



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2021-017 P&Z DATE 06/15/21 CC DATE 06/20/21 APPROVED/DENIE
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input 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. 22021-017

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
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NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Airport Road (Rockwall CAD Property ID: 11011)

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION South Side of Airport Road East of S. John King

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE Agricultural

PROPOSED ZONING LI

PROPOSED USE Warehouse/Distribution Center

ACREAGE 17.03

LOTS [CURRENT] 1

LOTS [PROPOSED] 4

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 RBB/GCF Properties, LP

APPLICANT Intrepid Equity Investments, LLC

CONTACT PERSON Robert B. Baldwin III

CONTACT PERSON Tyler Wood

ADDRESS 4500 Christopher Drive

ADDRESS 4131 Spicewood Springs Rd. Suite E4

CITY, STATE & ZIP Austin, TX 78746

CITY, STATE & ZIP Austin, TX 78759

PHONE 512-751-4500

PHONE 214-909-9202

E-MAIL rbbaldwin3@me.com

E-MAIL twood@intrepid-equity.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tyler Wood Owner's Representative ~~[OWNER]~~ THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

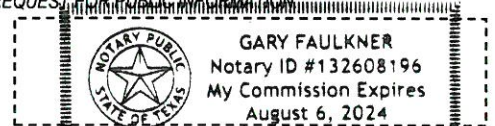
Owner's Representative

"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 \$ 455.45 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF May, 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 14 DAY OF May, 2021.

Owner's Representative Tyler Wood
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES Aug. 6, 2024

BALDWIN INTERESTS

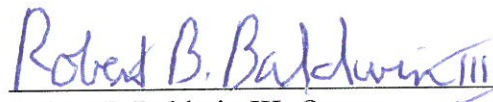
April 29, 2021

Ryan Miller
Director of Planning
385 S. Goliad Street
Rockwall, TX 75087

Re: Letter of Authorization for the submission and processing of a zoning application for approximately 17.03 acres located on Airport Road, Rockwall, TX (the "Property") legally described as: A0102.D HARR TRACT 4, 17.923 ACRES

Mr. Miller:

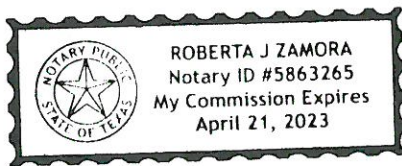
I, Robert B Baldwin III, own the Property. I have contracted to sell the Property with Intrepid Equity Investments, LLC ("Applicant") and do hereby authorize Applicant to file and process a zoning application on the Property and to address related land use matters. This authorization shall remain valid until expressly revoked in writing.


Robert B Baldwin III, Owner

State of Texas

County of Travis

This instrument was acknowledged before me on this 29th day of April, 2021, by Robert B Baldwin III.



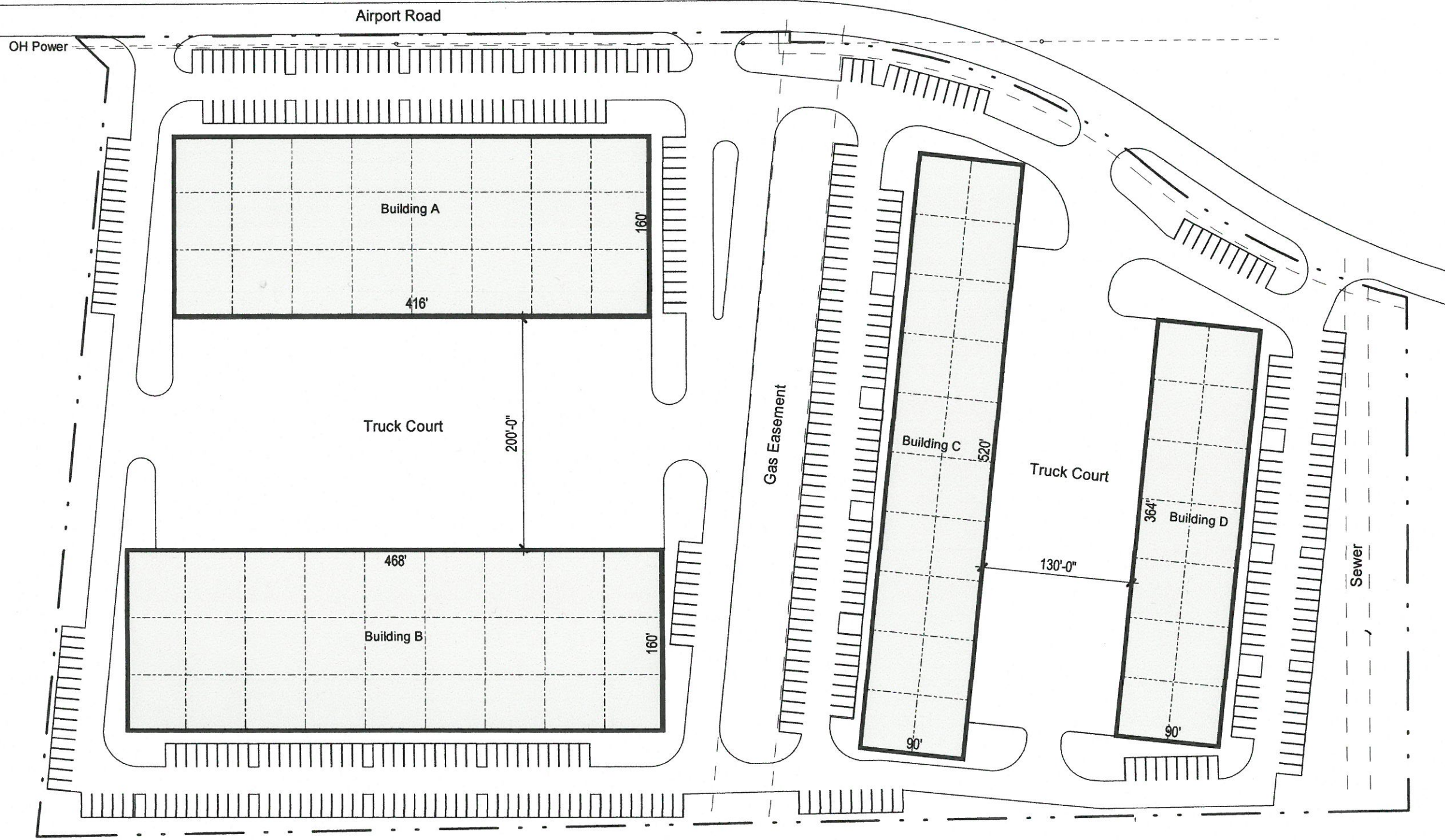

Notary Public in and for the State of Texas

Summary of Explanation

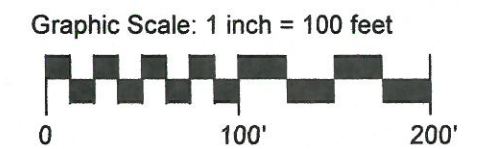
This application requests Light Industrial (LI) zoning on the subject property to facilitate the eventual development and construction of approximately 220,000 square feet of warehouse and distribution buildings, delivered in multiple phases. These buildings will be built to flexibly accommodate both regional warehouse users and local office/warehouse requirements that are under-served in Rockwall county area.

Intrepid Equity Investments, which focuses on enabling targeted economic development by developing thoughtful, functional spaces for commerce, or platforms for growth. With that goal, the Applicant appreciates of the opportunity to work with the City of Rockwall on this request and the project. Intrepid's core investment strategy is focused on suburban growth markets similar to that of Rockwall. The goal is always to work in tandem with local authorities to enable projects that cater to businesses that are intentional in creating long-term locations that are beneficial to business, their employees, and the City alike.

Applicant believes that the approval of this request and the subsequent construction of the Project will be additive to the notable and increasing velocity of job creation occurring in Rockwall. Based on initial market reactions to this potential development, Intrepid is confident the Project will be successful.



Entire Site	17.03 ac
Building A	66,560 SF
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Building D	32,760 SF
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**Airport Road, Rockwall
OPTION 1**



DATE: 20XX-XX-XX

DESCRIPTION

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 18.07 acres tract of land as described in a Warranty deed from Location Plus, Inc. to Flexible Investments, Inc., dated May 13, 2008 and being recorded in Volume 5462, Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North right-of-way line of Union Pacific Railroad, at the Southeast corner of said 18.023 acres tract of land, said point being at the Southwest corner of a 2.90 acres tract of land as described in a Deed to Randy Garrett as recorded in Volume 421, Page 142 of the Real Property Records of Rockwall County, Texas;

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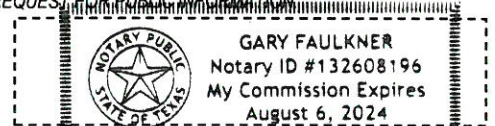
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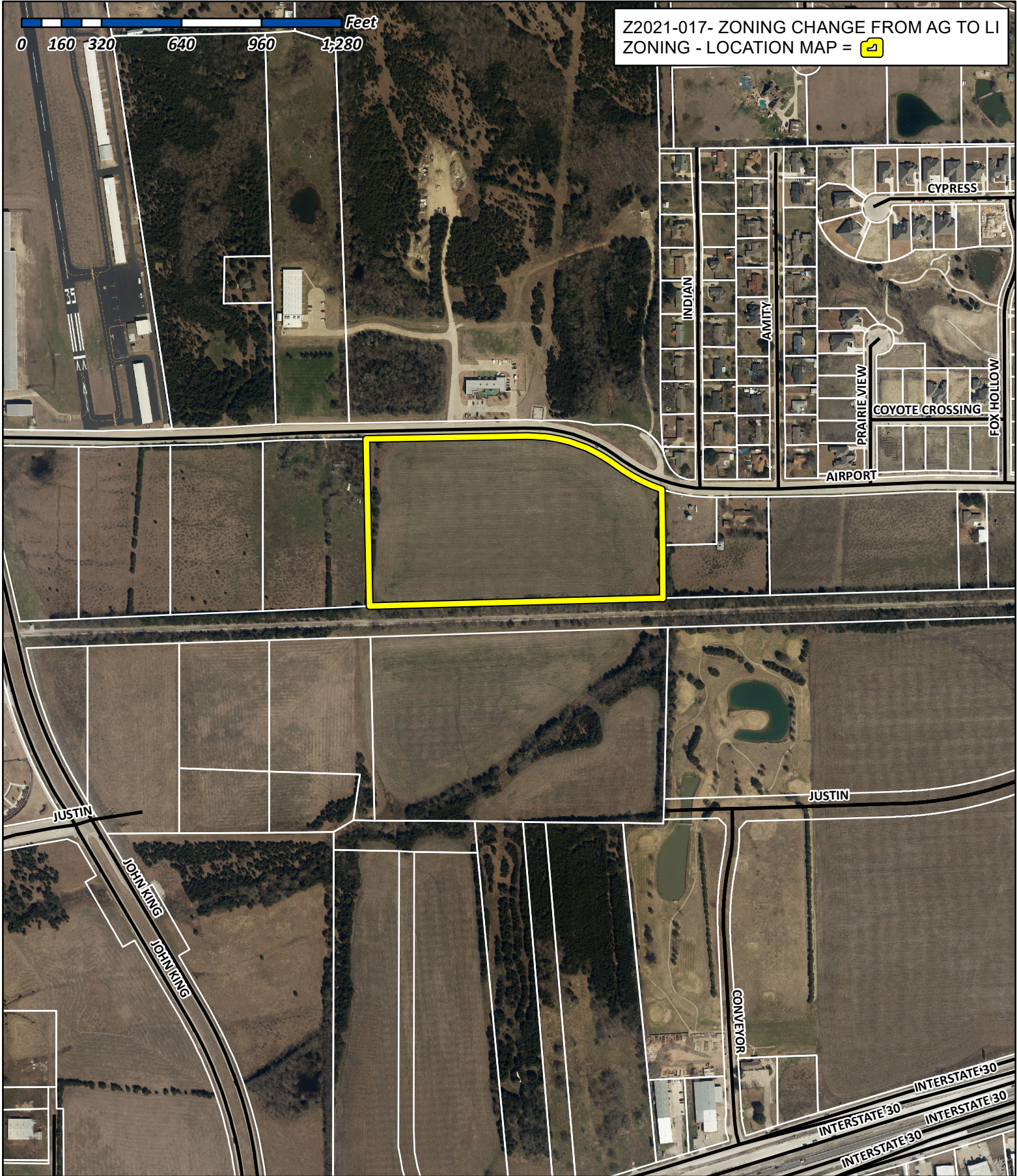
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES Aug. 6, 2024



Z2021-017- ZONING CHANGE FROM AG TO LI
 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.

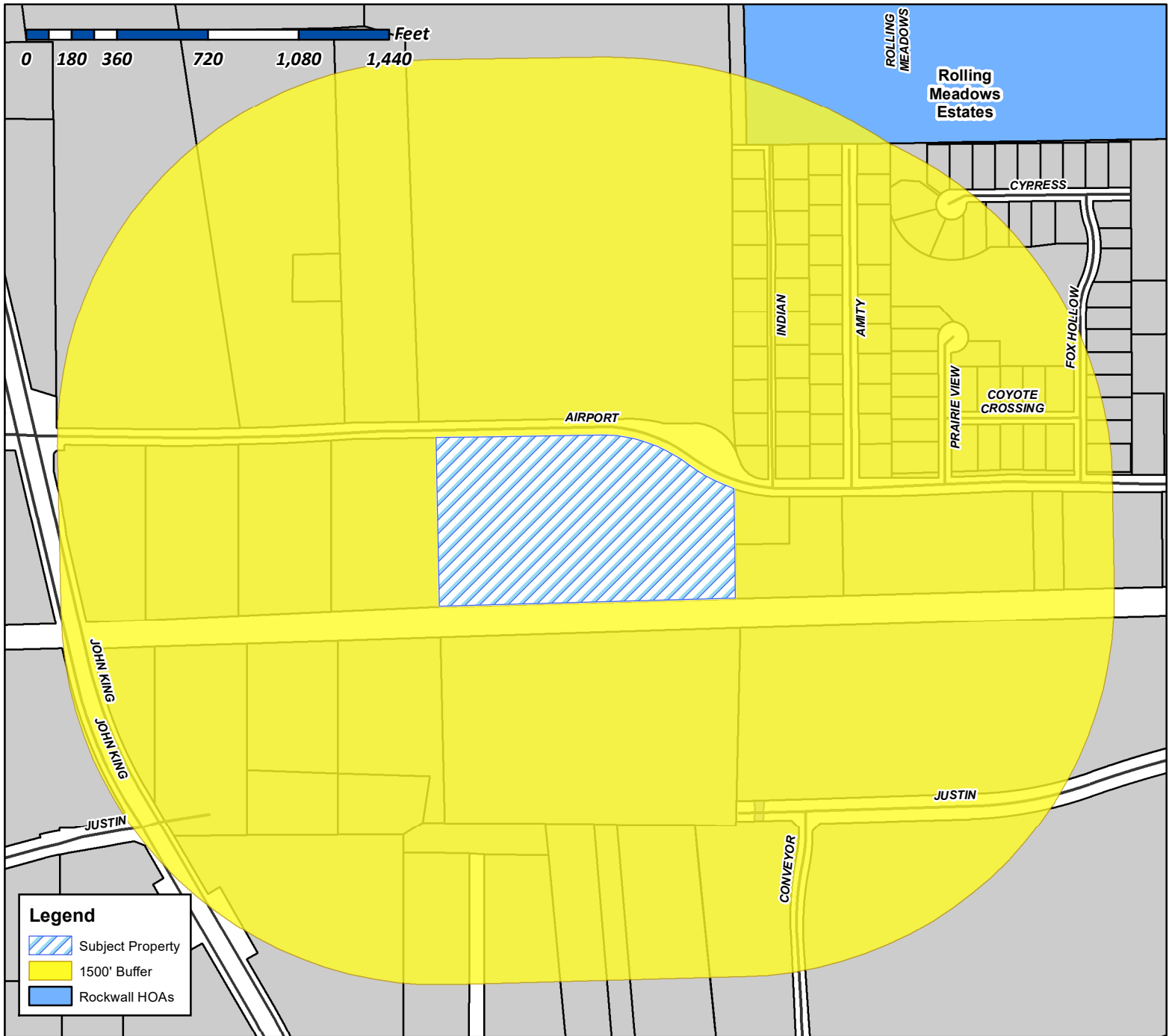




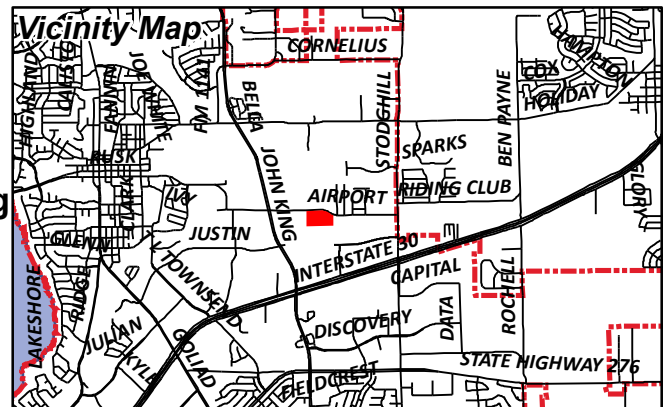
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Case Number: Z2021-017
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of Airport Rd. East of John King



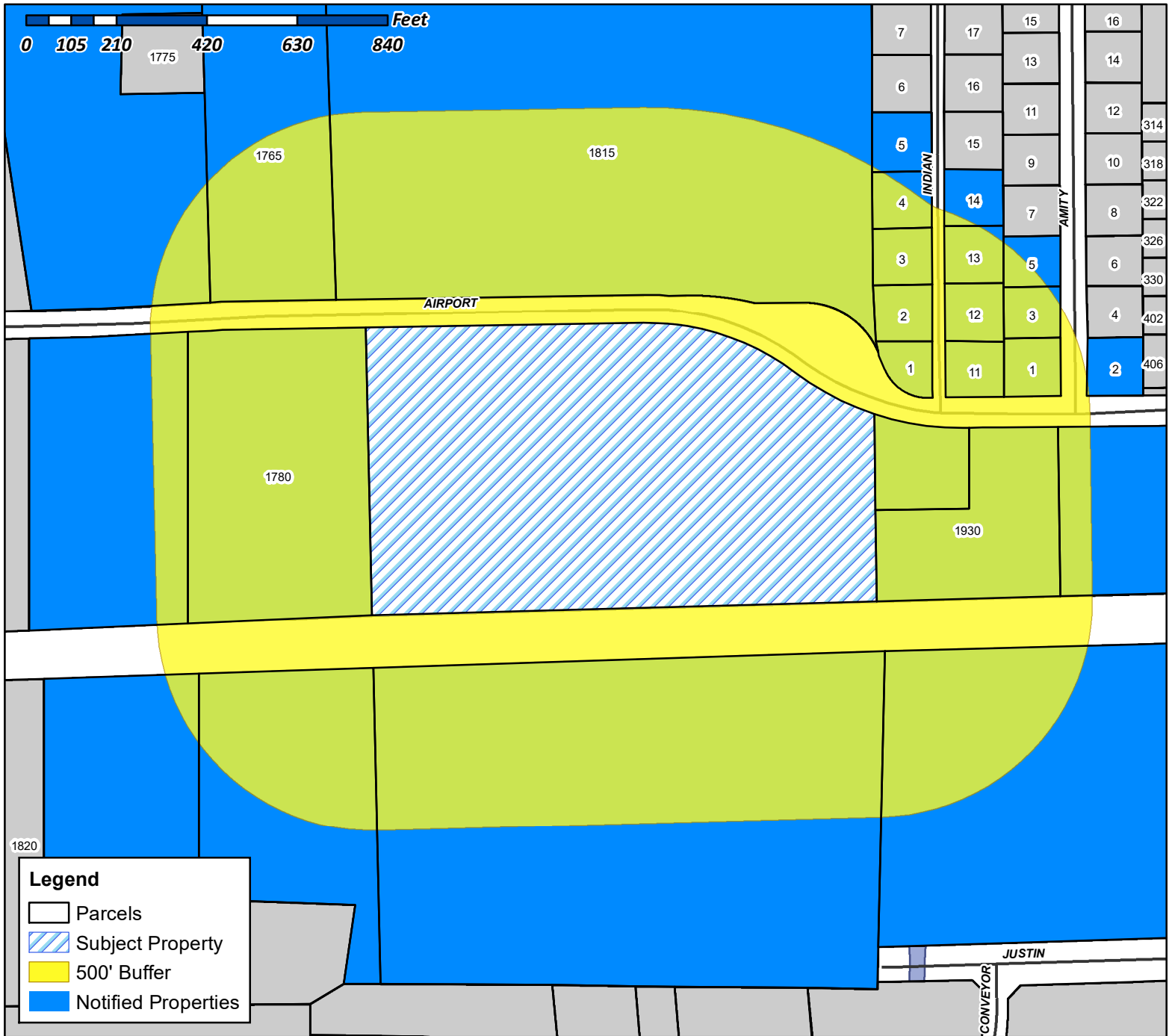
Date Created: 5/17/2021
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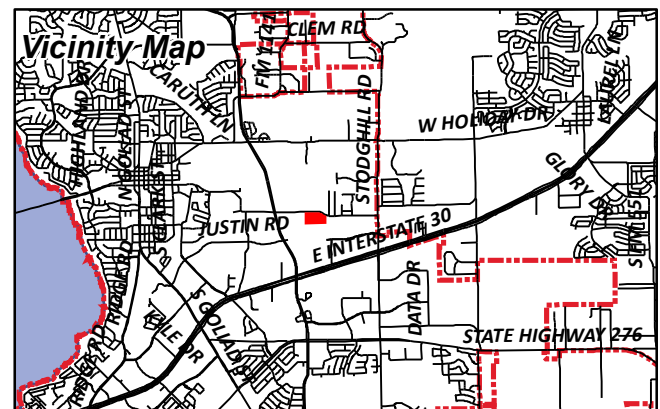
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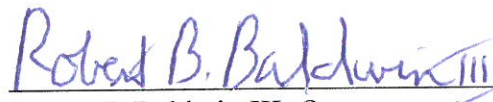
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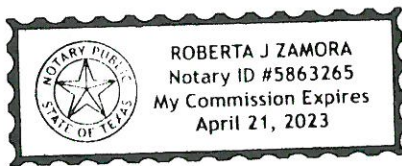
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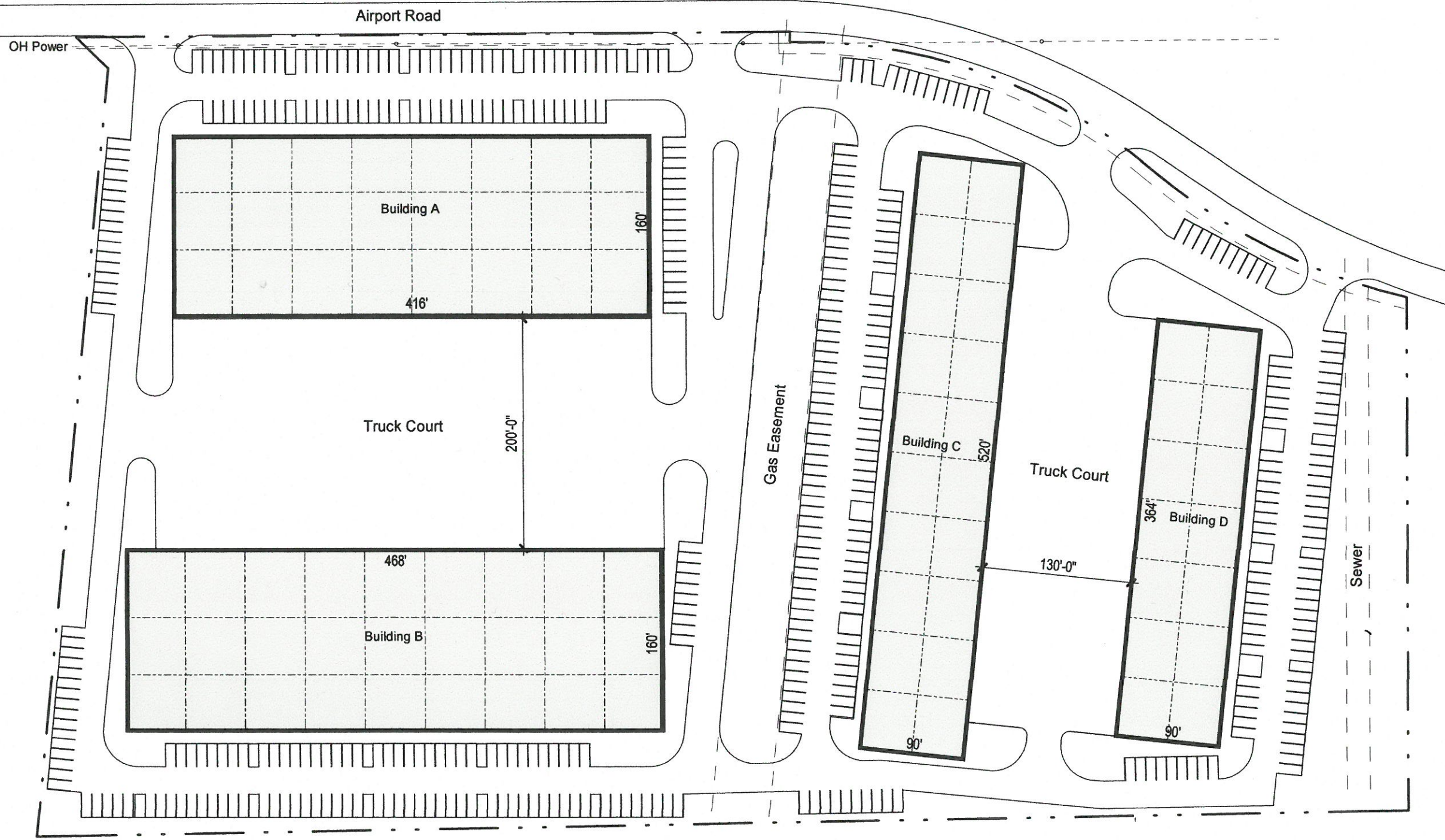

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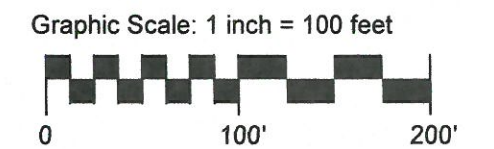
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Airport Road, Rockwall
OPTION 1



DATE: 20XX-XX-XX

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PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: Z2021-017
PROJECT NAME: Zoning Change from AG to LI
SITE ADDRESS/LOCATIONS:
CASE CAPTION:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	05/20/2021	Needs Review

05/20/2021: Z2021-017; Change of Zoning from AG to LI

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard.

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

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.

I.4 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on May 25, 2021.
- 2) Planning & Zoning Public Hearing meeting will be held on June 15, 2021.
- 3) City Council Public Hearing will be held on June 21, 2021. (1st Reading of Ordinance)
- 4) City Council meeting will be held on July 6, 2021. (2nd Reading of Ordinance)

I.5 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City requires that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Approved

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees
- I - Minimum easement width is 20' for new easements. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- I - Must plat the property.
- I - Need written permission from the gas company to build across their easement

Drainage Items:

- I - Detention is required.
- I - Detention outfall must be at sheet flow conditions when storm water crosses the property line.
- I - Manning's C-value is per zoning type.
- I - Dumpster areas to drain to oil/water separator and then to the storm lines.
- I - No vertical walls allowed in detention easements

Roadway Paving Items:

- I - Parking to be 20'x9' facing the building or nose-to-nose.
- I - No dead-end parking allowed.
- I - Drive isles to be 24' wide.
- I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.
- I - Any street paving that is removed for tie-ins will require full panel concrete replacement.
- I - Driveway radii to be 30' minimum.
- I - Driveway radius must be at least 10' away from the curb inlet.
- I - Dedicate half of the 65' ROW for Airport Road (32.5' from Centerline)
- I - 5' wide sidewalk, 2' inside the ROW, along all frontage.
- I - Must meet City's driveway spacing requirements

Water and Wastewater Items:

- I - Show proposed utility lines (Water, Sewer, etc.)
- I - Only one use allowed off a dead-end line (domestic, irrigation, fire hydrant, etc.)
- I - Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- I - Water line is on the North side of the street. full panel concrete replacement is required.

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

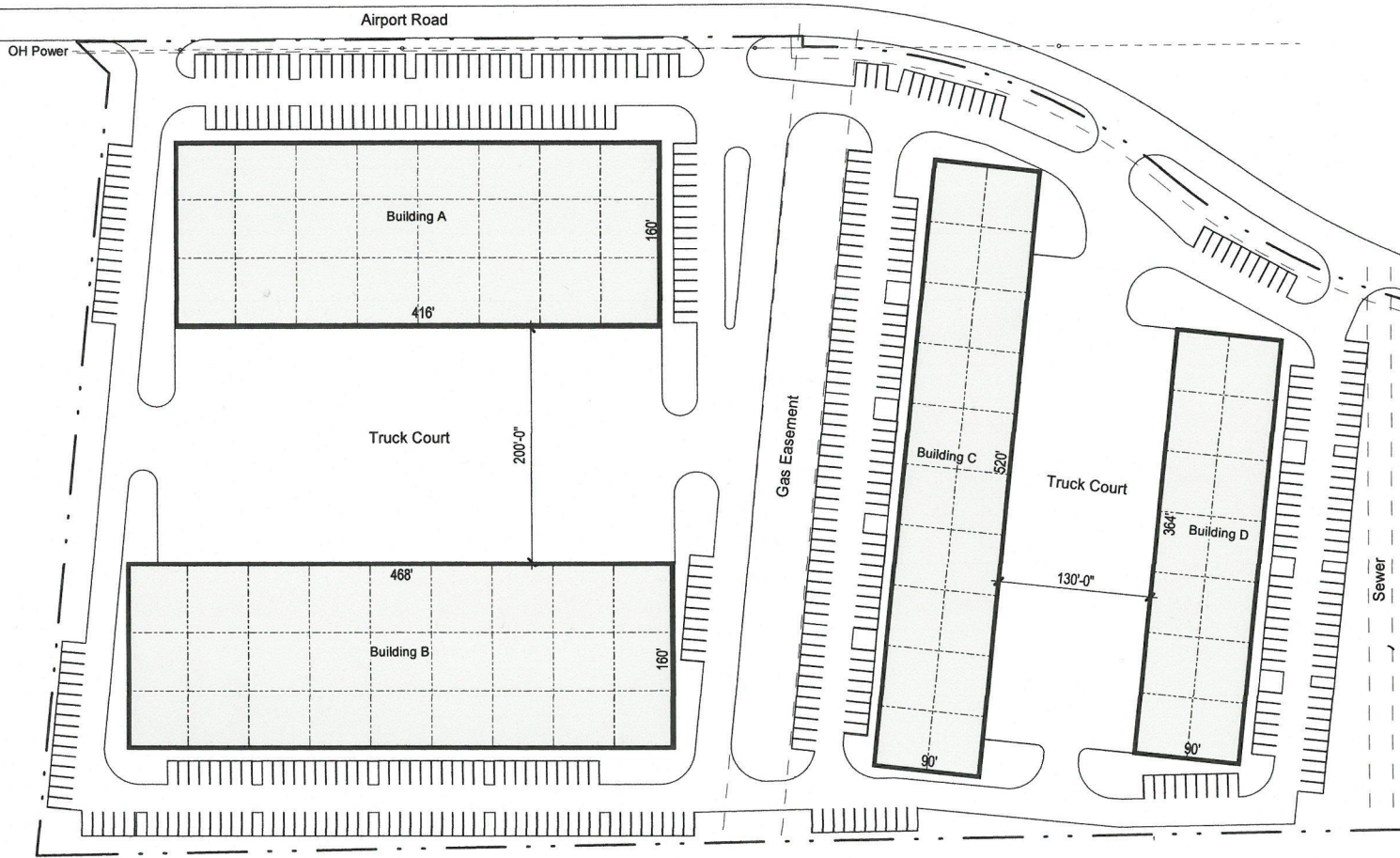
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved

No Comments

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

FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved

05/17/2021: No comments



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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-017

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Airport Road (Rockwall CAD Property ID: 11011)

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION South Side of Airport Road East of S. John King

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE Agricultural

PROPOSED ZONING LI

PROPOSED USE Warehouse/Distribution Center

ACREAGE 17.03

LOTS [CURRENT] 1

LOTS [PROPOSED] 4

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 RBB/GCF Properties, LP

APPLICANT Intrepid Equity Investments, LLC

CONTACT PERSON Robert B. Baldwin III

CONTACT PERSON Tyler Wood

ADDRESS 4500 Christopher Drive

ADDRESS 4131 Spicewood Springs Rd. Suite E4

CITY, STATE & ZIP Austin, TX 78746

CITY, STATE & ZIP Austin, TX 78759

PHONE 512-751-4500

PHONE 214-909-9202

E-MAIL rbbaldwin3@me.com

E-MAIL twood@intrepid-equity.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tyler Wood, Owner's Representative ~~[OWNER]~~ THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

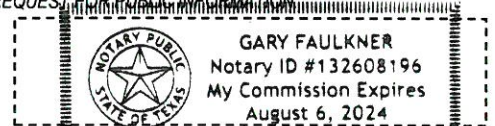
Owner's Representative

"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 \$ 455.45 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF May, 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."

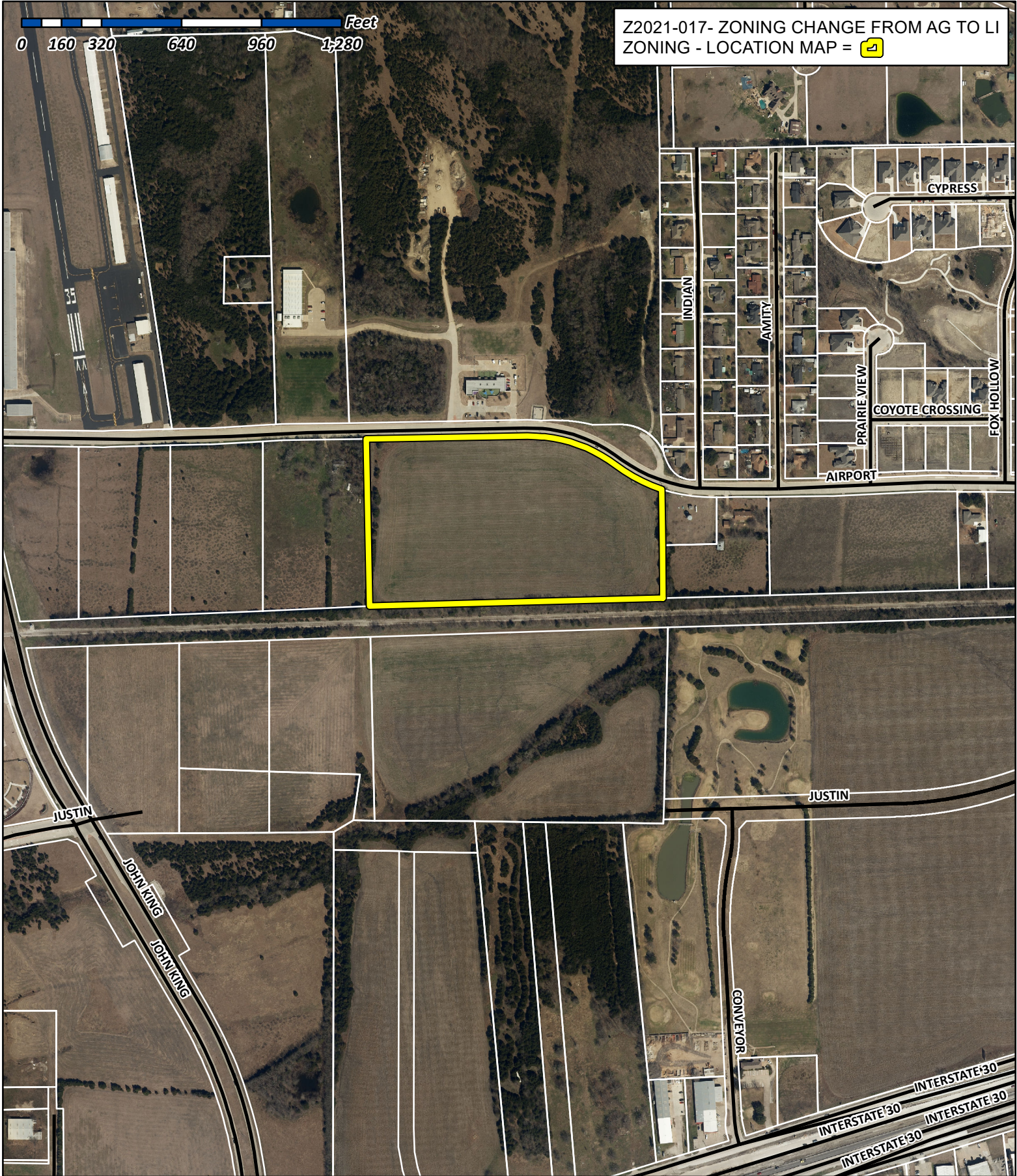
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF May, 2021.

Owner's Representative Tyler Wood
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES Aug. 6, 2024



Z2021-017- ZONING CHANGE FROM AG TO LI
 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.

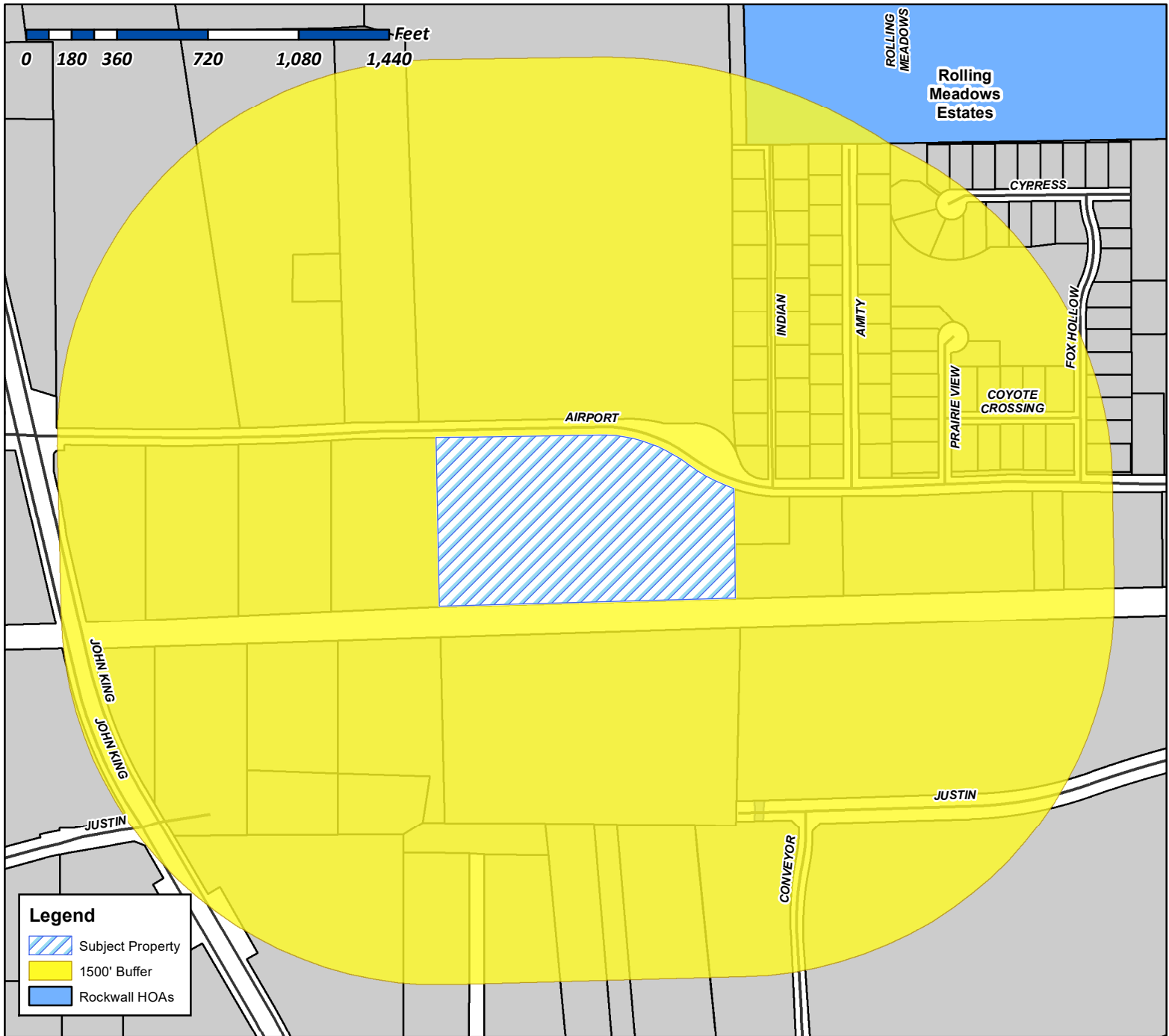




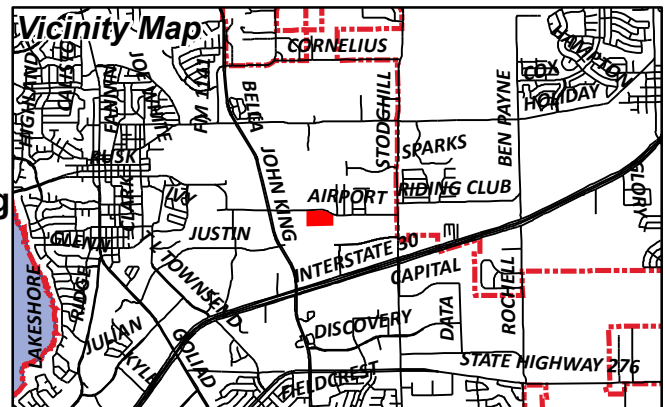
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2021-017
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of Airport Rd. East of John King



Date Created: 5/17/2021
 For Questions on this Case Call (972) 771-7745

DAVIS LISA M
1 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
1 INDIAN TRL
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA
14 INDIAN TRAIL
ROCKWALL, TX 75087

ATHEY JACKIE RAY
1780 AIRPORT RD
ROCKWALL, TX 75087

GARRETT RANDY SCOTT
1930 AIRPORT RD
ROCKWALL, TX 75087

KHAN ZIAUR RASHID
2 AMITY LN
ROCKWALL, TX 75087

WACK LINDSEY P & DONNETTE
2 INDIAN TRL
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

PARRISH ELSIE JOAN
3 AMITY LANE
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

ROCKWALL PRESBYTERIAN CHURCH
306 EAST RUSK ST
ROCKWALL, TX 75087

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JCP 11029 LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

TABIRA JACOB M & MARIA A
4 INDIAN TRL
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

RBB/GCF PROPERTIES LP
P O BOX 1526
AUSTIN, TX 78767

ATHEY JACKIE RAY
P.O. BOX 219
LAVON, TX 75166

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

WACK LINDSEY P & DONNETTE
PO BOX 2545
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
PO BOX 511
FATE, 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. Z2021-017: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, 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, June 15, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 21, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 21, 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. Z2021-017: Zoning Change from AG to LI

Please place a check mark on the appropriate line below:

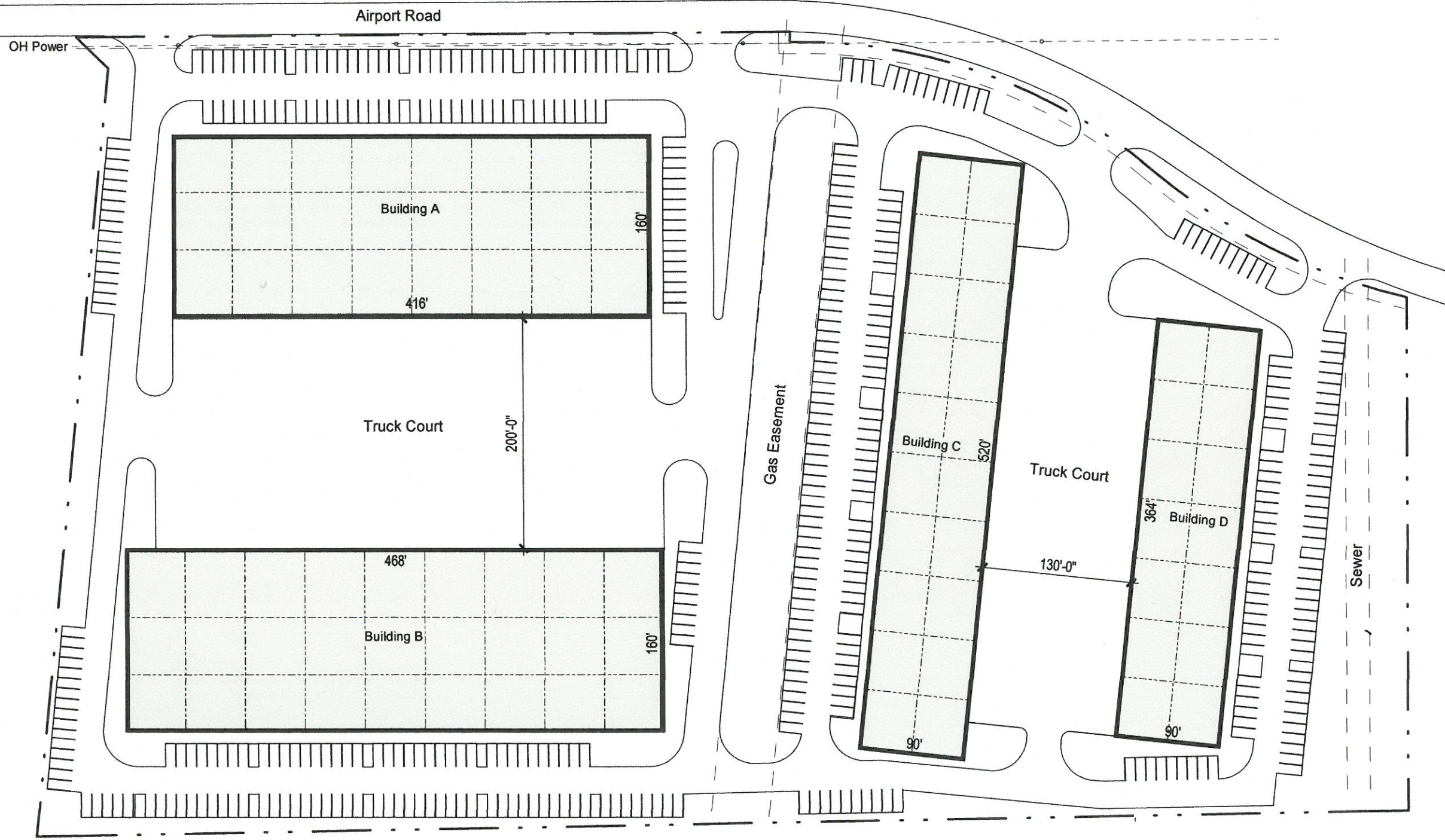
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

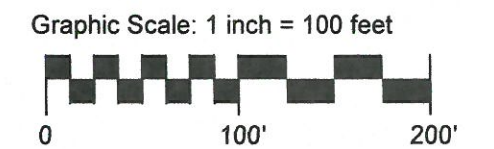
Name: [Redacted]
Address: [Redacted]

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



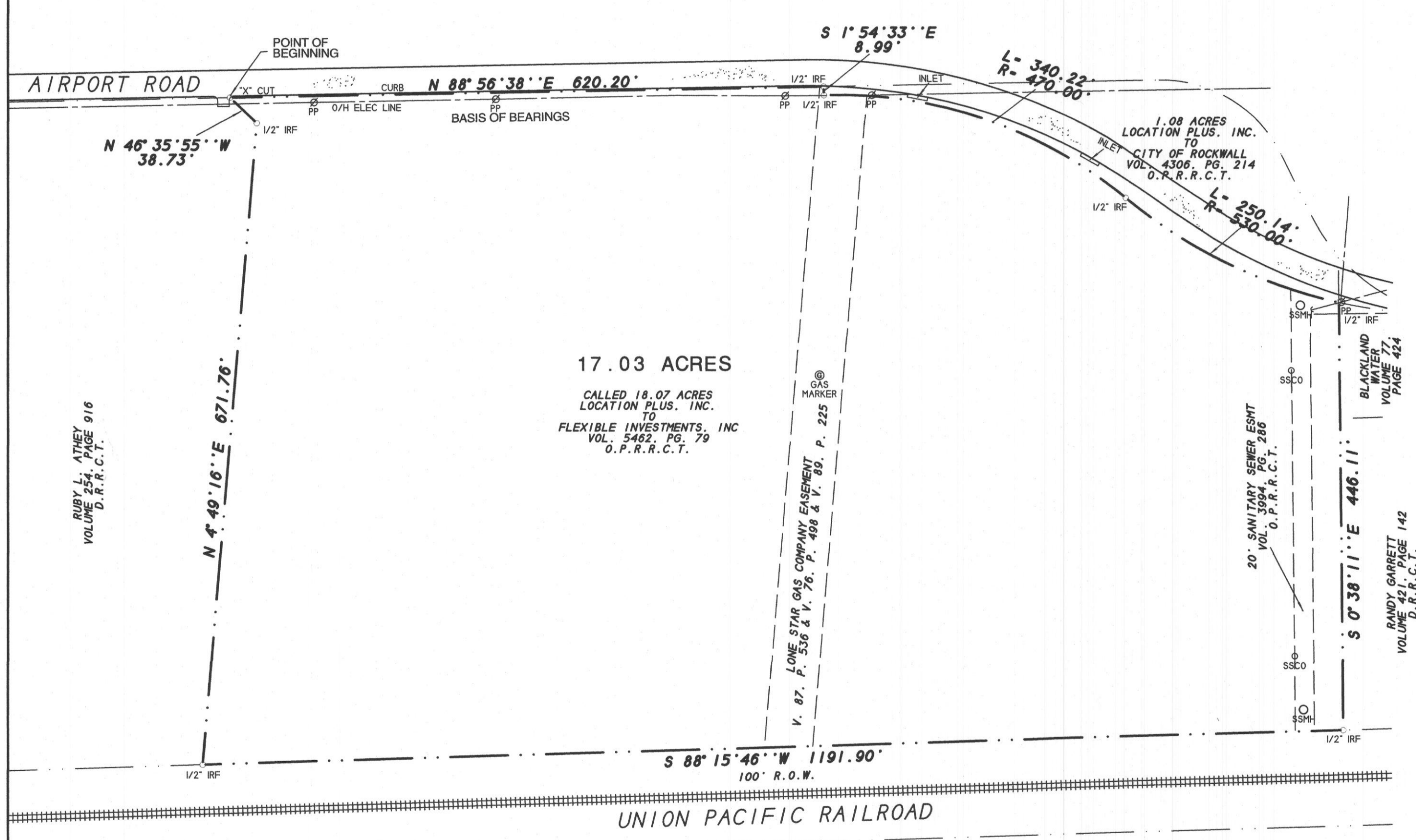
Entire Site	17.03 ac
Building A	66,560 SF
Building A Parking	110
Building B	74,880 SF
Building B Parking	116
Building C	46,800 SF
Building C Parking	119
Building D	32,760 SF
Building D Parking	90



Airport Road, Rockwall
OPTION 1



DATE: 20XX-XX-XX



17.03 ACRES
 CALLED 18.07 ACRES
 LOCATION PLUS, INC.
 TO
 FLEXIBLE INVESTMENTS, INC
 VOL. 5462, PG. 79
 O.P.R.R.C.T.

RUBY L. ATHEY
 VOLUME 254, PAGE 916
 D.R.R.C.T.

GAS MARKER
 LONE STAR GAS COMPANY EASEMENT
 V. 87, P. 536 & V. 76, P. 498 & V. 89, P. 225
 VOL. 3004, PG. 266
 O.P.R.R.C.T.

20' SANITARY SEWER EASMT
 VOL. 3004, PG. 266
 O.P.R.R.C.T.

BLACKLAND WATER
 VOLUME 77,
 PAGE 424
 RANDY GARRETT
 VOLUME 421, PAGE 142
 D.R.R.C.T.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 18.07 acres tract of land as described in a Warranty deed from Location Plus, Inc. to Flexible Investments, Inc., dated May 13, 2008 and being recorded in Volume 5462, Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North right-of-way line of Union Pacific Railroad, at the Southeast corner of said 18.023 acres tract of land, said point being at the Southwest corner of a 2.90 acres tract of land as described in a Deed to Randy Garrett as recorded in Volume 421, Page 142 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 15 min. 46 sec. W. along said right-of-way line, a distance of 1191.90 feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Deed to Ruby L. Athey as recorded in Volume 254, Page 916 of the Real Estate Records of Rockwall County, Texas;

THENCE N. 04 deg. 49 min. 16 sec. E. along the East line of said Athey tract, a distance of 671.76 feet to a 1/2" iron rod found for corner;

THENCE N. 46 deg. 35 min. 55 sec. W. a distance of 38.73 feet to a "x" found chiseled in concrete for corner in the South line of Airport Road at the Northeast corner of said Athey tract;

THENCE N. 88 deg. 56 min. 38 sec. E. along the South line of Airport Road, a distance of 620.20 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 54 min. 33 sec. E. along said right-of-way line, a distance of 8.99 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 41 deg. 28 min. 29 sec., a radius of 470.00 feet, a tangent of 177.95 feet, a chord of S. 71 deg. 10 min. 20 sec. E., 332.84 feet along said right-of-way line, an arc distance of 340.22 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 27 deg. 02 min. 27 sec., a radius of 530.00 feet, a tangent of 127.44 feet, a chord of S. 63 deg. 57 min. 20 sec. E., 247.82 feet along said right-of-way line, an arc distance of 250.14 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 38 min. 11 sec. E. a distance of 446.11 feet to the POINT OF BEGINNING and containing 741,739 square feet or 17.03 acres of land.

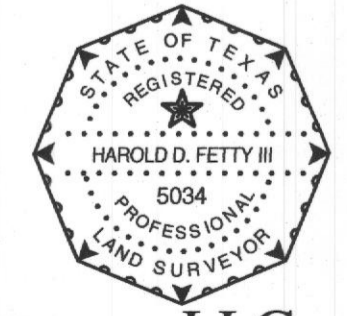
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PER DEED IN VOLUME 5462, PAGE 79, O.P.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Flexible Investments, Inc. at Airport Road, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 4th day of September, 2019.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND	
⊙	TELEPHONE
⊙	CABLE WIRE
⊙	GAS
⊙	SEA PETER
⊙	ELEC
⊙	ELECTRIC METER
⊙	TELE
⊙	FRAME
⊙	POST
⊙	HYDRANT
⊙	PP
⊙	PIKE
⊙	POST
⊙	UP
⊙	BOX
⊙	WATER
⊙	WATER METER
⊙	LIGHT
⊙	WELL
⊙	BOX
⊙	NO FOUND
⊙	FOUND
⊙	CONCRETE
⊙	PREPARED
⊙	TRAIL
⊙	PROPERTY LINE
⊙	PROPERTY LINE

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY ACCEPTED BY:
 _____ DATE _____
 _____ DATE _____

SURVEY DATE September 4, 2019
 SCALE 1" = 100' FILE # 2019/20000606
 CLIENT FLEXIBLE GF # NONE

DESCRIPTION

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BALDWIN INTERESTS

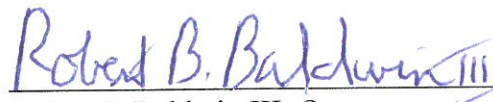
April 29, 2021

Ryan Miller
Director of Planning
385 S. Goliad Street
Rockwall, TX 75087

Re: Letter of Authorization for the submission and processing of a zoning application for approximately 17.03 acres located on Airport Road, Rockwall, TX (the "Property") legally described as: A0102.D HARR TRACT 4, 17.923 ACRES

Mr. Miller:

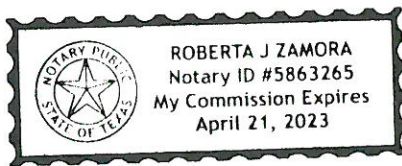
I, Robert B Baldwin III, own the Property. I have contracted to sell the Property with Intrepid Equity Investments, LLC ("Applicant") and do hereby authorize Applicant to file and process a zoning application on the Property and to address related land use matters. This authorization shall remain valid until expressly revoked in writing.


Robert B Baldwin III, Owner

State of Texas

County of Travis

This instrument was acknowledged before me on this 29th day of April, 2021, by Robert B Baldwin III.




Notary Public in and for the State of Texas

Summary of Explanation

This application requests Light Industrial (LI) zoning on the subject property to facilitate the eventual development and construction of approximately 220,000 square feet of warehouse and distribution buildings, delivered in multiple phases. These buildings will be built to flexibly accommodate both regional warehouse users and local office/warehouse requirements that are under-served in Rockwall county area.

Intrepid Equity Investments, which focuses on enabling targeted economic development by developing thoughtful, functional spaces for commerce, or platforms for growth. With that goal, the Applicant appreciates of the opportunity to work with the City of Rockwall on this request and the project. Intrepid's core investment strategy is focused on suburban growth markets similar to that of Rockwall. The goal is always to work in tandem with local authorities to enable projects that cater to businesses that are intentional in creating long-term locations that are beneficial to business, their employees, and the City alike.

Applicant believes that the approval of this request and the subsequent construction of the Project will be additive to the notable and increasing velocity of job creation occurring in Rockwall. Based on initial market reactions to this potential development, Intrepid is confident the Project will be successful.

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

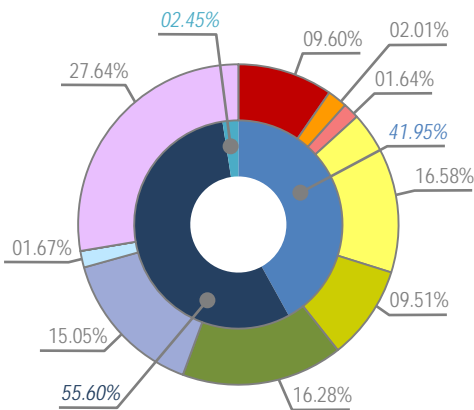
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

 John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

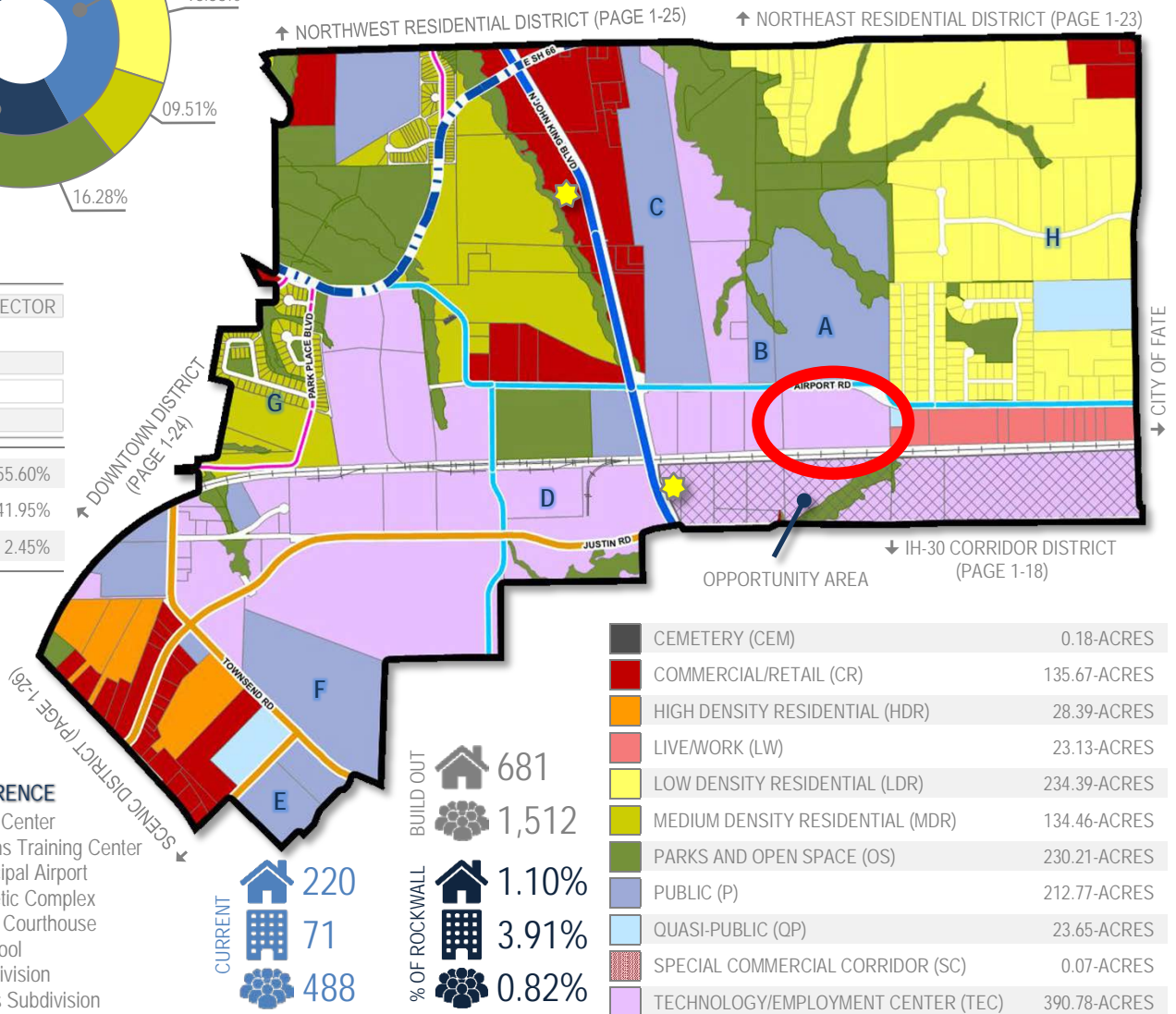
The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), 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* lots in this district, but should be comparable in size to newer developments (i.e. *Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. *are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 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.



Line Style	Description
Thin pink line	MINOR COLLECTOR
Thick blue line	M4U
Thick orange line	M4D
Thick blue line	P6D
Thin blue line	TXDOT 4D




Dark blue square	COMMERCIAL	55.60%
Light blue square	RESIDENTIAL	41.95%
Light green square	MIXED USE	2.45%





POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision




CURRENT

-  220
-  71
-  488

BUILD OUT

-  681
-  1,512

% OF ROCKWALL

-  1.10%
-  3.91%
-  0.82%

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 LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)	S
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Taxidermist Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Outside Storage	(2)	(1)	P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		P
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		S
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Research and Technology or Light Assembly	(15)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	S
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks}	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		S
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	(1)	(1)	S
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Bottle Works for Milk or Soft Drinks	(3)		P
Brewery or Distillery	(4)	(3)	P
Carpet and Rug Cleaning	(5)		P
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		P
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Metal Plating or Electroplating	(11)		S
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		P
Salvage or Reclamation of Products Outdoors	(15)		S
Sheet Metal Shop	(16)		P
Tool, Dye, Gauge and/or Machine Shop	(17)		P
Welding Repair	(18)		P
Winery	(19)	(6)	P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		P
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		P
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna, as an Accessory	(2)	(1)	P

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Commercial Antenna	(3)	(2)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	P
Mounted Commercial Antenna	(7)	(6)	P
Bus Charter Service and Service Facility	(8)		P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Trucking Company	(19)		P
TV Broadcasting and Other Communication Service	(20)		P
Utilities Holding a Franchise from the City of Rockwall	(21)		P
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		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 LIGHT INDUSTRIAL (LI) DISTRICT FOR A 17.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, 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 Tyler Wood of Intrepid Equity Investments, LLC for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the south side of Airport Road, east of the intersection of Airport Road and John King Boulevard, 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 Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*; and Section 05.02, *Light Industrial (LI) 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 6TH DAY OF JULY, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 21, 2021

2nd Reading: July 6, 2021

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 18.07-acres tract of land as described in a Warranty deed from Location Plus, Inc. to Flexible Investments, Inc., dated May 13, 2008 and being recorded in Volume 5462, Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North right-of-way line of Union Pacific Railroad, at the Southeast corner of said 18.023-acres tract of land, said point being at the Southwest corner of a 2.90-acres tract of land as described in a Deed to Randy Garrett as recorded in Volume 421, Page 142 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 15 min. 46 sec. W. along said right-of-way line, a distance of 1191.90-feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Deed to Ruby L. Athey as recorded in Volume 254, Page 916 of the Real Estate Records of Rockwall County, Texas;

THENCE N. 04 deg. 49 min. 16 sec. E. along the East line of said Athey tract, a distance of 671.76-feet to a 1/2" iron rod found for corner;

THENCE N. 46 deg. 35 min. 55 sec. W. a distance of 38.73-feet to a "x" found chiseled in concrete for corner in the South line of Airport Road at the Northeast corner of said Athey tract;

THENCE N. 88 deg. 56 min. 38 sec. E. along the South line of Airport Road, a distance of 620.20-feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 54 min. 33 sec. E. along said right-of-way line, a distance of 8.99-feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 41 deg. 28 min. 29 sec., a radius of 470.00-feet, a tangent of 177.95-feet, a chord of S. 71 deg. 10 min. 20 sec. E., 332.84-feet along said right-of-way line, an arc distance of 340.22-feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 27 deg. 02 min. 27 sec., a radius of 530.00-feet, a tangent of 127.44-feet, a chord of S. 63 deg. 57 min. 20 sec. E., 247.82-feet along said right-of-way line, an arc distance of 250.14-feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 38 min. 11 sec. E. a distance of 446.11-feet to the POINT OF BEGINNING and containing 741,739 square-feet or 17.03-acres of land.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: June 15, 2021

APPLICANT: Tyler Wood; *Intrepid Equity Investments, LLC*

CASE NUMBER: Z2021-017; *Zoning Change from Agricultural (AG) District to Light Industrial (LI) District at the intersection of Airport Road and John King Boulevard*

SUMMARY

Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

BACKGROUND

The City Council approved *Ordinance No. 98-10*, annexing the subject property into the City of Rockwall on March 16, 1998. At the time of annexation, the subject property was zoned as Agricultural (AG) District. No portion of the subject property has been rezoned or developed since the subject property was annexed, and the subject property is currently vacant.

PURPOSE

On May 14, 2021, the applicant -- *Tyler Wood of Intrepid Equity Investments* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Light Industrial (LI) District. The applicant has stated that the purpose of the zoning request is to facilitate the construction of a multi-tenant office/warehouse/distribution facility.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the south side of Airport Road, east of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Airport 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. North of Airport Road is a 64.514-acre tract of land (*i.e. Tract 15, of the D. Harr Survey, Abstract No. 102*), which is owned by the City of Rockwall (*i.e. Animal Adoption Center*). Continuing north are several tracts of properties, zoned Agricultural (AG) District, that have single-family homes situated on them. One (1) of the properties is a vacant tract of land (*i.e. Tract 14, of the D. Harr Survey, Abstract No. 102*) containing 25.87-acres. Beyond this is SH-66, which is identified as a *TXDOT4D (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Continuing south, and adjacent to the *Union Pacific Dallas/Garland Northeast Railroad*, is a 21.554-acre portion (*i.e. Tract 20, of the D. Harr Survey, Abstract No. 102*) of a larger 44.0779-acre tract of land that is vacant. South of this property are several vacant tract of land that are zoned Agricultural (AG) and Light Industrial (LI) Districts.

East: Directly east of the subject property are several properties zoned Agricultural (AG) District that have single-family homes situated on them. Continuing east is a 3.128-acre tract of land zoned Single-Family Estate 1.5 (SF-1.5) District, which is occupied by a single-family residence. Beyond this is N. Stodghill Road, which is identified as a *TXDOT4D* (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This thoroughfare is adjacent to the corporate limits of the City of Rockwall.

West: Directly west of the subject property are four (4) vacant tracts of land, which are identified as Tract 2 (6.177-acres), Tract 2-01 (6.177-acres), Tract 2-03 (5.784-acres), and Tract 2-06 (5.07-acres), D. Harr Survey, Abstract No. 102 and are zoned Agricultural (AG) District. Beyond this 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.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure is required:

- (1) Water Improvements. The development will be required to tie to the existing 12-inch waterline on the northside of Airport Road.
- (2) Sewer Improvements. The development will be required to tie to the existing 12-inch sanitary sewer line located along the eastern property line of the subject property.
- (3) Roadways. The Master Thoroughfare Plan contained in the Comprehensive Plan indicates Airport Road is identified as a *Minor Collector*, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible for dedicating any additional right-of-way (i.e. as measured 30-feet from the centerline of the roadway) necessary for this roadway at the time 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 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses ... [and, in which] (l)imitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities." The Light Industrial (LI) District is also intended to facilitate the development of industrial parks and larger, cleaner types of industries. This section of the code goes on to state that "(s)ince this zoning district accommodates limited industrial activities that require substantial screening and buffering requirements, the Light Industrial (LI) District is a suitable zoning designation for high visibility locations (e.g. *IH-30* and *SH-276*) or within a reasonable distance of residential areas as long as they are separated by an appropriate amount of open space."

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the Central District and is designated for Technology/Employment Center land uses. According to the Comprehensive Plan, the Central District is "...composed of a wide range of uses that vary from single-family to industrial ... [and] (t)he Central District also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Railroad* line that bisects the district." The applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District, is in conformance with the Technology/Employment Center land use designation and appears to be in conformance with the *District Strategies* for the Central District. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to "...(p)reserve the City's current residential to non-residential land use ratio (i.e. *80% Residential; 20% Commercial*) in order to maintain a balance mix of land uses for fiscal sustainability ..." [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential

land use balance. Since the proposed zoning change is in conformance to the Future Land Use Plan, the proposed zoning change does not change the mix of residential to non-residential land uses. This balance remains at 75.90% residential land uses to 24.10% non-residential land uses. With this being said, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 20, 2021, staff mailed 26 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadow Estates Homeowner's Association (HOA), which is the only HOA 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) One (1) property owner notification from property owners within the notification area (*i.e. within the 500-foot buffer*) that are in favor of the applicant's request.
- (2) Two (2) property owner notifications from property owners that are not within the notification area (*i.e. outside of the 500-foot buffer*) that are in favor of the applicant's request.
- (3) One (1) letter from a property owner that is within the notification area (*i.e. within the 500-foot buffer*) that is opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Light Industrial (LI) District, then staff would propose the following conditions of approval:

- (1) 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-017

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Airport Road (Rockwall CAD Property ID: 11011)

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION South Side of Airport Road East of S. John King

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE Agricultural

PROPOSED ZONING LI

PROPOSED USE Warehouse/Distribution Center

ACREAGE 17.03

LOTS [CURRENT] 1

LOTS [PROPOSED] 4

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 RBB/GCF Properties, LP

APPLICANT Intrepid Equity Investments, LLC

CONTACT PERSON Robert B. Baldwin III

CONTACT PERSON Tyler Wood

ADDRESS 4500 Christopher Drive

ADDRESS 4131 Spicewood Springs Rd. Suite E4

CITY, STATE & ZIP Austin, TX 78746

CITY, STATE & ZIP Austin, TX 78759

PHONE 512-751-4500

PHONE 214-909-9202

E-MAIL rbbaldwin3@me.com

E-MAIL twood@intrepid-equity.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tyler Wood Owner's Representative ~~[OWNER]~~ THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

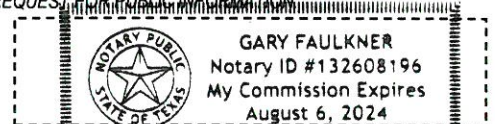
Owner's Representative

"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 \$ 455.45 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF May, 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."

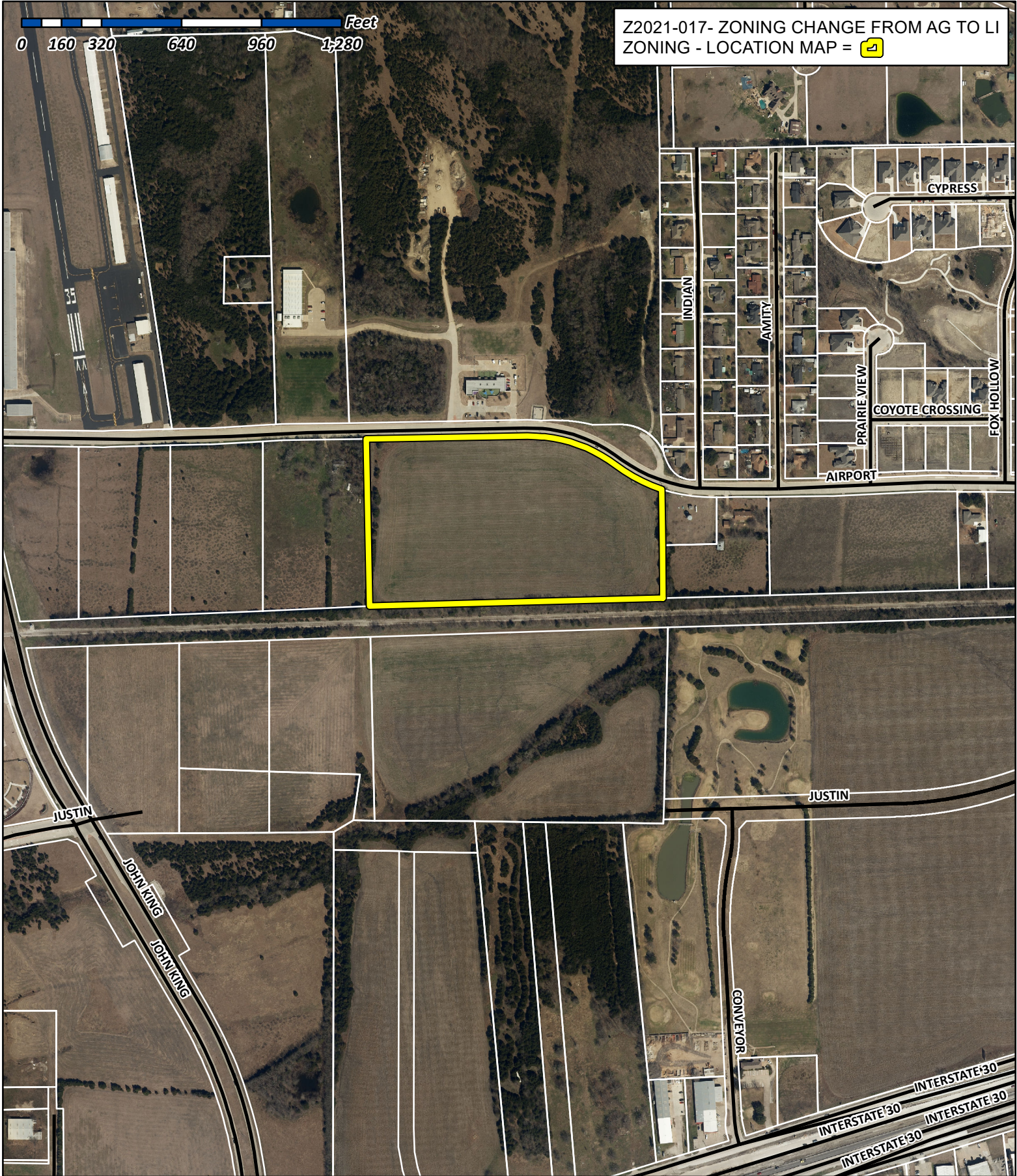
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF May, 2021.

Owner's Representative Tyler Wood OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES Aug. 6, 2024



Z2021-017- ZONING CHANGE FROM AG TO LI
 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.

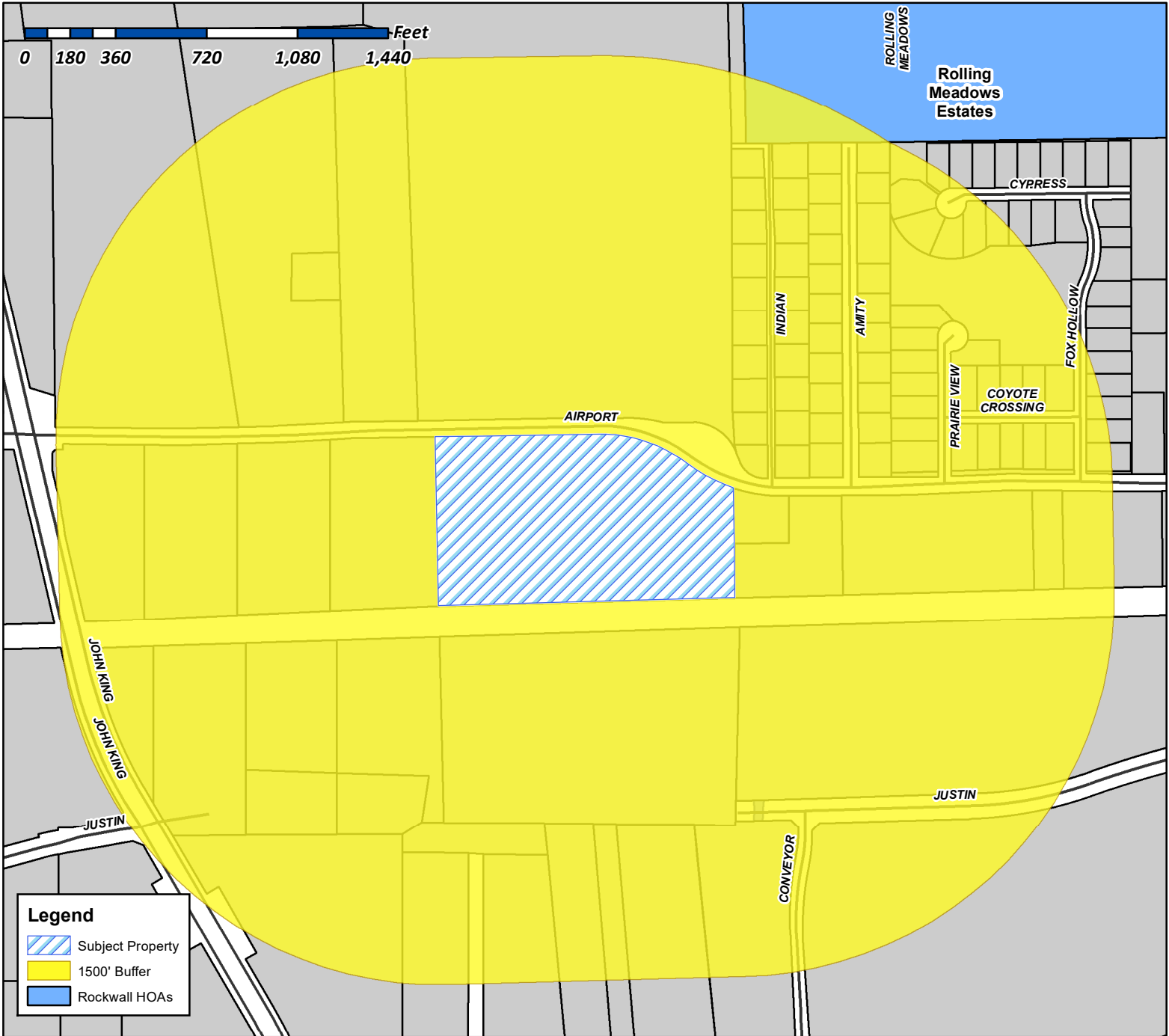




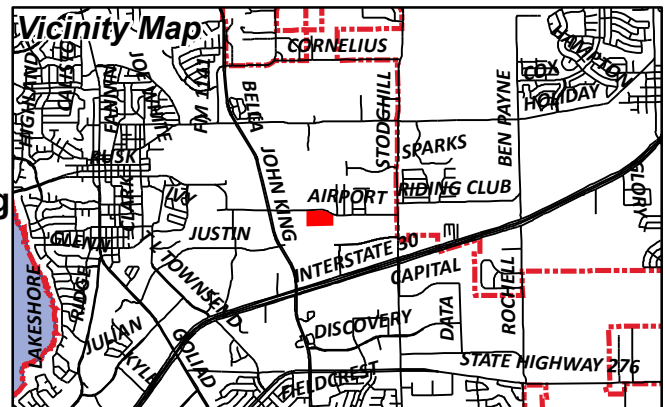
City of Rockwall

Planning & Zoning Department
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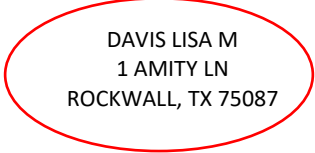


Case Number: Z2021-017
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of Airport Rd. East of John King



Date Created: 5/17/2021
For Questions on this Case Call (972) 771-7745

 = RESPONSES RECEIVED

 DAVIS LISA M
1 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
1 INDIAN TRL
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA
14 INDIAN TRAIL
ROCKWALL, TX 75087

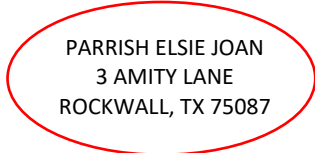
ATHEY JACKIE RAY
1780 AIRPORT RD
ROCKWALL, TX 75087

GARRETT RANDY SCOTT
1930 AIRPORT RD
ROCKWALL, TX 75087

KHAN ZIAUR RASHID
2 AMITY LN
ROCKWALL, TX 75087

WACK LINDSEY P & DONNETTE
2 INDIAN TRL
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

 PARRISH ELSIE JOAN
3 AMITY LANE
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

ROCKWALL PRESBYTERIAN CHURCH
306 EAST RUSK ST
ROCKWALL, TX 75087

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JCP 11029 LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

TABIRA JACOB M & MARIA A
4 INDIAN TRL
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

RBB/GCF PROPERTIES LP
P O BOX 1526
AUSTIN, TX 78767

ATHEY JACKIE RAY
P.O. BOX 219
LAVON, TX 75166

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

WACK LINDSEY P & DONNETTE
PO BOX 2545
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
PO BOX 511
FATE, 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. Z2021-017: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, 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, June 15, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 21, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 21, 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. Z2021-017: Zoning Change from AG to LI

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.

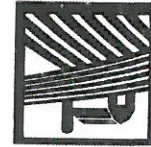
Name:
Address:

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



75087-373705



PLEASE RETURN THE BELOW FORM

Case No. Z2021-017: Zoning Change from AG to LI

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 REQUEST & PROPOSAL ALIGNS WITH THE CITY'S
FUTURE LAND USE PLAN.

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.

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CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

TX
Roc
Sea
16
RE
A
C

PLEASE RETURN THE BELOW FORM

Case No. Z2021-017: Zoning Change from AG to LI

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: Lisa M. DAVIS

Address: 1 Amity Ln.

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



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:

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Rockwall Planning and Zoning Dept.
385 S. Goliad Street
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. Z2021-017: Zoning Change from AG to LI

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.

[Empty form area for comments]

Name: ROBERT B. BALDWIN III 512/263-1506
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

June 7, 2021

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

Dear Mr. Gonzales,

I am writing to express my opposition to the proposed zoning change from Agricultural to Light Industrial, for the 17.03 acre tract of land identified as Tract 4 of the D Harr Survey, Abstract No. 102, City of Rockwall, County of Rockwall, Texas. This tract is located on the south side of Airport Rd. east of the intersection of Airport Rd. and John King Blvd.

My family and I have lived in our home, located in the immediate vicinity of the above-mentioned parcel since 1974. Over the years, the city of Rockwall has grown up around us with residential, commercial and industrial development. I have particular concerns regarding the industrialization of the land down the road from my home for several reasons. An industrial development will increase the traffic, noise and pollution from trucks traveling on the roads. This will be seriously detrimental to the quality of life for those of us residents who live in the area, including presenting a safety hazard to children who live and play in the neighborhood.

Another direct consequence of this building will be the devaluation of my home and property, as our neighborhood will become a less desirable place to live, even in spite of the "buffer zones" that are being proposed around the project. Additionally, my home could likely be subject to increased property taxes as a result of the rezoning.

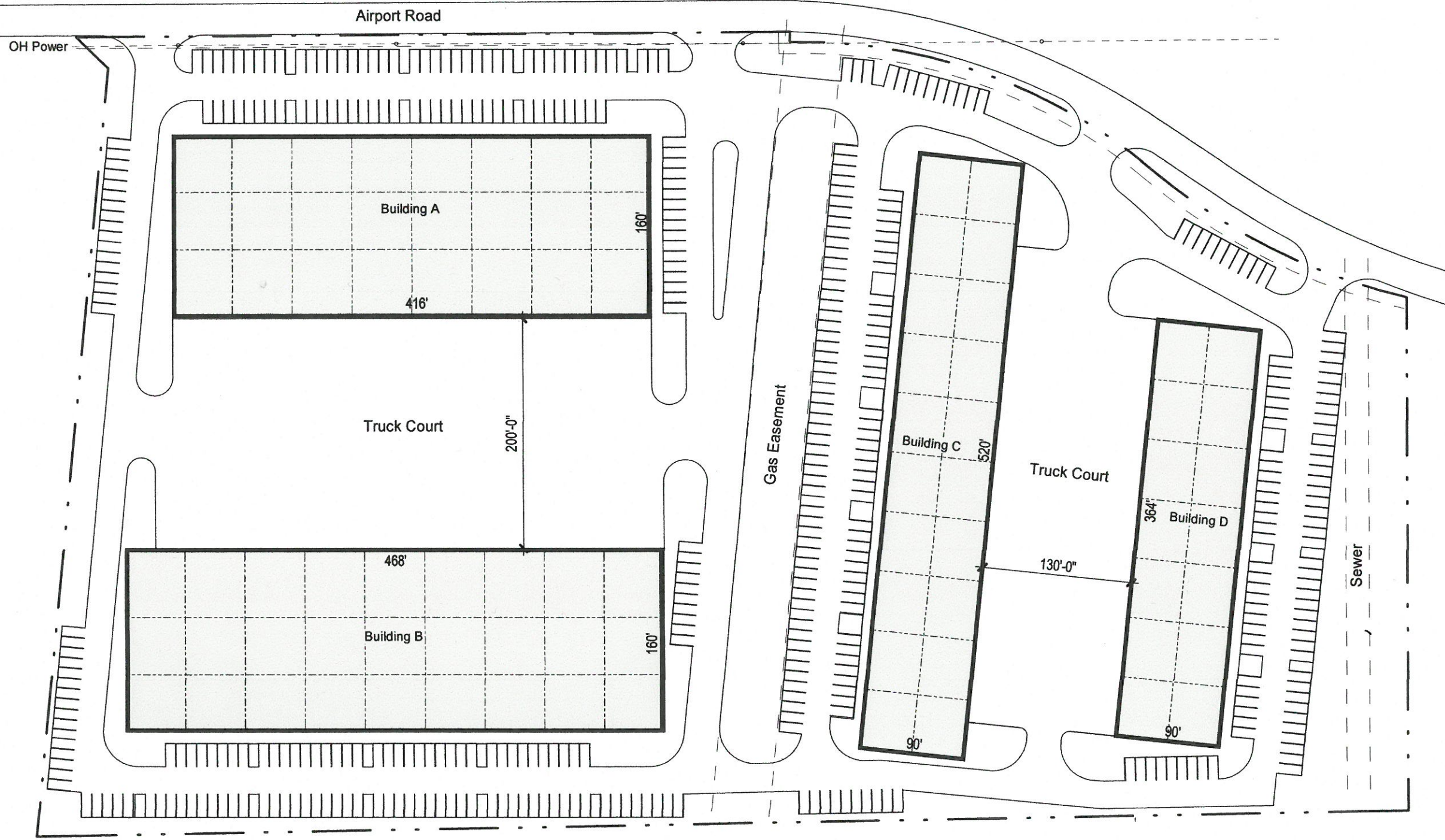
The City of Rockwall sent an official letter and map to notify residents of this proposed zoning change. As a recipient of this letter, I noticed that the city failed to provide an indicator on the legend of the project map for potential project impacts for the surrounding areas marked in green on the map. I am one of the residents who live in the green area of the map. It was only when I called the Planning and Zoning department that I was informed that the areas in green (such as myself) may be subject to increased property taxes as a result of the rezoning. This should have been directly stated in the community letter so as to allow residents to make an informed decision about their support or opposition to the project before the community hearing to be held Monday, June 21, 2021.

I urge the city to reconsider the zoning change from Agricultural to Light Industrial for this property. Please forward this letter to the City Council to consider at the hearing to be held on June 21, 2021.

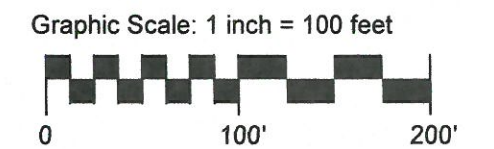
Sincerely,



Mrs. Elsie Joan Parrish
3 Amity Ln.
Rockwall, TX 75087



Entire Site	17.03 ac
Building A	66,560 SF
Building A Parking	110
Building B	74,880 SF
Building B Parking	116
Building C	46,800 SF
Building C Parking	119
Building D	32,760 SF
Building D Parking	90



Airport Road, Rockwall
OPTION 1



DATE: 20XX-XX-XX

DESCRIPTION

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 18.07 acres tract of land as described in a Warranty deed from Location Plus, Inc. to Flexible Investments, Inc., dated May 13, 2008 and being recorded in Volume 5462, Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North right-of-way line of Union Pacific Railroad, at the Southeast corner of said 18.023 acres tract of land, said point being at the Southwest corner of a 2.90 acres tract of land as described in a Deed to Randy Garrett as recorded in Volume 421, Page 142 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 15 min. 46 sec. W. along said right-of-way line, a distance of 1191.90 feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Deed to Ruby L. Athey as recorded in Volume 254, Page 916 of the Real Estate Records of Rockwall County, Texas;

THENCE N. 04 deg. 49 min. 16 sec. E. along the East line of said Athey tract, a distance of 671.76 feet to a 1/2" iron rod found for corner;

THENCE N. 46 deg. 35 min. 55 sec. W. a distance of 38.73 feet to a "x" found chiseled in concrete for corner in the South line of Airport Road at the Northeast corner of said Athey tract;

THENCE N. 88 deg. 56 min. 38 sec. E. along the South line of Airport Road, a distance of 620.20 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 54 min. 33 sec. E. along said right-of-way line, a distance of 8.99 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 41 deg. 28 min. 29 sec., a radius of 470.00 feet, a tangent of 177.95 feet, a chord of S. 71 deg. 10 min. 20 sec. E., 332.84 feet along said right-of-way line, an arc distance of 340.22 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 27 deg. 02 min. 27 sec., a radius of 530.00 feet, a tangent of 127.44 feet, a chord of S. 63 deg. 57 min. 20 sec. E., 247.82 feet along said right-of-way line, an arc distance of 250.14 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 38 min. 11 sec. E. a distance of 446.11 feet to the POINT OF BEGINNING and containing 741,739 square feet or 17.03 acres of land.

BALDWIN INTERESTS

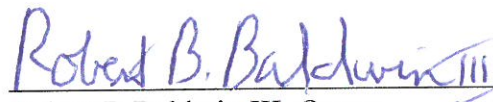
April 29, 2021

Ryan Miller
Director of Planning
385 S. Goliad Street
Rockwall, TX 75087

Re: Letter of Authorization for the submission and processing of a zoning application for approximately 17.03 acres located on Airport Road, Rockwall, TX (the "Property") legally described as: A0102.D HARR TRACT 4, 17.923 ACRES

Mr. Miller:

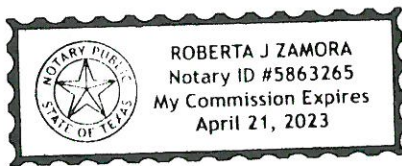
I, Robert B Baldwin III, own the Property. I have contracted to sell the Property with Intrepid Equity Investments, LLC ("Applicant") and do hereby authorize Applicant to file and process a zoning application on the Property and to address related land use matters. This authorization shall remain valid until expressly revoked in writing.


Robert B Baldwin III, Owner

State of Texas

County of Travis

This instrument was acknowledged before me on this 29th day of April, 2021, by Robert B Baldwin III.




Notary Public in and for the State of Texas

Summary of Explanation

This application requests Light Industrial (LI) zoning on the subject property to facilitate the eventual development and construction of approximately 220,000 square feet of warehouse and distribution buildings, delivered in multiple phases. These buildings will be built to flexibly accommodate both regional warehouse users and local office/warehouse requirements that are under-served in Rockwall county area.

Intrepid Equity Investments, which focuses on enabling targeted economic development by developing thoughtful, functional spaces for commerce, or platforms for growth. With that goal, the Applicant appreciates of the opportunity to work with the City of Rockwall on this request and the project. Intrepid's core investment strategy is focused on suburban growth markets similar to that of Rockwall. The goal is always to work in tandem with local authorities to enable projects that cater to businesses that are intentional in creating long-term locations that are beneficial to business, their employees, and the City alike.

Applicant believes that the approval of this request and the subsequent construction of the Project will be additive to the notable and increasing velocity of job creation occurring in Rockwall. Based on initial market reactions to this potential development, Intrepid is confident the Project will be successful.

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

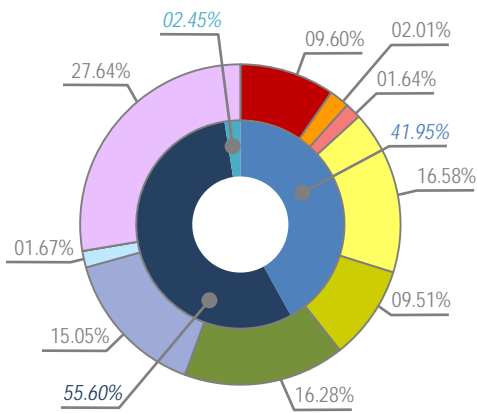
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

 John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

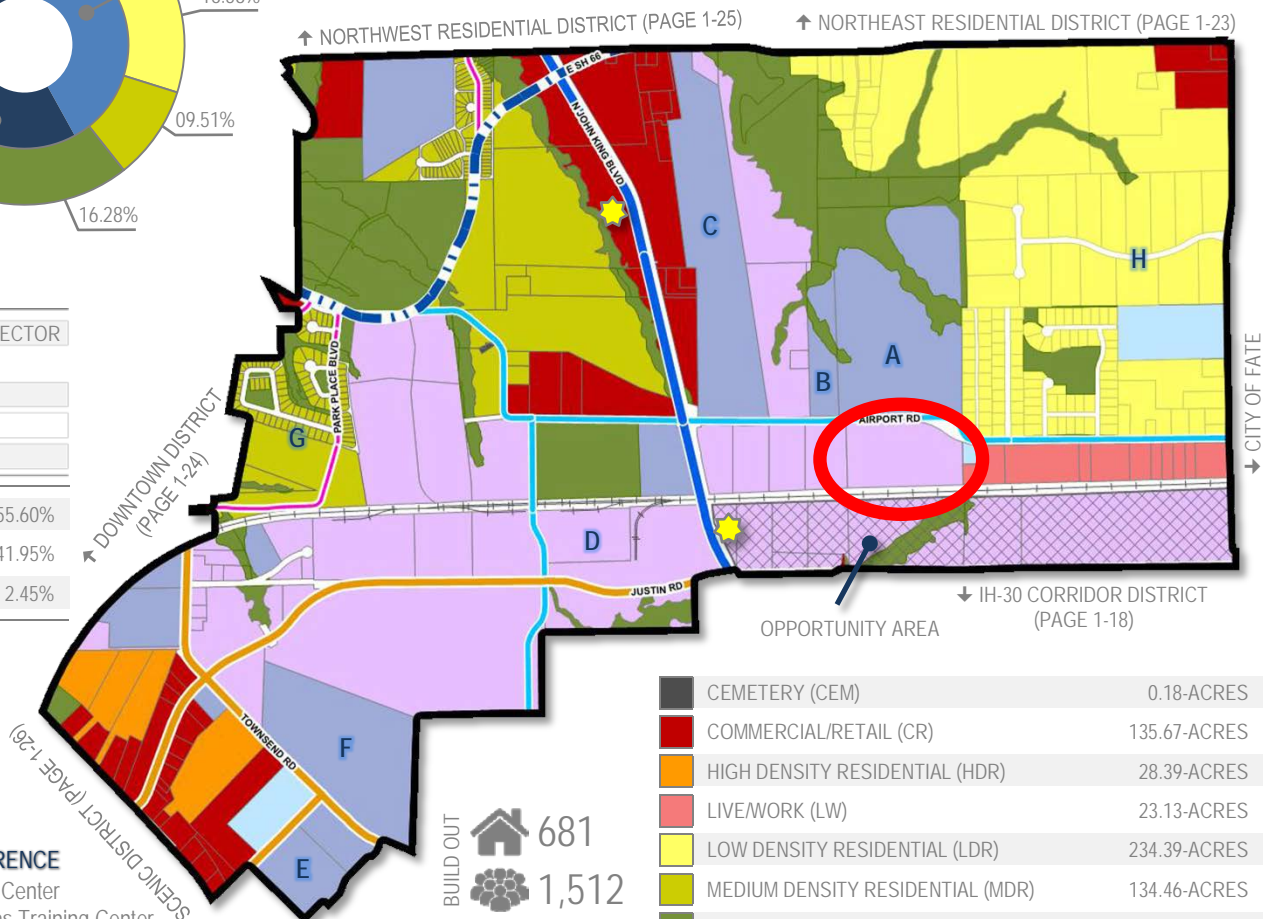
The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), 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* lots in this district, but should be comparable in size to newer developments (i.e. *Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. *are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 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.



Line Style	Description
Thin pink line	MINOR COLLECTOR
Thick blue line	M4U
Thin blue line	M4D
Thick orange line	P6D
Thin blue line with square	TXDOT 4D




Dark blue square	COMMERCIAL	55.60%
Light blue square	RESIDENTIAL	41.95%
Light green square	MIXED USE	2.45%





POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision




CURRENT

-  220
-  71
-  488

BUILD OUT

-  681
-  1,512

% OF ROCKWALL

-  1.10%
-  3.91%
-  0.82%

	CEMETERY (CEM)	0.18-ACRES
	COMMERCIAL/RETAIL (CR)	135.67-ACRES
	HIGH DENSITY RESIDENTIAL (HDR)	28.39-ACRES
	LIVE/WORK (LW)	23.13-ACRES
	LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
	MEDIUM DENSITY RESIDENTIAL (MDR)	134.46-ACRES
	PARKS AND OPEN SPACE (OS)	230.21-ACRES
	PUBLIC (P)	212.77-ACRES
	QUASI-PUBLIC (QP)	23.65-ACRES
	SPECIAL COMMERCIAL CORRIDOR (SC)	0.07-ACRES
	TECHNOLOGY/EMPLOYMENT CENTER (TEC)	390.78-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 LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)	S
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Taxidermist Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Outside Storage	(2)	(1)	P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		P
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		S
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Research and Technology or Light Assembly	(15)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	S
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S

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Used Motor Vehicle Dealership for Cars and Light Trucks}	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		S
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	(1)	(1)	S
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Bottle Works for Milk or Soft Drinks	(3)		P
Brewery or Distillery	(4)	(3)	P
Carpet and Rug Cleaning	(5)		P
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		P
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Metal Plating or Electroplating	(11)		S
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		P
Salvage or Reclamation of Products Outdoors	(15)		S
Sheet Metal Shop	(16)		P
Tool, Dye, Gauge and/or Machine Shop	(17)		P
Welding Repair	(18)		P
Winery	(19)	(6)	P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		P
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		P
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna, as an Accessory	(2)	(1)	P

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Commercial Antenna	(3)	(2)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	P
Mounted Commercial Antenna	(7)	(6)	P
Bus Charter Service and Service Facility	(8)		P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Trucking Company	(19)		P
TV Broadcasting and Other Communication Service	(20)		P
Utilities Holding a Franchise from the City of Rockwall	(21)		P
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		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 LIGHT INDUSTRIAL (LI) DISTRICT FOR A 17.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, 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 Tyler Wood of Intrepid Equity Investments, LLC for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the south side of Airport Road, east of the intersection of Airport Road and John King Boulevard, 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 Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*; and Section 05.02, *Light Industrial (LI) 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 6TH DAY OF JULY, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 21, 2021

2nd Reading: July 6, 2021

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 18.07-acres tract of land as described in a Warranty deed from Location Plus, Inc. to Flexible Investments, Inc., dated May 13, 2008 and being recorded in Volume 5462, Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North right-of-way line of Union Pacific Railroad, at the Southeast corner of said 18.023-acres tract of land, said point being at the Southwest corner of a 2.90-acres tract of land as described in a Deed to Randy Garrett as recorded in Volume 421, Page 142 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 15 min. 46 sec. W. along said right-of-way line, a distance of 1191.90-feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Deed to Ruby L. Athey as recorded in Volume 254, Page 916 of the Real Estate Records of Rockwall County, Texas;

THENCE N. 04 deg. 49 min. 16 sec. E. along the East line of said Athey tract, a distance of 671.76-feet to a 1/2" iron rod found for corner;

THENCE N. 46 deg. 35 min. 55 sec. W. a distance of 38.73-feet to a "x" found chiseled in concrete for corner in the South line of Airport Road at the Northeast corner of said Athey tract;

THENCE N. 88 deg. 56 min. 38 sec. E. along the South line of Airport Road, a distance of 620.20-feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 54 min. 33 sec. E. along said right-of-way line, a distance of 8.99-feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 41 deg. 28 min. 29 sec., a radius of 470.00-feet, a tangent of 177.95-feet, a chord of S. 71 deg. 10 min. 20 sec. E., 332.84-feet along said right-of-way line, an arc distance of 340.22-feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 27 deg. 02 min. 27 sec., a radius of 530.00-feet, a tangent of 127.44-feet, a chord of S. 63 deg. 57 min. 20 sec. E., 247.82-feet along said right-of-way line, an arc distance of 250.14-feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 38 min. 11 sec. E. a distance of 446.11-feet to the POINT OF BEGINNING and containing 741,739 square-feet or 17.03-acres of land.



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

TO: Mayor and City Council

DATE: June 21, 2021

APPLICANT: Tyler Wood; *Intrepid Equity Investments, LLC*

CASE NUMBER: Z2021-017; *Zoning Change from Agricultural (AG) District to Light Industrial (LI) District at the intersection of Airport Road and John King Boulevard*

SUMMARY

Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

BACKGROUND

The City Council approved *Ordinance No. 98-10*, annexing the subject property into the City of Rockwall on March 16, 1998. At the time of annexation, the subject property was zoned as Agricultural (AG) District. No portion of the subject property has been rezoned or developed since the subject property was annexed, and the subject property is currently vacant.

PURPOSE

On May 14, 2021, the applicant -- *Tyler Wood of Intrepid Equity Investments* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Light Industrial (LI) District. The applicant has stated that the purpose of the zoning request is to facilitate the construction of a multi-tenant office/warehouse/distribution facility.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the south side of Airport Road, east of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Airport 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. North of Airport Road is a 64.514-acre tract of land (*i.e. Tract 15, of the D. Harr Survey, Abstract No. 102*), which is owned by the City of Rockwall (*i.e. Animal Adoption Center*). Continuing north are several tracts of properties, zoned Agricultural (AG) District, that have single-family homes situated on them. One (1) of the properties is a vacant tract of land (*i.e. Tract 14, of the D. Harr Survey, Abstract No. 102*) containing 25.87-acres. Beyond this is SH-66, which is identified as a *TXDOT4D (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Continuing south, and adjacent to the *Union Pacific Dallas/Garland Northeast Railroad*, is a 21.554-acre portion (*i.e. Tract 20, of the D. Harr Survey, Abstract No. 102*) of a larger 44.0779-acre tract of land that is vacant. South of this property are several vacant tract of land that are zoned Agricultural (AG) and Light Industrial (LI) Districts.

East: Directly east of the subject property are several properties zoned Agricultural (AG) District that have single-family homes situated on them. Continuing east is a 3.128-acre tract of land zoned Single-Family Estate 1.5 (SF-1.5) District, which is occupied by a single-family residence. Beyond this is N. Stodghill Road, which is identified as a *TXDOT4D* (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This thoroughfare is adjacent to the corporate limits of the City of Rockwall.

West: Directly west of the subject property are four (4) vacant tracts of land, which are identified as Tract 2 (6.177-acres), Tract 2-01 (6.177-acres), Tract 2-03 (5.784-acres), and Tract 2-06 (5.07-acres), D. Harr Survey, Abstract No. 102 and are zoned Agricultural (AG) District. Beyond this 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.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure is required:

- (1) Water Improvements. The development will be required to tie to the existing 12-inch waterline on the northside of Airport Road.
- (2) Sewer Improvements. The development will be required to tie to the existing 12-inch sanitary sewer line located along the eastern property line of the subject property.
- (3) Roadways. The Master Thoroughfare Plan contained in the Comprehensive Plan indicates Airport Road is identified as a *Minor Collector*, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible for dedicating any additional right-of-way (i.e. as measured 30-feet from the centerline of the roadway) necessary for this roadway at the time 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 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses ... [and, in which] (l)imitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities." The Light Industrial (LI) District is also intended to facilitate the development of industrial parks and larger, cleaner types of industries. This section of the code goes on to state that "(s)ince this zoning district accommodates limited industrial activities that require substantial screening and buffering requirements, the Light Industrial (LI) District is a suitable zoning designation for high visibility locations (e.g. *IH-30 and SH-276*) or within a reasonable distance of residential areas as long as they are separated by an appropriate amount of open space."

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the Central District and is designated for Technology/Employment Center land uses. According to the Comprehensive Plan, the Central District is "...composed of a wide range of uses that vary from single-family to industrial ... [and] (t)he Central District also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Railroad* line that bisects the district." The applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District, is in conformance with the Technology/Employment Center land use designation and appears to be in conformance with the *District Strategies* for the Central District. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to "...(p)reserve the City's current residential to non-residential land use ratio (i.e. *80% Residential; 20% Commercial*) in order to maintain a balance mix of land uses for fiscal sustainability ..." [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential

land use balance. Since the proposed zoning change is in conformance to the Future Land Use Plan, the proposed zoning change does not change the mix of residential to non-residential land uses. This balance remains at 75.90% residential land uses to 24.10% non-residential land uses. With this being said, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 20, 2021, staff mailed 26 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadow Estates Homeowner's Association (HOA), which is the only HOA 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) One (1) property owner notification from property owners within the notification area (*i.e. within the 500-foot buffer*) that are in favor of the applicant's request.
- (2) Two (2) property owner notifications from property owners that are not within the notification area (*i.e. outside of the 500-foot buffer*) that are in favor of the applicant's request.
- (3) One (1) letter from a property owner that is within the notification area (*i.e. within the 500-foot buffer*) that is opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Light Industrial (LI) District, then staff would propose the following conditions of approval:

- (1) 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 June 15, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Light Industrial (LI) District 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. 22021-017

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Airport Road (Rockwall CAD Property ID: 11011)

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION South Side of Airport Road East of S. John King

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE Agricultural

PROPOSED ZONING LI

PROPOSED USE Warehouse/Distribution Center

ACREAGE 17.03

LOTS [CURRENT] 1

LOTS [PROPOSED] 4

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 RBB/GCF Properties, LP

APPLICANT Intrepid Equity Investments, LLC

CONTACT PERSON Robert B. Baldwin III

CONTACT PERSON Tyler Wood

ADDRESS 4500 Christopher Drive

ADDRESS 4131 Spicewood Springs Rd. Suite E4

CITY, STATE & ZIP Austin, TX 78746

CITY, STATE & ZIP Austin, TX 78759

PHONE 512-751-4500

PHONE 214-909-9202

E-MAIL rbbaldwin3@me.com

E-MAIL twood@intrepid-equity.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tyler Wood Owner's Representative ~~[OWNER]~~ THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

Owner's Representative

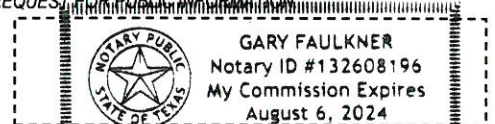
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 455.45 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF May, 2021. BY SIGNING THIS APPLICATION, 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 14 DAY OF May, 2021.

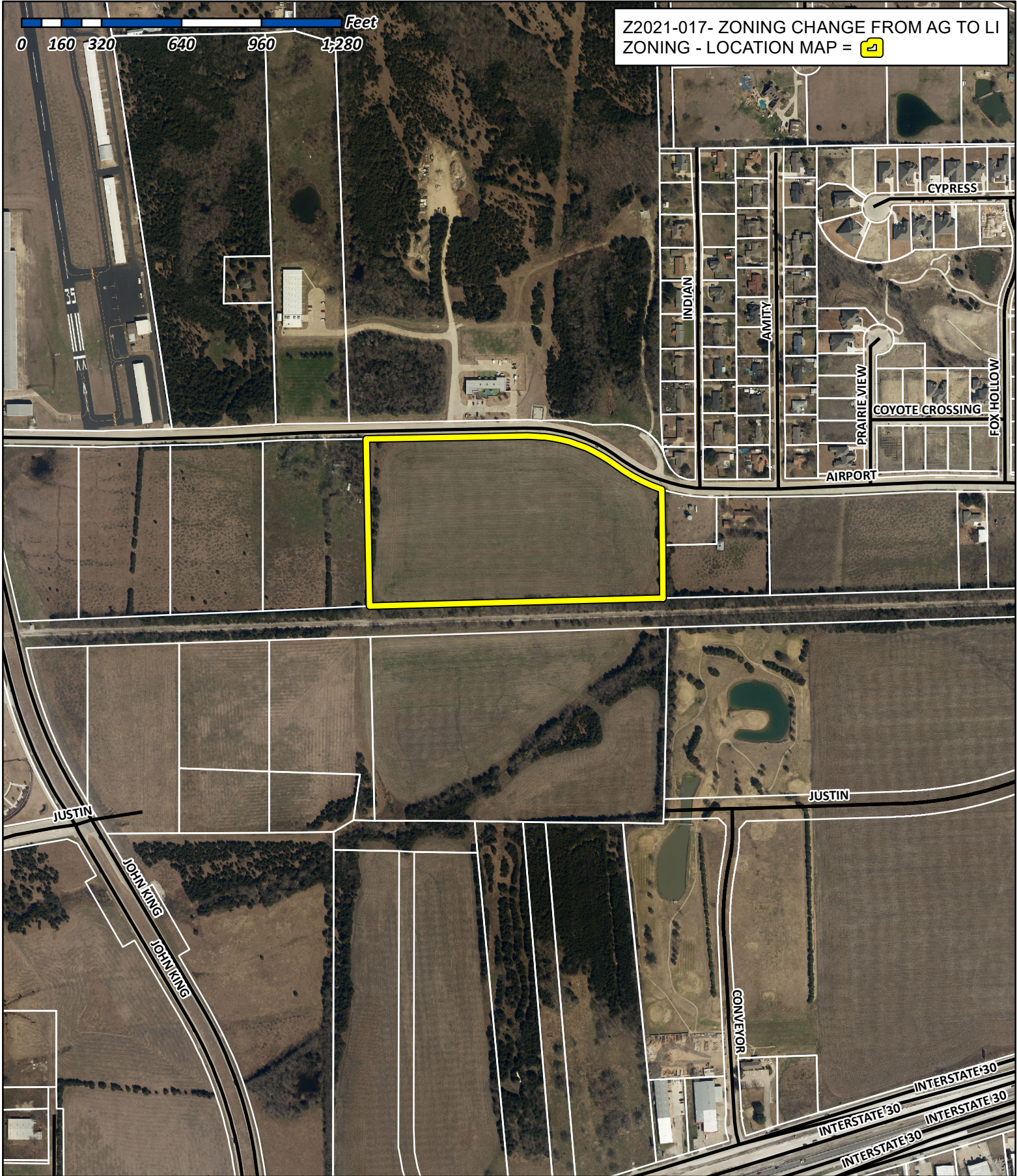
Owner's Representative Tyler Wood
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Gary Faulkner
Notary Signature



MY COMMISSION EXPIRES Aug. 6, 2024



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.

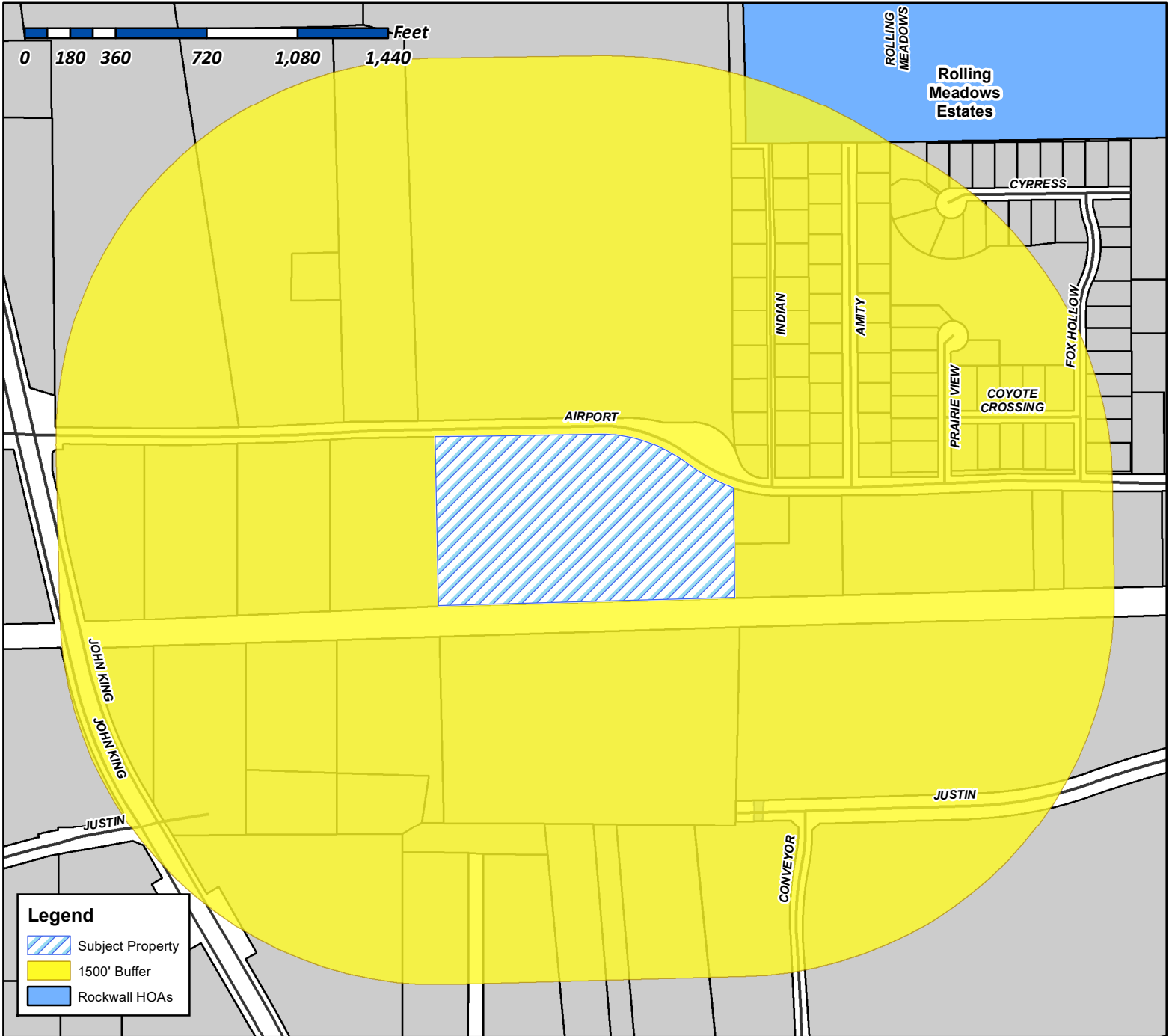




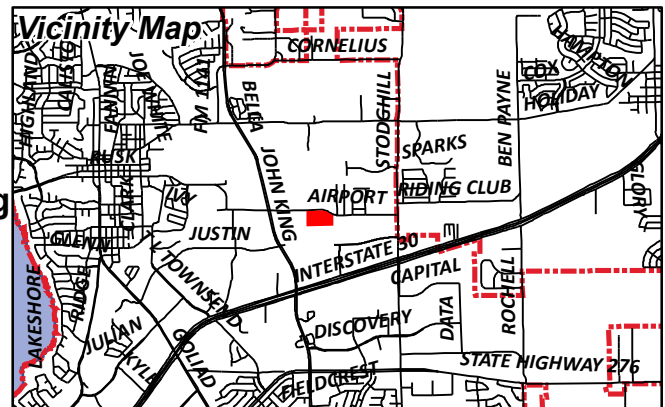
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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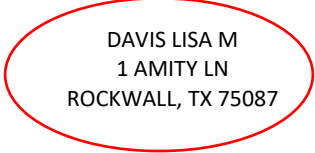


Case Number: Z2021-017
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of Airport Rd. East of John King



Date Created: 5/17/2021
For Questions on this Case Call (972) 771-7745

 = RESPONSES RECEIVED

 DAVIS LISA M
1 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
1 INDIAN TRL
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA
14 INDIAN TRAIL
ROCKWALL, TX 75087

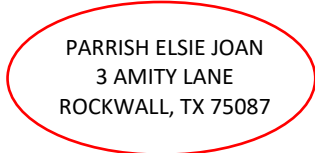
ATHEY JACKIE RAY
1780 AIRPORT RD
ROCKWALL, TX 75087

GARRETT RANDY SCOTT
1930 AIRPORT RD
ROCKWALL, TX 75087

KHAN ZIAUR RASHID
2 AMITY LN
ROCKWALL, TX 75087

WACK LINDSEY P & DONNETTE
2 INDIAN TRL
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

 PARRISH ELSIE JOAN
3 AMITY LANE
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

ROCKWALL PRESBYTERIAN CHURCH
306 EAST RUSK ST
ROCKWALL, TX 75087

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JCP 11029 LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

TABIRA JACOB M & MARIA A
4 INDIAN TRL
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

RBB/GCF PROPERTIES LP
P O BOX 1526
AUSTIN, TX 78767

ATHEY JACKIE RAY
P.O. BOX 219
LAVON, TX 75166

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

WACK LINDSEY P & DONNETTE
PO BOX 2545
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
PO BOX 511
FATE, 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. Z2021-017: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, 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, June 15, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 21, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 21, 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. Z2021-017: Zoning Change from AG to LI

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]

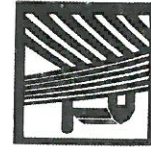
Name: [Redacted]
Address: [Redacted]

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



75087-373705



PLEASE RETURN THE BELOW FORM

Case No. Z2021-017: Zoning Change from AG to LI

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 REQUEST & PROPOSAL ALIGNS WITH THE CITY'S
FUTURE LAND USE PLAN.

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

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

TX
Roc
Sea
16
RE
A
C

PLEASE RETURN THE BELOW FORM

Case No. Z2021-017: Zoning Change from AG to LI

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: Lisa M. DAVIS

Address: 1 Amity Ln.

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. Z2021-017: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, 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, June 15, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 21, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 21, 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. Z2021-017: Zoning Change from AG to LI

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.

[Empty form area for comments]

Name: ROBERT B. BALDWIN III 512/263-1506
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

June 7, 2021

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

Dear Mr. Gonzales,

I am writing to express my opposition to the proposed zoning change from Agricultural to Light Industrial, for the 17.03 acre tract of land identified as Tract 4 of the D Harr Survey, Abstract No. 102, City of Rockwall, County of Rockwall, Texas. This tract is located on the south side of Airport Rd. east of the intersection of Airport Rd. and John King Blvd.

My family and I have lived in our home, located in the immediate vicinity of the above-mentioned parcel since 1974. Over the years, the city of Rockwall has grown up around us with residential, commercial and industrial development. I have particular concerns regarding the industrialization of the land down the road from my home for several reasons. An industrial development will increase the traffic, noise and pollution from trucks traveling on the roads. This will be seriously detrimental to the quality of life for those of us residents who live in the area, including presenting a safety hazard to children who live and play in the neighborhood.

Another direct consequence of this building will be the devaluation of my home and property, as our neighborhood will become a less desirable place to live, even in spite of the "buffer zones" that are being proposed around the project. Additionally, my home could likely be subject to increased property taxes as a result of the rezoning.

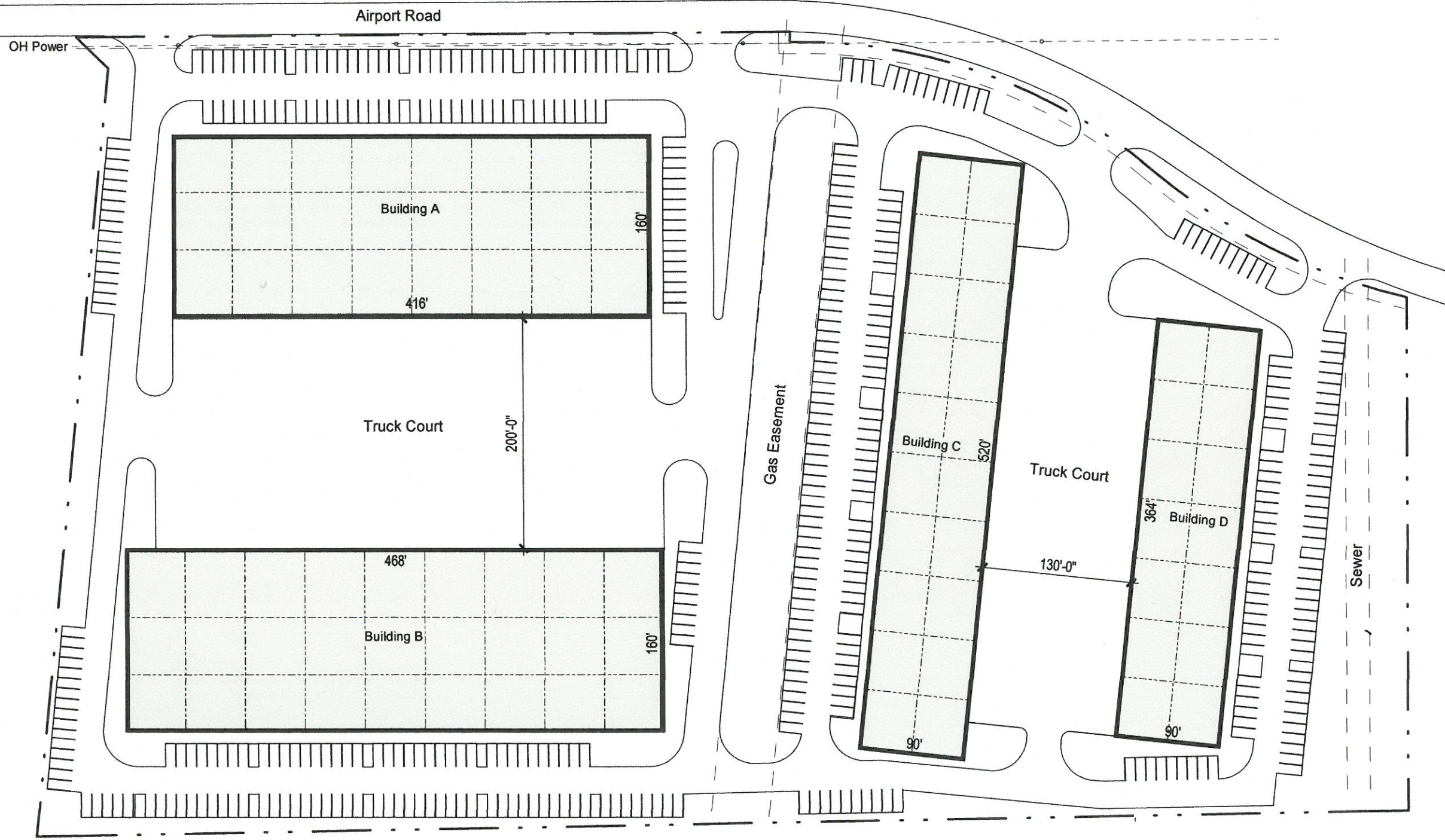
The City of Rockwall sent an official letter and map to notify residents of this proposed zoning change. As a recipient of this letter, I noticed that the city failed to provide an indicator on the legend of the project map for potential project impacts for the surrounding areas marked in green on the map. I am one of the residents who live in the green area of the map. It was only when I called the Planning and Zoning department that I was informed that the areas in green (such as myself) may be subject to increased property taxes as a result of the rezoning. This should have been directly stated in the community letter so as to allow residents to make an informed decision about their support or opposition to the project before the community hearing to be held Monday, June 21, 2021.

I urge the city to reconsider the zoning change from Agricultural to Light Industrial for this property. Please forward this letter to the City Council to consider at the hearing to be held on June 21, 2021.

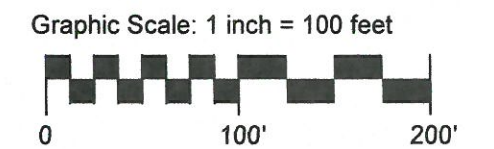
Sincerely,



Mrs. Elsie Joan Parrish
3 Amity Ln.
Rockwall, TX 75087



Entire Site	17.03 ac
Building A	66,560 SF
Building A Parking	110
Building B	74,880 SF
Building B Parking	116
Building C	46,800 SF
Building C Parking	119
Building D	32,760 SF
Building D Parking	90



**Airport Road, Rockwall
OPTION 1**



DATE: 20XX-XX-XX

DESCRIPTION

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 18.07 acres tract of land as described in a Warranty deed from Location Plus, Inc. to Flexible Investments, Inc., dated May 13, 2008 and being recorded in Volume 5462, Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North right-of-way line of Union Pacific Railroad, at the Southeast corner of said 18.023 acres tract of land, said point being at the Southwest corner of a 2.90 acres tract of land as described in a Deed to Randy Garrett as recorded in Volume 421, Page 142 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 15 min. 46 sec. W. along said right-of-way line, a distance of 1191.90 feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Deed to Ruby L. Athey as recorded in Volume 254, Page 916 of the Real Estate Records of Rockwall County, Texas;

THENCE N. 04 deg. 49 min. 16 sec. E. along the East line of said Athey tract, a distance of 671.76 feet to a 1/2" iron rod found for corner;

THENCE N. 46 deg. 35 min. 55 sec. W. a distance of 38.73 feet to a "x" found chiseled in concrete for corner in the South line of Airport Road at the Northeast corner of said Athey tract;

THENCE N. 88 deg. 56 min. 38 sec. E. along the South line of Airport Road, a distance of 620.20 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 54 min. 33 sec. E. along said right-of-way line, a distance of 8.99 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 41 deg. 28 min. 29 sec., a radius of 470.00 feet, a tangent of 177.95 feet, a chord of S. 71 deg. 10 min. 20 sec. E., 332.84 feet along said right-of-way line, an arc distance of 340.22 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 27 deg. 02 min. 27 sec., a radius of 530.00 feet, a tangent of 127.44 feet, a chord of S. 63 deg. 57 min. 20 sec. E., 247.82 feet along said right-of-way line, an arc distance of 250.14 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 38 min. 11 sec. E. a distance of 446.11 feet to the POINT OF BEGINNING and containing 741,739 square feet or 17.03 acres of land.

BALDWIN INTERESTS

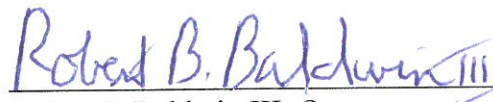
April 29, 2021

Ryan Miller
Director of Planning
385 S. Goliad Street
Rockwall, TX 75087

Re: Letter of Authorization for the submission and processing of a zoning application for approximately 17.03 acres located on Airport Road, Rockwall, TX (the "Property") legally described as: A0102.D HARR TRACT 4, 17.923 ACRES

Mr. Miller:

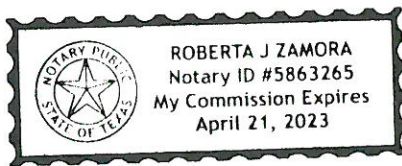
I, Robert B Baldwin III, own the Property. I have contracted to sell the Property with Intrepid Equity Investments, LLC ("Applicant") and do hereby authorize Applicant to file and process a zoning application on the Property and to address related land use matters. This authorization shall remain valid until expressly revoked in writing.


Robert B Baldwin III, Owner

State of Texas

County of Travis

This instrument was acknowledged before me on this 29th day of April, 2021, by Robert B Baldwin III.




Notary Public in and for the State of Texas

Summary of Explanation

This application requests Light Industrial (LI) zoning on the subject property to facilitate the eventual development and construction of approximately 220,000 square feet of warehouse and distribution buildings, delivered in multiple phases. These buildings will be built to flexibly accommodate both regional warehouse users and local office/warehouse requirements that are under-served in Rockwall county area.

Intrepid Equity Investments, which focuses on enabling targeted economic development by developing thoughtful, functional spaces for commerce, or platforms for growth. With that goal, the Applicant appreciates of the opportunity to work with the City of Rockwall on this request and the project. Intrepid's core investment strategy is focused on suburban growth markets similar to that of Rockwall. The goal is always to work in tandem with local authorities to enable projects that cater to businesses that are intentional in creating long-term locations that are beneficial to business, their employees, and the City alike.

Applicant believes that the approval of this request and the subsequent construction of the Project will be additive to the notable and increasing velocity of job creation occurring in Rockwall. Based on initial market reactions to this potential development, Intrepid is confident the Project will be successful.

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

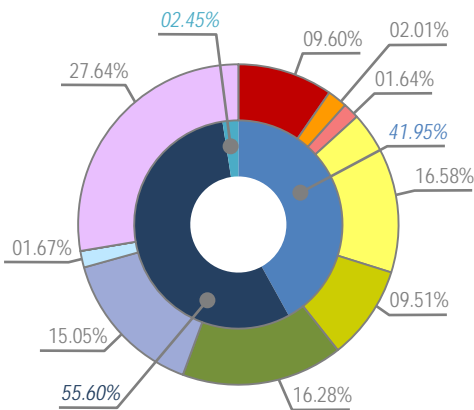
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

 John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

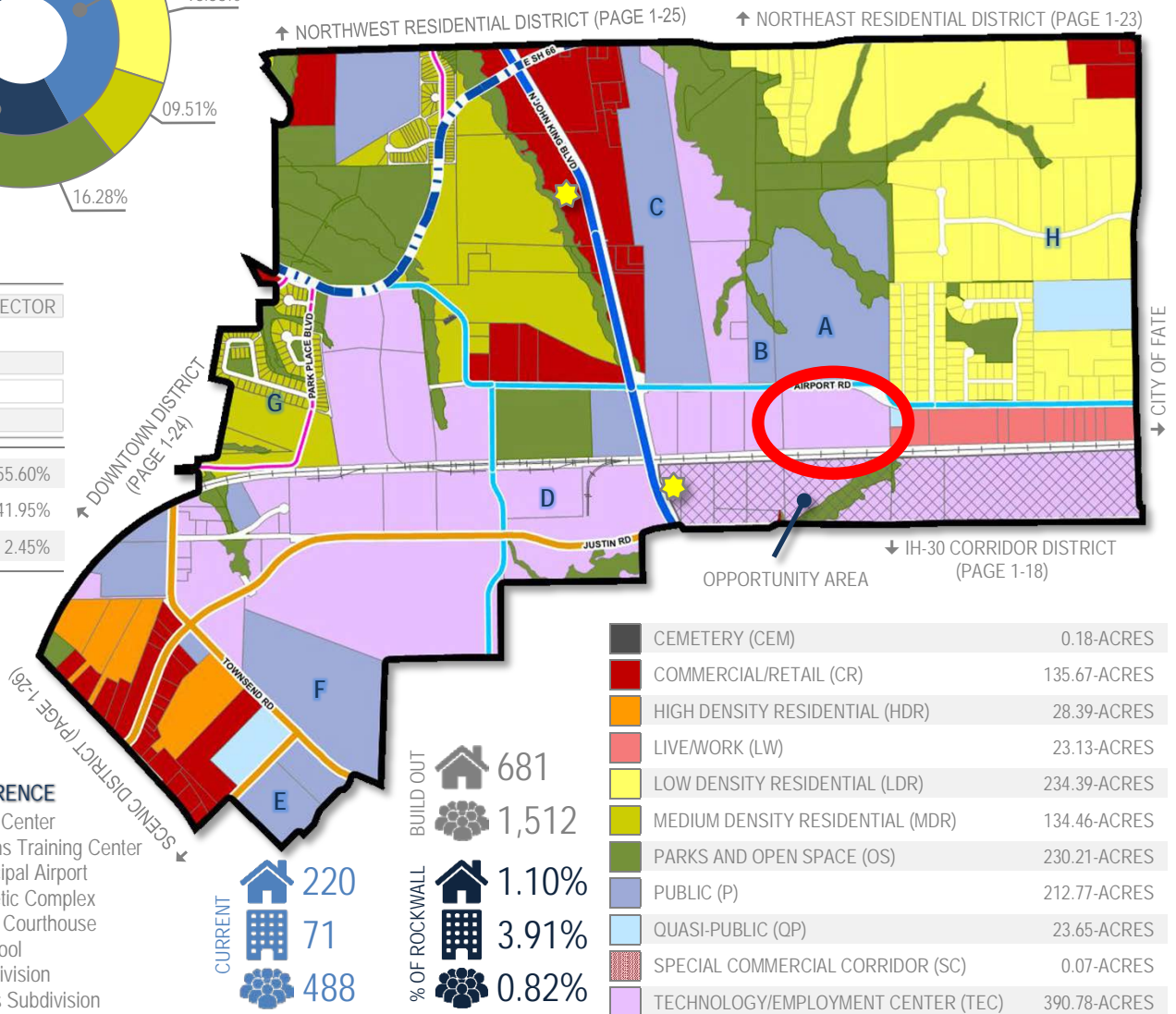
The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), 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* lots in this district, but should be comparable in size to newer developments (i.e. *Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. *are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 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.



Line Style	Description
Thin pink line	MINOR COLLECTOR
Thick blue line	M4U
Thin blue line	M4D
Thick orange line	P6D
Thin blue line with square	TXDOT 4D




Dark blue square	COMMERCIAL	55.60%
Light blue square	RESIDENTIAL	41.95%
Light green square	MIXED USE	2.45%





POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision




CURRENT

-  220
-  71
-  488

BUILD OUT

-  681
-  1,512

% OF ROCKWALL

-  1.10%
-  3.91%
-  0.82%

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 LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

LEGEND:

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)	S
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

LEGEND:

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Taxidermist Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Outside Storage	(2)	(1)	P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		P
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		S
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Research and Technology or Light Assembly	(15)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	S
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S

LEGEND:

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks}	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		S
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	(1)	(1)	S
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Bottle Works for Milk or Soft Drinks	(3)		P
Brewery or Distillery	(4)	(3)	P
Carpet and Rug Cleaning	(5)		P
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		P
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Metal Plating or Electroplating	(11)		S
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		P
Salvage or Reclamation of Products Outdoors	(15)		S
Sheet Metal Shop	(16)		P
Tool, Dye, Gauge and/or Machine Shop	(17)		P
Welding Repair	(18)		P
Winery	(19)	(6)	P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		P
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		P
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna, as an Accessory	(2)	(1)	P

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Commercial Antenna	(3)	(2)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	P
Mounted Commercial Antenna	(7)	(6)	P
Bus Charter Service and Service Facility	(8)		P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Trucking Company	(19)		P
TV Broadcasting and Other Communication Service	(20)		P
Utilities Holding a Franchise from the City of Rockwall	(21)		P
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		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 LIGHT INDUSTRIAL (LI) DISTRICT FOR A 17.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, 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 Tyler Wood of Intrepid Equity Investments, LLC for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the south side of Airport Road, east of the intersection of Airport Road and John King Boulevard, 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 Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*; and Section 05.02, *Light Industrial (LI) 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 6TH DAY OF JULY, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 21, 2021

2nd Reading: July 6, 2021

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 18.07-acres tract of land as described in a Warranty deed from Location Plus, Inc. to Flexible Investments, Inc., dated May 13, 2008 and being recorded in Volume 5462, Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North right-of-way line of Union Pacific Railroad, at the Southeast corner of said 18.023-acres tract of land, said point being at the Southwest corner of a 2.90-acres tract of land as described in a Deed to Randy Garrett as recorded in Volume 421, Page 142 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 15 min. 46 sec. W. along said right-of-way line, a distance of 1191.90-feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Deed to Ruby L. Athey as recorded in Volume 254, Page 916 of the Real Estate Records of Rockwall County, Texas;

THENCE N. 04 deg. 49 min. 16 sec. E. along the East line of said Athey tract, a distance of 671.76-feet to a 1/2" iron rod found for corner;

THENCE N. 46 deg. 35 min. 55 sec. W. a distance of 38.73-feet to a "x" found chiseled in concrete for corner in the South line of Airport Road at the Northeast corner of said Athey tract;

THENCE N. 88 deg. 56 min. 38 sec. E. along the South line of Airport Road, a distance of 620.20-feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 54 min. 33 sec. E. along said right-of-way line, a distance of 8.99-feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 41 deg. 28 min. 29 sec., a radius of 470.00-feet, a tangent of 177.95-feet, a chord of S. 71 deg. 10 min. 20 sec. E., 332.84-feet along said right-of-way line, an arc distance of 340.22-feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 27 deg. 02 min. 27 sec., a radius of 530.00-feet, a tangent of 127.44-feet, a chord of S. 63 deg. 57 min. 20 sec. E., 247.82-feet along said right-of-way line, an arc distance of 250.14-feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 38 min. 11 sec. E. a distance of 446.11-feet to the POINT OF BEGINNING and containing 741,739 square-feet or 17.03-acres of land.



July 12, 2021

TO: Tyler Wood
Intrepid Equity Investments, LLC
4131 Spicewood Springs Road, Suite E4
Austin, TX 78759

COPY: Robert B. Baldwin III
RBB/GCF Properties, LP
4500 Christopher Drive
Austin, TX 78746

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2021-017; *Zoning Change from Agricultural (AG) District to Light Industrial (LI) District at the intersection of Airport Road and John King Boulevard*

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on July 6, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 June 15, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Light Industrial (LI) District by a vote of 6-0, with Commissioner Moeller absent.


City Council

On June 21, 2021, the City Council approved a motion to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Light Industrial (LI) District by a vote of 7-0. [1st Reading]

On July 6, 2021, the City Council approved a motion to approve the zoning change by a vote of 6-0, with Council Member Johannesen absent [2nd Reading].

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Gonzales, David
Sent: Friday, May 21, 2021 9:57 AM
To: 'wolftj@mindspring.com'
Cc: Boyd, Joey; Coppler, Lisa; 'mattmurphey1@gmail.com'; 'f46aviationservices@gmail.com'; 'mcpotter@prcpumping.com'; 'freddieh5@yahoo.com'; 'jacob@the1110.com'; 'whiteguysf@hotmail.com'; 'bradb@lakepointe.church'
Subject: RE: Airport Advisory Board Meeting
Attachments: RPZ - Location Map Z2021-017.pdf

Tim,

Please find attached a location map regarding the runway protection zone (RPZ) in relation to the *subject property* requesting the proposed zoning change. The subject property is highlighted in yellow, and is east of the RPZ.

Let me know if there is anything else you need.

Regards,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Boyd, Joey
Sent: Friday, May 21, 2021 9:14 AM
To: Gonzales, David
Subject: FW: Airport Advisory Board Meeting

David,

See below. Has it been looked at in relation to the runway protection zone? Can you provide a map? Thanks.

From: Timothy Wolf <wolftj@mindspring.com>
Sent: Friday, May 21, 2021 9:01 AM
To: Boyd, Joey <JBoyd@rockwall.com>
Cc: Coppler, Lisa <lcoppler@rockwall.com>; Matt Murphey <mattmurphey1@gmail.com>; Melissa Hardin <f46aviationservices@gmail.com>; Mike Potter <mcpotter@prcpumping.com>; freddieh5@yahoo.com; jacob@the1110.com; whiteguysf@hotmail.com; Brad Bassett <bradb@lakepointe.church>
Subject: Re: Airport Advisory Board Meeting

Joey,

(13) Z2021-017 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

Can you share a map of where this is, or if it would impact the the runway protection zone (or other protective demarcation) at F46?

**Tim J. Wolf, LP, FP-C
President**

Rockwall County EMS
PO Box 2125
809 South Goliad
Rockwall, TX 75087

(972) 772-0911 - Dispatch
(972) 772-4147 - Office
(214) 662-6100 - Cell
(972) 772-4507 - Fax
www.rockwallems.com



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On May 18, 2021, at 11:03 AM, Boyd, Joey <JBoyd@rockwall.com> wrote:

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Gonzales, David

From: Tyler Wood <twood@intrepid-equity.com>
Sent: Friday, May 14, 2021 3:08 PM
To: Gonzales, David
Subject: Zoning Application - Rockwall CAD # 11011

Follow Up Flag: Follow up
Flag Status: Flagged

David – Good afternoon, I wanted to follow up on my physical submittal earlier today to provide you a copy of the electronic documents. Thank you for your time and attention. I hope you have a great weekend.

<https://www.dropbox.com/sh/sg5spygafh1poz/AADFmNidWXx-gwWhIPuJKzNla?dl=0>

Best,
Tyler

Tyler Wood
(214) 909-9202
www.intrepid-equity.com



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Gonzales, David

From: Gonzales, David
Sent: Friday, May 21, 2021 9:49 AM
To: Singleton, Lance
Subject: RE: Z2021-017 Airport RPZ Map

Thank you, Lance. I appreciate you taking care of this.



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Singleton, Lance
Sent: Friday, May 21, 2021 9:47 AM
To: Gonzales, David
Subject: Z2021-017 Airport RPZ Map

David - Here you go...

Lance Singleton | GIS Supervisor
City of Rockwall | Geographic Information Systems Division | 385 S. Goliad St. | Rockwall, TX 75087
O 972.772.6785 | F 972.771.7748 | lsingleton@rockwall.com / [GIS Webpage](#)

This email was scanned by Bitdefender

Gonzales, David

From: Gamez, Angelica
Sent: Thursday, May 20, 2021 10:49 AM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-017]
Attachments: HOA Map Z2021-017.pdf; Public Notice (05.19.2021).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 May 21, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 15, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 21, 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 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>.

Z2021-017 Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, 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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