



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-016 P&Z DATE 05/10/22 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<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 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. SP2022-016

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

**PLATTING APPLICATION FEES:**

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
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**PROPERTY INFORMATION** [PLEASE PRINT]

ADDRESS 1541 E Interstate 30 Suite 140, Rockwall, Texas

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION N frontage road between John King & Hwy 205

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

CURRENT ZONING LI (I think) CURRENT USE office

PROPOSED ZONING no change PROPOSED USE Wine Bar

ACREAGE 2.2 acres LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

<input checked="" type="checkbox"/> OWNER	<u>Dynacap Holdings Limited</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Incognito Whop</u>
CONTACT PERSON	<u>Charlie Smith</u>	CONTACT PERSON	<u>Charlie Smith</u>
ADDRESS	<u>1541 E Interstate 30 Suite 140</u>	ADDRESS	<u>1541 E Interstate 30 Suite 140</u>
CITY, STATE & ZIP	<u>Rockwall Texas 75087</u>	CITY, STATE & ZIP	<u>Rockwall Texas 75087</u>
PHONE	<u>214 212 2307</u>	PHONE	<u>214 212 2307</u>
E-MAIL	<u>charlie@ck2advisors.com</u>	E-MAIL	<u>charlie@ck2advisors.com</u>

**NOTARY VERIFICATION** [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF April, 2022. 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."

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OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS

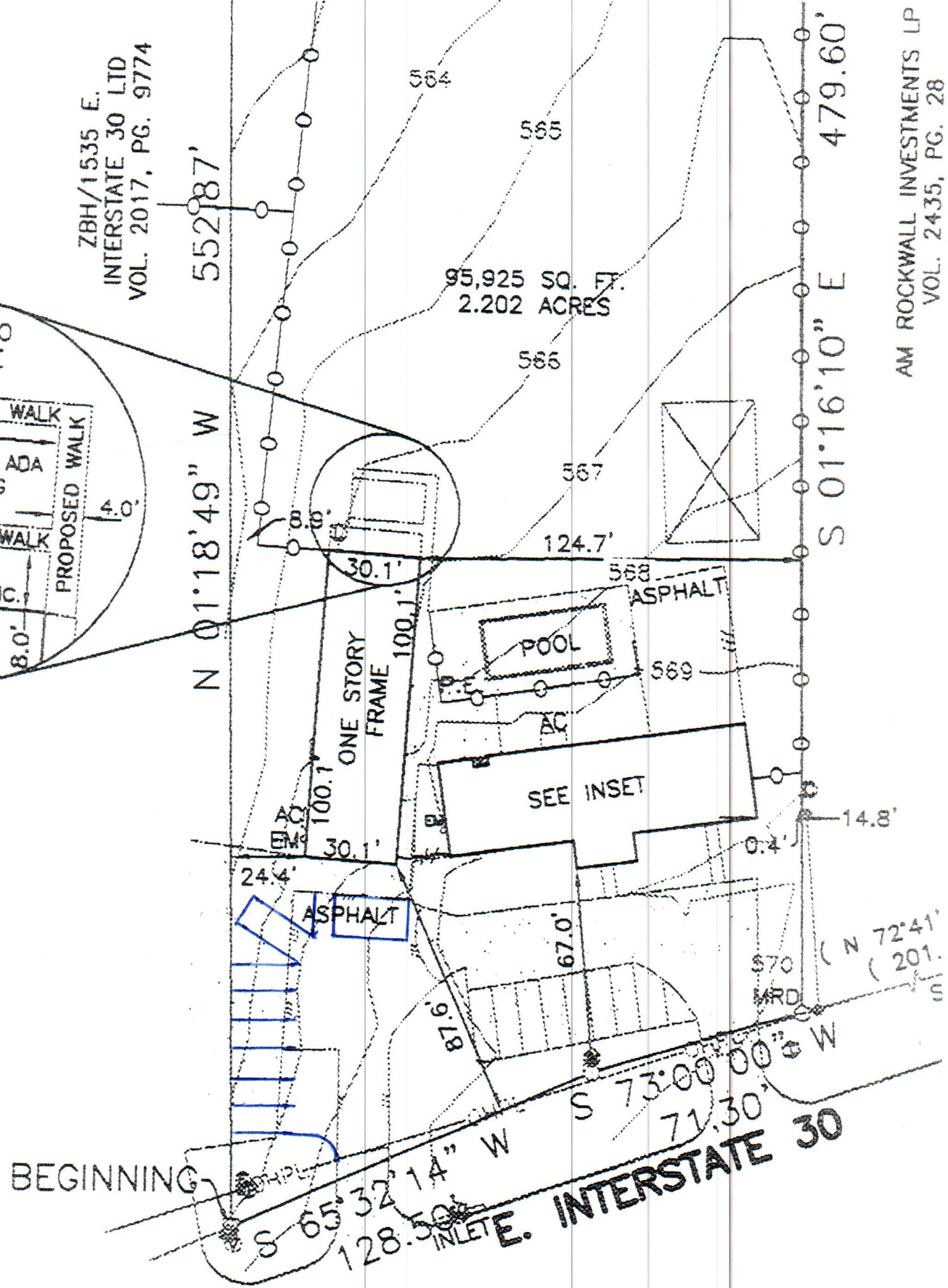
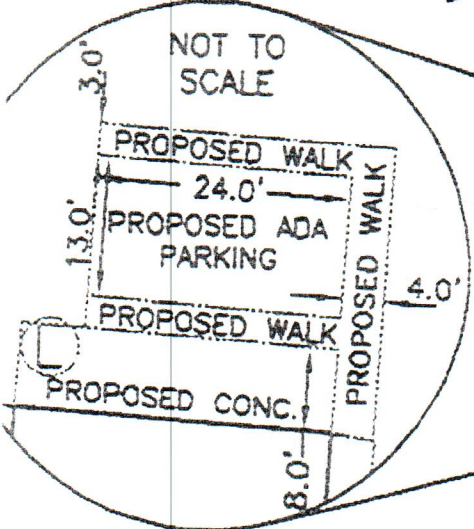
**TERESA L MOSS**  
Notary ID #130926177  
My Commission Expires December 8, 2024

MY COMMISSION EXPIRES 12-08-2024



ZBH/1535 E.  
INTERSTATE 30 LTD  
VOL. 2017, PG. 9774

95,925 SQ. FT.  
2.202 ACRES



AM ROCKWALL INVESTMENTS LP  
VOL. 2435, PG. 28





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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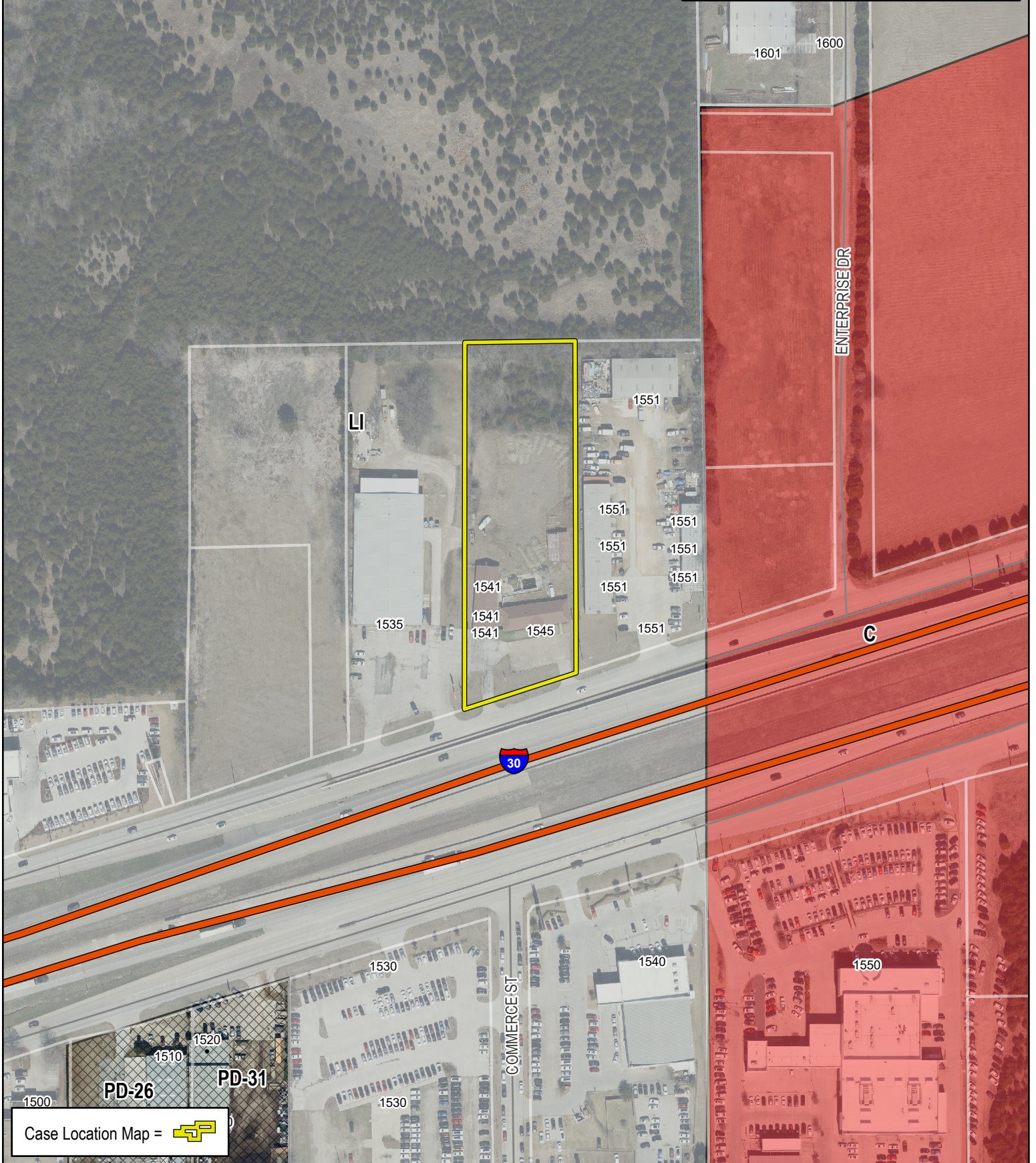
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**TERESA L MOSS**  
 Notary ID #130926177  
 My Commission Expires December 8, 2024  
 MY COMMISSION EXPIRES 12-08-2024



0 70 140 280 420 560 Feet

SP2022-016: Site Plan for Incognito Winery



Case Location Map = 



# City of Rockwall

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

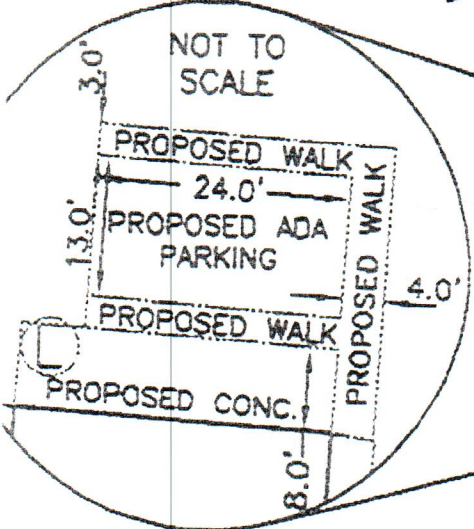
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





ZBH/1535 E.  
INTERSTATE 30 LTD  
VOL. 2017, PG. 9774

95,925 SQ. FT.  
2.202 ACRES



552.87'

N 01°18'49" W

479.60'

S 01°16'10" E

BEGINNING

S 65°32'14" W  
128.50'

S 73°00'00" W  
71.30'

E. INTERSTATE 30



# PROJECT COMMENTS



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

DATE: 4/22/2022

PROJECT NUMBER: SP2022-016  
PROJECT NAME: Site Plan for Incognito Winery  
SITE ADDRESS/LOCATIONS: 1541 E INTERSTATE 30, ROCKWALL, 75087

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Charles Smith of Incognito Winery on behalf of Charles Smith of Dynacap Holdings, LTD the approval of a Site Plan for a Craft Winery on a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Needs Review

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Craft Winery on a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 IH-30.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-016) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).

M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director on the Site Plan. (Subsection 03.04.A, of Article 11)

M.6 Parking Comments:

- (1) The proposed handicap (i.e. ADA parking space) parking space on the rear of the building does not work. It would need to be accessed by a 24-foot concrete road, per the Engineering Standards of Design and Construction. Please indicate a different space as the handicap parking space on the front of the building.
- (2) The House of Worship requires 1 parking space per 4 seats and the Restaurant requires 1 parking space per 100 square feet.
- (3) Currently there are seven (7) parking spaces on site per aerial images of the property and eight (8) more parking spaces are proposed.
- (4) The proposed Restaurant is 2,550 SF per the Rockwall Central Appraisal District (RCAD). Given this the parking requirement for the Restaurant is 26 parking spaces, which given the proposed site plan the Restaurant is short 18 parking spaces. A parking agreement could be made between the House of Worship and the Restaurant, which would reduce the parking deficiency to 11 parking spaces. Please adjust the site plan to provide more parking for the proposed Restaurant, otherwise this would be a variance to the Unified Development Code (UDC).

M.7 The land use is changing on the Subject Property and therefore must meet the landscape buffer requirements outlined in Subsection 05.05, Landscape Buffers, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC). In this case there must be four (4) canopy trees (i.e. 4 caliper inch trees) and four (4) accent trees planted on the within 10-feet of the property line adjacent to the Interstate 30 Frontage Road. On the site plan, please indicate the location the trees will be planted as well as the size



and species to verify conformance with the UDC.

M.8 If you need to request the variance, please provide staff with a variance letter that describes why you are requesting the parking variance, justify why this variance should be granted by the Planning and Zoning Commission, and provide two (2) offsetting compensatory measures. Compensatory measures can include providing landscaping, such as canopy trees.

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2022 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on April 26, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on May 10, 2022.

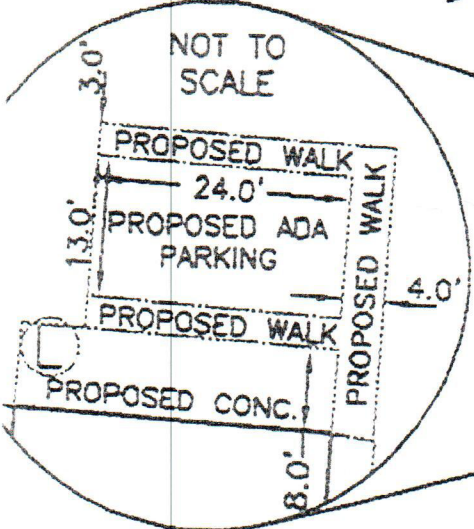
I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review
04/21/2022: - Parking spaces must be accessible by an access easement/fire lane that is 24' wide (for two-way traffic). - Parking to be 20'x9' minimum. - All new paving to be reinforced concrete. - No dead end parking. Must have City approved turnaround - Can't access from adjacent private property without an off-site easement all the way to IH-30 from the adjacent property.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	04/22/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

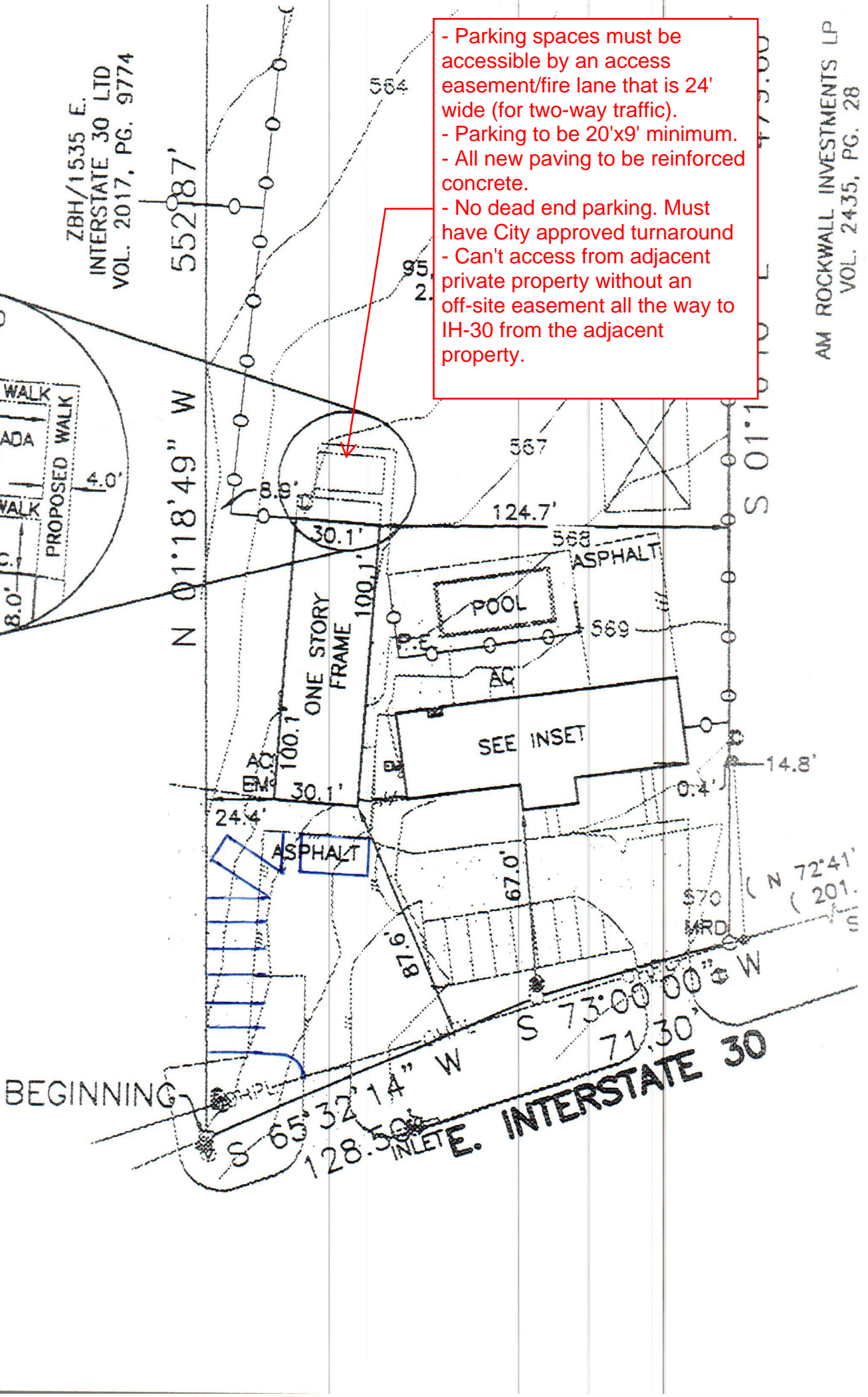


04/18/2022: Please provide a landscape / tree scape plan

ZBH/1535 E.  
INTERSTATE 30 LTD  
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]

NOTARY PUBLIC STATE OF TEXAS

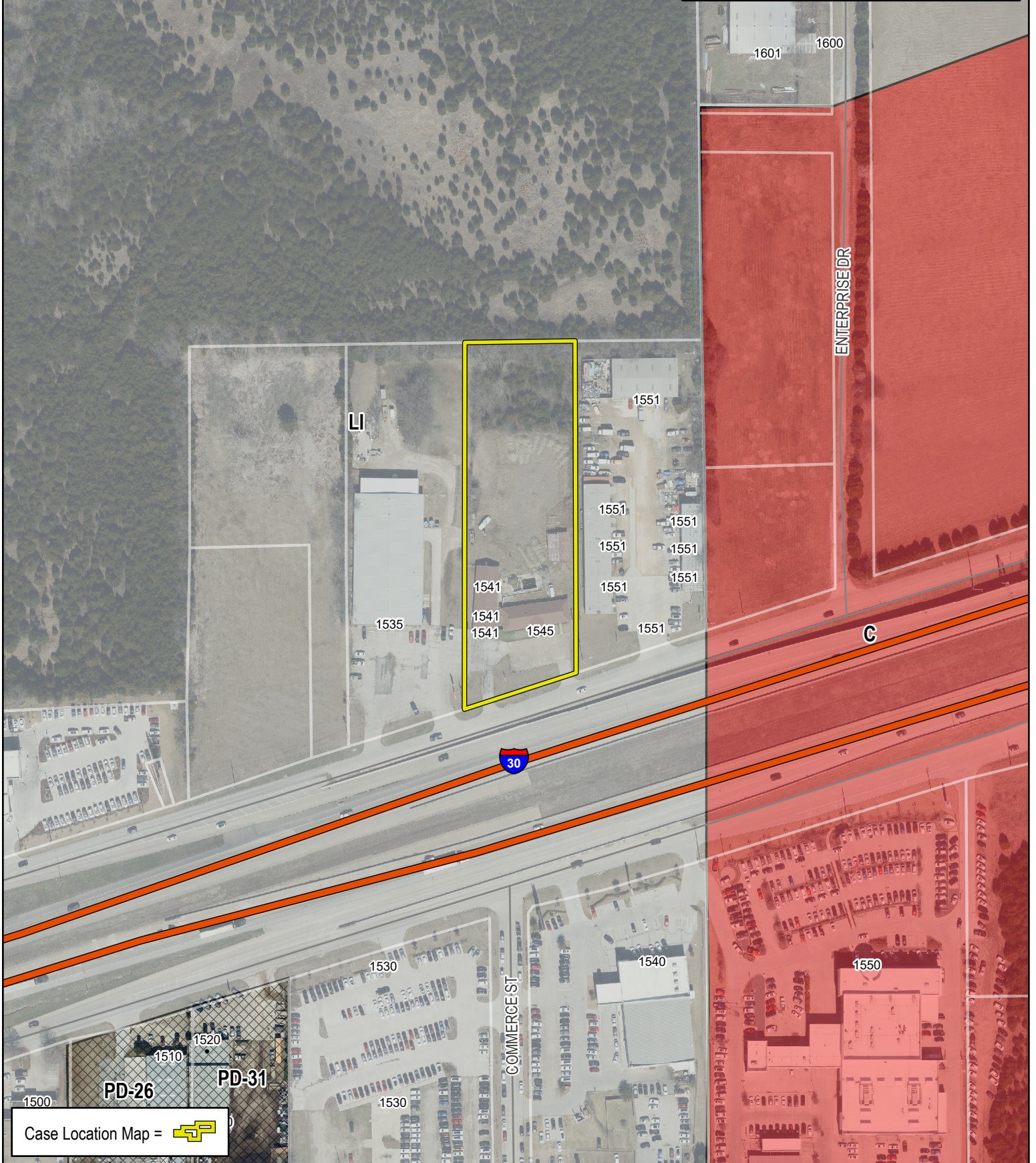
**TERESA L MOSS**  
Notary ID #130926177  
My Commission Expires December 8, 2024

MY COMMISSION EXPIRES 12-08-2024



0 70 140 280 420 560 Feet

SP2022-016: Site Plan for Incognito Winery



Case Location Map = 



# City of Rockwall

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

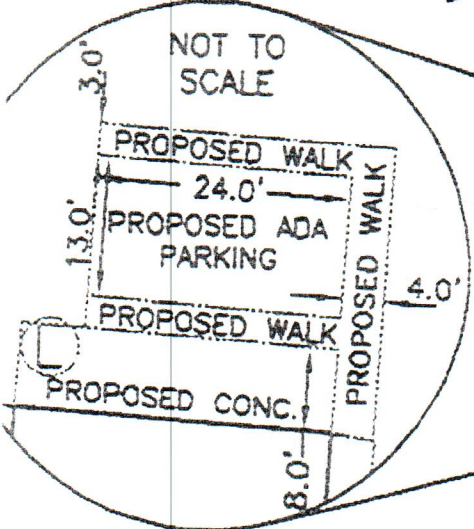
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ZBH/1535 E.  
INTERSTATE 30 LTD  
VOL. 2017, PG. 9774

95,925 SQ. FT.  
2.202 ACRES



552.87'

N 01°18'49" W

479.60'

S 01°16'10" E

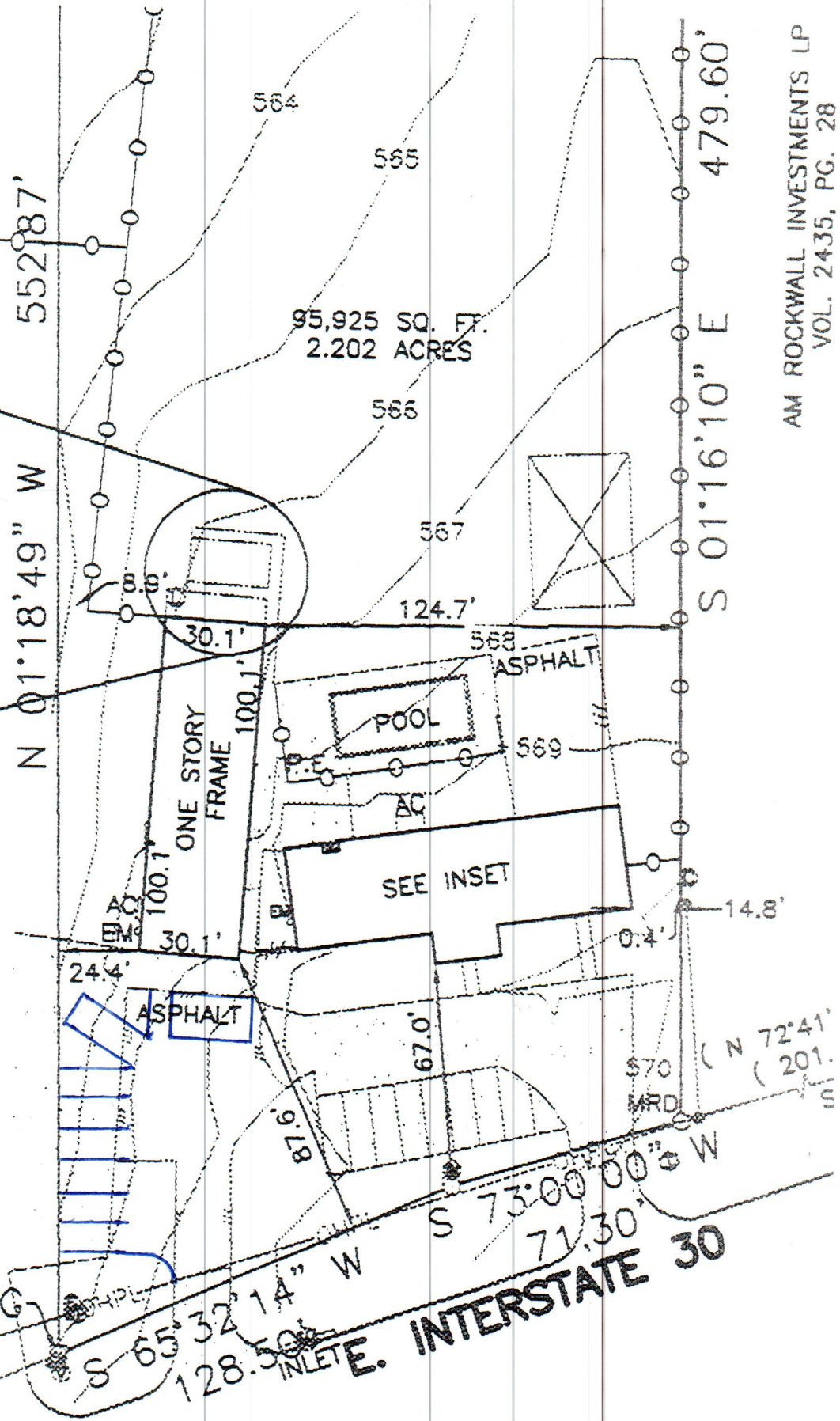
BEGINNING

S 65°32'14" W 128.50'

S 73°00'00" W 71.30'

E. INTERSTATE 30

AM ROCKWALL INVESTMENTS LP  
VOL. 2435, PG. 28







# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**FROM:** Henry Lee, *Planner*  
**DATE:** May 10, 2022  
**SUBJECT:** SP2022-016; *Site Plan for Incognito Winery*

---

The applicant, Charles Smith of Dynacap Holdings, LTD, is requesting the approval of a site plan for a *Craft Winery*. The subject property is a 2.202-acre tract of land (*i.e. Tract 12 of the A. Hanna Survey, Abstract No. 99*), situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 1541 E. IH-30. According to the Rockwall Central Appraisal District (RCAD) currently existing on the subject property are [1] a 3,150 SF office building, and [2] a 3,160 SF office building. Situated within the 3,160 SF building is an existing *House of Worship* (*i.e. Landmark Church*). The applicant is requesting approval of a site plan for the purpose of establishing a *Craft Winery* and addressing the parking issues that currently exist on subject property. These parking issues were identified as part of a *Miscellaneous Case* [*i.e. Case No. MIS2020-016*] requested by the applicant for the purpose of granting a variance to the proximity requirements for alcohol sales from a *House of Worship*. This case was approved by the City Council on December 21, 2020. Based on the applicant's proposed site plan, the *Craft Winery* will utilize 1,200 SF of an existing 3,150 SF building. In addition, the shows that eight (8) parking spaces will be constructed for the *Craft Winery*.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) the proposed *Craft Winery* has the same parking requirement as a *Full-Service Restaurant*, which is one (1) parking space per 100 SF. In this case, the applicant is proposing to utilize 1,200 SF for the proposed *Craft Winery*, which equates to a parking requirement of 12 parking spaces (*i.e. 1,200 SF x 100 SF = 12 parking spaces*). The applicant's proposed site plan indicates eight (8) dedicated parking spaces will be provided. This leaves the applicant's request deficient from meeting the parking requirements of the Unified Development Code (UDC) by four (4) parking spaces. Staff should note that there are seven (7) parking spaces that currently serve the *House of Worship*, and that this land use is currently parking deficient. Staff should point out that these land uses (*i.e. a Craft Winery and House of Worship*) don't typically have the same hours of operation; however, in the event there is overlap the hours of operation the subject property would be under parked for both land uses. Staff should also note that even if both uses do not share the same hours of operation the *House of Worship* would remain parking deficient. The applicant will be requesting an exception to the parking requirements.

According to Subsection 06.02(E), *Landscape Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the subject property is required to have a 20-foot landscape buffer with "...two (2) canopy trees and four (4) accent trees ... planted per 100-feet of linear frontage along the *Primary Roadway* [*i.e. IH-30*]." In this case the applicant is required to plant four (4) canopy trees and eight (8) accent trees, all of which will be required to be irrigated in accordance with Subsection 05.04, *Irrigation Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). The applicant has indicated to staff that due to the existing powerlines he would like a variance to the canopy tree requirement in order to only plant eight (8) accent trees. In addition, the applicant has indicated that he would also like to request an exception to the irrigation requirements.

According to Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception(s) or variance(s) to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In this case the applicant is requesting the following exceptions and variance: [1] an exception to the parking requirements, [2] an exception to the irrigation requirements, and [3] a variance to the landscaping requirements contained in the *General Overlay District Standards*. The applicant has provided a letter stating that the parking deficiency will not be an issue because the two (2) land uses on the subject property will not have hours of operation that overlap. The letter also points out the existing powerlines in front of the property that make it difficult for him to provide the canopy trees, and states that he

proposes to mitigate for the irrigation by utilizing drought tolerant plantings. Staff should point out that based on the existing layout of the subject, the applicant's request does appear to have merit when considering the buildings are currently existing without the required number of parking spaces; however, variances and exceptions are discretionary decisions for the Planning and Zoning Commission and require a supermajority vote (*i.e. three quarter vote of those members present*) by the Planning and Zoning Commission with a minimum of four (4) votes in the affirmative for approval. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the May 10, 2022 Planning and Zoning Commission meeting.





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-016

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1541 E Interstate 30 Suite 140, Rockwall, Texas  
 SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_  
 GENERAL LOCATION N frontage road between John King & Hwy 205

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

CURRENT ZONING LI (I think) CURRENT USE office  
 PROPOSED ZONING no change PROPOSED USE Wine Bar  
 ACREAGE 2.2 acres LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER	<u>Dynacap Holdings Limited</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Incegnito Wherry</u>
CONTACT PERSON	<u>Charlie Smith</u>	CONTACT PERSON	<u>Charlie Smith</u>
ADDRESS	<u>1541 E Interstate 30 Suite 140</u>	ADDRESS	<u>1541 E Interstate 30 Suite 140</u>
CITY, STATE & ZIP	<u>Rockwall Texas 75087</u>	CITY, STATE & ZIP	<u>Rockwall Texas 75087</u>
PHONE	<u>214 212 2307</u>	PHONE	<u>214 212 2307</u>
E-MAIL	<u>charlie@ck2advisors.com</u>	E-MAIL	<u>charlie@ck2advisors.com</u>

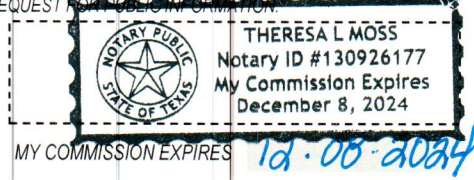
### NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF April, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF April, 2022  
OWNER'S SIGNATURE [Signature]

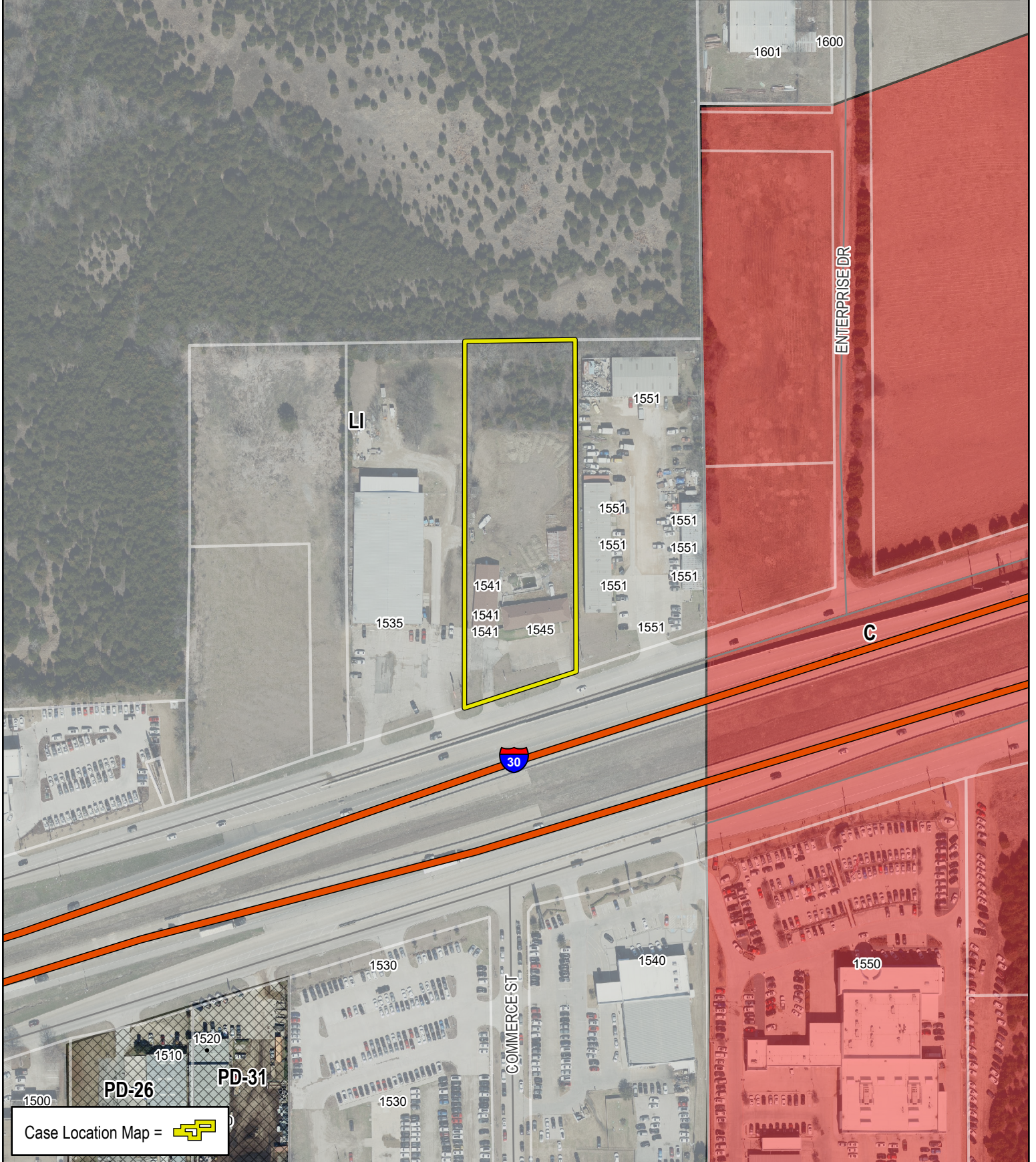
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





0 70 140 280 420 560 Feet

SP2022-016: Site Plan for Incognito Winery



Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
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**Incognito Winery  
Attn: Charles Smith  
214-212-2307**

**TO: City of Rockwall**

Permit #: COM 2021-2176  
Address: 1541 E Interstate 30, Suite 140  
Rockwall, Texas 75087

Property Owner: Dynacap Holdings Limited  
Contact: Charlie Smith 214-212-2307

Permit Owner: Incognito Winery  
Contact: Charlie Smith 214-212-2307

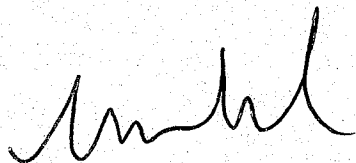
**REQUEST for VARIANCE:**

For the following, please see that attached survey. I have colored the grass at the front of the property in yellow for ease of visualization.

Canopy Trees – I have a thin space at the front of my property which is not concrete. See survey attached. There are power lines overhead so I request a variance to put in 8 accent trees in lieu of canopy trees that are known to be drought tolerant such as Desert Willow, Redbud, Prairie Flameleaf Sumac, Texas Persimmon, Texas Mountain Laurel, American Smoke Tree & Texas Redbud. The locations of the trees are identified on the attached survey with orange dots.

Irrigating the Accent Trees – I request a variance so as not to have to put in irrigation for the accent trees. The building is over 50 years old and has no sprinkler system anywhere on the property and to irrigate the accent trees I would have dig up the parking lot to put in irrigation and then tie it into the building.

Parking – In my original application I was told I would need 8 parking space, one of which needed to be an ADA parking space. Now I am told I need 12 spaces. The church has 7 spaces and I request to be able to share the church spaces when Incognito is open. The Church only has services on Sunday and Incognito will not be open on Sundays. Therefore, Incognito will be able to use the church parking spaces for the times Incognito is open, and conversely, the church will be able to use the parking spaces in from of 1541 when they are open on Sundays.



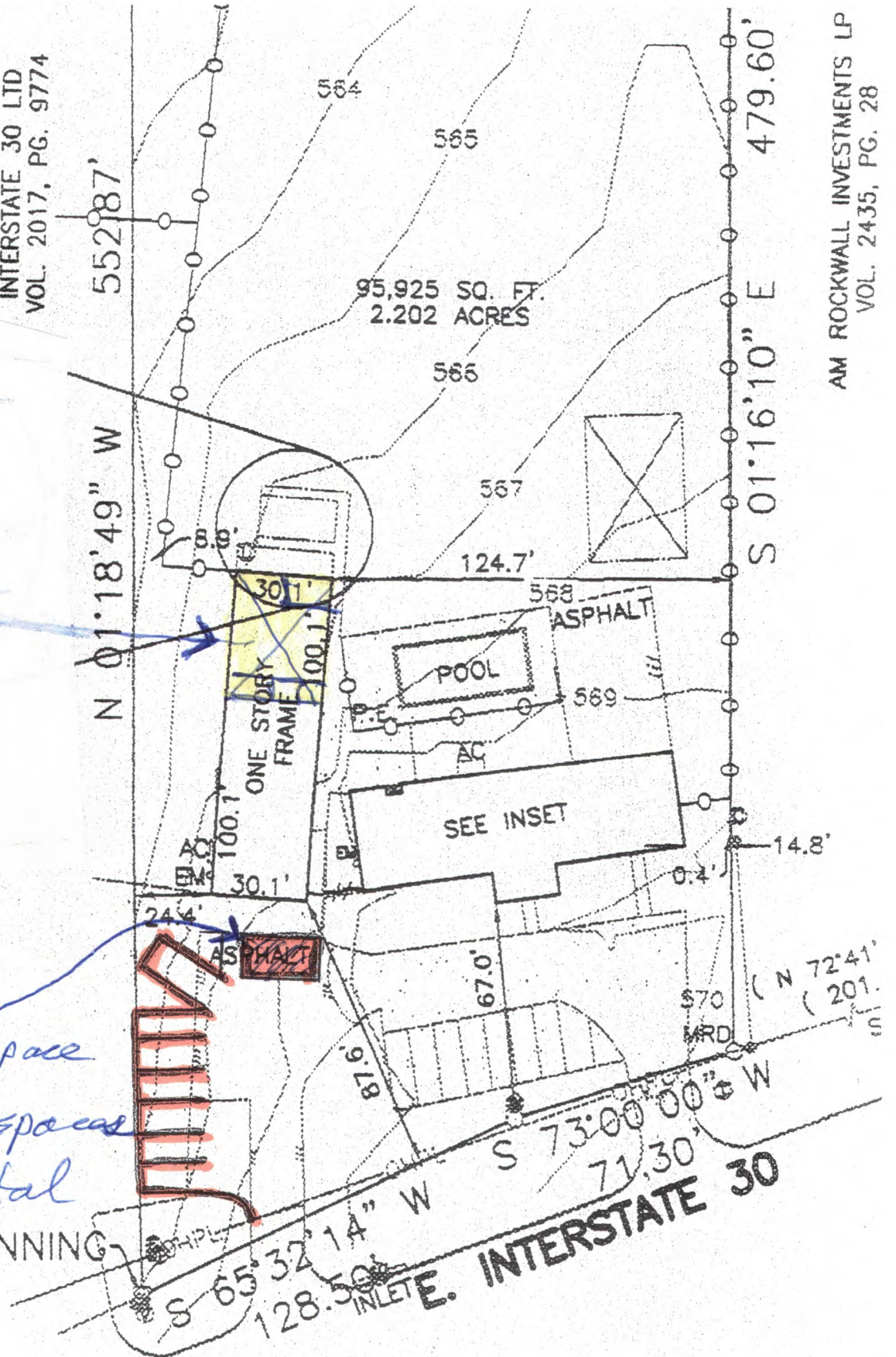
ZBH/1535 E.  
INTERSTATE 30 LTD  
VOL. 2017, PG. 9774

AM ROCKWALL INVESTMENTS LP  
VOL. 2435, PG. 28

*Wine Bar*

*ADA parking space  
7 additional spaces  
8 spaces total*

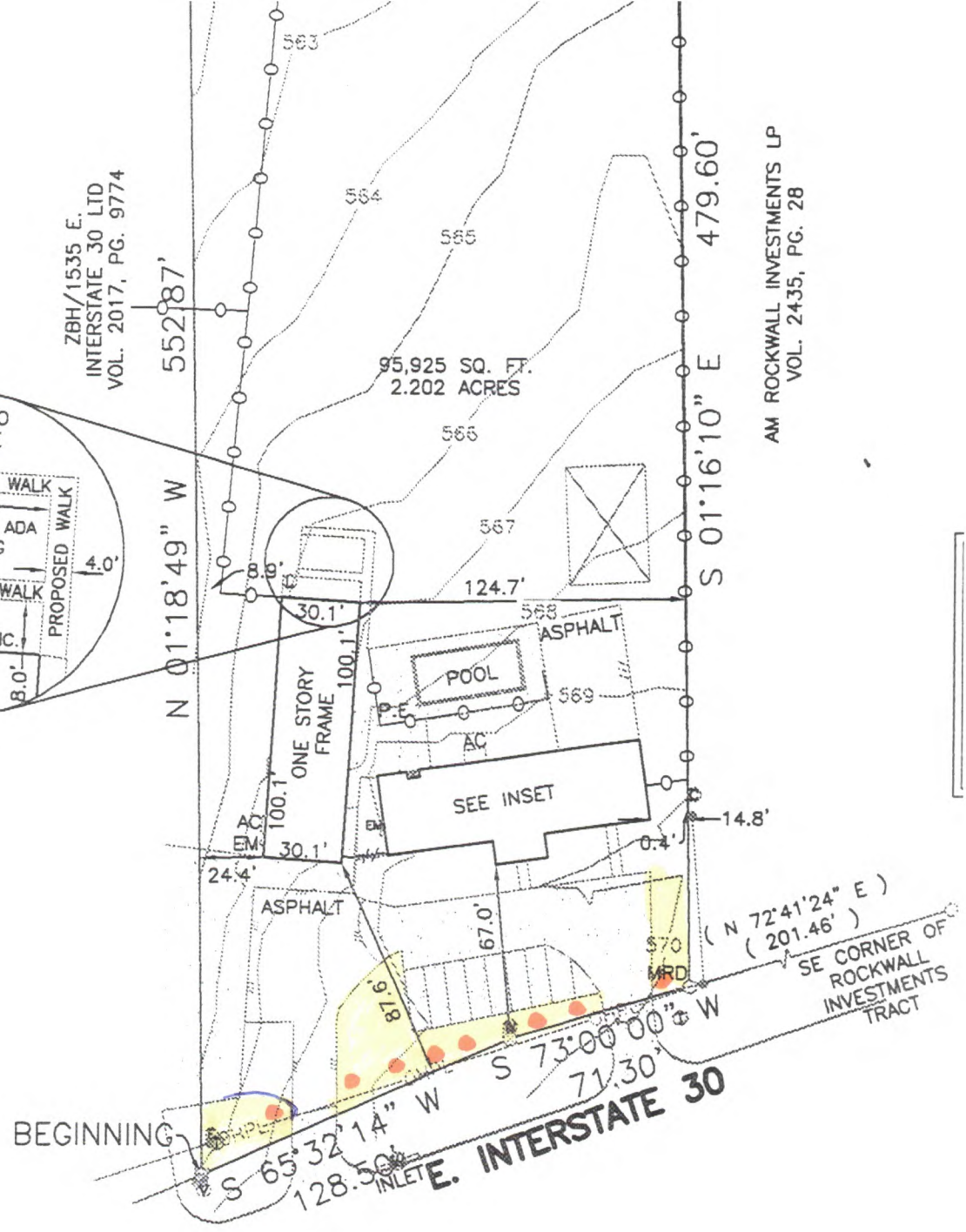
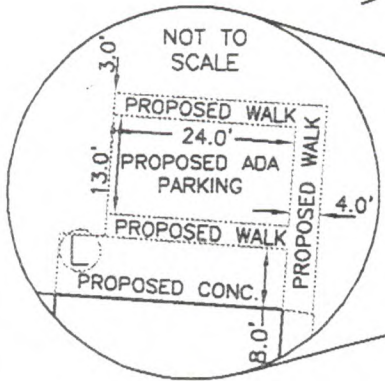
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ZBH/1535 E.  
INTERSTATE 30 LID  
VOL. 2017, PG. 9774

AM ROCKWALL INVESTMENTS LP  
VOL. 2435, PG. 28



8 accent tree locations

## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, April 22, 2022 4:25 PM  
**To:** 'charlie@ck2advisors.com'  
**Subject:** Project Comments SP2022-016  
**Attachments:** Project Comments (04.22.2022).pdf; Engineering Mark-Ups (04.22.2022).pdf

Good Afternoon,

Attached are the project comments in reference to your project, SP2022-016. Make note of the meeting dates and the deadline for revisions. Let staff know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087



## Lee, Henry

---

**From:** charlie@ck2advisors.com  
**Sent:** Friday, April 22, 2022 4:36 PM  
**To:** Lee, Henry  
**Subject:** RE: Project Comments SP2022-016

Hi Henry,

This is totally wrong.

Come and measure the space your self – it is nowhere close to 2500 sf

The ADA parking spot is in front which is what was agreed with building & engineering, etc. when we had a meeting about it all months ago.

The Church had to have an agreement with someone to get their CO – they have an agreement with North Texas Appliance.

I am furious that none of these things were communicated to me until now.

I have been in the city offices many, many times and NEVER was this stuff communicated to me. It should have been communicated to me at the beginning!

Please call me immediately.

Charlie Smith  
214-212-2307

---

**From:** Lee, Henry <>  
**Sent:** Friday, April 22, 2022 4:25 PM  
**To:** 'charlie@ck2advisors.com' <charlie@ck2advisors.com>  
**Subject:** Project Comments SP2022-016

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385 S. Goliad Street, Rockwall, TX 75087





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## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Monday, April 25, 2022 8:51 AM  
**To:** 'charlie@ck2advisors.com'  
**Subject:** RE: Project Comments SP2022-016

Good Morning,

I will address your comments in order.

1. If the building is not that large we will need the size shown on the Site Plan. Aerials of the building show it being roughly 3,700 SF and RCAD shows the current office space being 2,550 SF, so if this is incorrect then it must be shown what the size is on the plans.
2. The Site Plan clearly indicates the ADA space on the rear side of the building. If this is not the case, correct the Site Plan to show this.
3. As we discussed previously, if the House of Worship has a parking agreement I will need a copy of it to confirm this. That being said, for the purpose of your case I just need to see how you will be parking your use, not for the House of Worship.
4. As far as your other comments I am not sure which of the staff comments you have issues with. Staff cannot inform applicant's of all requirements within the Unified Development Code (UDC) and the Engineering Standards of Design and Construction until plans are provided to staff. We need the plans to show us the exact dimensions and how the site is being proposed to be used in order to inform the applicant of all applicable requirements.

Hopefully this helps clarify things. If you have any further questions feel free to contact me. I will be in and out of the office so email is the best way to get in touch with me.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

**From:** charlie@ck2advisors.com <charlie@ck2advisors.com>  
**Sent:** Friday, April 22, 2022 4:36 PM  
**To:** Lee, Henry <HLee@rockwall.com>  
**Subject:** RE: Project Comments SP2022-016

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The Church had to have an agreement with someone to get their CO – they have an agreement with North Texas Appliance.



I am furious that none of these things were communicated to me until now.  
I have been in the city offices many, many times and NEVER was this stuff communicated to me. It should have been communicated to me at the beginning!

Please call me immediately.

Charlie Smith  
214-212-2307

---

**From:** Lee, Henry <>  
**Sent:** Friday, April 22, 2022 4:25 PM  
**To:** 'charlie@ck2advisors.com' <charlie@ck2advisors.com>  
**Subject:** Project Comments SP2022-016

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Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
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385 S. Goliad Street, Rockwall, TX 75087

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## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Monday, April 25, 2022 4:07 PM  
**To:** 'charlie@ck2advisors.com'  
**Subject:** RE: Project Comments SP2022-016  
**Attachments:** Parking Layout (04.25.2022).pdf

Good Afternoon,

Please view the attached document that I obtained from the Engineering Department; I think it will help clear up some of the difference between what the plans show and what you are wanting to do. The attachment shows the correct parking layout with the ADA space, which addressed question 2 from our previous emails. Would you like to use this attachment as your new site plan since it shows the correct parking? Now to answer the other questions.

1. For the size I was not aware that this was the size you were requesting; I was not part of that meeting and a letter explaining this was not provided with the development application. Simply provide me a letter/email explaining that you will only be using 1,200.00 SF of that building and show that on the plan.
3. If you are using 1,200 SF for your use then you will need 12 parking spaces. In this case you have provided 8 new ones. You have two (2) options: [1] enter a parking agreement with the North Texas Appliance that allows you to use their parking; this agreement must be filed with Rockwall County or [2] request a variance to the parking requirements as part of your case. If you request a variance, include that in your letter, state why you are requesting the variance and why it should be granted.
4. Contact our Engineering Department to find out how large the easement needs to be, as well as how far away the canopy trees will need to be planted from the utility line(s).

Hopefully this further clarifies things. Let me know if you have any other questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

**From:** charlie@ck2advisors.com <charlie@ck2advisors.com>  
**Sent:** Monday, April 25, 2022 10:28 AM  
**To:** Lee, Henry <HLee@rockwall.com>  
**Subject:** RE: Project Comments SP2022-016

See comments below  
Call me to schedule a time to visit the location

Charlie Smith  
2144-212-2307

---

**From:** Lee, Henry <>  
**Sent:** Monday, April 25, 2022 8:51 AM



To: 'charlie@ck2advisors.com' <[charlie@ck2advisors.com](mailto:charlie@ck2advisors.com)>

Subject: RE: Project Comments SP2022-016

Good Morning,

I will address your comments in order.

1. If the building is not that large we will need the size shown on the Site Plan. Aerials of the building show it being roughly 3,700 SF and RCAD shows the current office space being 2,550 SF, so if this is incorrect then it must be shown what the size is on the plans. **It has been clear from the beginning that the portion of the building for the wine bar is approximately 1200 sf with approx. 30 seats. The front portion of the building is storage. The size of the building has absolutely nothing to do with the size of the wine bar. The portion I am using has been on all the submittals and the parking for the size was determined during the process - that is what the building department gave me and that is what I have. I will be there tomorrow and you should visit the site if there is any confusion.**
2. The Site Plan clearly indicates the ADA space on the rear side of the building. If this is not the case, correct the Site Plan to show this. **I was asked to draw on a survey where the parking is. I had paid for a survey at the beginning of the process for the building department. Then on September 28 I had a meeting with Sarah Johnson, David Gonzalez, Andrew Reyna and my sewer engineer. At that meeting it was determined that I could put all the parking up front. If you have aerials of the building, you will see the parking spaces up front with the ADA park right in front of the building (closest space to the door) which is marked with a sign and a square painted in blue with the ADA wheelchair sign in white in the middle of the blue square per ADA requirements. I suggest you visit the property so you can give a clear and unequivocal narrative on the location of the parking per the agreement of Sept 28. The ADA space marked on the plans was not what I drew on the survey per your request. It baffles me why we cannot talk these items through.**
3. As we discussed previously, if the House of Worship has a parking agreement I will need a copy of it to confirm this. That being said, for the purpose of your case I just need to see how you will be parking your use, not for the House of Worship. **I have the number of spaces marked clearly up front which is in accordance with the agreement of Sept 28. One of them is an ADA parking space. I do NOT need to have more than 8 spaces based upon my agreement with the engineering and building department. As far as the church is concerned, they received a CO from you based upon them getting an agreement for additional parking which they did. I do not know what you guys did with that 10 or 12 years ago when they moved in, but I think it unreasonable to ask me to get something from that time frame when the city clearly was satisfied to grant them a CO – they have the same number of parking spaces as they did when they moved in.**
4. As far as your other comments I am not sure which of the staff comments you have issues with. Staff cannot inform applicant's of all requirements within the Unified Development Code (UDC) and the Engineering Standards of Design and Construction until plans are provided to staff. We need the plans to show us the exact dimensions and how the site is being proposed to be used in order to inform the applicant of all applicable requirements. **Please tell me how far of a setback from the frontage road the "canopy trees" need to be and how wide the water pipe easement is which runs in front of the property.**

Hopefully this helps clarify things. If you have any further questions feel free to contact me. I will be in and out of the office so email is the best way to get in touch with me. **Call me to let me know when we can meet at the property so a lot of these things can be cleared up.**

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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**From:** [charlie@ck2advisors.com](mailto:charlie@ck2advisors.com) <[charlie@ck2advisors.com](mailto:charlie@ck2advisors.com)>  
**Sent:** Friday, April 22, 2022 4:36 PM  
**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Subject:** RE: Project Comments SP2022-016

Hi Henry,

This is totally wrong.

Come and measure the space your self – it is nowhere close to 2500 sf

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I am furious that none of these things were communicated to me until now.

I have been in the city offices many, many times and NEVER was this stuff communicated to me. It should have been communicated to me at the beginning!

Please call me immediately.

Charlie Smith  
214-212-2307

---

**From:** Lee, Henry <>  
**Sent:** Friday, April 22, 2022 4:25 PM  
**To:** 'charlie@ck2advisors.com' <[charlie@ck2advisors.com](mailto:charlie@ck2advisors.com)>  
**Subject:** Project Comments SP2022-016

Good Afternoon,

Attached are the project comments in reference to your project, SP2022-016. Make note of the meeting dates and the deadline for revisions. Let staff know if you have any questions.

Thank you,

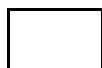




HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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## Lee, Henry

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**From:** charlie@ck2advisors.com  
**Sent:** Tuesday, April 26, 2022 10:32 AM  
**To:** Lee, Henry  
**Subject:** RE: Project Comments SP2022-016  
**Attachments:** COM 2021-2176 - Parking.pdf

Henry – here is the parking in color

---

**From:** charlie@ck2advisors.com <>  
**Sent:** Tuesday, April 26, 2022 10:30 AM  
**To:** 'Lee, Henry' <HLee@rockwall.com>  
**Subject:** RE: Project Comments SP2022-016

Hi Henry,

I think we should use this diagram which shows where the parking spaces are – I have outlined each space in orange so it is easy to recognize.

I have noted where the ADA parking space is – it is fully highlighted in orange.

The only change from the one originally submitted is that I made the ADA space a van accessible space and allowed 3 feet on the building side. Therefore, I had to put the 8<sup>th</sup> space at an angle.

Additionally, I have noted in yellow where the wine bar is located – the back portion of the building. The rest of the building is used for storage.

The wine bar has 750 – 800 sf of seating area – that is where the city came up with my required number of spaces.

Regarding the “canopy trees” – I don’t believe there is enough room for any trees due to the water line and electrical lines.

I am waiting on Sarah to tell me the offsets in order to determine if any trees can be planted in front – I do not think so because my property line goes just to where the water line is and there is only about 10 feet between the line and the parking. Therefore, there is even less from the water line easement to the parking – you can see that on the survey. If necessary, I will ask for a variance for the tree requirement.

I would like you to visit the site so you know what is going on. It is only 5 min from City Hall.

What date do I need all the forms in to you.

Thanks  
Charlie Smith  
214-212-2307

---

**From:** Lee, Henry <>  
**Sent:** Monday, April 25, 2022 4:07 PM  
**To:** 'charlie@ck2advisors.com' <[charlie@ck2advisors.com](mailto:charlie@ck2advisors.com)>  
**Subject:** RE: Project Comments SP2022-016

Good Afternoon,



Please view the attached document that I obtained from the Engineering Department; I think it will help clear up some of the difference between what the plans show and what you are wanting to do. The attachment shows the correct parking layout with the ADA space, which addressed question 2 from our previous emails. Would you like to use this attachment as your new site plan since it shows the correct parking? Now to answer the other questions.

1. For the size I was not aware that this was the size you were requesting; I was not part of that meeting and a letter explaining this was not provided with the development application. Simply provide me a letter/email explaining that you will only be using 1,200.00 SF of that building and show that on the plan.
3. If you are using 1,200 SF for your use then you will need 12 parking spaces. In this case you have provided 8 new ones. You have two (2) options: [1] enter a parking agreement with the North Texas Appliance that allows you to use their parking; this agreement must be filed with Rockwall County or [2] request a variance to the parking requirements as part of your case. If you request a variance, include that in your letter, state why you are requesting the variance and why it should be granted.
4. Contact our Engineering Department to find out how large the easement needs to be, as well as how far away the canopy trees will need to be planted from the utility line(s).

Hopefully this further clarifies things. Let me know if you have any other questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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**From:** [charlie@ck2advisors.com](mailto:charlie@ck2advisors.com) <[charlie@ck2advisors.com](mailto:charlie@ck2advisors.com)>  
**Sent:** Monday, April 25, 2022 10:28 AM  
**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Subject:** RE: Project Comments SP2022-016

See comments below  
Call me to schedule a time to visit the location

Charlie Smith  
2144-212-2307

---

**From:** Lee, Henry <>  
**Sent:** Monday, April 25, 2022 8:51 AM  
**To:** 'charlie@ck2advisors.com' <[charlie@ck2advisors.com](mailto:charlie@ck2advisors.com)>  
**Subject:** RE: Project Comments SP2022-016

Good Morning,

I will address your comments in order.

1. If the building is not that large we will need the size shown on the Site Plan. Aerials of the building show it being roughly 3,700 SF and RCAD shows the current office space being 2,550 SF, so if this is incorrect then it must be shown what the size is on the plans. **It has been clear from the beginning that the portion of the building for the wine bar is approximately 1200 sf with approx. 30 seats. The front portion of the building is storage. The size of the building has absolutely nothing to do with the size of the wine bar. The portion I am using has been on all the submittals and the parking for the size was determined during the process - that is what the building**

department gave me and that is what I have. I will be there tomorrow and you should visit the site if there is any confusion.

2. The Site Plan clearly indicates the ADA space on the rear side of the building. If this is not the case, correct the Site Plan to show this. I was asked to draw on a survey where the parking is. I had paid for a survey at the beginning of the process for the building department. Then on September 28 I had a meeting with Sarah Johnson, David Gonzalez, Andrew Reyna and my sewer engineer. At that meeting it was determined that I could put all the parking up front. If you have aeriels of the building, you will see the parking spaces up front with the ADA park right in front of the building (closest space to the door) which is marked with a sign and a square painted in blue with the ADA wheelchair sign in white in the middle of the blue square per ADA requirements. I suggest you visit the property so you can give a clear and unequivocal narrative on the location of the parking per the agreement of Sept 28. The ADA space marked on the plans was not what I drew on the survey per your request. It baffles me why we cannot talk these items through.
3. As we discussed previously, if the House of Worship has a parking agreement I will need a copy of it to confirm this. That being said, for the purpose of your case I just need to see how you will be parking your use, not for the House of Worship. I have the number of spaces marked clearly up front which is in accordance with the agreement of Sept 28. One of them is an ADA parking space. I do NOT need to have more than 8 spaces based upon my agreement with the engineering and building department. As far as the church is concerned, they received a CO from you based upon them getting an agreement for additional parking which they did. I do not know what you guys did with that 10 or 12 years ago when they moved in, but I think it unreasonable to ask me to get something from that time frame when the city clearly was satisfied to grant them a CO – they have the same num ber of parking spaces as they did when they moved in.
4. As far as your other comments I am not sure which of the staff comments you have issues with. Staff cannot inform applicant's of all requirements within the Unified Development Code (UDC) and the Engineering Standards of Design and Construction until plans are provided to staff. We need the plans to show us the exact dimensions and how the site is being proposed to be used in order to inform the applicant of all applicable requirements. Please tell me how far of a setback from the frontage road the "canopy trees" need to be and how wide the water pipe easement is which runs in front of the property.

Hopefully this helps clarify things. If you have any further questions feel free to contact me. I will be in and out of the office so email is the best way to get in touch with me. Call me to let me know when we can meet at the property so a lot of these things can be cleared up.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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**From:** [charlie@ck2advisors.com](mailto:charlie@ck2advisors.com) <[charlie@ck2advisors.com](mailto:charlie@ck2advisors.com)>

**Sent:** Friday, April 22, 2022 4:36 PM

**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>

**Subject:** RE: Project Comments SP2022-016

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214-212-2307

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**Subject:** Project Comments SP2022-016

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## Lee, Henry

---

**From:** charlie@ck2advisors.com  
**Sent:** Friday, April 29, 2022 9:37 AM  
**To:** Lee, Henry  
**Subject:** Letter request  
**Attachments:** Rockwall Letter - COM 2021-2176.pdf; Accent Tree Locations.pdf

Hi Henry,

After talking to Ryan yesterday, and pursuant to our discussions, I submit the following letter request for variance.

Please call me with any questions.

Thanks  
Charlie Smith  
214-212-2307



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May 11, 2022

TO: Charlie Smith  
Incognito Winery  
1541 E. Interstate 30, Suite 140  
Rockwall, TX 75087

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

SUBJECT: SP2022-016; *Site Plan for Incognito Winery*

Charlie Smith:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was denied by the Planning and Zoning Commission on May 10, 2022. The following is a record of all recommendations and voting records:

*Planning and Zoning Commission*

On May 10, 2022, the Planning and Zoning Commission denied a motion to approve the site plan by a vote of 3-3, with Commissioners Chodun, Thomas, and Deckard dissenting and Commissioner Womble absent.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee". The signature is fluid and cursive, written over a white background.

Henry Lee, *Planner*  
City of Rockwall Planning and Zoning Department