



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-036 P&Z DATE 09/15/20 CC DATE 09/21/20 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____	



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-036

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):

Plotting Application Fees:

Master Plat (\$100.00 + \$15.00 Acre)¹

Preliminary Plat (\$200.00 + \$15.00 Acre)¹

Final Plat (\$300.00 + \$20.00 Acre)¹

Replat (\$300.00 + \$20.00 Acre)¹

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

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Zoning Change (\$200.00 + \$15.00 Acre)¹

Specific Use Permit (\$200.00 + \$15.00 Acre)¹

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

Variance Request (\$100.00)

Notes:

¹ In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre

PROPERTY INFORMATION (PLEASE PRINT)

Address 1540 I-30 Rockwall, TX 75087

Subdivision _____ Lot 2 Block 1

General Location Clay Cooley Hyundai

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

Current Zoning Light Industrial

Current Use Auto Dealer / Service

Proposed Zoning N/A

Proposed Use Installing 120' Flagpole with 40x60 US Flag

Acreage 4.390 Lots (Current) 2

Lots (Proposed) _____

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB1167 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 Clay E. Cooley
Contact Person Mary Pinedo
Address 1251 E. Airport Fwy.

Applicant Symonds Flags & Poles, Inc
Contact Person Nabaha "Bea" Saeed
Address 7503 Flagstone Dr.
Bldg. #30
City, State & Zip Fort Worth, TX 76118
Phone 817-596-1900 ext. 104
E-Mail Bea@symondsflags.us

City, State & Zip Irving TX 75062

City, State & Zip _____

Phone (972) 573-7607

Phone _____

E-Mail mpinedo@comeseeclay.com

E-Mail _____

NOTARY VERIFICATION (REQUIRED)

Before me, the undersigned authority, on this day personally appeared Clay Cooley [Owner] the undersigned, who stated the information on this application to be true and certified the following:

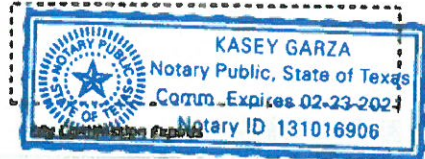
"I hereby certify that I am the owner for the purpose of this application, all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 9 day of June, 20 20

Owner's Signature

Notary Public in and for the State of Texas

Kasey Garza



DEVELOPMENT APPLICATION

2-23-2021

EXHIBIT A

Description of the Property

TRACT I

BEING a 4.922-acre tract of land situated in the N. M. BALLARD Survey, Abstract No. 24, and in the A. HANNA Survey, Abstract No. 99, in the City of Rockwall, Rockwall County, Texas, and being part of a 48.033-acre tract of land described in the deed from Eva E. Tadlock, a widow, and C. W. Tadlock to Max Scheid, Trustee, dated 18th day of July, 1972, and recorded in Volume 103, at Page 791 of the Deed Records of Rockwall County, Texas, and being the remainder of that certain 5-acre tract of land described in the deed from Max Scheid, Trustee to Gaston and Gaston Auctioneers, Inc. dated the 10th day of October 1978, and recorded in Volume 137, at Page 832 of the said Deed Records of Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 3-inch aluminum TxDOT monument found in place on the Westerly line of the above mentioned 48.033-acre tract at its intersection with the Southerly right-of-way line of Interstate Highway 30, said 3-inch aluminum TxDOT monument marking the most Southerly Southwest corner of a 3,450 square-foot tract of land described in the deed from Marty K. Salley, et vir Oscar Salley, to the State of Texas, dated the 16th day of January, 2010, and recorded in County Clerk's Document No. 2010 00430987 (Volume 6069, at Page 254) of the said Deed Records of Rockwall County, Texas, and having coordinates based on the Texas Coordinate System of 1983, North Central Zone of:

X = 2,601,110.56 U. S. Survey Feet

Y = 7,021,781.94 U. S. Survey Feet

(Reported as North 7,022,808.07, East 2,601,490.67 based on the TxDOT conversion factor of 1.000146135 in the cited deed to the State of Texas)

THENCE with the Southeasterly right-of-way line of Interstate Highway No. 30 and the Southeasterly line of the above mentioned 3,450-square-foot State of Texas tract the following two courses and distances:

1. N 72 degrees 46 minutes 00 seconds E 308.48 feet

~~2. S 65 degrees 17 minutes 09 seconds E 23.86 feet to a 3-inch aluminum TxDOT monument found in place on the Westerly right-of-way line of Commerce Street (a 60-foot right-of-way) according to the Plat thereof recorded in Cabinet B on Slide 323 of the Map and Plat Records of Rockwall County, Texas, and being in the Westerly line of a 5-acre tract described in the deed from Max Scheid, Trustee to Rockwall Church of Christ, dated the 15th day of December, 1977, and recorded in Volume 131, at Page 405 of the said Deed Records of Rockwall County, Texas;~~

THENCE S 00 degrees 40 minutes 20 seconds E with the Westerly right-of-way line of Commerce Street at a distance of 622.43 feet pass a 5/8-inch steel rod found (called to be the Southwest corner of the last mentioned 5-acre tract but fails to satisfy the called distance for the Westerly line of that tract) and continuing on the same course for an additional distance of 84.93 feet for a total distance of 707.36 feet to a 3/8-inch steel rod found;

THENCE S 89 degrees 22 minutes 30 seconds W for a distance of 317.00 feet to a 3/8-inch steel rod found;

THENCE N 00 degrees 41 minutes 38 seconds W for a distance of 629.40 feet to the PLACE OF BEGINNING and containing 4.922 acres of land.

TRACT II

BEING a 21.684-acre portion of a called 22.303-acre tract of land described in the deed from Thomas E. Haack to Thomas Real Estate, L.P. dated November 12, 1998, and recorded in Volume 1507, at Page 203 of the Deed Records of Rockwall County, Texas (DRRCT) and being situated in the N.M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, and also being part of a called 25.281-acre tract of land described in the deed from Haldeman, Inc. to Buddy R. Haldeman dated the 20th day of March, 1984, and recorded in Volume 193, at Page 406 DRRCT and being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the intersection of the northeasterly right-of-way line of High School Drive (a variable width right-of-way commonly known as T.L. Townsend Drive) with the easterly line of Bodin Industrial Tract according to the plat thereof recorded in Cabinet A, on Slide 347 of the DRRCT said 1/2-inch steel rod also marking the most southerly or southeasterly corner of a 1-acre lot, tract or parcel described in the deed from James Valk et ux to James Valk, Sr. et al dated the 23rd day of March, 2010, and recorded in Volume 6070, at Page 268 DRRCT, and having coordinates of:

X. 2,600,974.41 U. S. Survey Feet

Y. 7,019,534.15 U. S. Survey Feet;

THENCE:

N 00°21'13" W with the westerly line of the 22.303-acre tract and with easterly line of the last mentioned Bodin Industrial Tract at a distance of 304.86 feet pass 1/2-inch steel rod found
And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 376.39 feet pass one foot west of a 1/2-inch steel rod found

And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 863.78 feet pass a 3/8-inch steel rod found marking the northeasterly corner of a 1-acre tract or parcel of land described in the deed from John W. McDaniel et ux to IRT Construction, Inc., dated December 31, 1997, and recorded in Volume 1314, at Page 250 of the DRRCT

And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 71.85 feet for a total distance of 1,616.88 feet (called: 1,625.74 feet) to a 1/2-inch steel rod found for the southwest corner of a 2.16-acre tract of land described in the deed from Gibola Properties, Llc to Rockwall Credit Services, L.C. dated September 30, 2005, and recorded in Volume 4314, at Page 34 DRRCT;

THENCE N 89°22'30" E with the northerly line of the 22.303-acre tract and the southerly line of the last mentioned 2.16-acre Rockwall Credit Services tract at a distance of 153.71 feet pass a 3/8-inch steel rod marking the southeast corner of said 2.16-acre tract the same being the southwest corner of a 4.922-acre tract described in the deed from Marty K. Salley et vir to Gordon Rockwall Investments, LLC dated 2nd day of October, 2012, and recorded in Volume 6939, at Page 100 DRRCT and continuing on the same course with the northerly line of the 22.303-acre tract and the southerly line of the last mentioned 4.922-acre tract an additional distance of 317.00 feet for a total distance of 470.71 feet to a 3/8-inch steel rod found marking the southeast corner of said 4.922-acre tract;

THENCE N 68°46'16" E with the northerly line of the 22.303-acre tract for a distance of 63.21 feet to a 1/2-inch steel rod found in the westerly boundary line of Rockwall Recreation Addition according to the plat thereof recorded in Cabinet F, on Slide 379 DRRCT;

THENCE S 00°35'03" E with the westerly boundary line of said Rockwall Recreation Addition for a distance of 433.41 feet to a 5/8-inch steel rod found for the southwest corner of said addition;

THENCE N 89°28'30" E with a northerly line of the 22.303-acre tract and departing the Rockwall Recreation Addition for a distance of 261.25 feet to a 5/8-inch steel rod for its most easterly northeast corner from which a 1/2-inch steel rod marking the southeast corner of said Rockwall Recreation Addition bears N 01°02'39" W a distance of 24.60 feet;

TRACT III

Being a part of Lot 1, Block 1, of ROCKWALL RECREATIONAL ADDITION, an Addition to the City of Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 379, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the southeast right-of-way line of Interstate Highway 36, at the northeast corner of said Lot 1, Block 1;

THENCE S. 00 deg. 20 min. 22 sec. E. along the east line of said tract, a distance of 212.96 feet to a 3/8" iron rod found for corner;

THENCE S. 01 deg. 26 min. 34 sec. W. along the east line of said Lot 1, Block 1, a distance of 452.24 feet to a 5/8" iron rod found for corner;

THENCE S. 00 deg. 02 min. 16 sec. W. along the east line of said Lot 1, Block 1, a distance of 83.77 feet to a 1/2" iron rod found for corner at the southeast corner of same, and being in the north line of a 60 foot street dedication per plat;

THENCE S. 89 deg. 52 min. 00 sec. W. along the north line of said street dedication, a distance of 262.48 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 1, Block 1, and being in the east right-of-way line of Commerce Street per plat in Cab. B, Slide 323;

THENCE N. 00 deg. 08 min. 00 sec. W. along said right-of-way line, a distance of 667.32 feet to an "X" chiseled in concrete for corner in the southeast right-of-way line of Interstate Highway 30 per Volume 6090, Page 116 of the Official Public Records of Rockwall County, Texas;

THENCE N. 37 deg. 19 min. 40 sec. E. along said right-of-way line, a distance of 12.87 feet to a point for corner;

THENCE N. 77 deg. 30 min. 28 sec. E. along said right-of-way line, a distance of 108.87 feet to a 1/2" iron rod found for corner;

THENCE N. 73 deg. 15 min. 39 sec. E. along said right-of-way line, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing 191,336 square feet or 4.39 acres of land.

TRACT IV

Being Lot 1, Block 2 of ROCKWALL RECREATIONAL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 379, of the Plat Records of Rockwall County, Texas.

THENCE S 00°31'33"E with the easterly line of said 22.303-acre tract at a distance of 389.26 feet pass 7.5 feet west of a Flood Plain Monument called on Sheet 2 of 6 of the plat of the Mansions Senior Addition according to the plat thereof recorded in Cabinet G, on Slide 389-394 DRRCT and continue on the same course and with the easterly line of said 22.303-acre tract for an additional distance of 378.14 feet for a total distance of 767.40 feet to a point on the platted northerly line of Lot 1, Block 1 Houser Addition according to the plat thereof recorded in Cabinet B, at Slide 174 of the Map Records of Rockwall County, Texas, and being N 73°16'24"W a distance of 8.07 feet from the northeast corner of said Lot 1;

THENCE generally along the high bank of Buffalo Creek the following six (6) courses and distances:

N 41°18'30" W a distance of 74.72 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 86°07'24" W a distance of 102.81 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 69°01'44" W a distance of 61.40 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 62°32'37" W a distance of 38.24 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 41°12'23" W a distance of 70.66 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 80°55'55" W a distance of 79.86 feet to the northwest corner of said Lot 1, Block 1 Houser Addition, from which a 1/2-inch steel rod found bears S 00°13'03" E a distance of 40.51 feet and a 5/8-inch steel rod set in the thread of Buffalo Creek with an orange plastic cap stamped "R-DELTA ENGINEERS" bears N 20°W a distance of 0.45 feet;

THENCE with the thread of said Buffalo Creek the following eight (8) courses and distances:

S 74°05'53" W a distance of 31.97 feet;

N 34°02'33" W a distance of 39.97 feet;

~~S 73°38'14" W a distance of 97.75 feet;~~

S 02°51'37" W a distance of 93.25 feet;

S 16°31'48" E a distance of 69.66 feet;

S 24°26'02" W a distance of 76.47 feet;

S 38°41'24" W a distance of 251.24 feet;

S 57°43'03" W a distance of 62.30 feet to a point on the northeasterly right-of-way line of High School Drive;

THENCE N 35°21'16" W with the northeasterly right-of-way line of High School Drive a distance of 87.69 feet to the PLACE OF BEGINNING and containing 944,552 square feet or 21.684 acres of land.

3. Explain how, if the variance is not granted, it will cause an unnecessary hardship for you to use your property for a valid purpose: (a hardship may not be self-imposed or financial in nature)

If the variance is not granted we
will not be able to close our love
of Country and State to the people of
Rockwall and all who travel through.
~~It will cause the~~ The large flag will create
goodwill and good feelings throughout
the community.

Owner of Property 1540 EAST IH 30 ROCKWALL, LLC

Name of Applicant CLAY E COOLEY

Address ~~1540~~ 1540 E. I-30 HWY

City, State, Zip Rockwall TX 75087 Telephone (214) 597 8697

Signature [Signature] Date 6/23/20

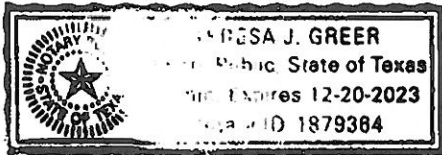
OWNER'S AFFIDAVIT

State of Texas
County of Dallas

Before me the undersigned on this day personally appeared CLAY COOLEY
who on his/her oath certifies that the above/attached statements are true and correct and that he/she is the legal owner of the
property.

[Signature]
Property Owner Signature

Subscribed and sworn to before me this 23 day of June, 2020.



[Signature]
Notary Public In and For Dallas County, TX

Community Development Department
Building Inspection Division

Signs/BOA/BOASignApp

Symonds Flags & Poles, Inc.
7503 Flagstone Dr. Bldg. 30
Fort Worth, TX 76118
Tel 214-596-1900 Fax 817-590-8019
www.symondsflags.us



The flagpole does not violate, the intent of Chapter 7, and it will be professionally designed and installed solely for the purpose of displaying ^{US} both the US ~~and TX~~ ^{TX} Flags. It is actually, in the guidelines of Chapter 7.

It will not affect in any way the surrounding properties, or the safety of the public. The flagpoles will create great feelings of Patriotism and the love of our great country and state.

There will be no adverse impact.

All of us who drive by on Hwy 30 will marvel at the City of Rockwall's Love of our Country.

If the variance is not granted we will not be able to adequately demonstrate our great Patriotism and love of our Country and State to the people of Rockwall and all who travel through it.

It will actually compliment the looks of the city.

Thank you,

Nabiha Saeed

DIMINISHING SECTION STEEL CONCEALED HALYARD GROUND SET FLAGPOLE

STANDARD FITTINGS

FINIAL: (The flagpole division of NAAMM recommends that no Finial, other than the internal Halyard Truck itself be used on the Concealed Halyard Flagpole.)

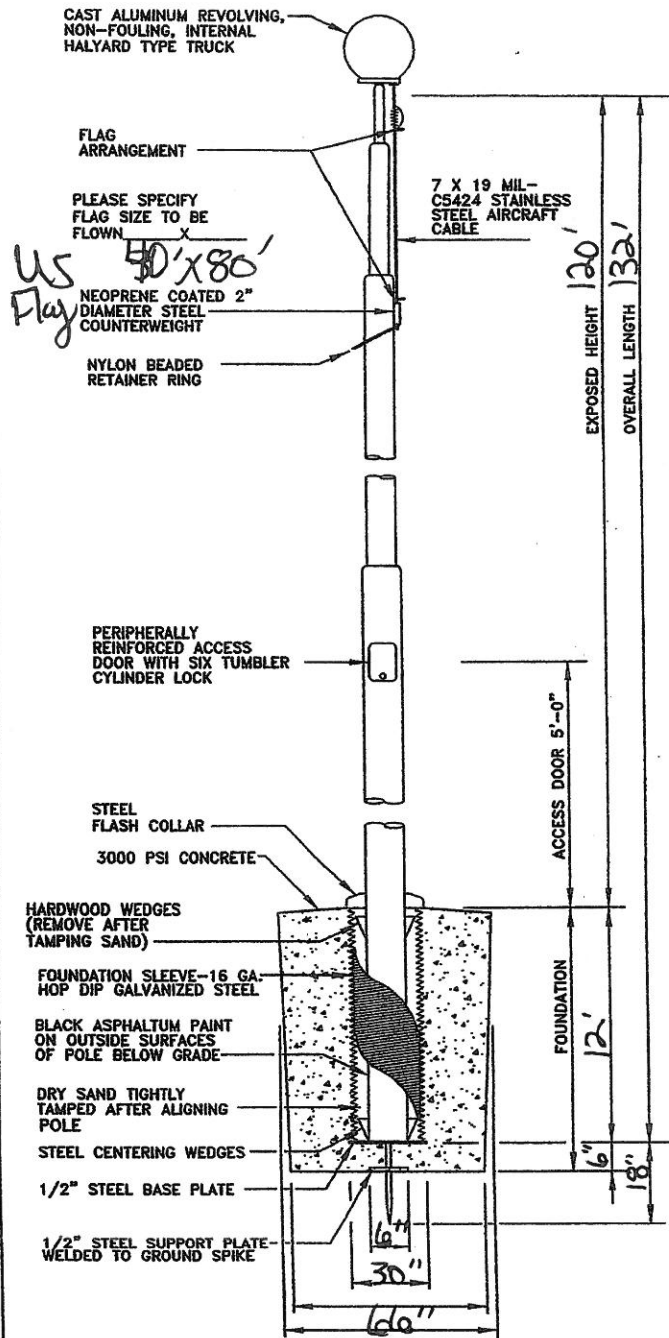
TRUCK: Heavy duty, cast aluminium, internal halyard type, revolving non-fouling, gold powder coated, equipped with upper and lower sealed bearings assemblies and a stainless steel spindle for flagpoles up to 130'. Larger flagpoles will come with two spun steel hemispheres, automotive type sealed bearing assemblies and a welded in steel spindle.

HALYARD: Halyard and flag arrangement are 1/8" and 3/16" stainless steel aircraft cable, with attachment ends crimped over 1/8" stainless steel yokes and joined by a stainless steel quicklink. Cable is two piece, joined by a stainless steel swivel at mid-point. The flag arrangement is sized to accommodate an appropriate size flag and is supplied complete with two heavy duty swivel snaps, neoprene coated counterweight, and beaded nylon retainer rings.

WINCH: ~~Stainless steel, direct drive, accessible for maintenance only through a reinforced access opening, which is covered by a removable door finished to match flagpole shaft and contains a six tumbler cylinder lock. Winch is gearless, operable only by a removable crank handle and locks in any position upon removal of the crank handle.~~

*Electric Winch
See Attached*

FOUNDATION TUBE: Fabricated from 16GA. galvanized steel, with a steel base plate whose square dimension is 4" larger than the I.D. of the sleeve. A setting plate 6" square is securely welded to the ground spike 6" below the base plate. The ground spike is 3/4" diameter and 36" in length.



PROJECT NO.	CL GROUND SET DIM. SECTION STEEL FLAGPOLE		
LOC. <i>Rockwall, TX</i>	EXP. HT. <i>120'</i>	OVERALL HT. <i>132'</i>	NO. OF SEC. <i>5</i>
ARCHT:	BUTT. DIA. <i>24"</i> TOP DIA. <i>6.625"</i> WALL THICKNESS <i>.375</i>		
CONT R:	SHP IN <i>5</i> SEC.		FINISH: <i>powder coat</i>
CUST: <i>Clay Coody Hyundai</i>			

EXPOSED HEIGHT	OVERALL LENGTH	TOP DIAMETER	BOTTOM DIAMETER	BUTT WALL THICKNESS	SHIP SECTIONS	NO. OF SECTIONS	FLAG SIZE	SHIPPING WEIGHT
120'	132'	6.625"	24"	.375	5	5	40' x 80'	10,100#

WARNING: Extreme Caution should be exercised when installing flagpoles near overhead power lines, or in the vicinity of buried cables.

Property Identification #: 70023

Property Information: 2020

Owner Identification #: 1082466

Geo ID: 4868-0001-0001-00-0R
Situs: 1540 I30
Address: ROCKWALL, TX
Property Type: Real
State Code: F1

Legal Description: ROCKWALL RECREATIONAL ADDITION, BLOCK 1, LOT 2, ACRES 4.39
Abstract: S4868
Neighborhood: AUTO DEALER/SERVICE
Appraised Value: \$2,718,690.00
Jurisdictions: CRW, GRW, SRW, CAD

Name: 1540 EAST IH 30 ROCKWALL LLC
Exemptions:
DBA: YOUNG HYUNDAI

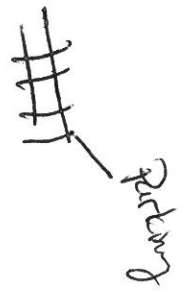
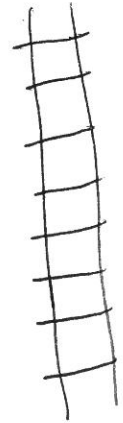
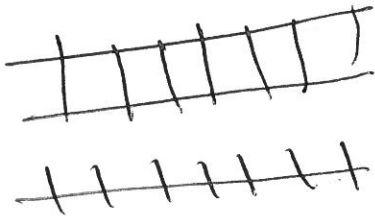


Commerce St.

E Interstate 30
Frontage Rd.

Grass

Grass





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-036

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CITY ENGINEER:

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Subdivision _____ Lot 2 Block 1

General Location Clay Cooley Hyundai

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

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Current Use Auto Dealer / Service

Proposed Zoning N/A

Proposed Use Installing 120' Flagpole with 40x60 US Flag

Acreage 4.390 Lots (Current) 2

Lots (Proposed) _____

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB1167 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 Clay E. Cooley
Contact Person Mary Pinedo
Address 1251 E. Airport Fwy.

Applicant Symonds Flags & Poles, Inc
Contact Person Nabaha "Bea" Saeed
Address 7503 Flagstone Dr.
Bldg. #30
City, State & Zip Fort Worth, TX 76118
Phone 817-596-1900 ext. 104
E-Mail Bea@symondsflags.us

City, State & Zip Irving TX 75062

City, State & Zip _____

Phone (972) 573-7607

Phone _____

E-Mail mpinedo@comeseeclay.com

E-Mail _____

NOTARY VERIFICATION (REQUIRED)

Before me, the undersigned authority, on this day personally appeared Clay Cooley [Owner] the undersigned, who stated the information on this application to be true and certified the following:

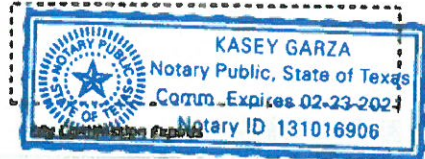
"I hereby certify that I am the owner for the purpose of this application, all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 9 day of June, 20 20

Owner's Signature

Notary Public in and for the State of Texas

Kasey Garza

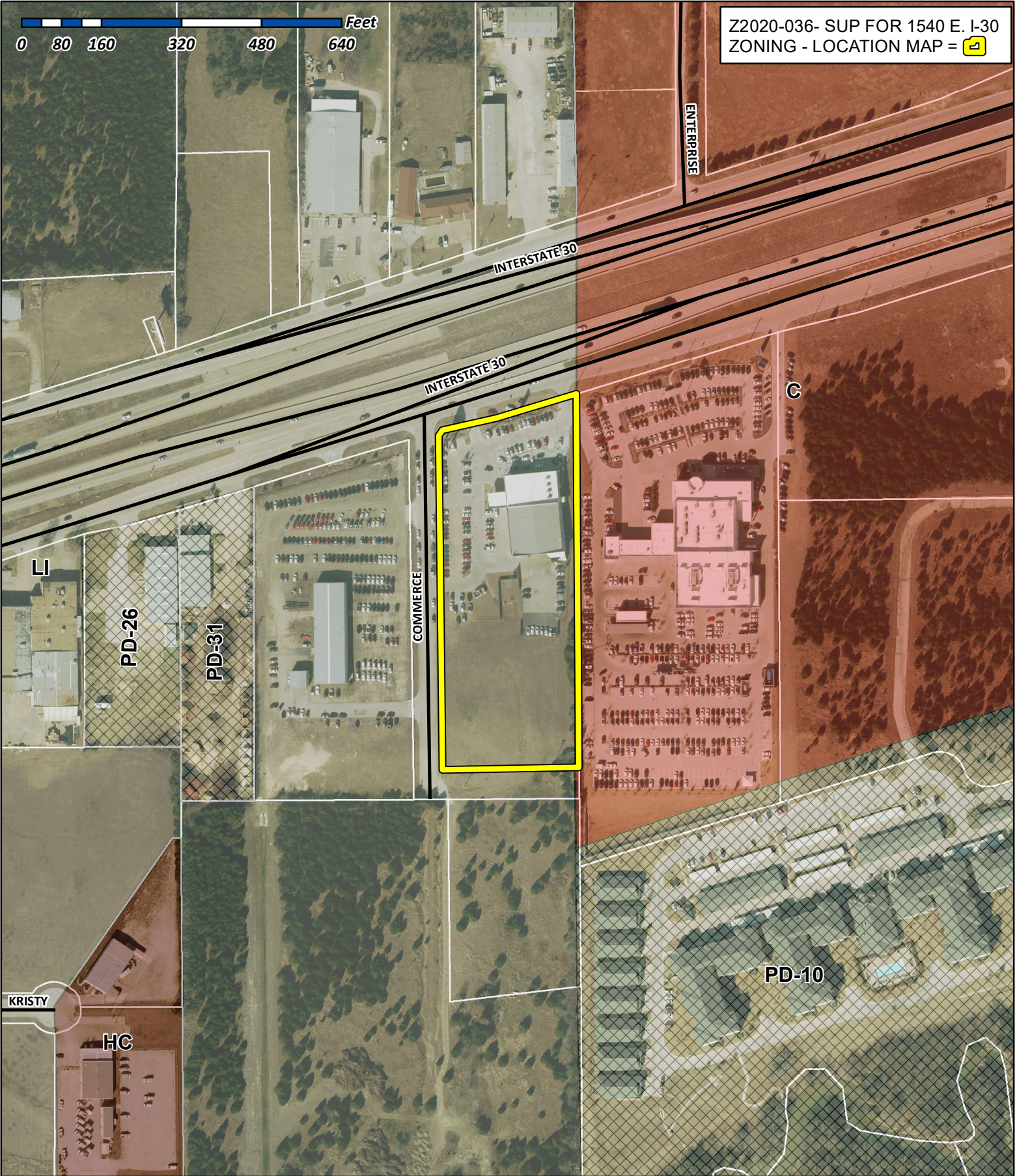


DEVELOPMENT APPLICATION

2-23-2021

0 80 160 320 480 640 Feet

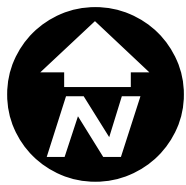
Z2020-036- SUP FOR 1540 E. I-30
ZONING - LOCATION MAP = 



City of Rockwall

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

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

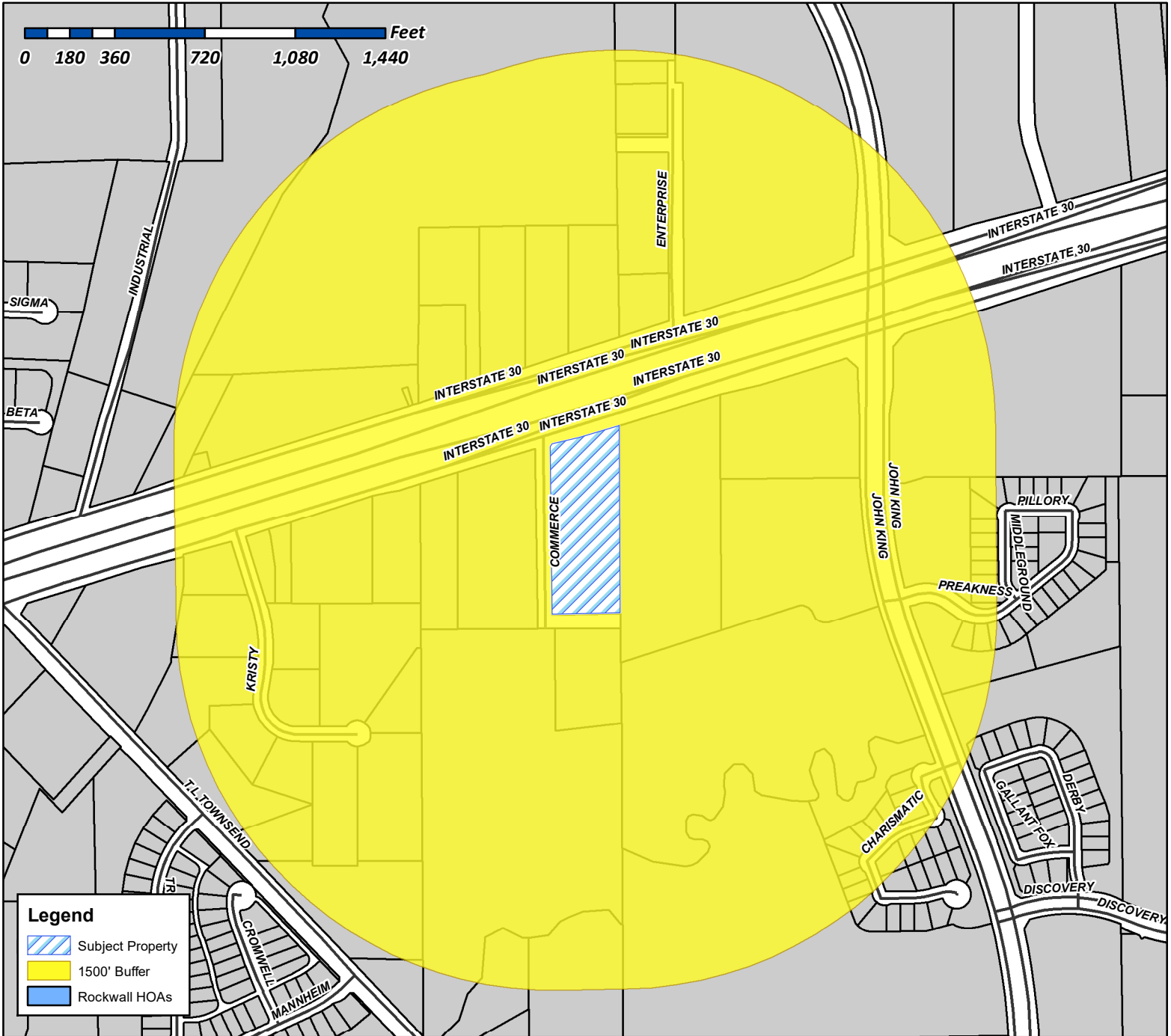




City of Rockwall

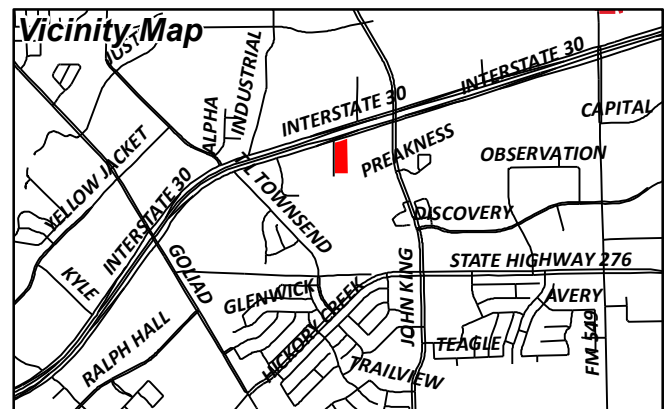
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-036
Case Name: SUP for 1540 E. I-30
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 E. I-30

Date Created: 8/14/2020
For Questions on this Case Call (972) 771-7745

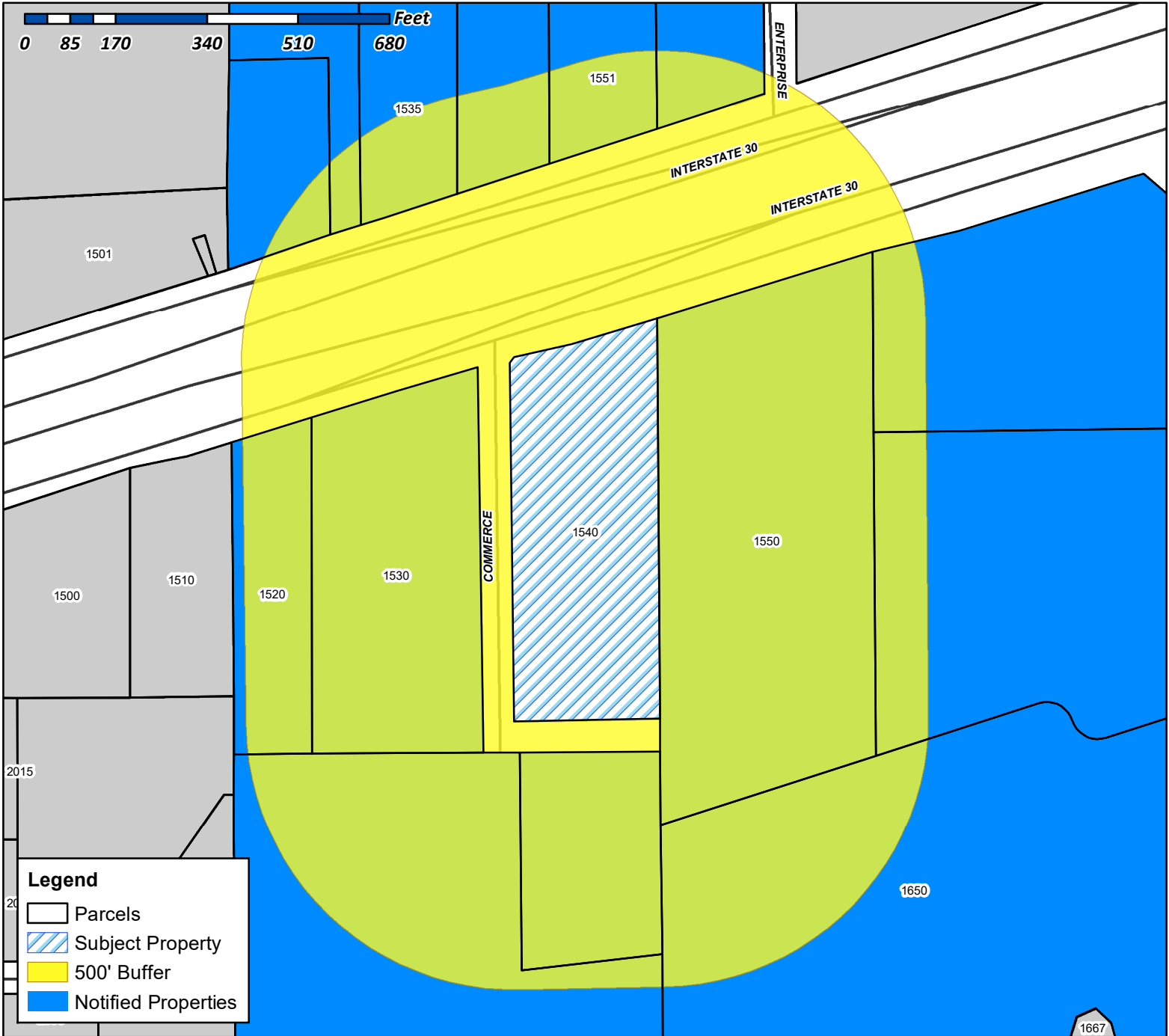
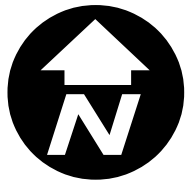




City of Rockwall

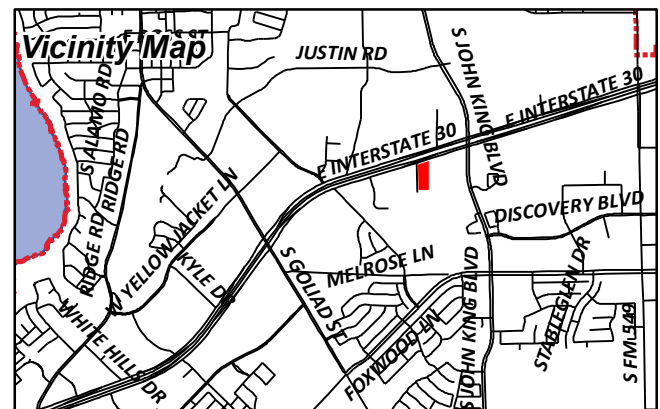
Planning & Zoning Department
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Case Number: Z2020-036
Case Name: SUP for 1540 E. IH-30
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 E. IH-30

Date Created: 8/14/2020
 For Questions on this Case Call (972) 771-7745



ROCKWALL CREDIT SERVICES LC
1520 E I30
ROCKWALL, TX 75032

1540 EAST IH 30 ROCKWALL LLC
1530 S I30
ROCKWALL, TX 75032

ZBH/1535 E INTERSTATE 30 LTD
1535 I30
ROCKWALL, TX 75032

1540 EAST IH 30 ROCKWALL LLC
1540 EAST IH 30
ROCKWALL, TX 75087

REALTY HOLDINGS OF ROCKWALL LLC
1550 E I30
ROCKWALL, TX 75032

AM ROCKWALL INVESTMENTS LP
A TEXAS LTD PARTNERSHIP
1551 E INTERSTATE 30 STE A
ROCKWALL, TX 75087

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
1650 S JOHN KING
ROCKWALL, TX 75032

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
18100 VON KARMAN SUITE 500
IRVINE, CA 92612

REALTY HOLDINGS OF ROCKWALL LLC
1925 CEDAR SPRINGS ROAD SUITE 204
DALLAS, TX 75201

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

CAMBRIDGE COMPANIES
C/O WEBB RHOADES
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

ZBH/1535 E INTERSTATE 30 LTD
9669 JOURDAN WAY
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC
PO BOX 1870
ROCKWALL, TX 75087

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

COLLIN G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

Symonds Flags & Poles, Inc.
7503 Flagstone Dr. Bldg. 30
Fort Worth, TX 76118
Tel 214-596-1900 Fax 817-590-8019
www.symondsflags.us



The flagpole does not violate, the intent of Chapter 7, and it will be professionally designed and installed solely for the purpose of displaying ^{US} both the US ~~and TX~~ ^{TX} Flags. It is actually, in the guidelines of Chapter 7.

It will not affect in any way the surrounding properties, or the safety of the public. The flagpoles will create great feelings of Patriotism and the love of our great country and state.

There will be no adverse impact.

All of us who drive by on Hwy 30 will marvel at the City of Rockwall's Love of our Country.

If the variance is not granted we will not be able to adequately demonstrate our great Patriotism and love of our Country and State to the people of Rockwall and all who travel through it.

It will actually compliment the looks of the city.

Thank you,

Nabiha Saeed

EXHIBIT A

Description of the Property

TRACT I

BEING a 4.922-acre tract of land situated in the N. M. BALLARD Survey, Abstract No. 24, and in the A. HANNA Survey, Abstract No. 99, in the City of Rockwall, Rockwall County, Texas, and being part of a 48.033-acre tract of land described in the deed from Eva E. Tadlock, a widow, and C. W. Tadlock to Max Scheid, Trustee, dated 18th day of July, 1972, and recorded in Volume 103, at Page 791 of the Deed Records of Rockwall County, Texas, and being the remainder of that certain 5-acre tract of land described in the deed from Max Scheid, Trustee to Gaston and Gaston Auctioneers, Inc. dated the 10th day of October 1978, and recorded in Volume 137, at Page 832 of the said Deed Records of Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 3-inch aluminum TxDOT monument found in place on the Westerly line of the above mentioned 48.033-acre tract at its intersection with the Southerly right-of-way line of Interstate Highway 30, said 3-inch aluminum TxDOT monument marking the most Southerly Southwest corner of a 3,450 square-foot tract of land described in the deed from Marty K. Salley, et vir Oscar Salley, to the State of Texas, dated the 16th day of January, 2010, and recorded in County Clerk's Document No. 2010 00430987 (Volume 6069, at Page 254) of the said Deed Records of Rockwall County, Texas, and having coordinates based on the Texas Coordinate System of 1983, North Central Zone of:

X = 2,601,110.56 U. S. Survey Feet

Y = 7,021,781.94 U. S. Survey Feet

(Reported as North 7,022,808.07, East 2,601,490.67 based on the TxDOT conversion factor of 1.000146135 in the cited deed to the State of Texas)

THENCE with the Southeasterly right-of-way line of Interstate Highway No. 30 and the Southeasterly line of the above mentioned 3,450-square-foot State of Texas tract the following two courses and distances:

1. N 72 degrees 46 minutes 00 seconds E 308.48 feet

~~2. S 65 degrees 17 minutes 09 seconds E 23.86 feet to a 3-inch aluminum TxDOT monument found in place on the Westerly right-of-way line of Commerce Street (a 60-foot right-of-way) according to the Plat thereof recorded in Cabinet B on Slide 323 of the Map and Plat Records of Rockwall County, Texas, and being in the Westerly line of a 5-acre tract described in the deed from Max Scheid, Trustee to Rockwall Church of Christ, dated the 15th day of December, 1977, and recorded in Volume 131, at Page 405 of the said Deed Records of Rockwall County, Texas;~~

THENCE S 00 degrees 40 minutes 20 seconds E with the Westerly right-of-way line of Commerce Street at a distance of 622.43 feet pass a 5/8-inch steel rod found (called to be the Southwest corner of the last mentioned 5-acre tract but fails to satisfy the called distance for the Westerly line of that tract) and continuing on the same course for an additional distance of 84.93 feet for a total distance of 707.36 feet to a 3/8-inch steel rod found;

THENCE S 89 degrees 22 minutes 30 seconds W for a distance of 317.00 feet to a 3/8-inch steel rod found;

THENCE N 00 degrees 41 minutes 38 seconds W for a distance of 629.40 feet to the PLACE OF BEGINNING and containing 4.922 acres of land.

TRACT II

BEING a 21.684-acre portion of a called 22.303-acre tract of land described in the deed from Thomas E. Haack to Thomas Real Estate, L.P. dated November 12, 1998, and recorded in Volume 1507, at Page 203 of the Deed Records of Rockwall County, Texas (DRRCT) and being situated in the N.M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, and also being part of a called 25.281-acre tract of land described in the deed from Haldeman, Inc. to Buddy R. Haldeman dated the 20th day of March, 1984, and recorded in Volume 193, at Page 406 DRRCT and being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the intersection of the northeasterly right-of-way line of High School Drive (a variable width right-of-way commonly known as T.L. Townsend Drive) with the easterly line of Bodin Industrial Tract according to the plat thereof recorded in Cabinet A, on Slide 347 of the DRRCT said 1/2-inch steel rod also marking the most southerly or southeasterly corner of a 1-acre lot, tract or parcel described in the deed from James Valk et ux to James Valk, Sr. et al dated the 23rd day of March, 2010, and recorded in Volume 6070, at Page 268 DRRCT, and having coordinates of:

X. 2,600,974.41 U. S. Survey Feet

Y. 7,019,534.15 U. S. Survey Feet;

THENCE:

N 00°21'13" W with the westerly line of the 22.303-acre tract and with easterly line of the last mentioned Bodin Industrial Tract at a distance of 304.86 feet pass 1/2-inch steel rod found
And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 376.39 feet pass one foot west of a 1/2-inch steel rod found

And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 863.78 feet pass a 3/8-inch steel rod found marking the northeasterly corner of a 1-acre tract or parcel of land described in the deed from John W. McDaniel et ux to IRT Construction, Inc., dated December 31, 1997, and recorded in Volume 1314, at Page 250 of the DRRCT

And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 71.85 feet for a total distance of 1,616.88 feet (called: 1,625.74 feet) to a 1/2-inch steel rod found for the southwest corner of a 2.16-acre tract of land described in the deed from Gibola Properties, Ltd to Rockwall Credit Services, L.C. dated September 30, 2005, and recorded in Volume 4314, at Page 34 DRRCT;

THENCE N 89°22'30" E with the northerly line of the 22.303-acre tract and the southerly line of the last mentioned 2.16-acre Rockwall Credit Services tract at a distance of 153.71 feet pass a 3/8-inch steel rod marking the southeast corner of said 2.16-acre tract the same being the southwest corner of a 4.922-acre tract described in the deed from Marty K. Salley et vir to Gordon Rockwall Investments, LLC dated 2nd day of October, 2012, and recorded in Volume 6939, at Page 100 DRRCT and continuing on the same course with the northerly line of the 22.303-acre tract and the southerly line of the last mentioned 4.922-acre tract an additional distance of 317.00 feet for a total distance of 470.71 feet to a 3/8-inch steel rod found marking the southeast corner of said 4.922-acre tract;

THENCE N 68°46'16" E with the northerly line of the 22.303-acre tract for a distance of 63.21 feet to a 1/2-inch steel rod found in the westerly boundary line of Rockwall Recreation Addition according to the plat thereof recorded in Cabinet F, on Slide 379 DRRCT;

THENCE S 00°35'03" E with the westerly boundary line of said Rockwall Recreation Addition for a distance of 433.41 feet to a 5/8-inch steel rod found for the southwest corner of said addition;

THENCE N 89°28'30" E with a northerly line of the 22.303-acre tract and departing the Rockwall Recreation Addition for a distance of 261.25 feet to a 5/8-inch steel rod for its most easterly northeast corner from which a 1/2-inch steel rod marking the southeast corner of said Rockwall Recreation Addition bears N 01°02'39" W a distance of 24.60 feet;

TRACT III

Being a part of Lot 1, Block 1, of ROCKWALL RECREATIONAL ADDITION, an Addition to the City of Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 379, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the southeast right-of-way line of Interstate Highway 36, at the northeast corner of said Lot 1, Block 1;

THENCE S. 00 deg. 20 min. 22 sec. E. along the east line of said tract, a distance of 212.96 feet to a 3/8" iron rod found for corner;

THENCE S. 01 deg. 26 min. 34 sec. W. along the east line of said Lot 1, Block 1, a distance of 452.24 feet to a 5/8" iron rod found for corner;

THENCE S. 00 deg. 02 min. 16 sec. W. along the east line of said Lot 1, Block 1, a distance of 83.77 feet to a 1/2" iron rod found for corner at the southeast corner of same, and being in the north line of a 60 foot street dedication per plat;

THENCE S. 89 deg. 52 min. 00 sec. W. along the north line of said street dedication, a distance of 262.48 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 1, Block 1, and being in the east right-of-way line of Commerce Street per plat in Cab. B, Slide 323;

THENCE N. 00 deg. 08 min. 00 sec. W. along said right-of-way line, a distance of 667.32 feet to an "X" chiseled in concrete for corner in the southeast right-of-way line of Interstate Highway 30 per Volume 6090, Page 116 of the Official Public Records of Rockwall County, Texas;

THENCE N. 37 deg. 19 min. 40 sec. E. along said right-of-way line, a distance of 12.87 feet to a point for corner;

THENCE N. 77 deg. 30 min. 28 sec. E. along said right-of-way line, a distance of 108.87 feet to a 1/2" iron rod found for corner;

THENCE N. 73 deg. 15 min. 39 sec. E. along said right-of-way line, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing 191,336 square feet or 4.39 acres of land.

TRACT IV

Being Lot 1, Block 2 of ROCKWALL RECREATIONAL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 379, of the Plat Records of Rockwall County, Texas.

THENCE S 00°31'33"E with the easterly line of said 22.303-acre tract at a distance of 389.26 feet pass 7.5 feet west of a Flood Plain Monument called on Sheet 2 of 6 of the plat of the Mansions Senior Addition according to the plat thereof recorded in Cabinet G, on Slide 389-394 DRRCT and continue on the same course and with the easterly line of said 22.303-acre tract for an additional distance of 378.14 feet for a total distance of 767.40 feet to a point on the platted northerly line of Lot 1, Block 1 Houser Addition according to the plat thereof recorded in Cabinet B, at Slide 174 of the Map Records of Rockwall County, Texas, and being N 73°16'24"W a distance of 8.07 feet from the northeast corner of said Lot 1;

THENCE generally along the high bank of Buffalo Creek the following six (6) courses and distances:

N 41°18'30" W a distance of 74.72 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 86°07'24" W a distance of 102.81 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 69°01'44" W a distance of 61.40 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 62°32'37" W a distance of 38.24 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 41°12'23" W a distance of 70.66 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 80°55'55" W a distance of 79.86 feet to the northwest corner of said Lot 1, Block 1 Houser Addition, from which a 1/2-inch steel rod found bears S 00°13'03" E a distance of 40.51 feet and a 5/8-inch steel rod set in the thread of Buffalo Creek with an orange plastic cap stamped "R-DELTA ENGINEERS" bears N 20°W a distance of 0.45 feet;

THENCE with the thread of said Buffalo Creek the following eight (8) courses and distances:

S 74°05'53" W a distance of 31.97 feet;

N 34°02'33" W a distance of 39.97 feet;

~~S 73°38'14" W a distance of 97.75 feet;~~

S 02°51'37" W a distance of 93.25 feet;

S 16°31'48" E a distance of 69.66 feet;

S 24°26'02" W a distance of 76.47 feet;

S 38°41'24" W a distance of 251.24 feet;

S 57°43'03" W a distance of 62.30 feet to a point on the northeasterly right-of-way line of High School Drive;

THENCE N 35°21'16" W with the northeasterly right-of-way line of High School Drive a distance of 87.69 feet to the PLACE OF BEGINNING and containing 944,552 square feet or 21.684 acres of land.

3. Explain how, if the variance is not granted, it will cause an unnecessary hardship for you to use your property for a valid purpose: (a hardship may not be self-imposed or financial in nature)

If the variance is not granted we will not be able to close our love of Country and State to the people of Rockwall and all who travel through. ~~It will cause the~~ The large flag will create goodwill and good feelings throughout the community.

Owner of Property 1540 EAST IH 30 ROCKWALL, LLC

Name of Applicant CLAY E COOLEY

Address ~~1540~~ 1540 E. I-30 HWY

City, State, Zip Rockwall TX 75087 Telephone (214) 597 8697

Signature [Signature] Date 6/23/20

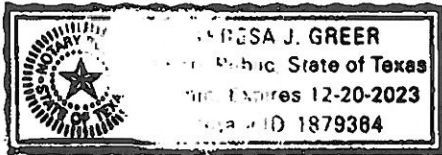
OWNER'S AFFIDAVIT

State of Texas
County of Dallas

Before me the undersigned on this day personally appeared CLAY COOLEY
who on his/her oath certifies that the above/attached statements are true and correct and that he/she is the legal owner of the property.

[Signature]
Property Owner Signature

Subscribed and sworn to before me this 23 day of June, 2020.



[Signature]
Notary Public In and For Dallas County, TX

Community Development Department
Building Inspection Division

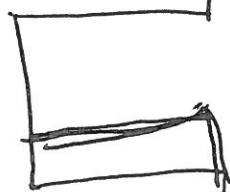
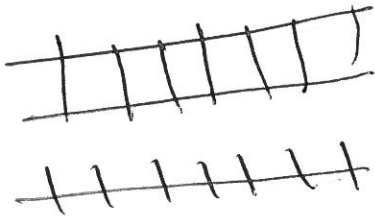
Signs/BOA/BOASignApp

Commerce St.

E Interstate 30
Frontage Rd.

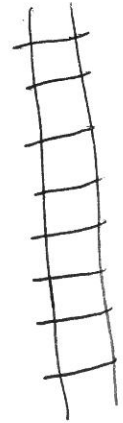
Grass

Grass



Clay Cooley
Ayunkei

Flapole



Plot

DIMINISHING SECTION STEEL CONCEALED HALYARD GROUND SET FLAGPOLE

STANDARD FITTINGS

FINIAL: (The flagpole division of NAAMM recommends that no Finial, other than the internal Halyard Truck itself be used on the Concealed Halyard Flagpole.)

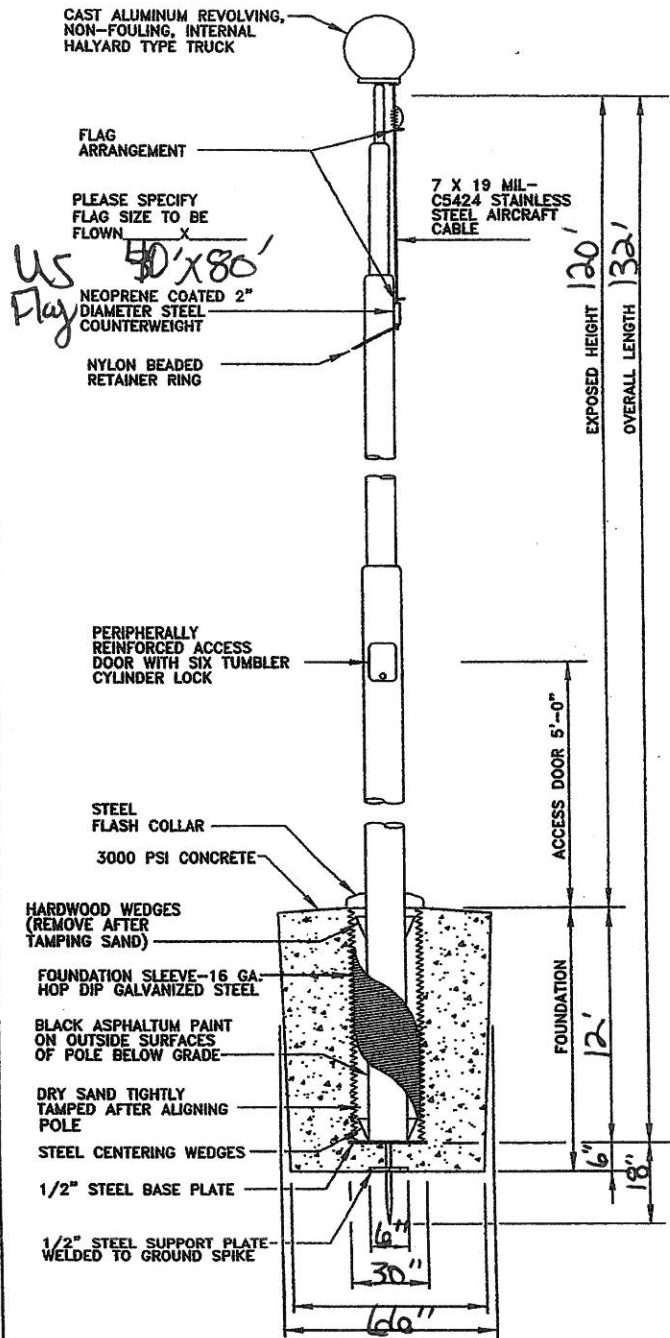
TRUCK: Heavy duty, cast aluminium, internal halyard type, revolving non-fouling, gold powder coated, equipped with upper and lower sealed bearings assemblies and a stainless steel spindle for flagpoles up to 130'. Larger flagpoles will come with two spun steel hemispheres, automotive type sealed bearing assemblies and a welded in steel spindle.

HALYARD: Halyard and flag arrangement are 1/8" and 3/16" stainless steel aircraft cable, with attachment ends crimped over 1/8" stainless steel yokes and joined by a stainless steel quicklink. Cable is two piece, joined by a stainless steel swivel at mid-point. The flag arrangement is sized to accommodate an appropriate size flag and is supplied complete with two heavy duty swivel snaps, neoprene coated counterweight, and beaded nylon retainer rings.

WINCH: ~~Stainless steel, direct drive, accessible for maintenance only through a reinforced access opening, which is covered by a removable door finished to match flagpole shaft and contains a six tumbler cylinder lock, Winch is gearless, operable only by a removable crank handle and locks in any position upon removal of the crank handle.~~

*Electric Winch
See Attached*

FOUNDATION TUBE: Fabricated from 16GA. galvanized steel, with a steel base plate whose square dimension is 4" larger than the I.D. of the sleeve. A setting plate 6" square is securely welded to the ground spike 6" below the base plate. The ground spike is 3/4" diameter and 36" in length.



PROJECT NO.	CL GROUND SET DIM. SECTION STEEL FLAGPOLE		
LOC. <i>Rockwall, TX</i>	EXP. HT. <i>120'</i>	OVERALL HT. <i>132'</i>	NO. OF SEC. <i>5</i>
ARCHT:	BUTT. DIA. <i>24"</i> TOP DIA. <i>6.625"</i> WALL THICKNESS <i>.375</i>		
CONT R:	SHP IN <i>5</i> SEC.		FINISH: <i>powder coat</i>
CUST: <i>Clay Coody Hyundai</i>			

EXPOSED HEIGHT	OVERALL LENGTH	TOP DIAMETER	BOTTOM DIAMETER	BUTT WALL THICKNESS	SHIP SECTIONS	NO. OF SECTIONS	FLAG SIZE	SHIPPING WEIGHT
<i>120'</i>	<i>132'</i>	<i>6.625"</i>	<i>24"</i>	<i>.375</i>	<i>5</i>	<i>5</i>	<i>40'x80</i>	<i>10,100#</i>

WARNING: Extreme Caution should be exercised when installing flagpoles near overhead power lines, or in the vicinity of buried cables.

PROJECT COMMENTS



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

DATE: 8/20/2020

PROJECT NUMBER: Z2020-036
PROJECT NAME: SUP for 1540 E. I-30
SITE ADDRESS/LOCATIONS: 1540 E INTERSTATE 30, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	08/18/2020	Approved w/ Comments

08/18/2020: Z2020-036; Specific Use Permit (SUP) for 1540 E. IH-30
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) to allow a structure that exceeds 60-feet in height in a Light Industrial (LI) District for the purpose of constructing a flag pole on an existing motor vehicle dealership (i.e. Clay Cooley Hyundai) being a 4.39-acre parcel of land identified as Lot 1, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 1540 E. IH-30.
- I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.
- M.3 For reference, include the case number (Z2020-036) in the lower right-hand corner of all pages on future submittals.
- I.4 According to Subsection 03.04, Flag Poles, of Article 04, Permissible Uses, of the Unified Development Code (UDC), "(f)lag poles are permitted in all districts, but must meet the building height and setback requirements for each district."
- I.5 According to Subsection 07.03, Non-Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the maximum height for a structure in a Light Industrial (LI) District is 60-feet; however, the City Council may grant a Specific Use Permit (SUP) for a structure up to 120-feet through a Specific Use Permit (SUP).
- M.6 Please review the attached Draft Ordinance prior to the August 25, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 1, 2020.
- I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 1, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 15, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 25, 2020.
- I.8 The projected City Council meeting dates for this case will be September 21, 2020 (1st Reading) and October 5, 2020 (2nd Reading).

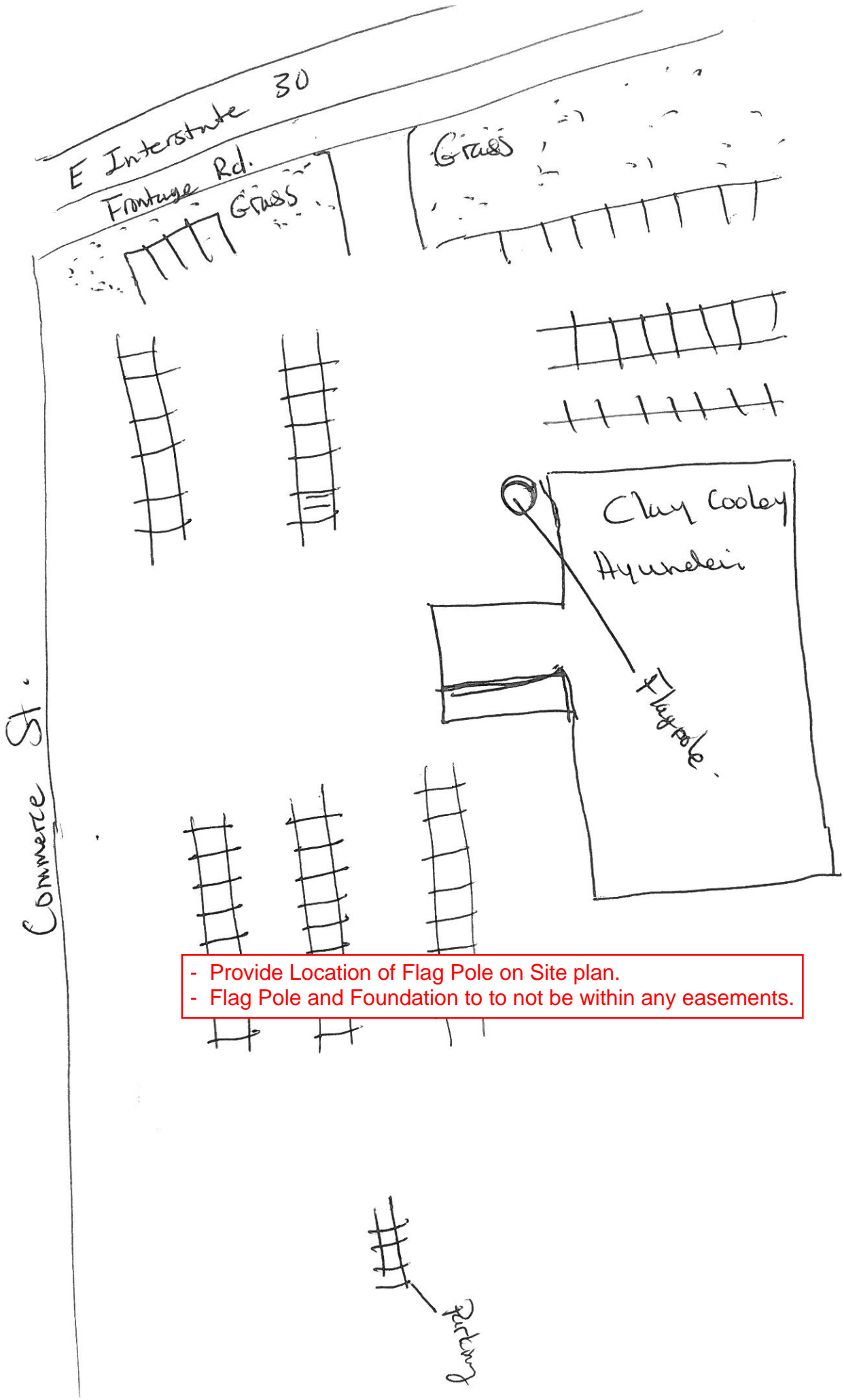
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

08/19/2020: - Provide Location of Flag Pole on Site plan. (i)
- Flag Pole and Foundation to not be within any easements. (i)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

BUILDING	Rusty McDowell	08/18/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	08/20/2020	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved

08/17/2020: No comments



- Provide Location of Flag Pole on Site plan.
- Flag Pole and Foundation to to not be within any easements.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-036

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):

Plotting Application Fees:

Master Plat (\$100.00 + \$15.00 Acre)¹

Preliminary Plat (\$200.00 + \$15.00 Acre)¹

Final Plat (\$300.00 + \$20.00 Acre)¹

Replat (\$300.00 + \$20.00 Acre)¹

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre)¹

Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre)¹

Specific Use Permit (\$200.00 + \$15.00 Acre)¹

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

Variance Request (\$100.00)

Notes:

¹ In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre

PROPERTY INFORMATION (PLEASE PRINT)

Address 1540 I-30 Rockwall, TX 75087

Subdivision _____ Lot 2 Block 1

General Location Clay Cooley Hyundai

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

Current Zoning Light Industrial

Current Use Auto Dealer / Service

Proposed Zoning N/A

Proposed Use Installing 120' Flagpole with 40x60 US Flag

Acreage 4.390 Lots (Current) 2

Lots (Proposed) _____

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB1167 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 Clay E. Cooley
Contact Person Mary Pinedo
Address 1251 E. Airport Fwy.

Applicant Symonds Flags & Poles, Inc
Contact Person Nabaha "Bea" Saeed
Address 7503 Flagstone Dr.
Bldg. #30
City, State & Zip Fort Worth, TX 76118
Phone 817-596-1900 ext. 104
E-Mail Bea@symondsflags.us

City, State & Zip Irving TX 75062

City, State & Zip _____

Phone (972) 573-7607

Phone _____

E-Mail mpinedo@comeseeclay.com

E-Mail _____

NOTARY VERIFICATION (REQUIRED)

Before me, the undersigned authority, on this day personally appeared Clay Cooley [Owner] the undersigned, who stated the information on this application to be true and certified the following:

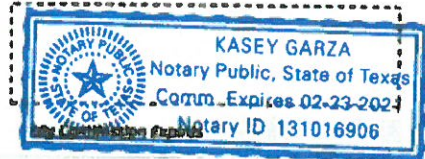
"I hereby certify that I am the owner for the purpose of this application, all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 9 day of June, 20 20

Owner's Signature

Notary Public in and for the State of Texas


Kasey Garza

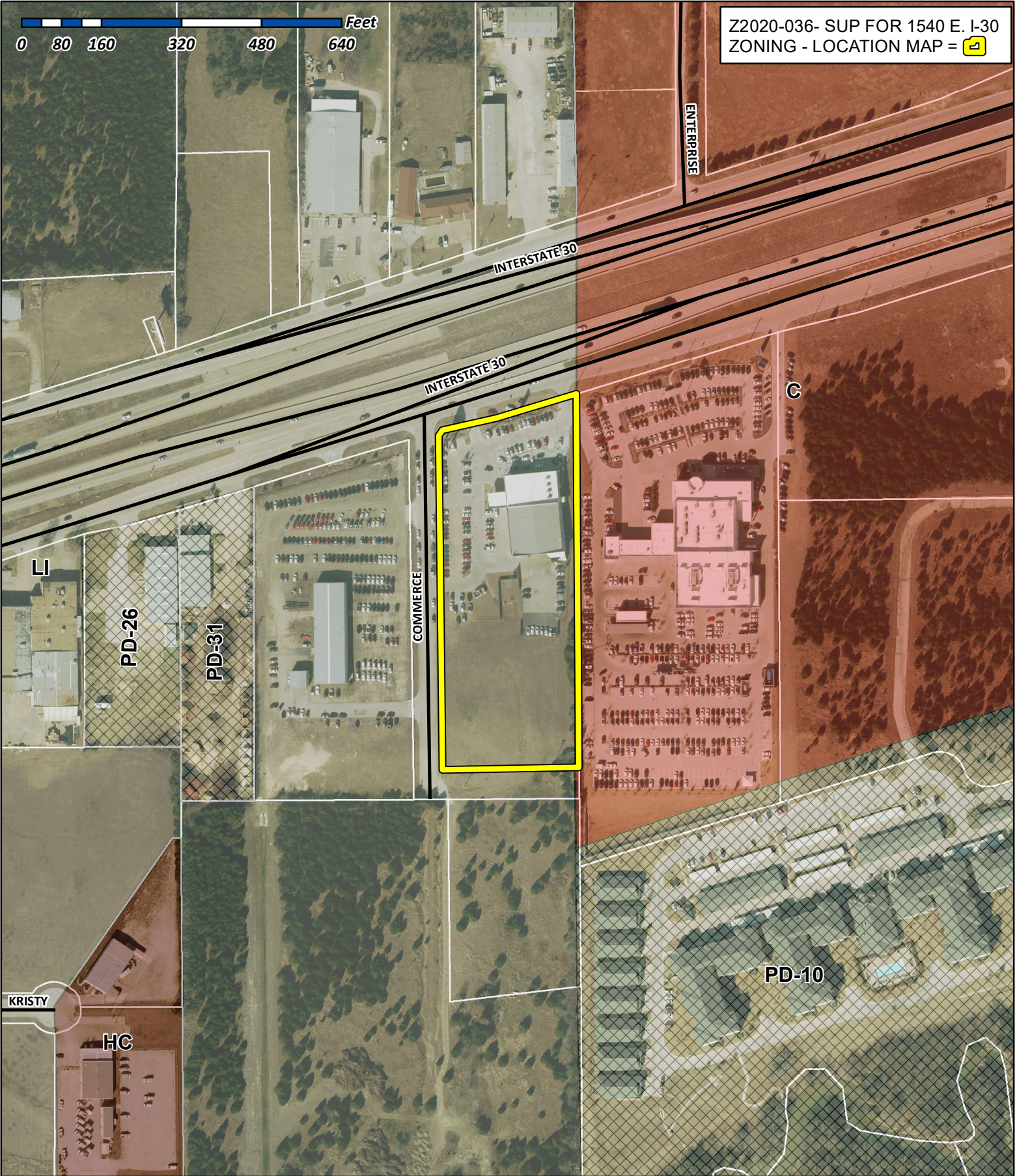


DEVELOPMENT APPLICATION

2-23-2021

0 80 160 320 480 640 Feet

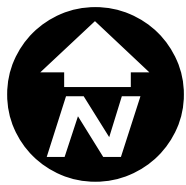
Z2020-036- SUP FOR 1540 E. I-30
ZONING - LOCATION MAP = 



City of Rockwall

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

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

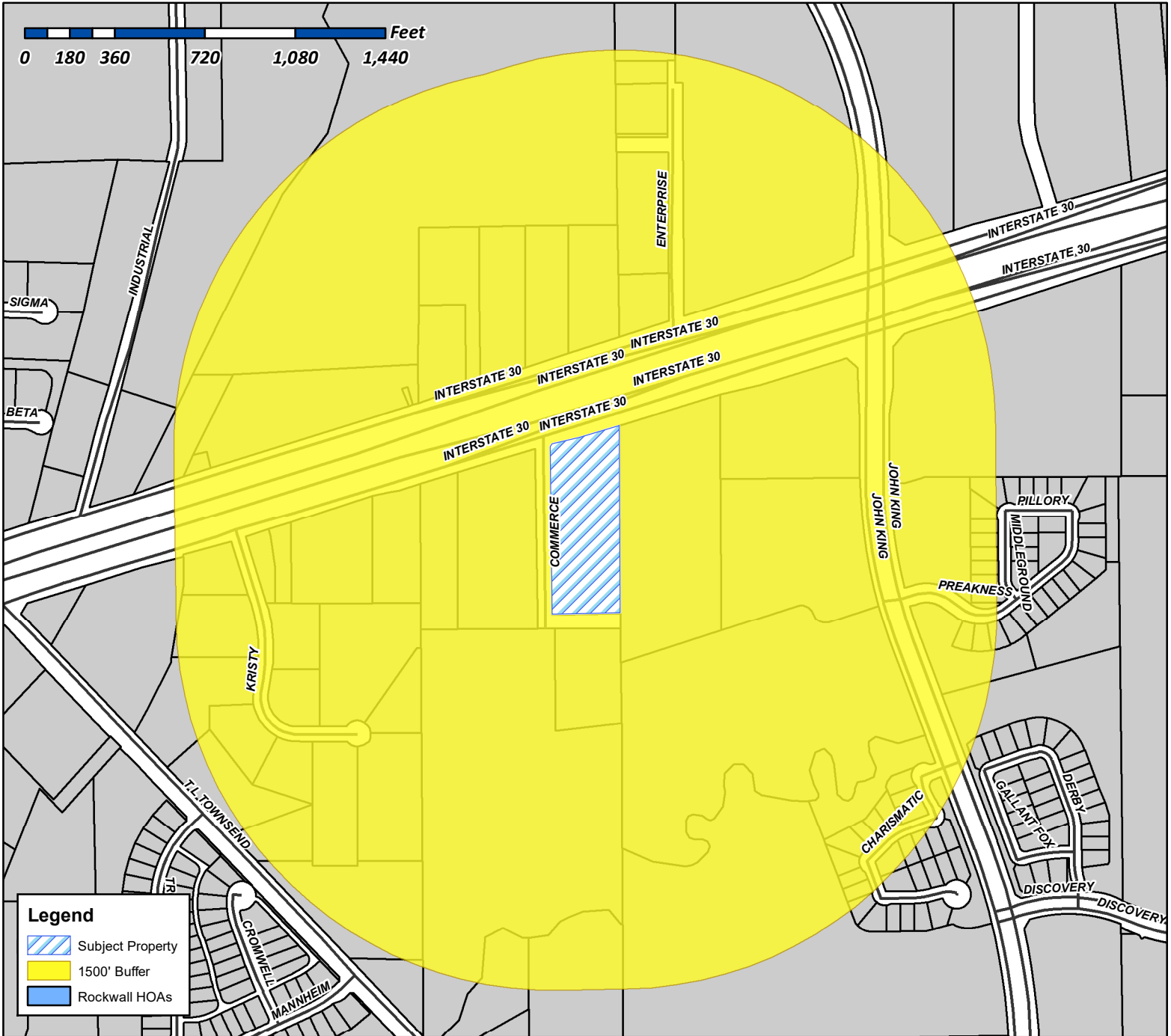




City of Rockwall

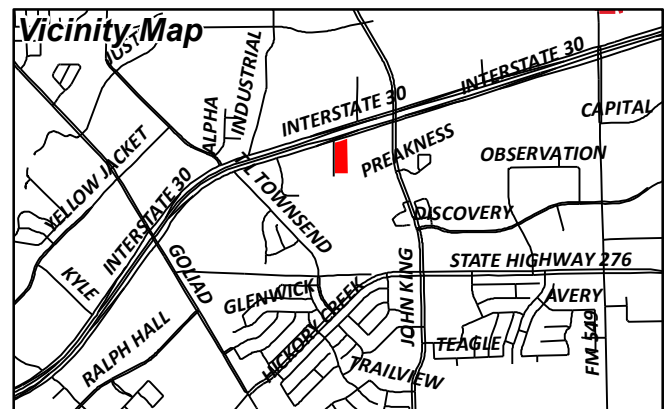
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-036
Case Name: SUP for 1540 E. I-30
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 E. I-30

Date Created: 8/14/2020
For Questions on this Case Call (972) 771-7745

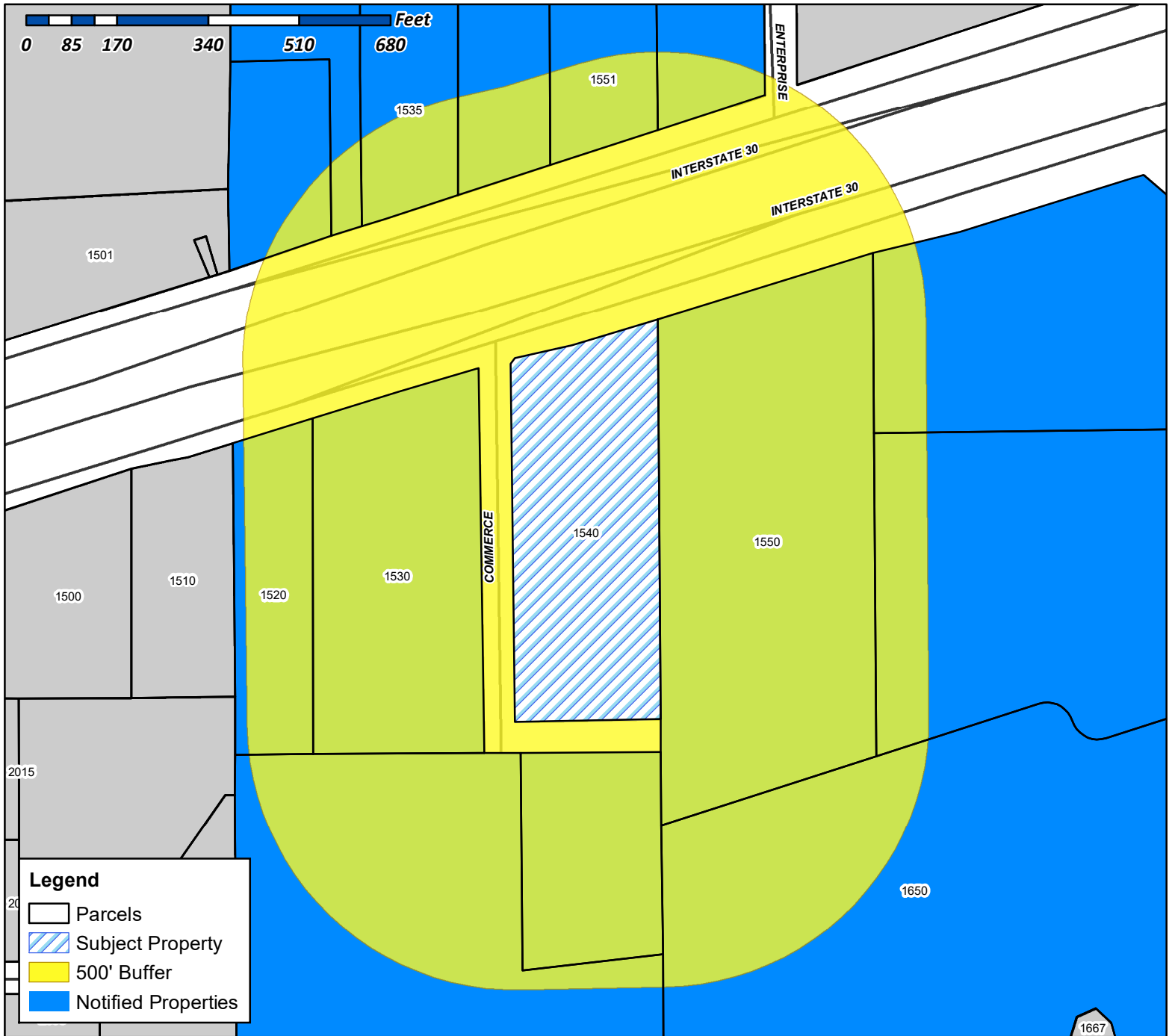




City of Rockwall

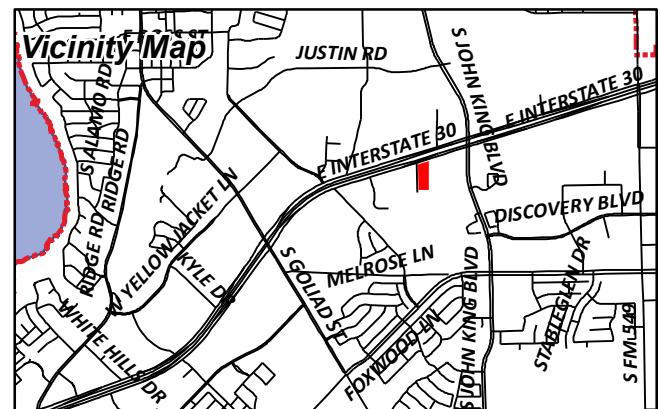
Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2020-036
Case Name: SUP for 1540 E. IH-30
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 E. IH-30

Date Created: 8/14/2020
 For Questions on this Case Call (972) 771-7745



ROCKWALL CREDIT SERVICES LC
1520 E I30
ROCKWALL, TX 75032

1540 EAST IH 30 ROCKWALL LLC
1530 S I30
ROCKWALL, TX 75032

ZBH/1535 E INTERSTATE 30 LTD
1535 I30
ROCKWALL, TX 75032

1540 EAST IH 30 ROCKWALL LLC
1540 EAST IH 30
ROCKWALL, TX 75087

REALTY HOLDINGS OF ROCKWALL LLC
1550 E I30
ROCKWALL, TX 75032

AM ROCKWALL INVESTMENTS LP
A TEXAS LTD PARTNERSHIP
1551 E INTERSTATE 30 STE A
ROCKWALL, TX 75087

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
1650 S JOHN KING
ROCKWALL, TX 75032

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
18100 VON KARMAN SUITE 500
IRVINE, CA 92612

REALTY HOLDINGS OF ROCKWALL LLC
1925 CEDAR SPRINGS ROAD SUITE 204
DALLAS, TX 75201

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

CAMBRIDGE COMPANIES
C/O WEBB RHOADES
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

ZBH/1535 E INTERSTATE 30 LTD
9669 JOURDAN WAY
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC
PO BOX 1870
ROCKWALL, TX 75087

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

COLLIN G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

Symonds Flags & Poles, Inc.
7503 Flagstone Dr. Bldg. 30
Fort Worth, TX 76118
Tel 214-596-1900 Fax 817-590-8019
www.symondsflags.us



The flagpole does not violate, the intent of Chapter 7, and it will be professionally designed and installed solely for the purpose of displaying ^{US} both the US ~~and TX~~ ^{TX} Flags. It is actually, in the guidelines of Chapter 7.

It will not affect in any way the surrounding properties, or the safety of the public. The flagpoles will create great feelings of Patriotism and the love of our great country and state.

There will be no adverse impact.

All of us who drive by on Hwy 30 will marvel at the City of Rockwall's Love of our Country.

If the variance is not granted we will not be able to adequately demonstrate our great Patriotism and love of our Country and State to the people of Rockwall and all who travel through it.

It will actually compliment the looks of the city.

Thank you,

Nabiha Saeed

EXHIBIT A

Description of the Property

TRACT I

BEING a 4.922-acre tract of land situated in the N. M. BALLARD Survey, Abstract No. 24, and in the A. HANNA Survey, Abstract No. 99, in the City of Rockwall, Rockwall County, Texas, and being part of a 48.033-acre tract of land described in the deed from Eva E. Tadlock, a widow, and C. W. Tadlock to Max Scheid, Trustee, dated 18th day of July, 1972, and recorded in Volume 103, at Page 791 of the Deed Records of Rockwall County, Texas, and being the remainder of that certain 5-acre tract of land described in the deed from Max Scheid, Trustee to Gaston and Gaston Auctioneers, Inc. dated the 10th day of October 1978, and recorded in Volume 137, at Page 832 of the said Deed Records of Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 3-inch aluminum TxDOT monument found in place on the Westerly line of the above mentioned 48.033-acre tract at its intersection with the Southerly right-of-way line of Interstate Highway 30, said 3-inch aluminum TxDOT monument marking the most Southerly Southwest corner of a 3,450 square-foot tract of land described in the deed from Marty K. Salley, et vir Oscar Salley, to the State of Texas, dated the 16th day of January, 2010, and recorded in County Clerk's Document No. 2010 00430987 (Volume 6069, at Page 254) of the said Deed Records of Rockwall County, Texas, and having coordinates based on the Texas Coordinate System of 1983, North Central Zone of:

X = 2,601,110.56 U. S. Survey Feet

Y = 7,021,781.94 U. S. Survey Feet

(Reported as North 7,022,808.07, East 2,601,490.67 based on the TxDOT conversion factor of 1.000146135 in the cited deed to the State of Texas)

THENCE with the Southeasterly right-of-way line of Interstate Highway No. 30 and the Southeasterly line of the above mentioned 3,450-square-foot State of Texas tract the following two courses and distances:

1. N 72 degrees 46 minutes 00 seconds E 308.48 feet

~~2. S 65 degrees 17 minutes 09 seconds E 23.86 feet to a 3-inch aluminum TxDOT monument found in place on the Westerly right-of-way line of Commerce Street (a 60-foot right-of-way) according to the Mat thereof recorded in Cabinet B on Slide 323 of the Map and Plat Records of Rockwall County, Texas, and being in the Westerly line of a 5-acre tract described in the deed from Max Scheid, Trustee to Rockwall Church of Christ, dated the 15th day of December, 1977, and recorded in Volume 131, at Page 405 of the said Deed Records of Rockwall County, Texas;~~

THENCE S 00 degrees 40 minutes 20 seconds E with the Westerly right-of-way line of Commerce Street at a distance of 622.43 feet pass a 5/8-inch steel rod found (called to be the Southwest corner of the last mentioned 5-acre tract but fails to satisfy the called distance for the Westerly line of that tract) and continuing on the same course for an additional distance of 84.93 feet for a total distance of 707.36 feet to a 3/8-inch steel rod found;

THENCE S 89 degrees 22 minutes 30 seconds W for a distance of 317.00 feet to a 3/8-inch steel rod found;

THENCE N 00 degrees 41 minutes 38 seconds W for a distance of 629.40 feet to the PLACE OF BEGINNING and containing 4.922 acres of land.

TRACT II

BEING a 21.684-acre portion of a called 22.303-acre tract of land described in the deed from Thomas E. Haack to Thomas Real Estate, L.P. dated November 12, 1998, and recorded in Volume 1507, at Page 203 of the Deed Records of Rockwall County, Texas (DRRCT) and being situated in the N.M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, and also being part of a called 25.281-acre tract of land described in the deed from Haldeman, Inc. to Buddy R. Haldeman dated the 20th day of March, 1984, and recorded in Volume 193, at Page 406 DRRCT and being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the intersection of the northeasterly right-of-way line of High School Drive (a variable width right-of-way commonly known as T.L. Townsend Drive) with the easterly line of Bodin Industrial Tract according to the plat thereof recorded in Cabinet A, on Slide 347 of the DRRCT said 1/2-inch steel rod also marking the most southerly or southeasterly corner of a 1-acre lot, tract or parcel described in the deed from James Valk et ux to James Valk, Sr. et al dated the 23rd day of March, 2010, and recorded in Volume 6070, at Page 268 DRRCT, and having coordinates of:

X. 2,600,974.41 U. S. Survey Feet

Y. 7,019,534.15 U. S. Survey Feet;

THENCE:

N 00°21'13" W with the westerly line of the 22.303-acre tract and with easterly line of the last mentioned Bodin Industrial Tract at a distance of 304.86 feet pass 1/2-inch steel rod found
And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 376.39 feet pass one foot west of a 1/2-inch steel rod found

And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 863.78 feet pass a 3/8-inch steel rod found marking the northeasterly corner of a 1-acre tract or parcel of land described in the deed from John W. McDaniel et ux to IRT Construction, Inc., dated December 31, 1997, and recorded in Volume 1314, at Page 250 of the DRRCT

And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 71.85 feet for a total distance of 1,616.88 feet (called: 1,625.74 feet) to a 1/2-inch steel rod found for the southwest corner of a 2.16-acre tract of land described in the deed from Gibola Properties, Llc to Rockwall Credit Services, L.C. dated September 30, 2005, and recorded in Volume 4314, at Page 34 DRRCT;

THENCE N 89°22'30" E with the northerly line of the 22.303-acre tract and the southerly line of the last mentioned 2.16-acre Rockwall Credit Services tract at a distance of 153.71 feet pass a 3/8-inch steel rod marking the southeast corner of said 2.16-acre tract the same being the southwest corner of a 4.922-acre tract described in the deed from Marty K. Salley et vir to Gordon Rockwall Investments, LLC dated 2nd day of October, 2012, and recorded in Volume 6939, at Page 100 DRRCT and continuing on the same course with the northerly line of the 22.303-acre tract and the southerly line of the last mentioned 4.922-acre tract an additional distance of 317.00 feet for a total distance of 470.71 feet to a 3/8-inch steel rod found marking the southeast corner of said 4.922-acre tract;

THENCE N 68°46'16" E with the northerly line of the 22.303-acre tract for a distance of 63.21 feet to a 1/2-inch steel rod found in the westerly boundary line of Rockwall Recreation Addition according to the plat thereof recorded in Cabinet F, on Slide 379 DRRCT;

THENCE S 00°35'03" E with the westerly boundary line of said Rockwall Recreation Addition for a distance of 433.41 feet to a 5/8-inch steel rod found for the southwest corner of said addition;

THENCE N 89°28'30" E with a northerly line of the 22.303-acre tract and departing the Rockwall Recreation Addition for a distance of 261.25 feet to a 5/8-inch steel rod for its most easterly northeast corner from which a 1/2-inch steel rod marking the southeast corner of said Rockwall Recreation Addition bears N 01°02'39" W a distance of 24.60 feet;

TRACT III

Being a part of Lot 1, Block 1, of ROCKWALL RECREATIONAL ADDITION, an Addition to the City of Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 379, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the southeast right-of-way line of Interstate Highway 36, at the northeast corner of said Lot 1, Block 1;

THENCE S. 00 deg. 20 min. 22 sec. E. along the east line of said tract, a distance of 212.96 feet to a 3/8" iron rod found for corner;

THENCE S. 01 deg. 26 min. 34 sec. W. along the east line of said Lot 1, Block 1, a distance of 452.24 feet to a 5/8" iron rod found for corner;

THENCE S. 00 deg. 02 min. 16 sec. W. along the east line of said Lot 1, Block 1, a distance of 83.77 feet to a 1/2" iron rod found for corner at the southeast corner of same, and being in the north line of a 60 foot street dedication per plat;

THENCE S. 89 deg. 52 min. 00 sec. W. along the north line of said street dedication, a distance of 262.48 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 1, Block 1, and being in the east right-of-way line of Commerce Street per plat in Cab. B, Slide 323;

THENCE N. 00 deg. 08 min. 00 sec. W. along said right-of-way line, a distance of 667.32 feet to an "X" chiseled in concrete for corner in the southeast right-of-way line of Interstate Highway 30 per Volume 6090, Page 116 of the Official Public Records of Rockwall County, Texas;

THENCE N. 37 deg. 19 min. 40 sec. E. along said right-of-way line, a distance of 12.87 feet to a point for corner;

THENCE N. 77 deg. 30 min. 28 sec. E. along said right-of-way line, a distance of 108.87 feet to a 1/2" iron rod found for corner;

THENCE N. 73 deg. 15 min. 39 sec. E. along said right-of-way line, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing 191,336 square feet or 4.39 acres of land.

TRACT IV

Being Lot 1, Block 2 of ROCKWALL RECREATIONAL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 379, of the Plat Records of Rockwall County, Texas.

THENCE S 00°31'33"E with the easterly line of said 22.303-acre tract at a distance of 389.26 feet pass 7.5 feet west of a Flood Plain Monument called on Sheet 2 of 6 of the plat of the Mansions Senior Addition according to the plat thereof recorded in Cabinet G, on Slide 389-394 DRRCT and continue on the same course and with the easterly line of said 22.303-acre tract for an additional distance of 378.14 feet for a total distance of 767.40 feet to a point on the platted northerly line of Lot 1, Block 1 Houser Addition according to the plat thereof recorded in Cabinet B, at Slide 174 of the Map Records of Rockwall County, Texas, and being N 73°16'24"W a distance of 8.07 feet from the northeast corner of said Lot 1;

THENCE generally along the high bank of Buffalo Creek the following six (6) courses and distances:

N 41°18'30" W a distance of 74.72 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 86°07'24" W a distance of 102.81 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 69°01'44" W a distance of 61.40 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 62°32'37" W a distance of 38.24 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 41°12'23" W a distance of 70.66 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 80°55'55" W a distance of 79.86 feet to the northwest corner of said Lot 1, Block 1 Houser Addition, from which a 1/2-inch steel rod found bears S 00°13'03" E a distance of 40.51 feet and a 5/8-inch steel rod set in the thread of Buffalo Creek with an orange plastic cap stamped "R-DELTA ENGINEERS" bears N 20°W a distance of 0.45 feet;

THENCE with the thread of said Buffalo Creek the following eight (8) courses and distances:

S 74°05'53" W a distance of 31.97 feet;

N 34°02'33" W a distance of 39.97 feet;

~~S 73°38'14" W a distance of 97.75 feet;~~

S 02°51'37" W a distance of 93.25 feet;

S 16°31'48" E a distance of 69.66 feet;

S 24°26'02" W a distance of 76.47 feet;

S 38°41'24" W a distance of 251.24 feet;

S 57°43'03" W a distance of 62.30 feet to a point on the northeasterly right-of-way line of High School Drive;

THENCE N 35°21'16" W with the northeasterly right-of-way line of High School Drive a distance of 87.69 feet to the PLACE OF BEGINNING and containing 944,552 square feet or 21.684 acres of land.

3. Explain how, if the variance is not granted, it will cause an unnecessary hardship for you to use your property for a valid purpose: (a hardship may not be self-imposed or financial in nature)

If the variance is not granted we will not be able to close our love of Country and State to the people of Rockwall and all who travel through. ~~It will cause the~~ The large flag will create goodwill and good feelings throughout the community.

Owner of Property 1540 EAST IH 30 ROCKWALL, LLC

Name of Applicant CLAY E COOLEY

Address ~~1540~~ 1540 E. I-30 HWY

City, State, Zip Rockwall TX 75087 Telephone (214) 597 8697

Signature [Signature] Date 6/23/20

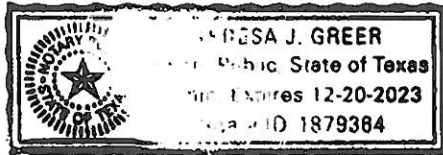
OWNER'S AFFIDAVIT

State of Texas
County of Dallas

Before me the undersigned on this day personally appeared CLAY COOLEY
who on his/her oath certifies that the above/attached statements are true and correct and that he/she is the legal owner of the property.

[Signature]
Property Owner Signature

Subscribed and sworn to before me this 23 day of June, 2020.



[Signature]
Notary Public In and For Dallas County, TX

Community Development Department
Building Inspection Division

Signs/BOA/BOASignApp

Commerce St.

E Interstate 30
Frontage Rd.

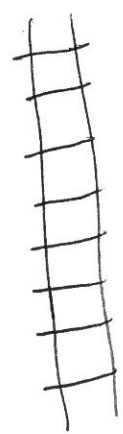
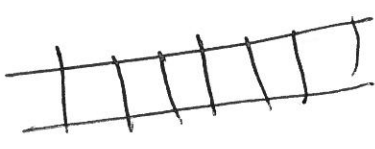
Grass

Grass

Clay Cooley
Ayuneei

Flapole

Flapole



DIMINISHING SECTION STEEL CONCEALED HALYARD GROUND SET FLAGPOLE

STANDARD FITTINGS

FINIAL: (The flagpole division of NAAMM recommends that no Finial, other than the internal Halyard Truck itself be used on the Concealed Halyard Flagpole.)

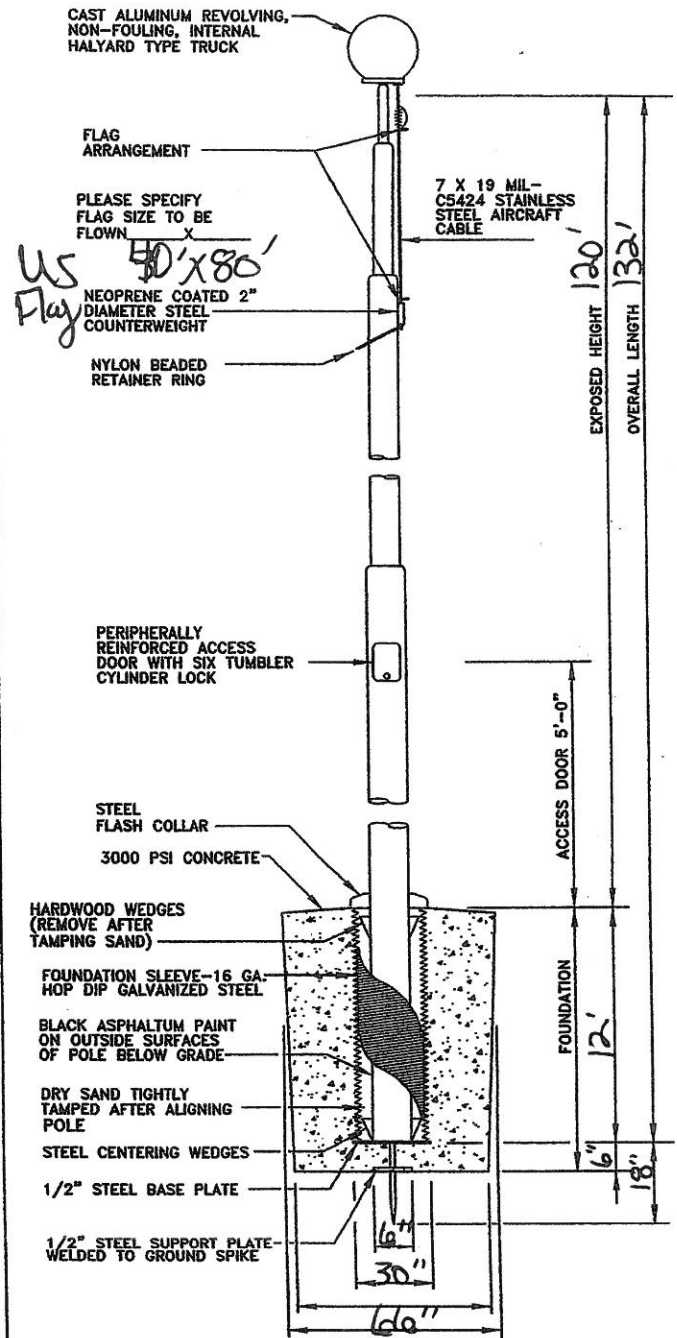
TRUCK: Heavy duty, cast aluminium, internal halyard type, revolving non-fouling, gold powder coated, equipped with upper and lower sealed bearings assemblies and a stainless steel spindle for flagpoles up to 130'. Larger flagpoles will come with two spun steel hemispheres, automotive type sealed bearing assemblies and a welded in steel spindle.

HALYARD: Halyard and flag arrangement are 1/8" and 3/16" stainless steel aircraft cable, with attachment ends crimped over 1/8" stainless steel yokes and joined by a stainless steel quicklink. Cable is two piece, joined by a stainless steel swivel at mid-point. The flag arrangement is sized to accommodate an appropriate size flag and is supplied complete with two heavy duty swivel snaps, neoprene coated counterweight, and beaded nylon retainer rings.

WINCH: ~~Stainless steel, direct drive, accessible for maintenance only through a reinforced access opening, which is covered by a removable door finished to match flagpole shaft and contains a six tumbler cylinder lock, Winch is gearless, operable only by a removable crank handle and locks in any position upon removal of the crank handle.~~

*Electric Winch
See Attached*

FOUNDATION TUBE: Fabricated from 16GA. galvanized steel, with a steel base plate whose square dimension is 4" larger than the I.D. of the sleeve. A setting plate 6" square is securely welded to the ground spike 6" below the base plate. The ground spike is 3/4" diameter and 36" in length.



PROJECT NO.	CL GROUND SET DIM. SECTION STEEL FLAGPOLE		
LOC. <i>Rockwall, TX</i>	EXP. HT. <i>120'</i>	OVERALL HT. <i>132'</i>	NO. OF SEC. <i>5</i>
ARCHT:	BUTT. DIA. <i>24"</i>	TOP DIA. <i>6.625"</i>	WALL THICKNESS <i>.375</i>
CONT R:	SHP IN <i>5</i> SEC.		FINISH: <i>powder coat</i>
CUST: <i>Clay Coody Hyundai</i>			

EXPOSED HEIGHT	OVERALL LENGTH	TOP DIAMETER	BOTTOM DIAMETER	BUTT WALL THICKNESS	SHIP SECTIONS	NO. OF SECTIONS	FLAG SIZE	SHIPPING WEIGHT
<i>120'</i>	<i>132'</i>	<i>6.625"</i>	<i>24"</i>	<i>.375</i>	<i>5</i>	<i>5</i>	<i>40'x80</i>	<i>10,100#</i>

WARNING: Extreme Caution should be exercised when installing flagpoles near overhead power lines, or in the vicinity of buried cables.

CITY OF ROCKWALL

ORDINANCE NO. **20-XX**

SPECIFIC USE PERMIT NO. **S-2XX**

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) FOR A *STRUCTURE THAT EXCEEDS 60-FEET IN HEIGHT IN A LIGHT INDUSTRIAL (LI) DISTRICT* TO ALLOW THE CONSTRUCTION OF A FLAG POLE ON A 4.39-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK 1, ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 Nabih Saeed of Symonds Flags and Poles, Inc. on behalf of Clay Cooley for the approval of a Specific Use Permit (SUP) for a *structure that exceeds 60-feet in height in a Light Industrial (LI) District* to allow the construction of a flag pole on an existing motor vehicle dealership on a 4.39-acre parcel of land being described as Lot 1, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1540 E. IH-30, 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) for a *structure that exceeds 60-feet in height in a Light Industrial (LI) District* to allow the construction of a flag pole on an existing motor vehicle dealership in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, 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 03.04, *Flag Poles*, of Article 04, *Permissible Uses*, and Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction and continued operation of a flag pole on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of a flag pole on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a flag pole on the *Subject Property* shall generally conform to the Flag Pole Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The proposed flag pole shall not exceed a maximum overall height of 120-feet as measured from grade.
- 4) The flag shall be maintained in good condition free of tears, rips, fraying, or fading.

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 the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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 5TH DAY OF OCTOBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 21, 2020

2nd Reading: October 5, 2020

Exhibit 'A'
Location Map and Survey

Address: 1540 E. IH-30

Legal Description: Lot 1, Block 1, Rockwall Recreational Addition

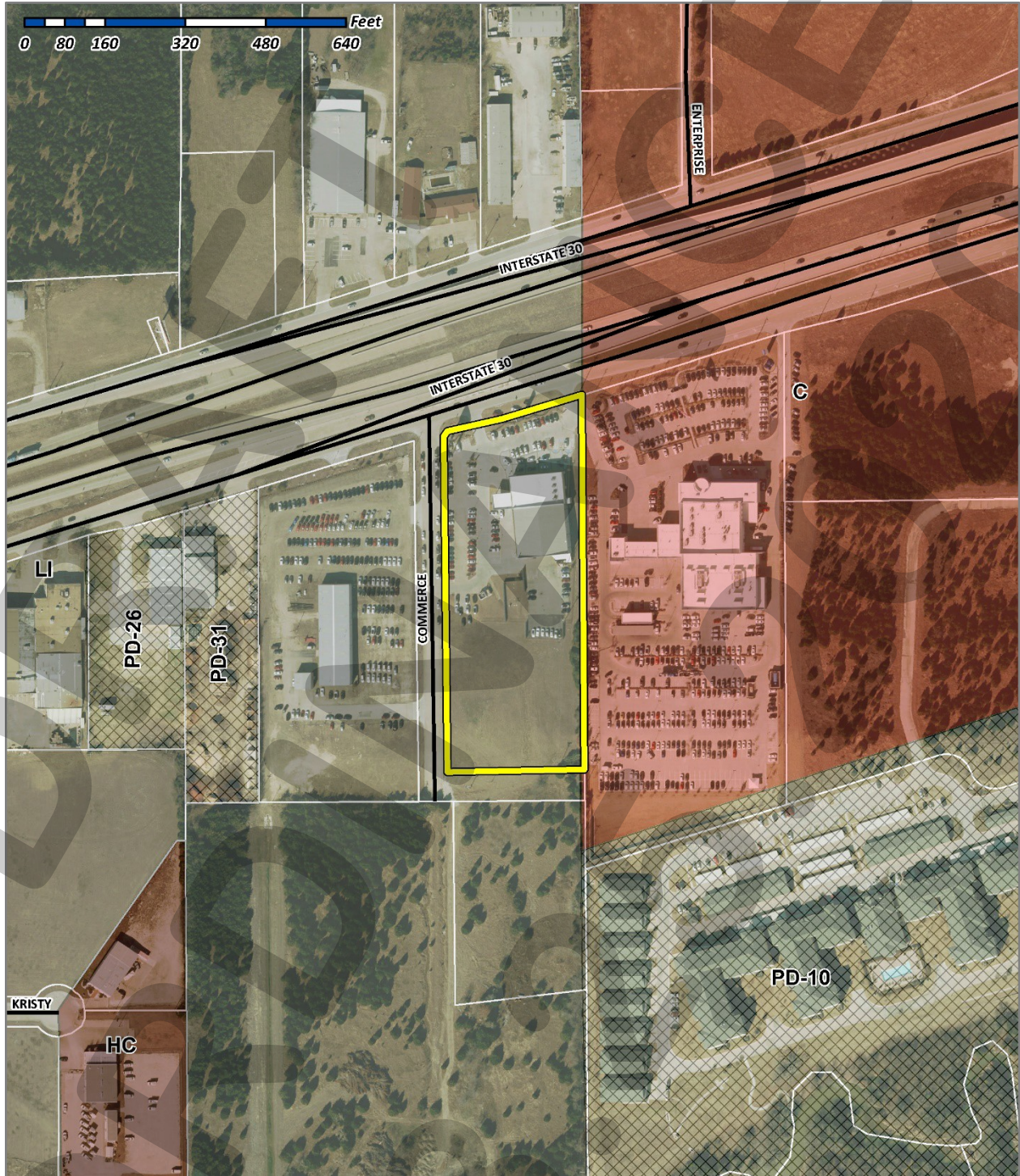


Exhibit 'B':
Concept Plan



Exhibit 'C':
Flag Pole Elevations

DIMINISHING SECTION STEEL CONCEALED HALYARD GROUND SET FLAGPOLE

STANDARD FITTINGS

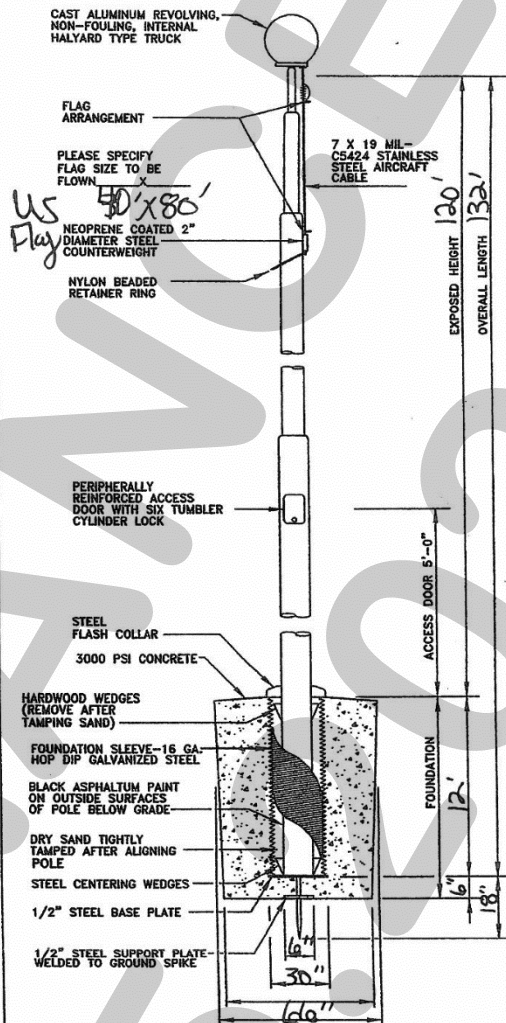
FINIAL: (The flagpole division of NAAMM recommends that no Finial, other than the internal Halyard Truck itself be used on the Concealed Halyard Flagpole.)

TRUCK: Heavy duty, cast aluminium, internal halyard type, revolving non-fouling, gold powder coated, equipped with upper and lower sealed bearings assemblies and a stainless steel spindle for flagpoles up to 130'. Larger flagpoles will come with two spun steel hemispheres, automotive type sealed bearing assemblies and a welded in steel spindle.

HALYARD: Halyard and flag arrangement are 1/8" and 3/16" stainless steel aircraft cable, with attachment ends crimped over 1/8" stainless steel yokes and joined by a stainless steel quicklink. Cable is two piece, joined by a stainless steel swivel at mid-point. The flag arrangement is sized to accommodate an appropriate size flag and is supplied complete with two heavy duty swivel snaps, neoprene coated counterweight, and beaded nylon retainer rings.

WINCH: Stainless steel, direct drive, accessible for maintenance only through a reinforced access opening, which is covered by a removable door finished to match flagpole shaft and contains a six tumbler cylinder lock. Winch is gearless, operable only by a removable crank handle and locks in any position upon removal of the crank handle.

FOUNDATION TUBE: Fabricated from 16GA. galvanized steel, with a steel base plate whose square dimension is 4" larger than the I.D. of the sleeve. A setting plate 6" square is securely welded to the ground spike 6" below the base plate. The ground spike is 3/4" diameter and 36" in length.



PROJECT NO.	GROUND SET DIM. SECTION STEEL FLAGPOLE
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CONT R:	SHP IN 5 SEC. FINISH: powder coat
CUST: Clay Cooby Hyundai	

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WARNING: Extreme Caution should be exercised when installing flagpoles near overhead power lines, or in the vicinity of buried cables.