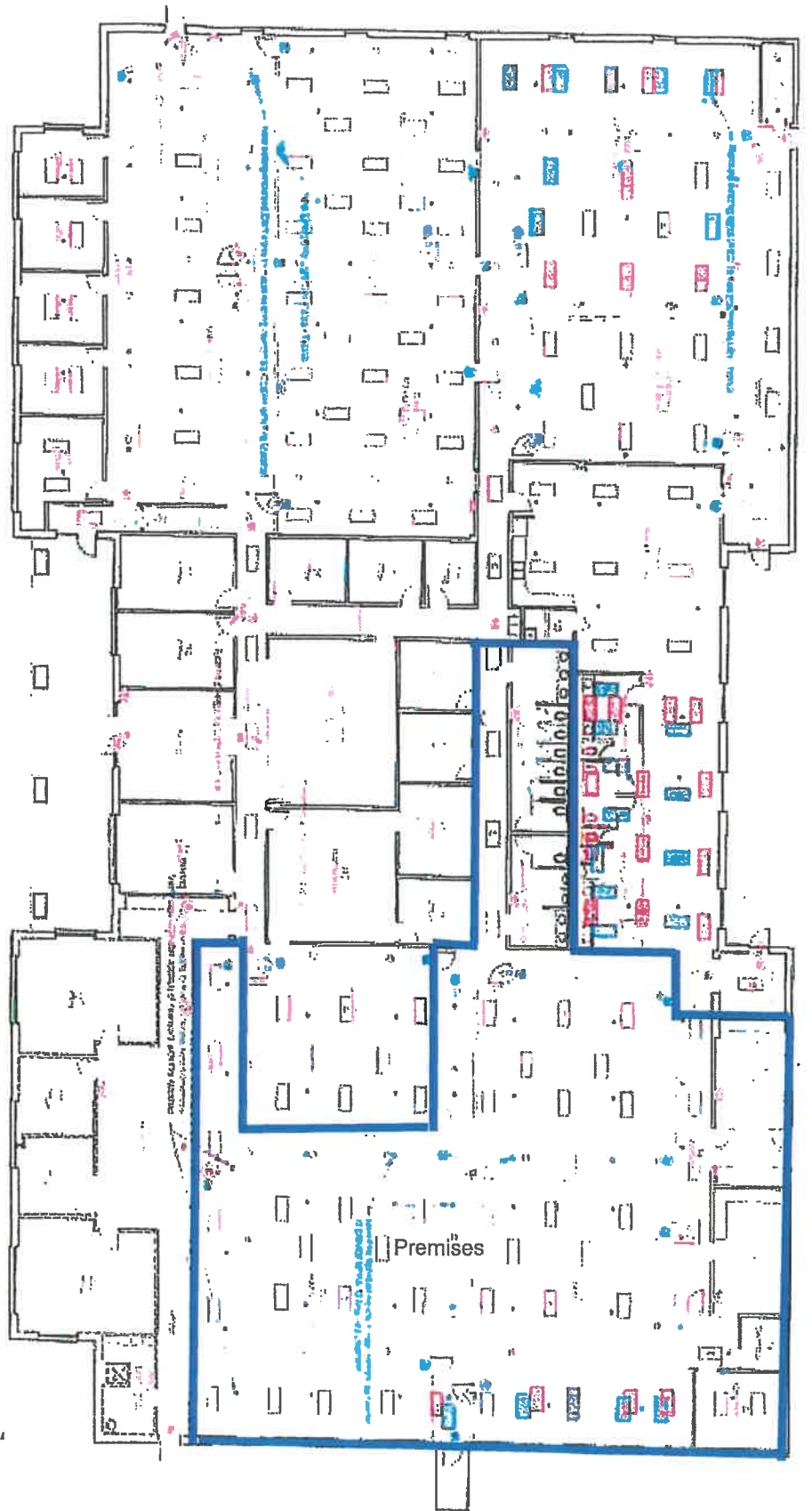


EXHIBIT "B"

BASE RENTAL

(Does not include Taxes, Insurance or CAM Costs)

<b>Lease Month</b>	<b>Monthly Rental</b>	<b>Rental per Square Foot</b>
1 - 12	\$ 10,129.00	\$17.00.
13 - 24	\$ 10,433.00	\$17.51
25 - 36	\$ 10,742.00	\$18.03
37 - 48	\$ 11,064.00	\$18.57
49 - 60	\$ 11,398.00	\$19.13
61 - 72	\$ 11,737.00	\$19.70
73 - 84	\$ 12,089.00	\$20.29
85 - 96	\$ 12,446.00	\$20.89
97 - 108	\$ 12,446.00	\$20.89
109 - 120	\$ 12,446.00	\$20.89

EXHIBIT "C"

WORK LETTER

Landlord will provide Tenant with an allowance (the "TI Allowance") of up to \$120,000.00 for use by Tenant in paying the hard costs (i.e., no architectural, engineering, permitting or other similar costs) of alterations and improvements to the Premises performed within the first year of the Term. Payment of the TI Allowance shall be conditioned upon there being no default by Tenant. Landlord shall pay Tenant as funds are needed for completion of the work and the submission by Tenant to Landlord of requests for payment with supporting invoice(s).

**EXHIBIT "C-1"**

**See attached**



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Honorable Mayor and City Council Members

**FROM:** Mary Smith, City Manager

**DATE:** September 20, 2021

**SUBJECT:** Interlocal Agreement for Fire Protection Services

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This is the standard agreement that the city enters into annually with Rockwall County.

Chief Cullins and I will be available to answer any questions.

STATE OF TEXAS §  
COUNTY OF ROCKWALL §  
CITY OF ROCKWALL §

**INTERLOCAL AGREEMENT FOR  
FIRE PROTECTION SERVICES**

**THIS AGREEMENT** is made and entered into by and between the County of Rockwall, Texas, hereinafter referred to as “County” and the City of Rockwall, Texas, hereinafter referred to as “City” or “Rockwall”.

WITNESSETH:

**WHEREAS**, pursuant to §352.001(b)(3) of the Texas Local Government Code, a county is authorized to execute interlocal agreements with any city, town or village within such county to provide fire protection services to the citizens of any such county residing outside the corporate limits of any city, town or village; and

**WHEREAS**, pursuant to Chapter 791 of the Texas Government Code, the City is authorized to execute interlocal agreements with a county to provide governmental services and functions such as fire protection; and

**WHEREAS**, the City is the owner of certain trucks and other equipment designed for and capable of being used in the protection of persons and property from and in the suppression and fighting of fires; and

**WHEREAS**, the County desires to obtain such services for its citizens residing in unincorporated areas of the County, and the City is willing to provide such services as hereinafter set forth and provided.

**NOW, THEREFORE**, it is mutually agreed by and between the parties hereto as follows:

**Section 1.** That the recitals set forth above are true and correct and incorporated herein.

**Section 2.** Definitions. The following words shall have the following meanings when used in this Agreement:

- a) “Call” means each response by the City of Rockwall Fire Department to rescues, auto accidents, actual fire, false alarms, fires to be found extinguished on arrival of the City’s fire unit or units, potential fire situations or emergencies.

- b) "Chief Administrative Officer" means the Mayor or City Manager of the City.
- c) "District" means the area within the boundaries of Rockwall County, Texas, for which the City of Rockwall Fire Department has permanent responsibility for first alarm response to fires in such district. This includes Public Protected Classification, outside protected areas, and Fire Districts defined by the Texas Department of Insurance.
- d) "Employed" means a fire fighter who is paid a salary by the City, or volunteer fire fighter.
- e) "Fire Chief" means the Fire Chief of the City or his duly authorized designees.
- f) "Fire Fighter" means a fire fighter of the City.
- g) "Requesting Party" means the entity requesting fire protection assistance from the City for fire services for residents of the County, but not living within any city's incorporated limit.

**Section 3.** The parties hereto hereby agree that the City will provide fire equipment and services to points in the County which are outside the corporate limits of any city in the County, but inside the boundary limits known as First Alarm County District for the City. Areas outside such boundary shall be known as the Second Alarm County District for the City, and a closer fire department shall be notified for first response.

**Section 4.** In consideration of such service, the County will pay to the City the sum of Sixty-Eight Thousand Two Hundred and Fifty (68,250.00) dollars for calls outside the corporate limits of any city in the County subject to annual funding approval by the Rockwall County Commissioner's Court during the regular budget process. Said payment shall be made on an annual basis upon written request from the City to the Rockwall County Auditor and will be payable within thirty (30) days after receipt of such, by the Auditor's Office.

**Section 5.** County hereby gives and grants to the City full and complete authority to operate its fire fighting vehicles on and over public roads, highways, and other thoroughfares of the County and other public places.

**Section 6.** City shall, at its own cost and expense, purchase and keep in force at all times insurance for the minimum amount of liability under the Texas Tort Claims Act. City agrees to provide copies of such policy or policies of insurance and/or other evidence satisfactory to the County Auditor of Rockwall County, Texas.

**Section 7.** The Fire Chief shall be the sole judge of the amount and type of equipment and number of personnel dispatched to calls made pursuant to this Agreement. Said Fire Chief, or his designee, shall be in charge of the firefighting techniques used in response to any calls.



For each call made pursuant to this Agreement, the Fire Chief shall prepare a report showing the date, location, and description of the call. True copies of such reports shall be on file with the Fire Chief and available for review by the County Auditor or Commissioner's Court of the County.

**Section 8.** City hereby agrees to render services to other Fire Districts within the County if backup emergency assistance is requested. The City's fire fighters shall report to the Requesting Party's Officer In Control at the location to which they have been assigned, and shall be under the command of the Requesting Party's Fire Chief and will be released when their services are no longer required.

Calls for assistance may be aborted only by (1) another Fire Department at the scene; (2) an officer of the Sheriff's Department at the scene; (3) a State Department of Public Safety Officer at the scene; (4) the responding department's Fire Chief or designee; (5) or Dispatch.

**Section 9.** While any fire fighter, regularly employed as such by the City, is in the service of the Requesting Party, such fire fighter shall be a fire fighter of the Requesting Party and be under the command of the Requesting Party's Chief, with all the powers of a regular fire fighter of the Requesting Party, as fully as if such fire fighter were within the territorial limits of the governmental entity where such fire fighter is regularly employed. A fire fighter's qualifications for employment by the governmental entity by which he or she is regularly employed shall constitute such fire fighter's qualifications for such position within the territorial limits of the Requesting Party, and no other oath, bond or compensation need be made.

**Section 10.** Each party to this Agreement expressly waives the right to recovery from the other party for reimbursement of wages, disability, pension payments, damages to equipment and clothing, medical expenses, travel, food and lodging expenses.

**Section 11.** Any fire fighter or other person who is assigned, designated or ordered by the Fire Chief of the party which regularly employs such, to perform duties pursuant to this Agreement, shall receive the same wages, salary, pension, compensation and all other rights for such service, including injury benefits, death benefits, and worker's compensation benefits, as if the service had been rendered within the territorial limits of the party where such fire fighter is regularly employed. Moreover, all wage and disability payments, including worker's compensation benefits, pension payments, damage to equipment and clothing, medical expenses, and expenses of travel, food and lodging, shall be paid by the party which regularly employs such person in the same manner as if the service had been rendered within the territorial limits of the party where such fire fighter is regularly employed.

**Section 12.** In the event that any person performing fire fighting services pursuant to this Agreement shall be cited as a party to any civil lawsuit, state or federal, arising out of the performance of those services, such fire fighter shall be entitled to the same benefits that he or she would be entitled to receive if such civil action had arisen out of the performance of such person's

duties as a member of the department where and in the jurisdiction of the party where such person is regularly employed.

**Section 13.** Each party to this Agreement expressly waives all claims against the other party for compensation arising from loss, damage, personal injury or death occurring as a consequence of the performance of this Agreement.

**Section 14.** Third party claims against parties hereto shall be governed by the Texas Tort Claims Act or other appropriate statutes, charters and ordinances of the parties.

**Section 15.** It is expressly understood and agreed that by executing this Agreement, neither party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it, against claims arising in the exercise of governmental powers and functions.

**Section 16.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.

**Section 17.** This Agreement shall be governed by and constructed in accordance with the laws of the State of Texas. Venue shall be in Rockwall County, Texas.

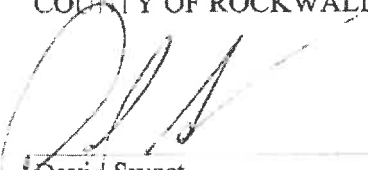
**Section 18.** If any one or more of the provisions contained in this Agreement shall, for any reason, be held to be invalid, illegal or unenforceable in any respect, such invalidity or illegality shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein, and shall not render the entire Agreement invalid.

**Section 19.** This Agreement constitutes the entire Agreement and understanding between parties. Any modification, change or amendment to this Agreement shall be in writing and approved by both parties.

**Section 20.** This Agreement shall become effective as of October 1, 2021 and shall continue through September 30, 2022.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed under authority of appropriate action taken by their respective governing bodies.

COUNTY OF ROCKWALL, TEXAS

  
\_\_\_\_\_  
David Sweet  
County Judge

CITY OF ROCKWALL, TEXAS

\_\_\_\_\_  
Mary Smith, City Manager

  
\_\_\_\_\_  
Kenneth D. Cull  
Fire Chief



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Lea Ann Ewing, Purchasing Agent

**DATE:** September 20, 2021

**SUBJECT:** BID AWARD FOR NEIGHBORHOOD IMPROVEMENT SERVICES FORCED MOWING

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### Attachments

#### Summary/Background Information

In January 2021, the City accepted sealed bids for the Grounds Maintenance Services Small Contract that includes mostly tractor mowing managed by our Parks Department and has historically been used by Neighborhood Improvement Services department for forced mowing for code compliance purposes. Council awarded the bid in February to the apparent low bidder, SRH Landscapes, based on best value. The second low bidder was Grass Kisser (the prior years' contractor for this service).

The Neighborhood Improvement Services department was informed on September 3rd by SRH Landscapes that they can no longer perform the forced mowing part of this contract and that they are going to focus on the large area tractor mowing. Staff approached Grass Kisser to see if they would be interested in the City's contract for forced mowing at the per unit price they submitted in their January 2021 bid and they agreed. We expect to spend approximately \$33,000 over the next calendar year for forced mowing service. Neighborhood Improvement Services department's code contracted services budget is adequate to cover this amount. A provision in this contract is at the end of the first annual contract period, this contract is renewable for up to three consecutive years should the contract terms and conditions remain the same and both the contractor and the City agree to renew.

#### Action Needed

For Council consideration is the bid award by unit price to Grass Kisser and authorize the City Manager to execute a contract for this work.



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Lea Ann Ewing, Purchasing Agent

**DATE:** September 20, 2021

**SUBJECT:** AWARD BIDS FOR THE PURCHASE OF SIX POLICE PURSUIT SUV'S AND VEHICLE EQUIPMENT

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### Attachments

#### Summary/Background Information

As you are aware, all of the City's 2021 model vehicles (placed on order Jan. 2021) the delivery of these vehicles has been delayed due to the "chip" shortage. Included in the order are 6 police pursuit Tahoe's that are expected to land at the dealership sometime late Dec. 2021 – Jan. 2022. These Tahoe's will be 2022 models.

On August 31, 2021, General Motors (GM) notified their dealerships that as of this date they are no longer taking orders for the 2022 model PPV or any other model Tahoe. GM did not specify the open order date for 2023 models. Learning of this manufacturing circumstance, staff believes it is in the best interest of the City to move forward as quickly as we can and place the Fiscal Year 2022 PPV order for three Chevrolet Tahoe's and three Ford Explorers. It is our understanding that the dealerships have over ordered on the 2022 model PPV Tahoe and should have sufficient inventory on their lots at a first come first serve purchase.

The 2022 model year PPV's would be purchased from Caldwell Country Chevrolet and Rockdale Country Ford through the Buy Board Contract 601-19 Cooperative Purchasing Program. The new vehicle equipment (lights, push bumper, console, prisoner seat, wiring and install of radio and computer) would be purchased from Pursuit Safety using the City of Allen Contract Cooperative Agreement. The City, as a member and participant in these cooperative programs, has met all formal bidding requirements pertaining to the purchase of these new vehicles and equipment. Funding for the purchase of these vehicles and equipment is proposed out of General Fund Reserves.

### Action Needed



Should the FY 2021-22 budget be adopted, for Council consideration are bid awards to Caldwell Country Chevrolet for three Tahoe's totaling \$117,000 and Rockdale Country Ford for three Explorers totaling \$115,890 as well as the vehicle equipment from Pursuit Safety \$150,000 prior to the start of the Fiscal Year 2022 on 10-1-2021 and authorize the City Manager to execute purchase orders.



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Ryan Miller, Director of Planning and Zoning

**DATE:** September 20, 2021

**SUBJECT:** Z2021-032; SPECIFIC USE PERMIT FOR A RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN IN A COMMERCIAL (C) DISTRICT

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Attachments  
Memorandum

Summary/Background Information

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary (**1st Reading**).

Action Needed

The City Council will need to announce the updated public hearing date of October 4, 2021; however, no further action is required.



# CITY OF ROCKWALL

## CITY COUNCIL MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council

**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** September 20, 2021

**SUBJECT:** Z2021-032; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In in a Commercial (C) District*

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On September 14, 2021, the Planning and Zoning Commission approved a motion to table Case No. Z2021-032 to the September 28, 2021 Planning and Zoning Commission meeting by a vote of 6-0, with Commissioner Moeller absent. The purpose of the motion was to allow the applicant additional time to make changes to the proposed concept plan. According to Subsection 02.03(C)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(a) public hearing may be continued by the Planning and Zoning Commission or City Council ... (t)he continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing ... [and] (t)he announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required.” Since this case was advertised for a public hearing at the September 20, 2021 City Council meeting, the City Council will need to announce the updated public hearing date of October 4, 2021; however, no further action will be required. Should the City Council have any questions staff will be available at the September 20, 2021 City Council meeting



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Ryan Miller, Director of Planning and Zoning

**DATE:** September 20, 2021

**SUBJECT:** Z2021-033; AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 4 (PD-4)

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Property Owner Notifications  
Applicant's Letter  
Survey  
Concept Plan  
Conceptual Building Elevations  
Scenic District (Comprehensive Plan)  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 4 (PD-4) [*Ordinance No. 01-26*] to allow a *Mixed-Use Development* (*i.e. Apartments, Retail/Restaurant, and Office land uses*) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary (**1st Reading**).

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed amendment to Planned Development District 4 (PD-4).





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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TO: Mayor and City Council  
DATE: September 20, 2021  
APPLICANT: Robert Weinstein; *WB Companies*  
CASE NUMBER: Z2021-033; *Amendment to Planned Development District 4 (PD-4)*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [*Ordinance No. 01-26*] to allow a *Mixed-Use Development* (i.e. *Apartments, Retail/Restaurant, and Office land uses*) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*], and take any action necessary.

### BACKGROUND

The City Council approved *Ordinance No. 60-02* [*Case No. A1960-002*], annexing the subject property into the City of Rockwall on September 5, 1960. On January 27, 1972, the City Council approved Planned Development District 4 (PD-4) [*Ordinance No. 72-03*] allowing Neighborhood Services (NS) District and General Retail (GR) District land uses. In addition, the Planned Development District allowed *Shopping Center* land uses on the subject property. On June 18, 2001, the City Council approved a City initiated amendment to Planned Development District 4 (PD-4) [*Case No. PZ2001-053-01*] removing the Neighborhood Services (NS) District land uses from the base zoning. This changed the Planned Development District to only allow General Retail (GR) District land uses. The subject property is currently vacant and no changes have been made to it since it was annexed in 1960.

### PURPOSE

The applicant -- *Robert Weinstein of WB Companies* -- is requesting to amend Planned Development District 4 (PD-4) to allow for a *Mixed-Use Development* (i.e. *Apartments, Retail/Restaurant, and Office land uses*) consisting of 600 multi-family units, 20,000 SF of retail/office space, and two (2) restaurants consisting of a total of 6,000 SF.

### ADJACENT LAND USES AND ACCESS

The subject property is located between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a mixed-use development consisting of 202 urban residential units and several office/retail land uses. This property is better known as Rockwall Commons, and which is zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 14 (MF-14) District land uses. North of this mixed-use development, is another mixed-use development consisting of 140 urban residential units and several office/retail land uses. This property is known as the Lakeview Apartments and is zoned Planned Development District 1 (PD-1) for General Retail (GR) District land uses.

South: Directly south of the subject property is Ridge Road, which is identified as a *M4D* (i.e. *minor collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. South of this thoroughfare is a 8.583-acre tract of vacant land (*i.e. Lot 1, Block A, Sky Ridge Addition*) zoned Commercial (C) District.

East: Directly east of the subject property is a 100-foot right-of-way with railroad tracks owned by the *M. K. & T. Railroad*. Beyond this are two (2) vacant tracts of land (*i.e. Tract 9 [9.24-acres] & Tract 9-1 [7-acres]*), of the *D. Atkins Survey, Abstract No. 1*), which are situated within the 100-year floodplain and zoned Commercial (C) District. East of the two (2) vacant tracts is the *Waterstone Estates Subdivision*, which was platted on November 30, 1994 and consists of 123 single-family residential lots. This subdivision is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Ridge Road, which is identified as a *M4D (i.e. major collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the *OURHometown Vision 2040 Comprehensive Plan*. Continuing west are several single-family residential subdivisions (*i.e. Lake Ray Hubbard Estates [65 lots], The Estates of Coast Royal 1 [four {4} lots], The Estates of Coast Royal 2 [13 lots], and Lakeridge Park [87 lots]*), which are zoned for Single-Family 10 (SF-10) District land uses.

**CHARACTERISTICS OF THE REQUEST**

The applicant has submitted a concept plan, conceptual building elevations, and development standards for a proposed mixed-use development. The concept plan shows that the 12.1148-acre tract of land will be developed in two (2) phases and consist of multi-family dwelling units, general retail/office, and restaurant land uses. More specifically, the development will incorporate 600 multi-family dwelling units (*i.e. 419, 700-750 SF one (1) bedroom units & 181, 950-1,100 SF two (2) bedroom units*), ~10,000 SF of retail/office space on the lower level of each phase, and a ~3,000 SF restaurant that will be located on the upper level of each phase of the mixed-use development. It should be noted that the 600 multi-family dwelling units would translate to a density of 49.52 dwelling units per acre. The minimum dwelling unit size (*i.e. air-condition space*) will range from 700 SF to 1,100 SF. Staff has incorporated masonry standards into the proposed Planned Development District ordinance in accordance with the minimum masonry requirements stipulated by the Scenic Overlay (SOV) District. Specifically, the ordinance will require 90% masonry with a minimum of 20% natural stone to be located on each facade; however, the Planned Development District ordinance will also incorporate provisions that allow up to 50% cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) or stucco (*i.e. three [3] part stucco or a comparable material*). The proposed amendment to Planned Development District 4 (PD-4) will be subject to the land uses, and density and dimensional requirements stipulated for properties within the General Retail (GR) District with some specific restrictions to the land uses (*see the attached ordinance*). The following is a summary of the lot dimensional requirements, unit composition, and parking and loading standards contained in the proposed Planned Development District ordinance:

Table 1: Lot Dimensional Requirements

<i>Minimum Lot Width</i>	60'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	10,000 SF
<i>Minimum Front Yard Setback</i>	15'
<i>Minimum Side Yard Setback</i>	10'
<i>Maximum Height</i>	75'
<i>Minimum Rear Yard Setback</i>	10'
<i>Maximum Lot Coverage</i>	90%

Table 2: Unit Composition

<i>Unit Type</i>	<i>Minimum Unit Size (SF)</i>	<i>Phase #1</i>	<i>Phase #2</i>	<i>Total Units</i>
<i>A1</i>	700 SF	70% or	70% or	419 Units
<i>A2</i>	750 SF	227 Units	192 Units	
<i>B1</i>	950 SF	30% or	30% or	181 Units
<i>B2</i>	1,025 SF	98 Units	83 Units	
<i>B3</i>	1,100 SF			
<b>Maximum Units:</b>		325 Units	275 Units	600 Units

Table 3: Parking Requirements

<i>Unit/Land Use Types</i>	<i>Parking Space Requirements</i>
A1	1.25 Parking Space/Unit
A2	1.25 Parking Space/Unit
B1	1.75 Parking Space/Unit
B2	1.75 Parking Space/Unit
B3	1.75 Parking Space/Unit
Restaurant	1 Parking Space/100 SF
Retail	1 Parking Space/250 SF
Office	1 Parking Space/300 SF

The proposed concept plan indicates that the proposed development will provide a five (5) foot sidewalk along the frontage of Ridge Road that continues along the northern and eastern property lines of the subject property. This sidewalk will create a loop around the development when completed. Situated adjacent to the 5-foot walking trail on the southeast portion of the development (*i.e. Phase 1*) are three (3) landscaped courtyards that creates additional greenspace for the site; however, the applicant has not indicated the amount of open space provided with the development. Staff does estimate the open space as being less than 20% of the total site area.

### INFRASTRUCTURE

Based on the applicant’s submittal the following infrastructure is required to adequately serve this development:

- (1) Water & Sewer Improvements. The development will be required to provide all water and sewer improvements per the approved infrastructure study, which will need to be completed prior to the submittal of a site plan.
- (2) Roadways. Ridge Road is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*), which requires a minimum of an 85-foot right-of-way and a four (4) lane divided concrete street. If additional right-of-way is needed this will be required to be dedicated at the time of final plat. Additionally, all requirement called for by Traffic Impact Analysis (TIA) will need to be installed. Staff should note, that because this development calls for an increase in density from what is allowed on the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the Traffic Impact Analysis (TIA) will need to be completed prior to submitted for a site plan.
- (3) Drainage. Detention will be required and sized per the Engineering Department’s *Standards of Design and Construction Manual*.

### CONFORMANCE WITH THE CITY’S CODES

Staff should note that the proposed Planned Development District deviates from the requirements of the Unified Development Code (UDC) and the Municipal Code of Ordinances in the following ways:

- (1) Density. The highest density zoning district permitted by the Unified Development Code (UDC) is the Multi-Family 14 (MF-14) District, which allows a maximum of 14 dwelling units per acre [*i.e. Subsection 07.02, of Article 05, UDC*]. In this case, the applicant is requesting a total density of 49.52 dwelling units per acre, which exceeds the 14 dwelling units per acre by more than 3½ times the amount. In addition, staff should point out that the Rockwall Commons has a density of 30.40 dwelling units per acre and the Lakeview Apartments has a density of 36.84 dwelling units per acre; however, these unit counts were based on the entirety of Planned Development District 1 (PD-1), which is 39.6443-acres and equates to a total density of only 8.63 dwelling units per acre.
- (2) Parking Requirements. According to Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *Multi-Family* development requires a minimum of 1½ parking spaces for each one (1) bedroom unit and two (2) parking spaces for each two (2) bedroom units. In this case, the applicant is requesting 1.25 parking spaces for the one (1) bedroom units and 1.75 parking spaces for the two (2) bedroom units. Based on the total number of dwelling units (*i.e. 419 one [1] bedroom & 181 two [2] bedroom units*) being requested, the Unified Development Code (UDC) would require a minimum of 991 parking spaces for the proposed multi-family units. The applicant is requesting a total of 841 parking spaces for the multi-family units. When looking at the overall parking requirements per the Unified Development Code (UDC), the development would require a total of 1,131 parking spaces (*i.e. 991 spaces for the Multi-Family Dwelling Units + 80*

spaces for the General Retail/Office + 60 spaces for the Restaurant = 1,131). The applicant is proposing a total of 995 parking spaces for the total mixed-use development, which would be deficient by 136 parking spaces per the City's requirements.

- (3) Maximum Building Height. Under the *Special Use Standards* of the Scenic Overlay (SOV) District (*Subsection 06.02, of Article 05, UDC*) and the General Retail (GR) District (*Subsection 07.03, of Article 05, UDC*) of the Unified Development Code (UDC), structures that exceed 36-feet in height require the approval of a Specific Use Permit (SUP). In this case, the applicant is requesting a five (5) story structure with an overall height of 72.457', which is more than twice the height requirement for a structure in the Scenic Overlay (SOV) District.

The approval of the applicant's request would amend Planned Development District 4 (PD-4) and would effectively waive these requirements.

### CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Commercial/Retail land uses and is situated within the Scenic District. According to the *Land Use Plan*, the Commercial/Retail land use designation "...is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions ... (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions." In this case, the applicant's proposed development of high-density housing mixed with commercial, restaurant, and office land uses is more characteristic of the Mixed-Use land use designation, which is defined as "...developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office ... (t)he residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family." While the Mixed-Use land use designation does not stipulate a density, staff should note that the proposed 49.52 units per acre falls within the High Density Residential designation. This designation is defined as any development that exceeds 3½ units per gross acre. Staff should also note, that at 49.52 units per gross acre this would be one of the densest developments within the City of Rockwall. Looking at the *District Strategies* of the Scenic District, *District Strategy #4* states that "(i)nfill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map." In this case, the applicant's proposed development appears to be far more intense of a land use than the existing mixed-use developments north of the subject property. Based on these facts the proposed development appears to be inconsistent with the area and therefore would not conform with the *Land Use Plan*.

Looking at the policies and goals for *Condominium and Apartments* contained in Chapter 08, *Housing*, of the OURHometown Vision 2040 Comprehensive Plan, the applicant's proposal potentially deviates to the following:

- (1) Section 02.05; Goal 01, Policy #3: High-density condominium and apartment projects should be established in areas that can support a mix of land uses (e.g. hotel, office, retail, commercial, etc.) and have roadways that can accommodate higher volumes of traffic (e.g. IH-30). These areas are typically located away from existing single-family residential neighborhoods, east of John King Boulevard and are adjacent to commercial and office land uses.

Staff Response: In this case, Ridge Road [FM-740] does appear to be a roadway that can accommodate higher volumes of traffic; however, there are many single-family residential subdivisions along Ridge Road, which do not make it conducive to a development that is as intense as to what the applicant is proposing. The example used in the Comprehensive Plan is IH-30, which does not have any single-family residential subdivisions in close proximity to its main lanes. Based on this the applicant's request does not appear to conform to this policy.

- (2) Section 02.05; Goal 01, Policy #4: High-density developments that incorporate more than ten (10) units per gross acre should incorporate structured parking that is visually screened from public view on all sides of the development. This can be achieved by wrapping the parking garage with buildings or creating false façades. Surface parking should be reserved to accommodate visitors, office staff, and prospective residents.

Staff Response: Based on the concept plan one (1) of the proposed parking garages will not be entirely wrapped by buildings and will have levels that are visible from the single-family subdivision east of the subject property. In addition,

the elevations provided by the applicant fail to show what this elevation of the parking garage will look like. Since staff is unable to determine if the proposed plan meets this requirement, staff has included a condition within the proposed draft ordinance that requires all structure parking to be visually screened from public view.

- (3) Section 02.05; Goal 01; Policy #6: Additional landscaping and canopy trees in landscape buffers and open space areas should be required to reduce the scale of buildings, and increase the amount of green space provided for residents.

Staff Response: Currently, the applicant has failed to indicate the amount of open space in the development; however, staff estimates the amount of open space to be less than the 20% of the total site area, which is a recommended minimum by the OURHometown Vision 2040 Comprehensive Plan. In addition, the concept plan does not appear to incorporate increased landscape buffers (*i.e. the current landscape buffer only meets the minimum standards of the General Overlay District Standards*) or landscaped areas. Based on this the applicant's concept plan does not appear to meet this policy.

Based on the applicant's failure to conform with the Future Land Use Map and the *Housing* policies contained within the Comprehensive Plan, staff is required to point out that this request does not conform to the OURHometown Vision 2040 Comprehensive Plan. With this being said, zoning is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the City Council choose to approve the applicant's request, staff has incorporated a condition of approval that would change the Future Land Use Map designation for the subject property from a Commercial/Retail designation to a Mixed-Use designation.

## NOTIFICATIONS

On August 26, 2021, staff mailed 80 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Turtle Cove and Waterstone Estates Homeowner's Association (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) Three (3) property owner notifications representing four (4) properties from property owners within the notification area (*i.e. within the 500-foot buffer*) that are opposed to the applicant's request.
- (2) One (1) notification from the City's website portal from a property owner within the notification area (*i.e. within the 500-foot buffer*) that is opposed to the applicant's request.
- (3) Four (4) notifications from the City's website portal from property owners that are not within the notification area (*i.e. outside of the 500-foot buffer*) that are opposed to applicant's request.
- (4) Three (3) email notifications from property owners that are not within the notification area (*i.e. outside of the 500-foot buffer*) that are opposed to applicant's request.
- (5) One (1) property owner notification representing two (2) properties from a property owner that is not within the notification area (*i.e. outside the 500-foot buffer*) that is opposed to the applicant's request.
- (6) One (1) letter from the Waterstone Estates Homeowners Association representing property owners that are within and not within the notification area (*i.e. inside and outside of the 500-foot buffer*) that are opposed to applicant's request.
- (7) One (1) email from a property owner that is not within the notification area (*i.e. outside of the 500-foot buffer*) that is in favor of the applicant's request.

## CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request then staff would propose the following conditions of approval:

- 1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Commercial/Retail designation to a Mixed-Use designation; and,
- 2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 September 14, 2021, the Planning and Zoning Commission failed to approve a motion for the zoning amendment with a motion to approve failing by a vote of 3-3, with Commissioners Deckard, Thomas, and Welch dissenting and Commissioner Moeller absent. According to Subsection 02.04(E), *Failure to Approve a Motion*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f the Planning and Zoning Commission fails to approve a motion by a majority vote for any zoning application (*i.e. zoning change, Specific Use Permit, or text amendment*), then a recommendation for denial shall be forwarded to the City Council." In addition, Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), states "... if such change is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **FM 740, Rockwall TX**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **Adjacent South of 1389 Ridge Rd, Rockwall, TX 75087. Parcel: 0001-0000-0002-00-0R**

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

CURRENT ZONING **PD-4**

CURRENT USE **Retail & Neighborhood Services**

PROPOSED ZONING **PD-4 with residential**

PROPOSED USE **Restaurant & Multifamily**

ACREAGE **12.11**

LOTS [CURRENT] **1**

**1**

LOTS [PROPOSED] **2**

**2**

- 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 **HFS Management Inc.**

APPLICANT **WB Companies**

CONTACT PERSON **Richard Chandler**

CONTACT PERSON **Robert Weinstein**

ADDRESS **122 W John Carpenter Frwy, Ste  
400**

ADDRESS **495 Broadway, 7th Floor**

CITY, STATE & ZIP **Irving, TX 75039**

CITY, STATE & ZIP **New York, NY 10012**

PHONE **214-649-7187**

PHONE **212 226 6066**

E-MAIL **rchandler@sei-mi.com**

E-MAIL **robert@wbpropertygroup.com**

## NOTARY VERIFICATION [REQUIRED]

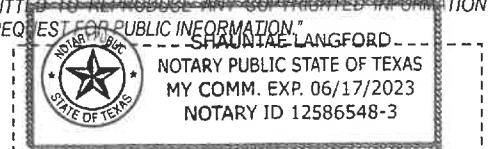
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Chandler [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 28 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 28 DAY OF June 20 21 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 28 DAY OF June, 2021.

OWNER'S SIGNATURE

*Richard P. Chandler*



MY COMMISSION EXPIRES 6/17/2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Shauntae Langford*





Z2021-033- AMENDMENT TO PD-04  
 ZONING - LOCATION MAP = [icon]



# City of Rockwall

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

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



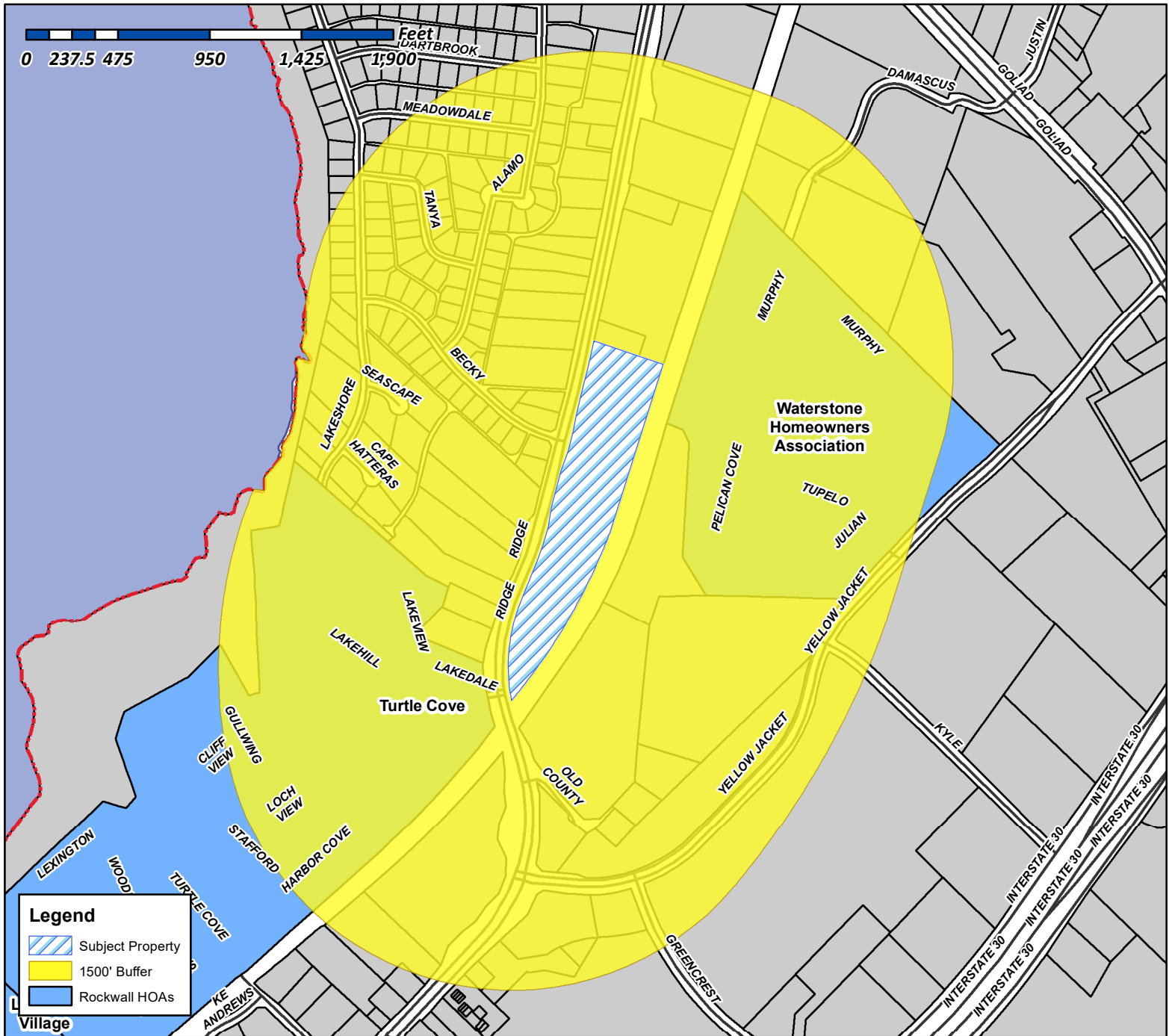




# City of Rockwall

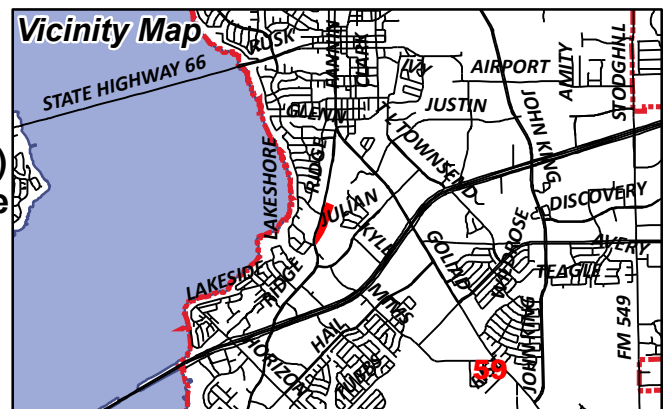
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2021-033  
**Case Name:** Amendment to PD-4  
**Case Type:** Zoning  
**Zoning:** Planned Development District 4 (PD-4)  
**Case Address:** Between Lakedale Drive & Becky Lane on the East Side of Ridge Road

**Date Created:** 8/20/2021  
**For Questions on this Case Call** (972) 771-7745



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2021-033]  
**Date:** Thursday, August 26, 2021 3:19:10 PM  
**Attachments:** [Public Notice \(08.26.2021\).pdf](#)  
[HOA Map \(08.20.2021\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [August 27, 2021](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, September 14, 2021 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, September 20, 2021 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2021-033 Amendment to PD-4

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a [Zoning Change](#) amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

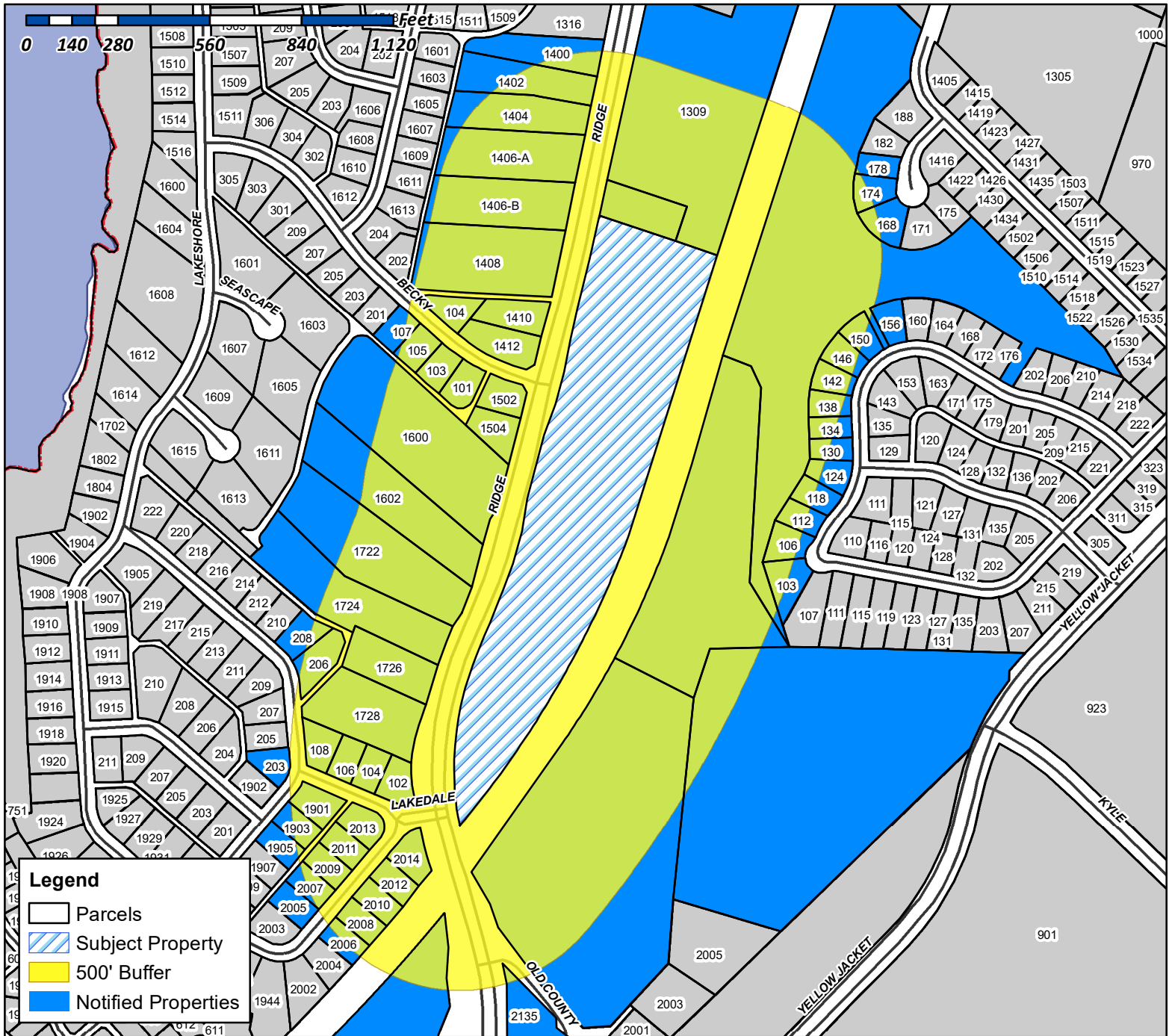
<http://www.rockwall.com/planning/>



# City of Rockwall

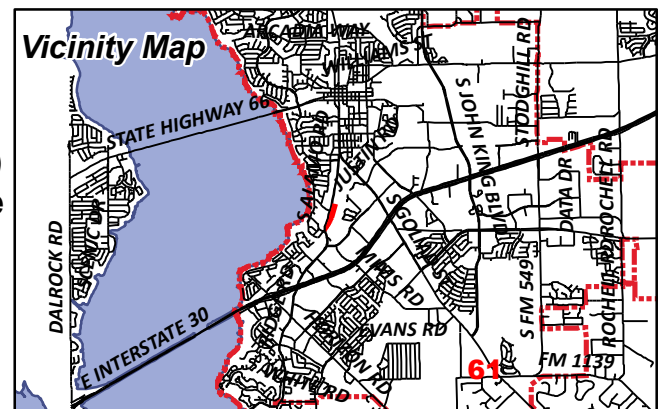
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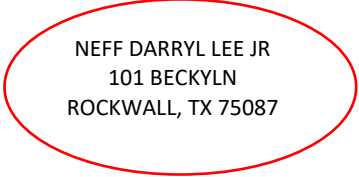


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**Date Created:** 8/20/2021  
**For Questions on this Case Call** (972) 771-7745



 =RESPONSE RECEIVED

  
NEFF DARRYL LEE JR  
101 BECKYLN  
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC  
102 LAKEDALE DR  
ROCKWALL, TX 75087

MARSHALL RICHARD A AND  
KENNETH F WILSON  
103 BECKY LN  
ROCKWALL, TX 75087

STAVINOHA JIM L & MITZIE J  
103 JULIAN DR  
ROCKWALL, TX 75087

GARNER CASEY  
104 BECKY LANE  
ROCKWALL, TX 75087

MCCULLAR EMILY JEAN  
104 LAKEDALE DRIVE  
ROCKWALL, TX 75087

COX MARCUS D  
105 BECKY LANE  
ROCKWALL, TX 75087

7.1 RIDGE LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

MARTINEZ GRACE & JESSE LEE III  
106 LAKEDALE DR  
ROCKWALL, TX 75087

VILLASENOR HENRY ROBERT &  
HAYDY E VILLASENOR  
106 PELICAN COVE DR  
ROCKWALL, TX 75087

HAMBRICK GARY/GRACE HAMBRICK  
107 BECKY LN  
ROCKWALL, TX 75087

PECK RUTH H  
108 LAKEDALE DR  
ROCKWALL, TX 75087

ECKERT TRUST  
DAVID W & BONNIE L ECKERT  
112 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

HAMPTON MATTHEW & CORINA  
118 PELICAN COVE DR  
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

HFS MANAGEMENT INC  
C/O HANNA SAHLIYEH  
122 W JOHN CARPENTER FWY STE 400  
IRVING, TX 75039

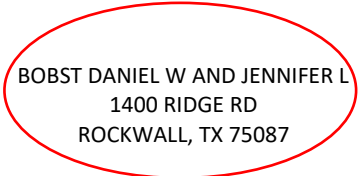
SHUGART WILLIAM E & MERIDITH JUNE  
124 PELICAN COVE DR  
ROCKWALL, TX 75087

HALL STEPHANIE MCGARRY  
130 PELICAN COVE DR  
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC  
1309 RIDGE RD  
ROCKWALL, TX 75087

WILLCOXEN R GENE & MARY F  
134 PELICAN COVEDR  
ROCKWALL, TX 75087

ANDERSON JERRY C AND MELVA J  
138 PELICAN COVE DR  
ROCKWALL, TX 75087

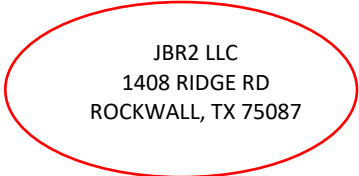
  
BOBST DANIEL W AND JENNIFER L  
1400 RIDGE RD  
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M  
1402 RIDGE RD  
ROCKWALL, TX 75087

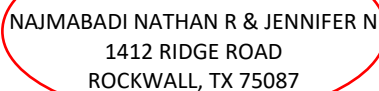
ROGERS FAMILY LIVING TRUST  
MICHAEL WAYNE ROGERS AND RELLA  
VILLASANA ROGERS, TRUSTEES  
1404 RIDGE RD  
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN  
1406-A RIDGERD  
ROCKWALL, TX 75087

NORMAN LINDA  
1406-B RIDGE RD  
ROCKWALL, TX 75087

  
JBR2 LLC  
1408 RIDGE RD  
ROCKWALL, TX 75087

WONG ERIK J & ELIZABETH M  
1410 RIDGE RD  
ROCKWALL, TX 75087

  
NAJMABADI NATHAN R & JENNIFER N  
1412 RIDGE ROAD  
ROCKWALL, TX 75087

KROPKE JAMES & MARY  
142 PELICAN COVE DR  
ROCKWALL, TX 75087



CRANE ADAM T  
146 PELICAN COVE DR  
ROCKWALL, TX 75087

TEBBUTT BRIAN & MYLA  
150 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

SCHWERDT JOSHUA MICHAEL  
1502 RIDGE ROAD  
ROCKWALL, TX 75087

BARRON ENRIQUE JR & ELIZABETH  
1504 RIDGE RD  
ROCKWALL, TX 75087

TEBBUTT BRIAN C  
156 PELICAN COVE DR  
ROCKWALL, TX 75087

MCANALLY JOHN L & CINDY N  
1600 RIDGE RD  
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA  
1602 RIDGE RD  
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC  
16600 DALLAS PARKWAY SUITE 300  
DALLAS, TX 75248

UHLIG JANET KAY  
168 MURPHY CT  
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE  
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX  
1722 RIDGE RD  
ROCKWALL, TX 75087

GREEN STEVEN T  
1724 RIDGE RD  
ROCKWALL, TX 75087

PALOS MICKEY SUE &  
CODY S & MARIA T LOWERY  
1726 RIDGE RD  
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA  
1728 RIDGE RD  
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
174 MURPHY CT  
ROCKWALL, TX 75087

UNRUH CECIL J ESTATE  
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX  
17627 CEDAR CREEK CANYON  
DALLAS, TX 75252

KELLY TANNER B  
178 MURPHY CT  
ROCKWALL, TX 75087

THAMES HOLDING LLC  
1887 ENGLISH RD  
ROCKWALL, TX 75032

PETTIGREW TERESA VIOLA  
1901 LAKEVIEW DR  
ROCKWALL, TX 75087

BALL DEREK AND AMANDA  
1903 LAKEVIEW DR  
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA  
1905 LAKEVIEW DR  
ROCKWALL, TX 75087

PADILLA KRIS AND JOE  
2005 LAKESHORE DRIVE  
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J  
2006 S LAKESHORE DR  
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L  
2007 S LAKESHORE  
ROCKWALL, TX 75087

CHARLES JACOB  
2008 S LAKESHORE DR  
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND  
KIMBERLY LEE PETRIELLO  
2009 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

STEBBINS ROBERT A ESTATE  
ROBERT A STEBBINS II INDEPENDENT EXECUTOR  
2010 LAKESHORE DR  
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC  
2011 LAKESHORE DR  
ROCKWALL, TX 75087

SALAZAR AARON AND OLGA  
2012 LAKESHORE DR  
ROCKWALL, TX 75087

FREEMAN C L  
2013 S LAKESHORE DR  
ROCKWALL, TX 75087

THAMES HOLDING LLC  
2014 LAKESHORE DR  
ROCKWALL, TX 75087

RICKY LEE RIIS LIVING TRUST  
TRUSTEE RICKI LEE RIIS  
203 LAKEVIEW DRIVE  
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN  
206 LAKEVIEW DR  
ROCKWALL, TX 75087

LAUREA ANTHONY BLAINE AND  
CHRISTINE LONG  
208 LAKEVIEW DR  
ROCKWALL, TX 75087

MFR PROPERTIES LLC AND  
YELLOW JACKET PLAZA LLC  
2135 RIDGE RD  
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L  
2701 SUNSET RIDGE SUITE 610  
ROCKWALL, TX 75032

JBR2 LLC  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

MFR PROPERTIES LLC AND  
YELLOW JACKET PLAZA LLC  
28632 ROADSIDE DR SUITE 270  
AGOURA HILLS, CA 91301

RPSC ROCKWALL PROPERTIES LLC  
3201 E PRESIDENT GEORGE BUSH HIGHWAY  
SUITE 101  
RICHARDSON, TX 75082

WILLCOXEN R GENE & MARY F  
4820 SUTCLIFF AVE  
SAN JOSE, CA 95118

SYVRUD JAMES P & MARY JEAN  
519 E INTERSTATE 30  
ROCKWALL, TX 75087

HENDRICKS JAMES & BARBARA  
5903 VOLUNTEER PL  
ROCKWALL, TX 75032

CHURCH ON THE ROCK  
6005 DALROCK RD  
ROWLETT, TX 75088

NEFF DARRYL LEE JR  
7214 BENNINGTON DR  
DALLAS, TX 75214

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

KELLY TANNER B  
9801 ROYAL LN APT 708  
DALLAS, TX 75231

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO, SUITE 300  
CALABASAS, CA 91302

HAMBRICK GARY/GRACE HAMBRICK  
P.O. BOX 907  
BELMONT, TX 78604

STEBBINS ROBERT A ESTATE  
ROBERT A STEBBINS II INDEPENDENT EXECUTOR  
PO BOX 101  
DENTON, TX 76202

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN  
PO BOX 2514  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

**Case No. Z2021-033: Amendment to PD-4**

Hold a public hearing to discuss and consider a request by Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 01-26] to allow a Mixed-Use Development (i.e. Apartments, Retail/Restaurant, and Office land uses) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**David Gonzales**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, September 20, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2021-033: Amendment to PD-4**

**Please place a check mark on the appropriate line below:**

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

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

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

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

Case No. Z2021-033: Amendment to PD-4

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

*It will create more traffic on an already busy street and will diminish property values over time.*

Name:

*Charles Rickerson*

Address:

*1728 Ridge Rd, Rockwall, TX 75087*

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

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# PUBLIC NOTICE



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EMAIL: PLANNING@ROCKWALL.COM

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

### Case No. Z2021-033: Amendment to PD-4

Please place a check mark on the appropriate line below:

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

I own 1312, 1316, 1400 & 1408 RIDGE. THERE IS ALREADY 100+ CARS EACH DAY COMING INTO THE MEDIAN TO GET ONTO RIDGE. THIS IS DANGEROUS w/ RIDGE NOW HAVING CARS GOING 60+ MPH. MORE APTS.

Name: DAN W. BOBST

Address: 1400 RIDGE RD

NOT WANTED

UNLESS TRAFFIC LIGHT INSTALLED

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

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

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

Case No. Z2021-033: Amendment to PD-4

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

This change will significantly increase traffic on Ridge Road. Therefore, we are opposed to the zoning change. Dr. J. Neufell

Name: James V. Neufell / Francine Neufell: owners of record: 8-2-21  
Address: 101 Becky Ln, Rockwall

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

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





**From:** [Addison Ferullo](#)  
**To:** [Planning](#)  
**Subject:** Rockwall: The New Downtown Dallas  
**Date:** Tuesday, August 31, 2021 2:45:42 PM

---

Good afternoon,

Not sure if this email will make its way to someone's eyes, but I thought I'd give it a try. I don't have much to say other than I wish this city would stop building more apartment complexes. I know I'm not the only Rockwallian that enjoys the small bits of nature around our small city, and I am truly saddened to see yet another plan for more complexes.

Please consider keeping trees, preserving what little open space Rockwall has, and listening to those that will actually be affected by it.

Kindest regards,  
Addison F.

---

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**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**From:** [Nelda Gillilan](#)  
**To:** [Planning](#)  
**Subject:** Zoning change  
**Date:** Wednesday, September 8, 2021 12:47:10 PM

---

Once again someone is wanting to change the zoning of the eastside of RidgeRoad between Lakedale and Becky Lane.

We have lived for 40 years this year in the west side neighborhood of this planned zoning change.

We highly encourage the planning and zoning committee to deny this zoning change.

There are already apartment buildings just north of this area. We don't need more apartments in Rockwall.

Thanks.

Nelda Gillilan  
310 Stonecrest Drive  
Rockwall, TX 75087

---

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**From:** [Sarah Freed](#)  
**To:** [Planning](#)  
**Subject:** Z2021-033  
**Date:** Tuesday, August 31, 2021 11:49:12 AM

---

I vehemently oppose rezoning this property to multi-family. Rockwall already has too many empty apartments in the area! Our city infrastructure cannot support the traffic, nor is this in the best interest of our community. No, no-Just NO!

Sent from my iPhone

---

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Miller, Ryan

---

**From:** Bob Wacker <bobwacker@att.net>  
**Sent:** Tuesday, September 14, 2021 3:05 AM  
**To:** Miller, Ryan; Eric Chodun; Gonzales, David  
**Cc:** Robert Weinstein  
**Subject:** Z2021-033 The Edge Apartments

I did oppose The Lofts apartments site plan, SP2021-020, for many reasons.

I do support The Edge mixed use zoning change, Z2021-033, for many reasons.

I ask that you do not deny this request, and let City Council make the final decision based on a simple majority vote.

Why do I support The Edge (PD-4) request ?

1. If the PD-4 request is approved, this complex would be in compliance with the Comprehensive Plan, Scenic District land use:

DESCRIPTION - The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (ie, The Commons).

STRATEGIES - Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.

- Infill development within this district should be compatible with the surrounding land uses.

2. The change in PD-4 is allowed per UDC page 5-7 but would still need an SUP.

(B) Special Use Standards.

Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the Land Use Schedule contained in Article 04, Permissible Uses, of this Unified Development Code (UDC); however, the following land uses may be considered on a case-by case basis through a Specific Use Permit:

- (1) Retail Store with Gasoline Sales (Any Number of Dispensers or Vehicles)
- (2) Car Wash (Any Type)
- (3) Structures Over 36-Feet in Height

3. If approved, this change to PD-4 will have a minimum effect on the City's Mixed Use breakdown.

MU before change = 364.7 acres ( 1.35% of City )

MU after change = 376.9 acres ( 1.39% of City)

4. PD-4 should have the same 'opportunities' as PD-1 has had ( per the PD-1 approved precedent-setting changes ).

1972 PD-4 was GR and NS, PD-1 was GR and MF-2

1983 PD-4 removed NS PD-1 added OF

2002 PD-1 changed MF-15 and added TH

2012 PD-1 added UR

2016 PD-1 added BD (brewery and distillery)

This change would also negate this statement contained in the packet ... "Based on these facts the proposed development appears to be inconsistent with the area". It SHOULD be even more consistent.

5. The EDGE density would be significantly less than one complex and comparable to others nearby:

Lofts =78.7 units per acre  
Edge = 49.5 (ie, not “one of the densest developments within the City of Rockwall)  
Lakeview = 48.6  
Commons = 36.4

6. Per County Judge David Sweet (GOP meeting Sep 11), the City of Rockwall population growth currently is the lowest of the larger cities in Rockwall County. The City needs to provide affordable housing for first-time buyers wanting to move to Rockwall. Unfortunately the latest residential approvals have been for very expensive homes ( eg, Saddlestar which advertises ... “in the low \$500’s”).
7. The Edge is a true multi-use development, with shops, residences, and public amenities ... unlike the recently approved Lofts apartments hose amenities ( eg rooftop restaurant) are for residents only.
8. The Edge will provide this district the opportunity to live up to its name, SCENIC.
9. Finally, I believe this developer has the resources to build the MU complex without any ‘public or government subsidies’, and has a proven track record of maintaining ownership its properties.

Again, please allow this to go forward to the Council for a simple majority vote.  
I don’t believe there are enough ‘non-discretionary’ items to justify denial of this request by P&Z.

Regards,  
Bob Wacker

Footnotes: I know this will be in the packet, but could you please forward this email to the other members of P&Z. I don’t have their addresses. Also it might allow them more time to consider my comments above.

My absence at the P&Z meeting, but not the ARB, will be because we have close relatives visiting and Tuesday at 6:30 pm is the only time we can “Sail With Scott” ... unless it rains !

---

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-033

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

### First Name \*

JOHNNY



Last Name \*

LUNGER

Address \*

1015 Richmond dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

jalunger@yahoo.com

Phone Number

972-983-1466

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

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Z2021-033

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

First Name \*

Lori

Last Name \*

Hainline

Address \*

1441 Riverside Oaks Dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

lohaonline@gmail.com

Phone Number

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

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- Other: \_\_\_\_\_

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Z2021-033

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is already very heavy on Ridge. This would increase it.

## Respondent Information

Please provide your information.

First Name \*

Marcine



Last Name \*

McCulley

Address \*

1451 Stewart Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

jerry.marcine@att.net

Phone Number

214-796-8159



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

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- Other: \_\_\_\_\_

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Z2021-033

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

First Name \*

Michelle

Last Name \*

Roberts

Address \*

614 Angela Crescent

City \*

Rockwall

State \*

Texas

Zip Code \*

75088

Email Address \*

tdrmdr@yahoo.com


Phone Number

972-979-9506

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

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- My neighbors told me about the request.
- Other: Word of Mouth 

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Google Forms



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Z2021-033

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I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Should be a park, greenspace, or memorial. Will overburden the area with more traffic, noise, cut down trees,.

## Respondent Information

Please provide your information.

### First Name \*

nathan



Last Name \*

najmabadi

Address \*

1412 ridge road

City \*

rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

findnaj@yahoo.com

Phone Number

214-498-6066

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: I live directly across from property

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

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- Other: \_\_\_\_\_

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Google Forms



## WATERSTONE HOMEOWNERS ASSOCIATION

P.O. Box 1956

Rockwall, TX 75087

<http://www.waterstone-estates.org>

[whoarockwall@gmail.com](mailto:whoarockwall@gmail.com)

September 14, 2021

Planning & Zoning Commission  
Rockwall, Texas

Dear Commissioners,

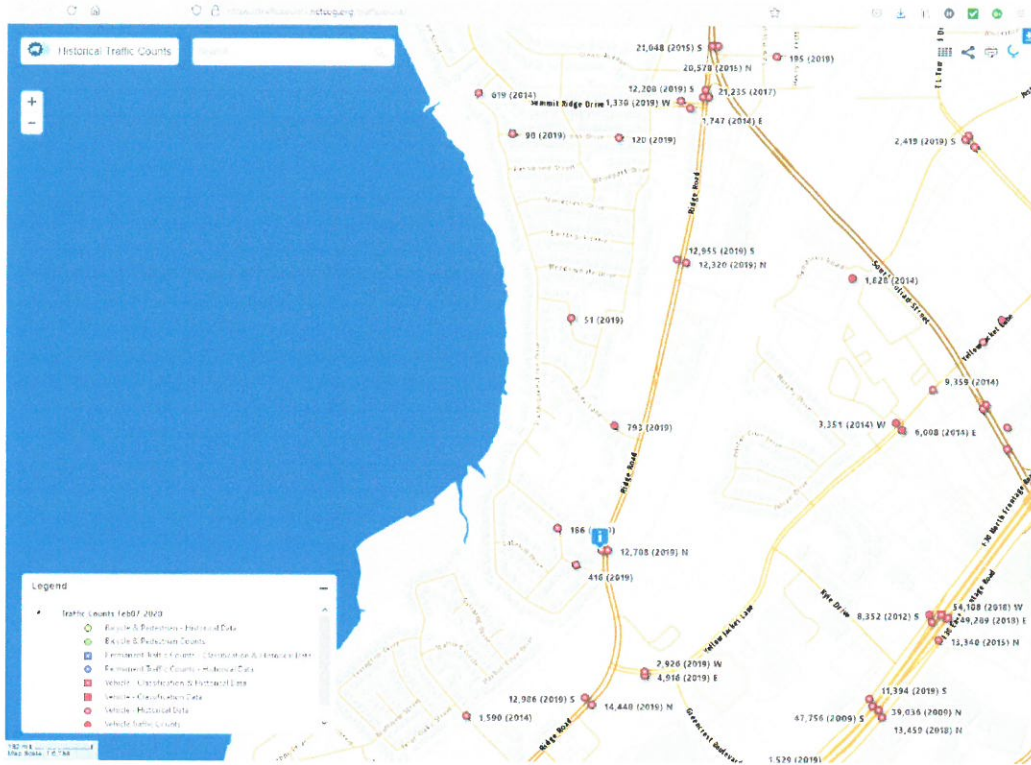
**The Waterstone Homeowners Association (WHOA) Board has voted unanimously to oppose the proposed zoning change connected with P&Z action Z2021-033.** The WHOA Board's objections are based on complaints from our homeowners, along with the expected excess traffic created by 600 multifamily units. Each apartment unit would add about 7 additional roadway vehicles per day (per Mike Spack, PE, PTOE), for an additional total of 4,200 vehicles per day. The TXDOT 2020 Annual Average Daily Traffic (AADT) on Ridge Road (FM740) near Becky Lane is 24,624 vehicles per day, and TXDOT projects this traffic level to increase to 34,474 vehicles per day by 2040 (see Appendix). The proposed 600 apartment increase in traffic would increase the 24,624 to 28,824 vehicles per day. This data is almost a year old, and does not include the additional 4,000+ vehicles from the 640 apartments near downtown Rockwall. The planning daily traffic capacity for a 4-lane roadway with left turn lanes is about 36,800 vehicles per day (per Mike Spack, PE, PTOE). Given the above analysis, it is expected that Rockwall would need to widen Ridge Road soon after the completion of the proposed Ridge Road apartment, retail, and restaurant complex, or perhaps sooner. This analysis also does not include the additional impact of the restaurant and retail traffic, which would further exacerbate the traffic problem.

Regards,

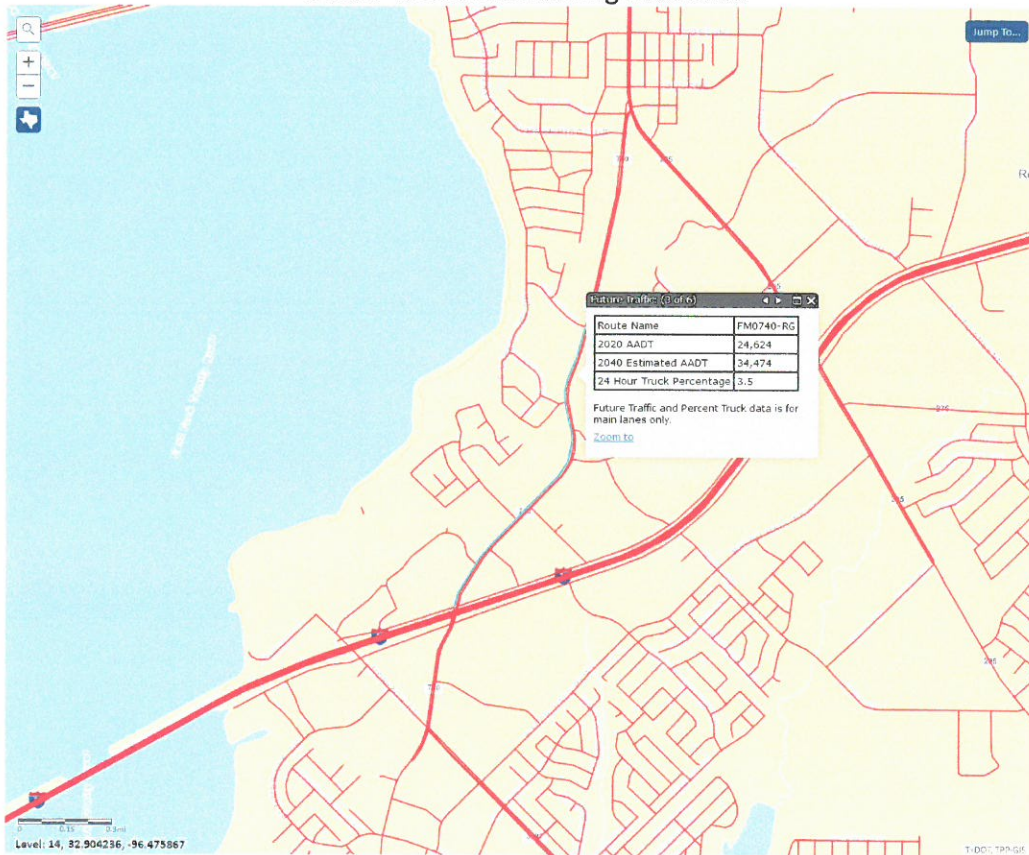
Harold L. Snyder, Jr.  
WHOA Board Chairperson  
Waterstone Homeowners Association  
Phone: 972-772-2651  
HaroldLSJ@aol.com



# APPENDIX



TXDOT Traffic Monitoring Locations



TXDOT 2020 AADT and 2040 Estimated AADT (Annual Average Daily Traffic)

**WB Companies LLC**  
Robert Weinstein  
917-670-8267  
Robert@wbpropertygroup.com  
495 Broadway 7<sup>th</sup> Floor  
New York, NY 10012

August 18<sup>th</sup> 2021

Dear Mr. Miller,

Thank you for your time and your feedback. Please consider this my formal application letter to rezone from PD-4 General Retail to PD-4 with Mixed Use parcel number: 0001-0000-0002-00-OR

We propose building the first **Sky Restaurants with water features** in Rockwall on top of two phases of multifamily. Each 3,000 sq. ft. restaurant will be located on the 5<sup>th</sup> floor of the Parking structure. We also propose 4,000 sq. ft. of retail located on the ground floor of each building.

**The restaurants and water features will be open to the public and will have unobstructed views of Lake Ray Hubbard. The public will be able to enjoy roof time meals and relaxing time by our water features for generations to come.** We are currently in talks with three restaurant owners, similar to Landry's, to lease the restaurant space.

**Phase I** 350 Units with 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

**Phase II** 350 Units 3,000 sq. ft. restaurant and water feature and 4,000 sq. ft. of retail on the ground floor

**Community Amenities** Pool on parking structure Meditation garden with water feature Rooftop restaurant Outdoor grilling area Running Trail Fitness Center Food Truck area & Picnic Tables Yoga & Spin classes

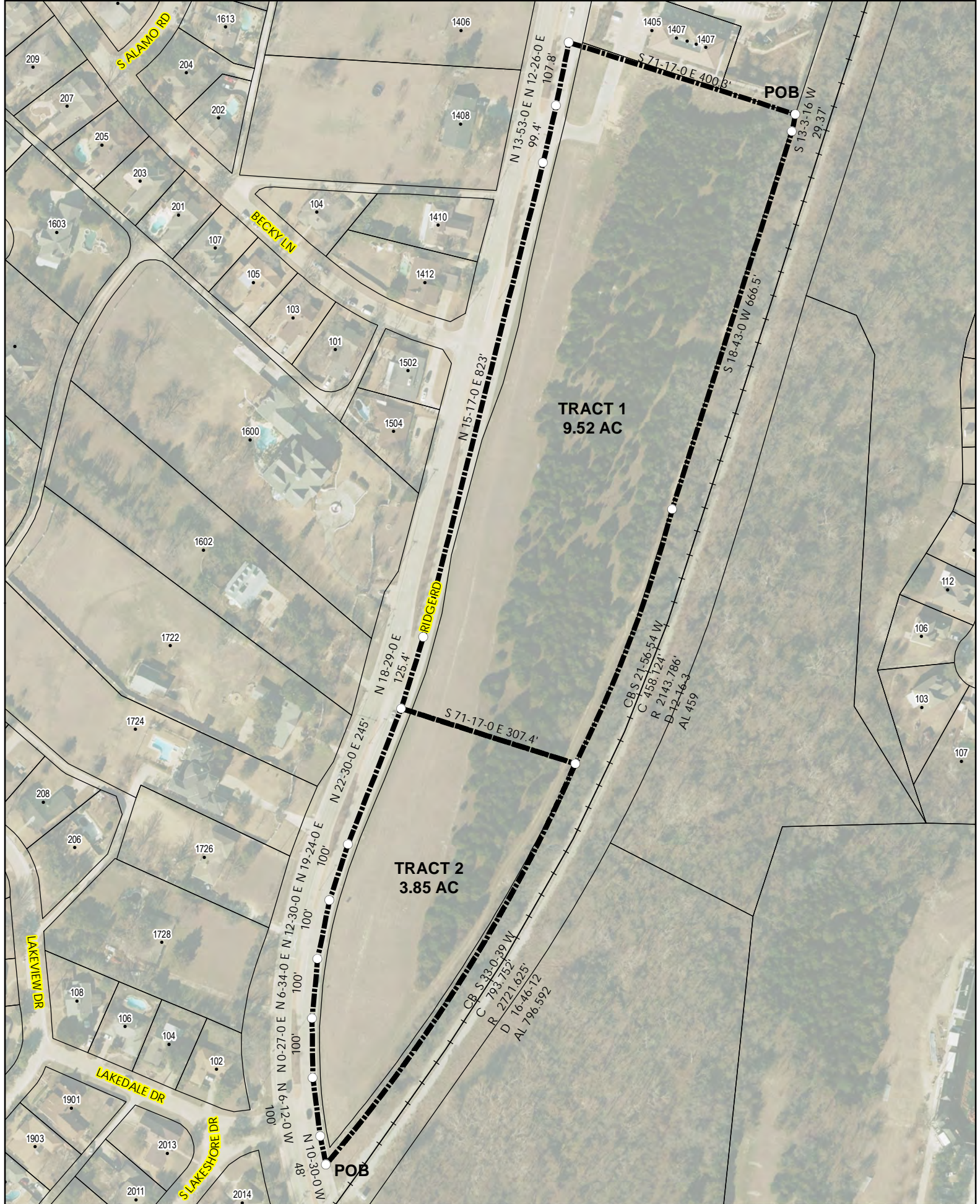
**Apartment Interiors** Large master bedroom suites Expansive walk-in closets Vinyl flooring in kitchen, living and dining areas Oversized soaking tubs Working kitchen island Modern slate GE appliances Washer and dryer in-unit Side-by-side refrigerators

Our development exceeds, parking requirements green space and setbacks and is in compliance with fire and storm water requirements.

Thank you for your time and consideration,

Robert Weinstein





**TRACT 1  
9.52 AC**

**TRACT 2  
3.85 AC**

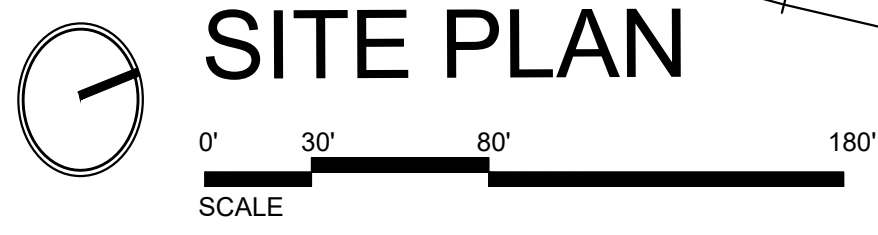
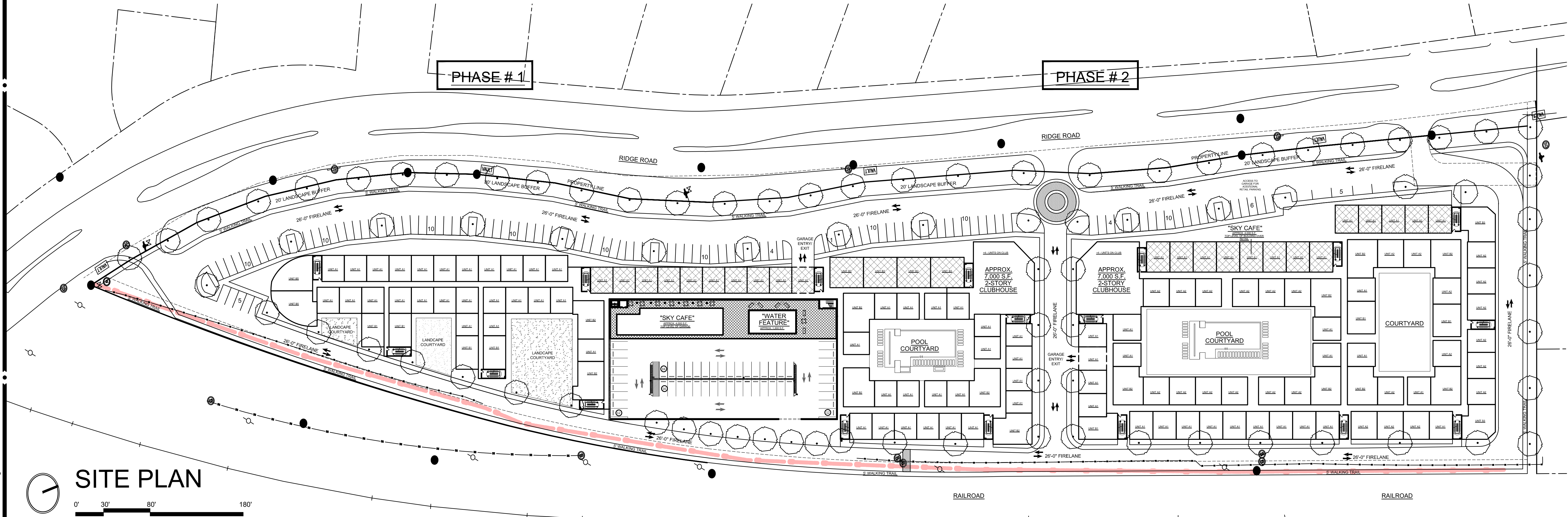


0 50 100 Feet  
Date: 8/24/2021

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

**PLANNED DEVELOPMENT #4**





**PHASE # 1**

325 TOTAL UNITS: - 5 stories w/ parking structure & retail portion

70% "A-units" - 227 units  
30% "B-units" - 98 units

**PARKING GARAGE:**  
Parking Req'd:

1.0 for 1- Bedroom = 227 x 1.25 = 284 spaces  
2 for 2- Bedroom = 98 x 1.75 = 172 spaces  
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces  
1/250 General Retail = 10,000 s.f. = 40 spaces  
**(526 Total parking spaces required)**

**PARKING PROVIDED:**

(Garage) :Approx. 88 spaces per tier ( 5 levels)  
- total of approx. 440 spaces provided.  
(Surface): 90 spaces

**Grand Total parking spaces provided: 530**

**PHASE # 2**

275 TOTAL UNITS: - 4 stories on podium w/ retail portion

70% "A-units" - 192 units  
30% "B-units" - 83 units

**PARKING GARAGE:**  
Parking Req'd:

1.0 for 1- Bedroom = 192 x 1.25 = 240 spaces  
2 for 2- Bedroom = 83 x 1.75 = 145 spaces  
1/100 Restaurant Retail = 3,000 s.f. = 30 spaces  
1/250 General Retail = 10,000 s.f. = 40 spaces  
**(455 Total parking spaces required)**

**PARKING PROVIDED:**

(Garage) :Approx. 440 spaces in podium.  
( Surface ): 25 spaces

**Grand Total parking spaces provided: 465**

**BASEMENT LEVEL**

Basement level - shown hatched

Retail Area - shown hatched

**UNIT SQUARE FOOTAGES:**

Basement level - shown hatched

-Unit A1 - Approx. 700, .s.f (+-)  
-Unit A2 - Approx. 750 s.f. (+-)  
-Unit B1 - Approx. 950 s.f. (+-)  
-Unit B2 - Approx. 1,025 s.f. (+-)  
-Unit B3 - Approx. 1,100 s.f. (+-)

# The Edge at Rockwall

ROCKWALL, TEXAS

**ARRIVE1**  
ARCHITECTURE GROUP

Architecture  
Planning  
Project Management

2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
Ph: 817.514.0584 - Fx: 817.514.0694

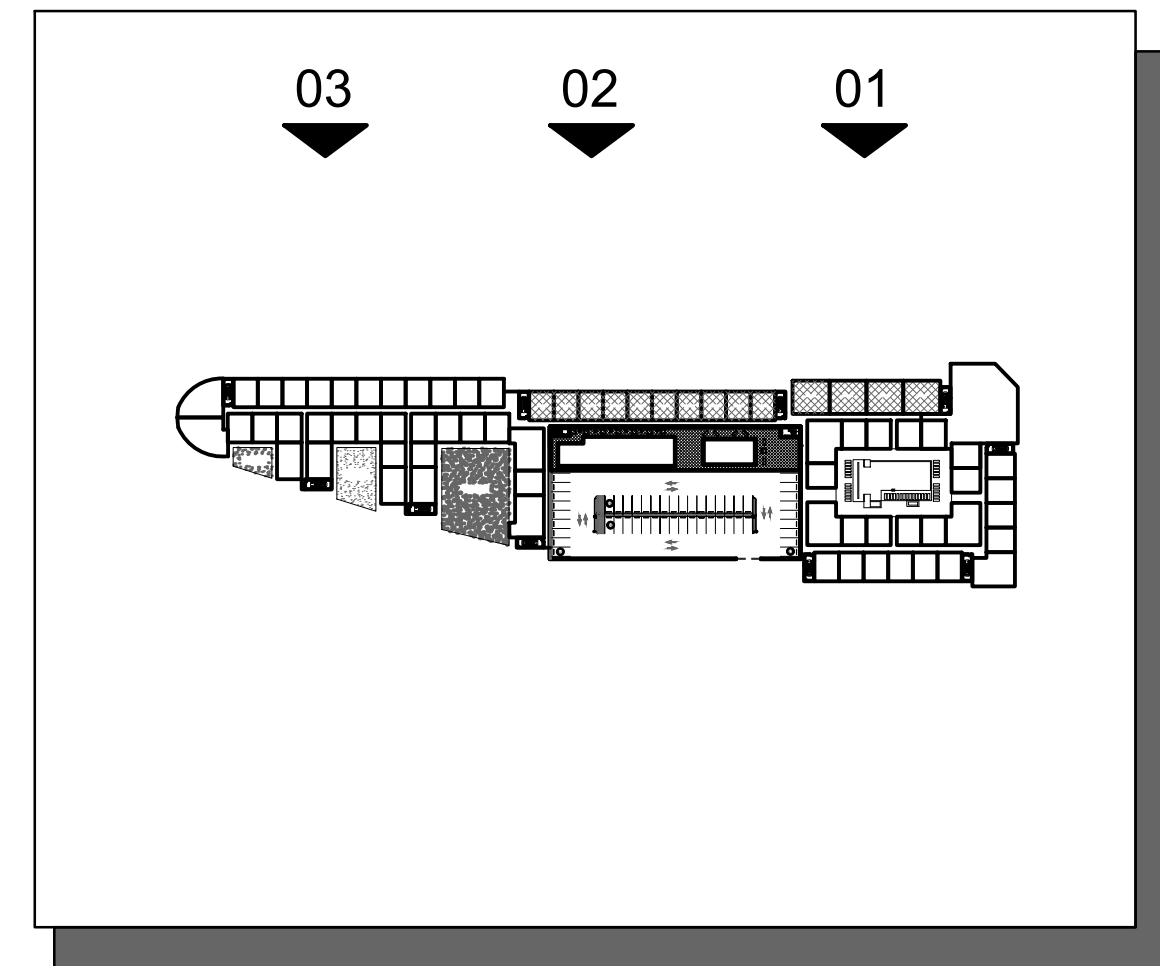


ISSUED FOR:	DD REVIEW SET
SUBMITTAL DATE:	09/07/2021
SCALE:	
DRAWN BY:	AAG
CHECKED BY:	JMT

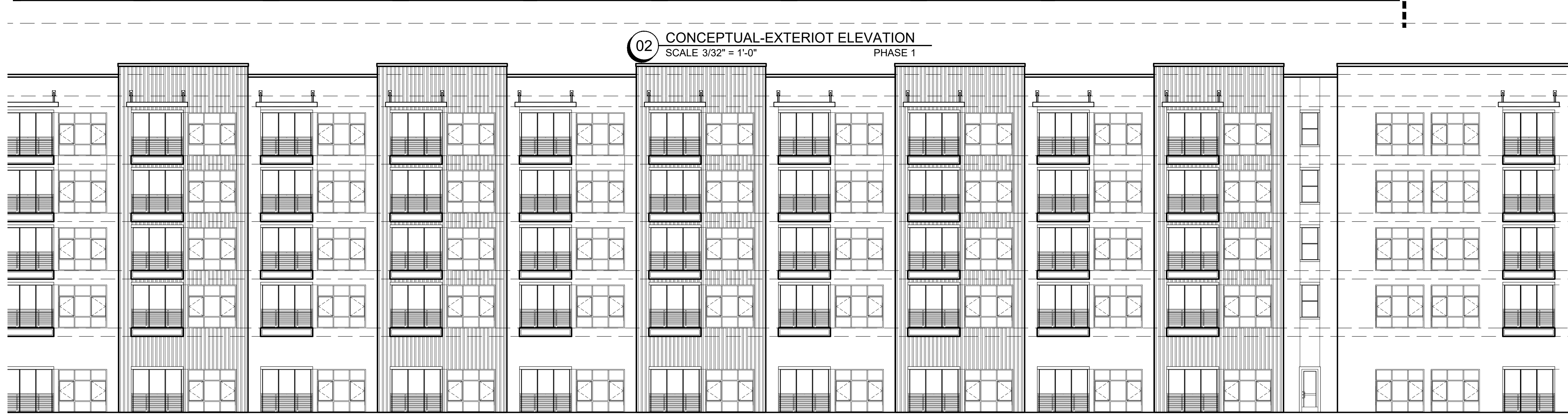




01 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0" PHASE 1



SITE - KEY LEGEND



02 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0" PHASE 1

03 CONCEPTUAL-FRONT ELEVATION  
SCALE 3/32" = 1'-0" PHASE 1

172'-2.58"	T.O. PLATE SKY BAR
162'-9.58"	T.O. PARAPET
158'-8.58"	T.O. DECK
158'-8.58"	T.O. PLATE
147'-7.12"	T.O. DECK
146'-0.34"	T.O. PLATE
136'-11.58"	T.O. DECK
136'-11.58"	T.O. PLATE
126'-3.34"	T.O. DECK
124'-0"	T.O. PLATE
115'-7.75"	T.O. DECK
114'-1.18"	T.O. PLATE
100'-0"	T.O. SLAB

# The Edge at Rockwall

ROCKWALL, TEXAS

**ARRIVE**  
ARCHITECTURE GROUP

Architecture  
Planning  
Project Management

2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
Ph 817.514.0584 - Fx 817.514.0694

SEAL

DRAWN BY	AAG	CHECKED BY	JMT
ISSUED FOR	DD REVIEW SET	SUBMITTAL DATE	09/07/2021
SHEET NO.	A5.01	SCALE	



MATCHLINE



01 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0" PHASE 2

MATCHLINE



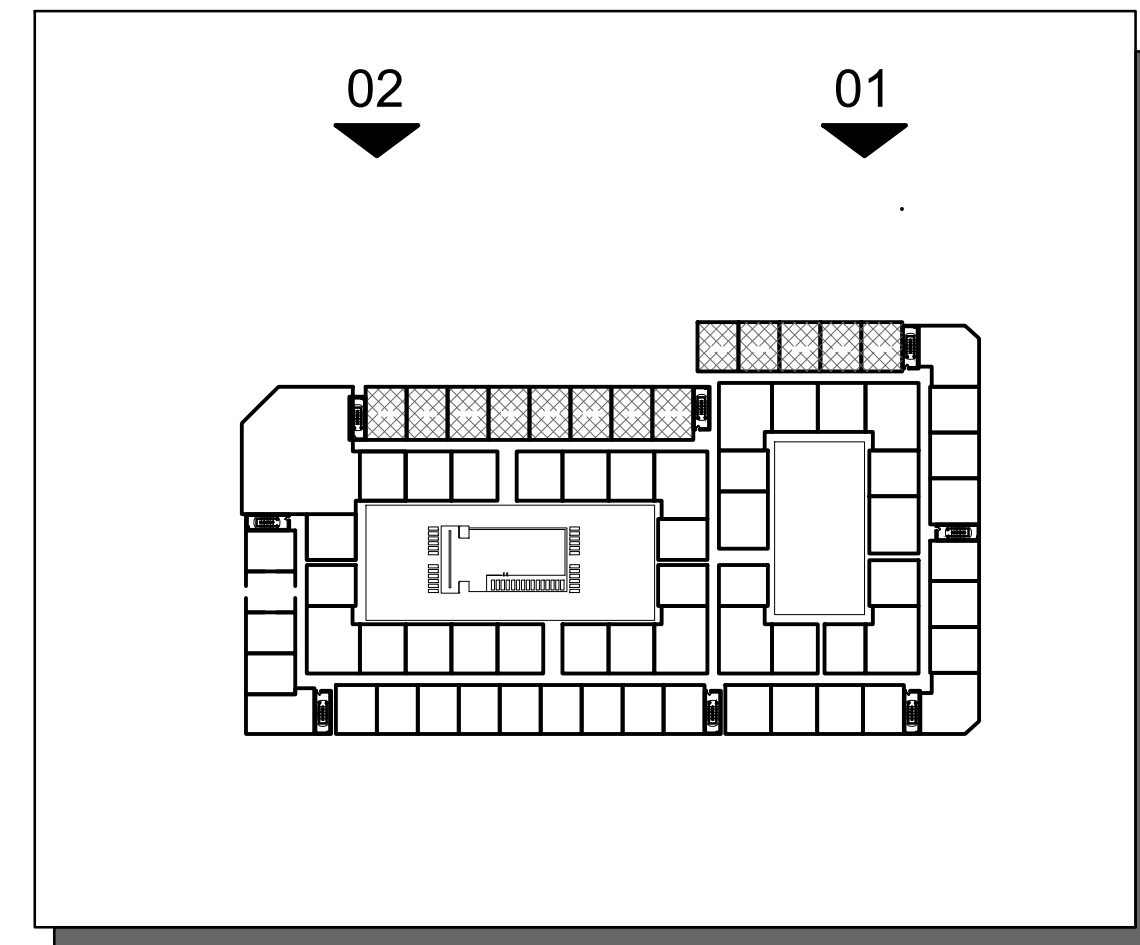
02 CONCEPTUAL-EXTERIOR ELEVATION  
SCALE 3/32" = 1'-0" PHASE 2

MATCHLINE



03 CONCEPTUAL-FRONT ELEVATION  
SCALE 3/32" = 1'-0" PHASE 2

MATCHLINE



SITE - KEY LEGEND

**The Edge at Rockwall**  
ROCKWALL, TEXAS

**ARRIVE**  
ARCHITECTURE GROUP  
Architecture  
Planning  
Project Management  
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
Ph: 817.514.0584 - Fx: 817.514.0694

SEAL

REVISION

DRAWN BY AAG	CHECKED BY JMT
ISSUED FOR DD REVIEW SET	SHEET NO.
SUBMITTAL DATE 09/07/2021	SCALE

A5.01



# 14 SCENIC DISTRICT

## DISTRICT DESCRIPTION

The *Scenic District* is situated between S. Goliad Street [SH-205] and Ridge Road [FM-740], which are two (2) of the City's major north/south arterials. This district is significantly developed and has residential land uses that range from medium to high density. The area adjacent to Ridge Road represents a mixed-use district and includes one of the City's larger mixed residential/office developments (*i.e. the Commons*). In addition, this district has a large percentage (~26.58%) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church. This district should continue to function as it does today, with the vacant areas -- designated for Commercial land uses -- adjacent to Ridge Road [FM-740] eventually developing with office or neighborhood/convenience center uses that will service the residential areas on the west side of Ridge Road.

## DISTRICT STRATEGIES

The *Scenic District* being significantly developed is not anticipated to change or transition in the future. As a result, the following are the strategies for this district:

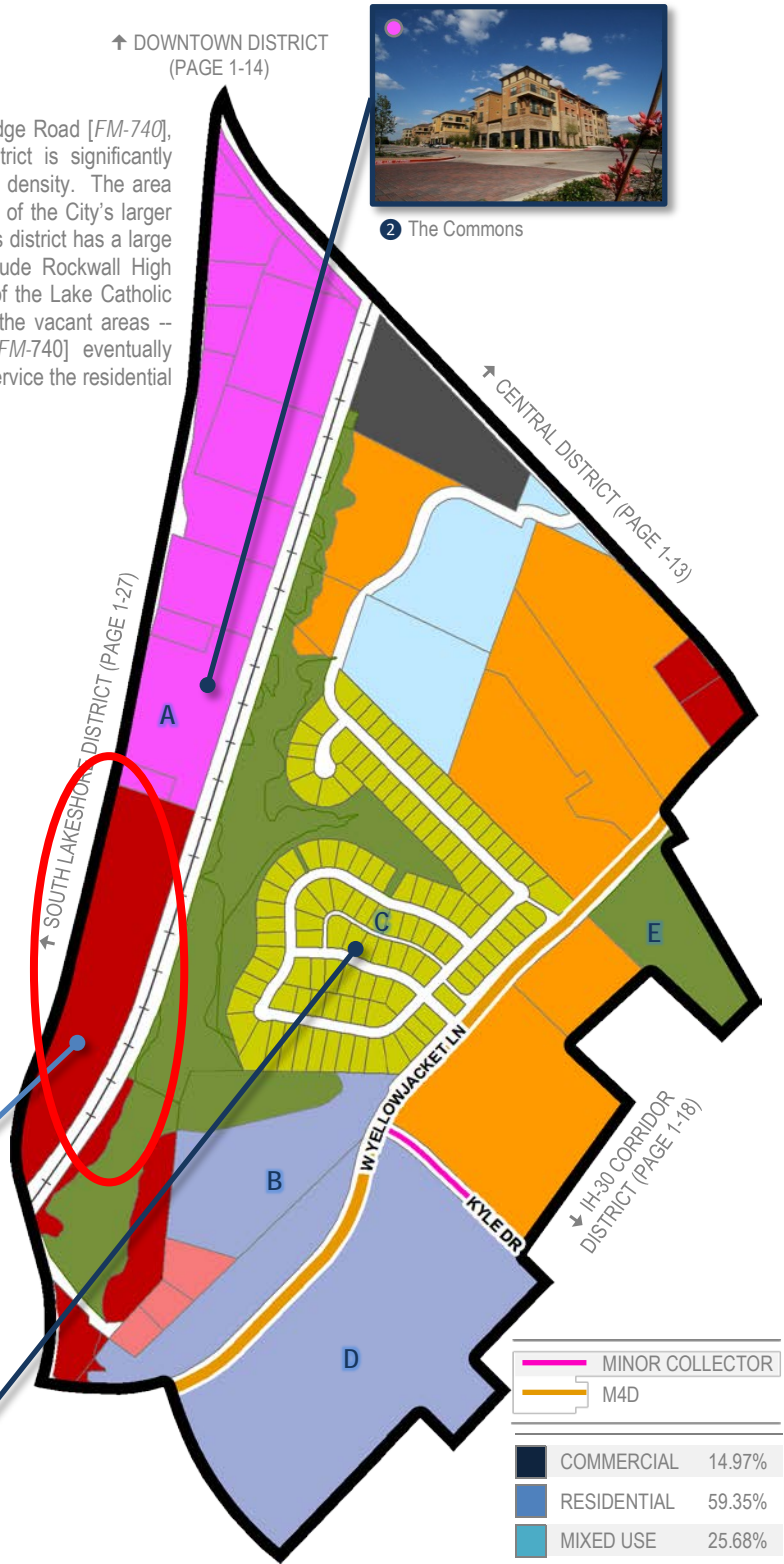
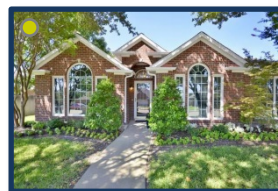
- 1 Live/Work.** The properties designated for *Live/Work* land uses (*i.e. at the end of Old County Road*) have limited access and low visibility making the land not suitable for retail land uses. In addition, one of the three (3) properties has already transitioned to a non-residential land use and one (1) of the properties is currently vacant. The flexibility provided by the *Live/Work* designation allows these properties to establish unique land uses that are destination type uses.
- 2 Mixed-Use.** The mixed-use areas in this district are mostly established and are anticipated to continue to function as they do today. Any development of vacant land or redevelopment of these areas should generally conform to the existing land uses.
- 3 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing and proposed residential developments in and adjacent to the district, and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses.
- 4 Infill Development.** Infill development within this district should be compatible with the surrounding land uses or conform to the *Land Use Plan Designations* depicted on the district map.

## POINTS OF REFERENCE

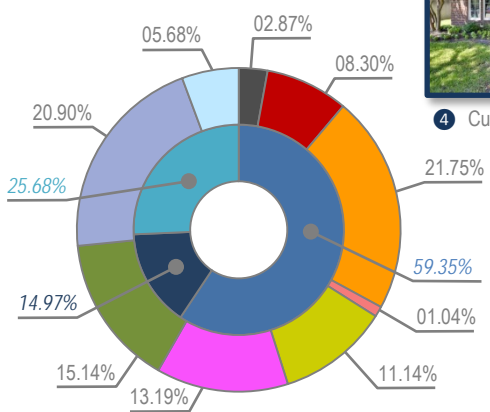
- A. Rockwall Commons
- B. Spring Sports Complex
- C. Waterstone Estates Subdivision
- D. Rockwall High School
- E. Yellow Jacket Park

## LAND USE PALETTES

- Current Land Use
- Future Land Use



	MINOR COLLECTOR
	M4D
	COMMERCIAL 14.97%
	RESIDENTIAL 59.35%
	MIXED USE 25.68%



BUILD OUT		1,092
		2,424
% OF ROCKWALL		5.20%
		3.88%
CURRENT		1,040
		2,309

	CEMETERY (CEM)	7.22-ACRES
	COMMERCIAL/RETAIL (CR)	20.89-ACRES
	HIGH DENSITY RESIDENTIAL (HDR)	54.77-ACRES
	LIVE/WORK (LW)	2.63-ACRES
	MEDIUM DENSITY RESIDENTIAL (MDR)	28.04-ACRES
	MIXED USE (MU)	33.21-ACRES
	PARKS AND OPEN SPACE (OS)	38.13-ACRES
	PUBLIC (P)	52.63-ACRES
	QUASI-PUBLIC (QP)	14.31-ACRES



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) [ORDINANCE NO.'S 72-03 & 01-26] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) TO ALLOW MIXED-USE DEVELOPMENT ON A 12.1148-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Rockwall has received a request from Robert Weinstein of WB Companies on behalf of Richard Chandler of HFS Management, Inc. for the approval of an amendment Planned Development District 4 (PD-4) [Ordinance No.'s 72-03 & 01-26] for the purpose of allowing a *Mixed-Use Development* (i.e. *Apartments, Retail/Restaurant, and Office land uses*) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 4 (PD-4) [Ordinance No.'s 72-03 & 01-26] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 72-03 & 01-26*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 6.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**SECTION 7.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 8.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 9.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 10.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF OCTOBER, 2021.**

---

Kevin Fowler, *Mayor*

**ATTEST:**

---

Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading:* September 20, 2021

*2<sup>nd</sup> Reading:* October 4, 2021

**BEING** two (2) tracts out of that certain lot, tract or parcel of land lying in and situated in the City of Rockwall, Rockwall County, Texas, a part of the Daniel Atkins Survey, and being Tracts 4 & 5 out of a subdivision of that certain 49.56-acres of land in the B. J. T. Lewis and Daniel Atkins survey as subdivided by C. F. Rhoades and wife, and conveyed to Al I. Folsom and Arthur A. Folsom by five (5) separate deeds, being numbered in Tracts 1-5 inclusive, the above described two (2) tracts being Numbers 4 & 5 of said subdivision, and being the same property conveyed by Al I. Folsom and wife, Ita H. Folsom, and Arthur A. Folsom and wife, Betty S. Folsom, to the Folsom Company by deed dated May 2, 1953, of record in *Volume 49, Page 249*, Deed of Records of Rockwall County, Texas, less a strip off the west side of said two (2) tracts conveyed to the State of Texas for right-of-way purposes for FM-740; said two (2) tracts described as follows:

TRACT NO. 1:

**BEGINNING** at a stake in the west right-of-way of M.K.T. Railroad 1032-feet South 18 Degree 43' West of the northeast survey line of D. Atkins Survey;

**THENCE** South 13 Degrees 3' 16" West 29.37-feet for a point;

**THENCE** South 18 Degrees 43' West 666.5-feet to point of curve along Railroad Right-of-Way, following a curve having a radius of 2143.786 feet, a chord distance of 458.124 feet, chord bearing of S 21° 56' 54" for a corner;

**THENCE** North 71 Degrees 17' West 321-feet to a stake in the east margin of said FM-740;

**THENCE** along the east right-of-way line of said road as follows:

North 18 Degrees 29' East 125.4-feet;

North 15 Degrees 17' East 825-feet;

North 13 Degrees 53' East 99.4-feet;

North 12 Degrees 26' East 107.8-feet to a stake for a corner;

**THENCE** South 71 Degree 17' East 339.5-feet to the *PLACE OF BEGINNING* containing 9.52-acres.

TRACT NO. 2:

**BEGINNING** at a stake in the southwest intersection of the M.K.T. Railroad right-of-way and the northeast intersection of FM-740;

**THENCE** along the east right-of-way line of said road as follows:

North 10 Degrees 30' West 48-feet;

North 6 Degrees 34' East 100-feet;

North 12 Degrees 30' East 100-feet;

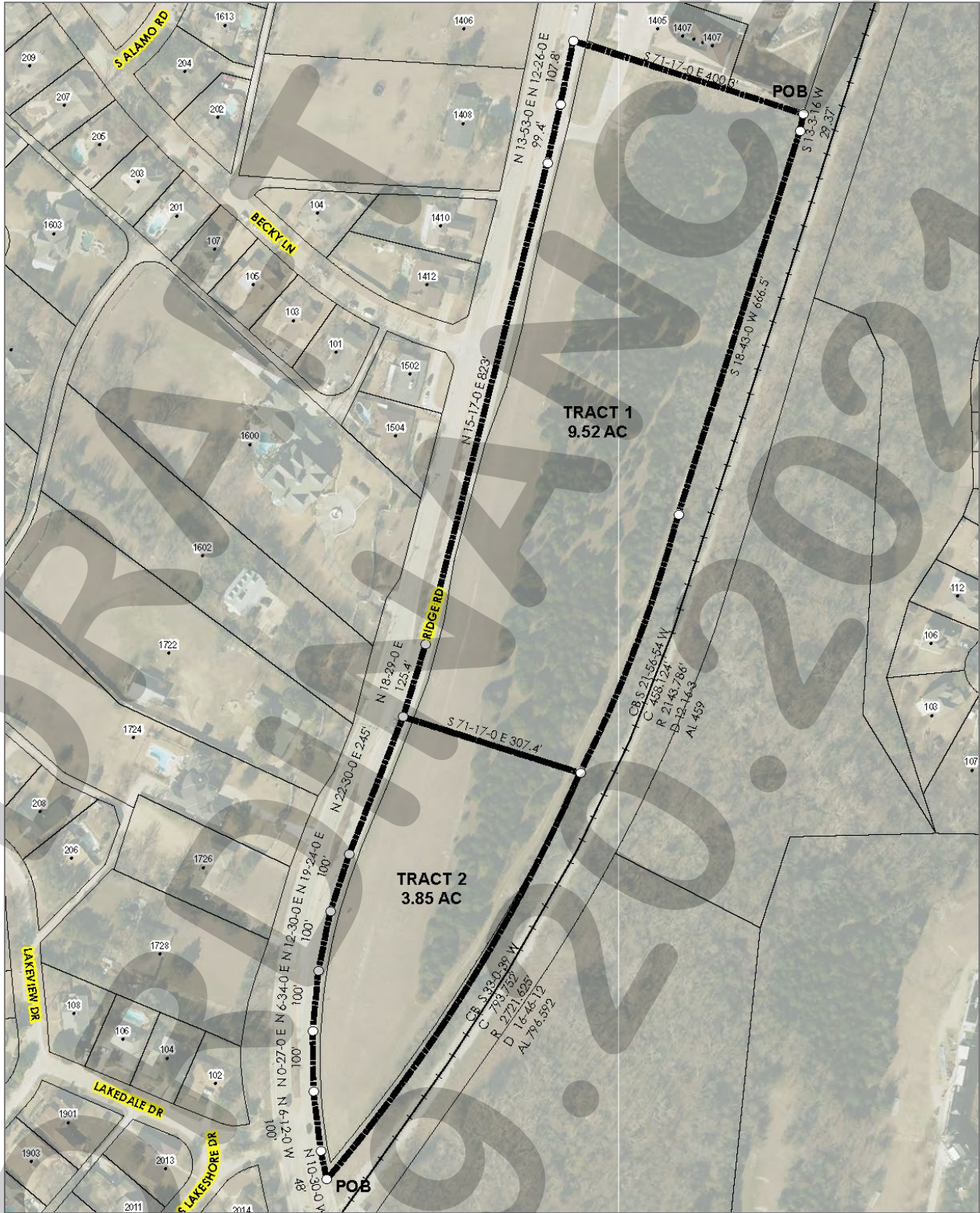
North 19 Degrees 24' East 100 feet;

North 22 Degrees 30' East 245-feet to a stake for a corner;

**THENCE** South 71 Degrees 17' East 321-feet to a stake in the west right-of-way of said railroad;

**THENCE** along the west right-of-way of said Railroad Right-of-Way, following a curve having a radius of 2,721.625 feet, a chord distance of 793.752 feet, chord bearing of S 33° 0' 39" W to the *PLACE OF BEGINNING* containing 3.85 acres.



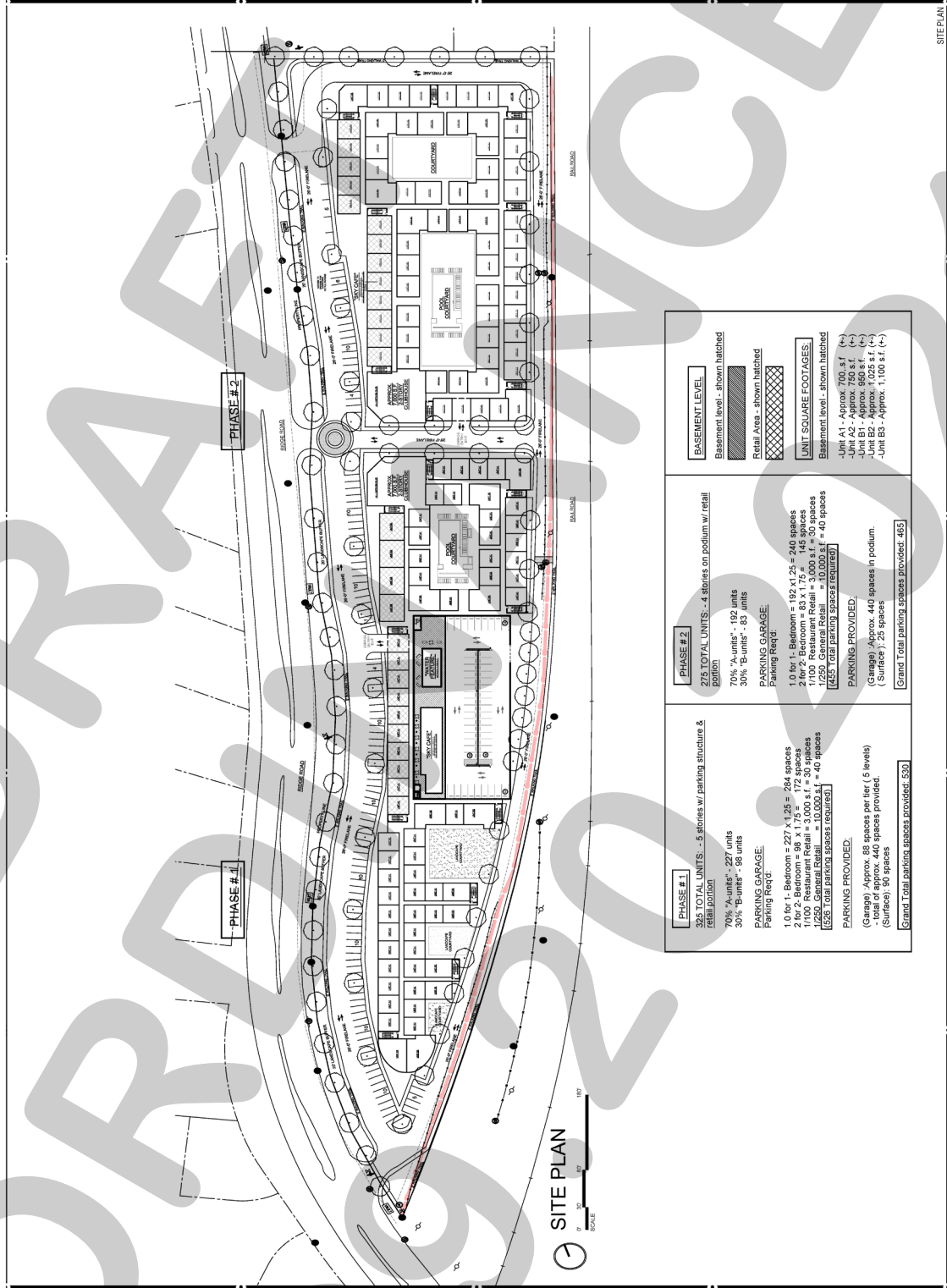


# The Edge at Rockwall

ROCKWALL, TEXAS

**ARRIVE PROJECTS**  
 ARCHITECTURE  
 PROJECT MANAGEMENT  
 2044 Springs Dr., Suite 200 • Rockwall, Texas 75087 • www.arriveinc.com  
 PH 972.94.0584 • FX 972.94.0584

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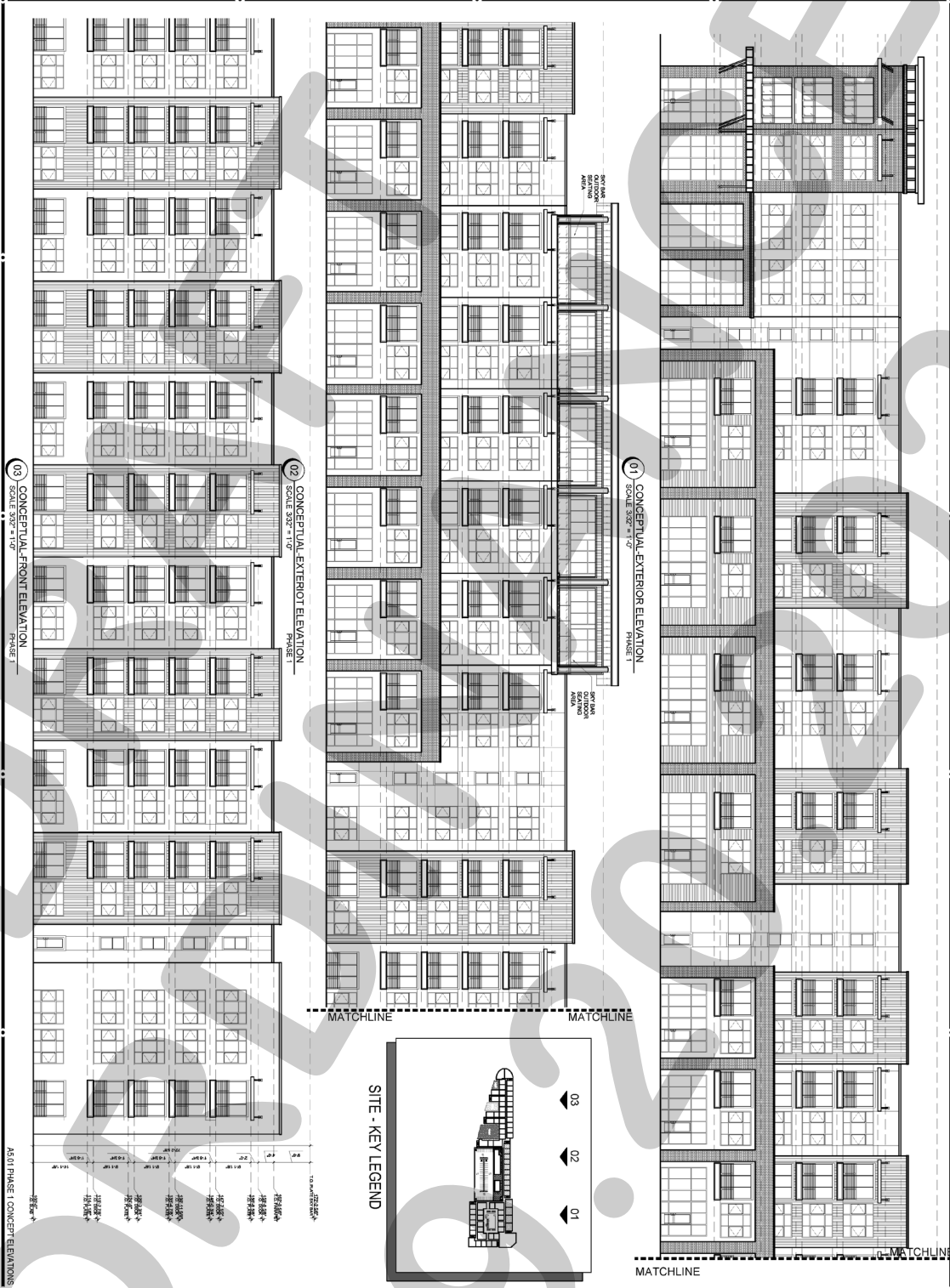


<p><b>PHASE #1</b></p> <p>325 TOTAL UNITS - 5 stories w/ parking structure &amp; retail podium</p> <p>70% "A-units" - 227 units 30% "B-units" - 98 units</p> <p><b>PARKING GARAGE:</b> Parking Req'd:</p> <p>1.0 for 1 - Bedroom = 227 x 1.25 = 284 spaces 2 for 2 - Bedroom = 98 x 1.75 = 172 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/1000 General Retail = 10,000 s.f. = 40 spaces <b>(630 Total parking spaces required)</b></p> <p><b>PARKING PROVIDED:</b> (Garage) / Approx. 88 spaces per tier ( 5 levels) - total of approx. 440 spaces provided. (Surface) / 50 spaces</p> <p><b>Grand Total parking spaces provided: 530.</b></p>	<p><b>PHASE #2</b></p> <p>275 TOTAL UNITS - 4 stories on podium w/ retail portion</p> <p>70% "A-units" - 192 units 30% "B-units" - 83 units</p> <p><b>PARKING GARAGE:</b> Parking Req'd:</p> <p>1.0 for 1 - Bedroom = 192 x 1.25 = 240 spaces 2 for 2 - Bedroom = 83 x 1.75 = 145 spaces 1/100 Restaurant Retail = 3,000 s.f. = 30 spaces 1/1000 General Retail = 10,000 s.f. = 40 spaces <b>(455 Total parking spaces required)</b></p> <p><b>PARKING PROVIDED:</b> (Garage) / Approx. 440 spaces in podium. (Surface) / 25 spaces</p> <p><b>Grand Total parking spaces provided: 485</b></p>	<p><b>PHASE #3</b></p> <p>Basement level - shown hatched</p> <p>Retail Area - shown hatched</p> <p><b>UNIT SQUARE FOOTAGES:</b> Basement level - shown hatched</p> <p>-Unit A1 - Approx. 700 s.f. (x) -Unit A2 - Approx. 750 s.f. (x) -Unit B1 - Approx. 550 s.f. (x) -Unit B2 - Approx. 600 s.f. (x) -Unit B3 - Approx. 1,100 s.f. (x)</p>
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SITE PLAN

T:\WB Property Group\Fruite Sites\Rockwall\WB Rockwall Apartments Site Plan\_CPT10N\_5.dwg Monday, September 13, 2021 2:34:49 PM





NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	9/10/21
2	FOR CONSTRUCTION	9/10/21
3	AS NOTED	9/10/21
4	FOR CONSTRUCTION	9/10/21
5	FOR CONSTRUCTION	9/10/21
6	FOR CONSTRUCTION	9/10/21
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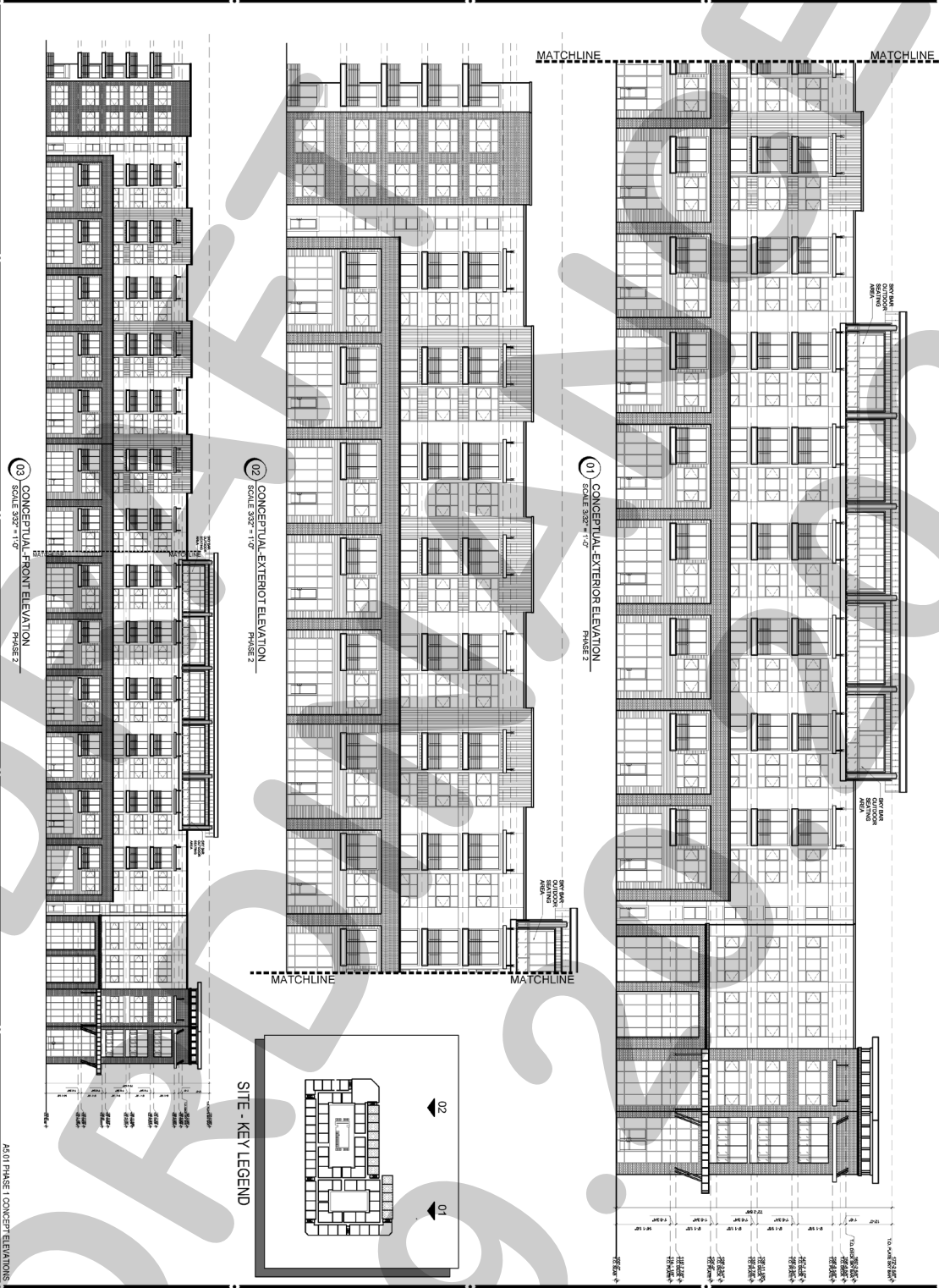
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**ARRIVE**  
MULTIMEDIA GROUP

Architecture  
Planning  
Project Management

2344 Highway 301 - Suite 100 - Bedford, Texas 76021 - www.arriveag.com  
PH 817.314.0144 - FX 817.314.0194

**The Edge at Rockwall**  
ROCKWALL, TEXAS



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**ARRIVE**  
BY DESIGN GROUP

Architecture  
Planning  
Project Management

2344 Highway 301 - Suite 100 - Bedford, Texas 76021 - www.arriveag.com  
PH 817.314.0144 - FX 817.314.0144

**The Edge at Rockwall**  
ROCKWALL, TEXAS

- (A) Permitted Uses. The *Subject Property* shall be subject to the land uses permitted in the General Retail (GR) District contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses and restrictions:

Land Uses Permitted By-Right:

- Multi-Family Development (as regulated by this Planned Development District Ordinance).

Prohibited Land Uses:

- Animal Clinic for Small Animals without Outdoor Pens
- Animal Boarding/Kennel without Outside Pens
- Convent, Monastery, or Temple
- Hotel or Motel (i.e. Limited Service, Full Service, Residence)
- Hotel, Residence
- Caretakers Quarters/Domestic or Security Unit
- Convalescent Care Facility/Nursing Home
- Daycare with Seven (7) or More Children
- Emergency Ground Ambulance Service
- Group or Community Home
- Hospice
- Hospital
- Public Library, Art Gallery or Museum
- Local Post Office
- Public or Private Primary School
- Public or Private Secondary School
- Cemetery/Mausoleum
- Mortuary of Funeral Chapel
- Temporary Carnival, Circus, or Amusement Ride
- Outdoor Commercial Amusement/Recreation
- Indoor Gun Club with Skeet or Target
- Astrologer, Hypnotist, or Psychic
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- Service Station
- Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

Land Uses that Require a Specific Use Permit (SUP):

- Animal Hospital, Clinic
- Social Service Provider

(B) Retail/Restaurant Land Use Requirements

- (1) Restaurants. One (1) restaurant with a minimum of 3,000 SF in area shall be constructed with each phase of the proposed development. These restaurants shall be situated on the highest floor level of each proposed building and generally conform with the *Concept Plan* and *Building Elevations* depicted in *Exhibits 'C' & 'D'*.
- (2) Retail. A minimum of 10,000 SF of retail area shall be constructed with each phase of the proposed development and generally conform to the *Concept Plan* depicted in *Exhibit 'C'*.

(C) **Development Standards.** The *Subject Property* shall be developed in accordance with the *Concept Plan* and *Concept Building Elevations* depicted in *Exhibits 'C' & 'D'* of this ordinance. In addition, development of the *Subject Property* shall adhere to the following requirements:

- (1) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development District ordinance, any development of the *Subject Property* shall conform to the requirements stipulated for the General Retail (GR) District and the Scenic Overlay (SOV) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The *Multi-Family Development* land use shall be limited to a maximum permissible density of 50.00 dwelling units per gross acre of land; however, in no case should the total number of dwelling units exceed 600. In addition, the development shall conform to the following standards:

**Table 1: Lot Dimensional Requirements**

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback	15'
Minimum Side Yard Setback	10'
Maximum Height	75'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	90%

- (2) **Unit Composition.** The unit composition shall conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 2* below for the *Multi-Family Development* land use; however, in no case should the minimum unit size for any phase or building be less than 700 SF and the average unit area decrease below 805 SF.

**Table 2: Unit Composition**

Unit Type	Minimum Unit Size (SF)	Phase #1	Phase #2	Total Units
A1	700 SF	70% or	70% or	419 Units
A2	750 SF	227 Units	192 Units	
B1	950 SF	30% or	30% or	181 Units
B2	1,025 SF	98 Units	83 Units	
B3	1,100 SF			
Maximum Units:		325 Units	275 Units	600 Units

- (3) **Parking and Loading Standards.** The minimum parking requirements shall be as follows:

**Table 3: Parking Requirements**

Unit/Land Use Types	Parking Space Requirements
A1	1.25 Parking Space/Unit
A2	1.25 Parking Space/Unit
B1	1.75 Parking Space/Unit
B2	1.75 Parking Space/Unit
B3	1.75 Parking Space/Unit
Restaurant	1 Parking Space/100 SF
Retail	1 Parking Space/250 SF
Office	1 Parking Space/300 SF

- (4) **Building Standards.** The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'*; however, all development shall adhere to the following building standards:

- (a) **Masonry Requirements.** The minimum masonry requirement for each exterior façade shall be 90%. For the purposes of this ordinance, the masonry shall be limited to full width brick, natural



stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

- (b) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (i.e. *HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

- (c) *Architectural Requirements*. All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the Scenic Overlay (SOV) District contained in Section 06, *General Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

- (d) *Parking Garage*. The development should incorporate structured parking that is visually screened from public view on all sides.

(D) *Landscaping and Hardscaping Standards*.

- (1) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in height at the time of planting. The tree species for this project shall be in accordance with the trees permitted within the Scenic Overlay (SOV) District as specified in Appendix C, *Landscaping Guidelines and Requirements*, of the Unified Development Code (UDC).

- (2) *Landscape Buffers*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Ridge Road. Each landscape buffer shall incorporate a minimum of three (3) canopy trees and four (4) accent trees per 100-foot linear feet of buffer area. To avoid conflict with utilities, the buffer trees along Ridge Road shall be located a minimum of ten (10) feet from the existing 16-inch water line and any proposed sanitary sewer and storm lines. The developer shall also be responsible for the construction of a five (5) sidewalk along Ridge Road located two (2) feet inside the right-of-way (i.e. *setback a minimum of two [2] from the back of curb*).

- (3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

- (4) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

- (E) *Trash Receptacles*. Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.



(F) Variations. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variations to this ordinance.

DRAFT  
ORDINANCE  
09.20.2021



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Ryan Miller, Director of Planning and Zoning

**DATE:** September 20, 2021

**SUBJECT:** Z2021-034; ZONING CHANGE FROM AGRICULTURAL (AG) DISTRICT TO LIGHT INDUSTRIAL (LI) DISTRICT AT THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD

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Attachments  
Memorandum

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Maxwell Fisher of Masterplan on behalf of Saro Partners, LLC for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 5.07-acre tract of land identified as Tract 2-06 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Airport Road, and take any action necessary (**1st Reading**).

### Action Needed

The City Council will need to announce the updated public hearing date of October 18, 2021; however, no further action will be required.



# CITY OF ROCKWALL

## CITY COUNCIL MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council

**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** September 20, 2021

**SUBJECT:** Z2021-034; *Zoning Change from Agricultural (AG) District to Light Industrial (LI) District at the Intersection of Airport Road and John King Boulevard*

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On September 14, 2021, the Planning and Zoning Commission approved a motion to table Case No. Z2021-034 to the October 12, 2021 Planning and Zoning Commission meeting by a vote of 6-0, with Commissioner Moeller absent. According to Subsection 02.03(C)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(a) public hearing may be continued by the Planning and Zoning Commission or City Council ... (t)he continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing ... [and] (t)he announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required.” Since this case was advertised for a public hearing at the September 20, 2021 City Council meeting, the City Council will need to announce the updated public hearing date of October 18, 2021; however, no further action will be required. Should the City Council have any questions staff will be available at the October 18, 2021 City Council meeting.



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Ryan Miller, Director of Planning and Zoning

**DATE:** September 20, 2021

**SUBJECT:** Z2021-035; ZONING CHANGE AGRICULTURAL (AG) DISTRICT TO A NEIGHBORHOOD SERVICES (NS) DISTRICT

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Property Owner Notifications (1)  
Property Owner Notifications (2)  
Property Owner Notifications (3)  
Public Notice  
Applicant's Letter  
Concept Plan  
Conceptual Building Elevations  
Northeast Residential District (Comprehensive Plan)  
Neighborhood Services (NS) District Land Uses  
Residential Office (RO) District Land Uses  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Robert LaCroix and Brian Berry of BNSBS, L. P. on behalf of Bradley Gideon for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary (**1st Reading**).

### Action Needed



The City Council is being asked to approve, approve with conditions, or deny the proposed zoning change.



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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TO: Mayor and City Council  
DATE: September 20, 2021  
APPLICANT: Robert LaCroix and Brian Berry; *BNSBS LP*  
CASE NUMBER: Z2021-035; *Zoning Change Agricultural (AG) District to a Neighborhood Services (NS) District*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Robert LaCroix and Brian Berry of BNSBS, L. P. on behalf of Bradley Gideon for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

### BACKGROUND

The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Currently, the subject property is a 2.751-acre vacant tract of land.

### PURPOSE

The applicants -- *Robert LaCroix and Brian Berry of BNSBS, L. P.* -- are requesting to change the zoning of the subject property from an Agricultural (AG) District to a Neighborhood Services (NS) District for the purpose of constructing a ~16,000 SF retail/office facility.

### ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Quail Run Road, which is identified as a *M4U* (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing north is Planned Development District 77 (PD-77) [*i.e. the Gideon Grove North Subdivision*] consisting of 72 single-family residential lots allowing for Single-Family 10 (SF-10) District land uses. Beyond this is a residential subdivision that is located outside of the corporate limits of the City of Rockwall.

South: Directly south of the subject property is John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing south is Planned Development District 5 (PD-5) [*i.e. Phase 8A of the Caruth Lake Estates Subdivision*], which consists of 63 single-family residential lots allowing for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is E. Old Quail Run Road, which is identified as a *R2* [*i.e. residential, two (2) lane, undivided roadway*] on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing east are two (2) lots (*i.e. Lot 1 [1.82-acres], and Lot 2 [2.12-acres], Block A, Utley Addition*) zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is a 17.51-acre tract of land (*i.e. Lot 1, Block A, Cox Acres*), which has a single-family home situated on the property and is zoned Agricultural (AG) District.

West: Directly west of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is Planned Development District 84 (PD-84) [*i.e. the GideonGrove South Subdivision*], which consists of 84 single-family residential lots allowing for Single-Family 7 (SF-7) District land uses.

**CHARACTERISTICS OF THE REQUEST**

If the zoning change is approved, the applicant is proposing to construct a ~16,000 SF single-story, *office/retail* building on the subject property. This development would then be subject to the land uses and requirements stipulated by Subsection 04.03, *Neighborhood Services (NS) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). A summary of the proposed development is as follows:

*Density and Dimensional Requirements for the Neighborhood Service (NS) District*

<i>Minimum Lot Width</i>	60'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	6,000 SF
<i>Minimum Front Yard Setback</i> <sup>(1)</sup>	15'
<i>Minimum Side Yard Setback</i>	0'/5'
<i>Minimum Building Size (SF)</i> <sup>(2)</sup>	5,000 SF
<i>Maximum Height</i>	36'
<i>Minimum Rear Yard Setback</i>	20'
<i>Floor Area Ratio</i>	N/A
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Distance Between Buildings</i> <sup>(3)</sup>	0'/15'

General Notes:

- <sup>1:</sup> Parking should not be located between the front façade and the property line.
- <sup>2:</sup> A maximum building size of 5,000 SF in area, unless otherwise approved through a SUP by the Planning and Zoning Commission and City Council.
- <sup>3:</sup> A minimum of a 15-foot separation between buildings without a fire rated wall shall be required.

**INFRASTRUCTURE**

Based on the applicant’s submittal the following infrastructure would be required to be constructed if this request is approved:

- (1) Water Improvements. The development will be required to tie into the existing 12-inch waterline on the west side of E. Old Quail Run Road.
- (2) Sewer Improvements. The development will be required to tie to the existing 10-inch sanitary sewer line located adjacent to and along the eastern property line of the subject property and along the west side of John King Boulevard. Additionally, the applicant will be required to pay pro-rata for sewer improvements in the amount of \$593.37/acre.
- (3) Roadways. E. Quail Run Road is a M4D (*i.e. major collector, four [4] lane, divided roadway*), which requires a minimum of an 85-foot right-of-way and a four (4) lane divided concrete street. Old E. Quail Run Road is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*), which requires a minimum of right-of-way width of 50-feet. The applicant will need to verify the right-of-way of both of these roadways and ensure the required right-of-way has been dedicated (*i.e. 42.5-feet as measured from the centerline of the roadway for E. Quail Run Road and 25-feet as measured from the centerline for Old E. Quail Run Road*). If additional right-of-way is needed this will be required to be dedicated at the time of final plat.
- (4) Drainage. Detention will be required and sized per the Engineering Department’s *Standards of Design and Construction Manual*.

**CONFORMANCE WITH THE CITY’S CODES**

According to Subsection 04.03, *Neighborhood Services (NS) District*, of Section 04, *Commercial Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Neighborhood Services (NS) District is "...a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the day-to-day retail and personal service needs of residents. The Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. The average site is from one-half (½) acres to a maximum of two (2) acres. Since these sites are typically small and surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods..." Additionally, the Unified Development Code (UDC) goes on to say that "(t)hese convenience centers should be constructed to a residential scale, and be visually and dimensionally compatible to adjacent residential developments. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary." In this case, the applicant is proposing to construct a ~16,000 SF *office/retail* building on the subject property. It should be noted that the Neighborhood Services (NS) District limits the size of buildings to a maximum of 5,000 SF. Structures over 5,000 SF in area require approval of a Specific Use Permit (SUP). Based on the concept plan submitted by the applicants, a Specific Use Permit (SUP) would be required if the zoning change was approved.

### CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Low Density Residential land uses and is situated within the Northeast Residential District. The Northeast Residential District, is "...characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for Low Density Residential land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation. According to the *Land Use Designations* contained in the Comprehensive Plan, "(t)he Commercial/Retail land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions ... (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions." The applicants' request does appear to be in line with the land use designation change.

When looking at the *District Strategies* for the Northeast Residential District, *District Strategy #4* does address the establishment of *Neighborhood/Convenience Centers* stating that "...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures..." In addition, when examining strategies for existing residential developments, the *Housing* section of the Comprehensive Plan states that the City should "...(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition." [*Policy #3, Goal 01; Section 02.01, Chapter 08*] Based on this, staff should point out that the applicants' concept plan does not appear to provide sufficient space to properly buffer the proposed 16,000 SF office/retail building from the adjacent single-family homes that would front to the rear of the proposed building. In addition, the *Non-Residential* section of the Comprehensive Plan states that "(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development." [*Policy 3, Goal 04; Chapter 09*] In this case, the proposed 16,000 SF office/retail building -- *while being a single story* -- would be larger than any other residential structure in the area, and would not be considered to be of residential scale.

In summary, the applicants' request does make a compelling argument to change the Future Land Use Map based on the definition of the Commercial/Retail land use; however, the concept plan provided by the applicants appears to propose a more intense development than what the goals and policies of the Comprehensive Plan call for when being located adjacent to existing residential developments. Based on this staff is of the opinion that the applicants' request does not meet the Comprehensive Plan, but this request does remain a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. The change from Low Density Residential to Commercial/Retail has been added as a condition of approval in the *Conditions of Approval* section of this case memo should this request be approved.

## STAFF ANALYSIS

Based on the size and scope of the applicants' concept plan, the Commercial (C) District -- *or to a lesser degree the General Retail (GR) District* -- appears to be the most appropriate zoning district for a 16,000 SF office/retail building; however, due to the proximity of existing residential land uses these zoning districts would not be appropriate for the subject property. With this being said, the subject property does appear to meet many of the characteristics called for in the Neighborhood Services (NS) District as outline in the Unified Development Code (UDC), and this district does provide the ability for the applicant to establish the requested 16,000 SF office/retail building through a Specific Use Permit (SUP); however, staff should point out that while the Neighborhood Services (NS) District does provide for a limited set of land uses and could act as a transition from the adjacent residential properties to John King Boulevard, it is not as restrictive in nature as the Residential Office (RO) District. The Residential Office (RO) District is the City's most restrictive non-residential zoning classification. In this case, this may be a more suitable zoning designation due to the proximity of the residential homes and the fact that it provides for the flexibility of establishing both single-family homes as well as low impact office (*and in certain cases retail*) land uses; however, this remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. To help in making this zoning decision, staff has provided the land use charts for both the Neighborhood Services (NS) District and the Residential Office (RO) District for the Planning and Zoning Commission and City Council's review.

## NOTIFICATIONS

On August 26, 2021, staff mailed 32 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stoney Hollow and Caruth Ridge Estates Homeowner's Associations (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) Four (4) property owner notifications from property owners that are within the notification area (*i.e. within the 500-foot buffer*) that are opposed to the applicant's request.
- (2) One (1) email from a property owner within the notification area (*i.e. within the 500-foot buffer*) that is opposed to the applicant's request.
- (3) Twenty-one (21) input form notifications from the City's website portal from property owners within the notification area (*i.e. within the 500-foot buffer*) that are opposed to the applicant's request.
- (4) Three (3) emails from property owners that did not provide an address in their response and are considered to be outside of the notification area (*i.e. outside of the 500-foot buffer*) that are opposed to applicant's request.
- (5) Three (3) email notifications from property owners that are not within the notification area (*i.e. outside of the 500-foot buffer*) that are opposed to applicant's request.
- (6) Forty-three (43) input form notifications from the City's website portal from property owners that is not within the notification area (*i.e. outside the 500-foot buffer*) that are opposed to the applicant's request.

## CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request then staff would propose the following conditions of approval:

- 1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Low Density Residential designation to a Commercial/Retail designation; and,
- 2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 September 14, 2021, the Planning and Zoning Commission approved a motion to recommend denial of the zoning change request, which passed by a vote of 5-1, with Commissioner Welch dissenting, and Commissioner Moeller absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, of the Unified Development Code (UDC), states "...if such change is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-035

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS NORTHEAST COR. OF JOHN KING BLVD. & QUAIL RUN RD.

SUBDIVISION G.R. BARNES SURVEY, ABS. 13, TRACT 1-04, ROAD LOT ID. 08652 BLOCK

GENERAL LOCATION

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

CURRENT ZONING AG (AGRICULTURAL DIST.) CURRENT USE VACANT

PROPOSED ZONING NS (NEIGHBORHOOD SERVICE) PROPOSED USE RETAIL DEVELOPMENT

ACREAGE 2 AC. 2.75/12 LOTS [CURRENT] LOTS [PROPOSED]

**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 BRADLEY J. GIDEON

APPLICANT BNSB L.P. BRAD BERRY

CONTACT PERSON BRAD GIDEON

CONTACT PERSON ROBERT LAFROIX

ADDRESS 114 Stonecreek dr

ADDRESS 4517 SCENIC DR.

CITY, STATE & ZIP Irving, TX 75063

CITY, STATE & ZIP Faulett, TEXAS 75088

PHONE 713 306 6068

PHONE 972-754-9682

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

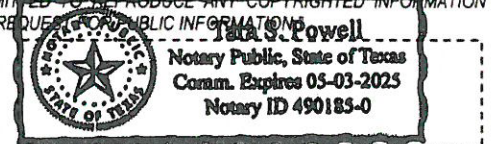
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 241.27 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19TH DAY OF August, 2021. BY SIGNING THIS APPLICATION, 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 12 DAY OF August, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jana Spowey



MY COMMISSION EXPIRES 5-3-25





# City of Rockwall

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

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



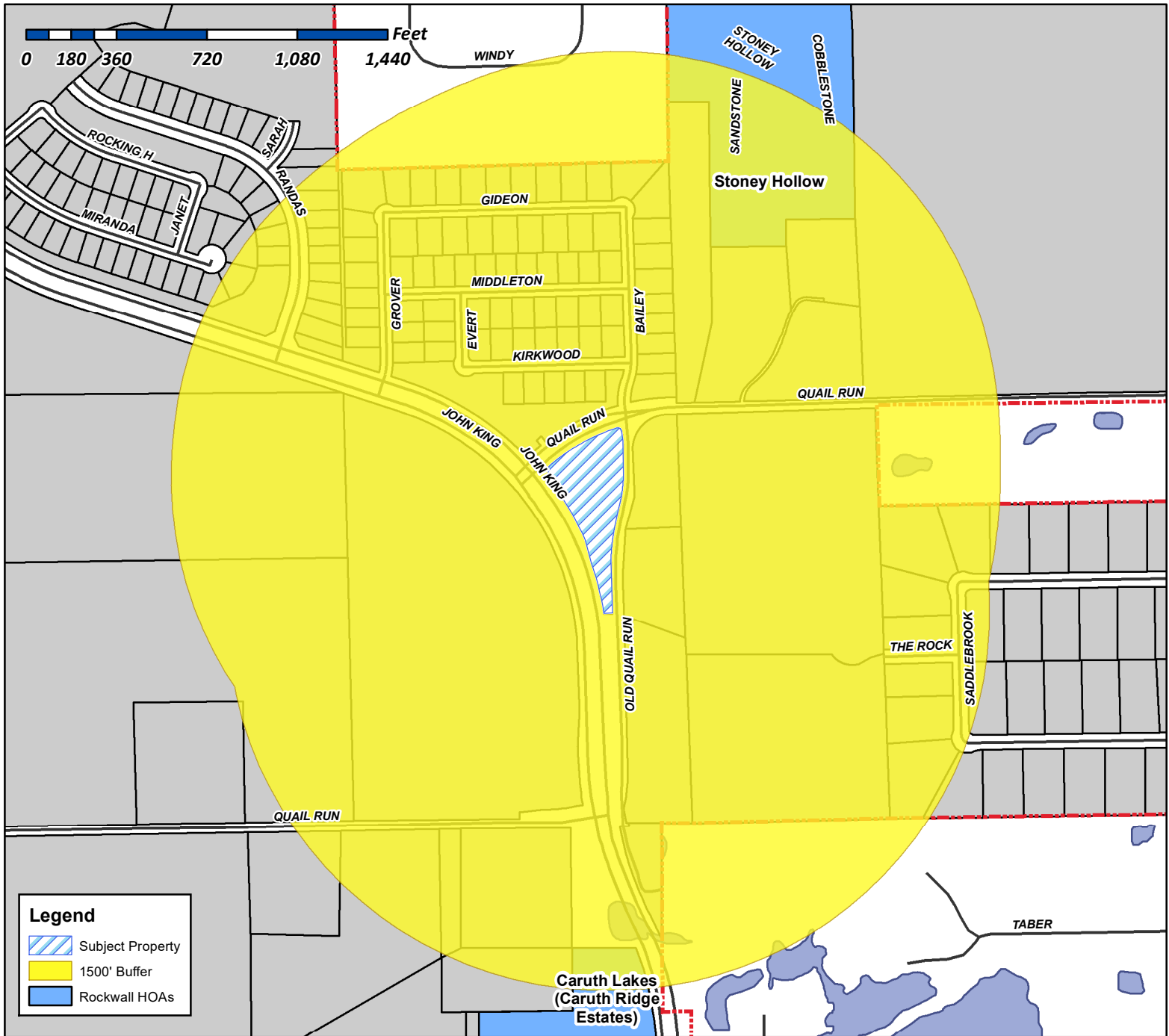




# City of Rockwall

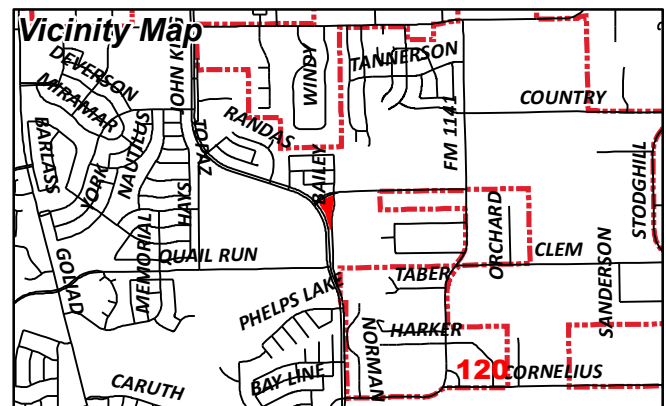
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2021-035  
**Case Name:** Zoning Change from AG to NS  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** NEC of John King Blvd. & Quail Run Rd.

**Date Created:** 8/20/2021  
 For Questions on this Case Call (972) 771-7745



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2021-035]  
**Date:** Thursday, August 26, 2021 3:18:40 PM  
**Attachments:** [Public Notice \(08.26.2021\).pdf](#)  
[HOA Map Z2021-035.pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [August 27, 2021](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, September 14, 2021 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, September 20, 2021 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2021-035 Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert LaCroix and Brian Berry of BNSBS, L. P. on behalf of Bradley Gideon for the approval of a [Zoning Change](#) from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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





GIDEON GROVE HOMEOWNERS ASSOCIATION  
INC  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

PACESETTER HOMES LLC  
1304 KIRKWOOD ROAD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1308 KIRKWOOD ROAD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1309 KIRKWOOD ROAD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1311 MIDDLETON DRIVE  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1312 KIRKWOOD ROAD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1313 KIRKWOOD ROAD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1315 MIDDLETON DRIVE  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1316 KIRKWOOD ROAD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1317 KIRKWOOD ROAD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1319 MIDDLETON DRIVE  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1320 KIRKWOOD ROAD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1321 KIRKWOOD ROAD  
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA  
1323 MIDDLETON DRIVE  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1324 KIRKWOOD ROAD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1325 KIRKWOOD ROAD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1327 MIDDLETON DRIVE  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
1328 KIRKWOOD ROAD  
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER  
1415 E QUAIL RUN RD  
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J  
1425 E QUAIL RUN RD  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
14400 THE LAKES BLVD BUILDING C, SUITE 200  
AUSTIN, TX 78660

TYLER WILLIAM L AND VANITA RAE  
1501 THE ROCK  
ROCKWALL, TX 75087

LANKFORD BONNIE  
1691 OLD E QUAIL RUN RD  
ROCKWALL, TX 75087

UTLEY HERMAN AND KRISTI  
1751 E QUAIL RUN ROAD  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
1800 E QUAIL RUN RD  
ROCKWALL, TX 75087

UTLEY HERMAN D  
1815 E OLD QUAIL RUN RD  
ROCKWALL, TX 75087

BERHE MERHAWI  
2002 BAILEY DRIVE  
ROCKWALL, TX 75087

GARDNER JAMES K JR AND  
KARIN B NEWELL  
2006 BAILEY DRIVE  
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA  
2010 BAILEY DRIVE  
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O  
2014 BAILEY DRIVE  
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K  
2018 BAILEY DRIVE  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T.L. TOWNSEND SUITE 101  
ROCKWALL, TX 75087

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

My home will be directly across from this proposed office/retail and the traffic coming into the neighborhood because of this establishment will pose unnecessary danger to the residents and children living in this community.

## Respondent Information

Please provide your information.

### First Name \*

Adela



Last Name \*

Craddock

Address \*

1309 Kirkwood Rd

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

adela@adelacraddock.com

Phone Number

214-535-0562

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do want additional traffic trash dumpsters

## Respondent Information

Please provide your information.

### First Name \*

Alicia

Last Name \*

Deapen

Address \*

2010 Bailey Dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

aboothe33@hotmail.com

Phone Number

214-533-6132



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I believe this directly affects the nearby homeowners and the quality of community that was expected and intended with these housing developments.

## Respondent Information

Please provide your information.

### First Name \*

Amanda

Last Name \*

Valencia

Address \*

1308 Kirkwood Rd.

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

amandavalencia09@gmail.com

Phone Number

916-212-5789

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

### First Name \*

Anam



Last Name \*

Patel

Address \*

2005 evert way

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

abp2794@gmail.com

Phone Number

903-717-1298

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: My future home is being built nearby the proposed zoning

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

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- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

A majority of the nearby homeowners being families, a lot with young children, will be negatively impacted by this rise in traffic that is unwanted, a safety concern, and unnecessary. This will directly affect the overall atmosphere of the neighboring communities in a negative manner. I am in opposition because this disrupts the quality and intended purpose of the homeowners in this area.

## Respondent Information

Please provide your information.

## First Name \*

Brandon

Last Name \*

Valencia

Address \*

1308 Kirkwood Rd.

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

brandon.a.valencia@gmail.com

Phone Number

951-414-7067

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As a future resident of Rockwall, I am opposed to this zoning change. I believe it will decrease the overall appeal of the area and decrease property values. Keep the retail development to 205 and prevent retail stores from being added to the north side of John King Blvd. I believe this space should be used for additional amenities in the Gideon Grove neighborhood.

## Respondent Information

Please provide your information.

First Name \*

Codi

Last Name \*

Gallaway

Address \*

2004 Grover Ln

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

codi\_gallaway@yahoo.com

Phone Number

972-489-9533

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: Future Resident

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Needs Expansion

## Respondent Information

Please provide your information.

## First Name \*

David

Last Name \*

Anderson

Address \*

1322 Middleton Drive

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

davidanderson21142@yahoo.com

Phone Number

254-231-7640



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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**From:** [David Currie](#)  
**To:** [Gamez, Angelica](#); [Planning](#); [Gonzales, David](#)  
**Subject:** Zoning change - John King and East Quail Run Rd  
**Date:** Wednesday, September 8, 2021 5:16:01 PM

---

I understand that this small parcel of land (2.8Acres) is proposed to be redefined” from “residential” to “neighborhood services”. I would like to record my disagreement. This parcel of land is in the midst of single family residential development. It is not clear exactly what kind of “neighborhood services” are envisaged but I would suggest that this is not an appropriate location for strip shops, a 7:11, or yet another nail salon. John King at this location, while being a 45mph zone, is a busy area and does not meet added traffic from a retail environment. While my property is not adjacent this parcel of land, I would anticipate a not insignificant effect on adjacent and nearby properties. We moved to Rockwall because of the apparent thoughtfulness of development and residential/commercial segregation. This appears to be an ill-advised use of land.

In summary, there are “neighborhood services” within easy reach for residents in the area and this is not an appropriate site for additional non-residential development.

David and Avril Currie  
596 Miramar Drive  
Rockwall

Sent from my iPhone

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# Zoning & Specific Use Permit Input Form

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Case #: Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

First Name \*

Edward

Last Name \*

Stock

Address \*

124 Baldwin

City \*

Fate

State \*

tx

Zip Code \*

75189

Email Address \*

bench1962@hotmail.com

Phone Number

719-229-8974

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

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- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

A commercial site close to a residential community will increase traffic, putting our children at risk when playing in our neighborhood Gideon Grove. It will increase traffic in an otherwise quiet area. In addition, it would drive down our home price, as we were selecting this location based on small neighborhood feel. We do NOT SUPPORT, as this commercial project will likely increase our taxes and decrease the beauty of our neighborhood.

## Respondent Information

Please provide your information.

First Name \*

Erin

Last Name \*

Farrell

Address \*

1320 Kirkwood Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

efarrell0709@gmail.com

Phone Number

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: Pacesetter Builders

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Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

First Name \*

Gary

Last Name \*

Gooch

Address \*

1310 Middleton Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

danigooch@glail.com

Phone Number

801-318-9886



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

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- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There is no need for neighborhood services in this area when there is a plethora of options within a very short distance from the subdivision.

## Respondent Information

Please provide your information.

### First Name \*

Jackie

Last Name \*

Eddings

Address \*

1208 Middleton Dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

jk\_eddings@yahoo.com

Phone Number

903-530-4447

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: Future homeowner as of 9/30/2021

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: From Pacesetter Homes

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**From:** [JAKE WIMPEE](#)  
**To:** [Daniels, Bennie](#); [Campbell, Anna](#); [Macalik, Dana](#); [Johannesen, Trace](#); [Jorif, Clarence](#); [Hohenshelt, John](#); [Fowler, Kevin](#); [Gonzales, David](#)  
**Subject:** Zoning change on East Quail Run  
**Date:** Tuesday, September 14, 2021 4:36:34 PM

---

Thank you for your time. Im in opposition to the requested zoning change for neighborhood services on Quail Run and John King. There are a couple of reasons for this opposition.

-The area was zoned with input from residents years ago and that should be honored. With it being zoned residential it blends well with the residential developments along John King and Quail Run. Some will make the argument that no one would build a house on that 2 acre lot but I would conclude I have seen people build on lots on busy roadways in Rockwall before and a house could easily face the old east Quail run. The owner has yet to attempt to sell the lot for such purposes I would assume.

-Most of the new neighborhoods along John King have houses close to the road so it wouldn't be anything unusual. What would be unusual would be an office complex or strip center the first of its kind on John King in the middle of all the residential developments. There is plenty of room for such developments in the major intersections of 66 and John King or Dalton rd and John King.

-My family and I just built a house in Gideon Grove and we are close to the interaction and we would look at that development and its parking lot lights from our front yard as would many other concerned residents in Gideon Grove. This changes the look of the neighborhood.

This is why myself and my extended family and many others in Gideon Grove and in North Rockwall are opposed to this development. There is just a little bit of land left in North Rockwall, lets use it wisely.

Thank you,

Jake Wimpee

---

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# Zoning & Specific Use Permit Input Form

**Case Number \***

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

**Respondent Information**

Please provide your information.

**First Name \***

JAKE

Last Name \*

WIMPEE

Address \*

2018 Bailey drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

jakewimpee@gmail.com

Phone Number

214-621-8075

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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**From:** [james gardner](#)  
**To:** [Gonzales, David](#); [Fowler, Kevin](#); [Hohenshelt, John](#); [ClarenceJoif@rockwall.com](mailto:ClarenceJoif@rockwall.com); [Johannesen, Trace](#)  
**Subject:** Z2021-035  
**Date:** Monday, September 13, 2021 11:39:00 AM

---

To Whom It May Concern:

We **do not** support the spot rezoning Z2021-035 from agricultural to Neighborhood Services/Commercial. The rezoning is in contravention with the City of Rockwall Master Plan/Land Use Plan designates the future use of this property as single family residential low density. There are numerous large Neighborhood Services/Commercial areas within a short distance of this property. The City Master Plan is the combined effort of volunteer residents, elected officials and staff. **Each time the Comprehensive Plan is disregarded in favor of a developer it sends a disheartening message. We Strongly recommend disapproval of spot rezoning Z2021-035.**

Thank you for your consideration in this important quality of life decision.

James K, Gardner, Jr  
Karin Newell  
2006 Bailey Drive  
Rockwall

---

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our home will be facing the proposed Commercial Development. We moved to Rockwall, last November, to be close to our family and bought because this area had no existing commercial development.

## Respondent Information

Please provide your information.

## First Name \*

James K.



Last Name \*

Gardner, Jr,

Address \*

2006 Bailey Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

gardnerjim5645@gmail.com

Phone Number

817-475-8894

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am a future Gideon Grove homeowner at 1324 Kirkwood Street in Rockwall. I am in OPPOSITION of a retail business with additional traffic to the area. This is a housing community and the zoning does NOT need to change.

## Respondent Information

Please provide your information.

## First Name \*

Jan

Last Name \*

Boles

Address \*

Future Address: 1324 Kirkwood Street, Rockwall75087

Present Address: 1925 Club Lake Circle, Rockwall, 75087

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

jan.boles@att.net

Phone Number

972-771-1365

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: In the process of building a new home in Gideon Grove.

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: I was given an update by my builder of the proposed Zoning change.

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We need a city park/skate park! Something for the neighborhood children! This is supposed to be a low density area. More homes equals more recreational choices!

## Respondent Information

Please provide your information.

First Name \*

Jennifer

Last Name \*

Harris

Address \*

2014 Bailey drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

mrsharris0127@gmail.com

Phone Number

918-906-0937

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

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- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am OPPOSED to the rezoning. Part of the allure of that area is the fact that there are no commercial buildings in the area.

## Respondent Information

Please provide your information.

### First Name \*

Jerel

Last Name \*

Curtis

Address \*

1302 Middleton Rd

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

jerelcurtis@yahoo.com

Phone Number

972-333-1576



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: I am a soon to be homeowner in that area.

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

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Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

### First Name \*

Jonathan

Last Name \*

Elder

Address \*

2007 Grover lane

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

Jonathanelder@hotmail.com

Phone Number

936-371-1956

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am a potential homeowner and I contracted on the property based on it being a residential area. The commercial activity is easily accessible off of 205. Please keep this area residential!

## Respondent Information

Please provide your information.

## First Name \*

Karen



Last Name \*

Stock

Address \*

124 Baldwin Dr

City \*

Fate

State \*

TX

Zip Code \*

75189

Email Address \*

kstock@dukecitysoftware.com

Phone Number

505-610-9661

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: I have a contract on a home in Gideon Grove, right next door to area

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

This content is neither created nor endorsed by Google.

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We moved to Rockwall less that a year ago to be near our children. If this commercial development is approved our retirement home will be facing this property.

## Respondent Information

Please provide your information.

### First Name \*

Karin

Last Name \*

Newell

Address \*

2006 Bailey Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

coachlady123@gmail.com

Phone Number

972-965-9236

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

### First Name \*

Katie

Last Name \*

Duran

Address \*

1312 Kirkwood

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

katielane05@gmail.com

Phone Number

972-922-9451

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am strongly opposed to have any type of commercial development on that land. The property is near the entrance of Gideon Grove and specifically close to my property on 1321 Kirkwood Road. The development of a shopping plaza will create an unwanted increase in traffic, noise pollution and light pollution. It will also have a negative impact on the house values in the Gideon Grove subdivision. Please do not approve this zoning change!

## Respondent Information

Please provide your information.

## First Name \*

Kent

Last Name \*

Rutter

Address \*

1321 Kirkwood Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

kent\_rutter@live.com

Phone Number

214-356-8154



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: I received a notification from my home builder Pacesters Homes

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am a future homeowner awaiting the completion of my home build.

## Respondent Information

Please provide your information.

## First Name \*

Karyn

Last Name \*

Thomas

Address \*

1212 Middleton Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

tladylaw@aol.com

Phone Number

214-406-7213

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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**From:** [Kim Dignam](#)  
**To:** [Gonzales, David](#); [Fowler, Kevin](#); [Hohenshelt, John](#); [Jorif, Clarence](#); [Johannesen, Trace](#); [Daniels, Bennie](#); [Campbell, Anna](#); [Macalik, Dana](#)  
**Subject:** OPPOSE-the spot rezoning Z2021-035  
**Date:** Tuesday, September 14, 2021 3:42:29 PM

---

We do not support the spot rezoning Z2021-35 from agricultural to Neighborhood Services/Commercial. This rezoning is in contravention with the City of Rockwall Master Plan/Land Use Plan. The recently updated Master Plan/Land Use plan designates the future use of this property as single family residential low density. There are numerous large Neighborhood Services/Commercial areas within a short distance of this property. The City Master Plan is the combined effort of volunteer residents, elected officials and staff. Each time the Comprehensive Plan is disregarded in favor of a developer it sends a disheartening message. We strongly recommend disapproval of the spot rezoning Z2021-035

Russ & Kim Dignam  
Homeowners @ Gideon Grove/Rockwall

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is a quiet residential area that should remain so. Retail Development Will negatively impact the residential community

## Respondent Information

Please provide your information.

## First Name \*

Lisa

Last Name \*

Wolstencroft

Address \*

2011 Grover Lane

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

wolstencroftlb@gmail.com

Phone Number

469-427-3664

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am strongly opposed to the rezoning of John King and Quail Run corner property. Any type of commercial development with create unwanted traffic, light pollution and noise pollution to the residents of Gideon Grove.

## Respondent Information

Please provide your information.

### First Name \*

Maria

Last Name \*

Rutter

Address \*

1321 Kirkwood Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

mchilipepper@aol.com

Phone Number

214-392-3412



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I recently purchased a property across the street from this proposed location and my backyard faces the area. I do not want to have everything that comes with what is referred to here as "neighborhood services" crime, bright lights, loitering, begging, etc. This is a family neighborhood and community and it should remain that way. I also feel it as unnecessary, there is an abundance of services in surrounding areas.

## Respondent Information

Please provide your information.

First Name \*

Mark

Last Name \*

Wolfgram

Address \*

1313 Kirkwood DR

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

mark@egthreads.com

Phone Number

916-524-1564

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: Nextdoor App

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**From:** [Mark Zahara](#)  
**To:** [Planning](#); [Gonzales, David](#); [Gamez, Angelica](#)  
**Cc:** [Mark](#)  
**Subject:** Re-zoning John King and East Quail Run.  
**Date:** Thursday, September 9, 2021 11:07:40 AM

---

I would like to voice my disapproval of the re-zoning of John King and East Quail Run to Neighborhood Services. This area is meant for low density residential. I live in Stone Creek Estates and STRONGLY disagree with the re-zoning. I would be there at the meeting Tuesday, but have a prior commitment. Thank you for taking my opinion into consideration as I am a resident of Rockwall.

Mark Zahara, PT  
MJB Therapy Services, LLC

---

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**From:** [Mary Yingling](#)  
**To:** [Gonzales, David](#); [Fowler, Kevin](#); [Jorif, Clarence](#); [Hohenshelt, John](#); [Johannesen, Trace](#); [benniedaniels@rockwall.co](mailto:benniedaniels@rockwall.co)  
**Subject:** Spot Rezone of John King at East Quail Run  
**Date:** Tuesday, September 7, 2021 1:39:06 PM

---

This email is referencing rezoning Z2021-035 from ag to NS/Commercial:

We are on the corner of John King and East Quail Run. This rezone will increase traffic on an already heavily congested road (East Quail Run) and a commercial business will create huge noise and lighting issues for a development of a commercial businesses that will reduce the value of the local properties, especially the properties that are adjacent to the property in question. Once it is rezoned to NS/Commercial there is no control over the type of business that could be installed at that location. The entire area is zoned for single family low to medium. I suppose a liquor store, XXX Adult Video or massage parlor is not out of the question! Our quiet neighborhood does not need or deserve this intrusion.

Anything anyone could want is just 1 mile down the road: Kroger, Kroger gas, CVS, Walgreens, Starbucks, MOD Pizza, Chick Fil A, Majestic Nails, Great American Cookie/Ice Cream, Texas Health ER, Ideal Dental, Atl Physical Therapy and Super Cuts Hair Salon.

Please take this information in heart when you consider the rezone request for this property.

Please contact me at 214/232-8894 if you have questions about this communication.

Mary Yingling  
Yinglinjg44@yahoo.com

Sent from [Mail](#) for Windows

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We are building our home now in Gideon Grove and do not want to be staring at a retail establishment when we look out our windows. Our home will face this corner. Please do NOT re-zone this area. All of us that have built or are building in this area wanted away from stores and retail. That's why we chose this location.

## Respondent Information

Please provide your information.

First Name \*

Matt and Lisa

Last Name \*

Lampi

Address \*

1328 Kirkwood Rd.

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

lampi@mlampi.com

Phone Number

831-809-2526

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: Building a new home near proposed area.

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We are moving to Rockwall to get away from places that cram retail into every inch of open land they can find. This would be an eyesore for the community and provide no benefit to the surrounding neighborhoods.

## Respondent Information

Please provide your information.

### First Name \*

Micah



Last Name \*

Roberts

Address \*

1314 Middleton Drive

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

micah.d.roberts@gmail.com

Phone Number

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: Currently building in Gideon Grove

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: My builder informed me of the change.

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

First Name \*

Michelle

Last Name \*

Hunter

Address \*

1304 KIRKLAND DR

City \*

Rockwall

State \*

TX

Zip Code \*

75086

Email Address \*

zshe113@gmail.com

Phone Number

817-845-8690

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: I am a future resident nearby the proposed Zoning

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am opposed to the change. We purchased a home because there was no commercial real estate and it is a quiet, safe neighborhood. We would like to keep it that way.

## Respondent Information

Please provide your information.

### First Name \*

Natalie

Last Name \*

Laneer

Address \*

1302 Middleton Ave.

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

natalie.laneer@gmail.com

Phone Number

469-790-6960

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.

Other:

We are about to move into our new home that we are building right next to the proposed zone

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This request does not conform the the City of Rockwall Comprehensive Plan (current and previous) Land Use Plan. This property is designated Low Density Residential. Its rezoning to Neighborhood Services/Commercial would result in an eyesore on a residential corner. This parcel has been envisioned as a hike and bike park at the junction of a trail and bike path in the John King corridor. Will Rockwall P&Z and City Council continue to send the message to all the citizens who volunteer to create and update the Comprehensive Plan by continuously disregarding it by allowing variances and rezoning not in accordance with the plan? This sends a bad message to all who work so hard to keep our community great only to have our officials abrogate their responsibility to the residents and volunteers.

## Respondent Information

Please provide your information.

First Name \*

Nicholas

Last Name \*

Grant

Address \*

1569 E Old Quail Run Rd

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

ngrant33@att.net



Phone Number

214-952-0760

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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**From:** [Gonzales, David](#)  
**To:** ["Nicholas Grant"](#)  
**Cc:** [Jim and Bonnie Turner](#); [John Yingling](#); [Miller, Ryan](#)  
**Subject:** RE: Case Z2021-035  
**Date:** Friday, September 3, 2021 10:50:04 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

Mr. Grant,

The City is required to notify all property owners listed on the certified tax rolls, and to the actual property address if the property owner does not reside at the physical address.

Thank you,

**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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**From:** Nicholas Grant [mailto:ngrant33@att.net]  
**Sent:** Friday, September 3, 2021 10:06 AM  
**To:** Gonzales, David <DGonzales@rockwall.com>  
**Cc:** Jim and Bonnie Turner <jimturner55@mac.com>; John Yingling <yingling43@yahoo.com>  
**Subject:** Case Z2021-035

Hi David,

I have concerns Regarding the Notification List for Z2021-035

In reviewing the packet for case Z2021-035 there seem to be inconsistencies and irregularities with the notification list.

Background - The results of notifications are used by staff in introducing a case to both the Planning and Zoning Commission and City Council before a vote. Both groups use the responses as a data point as they weigh the decision. City Staff says something like: "XX notifications were sent X to Homeowners Association(s) and XX to property owners. XX responses were received with X in opposition and X in support. Copies of the responses are in the packet." There are three data points: support, opposition and apathy (the no responses). Arguably, opposition is one data point and support and apathy the other.

Case 2021-035 - In this case although it appears that 32 notifications were sent that number is a significant overcount.

1. The Cox's are listed twice once with a with a street and once with a business address. Reducing the total to 31.
2. Pacesetter Homes LLC in Austin is listed as well as 16 Pacesetter lots some under construction and others empty. These 17 notifications should be only one. Builders/developers should not be able to respond for lots not owned/occupied only for their overall interest. Reducing the total valid notifications to 15.
3. Request that 15 be used as the total valid notifications when the results are presented to the Planning and Zoning Commission and the City Council.

4. Request this concern be made part of the packet for Z2021-035.

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Nick Grant  
1569 East Old Quail Run Rd.

**From:** [Nicholas Grant](#)  
**To:** [Planning](#); [Miller, Ryan](#); [Gonzales, David](#); [Lee, Henry](#); [Gamez, Angelica](#)  
**Cc:** [nick Grant](#)  
**Subject:** Information for P&Z Work Session 31 August 2021 Re: Z2021-035  
**Date:** Sunday, August 29, 2021 4:13:41 PM  
**Attachments:** [P&Z.pages](#)

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P&Z Staff,

Please provide the following information to the P&Z Commissioners for their discussion at the work session for Z2021-35 on 31 August.

Information for Planning and Zoning Commission Work Session 31 August 2021  
Reference Spot Rezoning Case 2021-035

Request the Planning and Zoning Commission consider the following when discussing the Spot Rezoning Case 2021-035.

1. This spot rezoning is in contravention to the Rockwall Master Plan/Land Use Plan. This property is designated Residential Single Family Low Density in the most recent and all previous Master Plan/Land Use documents.
2. This Our Hometown 2040 Comprehensive Plan/Land Use Plan was updated in 2018 by the dedicated and diligent effort of volunteer citizens and City Staff. The plan was approved by the Mayor and City Council. Any time the Planning and Zoning Commission or City Council allows contravention of guidelines or variances to the plan it is disheartening to all residents and especially those who volunteered their time and effort on the committee. It sets a very bad precedent.
3. The Master Plan/Land Use Plan finds this property in the Northeast Residential District where Commercial/Neighborhood Services are virtually non-existent.
4. The argument that commercial/neighborhood services zoning is needed at this location is flawed and overstated. Not only was it not considered needed by the Master Plan/Land Use Plan Committee, it is not needed based on Commercial/Neighborhood Services nearby. There are three major commercial/neighborhood services areas with 1 to 2 miles to the west south and northwest in other Master Plan Districts.
5. It may be useful to review the City Attorney's comments regarding the Master Plan/Land Use Plan on page XIV of the Plan: Section 211.004 and Chapter 213 of the Texas Local Government Code recognizes the importance of municipalities to prepare and adopt their own comprehensive plans. Frank J. Garza, City Attorney of Rockwall
  - The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum comprehensive plan and adds the ability to legally defend the plan because of public input and support;
  - Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of communities are made by the City of Rockwall City Council and using the Comprehensive Plan as a guide for its decisions is a must; and,
  - recommendations by Planning and Zoning and decisions of the Board of Adjustment and City Council are easier to defend if challenged if the decisions are consistent with the Comprehensive Plan.
6. It may also be useful to review and discuss the pitfalls of spot zoning/rezoning by local governments.



# PUBLIC NOTICE



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

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

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

### Case No. Z2021-035: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert LaCroix and Brian Berry of BNSBS, L. P. on behalf of Bradley Gideon for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, September 20, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

### Case No. Z2021-035: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

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

This zoning change does not comply with the City of Rockwall 2040 comprehensive plan! This is a low density zoning and would be a good spot for a 2 acre homestead with the right landscaping and house placement.

Name: Bonnie Lankford  
Address: 1691 E. QUAIL RUN Rockwall TX 75087

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

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



# PUBLIC NOTICE



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

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

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

**Case No. Z2021-035: Zoning Change from AG to NS**

Hold a public hearing to discuss and consider a request by Robert LaCroix and Brian Berry of BNSBS, L. P. on behalf of Bradley Gideon for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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**David Gonzales**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, September 20, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

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

**Case No. Z2021-035: Zoning Change from AG to NS**

**Please place a check mark on the appropriate line below:**

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

Traffic  
Crime

Neighborhoods: Homes all around this Acreage - There are no Retail establishments needed on the corner of a residential street

Name: Mike & Lisa Larriviere

Address: 1425 East Quail Run Rd

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

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

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

First Name \*

Priscilla

Last Name \*

Schar-Gerena

Address \*

2007 Grover lane

City \*

Rovkway

State \*

TX

Zip Code \*

75087

Email Address \*

pschar01@icloud.com

Phone Number

512-736-7013

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

### First Name \*

Rebecca



Last Name \*

Wimpee

Address \*

2018 Bailey Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

beccabelisle@yahoo.com

Phone Number

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

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- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

A retail property at this location will cause undue traffic and noise. There are many houses being built in this area. There is no need for this construction.

## Respondent Information

Please provide your information.

First Name \*

Rickie

Last Name \*

Ryan li

Address \*

1318 Middleton Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

rryantx@gmail.com

Phone Number

832-713-3220

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: I am buying property at this address.

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

## First Name \*

Rou

Last Name \*

Schar

Address \*

2008 Grover lane

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

pschar01@yahoo.com

Phone Number

214-724-8701

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am concerned about the size of the lot and additional traffic at what will soon be a very busy corner. I understand also about the inevitability of growth and hope if it is approved that a gas station is not considered.(We will close on our home 10-19-2021.)

## Respondent Information

Please provide your information.

## First Name \*

Sally

Last Name \*

Farrell

Address \*

1319 Middleton Drive

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

Salgal1710@yahoo.com

Phone Number

260-437-9324



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: From our builder

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I do not support the spot rezoning Z2021-035 from agricultural to neighborhood services/commercial. This rezoning is in contravention with the city of Rockwall master plan/land use plan. The recently updated master plan/land use plan designates the future use of this property as single-family residential low density. There are numerous large neighborhood services/commercial areas within a short distance of this property. The city master plan is the combined effort of volunteer residents, elected officials and staff. Each time the comprehensive plan is disregarded in favor of a developer it sends a disheartening message. Strongly recommend disapproval of spot rezoning Z2021-035.

## Respondent Information

Please provide your information.

First Name \*

Shanna

Last Name \*

Zillioux

Address \*

584 Mountcastle Drive

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

shannaz@sbcglobal.net

Phone Number

916-257-2495

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I oppose the rezoning Z2021-035 from Agricultural to Neighborhood Services/Commercial. If approved against the Comprehensive Plan/Land Use Plan the neighbors on my street will sit on their front porches looking at the back of a commercial building. Their view will be of dumpsters, pallets, cardboard stacks and delivery trucks. This is so sad as their view should be an agricultural field or a residence. Additionally my future neighbors in the Gideon Grove Subdivision will sit on their back porches looking at a parking lot and commercial buildings. This is so upsetting for a Rockwall residential district to be blighted by unnecessary commercial zoning.

## Respondent Information

Please provide your information.

First Name \*

Sherri



Last Name \*

Grant

Address \*

1569 East Old Quial Run Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

sdgrant33@att.net

Phone Number

214-952-2879

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

My future house would have to view purposed retail building.

## Respondent Information

Please provide your information.

### First Name \*

Stephen

Last Name \*

Petty

Address \*

448 Fremont Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

stephenpetty@earthlink.net

Phone Number

254-718-2089

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: I am purchasing house at 1317 Kirkwood Rd

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: My builder told me about the request

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

It is imperative that this request is voted down. That corner does NOT need anymore retail.. the traffic is already appalling, and there doesn't seem to be an end in sight to this monstrous growth. We have enough grocery stores, nail salons, fast food, etc....please enhance our beautiful city with balance, beauty....this proposal is grotesquely incompetent.

## Respondent Information

Please provide your information.

## First Name \*

Susan

Last Name \*

Hays

Address \*

555 Lone Rider Ct.

City \*

Rockwall

State \*

TX

Zip Code \*

75087-8400

Email Address \*

suehays@hotmail.com

Phone Number

469-223-3021

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Future Homeowner

## Respondent Information

Please provide your information.

### First Name \*

Syed

Last Name \*

Husain

Address \*

1204 Middleton Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75098

Email Address \*

sufiashusain@hotmail.com

Phone Number

214-310-6162



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: Future Homeowner

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am the Sales Rep for Pacesetter Homes in Gideon Grove. I am against the proposed zoning change. Many of my homeowners will be looking at an unsightly parking lot from their backyard. In addition, this will increase traffic from outside the community which I feel will be a safety concern for the homeowners and families with children.

## Respondent Information

Please provide your information.

First Name \*

Teri

Last Name \*

Clark

Address \*

11834 Cold Harbor Lane

City \*

Dallas

State \*

TX

Zip Code \*

75244

Email Address \*

teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

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- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There are numerous neighborhood services within a short distance, these additional NS are not needed here. We purchased our home in this residential area and it needs to stay a residential area. We selected the lot for our home based in part on the view we would enjoy from our backyard. This rezoning would be directly across from our backyard which has a rod iron fence with a clear view of the area in question. This change would affect how we would be able to spend time in our backyard. If this rezoning were to be approved we would not be able to put in the backyard design we have planned. Our floorplan has oversized windows along the back of the entire house, we do not look forward to the possibility of noise and a lit up parking lot shining directly into our living room & bedroom windows at night. If this zone were to change it will not only change our lifestyle but, also affect our investment. We strongly oppose this rezoning request!

## Respondent Information

Please provide your information.



First Name \*

Tiffany

Last Name \*

Wolfgram

Address \*

1313 Kirkwood Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

tiff@egthreads.com

Phone Number

916-524-1560

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Commercial will increase our taxes, and drive down our property worth. Will be increased risk to children in community, as increase in traffic is inevitable.

## Respondent Information

Please provide your information.

### First Name \*

Tim

Last Name \*

Farrell

Address \*

1320 Kirkwood Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

tdfarrell92@yahoo.com

Phone Number

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: Pacesetter Homes

This content is neither created nor endorsed by Google.

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Thanks  
Nick Grant  
1569 East Old Quail Run Rd, Rockwall, TX

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z-2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1325 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-036. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots directly out my patio and rear bedroom is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

PACESETTER HOMES LLC

Address \*

1325 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1308 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

First Name \*

Pacesetter Homes, LLC



Last Name \*

Pacesetter Homes, LLC

Address \*

1308 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1316 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1316 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z-2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1321 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-036. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots directly out my patio and rear bedroom is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

### First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1321 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z-2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1317 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-036. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots directly out my patio and rear bedroom is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1317 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z-2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1313 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-036. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots directly out my patio and rear bedroom is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1313 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z-2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1309 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-036. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots directly out my patio and rear bedroom is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC



Last Name \*

Pacesetter Homes, LLC

Address \*

1309 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z-2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1304 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-036. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1304 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z-2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1311 Middleton Drive in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-036. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

### First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1311 MIDDLETON DRIVE

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z-2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1315 Middleton Drive in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-036. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1315 MIDDLETON DRIVE

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z-2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1319 Middleton Drive in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-036. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1319 MIDDLETON DRIVE

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1308 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC



Last Name \*

Pacesetter Homes, LLC

Address \*

1308 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1325 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots directly out my patio and rear bedroom is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1325 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1321 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots directly out my patio and rear bedroom is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1321 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1317 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots directly out my patio and rear bedroom is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1317 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1313 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots directly out my patio and rear bedroom is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1313 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1309 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots directly out my patio and rear bedroom is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

### First Name \*

Pacesetter Homes, LLC



Last Name \*

Pacesetter Homes, LLC

Address \*

1309 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1304 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1304 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms



# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1311 Middleton Drive in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1311 MIDDLETON DRIVE

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1315 Middleton Drive in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

### First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1315 MIDDLETON DRIVE

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1312 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1312 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.



# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1320 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC



Last Name \*

Pacesetter Homes, LLC

Address \*

1320 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1324 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1324 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms



# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1328 Kirkwood Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

### First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1328 KIRKWOOD ROAD

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.



# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1327 Middleton Drive in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable. If the builder/ developer submits in opposition this submission is not required.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1327 MIDDLETON DRIVE

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2007 Grover Lane in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

### First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

2007 Grover Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2011 Grover Lane in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

### First Name \*

Pacesetter Homes, LLC



Last Name \*

Pacesetter Homes, LLC

Address \*

2011 Grover Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2015 Grover Lane in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

2015 Grover Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms



# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2004 Grover Lane in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

2004 Grover Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2008 Grover Lane in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

### First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

2008 Grover Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2012 Grover Lane in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

2012 Grover Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2005 Evert Way in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC



Last Name \*

Pacesetter Homes, LLC

Address \*

2005 Evert Way

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2009 Evert Way in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

2009 Evert Way

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms



# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2013 Evert Way in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

2013 Evert Way

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1303 Middleton Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1303 Middleton Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1307 Middleton Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1307 Middleton Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: .....

This content is neither created nor endorsed by Google.

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1204 Middleton Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC



Last Name \*

Pacesetter Homes, LLC

Address \*

1204 Middleton Road

City \*

Rockwall

State \*

Rockwall

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1208 Middleton Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1208 Middleton Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: .....

This content is neither created nor endorsed by Google.

Google Forms



# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1212 Middleton Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

### First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1212 Middleton Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1302 Middleton Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

### First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1302 Middleton Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: .....

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1306 Middleton Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1306 Middleton Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1318 Middleton Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC



Last Name \*

Pacesetter Homes, LLC

Address \*

1318 Middleton Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.



# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1322 Middleton Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1322 Middleton Roa

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: .....

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 1326 Middleton Road in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

1326 Middleton Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: .....

This content is neither created nor endorsed by Google.

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2002 Bailey Drive in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

2002 Bailey Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2006 Bailey Drive in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

2006 Bailey Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- I saw a zoning sign on the property.
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- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2010 Bailey Drive in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC



Last Name \*

Pacesetter Homes, LLC

Address \*

2010 Bailey Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2014 Bailey Drive in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

2014 Bailey Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-035

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As the owner of 2018 Bailey Drive in the Gideon Grove Subdivision I want to express my opposition of rezoning to Neighborhood Services/Commercial the property in Case Z2021-035. The Rockwall Comprehensive Plan/Land Use Plan designates the future use of this property as Residential Single Family/Low Density not commercial. The zoning of commercial buildings and parking lots adjacent to our residential subdivision is unacceptable.

## Respondent Information

Please provide your information.

## First Name \*

Pacesetter Homes, LLC

Last Name \*

Pacesetter Homes, LLC

Address \*

2018 Bailey Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Teri.clark@pacesetterhomes.com

Phone Number

254-449-4162

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms

# PUBLIC NOTICE



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

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

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

**Case No. Z2021-035: Zoning Change from AG to NS**

*Hold a public hearing to discuss and consider a request by Robert LaCroix and Brian Berry of BNSBS, L. P. on behalf of Bradley Gideon for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**David Gonzales**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, September 20, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2021-035: Zoning Change from AG to NS**

**Please place a check mark on the appropriate line below:**

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

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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

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



**Rezoning Request Project  
Northeast Corner of John King Blvd. & Quail Run Rd.  
Rockwall, Texas 75087**

BNSBs. L.P. is currently contracting to purchase the property described as a 2 Acre tract of land situated in the S. R. Barnes Survey, Abstract No. 13, Tract 1-04, RCAD I.D. 88652, City of Rockwall, Rockwall County, Texas and being located at the northeast corner of John King Blvd. and Quail Run Rd. The current zoning on this tract is AG (Agricultural District) and the Future Land Use Map designates the property as “Low Density Residential”. The property is a triangular shaped tract with street frontages on all three sides. John King Blvd. is a major thoroughfare north/south connector and the new Quail Run Rd. on the north side of the property is a collector roadway intended to connect to that section of Quail Run Rd. to the west and potentially extend to the east as a major collector roadway for this sector the City. These factors of major roadways abutting the property, in addition to the triangular shape of the tract, makes the property difficult to develop as residential and essentially makes it not a desirable residential tract. However, with the increase in housing density in the surrounding area and the substantial increase in traffic counts on John King Blvd., this tract can best serve the community as a small retail development with neighborhood services that fit into the needs of the nearby neighborhoods. John King Blvd. is a planned roadway that encourages walking, biking, trailheads that connect to the trail system and also requires higher levels of landscaping that makes it a great asset for the City. The location of a high quality well designed small neighbor service/retail development would greatly enhance the visual aesthetic of this northern portion of the roadway, especially at this ideal intersection. Our request is that the property be rezoned to NS (Neighborhood Service District) to accommodate those services associated to the local needs of the surrounding neighborhoods. This requested zoning change makes this property viable for development. Low density residential or even higher density residential is highly unlikely to occur with the expansion of John King Blvd. as the SH 205 Bypass and Quail Run Rd. becoming a primary east/west collector. This will only further prevent residential development from occurring on this tract.

Thank you for your attention to this matter and we look forward to bringing this rezoning request to the City of Rockwall for consideration.

---

Robert LaCroix  
R. LaCroix Consulting, LLC











 = SUBJECT PROPERTY

# 11 NORTHEAST RESIDENTIAL DISTRICT

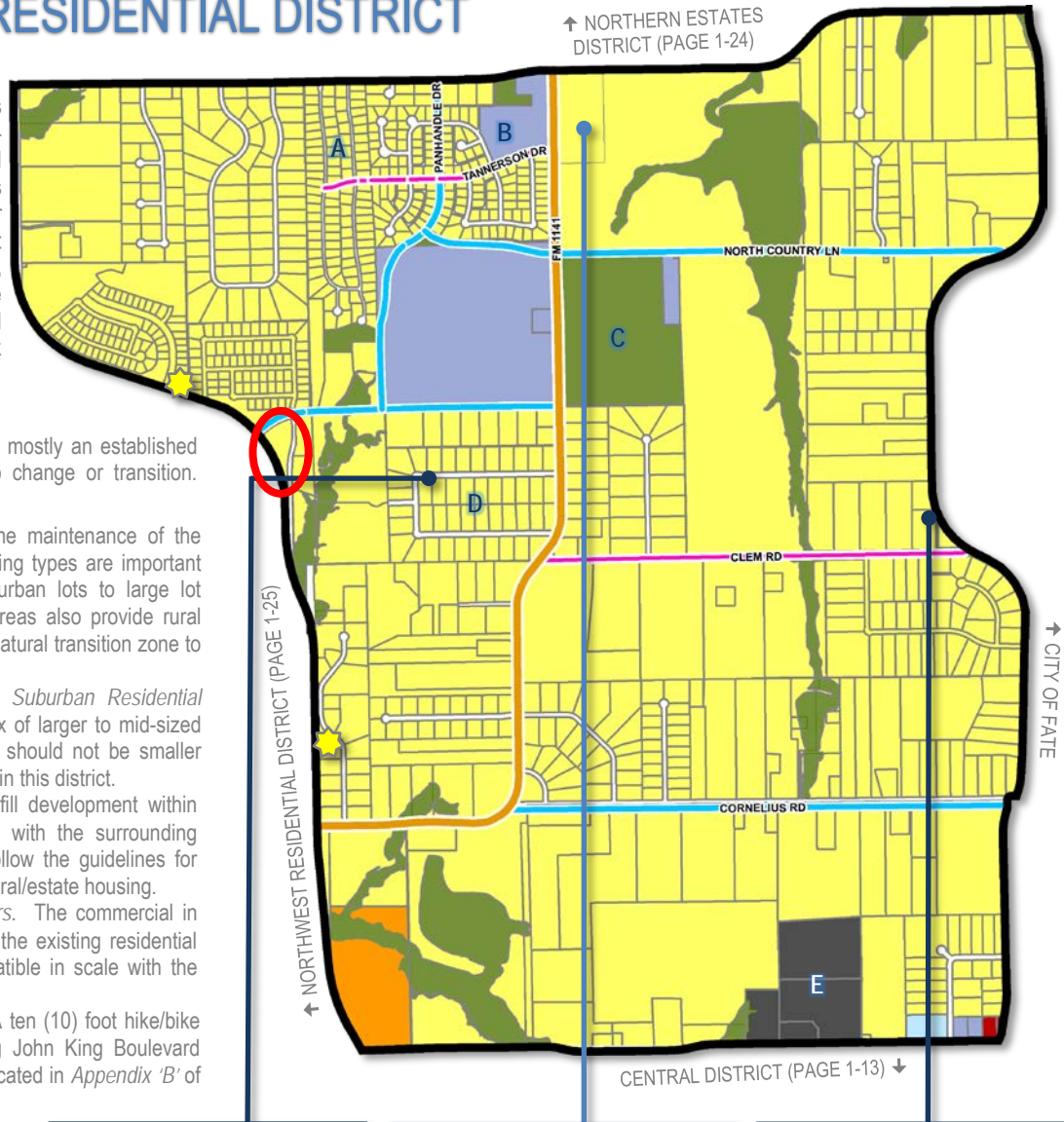
## DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

## DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



## POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

## LAND USE PALETTES

-  Current Land Use
-  Future Land Use

 John King Boulevard Trail Plan  
Rest Stop/Trailblazer Pylon

BUILD OUT  1,964

 5,794

% OF ROCKWALL  3.13%

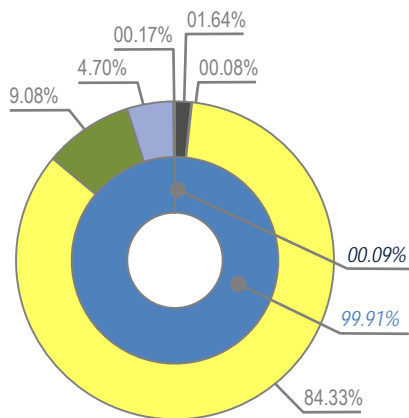
 0.99%













 3.10%

CURRENT  625

 18

 1,844



	MINOR COLLECTOR	
	M4U	
	M4D	
	COMMERCIAL	0.09%
	RESIDENTIAL	99.91%
	MIXED USE	0.00%
	CEMETERY (CEM)	32.34-ACRES
	COMMERCIAL/RETAIL (CR)	1.52-ACRES
	LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
	PARKS AND OPEN SPACE (OS)	178.54-ACRES
	PUBLIC (P)	92.45-ACRES
	QUASI-PUBLIC (QP)	3.25-ACRES

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN AN NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a> ]	NEIGHBORHOOD SERVICES (NS) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Animal Boarding/Kennel without Outside Pens	<a href="#">(2)</a>	<a href="#">(2)</a>	S
Animal Clinic for Small Animals without Outdoor Pens	<a href="#">(3)</a>	<a href="#">(3)</a>	S
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Bed and Breakfast	<a href="#">(2)</a>	<a href="#">(2)</a>	S
Commercial Parking Garage	<a href="#">(6)</a>		A
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Assisted Living Facility	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Cemetery/Mausoleum	<a href="#">(3)</a>		P
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	P
Convalescent Care Facility/Nursing Home	<a href="#">(6)</a>		P
Congregate Care Facility/Elderly Housing	<a href="#">(7)</a>	<a href="#">(3)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	P
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Hospice	<a href="#">(14)</a>		P
Public Library, Art Gallery or Museum	<a href="#">(16)</a>		P
Local Post Office	<a href="#">(18)</a>		P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	P
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	P
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>OFFICE AND PROFESSIONAL LAND USES</b>	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Financial Institution without Drive-Through	<a href="#">(1)</a>		P
Office Building less than 5,000 SF	<a href="#">(2)</a>		P
Office Building 5,000 SF or Greater	<a href="#">(2)</a>		S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Golf Driving Range	<a href="#">(6)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Health Club or Gym	<a href="#">(9)</a>		S
Private Club, Lodge or Fraternal Organization	<a href="#">(10)</a>	<a href="#">(6)</a>	S
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Antique/Collectible Store	<a href="#">(1)</a>		S

**LEGEND:**

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S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN AN NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a> ]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Astrologer, Hypnotist, or Psychic	<a href="#">(2)</a>		P
Brew Pub	<a href="#">(5)</a>		P
Catering Service	<a href="#">(7)</a>		S
Temporary Christmas Tree Sales Lot and/or Similar Uses	<a href="#">(8)</a>	<a href="#">(2)</a>	S
Copy Center	<a href="#">(9)</a>		P
Incidental Display	<a href="#">(11)</a>	<a href="#">(4)</a>	P
Food Trucks/Trailers	<a href="#">(12)</a>	<a href="#">(5)</a>	S
Garden Supply/Plant Nursery	<a href="#">(13)</a>		S
General Personal Service	<a href="#">(14)</a>	<a href="#">(6)</a>	P
General Retail Store	<a href="#">(15)</a>		P
Hair Salon and/or Manicurist	<a href="#">(16)</a>		P
Laundromat with Dropoff/Pickup Services	<a href="#">(17)</a>		P
Self Service Laundromat	<a href="#">(18)</a>		P
Massage Therapist	<a href="#">(19)</a>		P
Private Museum or Art Gallery	<a href="#">(20)</a>		S
Permanent Cosmetics	<a href="#">(23)</a>	<a href="#">(7)</a>	A
Pet Shop	<a href="#">(24)</a>		P
Temporary Real Estate Sales Office	<a href="#">(25)</a>		P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	<a href="#">(27)</a>	<a href="#">(9)</a>	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	<a href="#">(28)</a>		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	<a href="#">(27)</a>	<a href="#">(10)</a>	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	<a href="#">(28)</a>		S
Retail Store with Gasoline Sales that has Two (2) or less Dispensers ( <i>i.e. a Maximum of Four [4] Vehicles</i> )	<a href="#">(29)</a>		S
Art, Photography, or Music Studio	<a href="#">(31)</a>		P
Tailor, Clothing, and/or Apparel Shop	<a href="#">(32)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	<a href="#">(6)</a>		S
Shoe and Boot Repair and Sales	<a href="#">(16)</a>		P
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>AUTO AND MARINE RELATED LAND USES</b>	2.02(H)	2.03(H)	
Full Service Car Wash and Auto Detail	<a href="#">(5)</a>	<a href="#">(4)</a>	S
Non-Commercial Parking Lot	<a href="#">(9)</a>		S
Service Station	<a href="#">(11)</a>	<a href="#">(8)</a>	S
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	
Antenna, as an Accessory	<a href="#">(2)</a>	<a href="#">(1)</a>	P
Antenna, for an Amateur Radio	<a href="#">(4)</a>	<a href="#">(3)</a>	A



**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN AN NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a> ]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Antenna Dish	<a href="#">(5)</a>	<a href="#">(4)</a>	A
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Transit Passenger Facility	<a href="#">(18)</a>		S
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S
Wireless Communication Tower	<a href="#">(24)</a>		S

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN AN RESIDENTIAL-OFFICE (RO) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	RESIDENTIAL-OFFICE (RO) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Bed and Breakfast	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Convent, Monastery, or Temple	<a href="#">(4)</a>		P
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Single-Family Detached Structure	<a href="#">(18)</a>	<a href="#">(13)</a>	P
Single-Family Zero Lot Line Structure	<a href="#">(19)</a>	<a href="#">(14)</a>	P
Private Swimming Pool	<a href="#">(20)</a>		A
Private Tennis Court	<a href="#">(21)</a>		S
Townhouse	<a href="#">(22)</a>	<a href="#">(15)</a>	P
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Assisted Living Facility	<a href="#">(1)</a>	<a href="#">(1)</a>	S
Convalescent Care Facility/Nursing Home	<a href="#">(6)</a>		P
Congregate Care Facility/Elderly Housing	<a href="#">(7)</a>	<a href="#">(3)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Halfway House	<a href="#">(13)</a>	<a href="#">(6)</a>	S
Public Library, Art Gallery or Museum	<a href="#">(16)</a>		P
<b>OFFICE AND PROFESSIONAL LAND USES</b>	2.02(D)	2.03(D)	
Office Building less than 5,000 SF	<a href="#">(2)</a>		P
Office Building 5,000 SF or Greater	<a href="#">(2)</a>		S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Astrologer, Hypnotist, or Psychic	<a href="#">(2)</a>		P
Portable Beverage Service Facility	<a href="#">(4)</a>	<a href="#">(1)</a>	S
Food Trucks/Trailers	<a href="#">(12)</a>	<a href="#">(5)</a>	S
General Retail Store	<a href="#">(15)</a>		S
Hair Salon and/or Manicurist	<a href="#">(16)</a>		S
Massage Therapist	<a href="#">(19)</a>		P
Private Museum or Art Gallery	<a href="#">(20)</a>		P
Permanent Cosmetics	<a href="#">(23)</a>	<a href="#">(7)</a>	A
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	<a href="#">(28)</a>		S
Art, Photography, or Music Studio	<a href="#">(31)</a>		P

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN AN RESIDENTIAL-OFFICE (RO) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a> ]	RESIDENTIAL-OFFICE (RO) DISTRICT
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Shoe and Boot Repair and Sales	<a href="#">(16)</a>		S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	
Antenna, as an Accessory	<a href="#">(2)</a>	<a href="#">(1)</a>	P
Commercial Antenna	<a href="#">(3)</a>	<a href="#">(2)</a>	S
Antenna, for an Amateur Radio	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Antenna Dish	<a href="#">(5)</a>	<a href="#">(4)</a>	A
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Transit Passenger Facility	<a href="#">(18)</a>		S
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S
Wireless Communication Tower	<a href="#">(24)</a>		S

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Robert LaCroix and Brian Berry of BNSBs, LP on behalf of Bradley Gideon for a change in zoning from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Neighborhood Services (NS) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Neighborhood Services (NS) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 04.01, *General Commercial District Standards*; and Section 04.03, *Neighborhood Services (NS) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change,

and as maybe amended in the future;

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

**SECTION 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF OCTOBER, 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 20, 2021

2<sup>nd</sup> Reading: October 4, 2021



**STATE OF TEXAS  
COUNTY OF ELLIS**

**BEING** all of a tract or parcel of land of the S. R. BARNES SURVEY, ABSTRACT NO. A-13, and being a tract of land conveyed to Joe. W. Gideon, as recorded in Volume 35, Page 591, of the Deed records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows;

**COMMENCING** at a PK nail found for corner being the Southwest corner of a tract of land conveyed to Hilda & Peter Kouvelis, as recorded in Volume 1881, Page 115, of the Deed records of Rockwall County, Texas, and being the Northeast corner of a 25 foot right-of-way dedication, of a Lot 1, Block A, of Cox Acres, as recorded in Cabinet J, Slide 146, of the Deed records of Rockwall County, Texas, and being near the centerline of E. Quail Run Road;

**THENCE** South 54 degrees 37 minutes 50 seconds West, a distance of 238.03 feet to a PK nail found for corner, said point being the PLACE OF BEGINNING;

**THENCE** South 00 degrees 35 minutes 10 seconds West, a distance of 82.59 feet, to a PK nail found for corner being on the West right-of-way line of E. Old Quail Run Road;

**THENCE** South 03 degrees 01 minutes 04 seconds West, a distance of 130.01 feet, to a PK nail found for corner being on the Southwest right-of-way line of said E. Old Quail Run Road;

**THENCE** South 11 degrees 48 minutes 41 seconds West, a distance of 134.53 feet, to a 1/2 inch iron rod found for corner;

**THENCE** South 07 degrees 18 minutes 24 seconds West, a distance of 86.44 feet, to a PK nail found for corner being on the West right-of-way line of said E. Old Quail Run Road;

**THENCE** South 01 degrees 24 minutes 23 seconds West, a distance of 103.15 feet, to a PK nail found for corner being on the West right-of-way line of said E. Old Quail Run Road;

**THENCE** South 01 degrees 57 minutes 19 seconds East, a distance of 143.82 feet, to a 60D nail found for corner being the Southeast corner of said Gideon tract;

**THENCE** South 88 degrees 04 minutes 14 seconds West, a distance of 48.28 feet, to a 1/2 inch red-capped iron rod found for corner being the Southwest corner of said Gideon tract, being in a curve to the left with a radius of 1160.00 feet;

**THENCE** continuing along said curve, a chord bearing of North 14 degrees 01 minutes 14 seconds West, a distance of 205.28 feet, a central angle of 10 degrees 09 minutes 10 seconds, an arc length of 205.55 feet, to a 1/2 inch red-capped iron rod found for corner, being on the Northeast right-of-way line of John King Boulevard;

**THENCE** North 14 degrees 55 minutes 19 seconds West, a distance of 96.58 feet, to a point for corner from which a 1/2 inch iron rod found for reference bears South 60 degrees 47 minutes 28 seconds West, being on the Northeast right-of-way of said John King Boulevard, said point being in a curve to the left with a radius of 1171.00 feet;

**THENCE** continuing along said curve, a chord bearing and distance of North 31 degrees 25

minutes 08 seconds West, a distance of 289.62 feet, a central angle of 14 degrees 12 minutes 26 seconds, an arc length of 290.36 feet to a 5/8 inch iron rod found for corner, being on the Northeast right-of-way line of said John King Boulevard;

**THENCE** North 04 degrees 19 minutes 10 seconds East, a distance of 43.89 feet, to a 1/2 inch red-capped iron rod found for corner being on the Southeast right-of-way line of E. Quail Run Road, and being on a curve to the right with a radius of 14.00 feet;

**THENCE** continuing along said curve, a chord bearing of North 58 degrees 21 minutes 34 seconds West, a distance of 21.21 feet, a central angle of 98 degrees 29 minutes 19 seconds, an arc length of 24.07 feet to a point for corner;

**THENCE** South 09 degrees 06 minutes 04 seconds East, a distance of 47.64 feet to a 5/8 inch yellow-capped iron rod found for corner;

**THENCE** South 89 degrees 39 minutes 23 seconds East, a distance of 17.74 feet to the PLACE OF BEGINNING containing 119,892 square feet or 2.751 acres of land.

DRA  
ORDINA  
09.20.2021





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Ryan Miller, Director of Planning and Zoning

**DATE:** September 20, 2021

**SUBJECT:** Z2021-037; SPECIFIC USE PERMIT FOR AN ACCESSORY BUILDING AT 54 SHADYDALE LANE

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Property Owner Notifications  
Applicant's Letter  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by James Best for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary (**1st Reading**).

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed Specific Use Permit (SUP).



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** September 20, 2021  
**APPLICANT:** Andrew Thomas  
**CASE NUMBER:** Z2021-037; *Specific Use Permit for an Accessory Building at 54 Shadydale Lane*

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### SUMMARY

Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

### BACKGROUND

The subject property was platted on July 30, 1968 as Lots 1 & 2, Block B, Highland Acres Addition. In 1980, a 2,475 SF single-family home was constructed on Lot 1, Block B, Highland Acres Addition, which was addressed as 10 Shadydale Lane. On January 9, 1984, the City Council annexed a portion of the subject property (*i.e. Lot 1, Block B, Highland Acres Addition*) by approving *Ordinance No. 84-05 [Case No. A1984-001]*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. In 1986, a 4,068 SF single-family home was constructed on Lot 2, Block B, Highland Acres Addition, which was addressed as 3189 S. Ridge Road. On January 3, 1989, this portion of the subject property was annexed by the City Council through the adoption of *Ordinance No. 88-67*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. On May 15, 1989, the subject property -- *along with the remaining properties in the Highland Acres Addition* -- were rezoned from an Agricultural (AG) District to a Single-Family 16 (SF-16) District by *Ordinance No. 89-13 [Case No. PZ1989-001]*. The single-family home on Lot 2, Block B, Highland Acres Addition was demolished on April 30, 2007 by *Permit No. DEM2007-0016*. The subject property was replatted from Lots 1 & 2, Block B, Highland Acres Addition to Lot 1, Block A, Best Estates Addition by *Case No. P2018-032*. Following this plat, a permit [*i.e. BLD2019-2107*] to demolish the existing single-family home (*i.e. the home on the previous Lot 1, Block B, Highland Acres Addition*) was issued on August 8, 2019. On August 3, 2020, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2020-023; S228*] to construct a single-family home on the subject property. After approval of the Specific Use Permit (SUP) the applicant received approval for three (3) separate Special Exceptions [*Case No. MIS2020-013, Case No. MIS2021-003, and Case No. MIS2021-006*] allowing a pre-cast concrete screening wall that exceeded the maximum permissible height.

### PURPOSE

The applicant -- *Andrew Thomas* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 54 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 3 & 4, Block B, Highland Addition*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. Beyond this is Phase 1 of the Fox Chase Subdivision, which was platted on January 16, 1989 and consists of 32 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF10) District land uses.



South: Directly south of the subject property is Shadydale Lane, which is identified R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) tracts of land (*i.e. Tracts 35 & 54 of the E. Teal Survey, Abstract No. 207*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. South of these properties is the Benton Woods Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land use.

East: Directly east of the subject property is the Shadydale Estates Subdivision, which was platted on March 5, 2014 and consists of 14 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this is Phase 4 of the Fox Chase Subdivision, which was platted on February 22, 1995 and consists of 40 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is Ridge Road [*FM-740*], which is identified as M4D (*i.e. minor collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is Phase 19 of the Chandler's Landing Subdivision, which was platted on June 27, 1985 and consists of 77 single-family residential lots. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses.

### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, survey, plot plan, example building elevations, and a letter of explanation requesting to permit a 12-foot by 16-foot (*or 192 SF*) accessory building that will be 11-feet, 1-inches in total height. The letter of explanation indicates that the accessory building will be a *Tuff Shed Premier Pro Tall Ranch*. The proposed accessory structure will have a roof pitch greater than the required 3:12 minimum and be constructed of composite shingles. The accessory structure will be situated at the rear of the subject property approximately 60-feet from the eastern property line and eight (8) feet from the northern property line.

### **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 16 (SF-16) District allows a total of two (2) accessory structures. For accessory buildings, the Single-Family 16 (SF-16) District allows one (1) accessory building at 144 SF and one (1) detached garage at 625 SF. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum roof pitch of 3:12. The setbacks for accessory structures in a Single-Family 16 (SF-16) District are three (3) feet from the rear property line and eight (8) feet from the side property line. Accessory buildings are also required to have a minimum of six (6) feet of separation from any other primary or accessory structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [*and*] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)." In addition, the section states that "(a)ll accessory buildings that are not portable accessory buildings require a permanent concrete foundation."

### **STAFF ANALYSIS**

In this case, the applicant's request conforms with all the density and dimensional requirements for accessory buildings; however, the accessory building does not adhere to the maximum size permitted for accessory building. The proposed accessory building exceeds the maximum permissible size by 48 SF. Staff performed a review of the homes in the surrounding subdivision using aerial imagery, and determined that there appears to be accessory buildings in the area similar in size as to what the applicant is proposing. Staff should note that eight (8) of the 17 homes surveyed had accessory structures, with the largest accessory structure observed being a detached garage that is 2,100 SF. The average size of all accessory structures analyzed was 748 SF. With all of this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On August 26, 2021, staff mailed 83 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, Fox Chase, and Benton Woods Homeowner's Associations (HOAs), which are the only HOA/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following notices in regard to the applicant's request:

- (1) Three (3) property owner notifications from property owners within the notification area (*i.e. within the 500-foot buffer*) in-favor of the applicant's request.
- (2) One (1) property owner notification from a property owner within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum permissible size, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance; and
  - (b) The *Accessory Building* shall not exceed a maximum size of 192 SF; and
  - (c) The *Accessory Building* shall not exceed a maximum height of 15-feet.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 September 14, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-037

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate

LOT

BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

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

CURRENT ZONING James Best

CURRENT USE

Same

PROPOSED ZONING Special Use Permit - Axillary Building

PROPOSED USE

Same

ACREAGE 2.6 acres

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 James Best

APPLICANT

Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas

CONTACT PERSON

Andrew D. Thomas

ADDRESS

ADDRESS

422 E I-30, Suite F

CITY, STATE & ZIP

CITY, STATE & ZIP

Royse City, Texas 75189

PHONE

PHONE

(469) 965-4500

E-MAIL

E-MAIL

andrew@law-adt.com

## NOTARY VERIFICATION [REQUIRED]

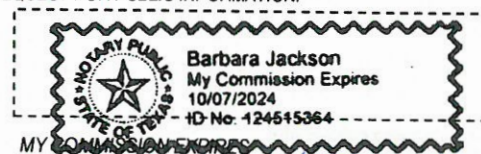
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Andrew Thomas [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF August, 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 18 DAY OF August, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







# City of Rockwall

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

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



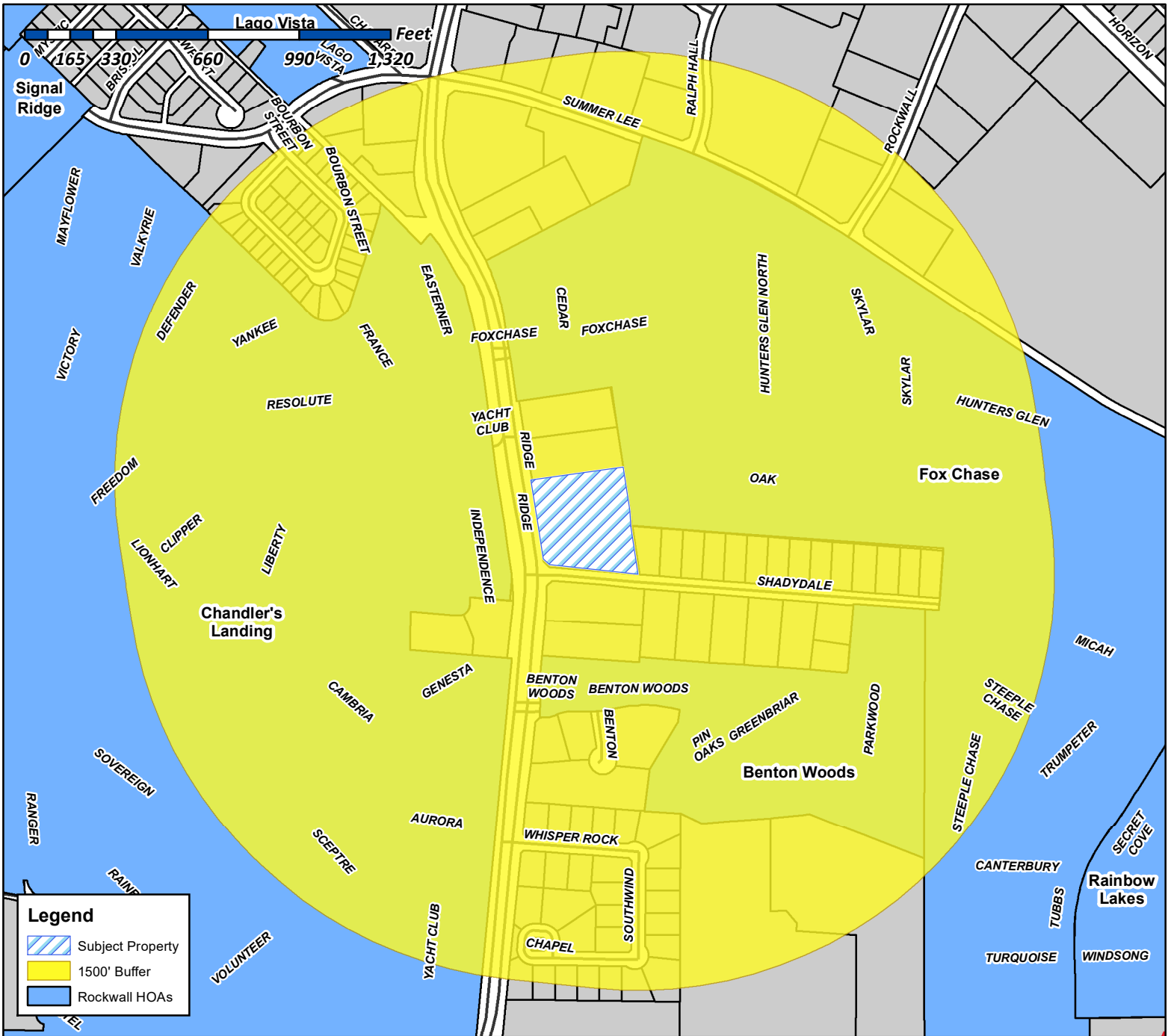




# City of Rockwall

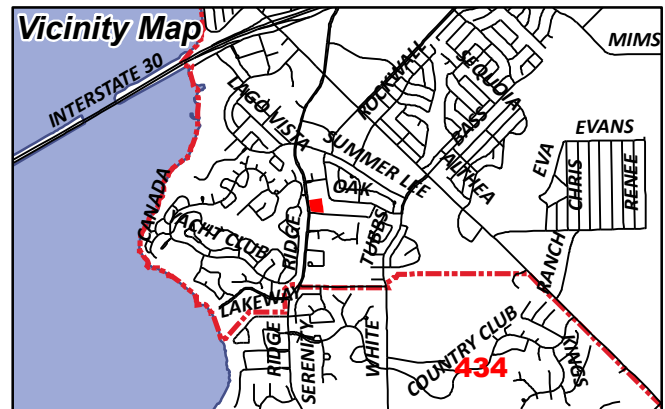
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2021-037  
**Case Name:** SUP for Auxiliary Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane

**Date Created:** 8/20/2021  
**For Questions on this Case Call** (972) 771-7745





## Lee, Henry

---

**From:** Gamez, Angelica  
**Sent:** Thursday, August 26, 2021 3:16 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2021-037]  
**Attachments:** Public Notice (08.26.2021).pdf; HOA Map Z2021-037.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on August 27, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

### Z2021-037 SUP for Accessory Building

Hold a public hearing to discuss and consider a request by James Best for the approval of a *Specific Use Permit (SUP)* for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

---

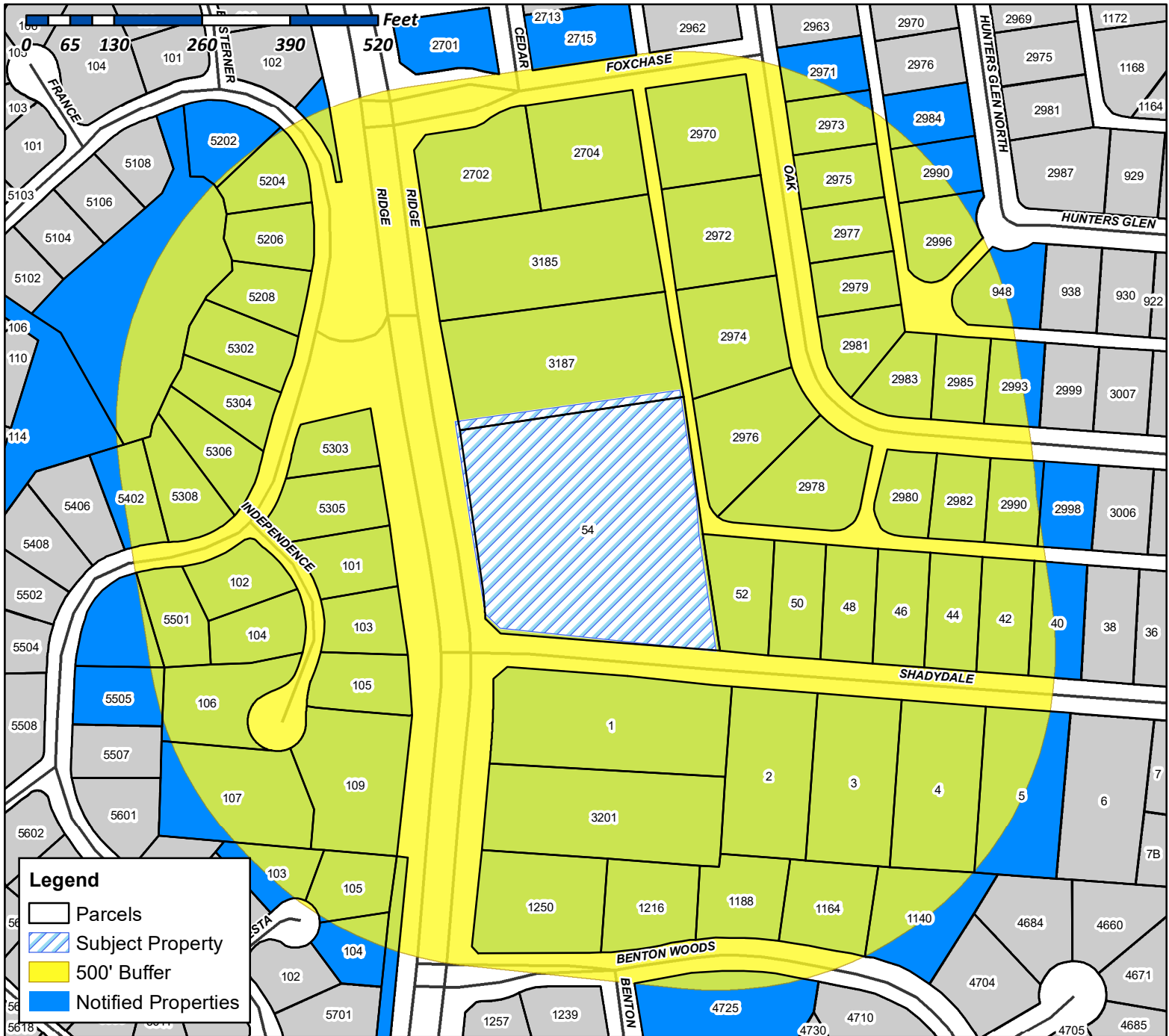
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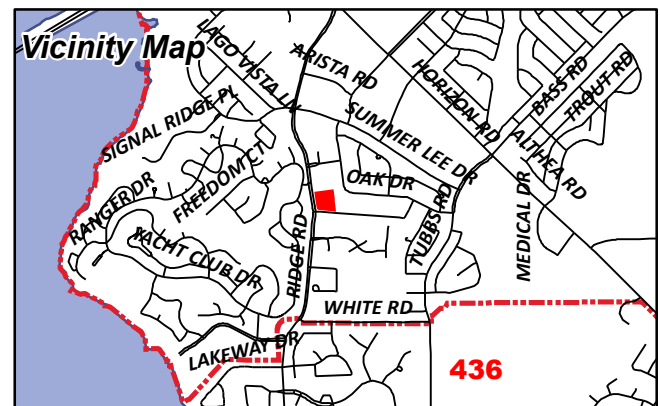
# City of Rockwall

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385 S. Goliad Street  
Rockwall, Texas 75087  
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(W): www.rockwall.com

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**Case Number:** Z2021-037  
**Case Name:** SUP for Auxiliary Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane



**Date Created:** 8/20/2021  
**For Questions on this Case Call** (972) 771-7745

HATFIELD CLAUDETTE  
1 SHADY DALE LN  
ROCKWALL, TX 75032

BECKER CHRISTIANE AND  
JOSEPH WORRALL  
101 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY  
102 INDEPENDENCE PL  
ROCKWALL, TX 75032

RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

WEEKS MARY  
103 GENESTA PL  
ROCKWALL, TX 75032

UNDERHILL TERESA D AND STEPHEN  
103 INDEPENDENCE PL  
ROCKWALL, TX 75032

GARZA ROY A & DULCE R  
104 GENESTA PLACE  
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D  
104 INDEPENDENCE PL  
ROCKWALL, TX 75032

TURNER CATHERINE  
105 GENESTA PL  
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE  
105 INDEPENDENCE PL  
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER  
106 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
107 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
109 INDEPENDENCE PL  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

HARRIS WILLIAM JOSEPH AND JONNA R  
1188 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE  
1216 BENTON WOODS DR  
ROCKWALL, TX 75032

PATEL VIBHA & SATISH  
125 AMBROSIA LANE  
HEATH, TX 75032

PATEL VIBHA & SATISH  
1250 BENTON WOODSDR  
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE  
2 SHADYDALE LANE  
ROCKWALL, TX 75032

LE LINH  
2701 CEDAR COURT  
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND  
MELODY HOSKINS  
2702 FOXCHASE LANE  
ROCKWALL, TX 75032

HOUSTON RICHARD AND  
LINDSAY WEATHERREAD  
2704 FOXCHASE LANE  
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY  
2715 CEDAR CT  
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E  
2970 OAK DR  
ROCKWALL, TX 75032

LANE PATRICIA A  
2971 OAK DR  
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G  
2972 OAK DR  
ROCKWALL, TX 75032

BOURQUIN LAUREN  
2973 OAK DRIVE  
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST  
JACK E AND HELEN R BOWERMAN TRUSTEES  
2974 OAK DR  
ROCKWALL, TX 75032

EVANS JENNIFER BEARD  
2975 OAK DR  
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C  
2976 OAK DR  
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J  
2977 OAK DR  
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA  
2978 OAK DR  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

FLORANCE JOSEPH V  
2981 OAK DRIVE  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
2982 OAK DR  
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON  
COLEMAN  
2983 OAK DR  
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND  
WILLIAM D COMPTON  
2984 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K  
2985 OAK DR  
ROCKWALL, TX 75032

HENDRICKS MILLIE E  
2990 HUNTERS GLEN  
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN  
2990 OAK DRIVE  
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J  
2993 OAK DR  
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R  
2996 HUNTERS GLN N  
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M  
2998 OAK DR  
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE  
3 SHADYDALE LANE  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
3021 RIDGE RD SUITE A-66  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

STOKES RICHARD & JULIE  
3185 S RIDGE RD  
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH  
3187 RIDGE RD  
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J  
3201 RIDGE RD  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
3923 POSTRIDGE TRAIL  
MELBOURNE, FL 32934

TASSET AUSTIN & KENNEDY  
4 SHADY DALE LANE  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
40 SHADYDALE LN  
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY  
42 SHADY DALE LANE  
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND  
NICOLAS LUKASHEVICH  
44 SHADY DALE LN  
ROCKWALL, TX 75032

VITALE LINDA A  
46 SHADY DALE LN  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
4725 BENTON CT  
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS  
48 SHADY DALE LN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
5 SHADYDALE LN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
50 SHADY DALE LN  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
519 E I-30 #704  
ROCKWALL, TX 75087

SLABAS KAREN AND JEFFREY  
52 SHADYDALELN  
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA  
5202 YACHT CLUB DR  
ROCKWALL, TX 75032

BARRY JOYCE  
5204 YACHT CLUB DR  
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS  
LIMITED PARTNERSHIP  
5206 YACHT CLUB DR  
ROCKWALL, TX 75032

METRY GREGORY K  
5208 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J  
5302 YACHT CLUB DR  
ROCKWALL, TX 75032

NORTON JO ANN  
5303 YACHT CLUB DR  
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B  
5304 YACHT CLUB DR  
ROCKWALL, TX 75032

MARTIN CAREN  
5305 YACHT CLUB DR  
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S  
5306 YACHT CLUB DR  
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE  
5308 YACHT CLUB DR.  
ROCKWALL, TX 75033

BEST JAMES AND KIMBERLY  
54 SHADY DALE LN  
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY  
ALEXANDRA  
5402 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE  
5501 YACHT CLUB DR  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
5505 YACHT CLUB DR  
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS  
LIMITED PARTNERSHIP  
756 RIDGE HOLLOW RD  
ROCKWALL, TX 75032

BEST JAMES AND KIMBERLY  
870 W INTERSTATE SUITE 100  
GARLAND, TX 75043

HERVEY GAIL  
948 HUNTERS GLN  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

STOKES RICHARD & JULIE  
PO BOX 8  
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC  
PO BOX 8333  
GREENVILLE, TX 75404



# PUBLIC NOTICE



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

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

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

**Case No. Z2021-037: SUP for Accessory Building**

*Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, September 20, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

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

**Case No. Z2021-037: SUP for Accessory Building**

**Please place a check mark on the appropriate line below:**

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

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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

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

# PUBLIC NOTICE



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PHONE: (972) 771-7745  
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Rockwall, TX 75087

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

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

### Case No. Z2021-037: SUP for Accessory Building

Please place a check mark on the appropriate line below:

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

*OUT Bldg is small & probably  
concealed Behind Fence*

Name: *Colenn Vannor*  
Address: *2972 OAK Drive*

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

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

**Lee, Henry**

---

**From:** Melissa Short <mrshort@live.com>  
**Sent:** Monday, August 30, 2021 11:11 AM  
**To:** Planning  
**Subject:** Case # z2021-037

P&Z

I am in favor of the request because 1 building is better than 2.

Cory & Melissa Short  
105 Independence Pl.  
Rockwall, TX 75032  
972-529-0129

---

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**Lee, Henry**

---

**From:** Joe Zylka <JZylka@DogwoodCommercial.com>  
**Sent:** Monday, August 30, 2021 7:16 AM  
**To:** Planning  
**Subject:** Case No. Z2021-037

I am opposed to the request due to the likelihood of the visibility of the structure to Ridge rd. They have done a poor job in my opinion of the visibility and sightliness of the project on all sides...

Thanks,

JOE ZYLKA, CPM®  
DIRECTOR OF OPERATIONS  
DOGWOOD COMMERCIAL

**O:** 972.354.8060 | **D:** 972.332.4400 | **C:** 214.476.1215

[JZYLKA@DOGWOODCOMMERCIAL.COM](mailto:JZYLKA@DOGWOODCOMMERCIAL.COM)

[WWW.DOGWOODCOMMERCIAL.COM](http://WWW.DOGWOODCOMMERCIAL.COM)



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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-037

Please place a check mark on the appropriate line below: \*



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

### First Name \*

Sean



Last Name \*

Goff

Address \*

1250 Benton woods drive

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

sean.goff@cbre.com

Phone Number

214-282-4401

Please check all that apply: \*

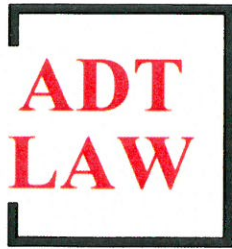
- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms



ANDREW D. THOMAS  
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS  
422 E I-30, SUITE F  
ROYSE CITY, TEXAS 75189

T: (469) 965-4500  
F: (469) 965-4550  
ANDREW@LAW-ADT.COM

**TO:** City of Rockwall Planning & Zoning Department  
**FROM:** James Best c/o Andrew D. Thomas  
**RE:** Variance Request: Special Use Permit re: Auxiliary Building at 54 Shady Dale, Rockwall, Texas 75087  
**DATE:** August 18, 2021

---

---

**Variance Request**

The homeowners, James and Kimberly Best, request a special use permit authorizing them to construct a 12-foot by 16-foot storage shed with a total square footage of 192-feet on their property.

The subject property is a 2.6-acre tract located at the intersection of Ridge Road and Shady Dale Lane. The property is zoned single family 16 (SF-16) and subject to the General Residential District Standards and Residential District Development Standards. See §§ 05.03.06, 05.03.01, and 05.07.01.

**Building Code Requirements**

Pursuant to section 05.07.04, each SF-16 property is permitted:

- (1) one detached garage up to 625 square feet and one accessory building up to 144 square feet, or
- (2) two accessory buildings up to 144 square feet each.

See § 05.07.04 and n. 6. If a property has an existing accessory building greater than 144 square feet, no additional accessory building or detached garage shall be allowed.



### Discussion

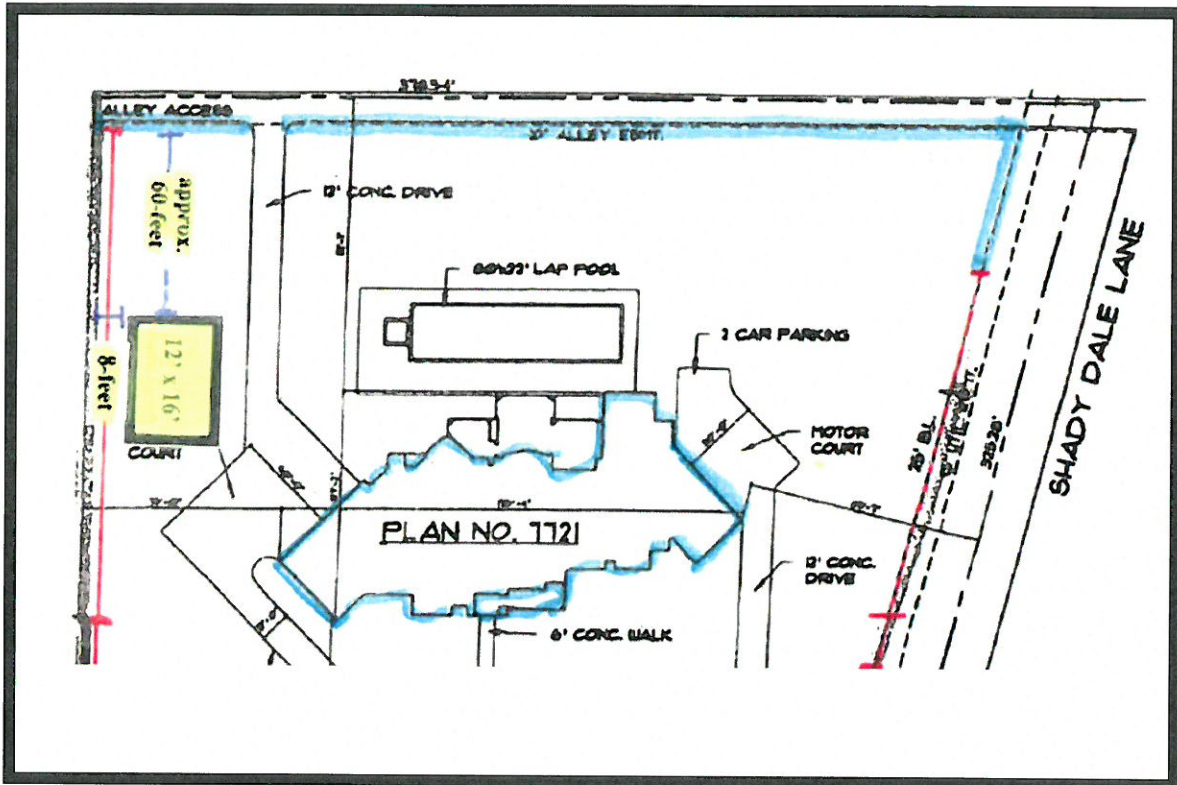
Although the building code allows two accessory buildings of up to 144 square feet each (total 288 square feet), the homeowners would prefer to construct one accessory building with a total square footage of 192-feet, which exceeds the SF-16 square footage.

The proposed accessory building would be a Tuff Shed Premier Pro Tall Ranch measuring 12-feet x 16 feet x 11 feet, 1 inch, and be similar in appearance and style to the Tuff Shed pictured below:



*See Exhibit A.*

The building would be located between the rear driveway and the northern boundary, 8 feet from the north boundary and approximately 60 feet from the rear boundary.



The homeowners request this variance so they can store all the tools, equipment, and supplies necessary to maintain the property in one accessory building. The 2.6-acre lot has ample space to house the additional square footage. The 11-foot, 1-inch building height is within the 15-foot building height for SF-16, and the height and proposed location of the building will not impede any neighboring properties' view. The 192 square feet is significantly less than the 288 square foot maximum the homeowners are allowed if they construct two auxiliary buildings. The homeowners believe one larger auxiliary building, instead of two smaller auxiliary buildings, will be more aesthetically pleasing to the overall design of the property and more convenient for the day-to-day maintenance of the property.





8' X 14' X 10'3"

\$5,327.00

\$5,859.70

**TUFF SHED**

(<https://www.tuffshed.com>)

8' x 16' x 10'3"

\$5,755.00

\$6,330.50

10' x 10' x 10'8"

\$5,000.00

\$5,500.00

10' x 12' x 10'8"

\$5,536.00

\$6,089.60

10' x 14' x 10'8"

\$6,091.00

\$6,700.10

10' x 16' x 10'8"

\$6,559.00

\$7,214.90

10' x 18' x 10'8"

\$7,159.00

\$7,874.90



10' x 20' x 10'8"

\$7,676.00

\$8,443.60

10' x 24' x 10'8"

\$8,704.00

\$9,574.40

10' x 28' x 10'8"

\$9,796.00

\$10,775.60

10' x 32' x 10'8"

\$10,815.00

\$11,896.50

12' x 12' x 11'1"

\$6,227.00

\$6,849.70

12' x 16' x 11'1"

\$7,395.00

\$8,134.50

12' x 20' x 11'1"

\$8,672.00

\$9,539.20

12' x 24' x 11'1"

\$9,855.00

\$10,840.50

12' x 28' x 11'1"

\$11,106.00

\$12,216.60

12' x 32' x 11'1"

\$12,272.00

\$13,499.20

16' x 20' x 11'10"

\$11,456.00

\$12,601.60

16' x 24' x 11'10"

\$13,045.00

\$14,349.50

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 2.60-ACRE TRACT OF LAND, IDENTIFIED AS LOT 1, BLOCK A, BEST ESTATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Andrew Thomas on behalf of James Best for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 2.60-acre tract of land described as Lot 1, Block A, Best Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as

heretofore amended and as may be amended in the future --, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 192 SF.
- (3) The *Accessory Building* shall not exceed a maximum height of 15-feet.

## 2.2. COMPLIANCE

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

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF OCTOBER, 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 20, 2021

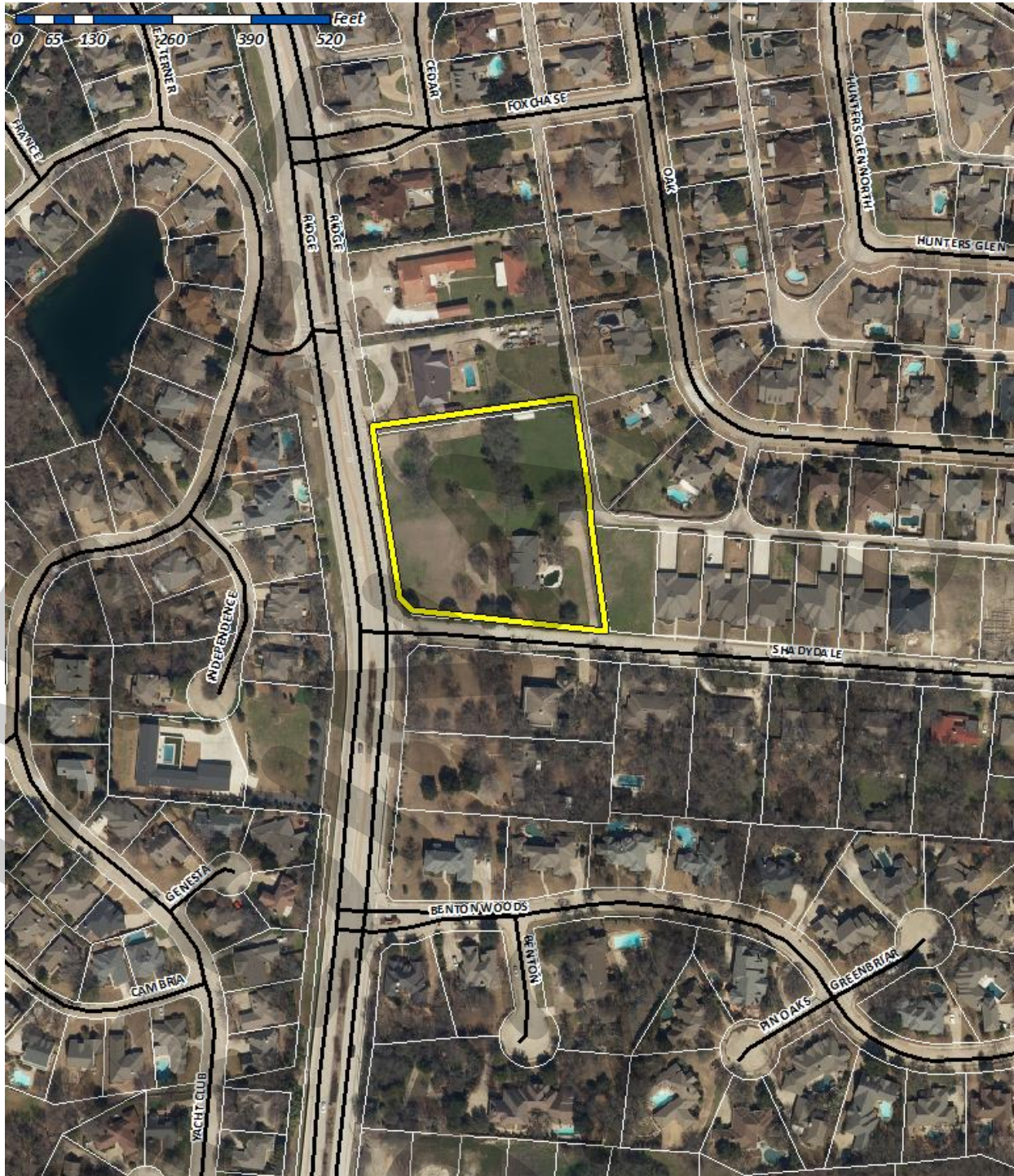
2<sup>nd</sup> Reading: October 4, 2021



**Exhibit 'A'**  
**Zoning Exhibit**

Address: 54 Shadydale Lane

Legal Description: Lot 1, Block A, Best Estates Addition







**Exhibit 'C':  
Elevations**





## MEMORANDUM

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**TO:** Mary Smith, City Manager  
**CC:** Honorable Mayor and City Council  
**FROM:** Ryan Miller, Director of Planning and Zoning  
**DATE:** September 20, 2021  
**SUBJECT:** A2021-006; ANNEXATION OF THE THOMPSON TRACT

---

### Attachments

Memorandum  
Location Map  
Applicant's Letter  
Legal Description  
Survey  
Municipal Services Agreement  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Pat Atkins on behalf of Betty Thompson for the approval of an **ordinance** for the annexation of 6.70-acre tract of land identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), contiguous to the existing corporate limits of the City of Rockwall, addressed as 911 E. FM-552, and take any action necessary (**1st Reading**).

### Action Needed

The City Council is being asked to approve or deny the applicant's request for annexation.



**CITY OF ROCKWALL**  
**CITY COUNCIL MEMORANDUM**

PLANNING AND ZONING DEPARTMENT  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

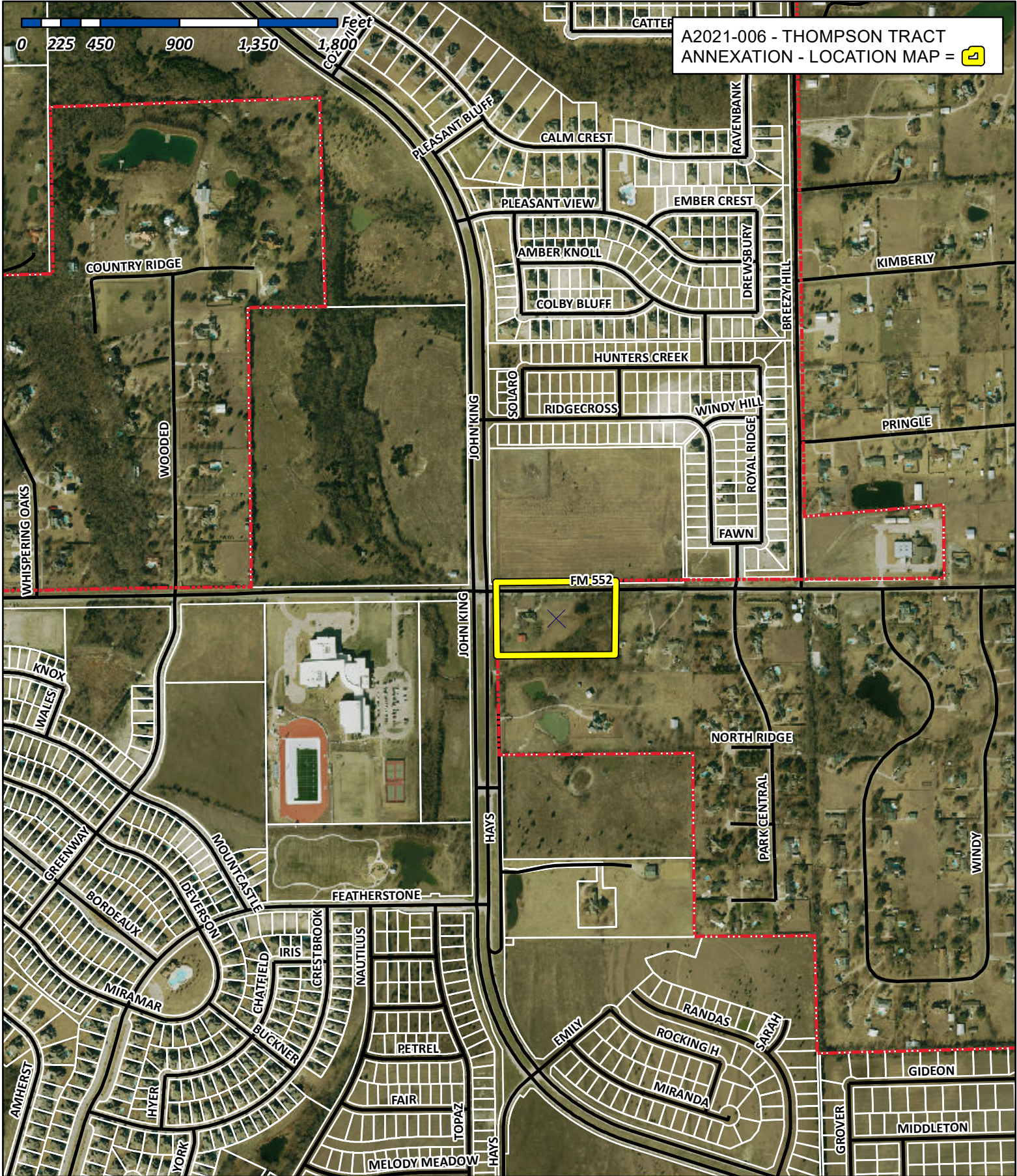
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**TO:** Mayor and City Council  
**CC:** Mary Smith, *Interim City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** September 20, 2021  
**SUBJECT:** A2021-006; *Annexation of the Thompson Tract*

---

On July 30, 2021, staff received a request from Pat Atkins on behalf of Betty Thompson for the approval of an annexation of a 6.70-acre tract of land (*i.e. Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97*) [*i.e. the Thompson Tract or the subject property*]. The subject property is situated within the City's Extraterritorial Jurisdiction (ETJ), at the southeast corner of the intersection of John King Boulevard and FM-552. According to Section 43.0672 of Subchapter C-3, *Annexation of Area on Request of Owners*, of Chapter 43, *Municipal Boundaries and Annexation*, of the Texas Local Government Code (TLGC), "...(t)he governing body of the municipality that elects to annex an area under this section must first negotiate and enter into a written agreement with the owners of land in the area for the provision of services in the area." Attached to this memorandum is the City's standard *Municipal Service Agreement*, which the owner signed and returned to staff on September 16, 2021. According to Section 43.0673 of Subchapter C-3, *Annexation of Area on Request of Owners*, of Chapter 43, *Municipal Boundaries and Annexation*, of the Texas Local Government Code (TLGC), "...(b)efore a municipality may adopt an ordinance annexing an area under this subchapter, the governing body of the municipality must conduct one public hearing..." In addition to the *Municipal Service Agreement*, staff has included a copy of the public hearing notice -- *which was posted in the Rockwall Herald Banner on September 3, 2021* --, and a draft ordinance. Should the City Council have any questions staff and the City Attorney will be available at the September 20, 2021 City Council meeting.





# 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.





## Miller, Ryan

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**From:** kpatatkins@gmail.com  
**Sent:** Friday, July 30, 2021 7:47 AM  
**To:** Miller, Ryan; Gonzales, David  
**Subject:** Fw: SURVEYS THOMPSON  
**Attachments:** 355B-4 Thompson.pdf; 6.5 ac LEGAL DESCRIPTION.docx

**Follow Up Flag:** FollowUp  
**Flag Status:** Flagged

RYAN , THOMPSON SURVEY FOR ANNEXATION

----- Forwarded Message -----

**From:** Robert Myers  
**To:** Pat Atkins ; Kirk Atkins ; ]  
**Sent:** Friday, April 16, 2021, 08:50:48 AM CDT  
**Subject:** SURVEYS THOMPSON AND MILLER

Pat, I did not give the correct flood information in the notes area for Miller so here is a revised map. Part of both of these tracts lie in flood plain as shown.

--

Thank you,  
Calvin Myers  
RPLS No. 3963  
R.C. Myers Surveying, LLC  
488 Arroyo Court  
Sunnyvale, Texas 75182  
214.532.0636 Cell

[rcmsurveying@gmail.com](mailto:rcmsurveying@gmail.com)

---

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

## LEGAL DESCRIPTION

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.7 acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

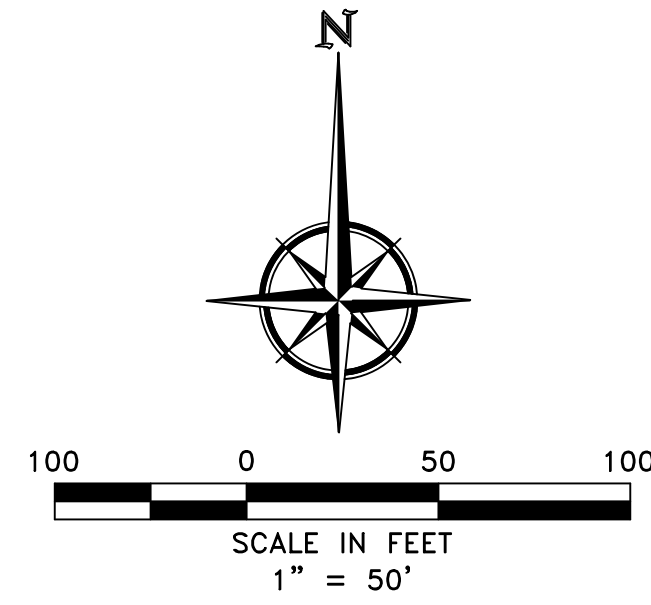
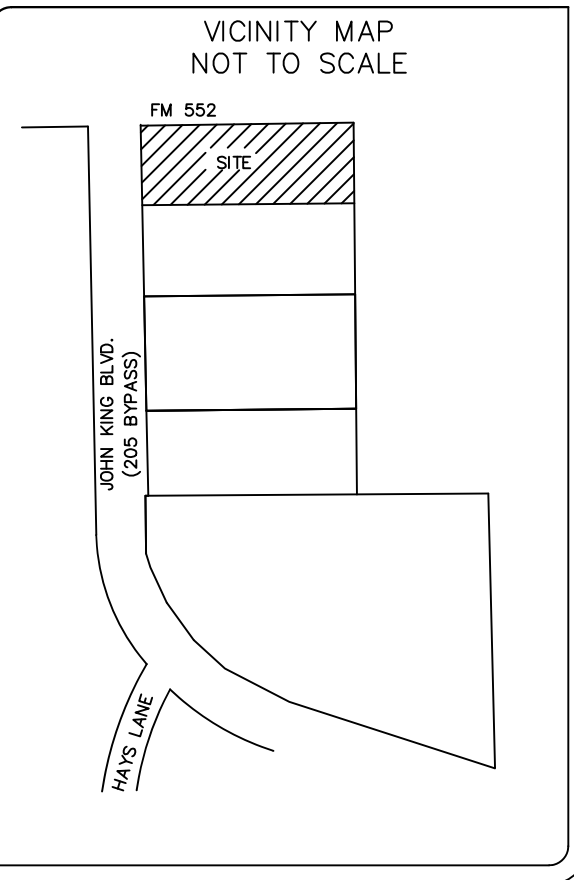
BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7 acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7 acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square Feet or 6.511 acres of land;



NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. This survey was prepared with the benefit of Title Commitment ~~CF No. TMD-TX-191009991A, effective date of October 10, 2019, issued on October 25, 2019.~~ No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, a portion of the subject property lies within flood Zone "X" and AE as shown.
4. At the request of the client, only fences and other improvements were located along or near the property lines. All visible public utilities and paving were located as shown hereon. Other improvements such as buildings, driveways, and concrete were not located.

LEGAL DESCRIPTION

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.7 acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7 acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT);

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7 acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square feet or 6.511 acres of land;

**F.M. 552**  
(80' R.O.W. ASPHALT SURFACE)

N 89°19'27" E 681.71'

(DEED =N89°55'47"W 696.66')

**POINT OF BEGINNING**

ZONE X

ZONE X  
ZONE A

ZONE A

**6.511 ACRES**

(283,640 S.F.)

CALED 6.7 ACRES  
FRED AND BETTY L. THOMPSON  
VOL. 707 PG. 71  
RPRRCT

ZONE X

CALED 2.025 ACRES  
BERTHA SILVA  
INST. NO. 201200461779  
RPRRCT

CALED 2.03 ACRES  
ROY KENNETH LAMBERT  
VOL. 1562 PG. 47 (DOT)  
DRRCT

LOT 25

LOT 24

NOTE:  
BUILDINGS, DRIVEWAYS, POOLS  
AND OTHER CONCRETE ON THIS  
PROPERTY ARE NOT SHOWN.

N 00°35'27" W 418.59'  
(DEED =N00°33'02"W 420.00')

S 89°27'59" W 670.81'  
(DEED =N89°55'47"W 696.66')

(DEED =S89°55'50"E 1104.48')

1" SOLID IRF  
BRS S 00°53'42"W 1.70'  
(CM)

CALED 12.000 ACRES  
MICHAEL AND STACY MILLER  
INSTRUMENT NO. 20170000011122  
RPRRCT

(DEED CALL=209.00')  
209.00' MEASURE

FOUND 3" AXLE 1.6'  
SOUTH OF P.L.

FENCE TIE  
2.8' SOUTH

(DEED CALL=210.00')  
223.45' MEASURE

CHAIN LINK ENCLOSURE

FOUND 1/2" IRON ROD

STEEL FENCE POST  
SOUTH OF CORNER 3.0'

(DEED CALL=210.00')  
210.73 MEASURE

(DEED CALL 210')  
211.59 MEASURE

N. 01°07'45" E. 420.98' MEASURE  
(DEED =S01°29'W 422.60')

(DEED CALL=420.00')  
421.30 MEASURE

**JOHN KING BOULEVARD**  
(160' R.O.W.)

CONCRETE PAVEMENT

IRSCR AT  
60' O/S

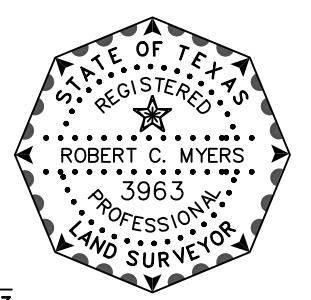
CONCRETE APRON

BRIDGE

LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
⊕	FIRE HYDRANT
⊖	GUY WIRE
⊙	POWER POLE
⊕	SIGN
⊗	TELEPHONE BOX
⊙	STORM SEWER MANHOLE
⊕	WATER METER/WATER MANHOLE
⊕	UNDERGROUND CABLE MARKER
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
—□—	CHAIN LINK FENCE
○	METAL PIPE FENCE

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary document was released 4/16/2021 for Client's review.

ROBERT C. MYERS R.P.L.S. NO. 3963



**R.C. MYERS SURVEYING, LLC**  
"Registered Professional Land Surveyors"  
488 ARROYO COURT  
SUNNYVALE, TEXAS 75182 (214) 532-0636 Voice  
Firm No. 10192300  
Robert "Calvin" Myers, RPLS 3963  
rcmsurveying@gmail.com

Client: Saddle Star Land Development  
Job No.: 355B-4 Drawn by: RCM Date: 04/15/2021 Revised: 10/31/2019

**STANDARD LAND SURVEY**  
OF  
**6.511 ACRES**  
SITUATED IN THE  
**P.B. HARRISON SURVEY, ABST. NO. 97**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**



# MUNICIPAL SERVICES AGREEMENT FOR ANNEXATION

Annexation Case No. A2021-006  
City and County of Rockwall, Texas

Acreage Annexed: 6.70-Acres

Survey Abstract and County: Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas

Date of Annexation Request: August 20, 2021

Municipal Services Agreement. In accordance with Section 43.0672 of the Texas Local Government Code, the following agreement outlines the provision and timing of municipal services that will be furnished by or on the behalf of the City of Rockwall, Texas to the subject property which is described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this agreement:

(A) Police Services.

- (1) Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided within 60-days of the effective date of annexation.
- (2) As development and construction commence within this area, sufficient police personnel and equipment will be provided to continue to furnish this area the level of police services consistent with police services available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(B) Fire Services.

- (1) Fire protection by the present personnel and the present equipment of the Fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area within 60-days of the effective date of annexation.
- (2) As development and construction commences within this area, sufficient fire personnel and equipment will be provided to continue to furnish this area the level of fire services consistent with fire service available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(C) Health and Code Compliance Services.

- (1) Enforcement of the City's health ordinances and regulations including, but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers' ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel. Complaints of ordinance or regulation violations within this area will be responded and investigated by existing personnel beginning with the effective date of the annexation ordinance.
- (2) The City's building, plumbing, electrical, gas heating, air conditioning and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- (3) The City's zoning, subdivision, and other ordinances shall be enforced in this area beginning on the effective date of the annexation ordinance.
- (4) All inspection services furnished by the City of Rockwall, but not mentioned above, will be provided to this area beginning on the effective date of the annexation ordinance. Any property owner or his/her assigns who in good faith has a new building or structure, as defined in the Comprehensive Zoning Ordinance, under construction on the effective date of annexation shall be exempted from these inspections for that building or structure under construction for a period of one year from the effective date of annexation. For the purpose of this ordinance "under construction" shall mean any work that



requires a building permit from the City of Rockwall.

- (5) As development and construction commence within this area, sufficient personnel will be provided to continue to furnish this area the same level of Health and Code compliance services as are furnished throughout the City.

(D) Planning and Zoning Services

- (1) The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Plan, Unified Development Code (UDC) [*i.e. Zoning Ordinance*], and Municipal Code of Ordinances.

(E) Recreation and Leisure Services

- (1) Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the City beginning with the effective date of the annexation ordinance.
- (2) Existing parks, playgrounds, swimming pools and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Rockwall.

(F) Solid Waste Collection

- (1) Solid waste collection shall be provided to the property owner in accordance with existing City policies as to frequency and charges, beginning on the effective date of annexation except for properties that are served by a privately-owned solid waste management service provider. Such properties will be allowed to continue private service for a period of two (2) years from the effective date of annexation at which time the property will be required to begin service with a franchised solid waste contractor within the City of Rockwall.

(G) Streets

- (1) The City of Rockwall's existing policies with regard to streets, roads and street/roadway lighting maintenance, applicable throughout the entire City, shall apply to this property beginning immediately as of the effective date of the annexation ordinance.
- (2) As development, improvements or construction of streets to the City standards commence within this property, the policies of the City of Rockwall with regard to impact fees and participation in the cost thereof, acceptance upon completion, and maintenance after completion, shall apply.
- (3) The same level of maintenance shall be provided to public streets and roadways within this property that have been accepted by the City of Rockwall as is provided to like City streets and roadways throughout the City.

(H) Water Services

- (1) Connection to existing City water mains for water services for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinance for such services throughout the City.
- (2) Water mains of the City will be extended in accordance with provisions of the Municipal Code of Ordinances and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, population densities similar to those reasonably contemplated or projected in the annexed area.
- (3) Water mains which are within the annexed area and are owned and operated by the City shall be maintained beginning with the effective date of the annexation ordinance or upon acquisition by the City.
- (4) Private water lines within this property shall be maintained by their owners, in accordance with existing



policies applicable throughout the City.

(I) Sanitary Sewer Services

- (1) Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with the existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such services throughout the City.
- (2) Sanitary sewer mains and/or lift stations which are within the annexed area and are connected to City mains shall be maintained by the City of Rockwall beginning with the effective date of the annexation ordinance or upon acquisition by the City.
- (3) Sanitary sewer mains of the City will be extended in accordance with the provisions of the Municipal Code of Ordinances and engineering standards and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, and population densities similar to those reasonably contemplated or projected in the area.
- (4) Previously granted exceptions to the requirements of connections to the City's sanitary sewer treatment system or Off-Site Sanitary Sewer Facilities (OSSF) constructed prior to annexation shall be continued until such alternate systems are determined to no longer function to meet the sanitary sewer needs of the subdivision granted the exception or for systems installed prior to annexation.

(J) Public Utilities.

- (1) Other public utilities will be provided by the City's franchisee or a provider holding a Certificate of Convenience and Necessity (CCN) issued by the state to serve that area.

(K) Miscellaneous.

- (1) General municipal administration services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.







**SUBJECT PROPERTY: TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97**

Betty Thompson  
BETTY THOMPSON

ACKNOWLEDGMENT

THE STATE OF TEXAS                   §  
COUNTY OF DALLAS/ROCKWALL   §

BEFORE ME, the, undersigned, a Notary Public in and for said County and State, on this day personally appeared Betty Thompson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16<sup>th</sup> day of September, 2021.

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



2-17-2024  
MY COMMISSION EXPIRES

*Exhibit 'A'*  
*Legal Description*

*BEING* 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.70-acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

*BEGINNING* at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.70-acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

*THENCE* N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71-feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68-feet;

*THENCE* S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41-feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70-feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

*THENCE* S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.70-acre Thompson tract and said 12.000 acre tract, a distance of 670.81-feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60-feet;

*THENCE* N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.70-acre tract a distance of 418.59-feet, to the *POINT OF BEGINNING* and containing 283,640 square-feet or 6.511 acres of land;

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, GRANTING A REQUEST FOR ANNEXATION AND PROVIDING FOR THE EXTENSION OF MUNICIPAL BOUNDARY LIMITS TO INCORPORATE SUCH PROPERTY INTO THE CITY OF ROCKWALL, TEXAS WITH THE ANNEXATION OF A 6.70-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the *Subject Property* is a 6.70-acre tract of land identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, addressed as 911 E. FM-552, that lies adjacent to and adjoins the present boundaries of the City of Rockwall, and which is depicted and described in *Exhibit 'A'* of this ordinance; and

**WHEREAS**, Betty Thompson provided the City of Rockwall with a signed copy of the *Municipal Services Agreement* contained in *Exhibit 'B'* of this ordinance on September 16, 2021; and

**WHEREAS**, in accordance with the requirements of Subchapter C-3, *Annexation of Area on the Request of Owners*, of Chapter 43, *Municipal Annexation*, of the Texas Local Government Code, a public hearing was held before the governing body of the City of Rockwall, Texas, where all interested persons were provided with an opportunity to be heard on September 20, 2021 at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street, Rockwall, Texas 75087; and

**WHEREAS**, notice of such public hearing was published in a newspaper having general circulation in the City of Rockwall, Rockwall County, Texas and in the territory described herein on September 3, 2021 and posted on the City of Rockwall's website on September 3, 2021 said dates being not more than twenty (20) days nor less than ten (10) days prior to the dates of such public hearings;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

**SECTION 2.** The land and territory more specifically described in *Exhibit 'A'* and incorporated by reference as the *Subject Property*, containing 6.70-acres which is adjacent to and adjoining the present corporate boundaries of the City of Rockwall, Rockwall County, Texas, is hereby added and annexed to the City of Rockwall, Rockwall County, Texas and said territory as described herein shall hereafter be included within the corporate boundary limits of the City of Rockwall, Rockwall County, Texas and the present boundary limits of the City at the various points contiguous to the areas as described above, are altered and amended so as to include said area within the corporate limits of the City.



**SECTION 3.** That the official map of the City is hereby amended to reflect the addition of the property described herein.

**SECTION 4.** The above described territory and the acres so annexed shall be a part of the City of Rockwall, Texas, and the inhabitants thereof, if any, shall be entitled to all of the rights and privileges of all citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Rockwall, Texas.

**SECTION 5.** That the *Service Plan* for the annexation area, which was made available for public inspection at the *Public Hearings* referenced above, is hereby approved with a copy of said plan being attached hereto and incorporated by reference for all purposes and labeled *Exhibit 'B'*.

**SECTION 6.** That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF OCTOBER, 2021.**

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Kevin Fowler, *Mayor*

**ATTEST:**

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Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 20, 2021

2<sup>nd</sup> Reading: October 4, 2021

*BEING* 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.70-acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

*BEGINNING* at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.70-acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

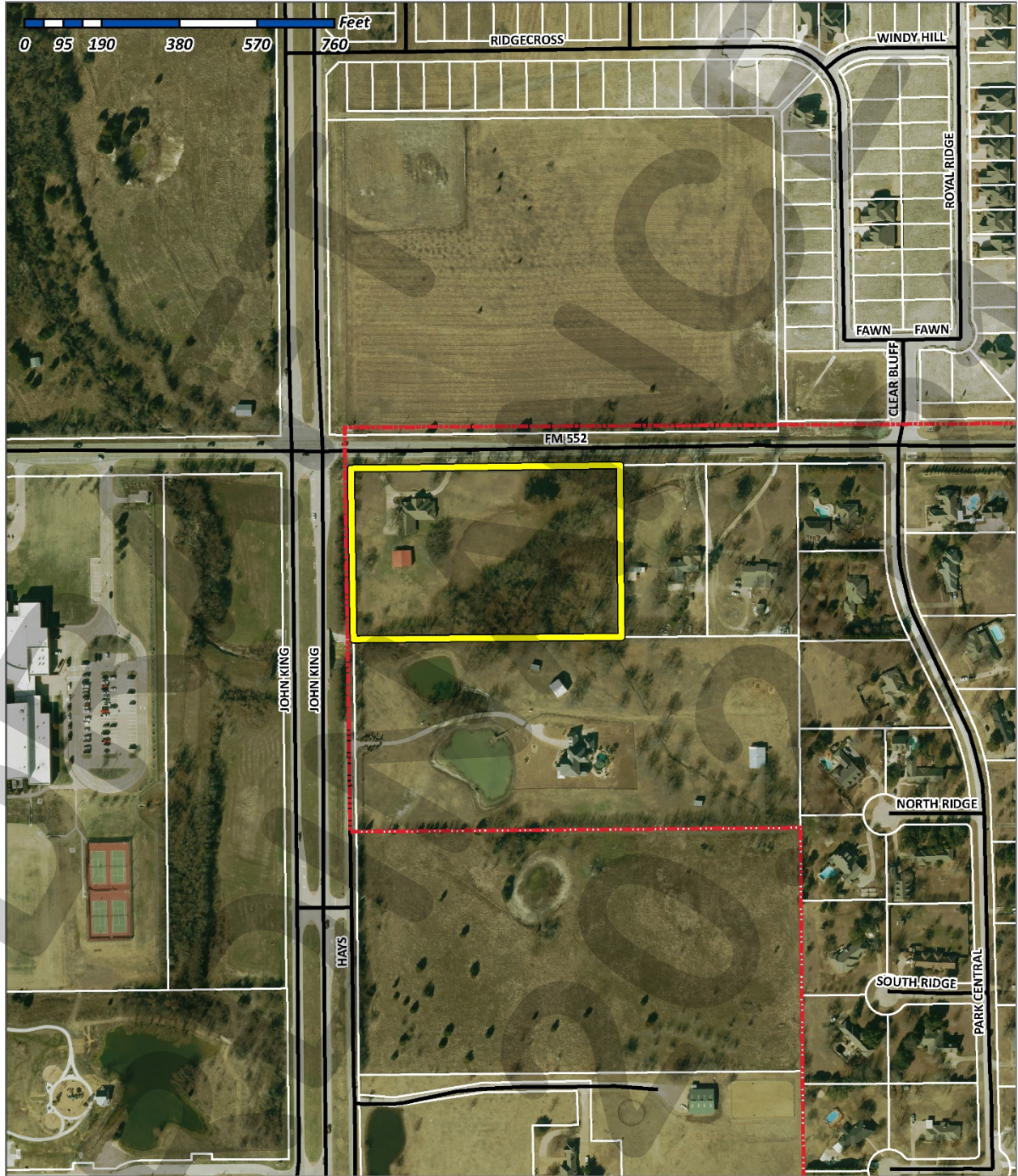
*THENCE* N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

*THENCE* S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

*THENCE* S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

*THENCE* N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.70-acre tract a distance of 418.59 feet, to the *POINT OF BEGINNING* and containing 283,640 square Feet or 6.511 acres of land;





# MUNICIPAL SERVICES AGREEMENT FOR ANNEXATION

*Annexation Case No. A2021-006  
City and County of Rockwall, Texas*

*Acreage Annexed:* 6.70-Acres

*Survey Abstract and County:* Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas

*Date of Annexation Request:* August 20, 2021

*Municipal Services Agreement.* In accordance with Section 43.0672 of the Texas Local Government Code, the following agreement outlines the provision and timing of municipal services that will be furnished by or on the behalf of the City of Rockwall, Texas to the subject property which is described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this agreement:

(A) *Police Services.*

- (1) Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided within 60-days of the effective date of annexation.
- (2) As development and construction commence within this area, sufficient police personnel and equipment will be provided to continue to furnish this area the level of police services consistent with police services available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(B) *Fire Services.*

- (1) Fire protection by the present personnel and the present equipment of the Fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area within 60-days of the effective date of annexation.
- (2) As development and construction commences within this area, sufficient fire personnel and equipment will be provided to continue to furnish this area the level of fire services consistent with fire service available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(C) *Health and Code Compliance Services.*

- (1) Enforcement of the City's health ordinances and regulations including, but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers' ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel. Complaints of ordinance or regulation violations within this area will be responded and investigated by existing personnel beginning with the effective date of the annexation ordinance.
- (2) The City's building, plumbing, electrical, gas heating, air conditioning and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- (3) The City's zoning, subdivision, and other ordinances shall be enforced in this area beginning on the effective date of the annexation ordinance.
- (4) All inspection services furnished by the City of Rockwall, but not mentioned above, will be provided to this area beginning on the effective date of the annexation ordinance.



Any property owner or his/her assigns who in good faith has a new building or structure, as defined in the Comprehensive Zoning Ordinance, under construction on the effective date of annexation shall be exempted from these inspections for that building or structure under construction for a period of one year from the effective date of annexation. For the purpose of this ordinance “under construction” shall mean any work that requires a building permit from the City of Rockwall.

- (5) As development and construction commence within this area, sufficient personnel will be provided to continue to furnish this area the same level of Health and Code compliance services as are furnished throughout the City.

(D) Planning and Zoning Services

- (1) The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City’s Comprehensive Plan, Unified Development Code (UDC) [*i.e.* *Zoning Ordinance*], and Municipal Code of Ordinances.

(E) Recreation and Leisure Services

- (1) Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the City beginning with the effective date of the annexation ordinance.
- (2) Existing parks, playgrounds, swimming pools and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Rockwall.

(F) Solid Waste Collection

- (1) Solid waste collection shall be provided to the property owner in accordance with existing City policies as to frequency and charges, beginning on the effective date of annexation except for properties that are served by a privately-owned solid waste management service provider. Such properties will be allowed to continue private service for a period of two (2) years from the effective date of annexation at which time the property will be required to begin service with a franchised solid waste contractor within the City of Rockwall.

(G) Streets

- (1) The City of Rockwall’s existing policies with regard to streets, roads and street/roadway lighting maintenance, applicable throughout the entire City, shall apply to this property beginning immediately as of the effective date of the annexation ordinance.
- (2) As development, improvements or construction of streets to the City standards commence within this property, the policies of the City of Rockwall with regard to impact fees and participation in the cost thereof, acceptance upon completion, and maintenance after completion, shall apply.
- (3) The same level of maintenance shall be provided to public streets and roadways within this property that have been accepted by the City of Rockwall as is provided to like City streets and roadways throughout the City.



(H) Water Services

- (1) Connection to existing City water mains for water services for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinance for such services throughout the City.
- (2) Water mains of the City will be extended in accordance with provisions of the Municipal Code of Ordinances and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, population densities similar to those reasonably contemplated or projected in the annexed area.
- (3) Water mains which are within the annexed area and are owned and operated by the City shall be maintained beginning with the effective date of the annexation ordinance or upon acquisition by the City.
- (4) Private water lines within this property shall be maintained by their owners, in accordance with existing policies applicable throughout the City.

(I) Sanitary Sewer Services

- (1) Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with the existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such services throughout the City.
- (2) Sanitary sewer mains and/or lift stations which are within the annexed area and are connected to City mains shall be maintained by the City of Rockwall beginning with the effective date of the annexation ordinance or upon acquisition by the City.
- (3) Sanitary sewer mains of the City will be extended in accordance with the provisions of the Municipal Code of Ordinances and engineering standards and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, and population densities similar to those reasonably contemplated or projected in the area.
- (4) Previously granted exceptions to the requirements of connections to the City's sanitary sewer treatment system or Off-Site Sanitary Sewer Facilities (OSSF) constructed prior to annexation shall be continued until such alternate systems are determined to no longer function to meet the sanitary sewer needs of the subdivision granted the exception or for systems installed prior to annexation.

(J) Public Utilities.

- (1) Other public utilities will be provided by the City's franchisee or a provider holding a Certificate of Convenience and Necessity (CCN) issued by the state to serve that area.

(K) Miscellaneous.

- (1) General municipal administration services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Ryan Miller, Director of Planning and Zoning

**DATE:** September 20, 2021

**SUBJECT:** Z2021-036; AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 91 (PD-91)

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Attachments  
Memorandum

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Adam Shiffer of the Skorburg Company on behalf of Gordon C. Fogg for the approval of an ordinance for a *Zoning Change* to amend Planned Development District 91 (PD-91) [*Ordinance No. 21-36*] to incorporate a 20.00-acre tract of land identified as Tracts 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 505 Clem Road, and take any action necessary **(1st Reading)**.

### Action Needed

The City Council will need to announce the updated public hearing date of October 4, 2021; however, no further action will be required.



# CITY OF ROCKWALL

## CITY COUNCIL MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council

**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** September 20, 2021

**SUBJECT:** Z2021-036; *Amendment to Planned Development District 91 (PD-91)*

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On September 14, 2021, the Planning and Zoning Commission approved a motion to table Case No. Z2021-036 to the September 28, 2021 Planning and Zoning Commission meeting by a vote of 6-0, with Commissioner Moeller absent. According to Subsection 02.03(C)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(a) public hearing may be continued by the Planning and Zoning Commission or City Council ... (t)he continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing ... [and] (t)he announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required.” Since this case was advertised for a public hearing at the September 20, 2021 City Council meeting, the City Council will need to announce the updated public hearing date of October 4, 2021; however, no further action will be required. Should the City Council have any questions staff will be available at the September 20, 2021 City Council meeting



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Mayor and City Council  
**FROM:** Mary Smith, City Manager  
**DATE:** September 14, 2021  
**SUBJECT:** REDC Budget

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The Rockwall Economic Development Corporation Board approved the attached budget at their Board meeting on August 12, 2021.

Included in the Council packet is the Board's Annual Workplan and List of Accomplishments which will be reviewed during

REDC President, Phil Wagner, will be available at the Council meeting to present aspects of the budget and answer any questions. His memo to the Board is included in the Council packet. Phil will also review the Board's Annual Workplan and list of Accomplishments.

Council action will be needed to approve the REDC annual budget for FY2022.



# Memo

**To:** REDC Board of Directors  
**From:** Phil Wagner, President *PW*  
**cc:** REDC Staff *QW MW*  
**Date:** August 5, 2021  
**Re:** Fiscal Year 2022 REDC Budget

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REDC staff, working with City Manager Mary Smith, has proposed the attached FY22 budget for Board consideration. The following summary outlines the amount of savings or increases in each budget category from FY21 (assuming 100% expenditures in FY21 and FY22), along with the rationale for any changes.

- **Personnel Salaries and Benefits (\$23,056 in additional expenses from FY21):** This reflects a staff promotion, as well as scheduled merit increases and potential incentive pool.
- **Contractual (\$37,826 in proposed savings from FY21):** A significant reduction occurred in consulting fees, as a result of a large portion of the study and design work for the regional detention project at SH276 and Corporate Crossing being completed. Additionally, the REDC has completed the virtual speculative office program in FY21. Other savings include reductions for ad placements, and cuts in temporary labor due to the lack of need for Rockwall Technology Park parking enforcement. Somewhat significant increases have been budgeted for added legal costs associated with a new firm handling the REDC's economic incentive contracts (and increased prospecting activity), larger REDC events, and marketing subscription memberships – including a proposed TEDC sponsorship and increased workforce data from the REDC's JobsEQ service. It should also be noted that the Marketing Consultant line item, while increasing a modest amount from the previous budget, has transitioned from the use of one marketing agency to several firms focused on specific service delivery.
- **Supplies (\$0 in additional expenses from FY21):** No changes suggested in office supplies, postage, or printing and binding.
- **Operational (\$3,240 in additional expenses from FY21):** Small amounts of savings in Rockwall Technology Park grounds maintenance and tuition/training were offset by proposed increases in travel and trade shows as a result of the COVID-19 pandemic hopefully reaching its conclusion.



- **Utilities (\$2,600 in proposed savings from FY21):** Savings are a result of new contract for office phones.
- **Capital (\$1,468,050 in additional expenses from FY21):** The vast majority of this line item relates to the upcoming Phase III infrastructure project in the Rockwall Technology Park. Construction costs have increased (and may increase again with a new OPCC being delivered soon), along with added cost for a traffic control alternative on Rochell Road, and increased engineering fees. Additionally, a line item for land acquisition has been established in 2022, associated with the acquisition of excess TxDOT ROW near the intersection of Springer and Rochell Road.
- **Incentives \$850,500 reduction from FY21**

The Executive Committee reviewed the draft FY22 budget on July 28 and has recommended approval by the full Board of Directors. If approved, the FY22 budget will be taken to the City Council in September – along with the FY22 annual work plan – for adoption.

attachments



## Goal 1: Expand and Diversify Tax Base

- Objective 1: Support a diversified tax ratio by assisting in the growth of commercial taxable values

*Benchmark: Maintain at least a 30% non-residential tax ratio of the entire property tax base within the City of Rockwall, with the goal of reaching or exceeding 33%*

- Objective 2: Pursue development agreements at the Rockwall Technology Park and/or Justin Road site

*Benchmark: Execution of at least one land development agreement*

- Objective 3: Begin adding public infrastructure necessary for the development of business growth in the expanded Rockwall Technology Park Phase III

*Benchmark: Contract awarded and infrastructure work at least 50% completed in Phase III of the Rockwall Technology Park at the Board's direction, as well as resolution and clearance on all regulatory or utility issues (ex: FEMA (CLOMR), USACE, and TCEQ, utility easements, etc.)*

- Objective 4: Ensure the REDC Board of Directors are aware of land acquisition possibilities, market conditions, and the organization's strategic and budgetary position to capitalize on opportunities to grow capacity of light industrial or office development

*Benchmark: Make annual update to the previously approved Land Acquisition and Improvement Plan and review with the Board of Directors*

## Goal 2: Retain & Expand Existing Business

- Objective 1: Encourage growth of existing primary employers in Rockwall

*Benchmark: Facilitate or incentivize at least one new business expansion per year*

- Objective 2: Establish and grow relationships with existing primary employers by frequently reaching out to promote relevant information, as well as take part in discussions regarding each company's opportunities and threats and how the REDC can better support their efforts

*Benchmark: Proactively contact every primary employer individually at least once; engage in at least three business tours as a sign of growing relationships*

- Objective 3: Continually serve as advocate for existing primary employers by serving as a liaison between company and governmental agencies, utilities, and local organizations on various public-facing issues

*Benchmark: Assist at least five companies – and respond to all inquiries – by helping facilitate a positive, streamlined, and/or transparent response from governmental entity, public utility, or local organization*

- **Objective 4:** Host one event annually recognizing the employees of primary sector employers in the community; possibly develop and implement award program as part of the effort

*Benchmark: Depending upon Board direction, grow the event by at least 10% from the number of primary employers represented or the total number of attendees from either 2019 event (Southern Junction event) or 2021 event (Food Truck event), depending upon what event is pursued in 2022. Additionally, receive positive feedback from participants*

- **Objective 5:** Host one event annually recognizing the executives and management of primary sector employers in the community

*Benchmark: Host the event and receive positive feedback from participants*

- **Objective 6:** Create opportunities to develop connections with existing businesses between both the REDC staff and Board members, including utilizing events and gatherings to further build relationships

*Benchmark: Pursue at least four opportunities to host and entertain local businesses to deepen relationships, utilizing events like the Chamber of Commerce Golf Tournament, Chamber Clay Shoot, Rockwall ISD Education Foundation Bowling Tournament, BRE event at Globe Life Field, etc.*

- **Objective 7:** Utilize planned business travel and trade shows opportunities to gather information and make connections to suppliers or customers on behalf of existing businesses that may not be at the conference; additionally, when travelling staff should schedule headquarter visits for local primary employers when appropriate and convenient

*Benchmark: Offer service to at least five companies that may gain valuable information from the REDC's business travel.*

- **Objective 8:** Make efforts, where appropriate, to preserve local sales tax – especially in light of I-30 expansion challenges

*Benchmark: Position the REDC to serve as a willing partner, (as requested by the City, yet within operational limitations set by the Board of Directors), to assist the community in the business outreach and retail retention efforts associated with the I-30 expansion project*

### **Goal 3: Attract New Business & Investment**

- **Objective 1:** REDC facilitation or incentivizing of direct commercial investment

*Benchmark: Facilitate or incentivize at least \$36M in private investment*

- **Objective 2:** Development and execution of recruitment strategy, including utilization of prospecting vendors, local and regional partnerships, responding to leads and requests for proposals, hosting familiarization tours with brokers, attendance at trade shows, recruitment missions, and site selector conferences, and direct communication with companies as a result of database inquiries, predictive analytics, BRE information and news articles

*Benchmark: Establish at least four qualified prospects for recruitment consideration through work conducted, relationships established, or vendors procured by the REDC staff (i.e. not inbound leads)*

- **Objective 3:** Establish relationships with commercial real estate brokers and/or site selectors to promote services provided by the REDC and the benefits of conducting business in Rockwall

*Benchmark: Attend or host at least 11 local gatherings, conference calls, or virtual meetings with brokers or site selectors*

- **Objective 4:** Promote Rockwall on a national basis through attendance at various trade shows, marketing trips and recruitment missions, and/or site selector/commercial real estate conferences

*Benchmark: Attend at least six events that hold national exposure opportunities for the REDC.*

- **Objective 5:** Engage in sophisticated marketing efforts – including utilization of website SEO, paid digital marketing, targeted media, and enhanced website and social media content – with the goal of improving the quantity and quality of inbound prospect leads

*Benchmark: Generate at least one primary employment prospect through marketing channels or advertising opportunities procured or managed by REDC; prospect interest should be traced directly back to that marketing or advertising effort*

- **Objective 6:** Maintain updated marketing information

*Benchmark: Ensure collateral is updated annually (or as needed), and that the REDC website and social media pages are always updated with fresh content, with social media pages receiving new posts at least once per week*

#### **Goal 4: Enhance Existing Job Opportunities and Create New Ones**

- **Objective 1:** Maintain or grow median household income in Rockwall

*Benchmark: Increase median household income by at least 2% from previous year (\$95,653 in June 2021, with new goal \$97,566)*

- **Objective 2:** REDC facilitation or incentivizing of high quality jobs within Rockwall

*Benchmark: Facilitate or incentivize at least 50 jobs with annual salary greater than 10% higher than half the desired median household income listed above (\$54,000 per job)*

- **Objective 3:** Continue to support both local businesses and the general community by hosting the Rockwall job fair

*Benchmark: Grow employer and/or attendee participation by 25% from previous event OR receive at least 90% satisfaction rate from participating employers surveyed after the event*

- **Objective 4:** Address pertinent workforce recruitment or development challenges by identifying issues and facilitating employer partnerships with various community organizations (ex: public, non-profit, educational or other institutions) to ascertain programs or educational opportunities that exist, or can be developed, that will allow those issues to be addressed or gaps to be narrowed

*Benchmark: Actively facilitate at least one partnership where workforce recruitment and/or development challenges are addressed*

- **Objective 5:** Seek to facilitate the development of new, high-quality office inventory in Rockwall that will lead to further growth in white collar jobs

*Benchmark: Execute at least one development agreement where the REDC will incentivize the construction of additional office inventory; or secure at least one commitment for an office tenant to relocate to a Rockwall office project (assuming one is available)*

#### **Goal 5: Ensure all Business of the Rockwall Economic Development Corporation is Conducted**

- **Objective 1:** Meet all requirements of organizational bylaws and policies

*Benchmark: Achieve 100% compliance with bylaws and REDC policies*

- **Objective 2:** Keep updated on all germane provisions state law relating to economic development sales tax corporations, open meetings law, and the public information act.

*Benchmark: One staff member (on a rotational basis) to attend a day long sales-tax training seminar hosted by the Texas Economic Development Council*

- **Objective 3:** Negotiate all REDC agreements and incentives with acceptable rate of return and payback periods to safeguard the interest of the Rockwall taxpayer

*Benchmark: Updated REDC Incentive Guidelines, at the Board's direction, including possible consideration for new provisions related to desired financial performance for RTP prospects, potential office tenant incentives, consideration for BRE prospects, and possibly automation that results in workforce attrition*



- Objective 4: Ensure appropriate value is placed on all incentive offers, including land discounts

*Benchmark: Complete updated appraisals on available, shovel-ready land owned by the REDC*

- Objective 5: Ensure all parties maintain compliance with all REDC development and incentive agreements

*Benchmark: Achieve all standards for taxable value, jobs and wages set in REDC agreements, or enforce clawback provisions as articulated in each agreement (unless waived by the Board of Directors)*

- Objective 6: Maintain a detailed and accurate budget, and ensure that all expenditures are appropriately processed and Technology Park assessments are billed in an accurate and timely fashion

*Benchmark: Maintain compliance with annual budget, along with no complaints from vendors for late payments that were within the REDC's control*

- Objective 7: Position REDC for next five years (2023 – 2027) by engaging in strategic planning update that includes input from the Board of Directors and the City Council

*Benchmark: Engage in strategic planning effort with a schedule to be complete by end of calendar year 2022*

- Objective 8: Ensure the REDC is an attractive and competitive employer for talented staff

*Benchmark: Achieve 100% retention of staff, with each staff member being encouraged to explore a professional development opportunity related to the REDC's mission*



## **Fiscal Year 2021 List of Accomplishments from Annual Work Plan**

### Goal 1: Expand and Diversify Tax Base

- On schedule to complete Land Acquisition, Development, and Incentive Agreement with Project Cocoa Charlie, an international chocolate manufacturer that plans a \$43 capital investment as part of a headquarter relocation that will result in the construction of an estimated 200,000 square foot facility on 10.6 acres in the Rockwall Technology Park
- Began design work with Kimley-Horn engineers to create regional detention for nearly 25 acres at SH-276 and Corporate Crossing; effort was part of REDC's overall goal to ensure Rockwall Technology Park land is as shovel ready as possible for future development

### Goal 2: Retain and Expand Existing Business

- On schedule to complete Development Incentive Agreement for Project Royal, a local manufacturer that is adding \$22.6M of capital investment, primarily in machinery, as part of a new joint venture with a globally known company
- Interceded and advocated for numerous businesses – including Pratt Industries, Karat by Lollicup, Lime Media, SPR Packaging, Interstate Wire, and MorPak Specialties – on utility, permitting, crime, and various regulatory and governmental challenges faced
- Hosted Rockwall Employee Appreciation Event in July, providing 1,018 complimentary food truck meals for employees of 26 primary employers (plus the City of Rockwall), across a two-day event, as a way for the REDC to show appreciation for the contributions the local workforce provides to the area economy

### Goal 3: Attract New Business & Investment

- On schedule to facilitate an estimated \$65.6M of investment between Project Cocoa Charlie and Project Royal
- Engaged in significant discussions with prospects across the food and beverage manufacturing, automotive, aerospace, technology, e-commerce, metals, and packaging industries

- Facilitated approximately 15 virtual meetings with brokers and site selectors in different national markets – including Chicago and New York – meetings that would have likely not occurred if not for the COVID-19 pandemic and the increased use of videoconferencing

#### Goal 4: Enhance Existing Job Opportunities and Create New Ones

- On schedule to facilitate the creation of 52 high quality jobs (Project Cocoa Charlie and Project Royal), defined by the REDC in FY2021 as jobs earning more than \$51,000 in annual salary
- Modest economic incentive provided to Project Legacy for REDC to share in marketing costs to generate potential tenant interest to spur the development of a 147,000 SF Class A office building
- Engaged with architect BOKA Powell on “virtual speculative office program,” completing speculative renderings, elevations drawings, site plans, and cost estimates for seven potential in-fill office projects ranging in size from 45,000 SF to 120,000 SF
- Despite pandemic, Rockwall community saw median household income increase approximately 3.7%, from \$92,269 in summer 2020 to \$95,653 in summer 2021 (according to US Census Bureau)
- Received strong participation from job seekers (401) and employers (13) at the 2020 Rockwall Job Fair, an online only event held as a result of the COVID-19 pandemic in September 2020; REDC will once again host an in-person event at Lake Pointe Church on September 13, 2021 with plans underway for a significant marketing campaign to reach area job-seekers that may have an interest in production or manufacturing jobs

#### Goal 5: Ensure all Business of the REDC is Conducted Appropriately

- REDC sought new contracts in areas such as Rockwall Technology Park grounds and irrigation maintenance, as well as engineering services, in part to create cost savings, ensure competition is facilitated, and new ideas are explored
- Maintained compliance with all existing incentive agreements; the two incentive agreements planned for completion in FY21 were created within payback and percent investment standards outlined in REDC incentive guidelines
- Complete retention of staff with promotion of Office Manager to Office Manager / Marketing Coordinator, with ongoing plans to maintain a three-member team

## SUMMARY OF OPERATIONS

**Fund**

21 Economic Development

	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
Total Revenues	6,626,893	6,206,850	7,662,500	7,652,550
Total Expenditures	12,876,512	28,455,350	6,763,400	29,414,300
Excess Revenues Over (Under) Expenditures	(6,249,619)	(22,248,500)	899,100	(21,761,750)
Net Other Financing Sources (Uses)	9,831,566	21,277,950	-	21,800,000
Net Gain (Loss)	3,581,947	(970,550)	899,100	38,250
Fund Balance - Beginning	6,304,164	5,871,564	9,886,111	10,785,211
Fund Balance - Ending	9,886,111	4,901,014	10,785,211	10,823,461

## SUMMARY OF REVENUES

**Fund**

21 Economic Development

71 EDC Administration

Account	Description	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
4150	Sales Tax	6,522,878	6,166,850	7,650,000	7,650,000
4001	Interest Earnings	95,894	35,000	10,000	50
4019	Miscellaneous Revenue	774	-	-	-
4020	Interest/Reserve Fund	7,347	5,000	2,500	2,500
4450	Technology Park Sales	-	-	-	-
4460	Parking Lease Revenue	-	-	-	-
Total Revenues		6,626,893	6,206,850	7,662,500	7,652,550



## SUMMARY OF OTHER FINANCING SOURCES (USES)

**Fund**

21 Economic Development

	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
<b>Other Financing Sources (Uses)</b>				
Bond Proceeds	9,831,566	21,277,950	-	21,800,000
<b>Total Other Financing Sources</b>	<b>9,831,566</b>	<b>21,277,950</b>	<b>-</b>	<b>21,800,000</b>
<b>Total Other Financing Uses</b>				
	-	-	-	-
<b>Net Other Financing Sources (Uses)</b>	<b>9,831,566</b>	<b>21,277,950</b>	<b>-</b>	<b>21,800,000</b>

## SUMMARY OF EXPENDITURES

**Fund**

21 Economic Development

	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
REDC Administration	891,998	1,002,250	1,002,250	958,600
Promotions & Marketing	120,249	391,000	391,000	421,600
Incentives	1,960,230	2,188,000	928,000	1,495,600
Capital Projects	7,439,859	20,439,950	8,000	21,908,000
Debt Service	2,464,176	4,434,150	4,434,150	4,630,500
<b>Total Expenditures</b>	<b>12,876,512</b>	<b>28,455,350</b>	<b>6,763,400</b>	<b>29,414,300</b>

## DIVISION SUMMARY

<b>Fund</b>	<b>Department</b>	<b>Division</b>
21 Economic Development	70 Economic Development	71 Economic Develop.

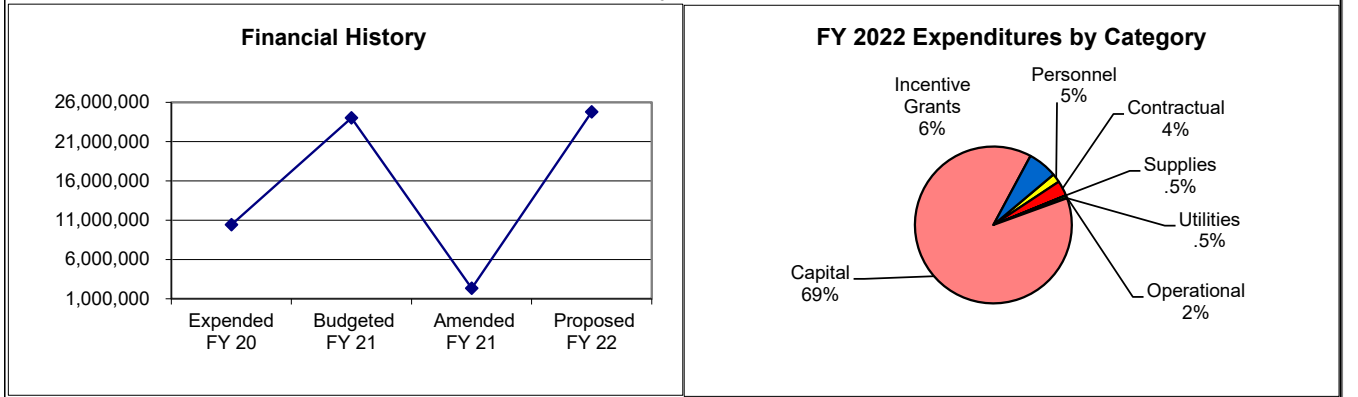
### Expenditure Summary

	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
Personnel	414,286	424,700	424,700	447,800
Contractual	436,979	811,950	811,950	775,150
Supplies	8,364	6,500	6,500	6,500
Operational	144,915	141,700	141,700	144,950
Utilities	7,703	8,400	8,400	5,800
Capital	7,439,859	20,439,950	8,000	21,908,000
Incentive Grants	1,960,230	2,188,000	928,000	1,495,600
<b>Total</b>	<b>10,412,336</b>	<b>24,021,200</b>	<b>2,329,250</b>	<b>24,783,800</b>

### Personnel Schedule

<u>Position</u>	<u>FY 21 Approved</u>	<u>FY 22 Proposed</u>
Economic Development Corporation President	1	1
Director of Project Development	1	1
Office Manager/Marketing Coordinator	1	1

### Activity Trends



## ECONOMIC DEVELOPMENT

Fund	Department	Division
21 Economic Development	70 Economic Develop.	71 Economic Develop.

Account Description	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
<b>Personnel</b>				
Salaries - Wages & Incentives	301,776	323,500	323,500	342,100
<b>Total Salaries - Wages Incentives</b>	<b>301,776</b>	<b>323,500</b>	<b>323,500</b>	<b>342,100</b>
120 FICA & Medicare	25,420	24,750	24,750	26,200
122 Retirement	65,348	52,950	52,950	56,000
128 Ins. Unemployment	242	2,000	2,000	2,000
224 Workers Comp.	500	500	500	500
230 Health Insurance	21,000	21,000	21,000	21,000
<b>Total Benefits</b>	<b>112,510</b>	<b>101,200</b>	<b>101,200</b>	<b>105,700</b>
<b>Total Personnel Costs</b>	<b>414,286</b>	<b>424,700</b>	<b>424,700</b>	<b>447,800</b>
<b>Contractual</b>				
210 Auditing	1,500	1,500	1,500	1,500
211 Legal	21,257	50,000	50,000	75,000
213 Consulting Fees	62,925	270,000	270,000	194,000
217 Cable and Internet	10,738	12,000	12,000	12,000
223 Insurance - Blanket Surety Bond	100	100	100	100
227 Insurance - Property	1,800	1,800	1,800	1,800
229 Insurance - Liability	500	500	500	500
232 Temporary Labor	2,925	20,000	20,000	5,200
234.01 Marketing - Consulting	105,118	95,000	95,000	101,000
234.02 Marketing - Ad Placement	46,771	87,000	87,000	73,500
234.03 Marketing - REDC Events	41,921	59,000	59,000	79,000
234.04 Marketing - Subscriptions Memberships	55,098	120,000	120,000	133,100
242 Copier Rental and Lease	5,400	5,100	5,100	5,100
243 Building Lease, Cleaning, Storage	60,927	66,950	66,950	70,350
244 Building Repairs	-	3,000	3,000	3,000
299 Administrative Services	20,000	20,000	20,000	20,000
<b>Total Contractual</b>	<b>436,979</b>	<b>811,950</b>	<b>811,950</b>	<b>775,150</b>

Annual Budget, Economic Development Cont'd

Account Description	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
<b>Supplies</b>				
301 Office Supplies	6,117	5,000	5,000	5,000
307 Postage	475	500	500	500
310 Printing & Binding	1,772	1,000	1,000	1,000
347 Gen. Maint. Supplies	-	-	-	-
<b>Total Supplies</b>	<b>8,364</b>	<b>6,500</b>	<b>6,500</b>	<b>6,500</b>
<b>Operational</b>				
410.01 News Subscriptions	280	700	700	700
410.02 Professional Memberships	929	3,000	3,000	3,000
428 Meeting Expenses	3,609	5,000	5,000	5,000
430 Tuition & Training	389	4,000	4,000	3,000
436 Travel	5,042	15,000	15,000	20,000
437 Trade Shows	4,890	10,000	10,000	15,000
438 Prospect Visits/Business Retention	5,199	20,000	20,000	20,000
439.01 Common Area Maintenance-REDC Portion	78,350	53,400	53,400	52,000
439.02 Maintenance of Undeveloped Park Land	42,177	27,000	27,000	22,650
439.03 Maintenance of Undeveloped Justin Road	4,050	3,600	3,600	3,600
<b>Total Operational</b>	<b>144,915</b>	<b>141,700</b>	<b>141,700</b>	<b>144,950</b>
<b>Utilities</b>				
501 Electricity	4,400	4,800	4,800	4,800
507 Telephone	3,303	3,600	3,600	1,000
<b>Total Utilities</b>	<b>7,703</b>	<b>8,400</b>	<b>8,400</b>	<b>5,800</b>
<b>Capital</b>				
601 Land Acquisition	6,676,613	-	-	100,000
610 Furniture & Fixtures	-	5,000	5,000	5,000
612 Computer Equipment	16,703	3,000	3,000	3,000
678 Phase III Eng/Construction	695,274	20,431,950	-	21,800,000
680 Parking Lot Eng/Construction	51,269	-	-	-
<b>Total Capital</b>	<b>7,439,859</b>	<b>20,439,950</b>	<b>8,000</b>	<b>21,908,000</b>
<b>Incentives</b>				
661 Contracted Incentives	1,960,230	2,188,000	928,000	1,495,600
<b>Total Incentives</b>	<b>1,960,230</b>	<b>2,188,000</b>	<b>928,000</b>	<b>1,495,600</b>
<b>Division Total</b>	<b>10,412,336</b>	<b>24,021,200</b>	<b>2,329,250</b>	<b>24,783,800</b>



## ECONOMIC DEVELOPMENT

<b>Fund</b>	<b>Department</b>	<b>Division</b>
21 Economic Development	70 Economic Develop.	71 Economic Develop.

Account	Description	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
<b>Debt Service</b>					
750	Administration Fees	4,000	4,500	4,500	4,500
752	Principal - Bonds	1,725,000	2,210,000	2,210,000	2,375,000
754	Interest - Bonds	735,176	2,219,650	2,219,650	2,251,000
<b>Total Debt Service</b>		<b>2,464,176</b>	<b>4,434,150</b>	<b>4,434,150</b>	<b>4,630,500</b>

Detail	Principal	Interest
2013- Infrastructure	345,000	239,338
2013 Land Purchase	200,000	189,264
2015 Ref Bonds (2006)	350,000	44,661
2016 Ref Bonds (2008)	325,000	143,825
2017 Sales Tax Bonds	290,000	82,800
2019 Sales Tax Ref Bonds	315,000	400,750
2021 Proposed Debt	550,000	1,150,400
	2,375,000	2,251,037



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Mayor and City Council  
**FROM:** Mary Smith, City Manager  
**DATE:** September 14, 2021  
**SUBJECT:** RTPA Budget



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The Rockwall Technology Park Association Board met Thursday September 9, 2021 to approve the budget for maintenance of the Tech Park. The budget includes a slight decrease in the park maintenance budget but will include a refresh of the lighting and plant materials.

EDC President, Phil Wagner, will be available at the Council meeting to answer any questions about the proposed budget.



# Memo

**To:** RTPA Board of Directors  
**From:** Matt Wavering   
**cc:** REDC Staff   
**Date:** September 3, 2021  
**Re:** RTPA Fiscal Year 2022 Budget Review

---

The attached documents represent the proposed Fiscal Year 2022 budget for the Rockwall Technology Park Association (RTPA). The following summary has been provided for review and consideration.

## **Overall Budget**

The budget to maintain the RTP CAM areas totals \$180,450. This is down from \$183,650 in FY21 due to fewer budgeted non-annual landscape improvements, identified below.

## **Landscape/Irrigation Maintenance**

This line item includes the following:

- Grounds and irrigation maintenance of CAM areas: \$115,011.00. This covers maintenance of the CAM areas within the RTP including mowing, trimming, fertilizer, plantings, inspection & adjustment of flags, trash pick-up, and irrigation system maintenance.
- Additional non-annual improvements to CAM areas: \$15,500.00. This includes a budget for replacement/upgrade of 14 existing light fixtures at the Innovation & SH-276 and Discovery & Corporate Crossing entry features. The halogen fixtures are over 20 years old and many are inoperable. The fixtures will be replaced with modern LED units. \$10,000 has also been budgeted to replace some of the dead perennials throughout the RTP that were damaged during the February freeze.
- Landscape damage reserve: \$3,000.00. A reserve fund to cover the cost of potential repairs due to damage caused by trucks or joyriders displacing landscape boulders and/or ruts in landscaping beds. Staff has observed a consistent yet sporadic occurrence of damage to flower beds, irrigation systems, and the displacement of boulders annually that results in additional unbudgeted costs to repair. Beginning in FY21 and continuing in FY22, an additional reserve has been budgeted in anticipation of these expenses.

## **Auditing, Insurance, Administrative Services**

These contractual expenses are unchanged for FY22.

**Supplies & Utilities**

Projected expenses for supplies, flags, and utilities are expected to be unchanged for FY22.

Staff recommends approval of the draft FY22 RTPA budget as presented. If approved by the RTPA Board of Directors, the budget will become effective on October 1, 2021. The REDC serves as declarant of the RTPA pursuant to the Rockwall Technology Park Covenants, Conditions and Restrictions, and in this capacity, is authorized to approve budgets on behalf of the RTPA.

attachment

## SUMMARY OF OPERATIONS

**Fund**

22 Tech Park Association

	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
Total Revenues	226,441	183,650	183,650	180,450
Total Expenditures	206,874	183,650	183,650	180,450
Excess Revenues Over (Under) Expenditures	19,567	-	-	-
Net Other Financing Sources (Uses)	-	-	-	-
Net Gain (Loss)	19,567	-	-	-
Fund Balance - Beginning	8,871	28,463	28,438	28,438
Fund Balance - Ending	28,438	28,463	28,438	28,438



## SUMMARY OF REVENUES

**Fund**

22 Tech Park Association

RTPA

Account	Description	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
4470	RTP Dues - Tenants	148,091	130,650	130,650	128,400
	REDC Cam Dues	78,350	53,000	53,000	52,050
	<b>Total Revenues</b>	<b>226,441</b>	<b>183,650</b>	<b>183,650</b>	<b>180,450</b>

## DIVISION SUMMARY

Fund	Department	Division
22 Tech Park Association	70 Economic Development	RTPA

### Expenditure Summary

	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
Contractual	158,832	140,150	140,150	136,950
Supplies	-	10,000	10,000	10,000
Utilities	48,042	33,500	33,500	33,500
<b>Total</b>	206,874	183,650	183,650	180,450

## ECONOMIC DEVELOPMENT

<b>Fund</b>	<b>Department</b>	<b>Division 75</b>
22 Tech Park Association	70 Economic Develop.	RTPA Developed Phases

Account	Description	Actual 19-20	Budgeted 20-21	Amended 20-21	Proposed 21-22
<b>Contractual</b>					
210	Auditing	500	500	500	500
227	Insurance - Property	900	900	900	900
247	Landscape/Irrig Maint	155,432	136,750	136,750	133,550
299	Administrative Svcs	2,000	2,000	2,000	2,000
<b>Total Contractual</b>		158,832	140,150	140,150	136,950
<b>Supplies</b>					
329	Flag Replacements	-	9,000	9,000	9,000
347	Gen. Maint. Supplies	-	1,000	1,000	1,000
<b>Total Supplies</b>		-	10,000	10,000	10,000
<b>Utilities</b>					
501	Electric	1,926	3,500	3,500	3,500
513	Water	46,116	30,000	30,000	30,000
<b>Total Utilities</b>		48,042	33,500	33,500	33,500
<b>Division Total</b>		206,874	183,650	183,650	180,450



City of Rockwall  
*The New Horizon*

## MEMORANDUM

---

**TO:** Mayor and City Council

**FROM:** Mary Smith, City Manager

**DATE:** September 14, 2021

**SUBJECT:** Amending the Fiscal Year 2021 Budget

---

The final General fund budget summary sheets for the fiscal year 2021 amended and fiscal year 2021 proposed budget are included in the Council packet with the budget adoption agenda item. The amended budget was not changed during budget discussions.

**CITY OF ROCKWALL, TEXAS**

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE BUDGET OF THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**Section 1.** That the budget of the City Council of the City of Rockwall for the fiscal year October 1, 2020, through September 30, 2021, be and the same is hereby amended and such amendments are indicated and shown on **Exhibit "A"** attached hereto and made a part hereof for all purposes.

**Section 2.** This ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 20th day of September, 2021.**

**ATTEST:**

\_\_\_\_\_  
**Kevin Fowler, Mayor**

\_\_\_\_\_  
**Kristy Cole, City Secretary**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Frank Garza, City Attorney**





City of Rockwall  
*The New Horizon*

## MEMORANDUM

---

**TO:** Mayor and City Council  
**FROM:** Mary Smith, City Manager  
**DATE:** September 14, 2021  
**SUBJECT:** Adopting the Fiscal Year 2022 Budget

---

Notebook. It is included by reference only, rather than presented again in its entirety.

### General Fund

The General Fund budget will anticipate tax collections based on a 35.00 cent tax rate.

The only change to the proposed budget was establishing IT as a department with its own budget. Previously the IT expenses were included in Internal Operations and Police Records so those budgets were reduced accordingly. This was discussed during the budget worksession but the budget figures were not updated to reflect this change at that time.

### Water – Sewer Fund

The budget as proposed does not reflect an increase in water or wastewater rates.

CITY OF ROCKWALL

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2021, THROUGH SEPTEMBER 30, 2022; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH THE SAID BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Manager of the City of Rockwall, Texas has heretofore filed with the City Secretary a proposed General Budget for the City covering the fiscal year aforesaid, and

**WHEREAS**, the governing body of the City has concluded its public hearing on said budget,

**WHEREAS**, in accordance with Section 7.06 of the City Charter, the budget for fiscal year 2021-22 is being adopted in a timely manner,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**Section 1.** That said budget for the fiscal year October 1, 2021, through September 30, 2022 be and the same is hereby attached to this ordinance and made a part hereof for all purposes and marked **“Exhibit A”**.

**Section 2.** That said budget attached hereto and marked **“Exhibit A”** be, and the same hereby is, approved and adopted by fund, by the City Council, as the official budget for the City for the fiscal year aforesaid.

**Section 3.** That expenditures during the fiscal year shall be made in accordance with the budget approved by this ordinance unless otherwise amended by a duly enacted ordinance of the city.

**Section 4.** This ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 20th day of September, 2021.**

\_\_\_\_\_  
Kevin Fowler, Mayor

ATTEST:

\_\_\_\_\_  
Kristy Cole, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Garza, City Attorney

## SUMMARY OF OPERATIONS

**Fund**

01 General

	Actual 19-20	Budgeted 20-21	Amended 20-21	Adopted 21-22
Total Revenues	40,754,206	38,918,600	47,103,450	44,545,650
Total Operating Expenditures	36,105,280	36,325,250	36,146,950	40,421,050
Capital Reserve Expenditures	-	794,100	1,599,100	3,721,850
Excess Revenues Over (Under) Expenditures	4,648,925	1,799,250	9,357,400	402,750
Net Other Financing Sources (Uses)	(2,669,500)	(2,593,350)	(2,593,350)	(3,749,650)
Net Gain (Loss)	1,979,425	(794,100)	6,764,050	(3,346,900)
Fund Balance - Beginning	14,635,489	14,057,403	16,614,914	23,378,964
Fund Balance - Ending	16,614,914	13,263,303	23,378,964	20,032,064

## SUMMARY OF REVENUES

**Fund**

01 General

Account	Description	Actual 19-20	Budgeted 20-21	Amended 20-21	Adopted 21-22
4100	Current Taxes	12,722,424	13,178,100	13,460,000	13,388,800
4105	Delinquent Taxes	116,735	80,000	80,000	80,000
4110	Penalty & Interest	64,420	60,000	60,000	60,000
Total Property Taxes		12,903,578	13,318,100	13,600,000	13,528,800
4150	Sales Taxes	19,358,248	18,412,500	22,700,000	22,700,000
4155	Beverage Taxes	226,217	150,000	200,000	200,000
4160	Sales Tax Rebate	(3,590)	-	-	-
Total Sales Taxes		19,580,875	18,562,500	22,900,000	22,900,000
4201	Electrical Franchise	1,968,903	1,960,000	1,960,000	1,960,000
4203	Telephone Franchise	106,809	95,000	95,000	95,000
4205	Gas Franchise	502,836	500,000	500,000	500,000
4207	Cable TV Franchise	312,947	295,000	260,000	295,000
4209	Garbage Franchise	353,779	315,000	350,000	350,000
Total Franchise Fees		3,245,274	3,165,000	3,165,000	3,200,000
4250	Park & Recreation Fees	15,610	15,000	30,000	15,000
4251	Municipal Pool Fees	-	22,000	22,000	22,000
4253	Center Rentals	10,472	10,000	28,000	10,000
4255	Harbor Rentals	1,540	1,000	1,000	1,000
4270	Code Enforcement Fees	38,428	10,000	30,000	10,000
4280	Zoning Request Fees	58,215	50,000	75,000	50,000
4283	Construction Inspection	603,475	500,000	500,000	500,000
4295	Fire - Plans	5,915	4,500	4,500	4,500
Total Fees		733,655	612,500	690,500	612,500

## SUMMARY OF REVENUES

**Fund**

01 General

Account	Description	Actual 19-20	Budgeted 20-21	Amended 20-21	Adopted 21-22
4300	Building Permits	1,324,038	1,000,000	1,300,000	1,150,000
4302	Fence Permits	26,950	20,000	20,000	20,000
4304	Electrical Permits	31,604	25,000	25,000	25,000
4306	Plumbing Permits	67,964	50,000	50,000	50,000
4308	Mechanical Permits	39,055	55,000	35,000	55,000
4310	Daycare Center Permits	4,330	5,500	5,500	5,500
4312	Health Permits	111,438	132,000	120,000	132,000
4314	Sign Permits	17,073	20,000	20,000	20,000
4288	Beverage Permits	7,845	15,000	15,000	15,000
4320	Miscellaneous Permits	65,510	50,000	65,000	50,000
<b>Total Permits</b>		<b>1,695,805</b>	<b>1,372,500</b>	<b>1,655,500</b>	<b>1,522,500</b>
4400	Court Fines	277,588	275,000	250,000	250,000
4402	Court Fees	74,886	80,000	50,000	50,000
4404	Warrant Fees	38,108	35,000	30,000	30,000
4406	Court Deferral Fees	119,321	150,000	80,000	80,000
4408	Animal Registration Fees	4,173	5,000	5,000	5,000
4414	Alarm Fees and Fines	56,953	59,000	59,000	59,000
<b>Total Municipal Court</b>		<b>571,028</b>	<b>604,000</b>	<b>474,000</b>	<b>474,000</b>
4001	Interest Earnings	203,835	70,000	70,000	50,000
4007	Sale of Supplies	42	500	500	500
4010	Auction/Scrap Proceeds	97,756	20,000	110,000	20,000
4019	Miscellaneous	30,235	20,000	20,000	20,000
4450	Land Sales	-	-	-	-
4480	Tower Leases	21,826	25,000	25,000	25,000
4680	Developer Contributions	91,729	-	-	30,000
<b>Total Miscellaneous</b>		<b>445,424</b>	<b>135,500</b>	<b>225,500</b>	<b>145,500</b>
4500	Grant Proceeds	503,646	-	3,244,450	1,013,850
4510	School Patrol	621,890	621,850	621,850	621,850
4520	County Contracts	800	1,000	1,000	1,000
4530	City Contracts	452,230	525,650	525,650	525,650
<b>Total Intergovernmental</b>		<b>1,578,566</b>	<b>1,148,500</b>	<b>4,392,950</b>	<b>2,162,350</b>
<b>Total Revenues</b>		<b>40,754,206</b>	<b>38,918,600</b>	<b>47,103,450</b>	<b>44,545,650</b>



## SUMMARY OF OPERATING TRANSFERS

**Fund**

01 General

	Actual 19-20	Budgeted 20-21	Amended 20-21	Adopted 21-22
<b>Other Financing Sources</b>				
Operating Transfers In:				
From Water & Sewer	200,000	300,000	300,000	300,000
From Court Fees	13,200	-	-	-
<b>Total Other Financing Sources</b>	<b>213,200</b>	<b>300,000</b>	<b>300,000</b>	<b>300,000</b>
<b>Other Financing Uses</b>				
Operating Transfers Out:				
To Rec. Dev. Fund	-	-	-	800,000
To Employee Benefit Fund (Ins.)	2,250,000	2,250,000	2,250,000	2,750,000
To Workers Compensation Fund	180,000	180,000	180,000	200,000
To Tech. Replacement Fund	202,700	213,350	213,350	299,650
To Vehicle Replacement Fund	250,000	250,000	250,000	-
<b>Total Other Financing Uses</b>	<b>2,882,700</b>	<b>2,893,350</b>	<b>2,893,350</b>	<b>4,049,650</b>
Less Capital Reserve	-	-	-	-
<b>Net Other Financing Sources (Uses)</b>	<b>(2,669,500)</b>	<b>(2,593,350)</b>	<b>(2,593,350)</b>	<b>(3,749,650)</b>

## SUMMARY OF EXPENDITURES

**Fund**

01 General

Dept.	Div.		Actual 19-20	Budgeted 20-21	Amended 20-21	Adopted 21-22
10	01	Mayor/Council	88,568	121,800	121,800	125,550
10	05	Administration	2,026,704	2,080,350	2,189,850	2,018,000
10	06	Administrative Services	521,408	569,700	499,700	492,600
10	07	Information Technology	-	-	-	998,700
10	09	Internal Operations	2,453,372	2,384,100	2,687,100	2,867,600
15	11	Finance	737,711	890,600	800,600	1,048,250
15	15	Municipal Court	389,693	463,000	455,900	500,500
20	25	Fire Operations	4,630,849	4,983,400	5,449,100	6,172,200
20	29	Fire Marshal	647,568	677,650	685,850	772,200
30	31	Police Administration	1,404,227	1,262,950	1,245,950	1,561,250
30	32	Communications	1,191,493	1,441,150	1,352,150	1,465,000
30	33	Patrol	6,059,221	6,223,000	6,198,500	7,015,150
30	34	CID	1,699,350	1,914,750	1,644,150	2,203,000
30	35	Community Services	1,470,630	1,552,950	1,468,150	1,756,750
30	36	Warrants	227,976	247,350	247,350	259,050
30	37	Records	490,172	515,000	517,500	338,500
40	41	Planning	786,505	863,100	813,100	852,200
40	42	Neighborhood Improv.	510,268	538,300	538,300	588,600
40	43	Building Inspections	811,031	803,500	803,500	781,500
45	45	Parks	2,973,313	3,112,900	3,070,900	3,265,750
45	46	Harbor O&M	594,486	583,200	583,200	640,300
45	47	Recreation	750,733	1,010,150	1,021,650	1,174,400
45	48	Animal Services	653,605	658,650	658,650	739,700
50	53	Engineering	1,027,645	1,081,050	1,081,050	1,290,350
50	59	Streets	3,958,755	3,140,750	3,612,050	5,215,800
			36,105,280	37,119,350	37,746,050	44,142,900
Less Capital Reserve			-	794,100	1,599,100	3,721,850
<b>Total Operating Expenditures</b>			<b>36,105,280</b>	<b>36,325,250</b>	<b>36,146,950</b>	<b>40,421,050</b>



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Mayor and City Council  
**FROM:** Mary Smith, City Manager  
**DATE:** September 14, 2021  
**SUBJECT:** Tax Rate Adoption

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The Council agenda for Monday September 20, 2021 includes the ordinance to adopt the Ad Valorem tax rate of 35.00 cents per one hundred dollars of assessed value. Specific language in the motion is not required this year since we are adopting a rate less than the No New Revenue tax rate.

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2021 AT A RATE OF \$.3500 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2021 TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES, TOGETHER WITH PENALTIES AND INTEREST; APPROVING THE 2021 TAX ROLL; PROVIDING FOR EXEMPTIONS OF PERSONS OVER SIXTY-FIVE (65) YEARS; PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**Section 1.** That there be and is hereby levied for the year 2021 on all taxable property, real, personal and mixed, situated within the limits of the City of Rockwall, Texas, and not exempt by the Constitution of the state and valid State Laws, a tax of \$.3500 on each **ONE HUNDRED DOLLARS** (\$100.00) assessed value of taxable property and shall be apportioned and distributed as follows:

- a. For the purpose of defraying the current expenses of municipal government of the City, a tax of \$.205416 each **ONE HUNDRED DOLLARS** (\$100.00) assessed value of all taxable property.
- b. For the purpose of creating a sinking fund to pay the interest and principal on all outstanding bonds of the City not otherwise provided for, a tax of \$.144584 each **ONE HUNDRED DOLLARS** (\$100.00) assessed value of all taxable property, within the city which shall be applied to the payment of such interest and maturities of all outstanding bonds.

**Section 2.** That all ad valorem taxes shall become due and payable on October 1, 2021, and all ad valorem taxes for the year shall become delinquent after January 31, 2022. If any person fails to pay the ad valorem taxes on or before the 31<sup>st</sup> of January, 2022, the following penalties shall be payable thereon, to wit:

During the month of February, six percent (6%); during the month of March, seven percent (7%); during the month of April, eight percent (8%); during the month of May, nine percent (9%); during the month of June, ten percent (10%); and on or after the first day of July, twelve percent (12%).

**Section 3.** Taxes are payable in Rockwall, Texas, at the office of the designated Tax Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

**Section 4.** All delinquent taxes shall bear the maximum rate of interest per annum as provided by law, in addition to the penalties provided herein.

**Section 5.** All taxes for the year 2021 which remain delinquent on July 1, 2022 shall incur an additional penalty of twenty percent (20%) of the amount of taxes, penalty and interest due to defray cost of collection.

**Section 6.** That pursuant to Article VIII-1b of the Constitution of Texas, \$60,000 of the appraised value of residence homesteads of any married or unmarried persons, including those living alone, who were sixty-five (65) years of age or older on January 1, 2005, shall be exempt from ad valorem taxes.

**Section 7.** This ordinance is enacted in order to authorize the collection of ad valorem taxes for the year 2021 and shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 20th day of September, 2021.**

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**Kevin Fowler, Mayor**

**ATTEST:**

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**Kristy Cole, City Secretary**

**APPROVED AS TO FORM:**

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**Frank Garza, City Attorney**



# Rockwall

Central Appraisal District

September 7, 2021

CITY OF ROCKWALL  
MARY SMITH  
385 S GOLIAD  
ROCKWALL, TX 75087

Texas Property Tax Code Sec. 6.03(a): The Appraisal District is governed by a board of directors. Five directors are appointed by the taxing units that participate in the district as provided by this section . . . To be eligible to serve on the board of directors, an individual . . . must be a resident of the district and must have resided in the district for at least two years immediately preceding the date the individual takes office.

Texas Property Tax Code Sec. 6.03(d): The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled.

Texas Property Tax Code Sec. 6.03(g): Each taxing unit . . . that is entitled to vote may nominate by resolution adopted by its governing body one candidate for each position to be filled on the board of directors. The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser before October 15.

Texas Property Tax Code Sec. 6.03(j): Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsection (g) . . . alphabetically according to the first letter in each candidate's surname, and shall deliver a copy of the ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote.

Attached is a list reflecting each taxing unit's number of votes.

**Current Appointed Members are:**

Russell Summers  
Mark Moeller  
John Hohenshelt  
Lorne Liechty  
Vicki Wallace

## 2022 – 2023 Rockwall Central Appraisal District Board of Directors Election

Entity	Number of Votes
City of Dallas	0
City of Fate	80
City of Garland	0
City of Heath	145
City of McLendon-Chisholm	15
City of Rockwall	455
City of Rowlett	110
City of Royse City	90
City of Wylie	10
Rockwall ISD	2755
Royse City ISD	520
Rockwall County	815

**CITY OF ROCKWALL  
RESOLUTION NO. 20-12**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ROCKWALL, TEXAS, PROVIDING FOR SUBMISSION OF  
NAMES FOR BOARD MEMBER NOMINATIONS TO THE  
ROCKWALL CENTRAL APPRAISAL DISTRICT (CAD)  
BOARD OF DIRECTORS FOR 2022-2023; PROVIDING  
FOR AN EFFECTIVE DATE.**

**WHEREAS**, Texas Property Code Sec. 6.03 (a) provides that a board of directors governs the central appraisal district (CAD); and

**WHEREAS**, state law requires board of director appointments to the Rockwall CAD Board every odd numbered year to take office in even numbered years; and

**WHEREAS**, eligible taxing units participate in the appointment process by nominating up to five candidates for service consideration and submitting those names to the chief appraiser by October 15; and

**WHEREAS**, the chief appraiser will then prepare a ballot of all nominees and deliver it to the presiding officer of the governing body of each of the taxing units for voting by October 30; and

**WHEREAS**, a taxing unit's entitlement is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taking unit entitled to vote, by multiplying the quotient by 1,000 and rounded to the nearest whole number; and

**WHEREAS**, according to the chart contained within the letter dated September 7, 2021 and mailed to the City of Rockwall by the appraisal district, the City of Rockwall will have **455** votes.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THAT:**

**Section 1.** the Rockwall City Council, as a result of the Executive Session held at its regular city council meeting on the 20<sup>th</sup> day of September, 2021 hereby nominates and instructs the City Manager to send for submission to the CAD the following individuals:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

**Section 2.** this Resolution shall become effective from and after its adoption and it is so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20<sup>th</sup> DAY OF SEPTEMBER, 2021.**

**ATTEST:**

\_\_\_\_\_  
**Kevin Fowler, Mayor**

\_\_\_\_\_  
**Kristy Cole, City Secretary**