



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-017

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Airport Road (Rockwall CAD Property ID: 11011)

SUBDIVISION

LOT

BLOCK

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE Agricultural

PROPOSED ZONING LI

PROPOSED USE Warehouse/Distribution Center

ACREAGE 17.03

LOTS [CURRENT] 1

LOTS [PROPOSED] 4

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

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

OWNER RBB/GCF Properties, LP

APPLICANT Intrepid Equity Investments, LLC

CONTACT PERSON Robert B. Baldwin III

CONTACT PERSON Tyler Wood

ADDRESS 4500 Christopher Drive

ADDRESS 4131 Spicewood Springs Rd. Suite E4

CITY, STATE & ZIP Austin, TX 78746

CITY, STATE & ZIP Austin, TX 78759

PHONE 512-751-4500

PHONE 214-909-9202

E-MAIL rbbaldwin3@me.com

E-MAIL twood@intrepid-equity.com

NOTARY VERIFICATION [REQUIRED]

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

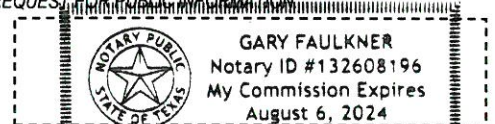
Owner's Representative

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 455.45 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF May, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

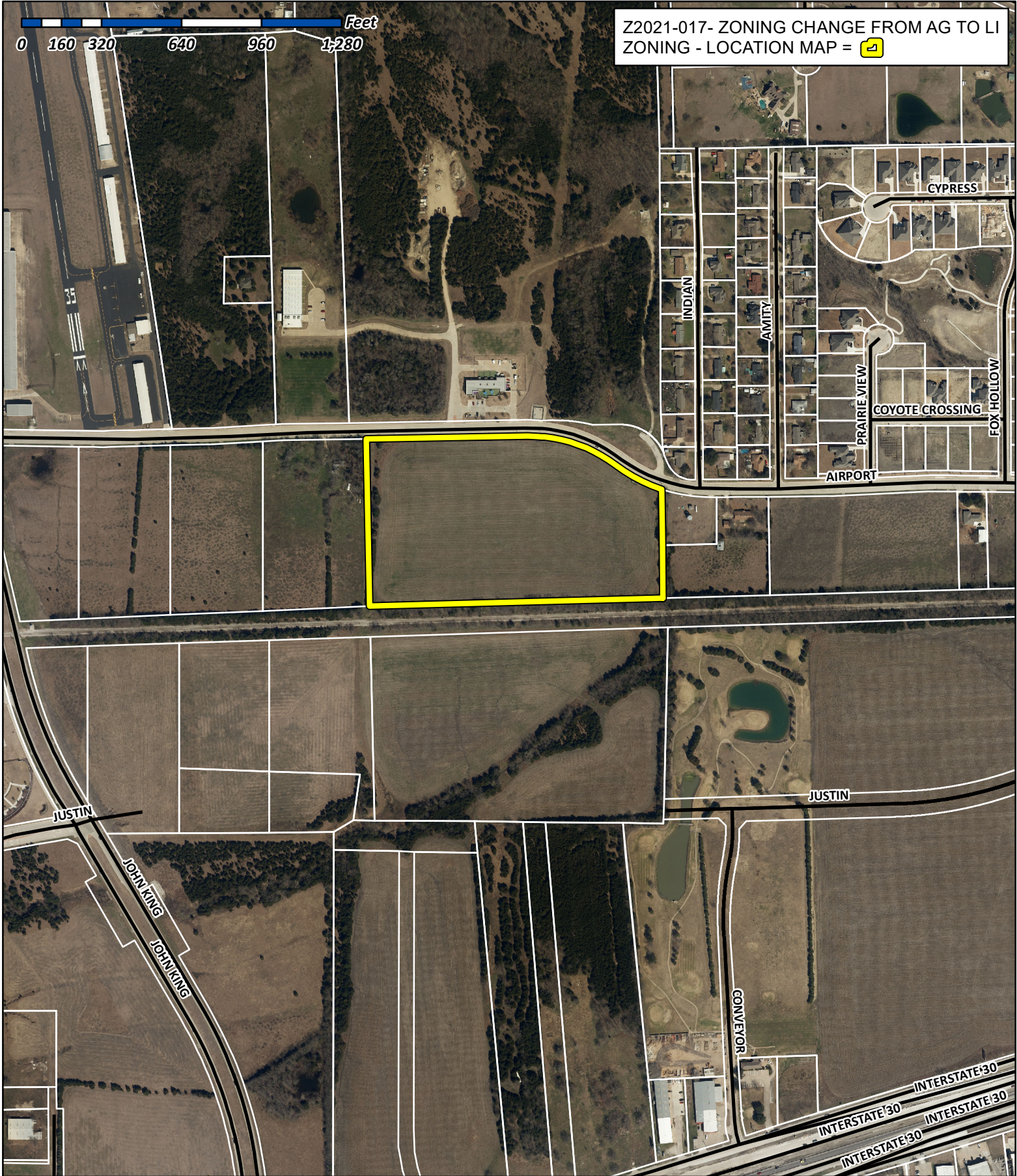
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF May, 2021.

Owner's Representative OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES Aug. 6, 2024



Z2021-017- ZONING CHANGE FROM AG TO LI
 ZONING - LOCATION MAP =



City of Rockwall

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

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

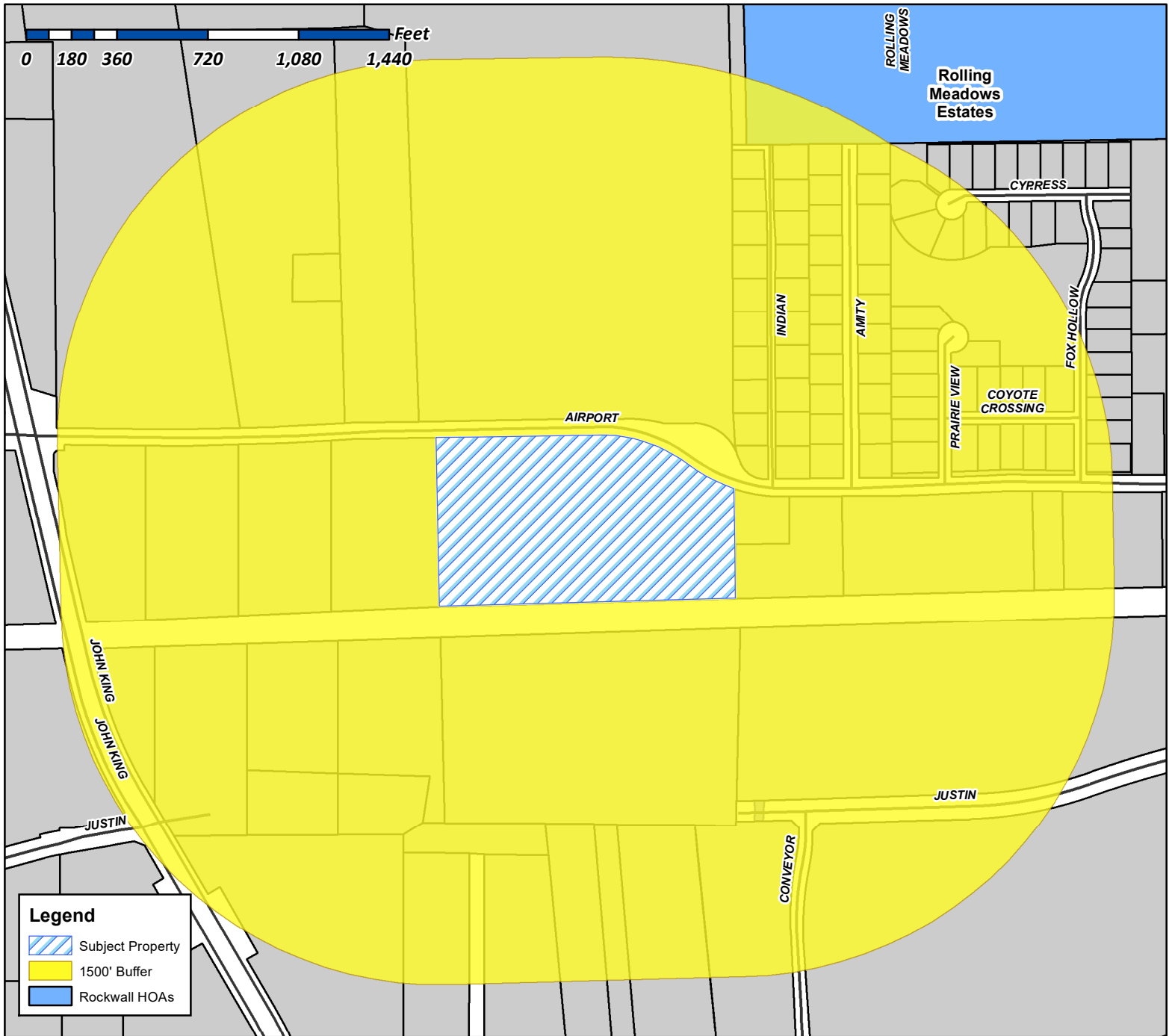
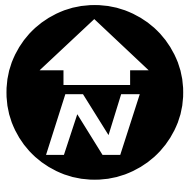




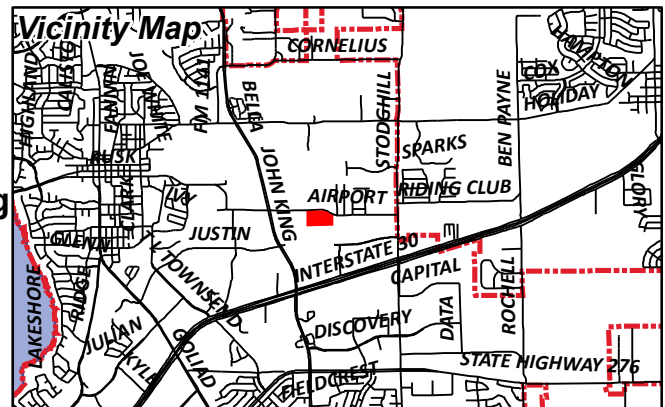
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Case Number: Z2021-017
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of Airport Rd. East of John King



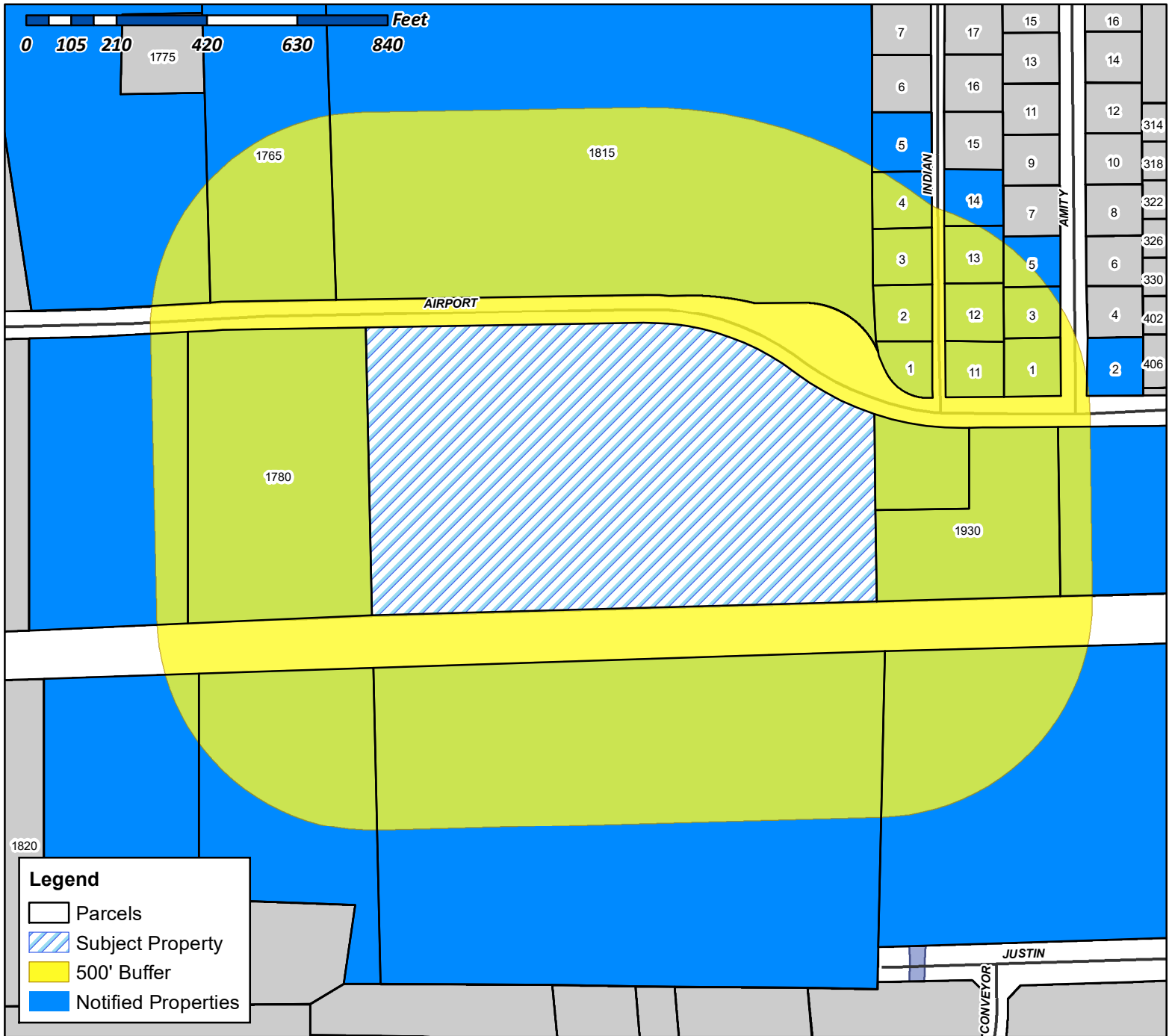
Date Created: 5/17/2021
 For Questions on this Case Call (972) 771-7745



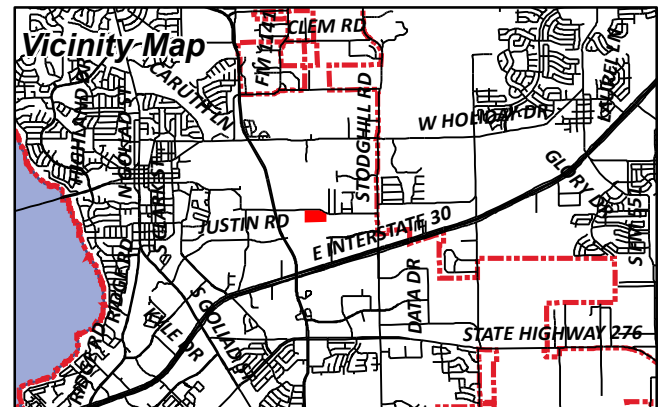
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BALDWIN INTERESTS

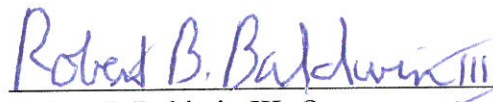
April 29, 2021

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

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

Mr. Miller:

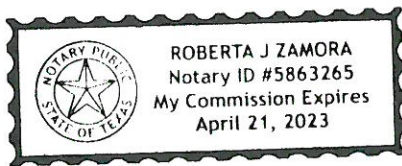
I, Robert B Baldwin III, own the Property. I have contracted to sell the Property with Intrepid Equity Investments, LLC ("Applicant") and do hereby authorize Applicant to file and process a zoning application on the Property and to address related land use matters. This authorization shall remain valid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


Robert B Baldwin III, Owner

State of Texas

County of Travis

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



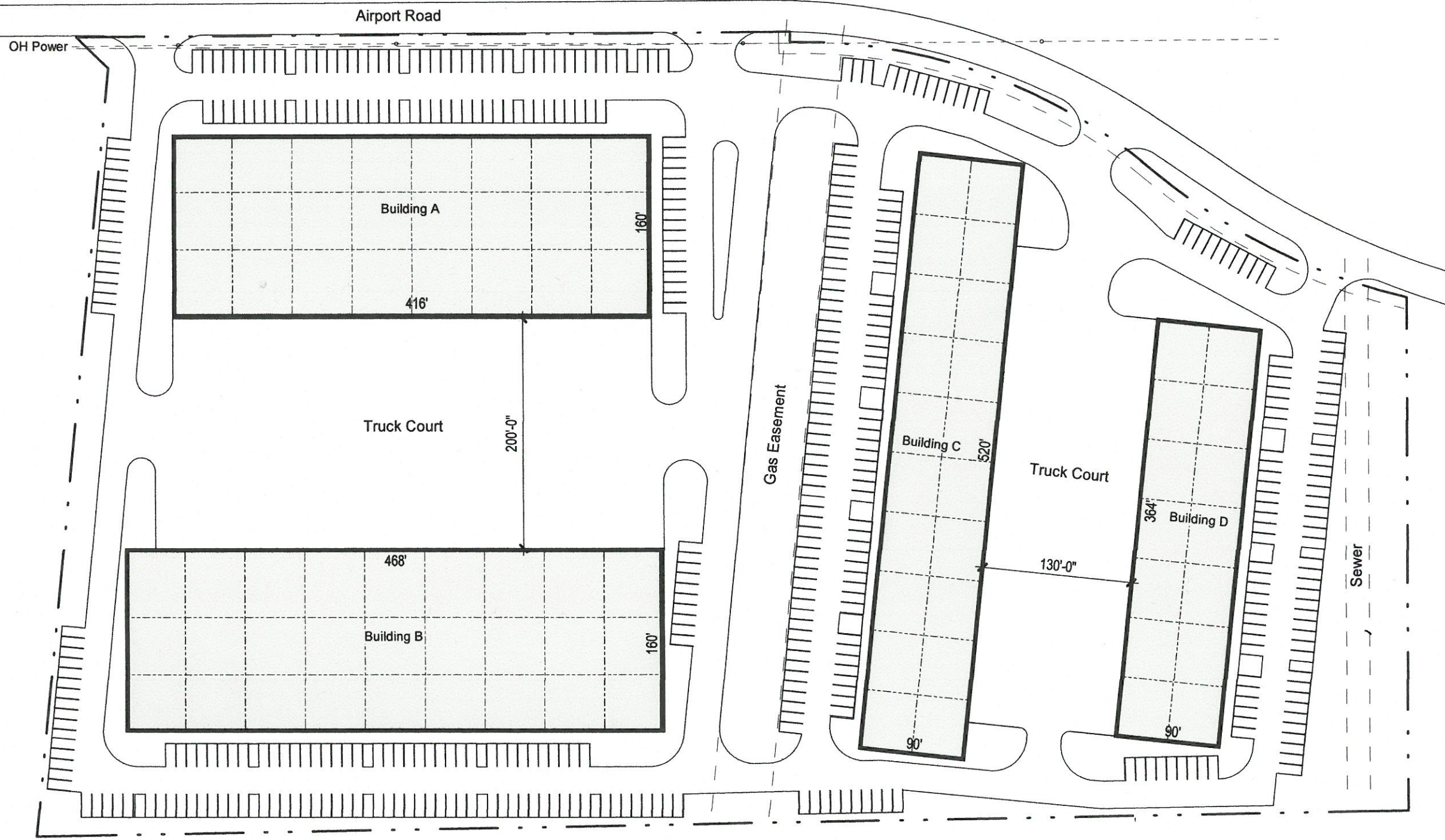

Notary Public in and for the State of Texas

Summary of Explanation

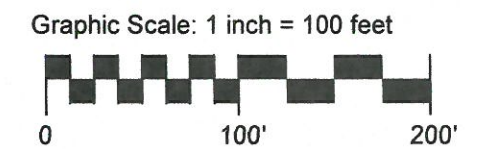
This application requests Light Industrial (LI) zoning on the subject property to facilitate the eventual development and construction of approximately 220,000 square feet of warehouse and distribution buildings, delivered in multiple phases. These buildings will be built to flexibly accommodate both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

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

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



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



Airport Road, Rockwall
OPTION 1



DATE: 20XX-XX-XX

DESCRIPTION

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

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

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

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

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

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

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

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

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

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