



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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
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- TREE REMOVAL (\$75.00)
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

559 EAST 1-30

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

RIDGE @ 30 - ROCKWALL VILLAGE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

OWNER

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

MAPRE REALTY
 JOHN HABIBIAN
 30 SHADY OAK LANE
 ROCKWALL TX 75087
 972-435-0053
 John@GOSAROUTDOOR.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF July, 2024

OWNER'S SIGNATURE

John Habibian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jamie Johnson



JAMIE JOHNSON
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. 03-09-26
 -Notary ID # 12398679-4-

MY COMMISSION EXPIRES

03/09/26







cicis pizza

479

cicis
PIZZA

- LAD BARBERSHOP
- ROCKWALL SPIRIT
- SUNSTONE YOGA
- LIBERTY DRACON
- KNOCKOUTS
- CRICKET WIRELESS
- SCHEMATIC
- BOARD & BRUSH
- ROCKWALL SPORTS
- SUGARBOYS
- APX THREAD SALON
- ROCKWALL RESTORATION

City of Rockwall
Planning & Zoning


I request a variance for the application of artificial turf on parking lot islands in the Rockwall Village shopping center located on the corner of Ridge Road & Interstate 30.

The use of this material aids in the maintenance and cleanliness of not only the shopping center, but more importantly the cleanliness of the businesses in close proximity. Retail customers are no longer bringing in additional dust and debris into the suites. This is not only beneficial to the business but essential when it comes to controlling allergens and airborne bacteria that is normally associated with natural plantings. This also helps to create a lush landscape feeling which is part of the visual appeal to consumers spending their money in local stores, but to the owners themselves and seeing added value in executing and renewing leases in this location.

Although this application has already been installed I wish for the board to make an exception and use this location as a case study for additional requests in the future of Rockwall.

Sincerely,

John Hagaman





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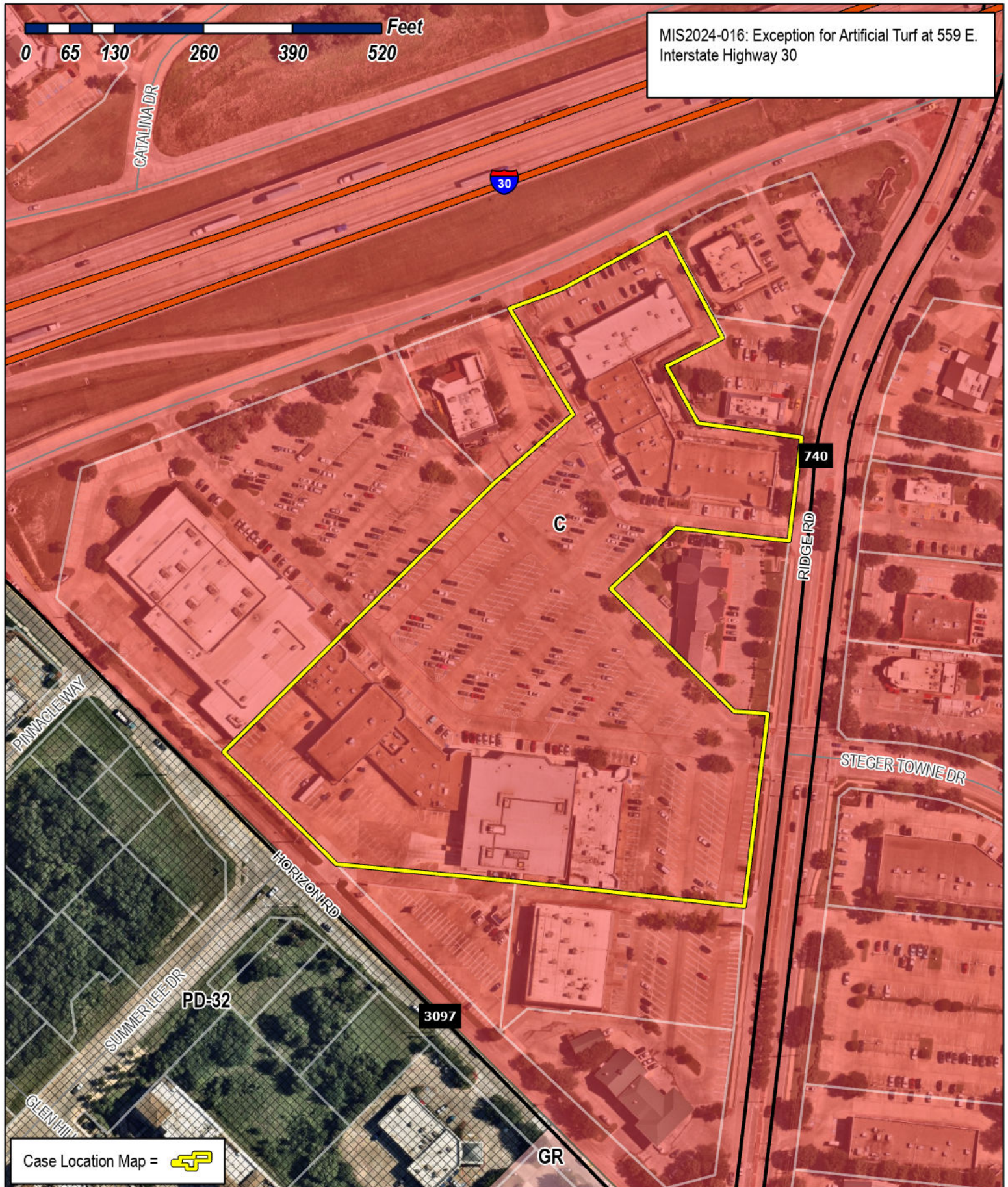
JAMIE JOHNSON
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MY COMMISSION EXPIRES

03/09/26



MIS2024-016: Exception for Artificial Turf at 559 E. Interstate Highway 30



Case Location Map =



City of Rockwall

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

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cicis pizza

479

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PIZZA

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City of Rockwall
Planning & Zoning

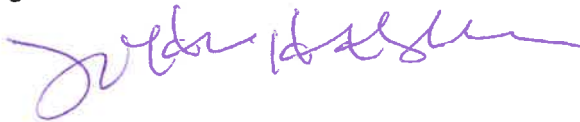
I request a variance for the application of artificial turf on parking lot islands in the Rockwall Village shopping center located on the corner of Ridge Road & Interstate 30.

The use of this material aids in the maintenance and cleanliness of not only the shopping center, but more importantly the cleanliness of the businesses in close proximity. Retail customers are no longer bringing in additional dust and debris into the suites. This is not only beneficial to the business but essential when it comes to controlling allergens and airborne bacteria that is normally associated with natural plantings. This also helps to create a lush landscape feeling which is part of the visual appeal to consumers spending their money in local stores, but to the owners themselves and seeing added value in executing and renewing leases in this location.

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Sincerely,

John Hagaman





TO: Planning and Zoning Commission
FROM: Angelica Guevara, *Planning Technician*
DATE: July 30, 2024
SUBJECT: MIS2024-016; *Exception Request for 559 E. IH-30 (i.e. Rockwall Village Shopping Center)*

On June 25, 2024, the Planning and Zoning Commission denied a request by the applicant -- *John Hagaman of Sabre Realty* -- for an exception to allow the installation of artificial or synthetic plant materials (*i.e. artificial turf/grass*). In making the motion the Planning and Zoning Commission stipulated that the denial was without prejudice, and the motion passed by a vote of 6-0. Since the Planning and Zoning Commission indicated that the denial was without prejudice, the applicant was able to resubmit a new application at the following application deadline. Based on this, the applicant resubmitted a development application on July 19, 2024, requesting the approval of an exception to the landscape material requirements to allow the installation of artificial or synthetic plant materials (*i.e. artificial turf/grass*). The subject property is located on a 10.104-acre parcel of land (*i.e. Lot 3 of the Carlisle Plaza Addition*), is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and is addressed as 559 E. IH-30. As part of the new application, the applicant submitted a letter stating that the artificial turf is currently installed on the parking lot islands and is making the request to allow it to remain in place [see *Figure 1*].



FIGURE 1: PHOTOS PROVIDED BY THE APPLICANT OF THE AREAS WITH ARTIFICIAL TURF

According to Section 04, *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 on all non-residentially zoned property however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use." As was stated in the letter, the applicant feels the artificial turf helps to control the amount of dust coming into the businesses and may be beneficial in controlling allergens and airborne bacteria normally associated with natural plantings. The applicant has also indicated that this creates a positive visual appeal to consumers visiting the local stores. In addition, the applicant stated that by approving this exception, the Planning and Zoning Commission may use this as a case study for additional requests within the City of Rockwall. In regard to this, the applicant provided a specification sheet for the existing artificial turf that shows that the product does not contain PFAS (*i.e. Perfluorinated Alkylated Substances*). 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 July 30, 2024.

PROJECT COMMENTS



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

DATE: 7/25/2024

PROJECT NUMBER: MIS2024-016
 PROJECT NAME: Exception to Artificial Turf at 559 E. IH 30
 SITE ADDRESS/LOCATIONS: 559 E. IH 30

CASE CAPTION: Discuss and consider a request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	07/24/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/24/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/24/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Guevara	07/25/2024	Approved w/ Comments

07/25/2024: Wrinkles in installation can be a trip hazard and possible heat island being surrounded by concrete.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	07/24/2024	Approved w/ Comments

07/24/2024: MIS2024-016; Exception for Artificial Turf at 559 E. IH-30

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

I.1 This is a request for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438, or email aguevara@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 on all non-residentially zoned property." In this case, you are requesting approval of artificial turf landscaping, which requires review by the Planning and Zoning Commission. The code goes on to state that an Exception may be granted by the Planning and Zoning Commission if it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use. In this case, the artificial landscaping is currently installed and requires approval by the Planning and Zoning Commission to remain in place.

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

1) Planning & Zoning meeting will be held on July 30, 2024 at 6:00 PM in the council chambers at City Hall.

I.5 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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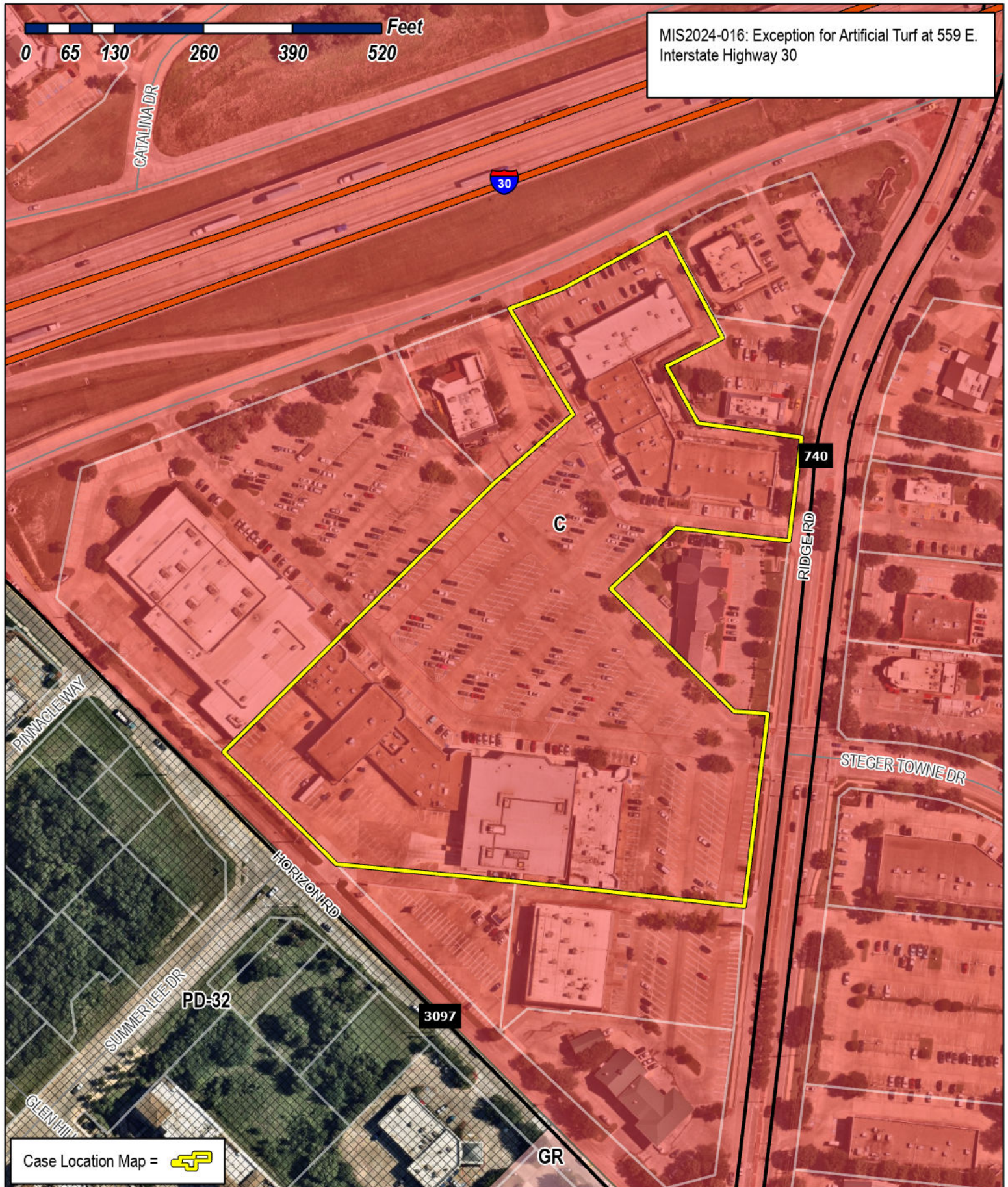
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Test Report

No.: 70.431.23.16030.02

Date: 2023-11-10

Applicant: TURF DISTRIBUTORS
Address: 42505 RIO NEDO, TEMECULA, CA 92590
Product Name: ARTIFICIAL GRASS
Model No.: Eco 85 Silver Putt,Eco 48 Silver,Eco 108 Gold,Eco 59 Silver Hybrid,Eco 94 Gold,Eco 96 Gold,EVO001,EVO002,EVO003,EVO004,EVO005,EVO006,So Natural 70,Eco 72 Silver,Eco 74 Silver,Eco 82 Silver,So Natural 90,Eco 56 Silver ,Natural 105
Receipt Date of Sample: 2023-10-24
Date of Testing: 2023-10-24 ~ 2023-11-10
Sample Submitted: The sample(s) was (were) submitted by applicant and identified.
Test Result: Refer to the data listed in following pages

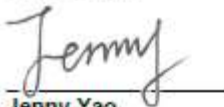
Test Item	Conclusion
1. Client's Requirement- PFCAs Content	Pass

- Remarks:
1. MDL = Method Detection Limit
 2. ND = Not Detected (<MDL)
 3. ≤ Less than
 4. 1 mg/kg = 1 ppm = 0.0001%

TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch
 Testing Center

Prepared by:

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Greater China

Test Report No.: 70.300.23.10245.01 R1

Dated: 2023-10-24

PFOS, its salts and related compounds

Perfluorooctanesulfonic acid (PFOS)	1763-23-1	mg/kg	0.01	ND
Note 1				
N-ethylperfluoro-1-octanesulfonamide (N-EtFOSA)	4151-50-2	mg/kg	0.01	ND
N-methylperfluoro-1-octanesulfonamide (N-MeFOSA)	31506-32-8	mg/kg	0.01	ND
2-(N-ethylperfluoro-1-octanesulfonamido)-ethanol (N-EtFOSE)	1691-99-2	mg/kg	0.01	ND
2-(N-methylperfluoro-1-octanesulfonamido)-ethanol (N-MeFOSE)	24448-09-7	mg/kg	0.01	ND
Perfluorooctane Sulfonamide (PFOSA) Note 25	754-91-6	mg/kg	0.01	ND
Sum of Perfluorooctane sulfonates (PFOS) and its derivatives		mg/kg	-	ND
PFOA, its salts				
Perfluorooctanoic acid (PFOA) Note 2	335-67-1	mg/kg	0.01	ND
PFOA-related compound				
1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3	39108-34-4	mg/kg	0.01	ND
Methyl perfluorooctanoate (Me-PFOA)	376-27-2	mg/kg	0.1	ND
Ethyl perfluorooctanoate (Et-PFOA)	3108-24-5	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA) Note 3	27905-45-9	mg/kg	0.1	ND



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<u>Test Item(s)</u>	<u>CAS NO.</u>	<u>Unit</u>	<u>MDL</u>	<u>001</u>
1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA) Note 3	1996-88-9	mg/kg	0.1	ND
Perfluoro-1-iodooctane (PFOI)	507-63-1	mg/kg	0.1	ND
2H,2H Perfluorodecane Acid (H ₂ PFDA / 8:2 FTCA) Note 3, Note 11	27854-31-5	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH) Note 3	678-39-7	mg/kg	0.1	ND
Sum of PFOA-related compounds C9-C14 PFCA, their salts		mg/kg	-	ND
Perfluorononane Acid (PFNA) Note 4	375-95-1	mg/kg	0.01	ND
Perfluorodecane Acid (PFDA) Note 4	335-76-2	mg/kg	0.01	ND
Perfluoroundecanoic Acid (PFUnDA) Note 22	2058-94-8	mg/kg	0.01	ND
Perfluorododecanoic Acid (PFDoDA) Note 4	307-55-1	mg/kg	0.01	ND
Perfluorotridecanoic Acid (PFTTrDA) Note 24	72629-94-8	mg/kg	0.01	ND
Perfluorotetradecanoic Acid (PFTDA)	376-06-7	mg/kg	0.01	ND
Perfluoro-3,7-dimethyloctanoic Acid (PF-3,7-DMOA)	172155-07-6	mg/kg	0.01	ND
Sum of C9-C14 PFCA, their salts		mg/kg	-	ND
C9_C14_PFCA_related_substances				
Perfluorodecane sulfonic Acid (PFDS) Note 10	335-77-3	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluoro-1-dodecanol (10:2 FTOH)	865-86-1	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorododecylacrylate (10:2 FTA)	17741-60-5	mg/kg	0.1	ND
1-Iodo-1H,1H,2H,2H-perfluorodecane (8:2 FTI)	2043-53-0	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorodecyltriethoxysilane (8:2 FTSi(OC ₂ H ₅) ₃)	101947-16-4	mg/kg	0.1	ND
2H,2H,3H,3H-Perfluoroundecanoic Acid (H ₄ PFUnDA / 8:3 FTCA) Note 12	34598-33-9	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorododecyl methacrylate (10:2 FTMA)	2144-54-9	mg/kg	0.1	ND
1H,1H,2H,2H-perfluorotetradecan-1-ol(12:2 FTOH)	39239-77-5	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorododecane sulfonic acid (10:2FTS)	120226-60-0	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorododecyl iodide (10:2 FTI)	2043-54-1	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorotetradecyl iodide (12:2 FTI)	30046-31-2	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3	39108-34-4	mg/kg	0.01	ND



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1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA) Note 3	27905-45-9	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA) Note 3	1996-88-9	mg/kg	0.1	ND
2H,2H Perfluorodecane Acid (H ₂ PFDA / 8:2 FTCA) Note 3, Note 11	27854-31-5	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH) Note 3	678-39-7	mg/kg	0.1	ND
Sum of C9-C14-related substances		mg/kg	-	ND
PFHxS, its salts				
Perfluorohexanesulfonic acid (PFHxS) Note 7	355-46-4	mg/kg	0.01	ND
PFHxS-related compounds				
N-Methylperfluoro-1-hexane sulfonamide (N-Me-FHxSA)	68259-15-4	mg/kg	0.01	ND
N-[3-(dimethylamino)propyl]tridecafluorohexanesulphonamide (N-AP-FHxSA)	50598-28-2	mg/kg	0.01	ND
Perfluorohexane sulfonamide (PFHxSA)	41997-13-1	mg/kg	0.01	ND
2-[methyl[(tridecafluoroethyl) sulphonyl]amino]ethyl acrylate)) (N-MeFHSEA)	67584-57-0	mg/kg	0.5	ND
Other PFAS				
Perfluorobutane acid (PFBA) Note 13	375-22-4	mg/kg	0.01	ND
Perfluorobutanesulfonic acid (PFBS) Note 5	375-73-5	mg/kg	0.01	ND
1,1,2,2,3,3,4,4,4-nonafluoro-N-(2-hydroxyethyl)-N-methylbutane-1-sulphonamide (PFBS-NC ₅ H ₉ O)	34454-97-2	mg/kg	0.01	ND
Perfluoropentane acid (PFPeA) Note 17	2706-90-3	mg/kg	0.01	ND
Perfluorohexane acid (PFHxA) Note 6	307-24-4	mg/kg	0.01	ND
Perfluoroheptane acid (PFHpA) Note 14	375-85-9	mg/kg	0.01	ND
Perfluoroheptanesulfonic acid (PFHpS) Note 8	375-92-8	mg/kg	0.01	ND
7H-Dodecafluoroheptane acid (7HPFHpA)	1546-95-8	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorooctanesulphonic acid (6:2 FTS) Note 26	27619-97-2	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorooctylacrylate (6:2 FTA)	17527-29-6	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluoro-1-hexanol (4:2 FTOH)	2043-47-2	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluoro-1-octanol (6:2 FTOH)	647-42-7	mg/kg	0.1	ND
2,3,3,3-tetrafluoro-2-(heptafluoropropoxy) propionic acid, its salts and its acyl halides (HPFO-DA) Note 9	13252-13-6	mg/kg	0.01	ND



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1H, 1H, 2H, 2H-Perfluorohexanesulfonic Acid (4:2 FTS)	757124-72-4	mg/kg	0.01	ND
Perfluorooctane sulfonamidoacetic acid (FOSAA)	2806-24-8	mg/kg	0.01	ND
N-Methylperfluoro-1-octanesulfonamidoacetic acid (N-MeFOSAA)	2355-31-9	mg/kg	0.01	ND
N-Ethylperfluorooctane sulfonamidoacetic acid (N-EtFOSAA)	2991-50-6	mg/kg	0.01	ND
Perfluoropentane sulfonic acid (PFPeS) Note 18	2706-91-4	mg/kg	0.01	ND
Perfluorononane sulfonic acid (PFNS) Note 19	68259-12-1	mg/kg	0.01	ND
Perfluoroundecane sulfonic acid (PFUnDS) Note 16	749786-16-1	mg/kg	0.01	ND
Perfluorododecane sulfonic acid (PFDoDS) Note 20	79780-39-5	mg/kg	0.01	ND
Perfluorotridecane sulfonic acid (PFTrDS) Note 21	791563-89-8	mg/kg	0.01	ND
2-Perfluorohexyl ethanoic acid (6:2 FTCA)	53826-12-3	mg/kg	0.01	ND
3-Perfluoropentyl propanoic acid (5:3 FTCA)	914637-49-3	mg/kg	0.01	ND
Perfluorohexadecanoic Acid (PFHxDA)	67905-19-5	mg/kg	0.01	ND
Perfluorooctadecanoic Acid (PFODA)	16517-11-6	mg/kg	0.01	ND
bis(3,3,4,4,5,5,6,6,7,7,8,8,9,9,10,10,10-heptadecafluorodecyl) hydrogen phosphate (8:2 diPAP) Note 15	678-41-1	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorooctyl methacrylate (6:2 FTMA)	2144-53-8	mg/kg	0.1	ND
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	919005-14-4	mg/kg	0.01	ND
Perfluoro-3-methoxypropanoic acid (PFMPA)	377-73-1	mg/kg	0.01	ND
Perfluorodecyl iodide (PFDI)	423-62-1	mg/kg	0.1	ND
Perfluoro-4-methoxybutanoic acid (PFMBA)	863090-89-5	mg/kg	0.01	ND
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	151772-58-6	mg/kg	0.01	ND
9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)	756426-58-1	mg/kg	0.01	ND
11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)	763051-92-9	mg/kg	0.01	ND
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	113507-82-7	mg/kg	0.01	ND
3-Perfluoropropyl propanoic acid (3:3FTCA)	356-02-5	mg/kg	0.01	ND
3-Perfluoroheptyl propanoic acid (7:3FTCA)	812-70-4	mg/kg	0.01	ND
Perfluoropentadecanoic Acid (PFPeDA)	141074-63-7	mg/kg	0.1	ND



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1H,1H,2H,2H-Perfluorohexyl methacrylate (4:2 FTMA)	1799-84-4	mg/kg	0.1	ND
2-(N-ethylperfluorooctanesulfamido) ethyl acrylate (EtFOSAC)	423-82-5	mg/kg	0.1	ND
1H,1H,2H-Heptadecafluoro-1-decene (PFDE)	21652-58-4	mg/kg	0.1	ND
Perfluorooctyl triethoxysilane (POTS)	51851-37-7	mg/kg	0.1	ND
Perfluorododecyl iodide (PFDoDI)	307-60-8	mg/kg	0.1	ND
11H-Perfluoroundecanoic acid (11H-PFUnDA)	1765-48-6	mg/kg	0.1	ND

Note 23

Notes :
(1)PFOS refer to its salts/derivative including

PFOS-K CAS No.: 2795-39-3

PFOS-Li CAS No.: 29457-72-5

PFOS-Na CAS No.: 4021-47-0

 PFOS-NH₄ CAS No.: 29081-56-9

 PFOS-NH₂(C₂H₅OH)₂ CAS No.: 70225-14-8

 PFOS-N(C₂H₅)₂ CAS No.: 56773-42-3

 PFOS-N(C₁₀H₂₁)₂(CH₃)₂ CAS No.: 251099-16-8

POSF CAS No.: 307-35-7

POSF-Mg CAS No.: 91036-71-4

(2)PFOA refer to its salts/derivative including

PFOA-Na CAS No.: 335-95-5

PFOA-K CAS No.: 2395-00-8

PFOA-Ag CAS No.: 335-93-3

PFOA-F CAS No.: 335-66-0

APFO CAS No.: 3825-26-1

PFOA-Li CAS No.: 17125-58-5

(3) PFAS classified as both PFOA-related compounds and C9-C14 PFCA-related substances.

8:2 FTS refer to its salts including

8:2 FTS-K CAS No.: 438237-73-1

 8:2 FTS-NH₄ CAS No.: 149724-40-3

8:2 FTS-Na CAS No.: 27619-96-1

(4)PFNA refer to its salts including

PFNA-Na CAS No.: 21049-39-8

**Test Report No.: 70.300.23.10245.01 R1****Dated: 2023-10-24**PFNA-NH₄ CAS No.: 4149-60-4

PFNA-K CAS No.: 21049-38-7

PFNA-Li CAS No.: 60871-92-3

PFNA-Ag CAS No.: 7358-16-9

(5)PFDA refer to its salts including

PFDA-Na CAS No. 3830-45-3

PFDA-NH₄ CAS No: 3108-42-7

PFDA-K CAS No: 51604-85-4

PFDA-Ag CAS No: 5784-82-7

PFDA-Li CAS No: 84743-32-8

(6)PFDoDA refer to its salts including

PFDoDA-NH₄ CAS No: 3793-74-6

PFDoDA-Na CAS No: 60872-01-7

(7)PFBS refers to its salts/derivative including

PFBS-K CAS No.: 29420-49-3

PFBS-H₂O CAS No.: 59933-66-3

PFBS-Li CAS No.: 131651-65-5

TPS-PFBS CAS No.: 144317-44-2

PFBS-S(CH₃)₂C₄H₉ CAS No.: 220133-51-7PFBS-P(C₄H₉)₃ CAS No.: 220689-12-3PFBS-N(C₂H₅)₃ CAS No.: 25628-08-4

PFBS-F CAS No.: 375-72-4

PFBS-NC₄H₉O CAS No.: 503155-89-3

PFBS-Mg CAS No.: 507453-86-3

PFBS-NH₄ CAS No.: 68259-10-9PFBS-SC₄H₉O CAS No.: 209482-18-8

PFBS-Cl CAS No.: 2991-84-6

PFBS-NaCAS No.: 60453-92-1

PFBS-I(C₄H₉)₂(C₂H₅)₂ CAS No.: 194999-85-4PFBS-NH(C₂H₅O)₂ CAS No.: 70225-18-2

(8)PFHxA refers to its salt including

APFHx CAS No.: 21615-47-4



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PFHxA-Na CAS No.: 2923-26-4

PFHxA-K CAS No.: 3109-94-2

PFHxA-F CAS No.: 355-38-4

PFHxA-Ag CAS No.: 336-02-7

PFHxA-Li CAS No.: 90430-61-8

(9)PFHxS refers to its salts including

PFHxS-Na CAS No.: 82382-12-5

PFHxS-K CAS No.: 3871-99-6

PFHxS-Li CAS No.: 55120-77-9

PFHxS-NH₄ CAS No.: 68259-08-5

PFHxS-BTPP CAS No.: 1000597-52-3

PFHxS-N(C₂H₅)₂ CAS No.: 108427-54-9

PFHxS-N(C₂H₅)₃ CAS No.: 108427-55-0

PFHxS-NC₆H₅ CAS No.: 1187817-57-7

PFHxS-(NC₁₀H₁₄)₂C₆H₅ CAS No.: 1310480-24-0

PFHxS-(NC₈H₁₆)₂C₁₂H₁₂ CAS No.: 1310480-27-3

PFHxS-(NC₈H₁₆)₂C₁₇H₁₂ CAS No.: 1310480-28-4

PFHxS-C₆H₅O₂ CAS No.: 1329995-45-0

PFHxS-C₆H₅O₄ CAS No.: 1329995-69-8

TPS-PFHxS CAS No.: 144116-10-9

PFHxS-C₆H₅N₂O₂ CAS No.: 1462414-59-0

PFHxS-I(C₆H₅)₂ CAS No.: 153443-35-7

PFHxS-TMA CAS No.: 189274-31-5

PFHxS-NH₂(CH₃)₂ CAS No.: 202189-84-2

PFHxS-I(C₆H₅)₂(C₆H₅)₂ CAS No.: 213740-81-9

PFHxS-Ga CAS No.: 341035-71-0

PFHxS-S(C₂H₅)₂C₆H₅ CAS No.: 341548-85-4

PFHxS-Sc CAS No.: 350836-93-0

PFHxS-Nd CAS No.: 41184-65-0

PFHxS-Y CAS No.: 41242-12-0

PFHxS-S₂(C₆H₅)₂(C₆H₅)₂ CAS No.: 421555-73-9

PFHxS-I(C₆H₅)₂(C₆H₁₃)₂ CAS No.: 421555-74-0

PFHxS-F CAS No.: 423-50-7



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PFHxS-S(C₈H₁₇)₂(C₈H₁₇)₂ CAS No.: 425670-70-8

PFHxS-Zn CAS No.: 70136-72-0

PFHxS-NH(C₂H₅O)₂ CAS No.: 70225-16-0

PFHxS-N(C₂H₅)₂ CAS No.: 72033-41-1

PFHxS-I(C₈H₁₇)₂(C₈H₁₇)₂ CAS No.: 866621-50-3

PFHxS-S(C₈H₁₇)₂C₇H₇ CAS No.: 910606-39-2

PFHxS-S(C₈H₁₇)₂C₁₀H₁₈O₂ CAS No.: 911027-68-4

PFHxS-Cs CAS No.: 92011-17-1

PFHxS-SC₂₈H₅₈O₄ CAS No.: 928049-42-7

PFHxS-Cl CAS No.: 55591-23-6

(10) PFHpS refers to its salts including

PFHpS-Na CAS No.: 21934-50-9

PFHpS-K CAS No.: 60270-55-5

PFHpS-NH₄ CAS No.: 68259-07-4

PFHpS-Li CAS No.: 117806-54-9

(11) HFPO-DA refers to its salts including

HFPO-DA-NH₄ CAS No.: 62037-80-3

HFPO-DA-K CAS No.: 67118-55-2

HFPO-DA-F CAS No.: 2062-98-8

(12) PFDS refer to its salts including

PFDS-Na CAS No.: 2806-15-7

PFDS-K CAS No.: 2806-16-8

PFDS-NH₄ CAS No.: 67906-42-7

(13) H₂PFDA / 8:2 FTCA refer to its salt/derivative including

8:2 FTCA-P(C₈H₁₇)₄ CAS No.: 882489-14-7

(14) H₄PFUnDA/ 8:3 FTCA refer to its salts including

H₄PFUnDA-K CAS No.: 83310-58-1

(15) PFBA refers to its salts including

PFBA-NH₄ CAS No.: 10495-86-0

PFBA-Na CAS No.: 2218-54-4

PFBA-K CAS No.: 2966-54-3

PFBA-Ag CAS No.: 3794-64-7

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PFBA-Li CAS No.: 4146-76-3

(16) PFHpA refers to its salts including

PFHpA-Na CAS No.: 20109-59-5

PFHpA-K CAS No.: 21049-36-5

PFHpA-NH₄ CAS No.: 6130-43-4

PFHpA-Cs CAS No.: 171198-24-6

PFHpA-Ag CAS No.: 424-05-5

PFHpA-Li CAS No.: 60871-90-1

(17) 8:2diPAP refers to its salts including

8:2diPAP-Na CAS No.: 114519-85-6

(18) PFUnDS refers to its salts including

PFUnDS-Na CAS No.: 441296-91-9 (anion)

(19) PFPeA refers to its salts including

PFPeA-Na CAS No.: 2706-89-0

PFPeA-K CAS No.: 336-23-2

PFPeA-NH₄ CAS No.: 68259-11-0

PFPeA-Li CAS No.: 198482-22-3

PFPeA-Ag CAS No.: 2795-30-4

(20) PFPeS refers to its salts including

PFPeS-Na CAS No.: 630402-22-1

PFPeS-K CAS No.: 3872-25-1

PFPeS-NH₄ CAS No.: 68259-09-6

(21) PFNS refers to its salts including

PFNS-Na CAS No.: 98789-57-2

PFNS-NH₄ CAS No.: 17202-41-4

PFNS-K CAS No.: 29359-39-5

(22) PFDoDS refers to its salts including

PFDoDS-Na CAS No.: 1260224-54-1

(23) PFTrDS refers to its salts including

PFTrDS-Na CAS No.: 174675-49-1

(24) PFUnDA refers to its salts including

PFUnDA-Na CAS No.: 60871-96-7

PFUnDA-NH₄ CAS No.: 4234-23-5



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PFUnDA-K CAS No.: 30377-53-8

(25) 11H-PFUnDA refers to its salts including

11H-PFUnDA-K CAS No.: 307-71-1

11H-PFUnDA-NH₄ CAS No.: 5081-02-7

(26) PFTrDA refers to its salts including

PFTrDA-NH₄ CAS No.: 4288-72-6

(27) PFOSA refers to its salts including

PFOSA-Li CAS No.: 76752-79-9

(28) 6:2 FTS refers to its salts including

6:2 FTS-Na CAS No.: 27619-94-9

6:2 FTS-K CAS No.: 59587-38-1

6:2 FTS-NH₄ CAS No.: 59587-39-2

Remark: Unless otherwise stated, the decision rule for conformity reporting is based on Binary Statement for Simple Acceptance Rule ($w=0$) stated in ILAC-G8:09/2019.

- End of Test Report -



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO: Mayor and City Council

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

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

DATE: August 5, 2024

SUBJECT: MIS2024-016; *Exception Request for 559 E. IH-30 (i.e. Rockwall Village Shopping Center)*

On June 14, 2024, the applicant -- *John Hagaman of Sabre Realty* -- submitted an application requesting an exception to allow artificial or synthetic plant materials (*i.e. artificial turf/grass*), that had been installed without a building permit, to remain on the subject property at 559 E. IH-30. The subject property -- *also known as Carlisle Plaza* -- is a 10.104-acre parcel of land (*i.e. Lot 3 of the Carlisle Plaza Addition*) that is zoned Commercial (C) District, and is situated in between Ridge Road and IH-30. With the submittal of this application, the applicant also included a letter stating that the artificial turf has helped in controlling the amount of dust coming into the businesses within the shopping center, and that it may be beneficial in controlling allergens and airborne bacteria normally associated with natural plantings. The applicant also indicated that it was a more visually appealing alternative to grass and/or the other substrates that were previously been installed in the landscape islands, and provided images of the four (4) parking lot islands [see *Figure 1*].

FIGURE 1: PHOTOS PROVIDED BY THE APPLICANT OF THE AREAS WITH ARTIFICIAL TURF



Through aerial imagery staff has verified that the artificial turf has been in place since at least January 2023. Staff should note that prior to June 2024 artificial or synthetic plant materials were prohibited on all residential and non-residential properties in the City of Rockwall; however, on June 3, 2024 the City Council adopted *Ordinance No. 24-21*, which allowed artificial or synthetic plant materials on residential properties under certain circumstances and granted the Planning and Zoning Commission the ability to grant exceptions for non-residential properties subject to certain criteria. Specifically for non-residential properties, Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) was changed to state that “(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited on all non-residentially zoned property; however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use.”

Based on this section of the Unified Development Code (UDC), staff brought the applicant’s exception request forward to the Planning and Zoning Commission on June 25, 2024, and the Planning and Zoning Commission approved a motion to deny

the request without prejudice by a vote of 6-0 (*with one [1] open seat*). Since this case was denied without prejudice, the applicant was able to resubmit the original application without having to wait the one (1) year reapplication period, and on July 19, 2024 the applicant resubmitted the same application. The only new information provided by the applicant was a specification sheet/test report indicating that the installed product did not contain PFAS (*i.e. Perfluorinated Alkylated Substances*). This new application was presented to the Planning and Zoning Commission on July 30, 2024, and the Planning and Zoning Commission failed to pass a motion to approve the case by a vote of 3-2 (*with Commissioners Womble and Conway dissenting, Commissioner Hustings absent, and one [1] open seat*). No other motions were made after the failed motion, and -- *in accordance with the procedures of the Unified Development Code (UDC)* -- the case was deemed to be denied with prejudice. Staff should note that according to the procedures of Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) all exceptions require the approval of a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

In response to this action and in accordance with the procedures of Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the applicant submitted an appeal to the Director of Planning and Zoning on July 31, 2024 requesting that the case to be heard by the City Council. According to the referenced section of the Unified Development Code (UDC), "(i)f the Planning and Zoning Commission denies a request for an exception, the applicant may appeal the decision to the City Council by filing a written appeal to the Director of Planning and Zoning or his/her designee. Approval of any exception to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." In reviewing a request for an appeal, the City Council should consider the same criteria for granting an exception as the Planning and Zoning Commission [*Section 09.03; UDC*]. This criterion is as follows:

- (a) If the proposed compensatory measures sufficiently offset the requested variance or exception.
- (b) If such a request will substantially or permanently injure the appropriate use of adjacent property.
- (c) If such a request will adversely affect the health, safety, and/or general welfare of the public.
- (d) If such a request will be contrary to the public interest.
- (e) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.
- (f) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (g) If such a request will alter the essential character of the district in which the subject property is located.
- (h) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

In the attached packet, staff has included the previous packets from the June 25, 2024 and July 30, 2024 Planning and Zoning Commission meetings, which include all the documents and pictures submitted by the applicant for the requests along with staff's memorandums. Staff has also attached a copy of the applicant's request to appeal the case to the City Council. Should the City Council have any questions concerning this case, staff and the applicant will be available at the August 5, 2024 City Council meeting.

From: [John Hagaman](#)
To: [Miller, Ryan](#)
Cc: [Carla Visnick](#)
Subject: Rockwall Village Artificial Turf
Date: Wednesday, July 31, 2024 1:27:53 PM
Attachments: [Outlook-nv2thf3p.png](#)

Ryan,

I would like to formally appeal last night's decision to the City Council.

This artificial turf installation has been in the Rockwall Village shopping center since Fall of 2020. Although this was placed there before a variance was requested, I wish for it to remain in place. We have struggled for years to maintain adequate plant material in these islands based on irrigation and the amount of high traffic that this area receives. This center was built long before the current standards for percentage of landscaping for the amount of concrete parking area that is in this center. We never want to waste any of the small amount of green space that this center does have, with adding more hardscape materials. Grass that wouldn't grow and the mud that was created made these islands difficult for our maintenance teams.

The manufacturing process and quality of artificial turf over the years has drastically improved. The life span and maintenance requirements are much less today than they were just 5 years ago. Areas with turf installation require no irrigation. This is widely beneficial to our teams since there are no possible breaks, and beneficial to the Rockwall area in that water consumption is reduced. More commercial applications will be made in the future as this product continues to evolve. I urge the city to use this installation as a case study to evaluate how other areas could benefit from its use. From city and RISD properties, artificial turf has many advantages that more and more people are becoming aware of.

Since the installation of this turf, our tenants in this area of the center have noticed the reduced amount of dirt and debris that is tracked into their locations. We strive to create the best property for our tenants and thus this center has never been below 85% capacity. Additions like the turf continues to give the best landscaping appeal that we can to our tenants and their customers, given the external factors mentioned above.

I formally request that the city council grant the variance for this project.

Sincerely,

John Hagaman



john@gostaroutdoor.com - 877-467-8002 - gostaroutdoor.com

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

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



TO: Planning and Zoning Commission
FROM: Angelica Guevara, *Planning Technician*
DATE: July 30, 2024
SUBJECT: MIS2024-016; *Exception Request for 559 E. IH-30 (i.e. Rockwall Village Shopping Center)*

On June 25, 2024, the Planning and Zoning Commission denied a request by the applicant -- *John Hagaman of Sabre Realty* -- for an exception to allow the installation of artificial or synthetic plant materials (*i.e. artificial turf/grass*). In making the motion the Planning and Zoning Commission stipulated that the denial was without prejudice, and the motion passed by a vote of 6-0. Since the Planning and Zoning Commission indicated that the denial was without prejudice, the applicant was able to resubmit a new application at the following application deadline. Based on this, the applicant resubmitted a development application on July 19, 2024, requesting the approval of an exception to the landscape material requirements to allow the installation of artificial or synthetic plant materials (*i.e. artificial turf/grass*). The subject property is located on a 10.104-acre parcel of land (*i.e. Lot 3 of the Carlisle Plaza Addition*), is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and is addressed as 559 E. IH-30. As part of the new application, the applicant submitted a letter stating that the artificial turf is currently installed on the parking lot islands and is making the request to allow it to remain in place [see *Figure 1*].



FIGURE 1: PHOTOS PROVIDED BY THE APPLICANT OF THE AREAS WITH ARTIFICIAL TURF

According to Section 04, *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 on all non-residentially zoned property however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use." As was stated in the letter, the applicant feels the artificial turf helps to control the amount of dust coming into the businesses and may be beneficial in controlling allergens and airborne bacteria normally associated with natural plantings. The applicant has also indicated that this creates a positive visual appeal to consumers visiting the local stores. In addition, the applicant stated that by approving this exception, the Planning and Zoning Commission may use this as a case study for additional requests within the City of Rockwall. In regard to this, the applicant provided a specification sheet for the existing artificial turf that shows that the product does not contain PFAS (*i.e. Perfluorinated Alkylated Substances*). 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 July 30, 2024.

PROJECT COMMENTS



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

DATE: 7/25/2024

PROJECT NUMBER: MIS2024-016
PROJECT NAME: Exception to Artificial Turf at 559 E. IH 30
SITE ADDRESS/LOCATIONS: 559 E. IH 30

CASE CAPTION: Discuss and consider a request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	07/24/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/24/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/24/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/23/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Guevara	07/25/2024	Approved w/ Comments
07/25/2024: Wrinkles in installation can be a trip hazard and possible heat island being surrounded by concrete.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	07/24/2024	Approved w/ Comments
07/24/2024: MIS2024-016; Exception for Artificial Turf at 559 E. IH-30			

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

I.1 This is a request for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438, or email aguevara@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 on all non-residentially zoned property." In this case, you are requesting approval of artificial turf landscaping, which requires review by the Planning and Zoning Commission. The code goes on to state that an Exception may be granted by the Planning and Zoning Commission if it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use. In this case, the artificial landscaping is currently installed and requires approval by the Planning and Zoning Commission to remain in place.

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

1) Planning & Zoning meeting will be held on July 30, 2024 at 6:00 PM in the council chambers at City Hall.

I.5 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



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) 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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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.
²: 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

559 EAST 1-30

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

RIDGE @ 30 - ROCKWALL VILLAGE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

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

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

MAPLE REALTY
 JOHN HABIBIAN
 30 GRADY DALE LANE
 ROCKWALL TX 75087
 972-435-0053
 jaha@GOSAROUTDOOR.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF July, 2024

OWNER'S SIGNATURE

John Habibian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jamie Johnson



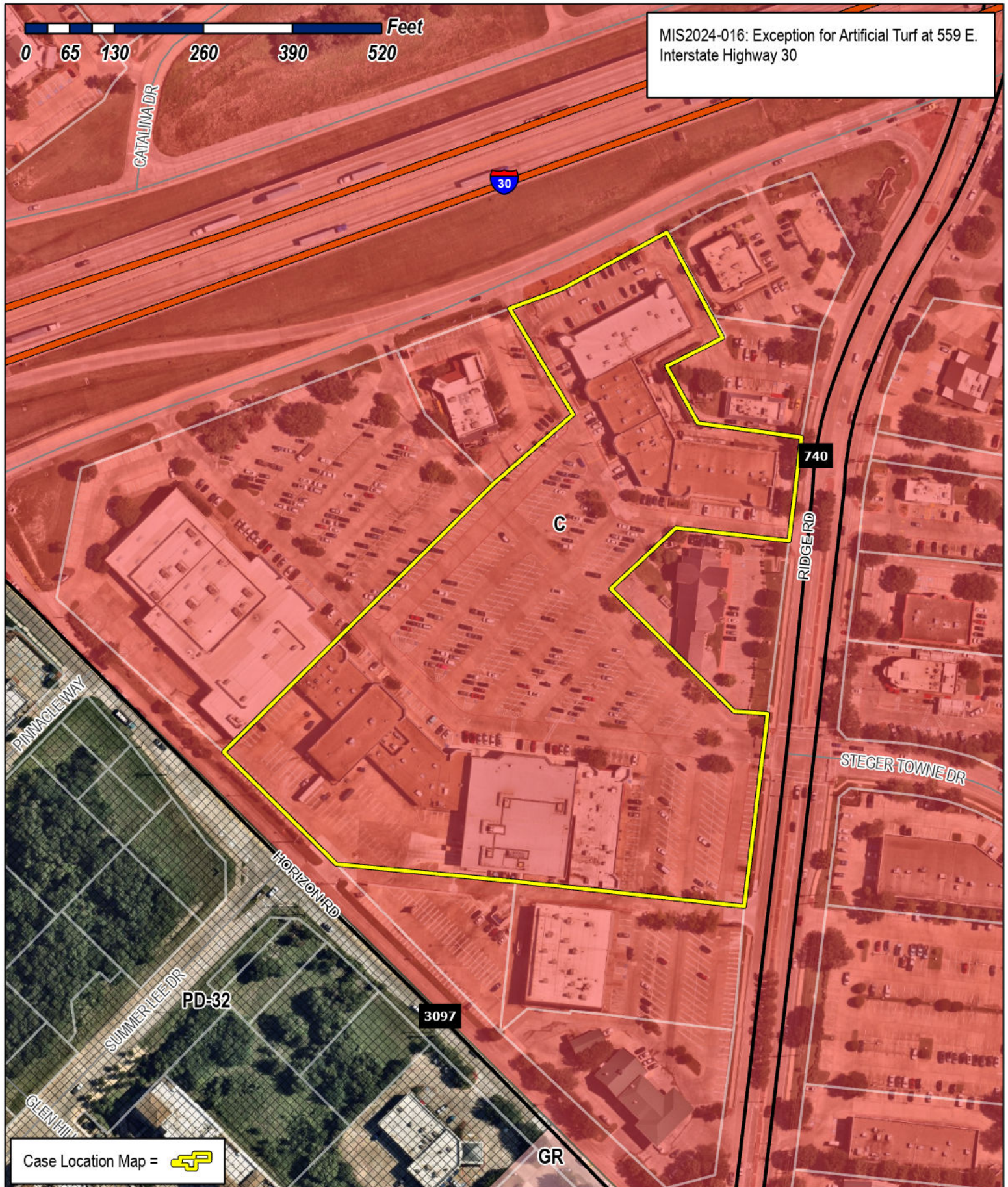
JAMIE JOHNSON
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. 03-09-26
 -Notary ID # 12398679-4-

MY COMMISSION EXPIRES

03/09/26



MIS2024-016: Exception for Artificial Turf at 559 E. Interstate Highway 30



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.









cicis pizza

479

cicis
PIZZA

- LAD BARBERSHOP
- ROCKWALL SPIRIT
- SUNSTONE YOGA
- LIBERTY DRACON
- KNOCKOUTS
- CRICKET WIRELESS
- SCHEMATIC
- BOARD & BRUSH
- ROCKWALL SPORTS
- SUGARBOYS
- APX THREAD SALON
- ROCKWALL RESTORATION

City of Rockwall
Planning & Zoning

I request a variance for the application of artificial turf on parking lot islands in the Rockwall Village shopping center located on the corner of Ridge Road & Interstate 30.

The use of this material aids in the maintenance and cleanliness of not only the shopping center, but more importantly the cleanliness of the businesses in close proximity. Retail customers are no longer bringing in additional dust and debris into the suites. This is not only beneficial to the business but essential when it comes to controlling allergens and airborne bacteria that is normally associated with natural plantings. This also helps to create a lush landscape feeling which is part of the visual appeal to consumers spending their money in local stores, but to the owners themselves and seeing added value in executing and renewing leases in this location.

Although this application has already been installed I wish for the board to make an exception and use this location as a case study for additional requests in the future of Rockwall.

Sincerely,

John Hagaman





Test Report

No.: 70.431.23.16030.02

Date: 2023-11-10

Applicant: TURF DISTRIBUTORS
Address: 42505 RIO NEDO, TEMECULA, CA 92590
Product Name: ARTIFICIAL GRASS
Model No.: Eco 85 Silver Putt,Eco 48 Silver,Eco 108 Gold,Eco 59 Silver Hybrid,Eco 94 Gold,Eco 96 Gold,EVO001,EVO002,EVO003,EVO004,EVO005,EVO006,So Natural 70,Eco 72 Silver,Eco 74 Silver,Eco 82 Silver,So Natural 90,Eco 56 Silver ,Natural 105
Receipt Date of Sample: 2023-10-24
Date of Testing: 2023-10-24 ~ 2023-11-10
Sample Submitted: The sample(s) was (were) submitted by applicant and identified.
Test Result: Refer to the data listed in following pages

Test Item	Conclusion
1. Client's Requirement- PFCAs Content	Pass

Remarks: 1. MDL = Method Detection Limit
 2. ND = Not Detected (<MDL)
 3. ≤ Less than
 4. 1 mg/kg = 1 ppm = 0.0001%

TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch
 Testing Center

Prepared by:


 Jenny Yao
 Technical Engineer

Authorized by:


 Sawyer Tang
 Technical Manager

Note:

- (1) The TÜV SÜD Certification and Testing (China) Co., Ltd. "General Terms & Conditions" applied. Any use for advertising purposes must be granted in writing. This technical report may only be quoted in full. This report is the result of a single examination of the object in question and is not generally applicable evaluation of the quality of other products in regular production. For further details, please see "Testing and certification regulation", chapter A-3.4. For full version, please visit: EN : <https://www.tuvsud.cn/zh-cn/resource/terms-and-conditions-en> ; SCN: <https://www.tuvsud.cn/zh-cn/terms-and-conditions> ; TCN: <https://www.tuvsud.com/zh-tw/terms-and-conditions>
- (2) The results relate only to the items tested.
- (3) The test report shall not be reproduced except in full without the written approval of the laboratory
- (4) **Disclaimer Measurement Uncertainty:**
 Unless otherwise agreed upon, Pass or Fail verdicts are given based on the measured values without any considerations of measurement uncertainties. Please note, every test method has a measurement uncertainty which has been evaluated by the laboratory according to ISO/IEC 17025 requirements. By taking measurement uncertainties into account it might happen that measured values can neither be assessed as Pass nor as Fail.

Laboratory:
 TÜV SÜD Certification and Testing (China) Co., Ltd.
 Shanghai Branch, Testing Center
 Building B,C, No. 1999 and Building D, No. 2059,
 Duhui Road, Minhang District, Shanghai

Phone: +86 21 60376300
 Fax: +86 21 60376350
<http://www.tuvsud.com>

Regd. Office:
 TÜV SÜD Certification and Testing (China) Co., Ltd.
 Shanghai Branch, TÜV SÜD Group
 Floor 11-12, No 151, Hengtong Road, Jing'an District, Shanghai



Greater China

Test Report No.: 70.300.23.10245.01 R1

Dated: 2023-10-24

PFOS, its salts and related compounds

Perfluorooctanesulfonic acid (PFOS)	1763-23-1	mg/kg	0.01	ND
Note 1				
N-ethylperfluoro-1-octanesulfonamide (N-EtFOSA)	4151-50-2	mg/kg	0.01	ND
N-methylperfluoro-1-octanesulfonamide (N-MeFOSA)	31506-32-8	mg/kg	0.01	ND
2-(N-ethylperfluoro-1-octanesulfonamido)-ethanol (N-EtFOSE)	1691-99-2	mg/kg	0.01	ND
2-(N-methylperfluoro-1-octanesulfonamido)-ethanol (N-MeFOSE)	24448-09-7	mg/kg	0.01	ND
Perfluorooctane Sulfonamide (PFOSA) Note 25	754-91-6	mg/kg	0.01	ND
Sum of Perfluorooctane sulfonates (PFOS) and its derivatives		mg/kg	-	ND
PFOA, its salts				
Perfluorooctanoic acid (PFOA) Note 2	335-67-1	mg/kg	0.01	ND
PFOA-related compound				
1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3	39108-34-4	mg/kg	0.01	ND
Methyl perfluorooctanoate (Me-PFOA)	376-27-2	mg/kg	0.1	ND
Ethyl perfluorooctanoate (Et-PFOA)	3108-24-5	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA) Note 3	27905-45-9	mg/kg	0.1	ND



Greater China

Test Report **No.: 70.300.23.10245.01 R1**

Dated: 2023-10-24

<u>Test Item(s)</u>	<u>CAS NO.</u>	<u>Unit</u>	<u>MDL</u>	<u>001</u>
1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA) Note 3	1996-88-9	mg/kg	0.1	ND
Perfluoro-1-iodooctane (PFOI)	507-63-1	mg/kg	0.1	ND
2H,2H Perfluorodecane Acid (H ₂ PFDA / 8:2 FTCA) Note 3, Note 11	27854-31-5	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH) Note 3	678-39-7	mg/kg	0.1	ND
Sum of PFOA-related compounds		mg/kg	-	ND
C9-C14 PFCA, their salts				
Perfluorononane Acid (PFNA) Note 4	375-95-1	mg/kg	0.01	ND
Perfluorodecane Acid (PFDA) Note 4	335-76-2	mg/kg	0.01	ND
Perfluoroundecanoic Acid (PFUnDA) Note 22	2058-94-8	mg/kg	0.01	ND
Perfluorododecanoic Acid (PFDoDA) Note 4	307-55-1	mg/kg	0.01	ND
Perfluorotridecanoic Acid (PFTTrDA) Note 24	72629-94-8	mg/kg	0.01	ND
Perfluorotetradecanoic Acid (PFTDA)	376-06-7	mg/kg	0.01	ND
Perfluoro-3,7-dimethyloctanoic Acid (PF-3,7-DMOA)	172155-07-6	mg/kg	0.01	ND
Sum of C9-C14 PFCA, their salts		mg/kg	-	ND
C9_C14_PFCA_related_substances				
Perfluorodecane sulfonic Acid (PFDS) Note 10	335-77-3	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluoro-1-dodecanol (10:2 FTOH)	865-86-1	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorododecylacrylate (10:2 FTA)	17741-60-5	mg/kg	0.1	ND
1-Iodo-1H,1H,2H,2H-perfluorodecane (8:2 FTI)	2043-53-0	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorodecyltriethoxysilane (8:2 FTSi(OC ₂ H ₅) ₃)	101947-16-4	mg/kg	0.1	ND
2H,2H,3H,3H-Perfluoroundecanoic Acid (H ₄ PFUnDA / 8:3 FTCA) Note 12	34598-33-9	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorododecyl methacrylate (10:2 FTMA)	2144-54-9	mg/kg	0.1	ND
1H,1H,2H,2H-perfluorotetradecan-1-ol(12:2 FTOH)	39239-77-5	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorododecane sulfonic acid (10:2FTS)	120226-60-0	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorododecyl iodide (10:2 FTI)	2043-54-1	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorotetradecyl iodide (12:2 FTI)	30046-31-2	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3	39108-34-4	mg/kg	0.01	ND



Greater China

Test Report No.: 70.300.23.10245.01 R1

Dated: 2023-10-24

<u>Test Item(s)</u>	<u>CAS NO.</u>	<u>Unit</u>	<u>MDL</u>	<u>001</u>
1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA) Note 3	27905-45-9	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA) Note 3	1996-88-9	mg/kg	0.1	ND
2H,2H Perfluorodecane Acid (H ₂ PFDA / 8:2 FTCA) Note 3, Note 11	27854-31-5	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH) Note 3	678-39-7	mg/kg	0.1	ND
Sum of C9-C14-related substances		mg/kg	-	ND
PFHxS, its salts				
Perfluorohexanesulfonic acid (PFHxS) Note 7	355-46-4	mg/kg	0.01	ND
PFHxS-related compounds				
N-Methylperfluoro-1-hexane sulfonamide (N-Me-FHxSA)	68259-15-4	mg/kg	0.01	ND
N-[3-(dimethylamino)propyl]tridecafluorohexanesulphonamide (N-AP-FHxSA)	50598-28-2	mg/kg	0.01	ND
Perfluorohexane sulfonamide (PFHxSA)	41997-13-1	mg/kg	0.01	ND
2-[methyl[(tridecafluorohexyl) sulphonyl]amino]ethyl acrylate)) (N-MeFHSEA)	67584-57-0	mg/kg	0.5	ND
Other PFAS				
Perfluorobutane acid (PFBA) Note 13	375-22-4	mg/kg	0.01	ND
Perfluorobutanesulfonic acid (PFBS) Note 5	375-73-5	mg/kg	0.01	ND
1,1,2,2,3,3,4,4,4-nonafluoro-N-(2-hydroxyethyl)-N-methylbutane-1-sulphonamide (PFBS-NC ₅ H ₉ O)	34454-97-2	mg/kg	0.01	ND
Perfluoropentane acid (PFPeA) Note 17	2706-90-3	mg/kg	0.01	ND
Perfluorohexane acid (PFHxA) Note 6	307-24-4	mg/kg	0.01	ND
Perfluoroheptane acid (PFHpA) Note 14	375-85-9	mg/kg	0.01	ND
Perfluoroheptanesulfonic acid (PFHpS) Note 8	375-92-8	mg/kg	0.01	ND
7H-Dodecafluoroheptane acid (7HPFHpA)	1546-95-8	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorooctanesulphonic acid (6:2 FTS) Note 26	27619-97-2	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorooctylacrylate (6:2 FTA)	17527-29-6	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluoro-1-hexanol (4:2 FTOH)	2043-47-2	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluoro-1-octanol (6:2 FTOH)	647-42-7	mg/kg	0.1	ND
2,3,3,3-tetrafluoro-2-(heptafluoropropoxy) propionic acid, its salts and its acyl halides (HPFO-DA) Note 9	13252-13-6	mg/kg	0.01	ND



Test Report No.: 70.300.23.10245.01 R1

Dated: 2023-10-24

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<u>Test Item(s)</u>	<u>CAS NO.</u>	<u>Unit</u>	<u>MDL</u>	<u>001</u>
1H, 1H, 2H, 2H-Perfluorohexanesulfonic Acid (4:2 FTS)	757124-72-4	mg/kg	0.01	ND
Perfluorooctane sulfonamidoacetic acid (FOSAA)	2806-24-8	mg/kg	0.01	ND
N-Methylperfluoro-1-octanesulfonamidoacetic acid (N-MeFOSAA)	2355-31-9	mg/kg	0.01	ND
N-Ethylperfluorooctane sulfonamidoacetic acid (N-EtFOSAA)	2991-50-6	mg/kg	0.01	ND
Perfluoropentane sulfonic acid (PFPeS) Note 18	2706-91-4	mg/kg	0.01	ND
Perfluorononane sulfonic acid (PFNS) Note 19	68259-12-1	mg/kg	0.01	ND
Perfluoroundecane sulfonic acid (PFUnDS) Note 16	749786-16-1	mg/kg	0.01	ND
Perfluorododecane sulfonic acid (PFDoDS) Note 20	79780-39-5	mg/kg	0.01	ND
Perfluorotridecane sulfonic acid (PFTrDS) Note 21	791563-89-8	mg/kg	0.01	ND
2-Perfluorohexyl ethanoic acid (6:2 FTCA)	53826-12-3	mg/kg	0.01	ND
3-Perfluoropentyl propanoic acid (5:3 FTCA)	914637-49-3	mg/kg	0.01	ND
Perfluorohexadecanoic Acid (PFHxDA)	67905-19-5	mg/kg	0.01	ND
Perfluorooctadecanoic Acid (PFODA)	16517-11-6	mg/kg	0.01	ND
bis(3,3,4,4,5,5,6,6,7,7,8,8,9,9,10,10,10-heptadecafluorodecyl) hydrogen phosphate (8:2 diPAP) Note 15	678-41-1	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorooctyl methacrylate (6:2 FTMA)	2144-53-8	mg/kg	0.1	ND
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	919005-14-4	mg/kg	0.01	ND
Perfluoro-3-methoxypropanoic acid (PFMPA)	377-73-1	mg/kg	0.01	ND
Perfluorodecyl iodide (PFDI)	423-62-1	mg/kg	0.1	ND
Perfluoro-4-methoxybutanoic acid (PFMBA)	863090-89-5	mg/kg	0.01	ND
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	151772-58-6	mg/kg	0.01	ND
9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)	756426-58-1	mg/kg	0.01	ND
11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)	763051-92-9	mg/kg	0.01	ND
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	113507-82-7	mg/kg	0.01	ND
3-Perfluoropropyl propanoic acid (3:3FTCA)	356-02-5	mg/kg	0.01	ND
3-Perfluoroheptyl propanoic acid (7:3FTCA)	812-70-4	mg/kg	0.01	ND
Perfluoropentadecanoic Acid (PFPeDA)	141074-63-7	mg/kg	0.1	ND



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Test Report No.: 70.300.23.10245.01 R1

Dated: 2023-10-24

<u>Test Item(s)</u>	<u>CAS NO.</u>	<u>Unit</u>	<u>MDL</u>	<u>001</u>
1H,1H,2H,2H-Perfluorohexyl methacrylate (4:2 FTMA)	1799-84-4	mg/kg	0.1	ND
2-(N-ethylperfluorooctanesulfamido) ethyl acrylate (EtFOSAC)	423-82-5	mg/kg	0.1	ND
1H,1H,2H-Heptadecafluoro-1-decene (PFDE)	21652-58-4	mg/kg	0.1	ND
Perfluorooctyl triethoxysilane (POTS)	51851-37-7	mg/kg	0.1	ND
Perfluorododecyl iodide (PFDoDI)	307-60-8	mg/kg	0.1	ND
11H-Perfluoroundecanoic acid (11H-PFUnDA)	1765-48-6	mg/kg	0.1	ND

Note 23

Notes :

(1)PFOS refer to its salts/derivative including

- PFOS-K CAS No.: 2795-39-3
- PFOS-Li CAS No.: 29457-72-5
- PFOS-Na CAS No.: 4021-47-0
- PFOS-NH₄ CAS No.: 29081-56-9
- PFOS-NH₂(C₂H₅OH)₂ CAS No.: 70225-14-8
- PFOS-N(C₂H₅)₂ CAS No.: 56773-42-3
- PFOS-N(C₁₀H₂₁)₂(CH₃)₂ CAS No.: 251099-16-8
- POSF CAS No.: 307-35-7
- POSF-Mg CAS No.: 91036-71-4

(2)PFOA refer to its salts/derivative including

- PFOA-Na CAS No.: 335-95-5
- PFOA-K CAS No.: 2395-00-8
- PFOA-Ag CAS No.: 335-93-3
- PFOA-F CAS No.: 335-66-0
- APFO CAS No.: 3825-26-1
- PFOA-Li CAS No.: 17125-58-5

(3) PFAS classified as both PFOA-related compounds and C9-C14 PFCA-related substances.

- 8:2 FTS refer to its salts including
- 8:2 FTS-K CAS No.: 438237-73-1
- 8:2 FTS-NH₄ CAS No.: 149724-40-3
- 8:2 FTS-Na CAS No.: 27619-96-1

(4)PFNA refer to its salts including

- PFNA-Na CAS No.: 21049-39-8

**Test Report No.: 70.300.23.10245.01 R1****Dated: 2023-10-24**PFNA-NH₄ CAS No.: 4149-60-4

PFNA-K CAS No.: 21049-38-7

PFNA-Li CAS No.: 60871-92-3

PFNA-Ag CAS No.: 7358-16-9

(5)PFDA refer to its salts including

PFDA-Na CAS No. 3830-45-3

PFDA-NH₄ CAS No: 3108-42-7

PFDA-K CAS No: 51604-85-4

PFDA-Ag CAS No: 5784-82-7

PFDA-Li CAS No: 84743-32-8

(6)PFDoDA refer to its salts including

PFDoDA-NH₄ CAS No: 3793-74-6

PFDoDA-Na CAS No: 60872-01-7

(7)PFBS refers to its salts/derivative including

PFBS-K CAS No.: 29420-49-3

PFBS-H₂O CAS No.: 59933-66-3

PFBS-Li CAS No.: 131651-65-5

TPS-PFBS CAS No.: 144317-44-2

PFBS-S(CH₃)₂C₄H₉ CAS No.: 220133-51-7PFBS-P(C₄H₉)₃ CAS No.: 220689-12-3PFBS-N(C₂H₅)₃ CAS No.: 25628-08-4

PFBS-F CAS No.: 375-72-4

PFBS-NC₄H₉O CAS No.: 503155-89-3

PFBS-Mg CAS No.: 507453-86-3

PFBS-NH₄ CAS No.: 68259-10-9PFBS-SC₄H₉O CAS No.: 209482-18-8

PFBS-Cl CAS No.: 2991-84-6

PFBS-NaCAS No.: 60453-92-1

PFBS-I(C₄H₉)₂(C₂H₅)₂ CAS No.: 194999-85-4PFBS-NH(C₂H₅O)₂ CAS No.: 70225-18-2

(8)PFHxA refers to its salt including

APFHx CAS No.: 21615-47-4



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PFHxA-Na CAS No.: 2923-26-4

PFHxA-K CAS No.: 3109-94-2

PFHxA-F CAS No.: 355-38-4

PFHxA-Ag CAS No.: 336-02-7

PFHxA-Li CAS No.: 90430-61-8

(9)PFHxS refers to its salts including

PFHxS-Na CAS No.: 82382-12-5

PFHxS-K CAS No.: 3871-99-6

PFHxS-Li CAS No.: 55120-77-9

PFHxS-NH₄ CAS No.: 68259-08-5

PFHxS-BTPP CAS No.: 1000597-52-3

PFHxS-N(C₂H₅)₂ CAS No.: 108427-54-9

PFHxS-N(C₂H₅)₃ CAS No.: 108427-55-0

PFHxS-NC₆H₅ CAS No.: 1187817-57-7

PFHxS-(NC₁₀H₁₄)₂C₆H₅ CAS No.: 1310480-24-0

PFHxS-(NC₈H₁₆)₂C₁₂H₁₂ CAS No.: 1310480-27-3

PFHxS-(NC₈H₁₆)₂C₁₇H₁₂ CAS No.: 1310480-28-4

PFHxS-C₆H₇O₂ CAS No.: 1329995-45-0

PFHxS-C₈H₉O₂ CAS No.: 1329995-69-8

TPS-PFHxS CAS No.: 144116-10-9

PFHxS-C₄H₇N₂O₂ CAS No.: 1462414-59-0

PFHxS-I(C₆H₅)₂ CAS No.: 153443-35-7

PFHxS-TMA CAS No.: 189274-31-5

PFHxS-NH₂(CH₃)₂ CAS No.: 202189-84-2

PFHxS-I(C₆H₅)₂(C₆H₅)₂ CAS No.: 213740-81-9

PFHxS-Ga CAS No.: 341035-71-0

PFHxS-S(C₂H₅)₂C₆H₅ CAS No.: 341548-85-4

PFHxS-Sc CAS No.: 350836-93-0

PFHxS-Nd CAS No.: 41184-65-0

PFHxS-Y CAS No.: 41242-12-0

PFHxS-S₂(C₆H₅)₂(C₆H₅)₂ CAS No.: 421555-73-9

PFHxS-I(C₆H₅)₂(C₆H₁₃)₂ CAS No.: 421555-74-0

PFHxS-F CAS No.: 423-50-7



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PFHxS-S(C₈H₁₇)₂(C₈H₁₇)₂ CAS No.: 425670-70-8

PFHxS-Zn CAS No.: 70136-72-0

PFHxS-NH(C₂H₅O)₂ CAS No.: 70225-16-0

PFHxS-N(C₂H₅)₂ CAS No.: 72033-41-1

PFHxS-I(C₈H₁₇)₂(C₈H₁₇)₂ CAS No.: 866621-50-3

PFHxS-S(C₈H₁₇)₂C₇H₇ CAS No.: 910606-39-2

PFHxS-S(C₈H₁₇)₂C₁₀H₁₈O₂ CAS No.: 911027-68-4

PFHxS-Cs CAS No.: 92011-17-1

PFHxS-SC₂₈H₅₈O₄ CAS No.: 928049-42-7

PFHxS-Cl CAS No.: 55591-23-6

(10) PFHpS refers to its salts including

PFHpS-Na CAS No.: 21934-50-9

PFHpS-K CAS No.: 60270-55-5

PFHpS-NH₄ CAS No.: 68259-07-4

PFHpS-Li CAS No.: 117806-54-9

(11) HFPO-DA refers to its salts including

HFPO-DA-NH₄ CAS No.: 62037-80-3

HFPO-DA-K CAS No.: 67118-55-2

HFPO-DA-F CAS No.: 2062-98-8

(12) PFDS refer to its salts including

PFDS-Na CAS No.: 2806-15-7

PFDS-K CAS No.: 2806-16-8

PFDS-NH₄ CAS No.: 67906-42-7

(13) H₂PFDA / 8:2 FTCA refer to its salt/derivative including

8:2 FTCA-P(C₈H₁₇)₄ CAS No.: 882489-14-7

(14) H₄PFUnDA/ 8:3 FTCA refer to its salts including

H₄PFUnDA-K CAS No.: 83310-58-1

(15) PFBA refers to its salts including

PFBA-NH₄ CAS No.: 10495-86-0

PFBA-Na CAS No.: 2218-54-4

PFBA-K CAS No.: 2966-54-3

PFBA-Ag CAS No.: 3794-64-7



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PFBA-Li CAS No.: 4146-76-3

(16) PFHpA refers to its salts including

PFHpA-Na CAS No.: 20109-59-5

PFHpA-K CAS No.: 21049-36-5

PFHpA-NH₄ CAS No.: 6130-43-4

PFHpA-Cs CAS No.: 171198-24-6

PFHpA-Ag CAS No.: 424-05-5

PFHpA-Li CAS No.: 60871-90-1

(17) 8:2diPAP refers to its salts including

8:2diPAP-Na CAS No.: 114519-85-6

(18) PFUnDS refers to its salts including

PFUnDS-Na CAS No.: 441296-91-9 (anion)

(19) PFPeA refers to its salts including

PFPeA-Na CAS No.: 2706-89-0

PFPeA-K CAS No.: 336-23-2

PFPeA-NH₄ CAS No.: 68259-11-0

PFPeA-Li CAS No.: 198482-22-3

PFPeA-Ag CAS No.: 2795-30-4

(20) PFPeS refers to its salts including

PFPeS-Na CAS No.: 630402-22-1

PFPeS-K CAS No.: 3872-25-1

PFPeS-NH₄ CAS No.: 68259-09-6

(21) PFNS refers to its salts including

PFNS-Na CAS No.: 98789-57-2

PFNS-NH₄ CAS No.: 17202-41-4

PFNS-K CAS No.: 29359-39-5

(22) PFDoDS refers to its salts including

PFDoDS-Na CAS No.: 1260224-54-1

(23) PFTrDS refers to its salts including

PFTrDS-Na CAS No.: 174675-49-1

(24) PFUnDA refers to its salts including

PFUnDA-Na CAS No.: 60871-96-7

PFUnDA-NH₄ CAS No.: 4234-23-5



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PFUnDA-K CAS No.: 30377-53-8

(25) 11H-PFUnDA refers to its salts including

11H-PFUnDA-K CAS No.: 307-71-1

11H-PFUnDA-NH₄ CAS No.: 5081-02-7

(26) PFTrDA refers to its salts including

PFTrDA-NH₄ CAS No.: 4288-72-6

(27) PFOSA refers to its salts including

PFOSA-Li CAS No.: 76752-79-9

(28) 6:2 FTS refers to its salts including

6:2 FTS-Na CAS No.: 27619-94-9

6:2 FTS-K CAS No.: 59587-38-1

6:2 FTS-NH₄ CAS No.: 59587-39-2

Remark: Unless otherwise stated, the decision rule for conformity reporting is based on Binary Statement for Simple Acceptance Rule ($w=0$) stated in ILAC-G8:09/2019.

- End of Test Report -



TO: Planning and Zoning Commission
FROM: Angelica Guevara, *Planning Technician*
DATE: June 25, 2024
SUBJECT: MIS2024-013; *Exception Request for 559 E. IH-30 (i.e. Rockwall Village Shopping Center)*

The applicant, John Hagaman of Sabre Realty, 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 artificial or synthetic plant materials (*i.e. artificial turf/grass*). The subject property is located on a 10.104-acre parcel of land (*i.e. Lot 3 of the Carlisle Plaza Addition*), is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and is addressed as 559 E. IH-30. The applicant’s letter indicates that artificial turf was installed in some areas on the subject property over two (2) years ago, and is requesting that these areas remain in place (*see Figure 1*).



FIGURE 1: PHOTOS PROVIDED BY THE APPLICANT OF THE AREAS WITH ARTIFICIAL TURF

According to Section 04, *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 on all non-residentially zoned property however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use.” As previously stated, the artificial turf was placed on the areas shown above approximately two (2) years ago due to the areas being high pedestrian traffic areas or unable where grass has been difficult to establish. The applicant has also indicated that this is more aesthetically pleasing and that water runoff has not been affected by the installation of the artificial turf. In addition, the applicant has stated that the artificial turf helps reduce the amount of dust and debris being brought into tenant’s stores in the shopping center. 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 June 25, 2024.

PROJECT COMMENTS



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

DATE: 6/21/2024

PROJECT NUMBER: MIS2024-013
PROJECT NAME: Exception to Artificial Turf at 559 E I-30
SITE ADDRESS/LOCATIONS: 559 E INTERSTATE 30

CASE CAPTION: Discuss and consider a request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved w/ Comments
06/18/2024: Please provide a site plan showing where these artificial turf areas are located. Engineering will need to ensure they are not on top of utility easements.			
BUILDING	Craig Foshee	06/17/2024	Approved w/ Comments
06/17/2024: If approved will need to obtain a permit for the artificial turf with Building Inspection Department and must provide the specification sheets on the turf installed.			
FIRE	Ariana Kistner	06/20/2024	Approved
No Comments			
GIS	Lance Singleton	06/17/2024	Approved
No Comments			
POLICE	Chris Cleveland	06/13/2024	Approved
No Comments			
PARKS	Travis Sales	06/17/2024	Approved w/ Comments
06/17/2024: Creates additional heat island and conflicts with the UDC			
PLANNING	Angelica Guevara	06/19/2024	Approved w/ Comments
06/19/2024: MIS2024-013; Exception Request for 559 E. IH-30			

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

I.1 This is a request by request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438, or email aguevara@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 on all non-residentially zoned property." In this case, you are requesting approval of artificial turf landscaping, which requires review by the Planning and Zoning Commission. The code goes on to state that an Exception may be granted by the Planning and Zoning Commission if it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use. In this case, the artificial landscaping is currently installed and requires approval by the Planning and Zoning Commission to remain in place.

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

1) Planning & Zoning meeting will be held on June 25, 2024 at 6:00 PM in the council chambers at City Hall.

I.5 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



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) 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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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.
² 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: 559 E 1-30 ROCKWALL

SUBDIVISION: ROCKWALL VILLAGE LOT: _____ BLOCK: _____

GENERAL LOCATION: RIDGE AT 30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ 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 SABRE REALTY APPLICANT _____

CONTACT PERSON: JOHN HUBBARD CONTACT PERSON: _____

ADDRESS: 30 SHADY DALE ADDRESS: _____

CITY, STATE & ZIP: ROCKWALL TX 75082 CITY, STATE & ZIP: _____

PHONE: 972 435 0043 PHONE: _____

E-MAIL: JOHN@GOLFAROUTDOOR.COM E-MAIL: _____

NOTARY VERIFICATION [REQUIRED]

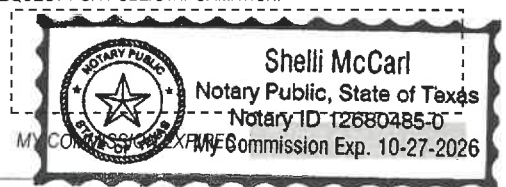
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Hubbard [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 10 DAY OF June, 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 11th DAY OF June, 2024

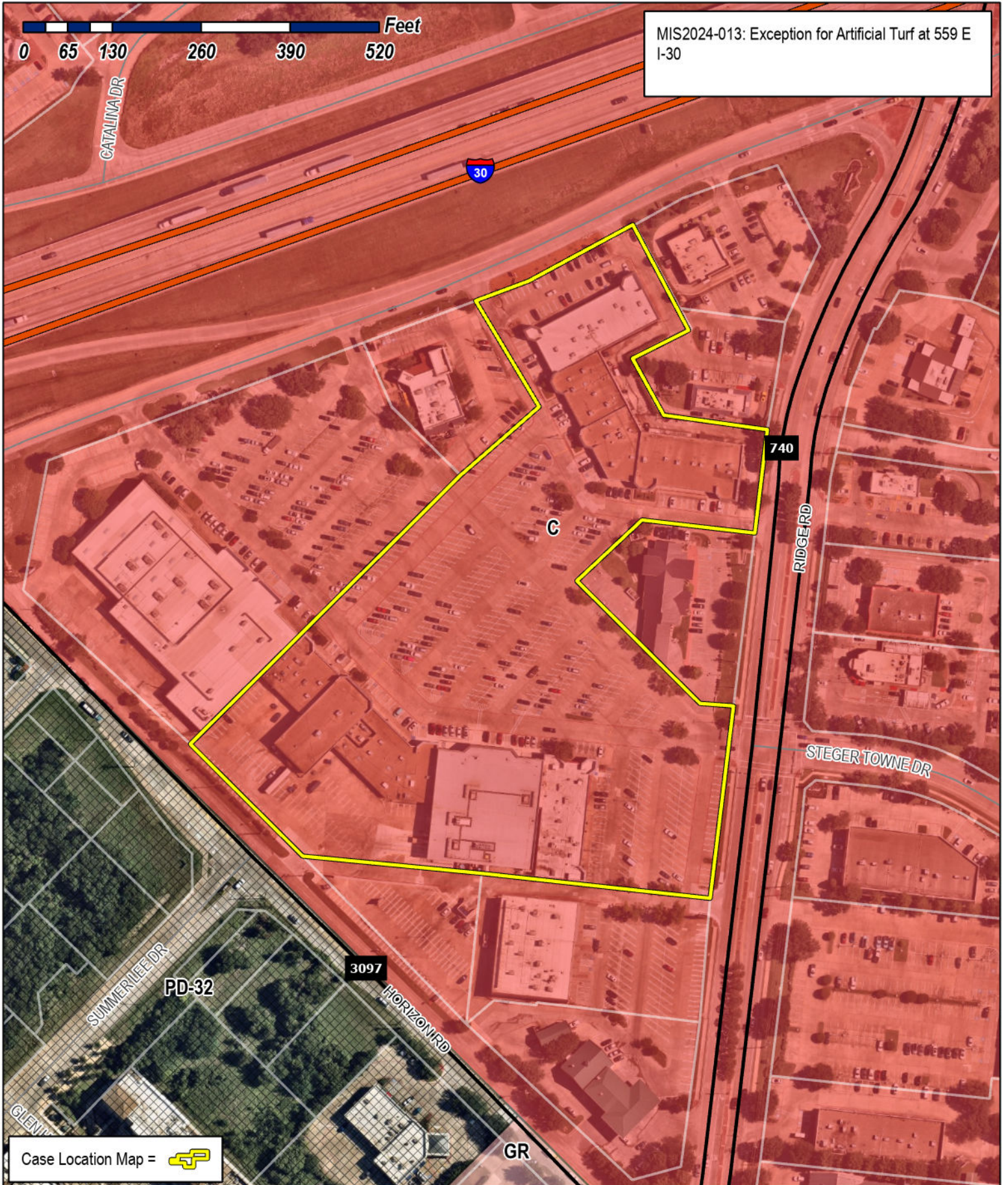
OWNER'S SIGNATURE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____



0 65 130 260 390 520 Feet

MIS2024-013: Exception for Artificial Turf at 559 E I-30



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.



Star Outdoor
John Hagaman
30 Shady Dale Lane
Rockwall, Texas 75032

On behalf of Sabre Realty I request a variance for the artificial turf that was installed in the Rockwall Village shopping center 2 years ago. This was placed because the areas are either high traffic or unable to grow grass.

I request that the City of Rockwall grant a variance to allow this installation to remain. Not only is this aesthetically more pleasing than anything else that could be installed, but it also helps to keep down the amount and dust and debris that are tracked into several of our tenants locations. These pieces of turf are so small that run off water will not be affected by the materials to manufacture it.

John Hagaman
Star Outdoor
972-835-0083







cicis pizza

479

cicis
PIZZA

- LAD BARBERSHOP
- ROCKWALL SPIRIT
- SUNSTONE YOGA
- LIBERTY DRACON
- KNOCKOUTS
- CRICKET WIRELESS
- SCHEMATIC
- BOARD & BRUSH
- ROCKWALL SPORTS
- SUGARBOYS
- AP7s THREAD SALON
- ROCKWALL RESTORATION



DATE: June 26, 2024

TO: John Hagaman
30 Shadydale Lane
Rockwall, TX 75032

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

SUBJECT: MIS2024-013; *Exception for Artificial Turf at 559 E. IH-30*

Mr. Hagaman:

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 June 25, 2024. The following is a record of all recommendations and voting records:

Planning and Zoning Commission

On June 25, 2024, the Planning and Zoning Commission approved a motion to deny the Miscellaneous Case without prejudice by a vote of 6-0, with a vacant seat.

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,

A handwritten signature in purple ink, appearing to read 'AG', is placed below the word 'Sincerely,'.

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department



DATE: August 12, 2024

TO: John Hagaman
30 Shadydale Lane
Rockwall, TX 75032

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

SUBJECT: MIS2024-016; *Exception for Artificial Turf at 559 E. IH-30*

Mr. Hagaman:

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 July 30, 2024. The following is a record of all recommendations and voting records:

Planning and Zoning Commission

On July 30, 2024, the Planning and Zoning Commission failed to approve a motion to approve a Miscellaneous Case by a vote of 3-2, with Commissioners Womble and Conway dissenting, and one (1) vacant seat.

City Council

On August 5, 2024, the City Council failed to approve a motion to approve the appeal to a Miscellaneous Case by a vote of 5-2, with Council Members Thomas and Jorif dissenting.

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,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department