

DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 - STAFF USE ONLY -

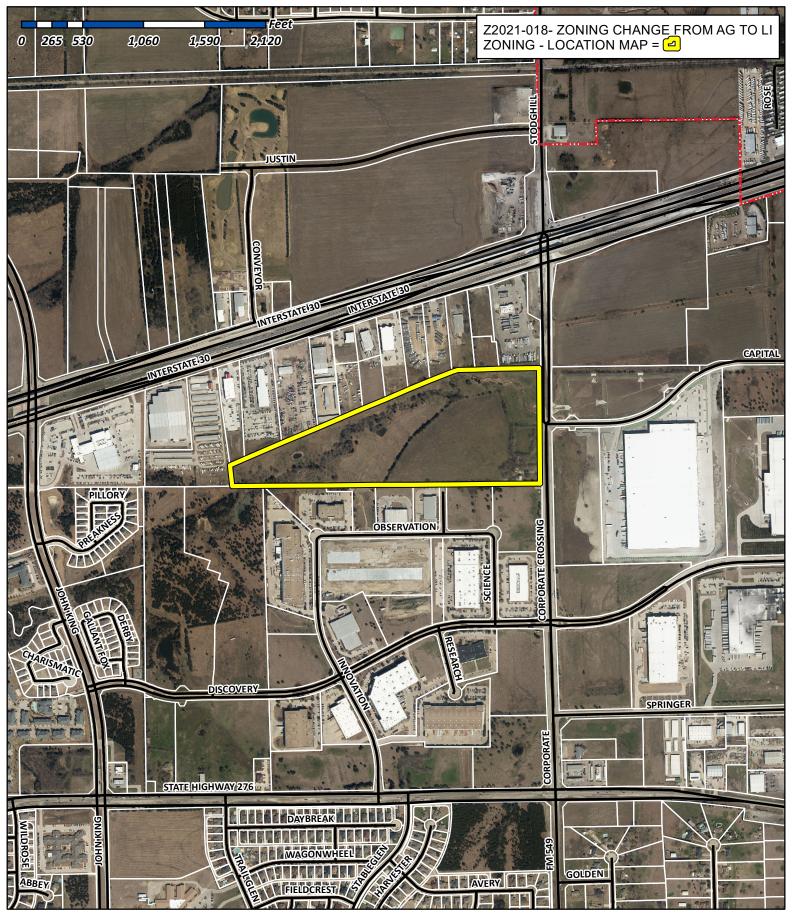
PLANNING & ZONING CASE NO. Z2021-018

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:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: THEREBY 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 OAY OF INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO PROVIDE SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR RUBBLE OF MICROPHYSION GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE OWNER'S SIGNATURE NOTABLY PUBLIC AT AND SOOT HE SATE OF THIS DAY OF NOTABLY PUBLIC AT AND SOOT HE SATE OF THE SATE OF	PLEASE CHECK THE APPROPRIATE BOX BELOW	TO INDICATE THE TYPE OF DEVEL ORNERS OF	01/502
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CONTACT PERSON L. R. TIPFON CONTACT PERSON Dan Gallagher, P.E. ADDRESS 34/2 S. FM 548 ADDRESS 13455 Noel Road Suite 700 CITY, STATE & ZIP ROYGE CITY TX 75/84 CITY, STATE & ZIP Dallas, TX 75240 PHONE 2/4 2/3 5087 PHONE 972-776-1780 E-MAIL Irtip@vanoo.com E-MAIL dan.gallagher@kimley-horn.com NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. TIPFON [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: "HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2014 ON THE APPLICATION FEE OF 2021. BY SIGNING THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2014 ON PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR THE OF THE APPLICATION IS TAFFORD— NOTATION OF THE OWNER FOR THE PURPOSE OF THIS THE THE TIP OF THE CITY OF ROCKWALL OF THIS THE 1014 OF PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR THE CITY OF ROCKWALL OF THIS THE THE TIP OF THE APPLICATION OF THE THE TIP OF THE APPLICATION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR THE OWNER SIGNATURE OWNER'S SIGNATURE NOTATION OF THE THIS THE THE TIP OF THE THE TIP OF THE APPLICATION OF THE THE TIP OF THE	DOWNER HITTOMILY, L	- · · · · · · · · · · · · · · · · · · ·	
Suite 700 CITY, STATE & ZIP ROYGE CITY TX 75189 CITY, STATE & ZIP Dallas, TX 75240 PHONE 214 213 5087 PHONE 972-776-1780 E-MAIL Irtip Qyahoo. Com E-MAIL dan.gallagher@kimley-horn.com NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CATTORITY [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: "HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, IAGREE THAT THE CITY OF ROCKWALL ON THIS THE DAY OF DAY OF THIS APPLICATION, IAGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY OF ADD PERMITTED TO PROVIDE SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR THE CITY OF ADDITION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR THE CITY OF ADDITION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR THE CITY OF ADDITION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR THE CITY OF ADDITION SUBMITTED IN CONJUNCTION WITH THE SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR THE PUBLIC THE SUBMITTED IN CONJUNCTION WITH THE SUBMITTED TO PROVIDE IN CONTRACTOR OF THE CITY OF ADDITION SUBMITTED IN CONJUNCTION WITH THE SUBMITTED TO PROVIDE IN CONTRACTOR OF THE CITY OF ADDITION SUBMITTED TO PROVIDE IN CONTRACTOR OF THE CITY OF ADDITION SUBMITTED IN CONJUNCTION WITH THE SUBMITTED TO PROVIDE IN CONTRACTOR OF THE CITY OF THE CITY OF ADDITION SUBMITTED IN CONTRACTOR OF THE CITY OF THE			
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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.

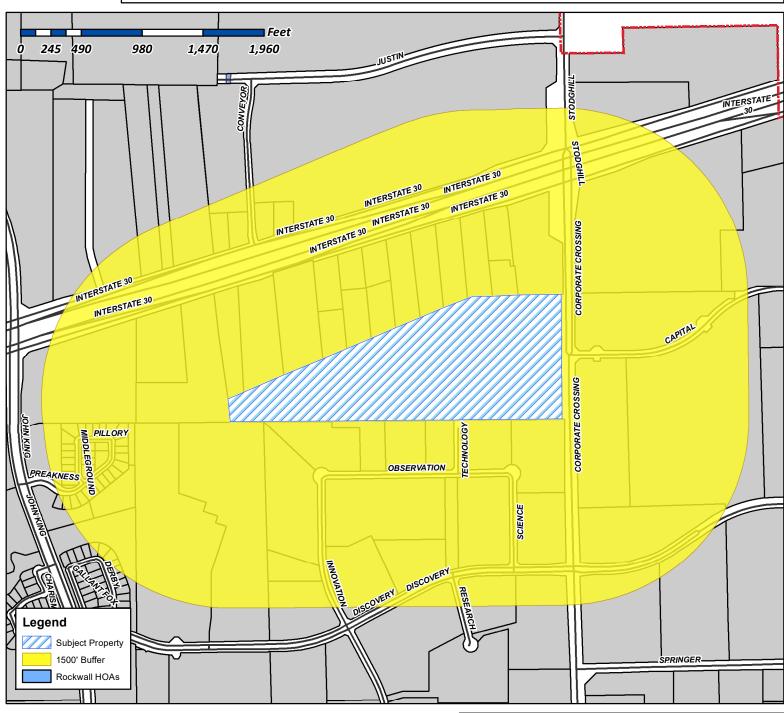




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Case Number: Z2021-018

Case Name: Zoning Change from AG to LI

Case Type: Zoning

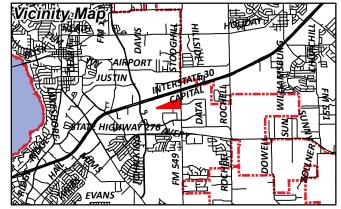
Zoning: Agricultural (AG) District

Case Address: West of Intersection of Capital Blvd.

& Corporate Crossing

Date Created: 5/17/2021

For Questions on this Case Call (972) 771-7745

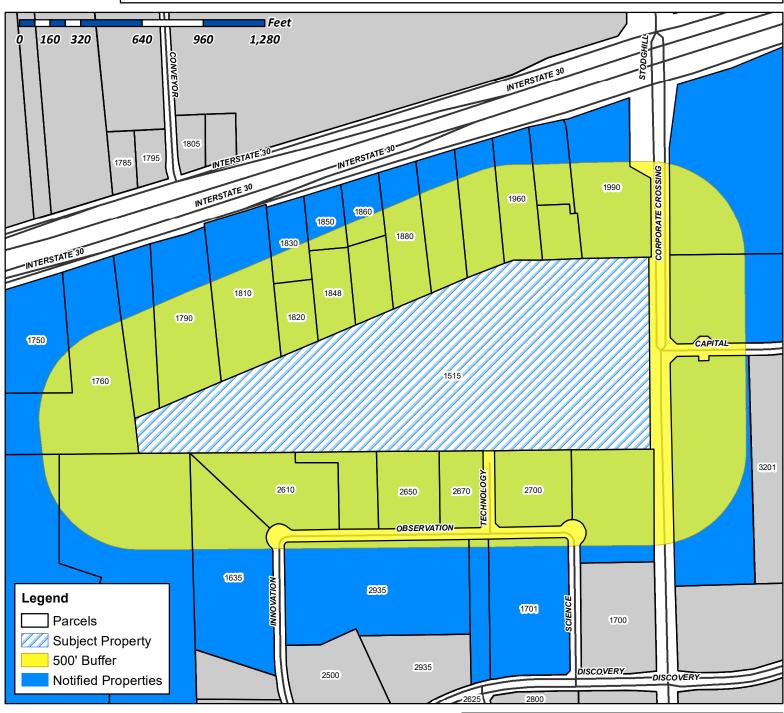




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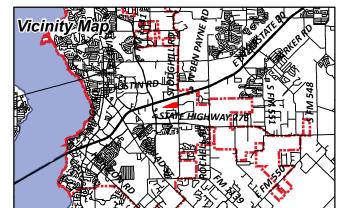
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Case Address: West of Intersection of Capital Blvd.

& Corporate Crossing

Date Created: 5/17/2021

For Questions on this Case Call (972) 771-7745





DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

	[]	PLAT TYPE.
			[] MINOR/AMENDING PLAT. [] MASTER PLAT. [] PRELIMINARY PLAT. [] FINAL PLAT. [] REPLAT. [] VACATION PLAT.
			Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See Folding Requirements in this development packet.
	[]]	DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
			[] ONE (1) PDF COPY OF THE PLAT [] ONE (1) SURVEY BOUNDARY CLOSURE REPORT.
			* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE
	[]]	TREESCAPE PLAN [IF APPLICABLE].
]	LANDSCAPE PLAN [IF APPLICABLE].
	[]]	APPLICATION AND APPLICATION FEE.
SIT	Έ	PL	AN APPLICATION SUBMITTAL REQUIREMENTS
	[]	PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
			 SITE PLAN. LANDSCAPE PLAN. TREESCAPE PLAN. PHOTOMETRIC PLAN. BUILDING ELEVATIONS.
			Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" <i>Tri-Fold</i> with the project title or identifier facing out.
	[]]	PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the Material Sample Board Design Guidelines in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
	[]		VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
	[]]	APPLICATION AND APPLICATION FEE.
ZO	NI		CHANGE APPLICATION SUBMITTAL REQUIREMENTS
		[/	LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
	[^]		ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.
		j_	LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
	[]	1	APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



May 14, 2021

Ryan C. Miller, AICP
Director of Planning & Zoning
Planning & Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall Tx 75087

RE:

Letter of Intent Stream Rockwall Rockwall, Texas

Dear Ryan:

In accordance with the guidelines provided in the City's Zoning Application Packet, Kimley-Horn is submitting this Letter of Intent to rezone property owned by Hitt Family, L.P. in the municipal limits of Rockwall, Texas.

The intent of the Light Industrial District Zoning is generally described as follows:

Rezone the Agriculture (AG) zoned tract to Light Industrial (LI) use within the subject property
as depicted on the included Zoning Exhibit; intended to enhance the marketability and
developability of land consistent with current market demand.

We look forward to navigating the City's process in close coordination with City Staff, Planning and Zoning Commission, and City Council. We are hopeful that our submittal will allow us to be placed on the June 15, 2021 P&Z hearing and of June 21, 2021 City Council hearing. Please reach out with any questions or concerns regarding our application, and send along comments once available.

Please contact me at (972) 776-1780 or dan.gallagher@kimley-horn.com should you need any further information.

Sincerely,

Dan Gallagher, P.E.

Hogan, Patrick

From: Miller, Ryan < RMiller@rockwall.com>

Sent: Friday, May 14, 2021 10:04 AM

To: Hogan, Patrick

Subject: RE: Rockwall Zoning Submittal

Categories: External

Patrick ... Yes you can submit the scanned version for today, but we will need the originals by next Wednesday or the submittal will not be accepted. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING · PLANNING & ZONING DIVISION · CITY OF ROCKWALL 972.772.6441 OFFICE RMILLER@ROCKWALL.COM 385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Hogan, Patrick <patrick.hogan@kimley-horn.com>

Sent: Friday, May 14, 2021 9:38 AM To: Miller, Ryan < RMiller@rockwall.com> Subject: RE: Rockwall Zoning Submittal

Ryan,

The original application we believe is caught up in the mail somewhere (was supposed to be in our office). Is it still possible to submit with a scanned version, and follow up with wet/original application when we have it?

Thanks, Patrick

Patrick Hogan, PE

Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 Direct: 972 770 1312 | Cell: 972 310 8874 www.kimley-horn.com

Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For

From: Miller, Ryan < RMiller@rockwall.com> Sent: Tuesday, May 11, 2021 8:48 AM

To: Hogan, Patrick <patrick.hogan@kimley-horn.com>

Subject: RE: Rockwall Zoning Submittal

ZONING DESCRIPTION

"ROCKWALL HITT TRACT"

BEING a tract of land situated in the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a part of a called 44.5 acre tract described as the "Second Tract" in the Warranty Deed from H.M. Gray to F.D. Hitt, recorded in Volume 42, Page 569 of the Deed Records of Rockwall County, Texas, and conveyed to the Hitt Family Limited Partnership by deed recorded in Volume 1875, Page 238 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point in the west right-of-way line of F.M. 549 (Corporate Crossing - a variable width right-of-way) and being the northwest corner of a called 0.373 acre tract of land described as a Right-of Way Dedication in the Warranty Deed to the City of Rockwall recorded in Instrument No. 2011-00451623, Official Public Records, Rockwall County, Texas;

THENCE with said west right-of-way line, the following courses and distances:

South 0°45'31" West, a distance of 54.87 feet;

South 0°42'48" East, a distance of 948.61 feet to the southwest corner of said 0.373 acre tract;

THENCE South 89°29'36" West, passing at a distance of 15.00 feet the northeast corner of Lot 2 Block E of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 377, Plat Records, Rockwall County, Texas; continuing with the common line of said 44.5 acre tract and the following tracts of land; said Lot 2, Block E, Lot 4, Block E; of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20200000008932, Plat Records, Rockwall County, Texas; the north terminus line of Technology Way (a 50-foot right-of-way), as shown on plat recorded under Cabinet D, Slide 175, Plat Records, Rockwall County, Texas; Lot 1, Block C, of Nolan Power Building, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 259, Plat Records, Rockwall County, Texas; Lots 2, 3R, and 4, Block C, of Rockwall Technology Park, an addition to the City of Rockwall, Texas; according to the plat thereof recorded in Cabinet E, Slide 329, Plat Records, Rockwall County; Texas; and a called 21.280 acre tract of land described in the Special Warranty Deed to SWBC Rockwall, LP, recorded in Instrument No. 201800000000613, Official Public Records, Rockwall County, for a total distance of 2689.40 feet to the southwest corner of said 44.5 acre tract of land;

THENCE North 3°00'29" West, a distance of 184.74 feet to the south line of Lot 1, Block 1, of Service King IH-30, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet J, Slide 109, Plat Records, Rockwall County, Texas;

THENCE North 67°13'27" East, with the common line of said 44.5 acre tract and the following tracts of land; Lot 1, Block 1 of said Service King IH-30 addition; Lot 1, Block 1, of Rockwall Kia, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 279, Plat Records, Rockwall County, Texas; a called 6.01 acre tract of land described in the

Special Warranty Deed to Rockwall AA RE LLC, recorded in Instrument No. 20190000011194, Official Public Records, Rockwall County, Texas; a called 1.6291 acre tract of land described in the Warranty Deed with Vendor's Lien to Rockwall Storage Solutions, LLC, recorded in Instrument No. 20140000010313, Official Public Records, Rockwall County, Texas; Lot 2, DBK Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D, Slide 241, Plat Records, Rockwall County, Texas; a called 1.86 acre tract of land described in the Warranty Deed to Myasin Investments, LLC, recorded in Instrument No. 20180000016565, Official Public Records, Rockwall County, Texas; Lot 1, Block 1, Cavender's Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 2015000003652, Official Public Records, Rockwall County, Texas; a called 6.2475 acre tract of land described in the Warranty Deed to Michael F. Moore, recorded in Instrument No. 20030000275494, Official Public Records, Rockwall County, Texas; and Lot 1, Block 1, YA-HOO Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 342, Plat Records, Rockwall County, Texas; for a total distance of 2144.85 feet to an angle point in the common line of said 44.5 acre tract of land and said YA-HOO Subdivision;

THENCE North 89°00'12" East, with the common line of said 44.5 acre tract and the following tracts of land; said Lot 1, Block 1, YA-HOO Subdivision; a called 3.195 acre tract of land described in the Warranty Deed in lieu of foreclosure, to Ginaluca Robino and Mary C. Goss, recorded in Instrument No. 2007-00374776, Official Public Records, Rockwall County, Texas, and Lot 1, Block A, of Love's Addition No. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 377, Plat Records, Rockwall County, Texas; passing at a distance of 695.41 feet the southeast corner of Lot 1, Block A of said Loves Addition, for a total distance of 710.41 feet to the **POINT OF BEGINNING** and containing 43.24 acres of land more or less.

NOTES:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.