



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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- 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 320 shepards Hill Dr Rockwall TX 75087

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING Residential

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER

Tommy Burns

APPLICANT

CONTACT PERSON

Tommy Burns

CONTACT PERSON

ADDRESS

320 Shepards Hill Dr

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

951-315-5221

PHONE

E-MAIL

teeburns@gmail.com

E-MAIL

**NOTARY VERIFICATION [REQUIRED]**

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF February, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

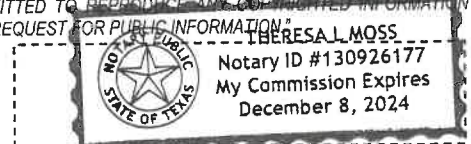
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF February, 2024.

OWNER'S SIGNATURE

Tommy Burns

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jheusa R Moss



MY COMMISSION EXPIRES 12.08.2024







Tommy Burns  
320 Shepards Hill Drive, Rockwall TX 75071

February 16, 2024

**Greetings: City of Rockwall Planning and Zoning Department.**

**Please accept this Variance application.**

**After careful consideration of the state of my current yard that was devastated by the low rain years Rockwall has experienced- my lawns for the most part died and the ground developed unsightly cracks and the grass looked just terrible. I am submitting this plan/renderings of a xeriscape yard for replacement of grass.**

**I was pouring literally thousands of gallons of water to help but it was to no avail. Unsightly weeds crept in and it looked really bad.**

**What I am proposing for this variance Per Section 4 (B) that prohibits artificial grass is a very high quality artificial turf professionally installed. It will be surrounded by plantings of xeriscape natural and drought tolerant plantings of shrubs and plants fed by a drip system irrigation- again all professionally planned and installed.**

**The savings of water alone will be in the thousand of gallons per year not having to water several times a week. Not to mention it will look terrific. Several of my neighbors have inquired as to what I am doing and and are considering doing the same.**

**I urge the Planning and Zone Department to please approve this variance.**

**It could serve as a spec yard for people to come and take a look at. When you see, feel and walk on the quality artificial turf and look at the very attractive surroundings drought tolerant plantings one can see this is a wonderful substitute for grass and an expensive irrigation system that literally wastes thousands of gallons of water that would be saved every year**

**Thank you very much for your consideration. Warmer weather is coming very soon.**

**Sincerely,**

**Tommy Burns**





# DEVELOPMENT APPLICATION

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

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--	---

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 320 shepards Hill Dr Rockwall TX 75087

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

GENERAL LOCATION: \_\_\_\_\_

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

CURRENT ZONING: Residential CURRENT USE: \_\_\_\_\_

PROPOSED ZONING: \_\_\_\_\_ PROPOSED USE: \_\_\_\_\_

ACREAGE: \_\_\_\_\_ LOTS [CURRENT]: \_\_\_\_\_ LOTS [PROPOSED]: \_\_\_\_\_

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<input checked="" type="checkbox"/> OWNER	Tommy Burns	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Tommy Burns	CONTACT PERSON	
ADDRESS	320 Shepards Hill Dr	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	951-315-5221	PHONE	
E-MAIL	teeburns@gmail.com	E-MAIL	

## NOTARY VERIFICATION [REQUIRED]

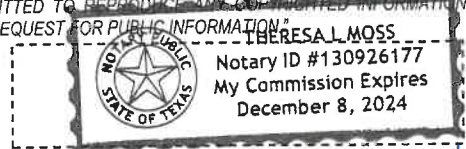
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF February, 2024.

OWNER'S SIGNATURE: Tommy Burns

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Beressa R Moss



MY COMMISSION EXPIRES 12.08.2024






MIS2024-003: Variance Request for 320 Shepards Hill Drive

BEDFORD FALLS LN

PD-41

SHEPARDS HILL DR

SF-10

Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.











Tommy Burns  
320 Shepards Hill Drive, Rockwall TX 75071

February 16, 2024

**Greetings: City of Rockwall Planning and Zoning Department.**

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**I urge the Planning and Zone Department to please approve this variance.**

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**Thank you very much for your consideration. Warmer weather is coming very soon.**

**Sincerely,**

**Tommy Burns**



# PROJECT COMMENTS



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

DATE: 2/23/2024

PROJECT NUMBER: MIS2024-003  
PROJECT NAME: Variance Request for 320 Sheppards Hill Drive  
SITE ADDRESS/LOCATIONS: 320 SHEPARDS HILL DR, ROCKWALL, 75087  
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/23/2024	Approved w/ Comments

02/23/2024: 1. No gravel or artificial turf within City ROW. City ROW must be grass.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/23/2024	Approved w/ Comments

02/23/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Tommy Burns for the approval of a Miscellaneous Case for the approval of artificial or synthetic plant materials on a 0.23-acre parcel of land identified as Lot 8, Block N, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 320 Sheppard's Hill Drive.

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.

I.3 According to Section 04, Approved Landscape Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees shrubs) shall be prohibited." In this case, you are requesting approval of artificial turf, which requires review by the Planning and Zoning Commission.

M.4 According to Subsection 3.06.05, Lot Development, and Section 4.02, Coverage, of Chapter 4, Vegetation, of the Engineering Standards of Design and Construction, "(n)o artificial grass is allowed in any City right-of-way and/or easement."

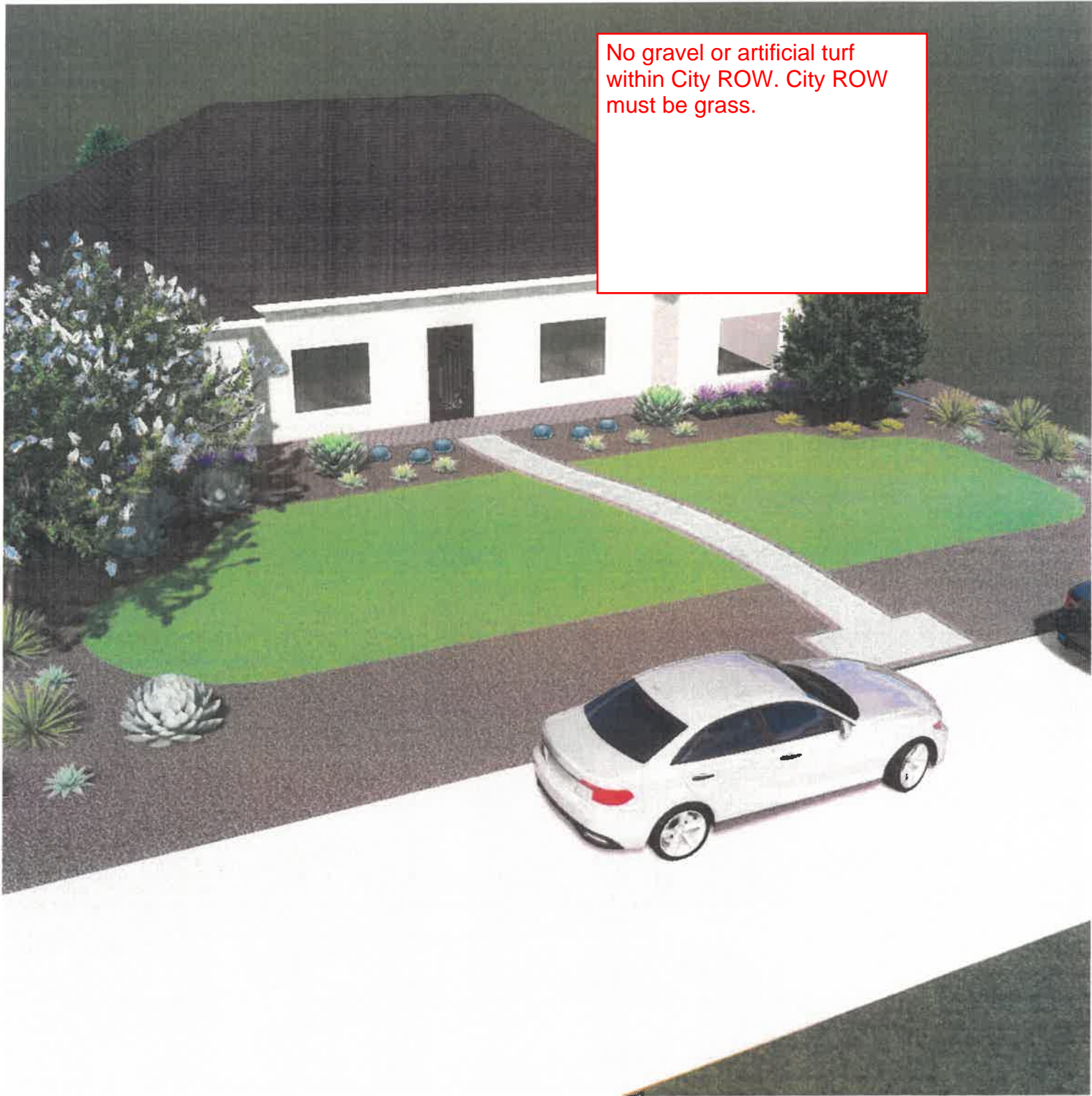
I.5 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on February 27, 2024 at 6pm in the council chambers at City Hall.

I.6 A representative is required to be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



No gravel or artificial turf within City ROW. City ROW must be grass.





# 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, *Senior Planner*

**DATE:** February 27, 2024

**SUBJECT:** MIS2024-003; *Exception Request for 320 Sheppard's Hill Drive*

The applicant, Tommy Burns, is requesting the approval of an exception to the landscape material requirements stipulated by Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) to allow the installation of synthetic plant materials (*i.e. artificial turf/grass*). The subject property is located on a 0.23-acre parcel of land (*i.e. Lot 8, Block N, Northshore #1 Addition*), is zoned Single-Family 10 (SF-10) District, and is addressed as 320 Sheppard's Hill Drive. The applicant's letter indicates that the artificial turf will replace all of the grass on the of the subject property (*i.e. front, side, and rear yard*).

According to Section 04, *Approved Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited." In interpreting this section of the code, staff has allowed artificial grass/turf in the rear yards of properties. The reason for this interpretation is that these areas are not within the required yard (*i.e. the front yard, which is what this section of the code is intended to regulate*) and are not typically visible from adjacent properties or rights-of-way. Staff should also note that no other residential property in the City has been permitted to utilize artificial turf in the required yard. According to Subsection 3.06.05, *Lot Development*, and Section 4.02, *Coverage*, of Chapter 4, *Vegetation*, of the Engineering Standards of Design and Construction, "(n)o artificial grass is allowed in any City right-of-way and/or easement." Given this -- *if approved* -- the applicant will be required to have grass within the right-of-way at the front and rear of the subject property. Staff should note that the applicant's renderings currently show decomposed granite in the right-of-way and that this material would not be permitted. According to the applicant's letter, they are requesting the artificial turf due to the cost of maintaining grass and cracking in the soil.



Staff should note that the applicant's request to install artificial turf on the subject property appears to be inconsistent with the surrounding neighborhood. Staff came to this conclusion based on the fact that no other properties have artificial turf installed in the front yard. With this being said, the approval of an exception to the landscape material requirements is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on February 27, 2024.

**FIGURE 1:** THE RENDERING PROVIDED BY THE APPLICANT INDICATING WHERE THE ARTIFICIAL TURF IS TO BE INSTALLED.

Commission have any questions concerning the applicant's request, staff will be available at the meeting on February 27, 2024.





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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ADDRESS: 320 shepards Hill Dr Rockwall TX 75087

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

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<input checked="" type="checkbox"/> OWNER	<u>Tommy Burns</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Tommy Burns</u>	CONTACT PERSON	_____
ADDRESS	<u>320 Shepards Hill Dr</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	_____
PHONE	<u>951-315-5221</u>	PHONE	_____
E-MAIL	<u>teeburns@gmail.com</u>	E-MAIL	_____

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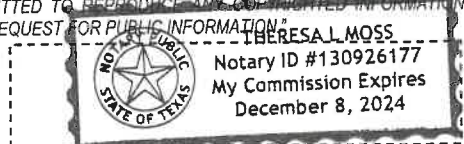
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February 16, 2024

**Greetings: City of Rockwall Planning and Zoning Department.**

**Please accept this Variance application.**

**After careful consideration of the state of my current yard that was devastated by the low rain years Rockwall has experienced- my lawns for the most part died and the ground developed unsightly cracks and the grass looked just terrible. I am submitting this plan/renderings of a xeriscape yard for replacement of grass.**

**I was pouring literally thousands of gallons of water to help but it was to no avail. Unsightly weeds crept in and it looked really bad.**

**What I am proposing for this variance Per Section 4 (B) that prohibits artificial grass is a very high quality artificial turf professionally installed. It will be surrounded by plantings of xeriscape natural and drought tolerant plantings of shrubs and plants fed by a drip system irrigation- again all professionally planned and installed.**

**The savings of water alone will be in the thousand of gallons per year not having to water several times a week. Not to mention it will look terrific. Several of my neighbors have inquired as to what I am doing and and are considering doing the same.**

**I urge the Planning and Zone Department to please approve this variance.**

**It could serve as a spec yard for people to come and take a look at. When you see, feel and walk on the quality artificial turf and look at the very attractive surroundings drought tolerant plantings one can see this is a wonderful substitute for grass and an expensive irrigation system that literally wastes thousands of gallons of water that would be saved every year**

**Thank you very much for your consideration. Warmer weather is coming very soon.**

**Sincerely,**

**Tommy Burns**









April 10, 2024

TO: Tommy Burns  
320 Shepards Hill Drive  
Rockwall, TX 75087

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

SUBJECT: MIS2024-003; *Exception for 320 Shepards Hill Drive*

Tommy Burns:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was denied by the Planning and Zoning Commission on February 27, 2024. The following is a record of all recommendations and voting records:

*Planning and Zoning Commission*

On February 27, 2024, the Planning and Zoning Commission approved a motion to deny the Miscellaneous Case by a vote of 3-1, with Commissioner Thompson dissenting and Commissioners Deckard, Womble, and Llewellyn absent.

Please note that the reason this case was denied is due to the following exception(s) not being approved:

- (1) *Landscape Materials*. According to Section 04, *Approved Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited."

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial, please feel free to contact me a (972) 771-7745.

Sincerely,

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



**From:** [Lee, Henry](#)  
**To:** [beeburns@gmail.com](mailto:beeburns@gmail.com); [Tom Burns](#)  
**Subject:** Project Comments MIS2024-003  
**Date:** Friday, February 23, 2024 4:49:00 PM  
**Attachments:** [Engineering Mark-Ups \(02.23.2024\).pdf](#)  
[Project Comments \(02.23.2024\).pdf](#)  
[image003.jpg](#)

---

Good Afternoon,

Attached are the project comments for your case. Revisions for this case are due February 6, 2024. The meeting schedule for this case is as follows:

Planning and Zoning Commission: February 27, 2024

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,

Email Signature



**From:** [Tom Burns](#)  
**To:** [Lee, Henry](#)  
**Subject:** FW: Project Comments MIS2024-003  
**Date:** Saturday, February 24, 2024 7:42:39 AM  
**Attachments:** [image003.jpg](#)  
[Engineering Mark-Ups \(02.23.2024\).pdf](#)  
[Project Comments \(02.23.2024\).pdf](#)

---

+ Wesley Graves

Hi Henry- do you mean revisions are due by MARCH 6<sup>th</sup>? You have February 6<sup>th</sup> stated below.

Thanks

Tom

---

**From:** Lee, Henry <HLee@rockwall.com>  
**Sent:** Friday, February 23, 2024 5:50 PM  
**To:** beeburns@gmail.com; Tom Burns <tburns@AMT.com>  
**Subject:** Project Comments MIS2024-003

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**From:** [Lee, Henry](#)  
**To:** [Tom Burns](#)  
**Subject:** RE: Project Comments MIS2024-003  
**Date:** Monday, February 26, 2024 8:45:00 AM  
**Attachments:** [image002.jpg](#)  
[image003.jpg](#)

---

Good Morning,

My apologies. Yes, revisions are due by March 5, 2024. That being said, that comment is a standard comment and in your case there really will not be any revisions. Let me know if you have any questions.

Thank you,

Email Signature



---

**From:** Tom Burns <tburns@AMT.com>  
**Sent:** Saturday, February 24, 2024 7:42 AM  
**To:** Lee, Henry <HLee@rockwall.com>  
**Subject:** FW: Project Comments MIS2024-003

+ Wesley Graves

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**Sent:** Friday, February 23, 2024 5:50 PM  
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**From:** [Tom Burns](#)  
**To:** [Lee, Henry](#)  
**Cc:** [Wesley Graves](#)  
**Subject:** RE: Project Comments MIS2024-003  
**Date:** Monday, February 26, 2024 9:06:33 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[Project Comments \(02.23.2024\).pdf](#)

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+ Wesley Graves

Hi Henry- my apologies up front... I still don't understand this whole process. Seems vague as I am not familiar. Line one comments under Engineering says Approved w/ Comments (??)

I guess I will have my questions and comments answered in person tomorrow evening. See you then.

Tom Burns

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**From:** Lee, Henry <HLee@rockwall.com>  
**Sent:** Monday, February 26, 2024 9:45 AM  
**To:** Tom Burns <tburns@AMT.com>  
**Subject:** RE: Project Comments MIS2024-003

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