



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-035

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 NORTHEAST COR. OF JOHN KING BLVD. & QUAIL RUN RD.

SUBDIVISION G.R. BARNES SURVEY, ABS. 13, TRACT 1-04, ROAD LOT ID. 08652 BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG (AGRICULTURAL DIST.) CURRENT USE VACANT

PROPOSED ZONING NS (NEIGHBORHOOD SERVICE) PROPOSED USE RETAIL DEVELOPMENT

ACREAGE 2 AC. 2.75/12 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 BRADLEY J. GIDEON

APPLICANT BNSB L.P. BRAD BERRY

CONTACT PERSON BRAD GIDEON

CONTACT PERSON ROBERT LALROIX

ADDRESS 114 Stonecreek dr

ADDRESS 4517 SCENIC DR.

CITY, STATE & ZIP Irving, TX 75063

CITY, STATE & ZIP Rowlett, TEXAS 75088

PHONE 713 306 6068

PHONE 972-754-9682

E-MAIL Gbradleyjoe@aol.com

E-MAIL RLALROIX@GMAIL.COM

NOTARY VERIFICATION [REQUIRED]

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

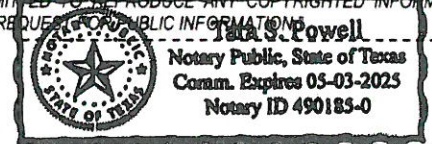
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 241.27 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19TH DAY OF August, 2021. BY SIGNING THIS APPLICATION, 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 12 DAY OF August, 2021.

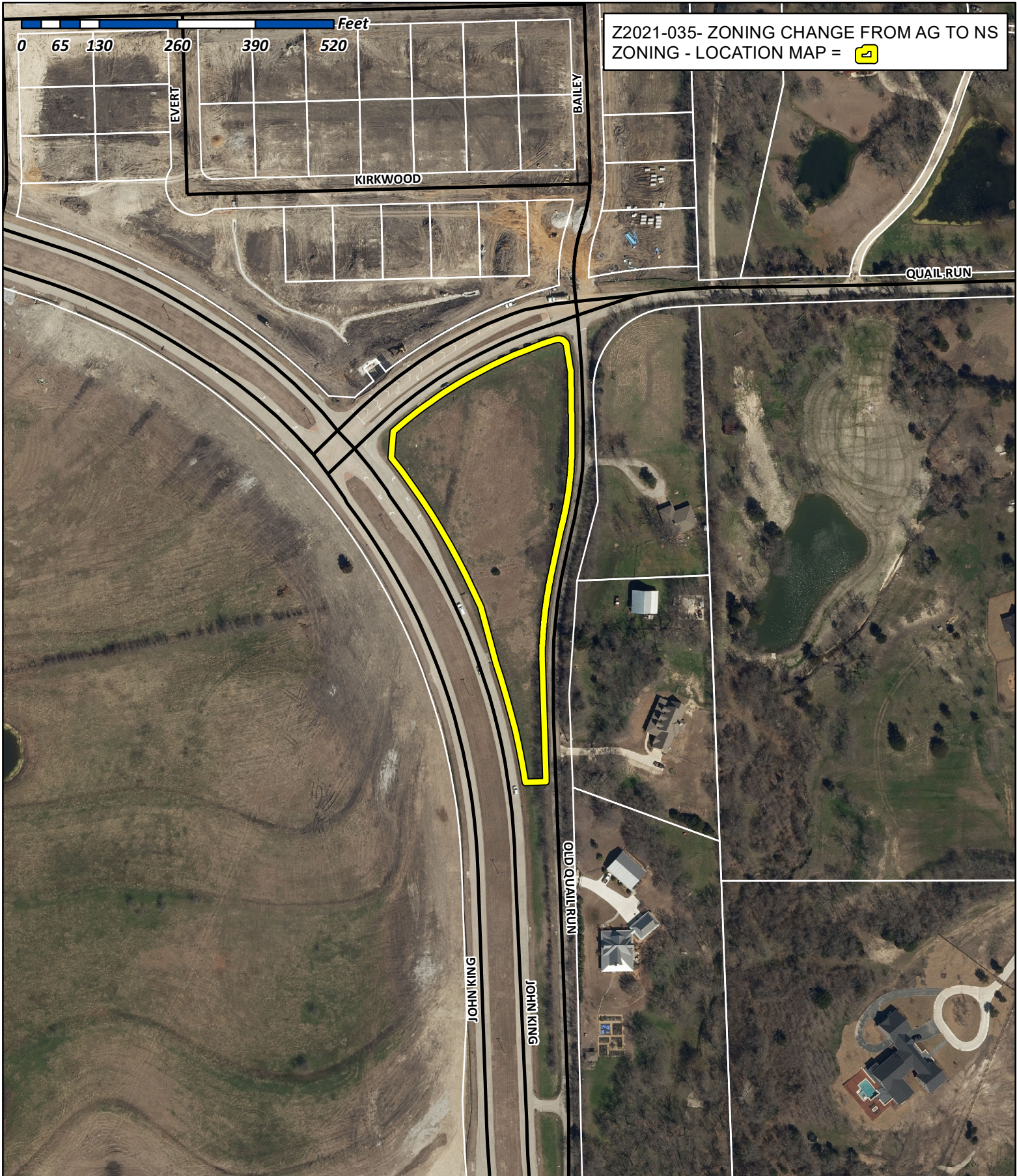
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jana Spowey



MY COMMISSION EXPIRES 5-3-25



Z2021-035- ZONING CHANGE FROM AG TO NS
 ZONING - LOCATION MAP = [icon]



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.

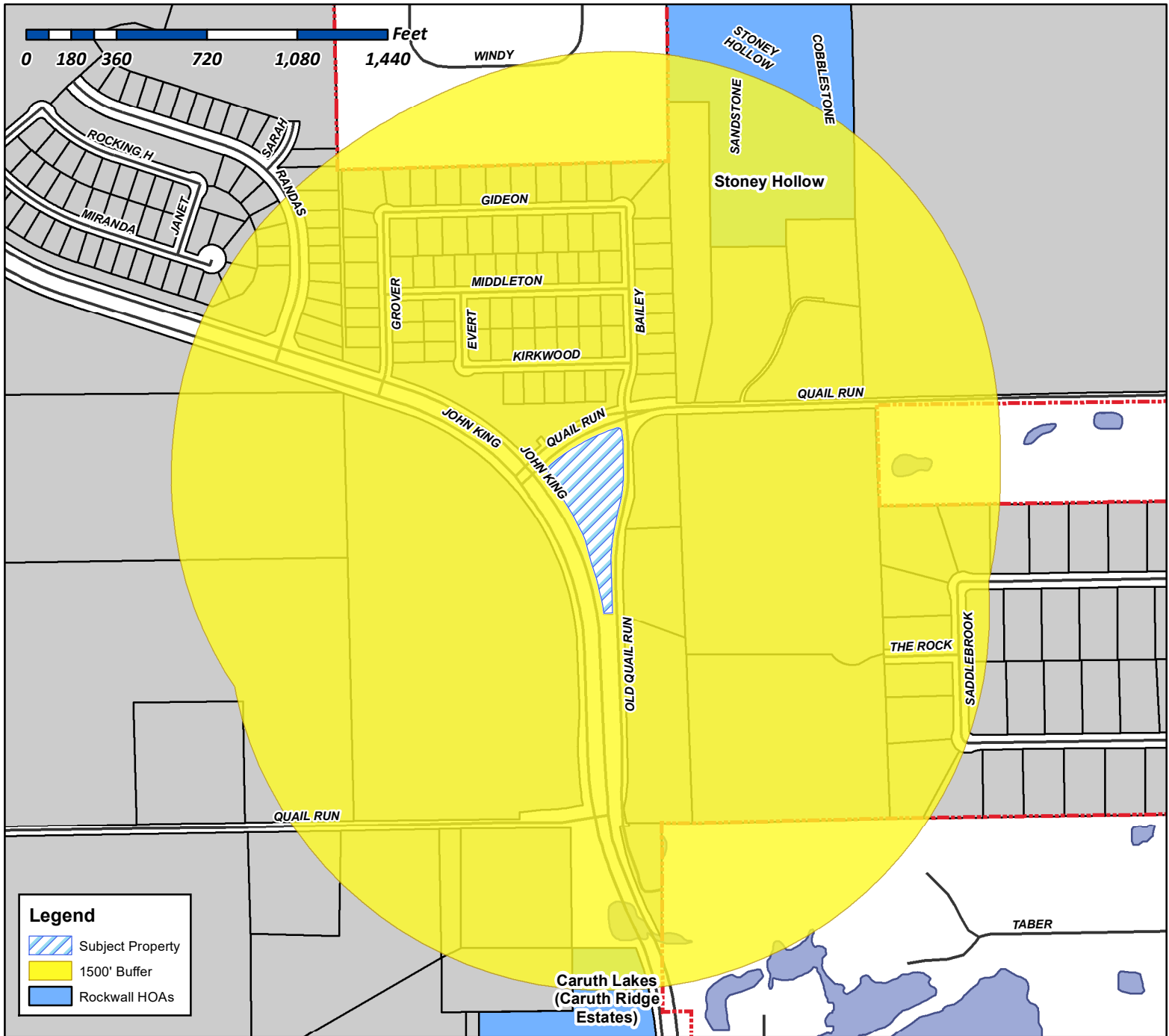




City of Rockwall

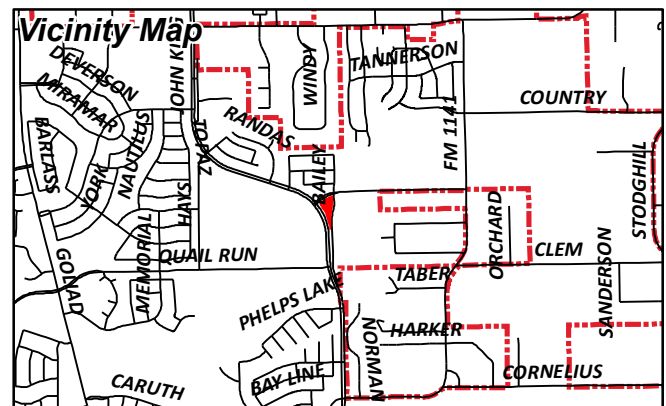
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Case Number: Z2021-035
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NEC of John King Blvd. & Quail Run Rd.

Date Created: 8/20/2021
 For Questions on this Case Call (972) 771-7745

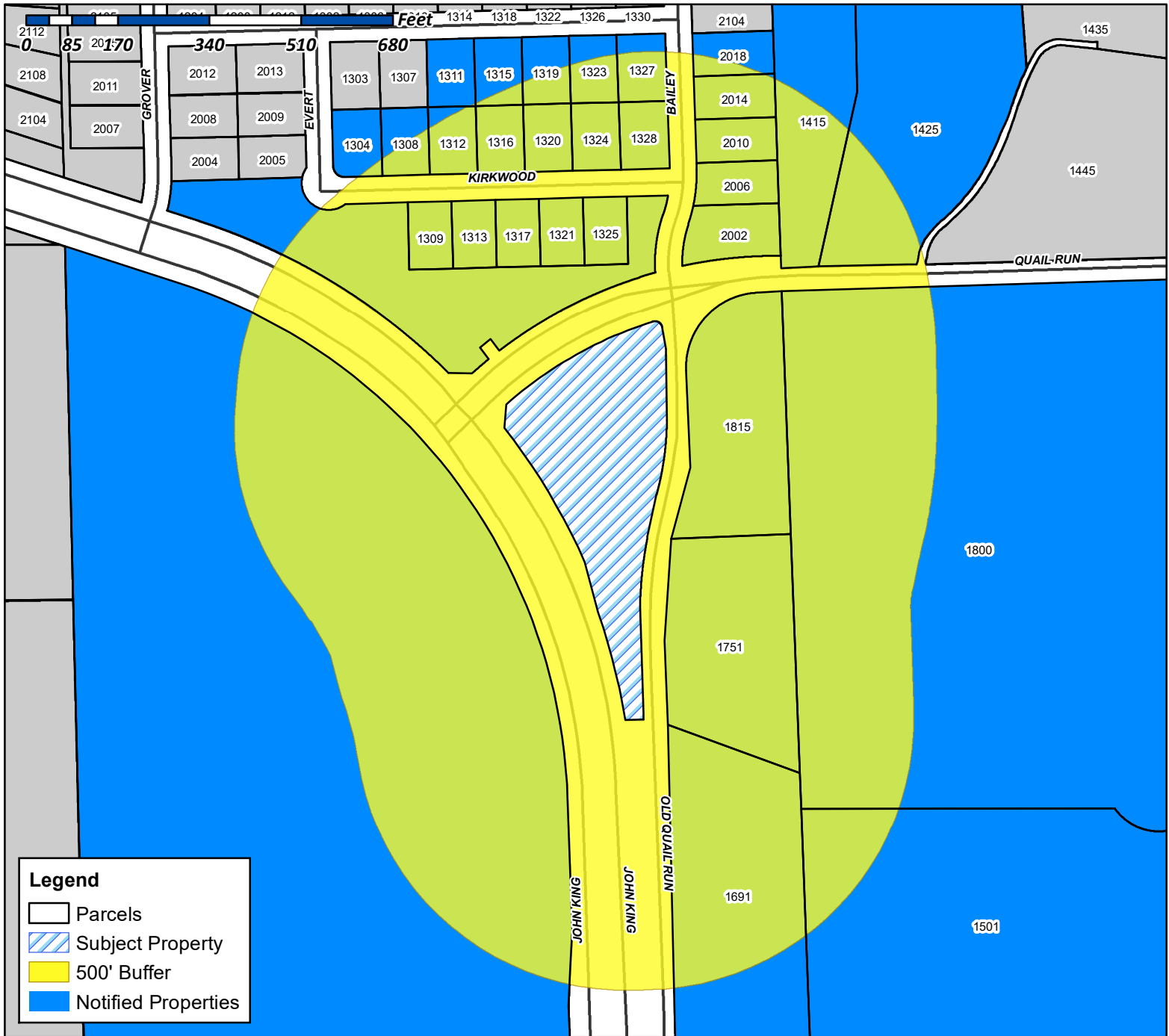




City of Rockwall

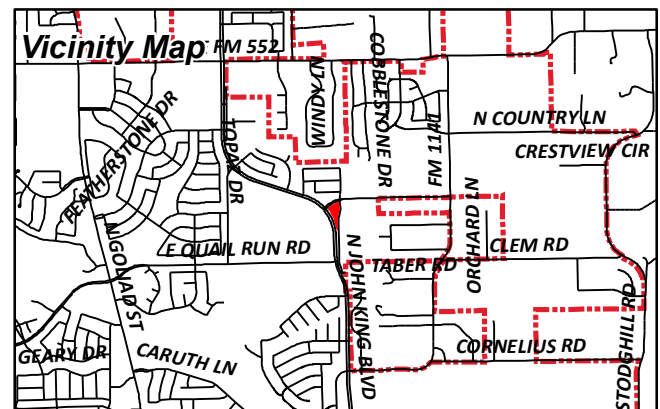
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GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

PACESETTER HOMES LLC
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1309 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1312 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1313 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1316 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1317 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1325 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1327 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1328 KIRKWOOD ROAD
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LANKFORD BONNIE
1691 OLD E QUAIL RUN RD
ROCKWALL, TX 75087

UTLEY HERMAN AND KRISTI
1751 E QUAIL RUN ROAD
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

UTLEY HERMAN D
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER JAMES K JR AND
KARIN B NEWELL
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

**Rezoning Request Project
Northeast Corner of John King Blvd. & Quail Run Rd.
Rockwall, Texas 75087**

BNSBs. L.P. is currently contracting to purchase the property described as a 2 Acre tract of land situated in the S. R. Barnes Survey, Abstract No. 13, Tract 1-04, RCAD I.D. 88652, City of Rockwall, Rockwall County, Texas and being located at the northeast corner of John King Blvd. and Quail Run Rd. The current zoning on this tract is AG (Agricultural District) and the Future Land Use Map designates the property as "Low Density Residential". The property is a triangular shaped tract with street frontages on all three sides. John King Blvd. is a major thoroughfare north/south connector and the new Quail Run Rd. on the north side of the property is a collector roadway intended to connect to that section of Quail Run Rd. to the west and potentially extend to the east as a major collector roadway for this sector the City. These factors of major roadways abutting the property, in addition to the triangular shape of the tract, makes the property difficult to develop as residential and essentially makes it not a desirable residential tract. However, with the increase in housing density in the surrounding area and the substantial increase in traffic counts on John King Blvd., this tract can best serve the community as a small retail development with neighborhood services that fit into the needs of the nearby neighborhoods. John King Blvd. is a planned roadway that encourages walking, biking, trailheads that connect to the trail system and also requires higher levels of landscaping that makes it a great asset for the City. The location of a high quality well designed small neighbor service/retail development would greatly enhance the visual aesthetic of this northern portion of the roadway, especially at this ideal intersection. Our request is that the property be rezoned to NS (Neighborhood Service District) to accommodate those services associated to the local needs of the surrounding neighborhoods. This requested zoning change makes this property viable for development. Low density residential or even higher density residential is highly unlikely to occur with the expansion of John King Blvd. as the SH 205 Bypass and Quail Run Rd. becoming a primary east/west collector. This will only further prevent residential development from occurring on this tract.

Thank you for your attention to this matter and we look forward to bringing this rezoning request to the City of Rockwall for consideration.

Robert LaCroix
R. LaCroix Consulting, LLC

STATE OF TEXAS

COUNTY OF ELLIS

BEING all of a tract or parcel of land of the S. R. BARNES SURVEY, ABSTRACT NO. A-13, and being a tract of land conveyed to Joe. W. Gideon, as recorded in Volume 35, Page 591, of the Deed records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows;

COMMENCING at a PK nail found for corner being the Southwest corner of a tract of land conveyed to Hilda & Peter Kouvelis, as recorded in Volume 1881, Page 115, of the Deed records of Rockwall County, Texas, and being the Northeast corner of a 25 foot right-of-way dedication, of a Lot 1, Block A, of Cox Acres, as recorded in Cabinet J, Slide 146, of the Deed records of Rockwall County, Texas, and being near the centerline of E. Quail Run Road;

THENCE South 54 degrees 37 minutes 50 seconds West, a distance of 238.03 feet to a PK nail found for corner, said point being the PLACE OF BEGINNING;

THENCE South 00 degrees 35 minutes 10 seconds West, a distance of 82.59 feet, to a PK nail found for corner being on the West right-of-way line of E. Old Quail Run Road;

THENCE South 03 degrees 01 minutes 04 seconds West, a distance of 130.01 feet, to a PK nail found for corner being on the Southwest right-of-way line of said E. Old Quail Run Road;

THENCE South 11 degrees 48 minutes 41 seconds West, a distance of 134.53 feet, to a 1/2 inch iron rod found for corner;

THENCE South 07 degrees 18 minutes 24 seconds West, a distance of 86.44 feet, to a PK nail found for corner being on the West right-of-way line of said E. Old Quail Run Road;

THENCE South 01 degrees 24 minutes 23 seconds West, a distance of 103.15 feet, to a PK nail found for corner being on the West right-of-way line of said E. Old Quail Run Road;

THENCE South 01 degrees 57 minutes 19 seconds East, a distance of 143.82 feet, to a 60D nail found for corner being the Southeast corner of said Gideon tract;

THENCE South 88 degrees 04 minutes 14 seconds West, a distance of 48.28 feet, to a 1/2 inch red-capped iron rod found for corner being the Southwest corner of said Gideon tract, being in a curve to the left with a radius of 1160.00 feet;

THENCE continuing along said curve, a chord bearing of North 14 degrees 01 minutes 14 seconds West, a distance of 205.28 feet, a central angle of 10 degrees 09 minutes 10 seconds, an arc length of 205.55 feet, to a 1/2 inch red-capped iron rod found for corner, being on the Northeast right-of-way line of John King Boulevard;

THENCE North 14 degrees 55 minutes 19 seconds West, a distance of 96.58 feet, to a point for corner from which a 1/2 inch iron rod found for reference bears South 60 degrees 47 minutes 28 seconds West, being on the Northeast right-of-way of said John King Boulevard, said point being in a curve to the left with a radius of 1171.00 feet;

THENCE continuing along said curve, a chord bearing and distance of North 31 degrees 25 minutes 08 seconds West, a distance of 289.62 feet, a central angle of 14 degrees 12 minutes 26 seconds, an arc length of 290.36 feet to a 5/8 inch iron rod found for corner, being on the Northeast right-of-way line of said John King Boulevard;

THENCE North 04 degrees 19 minutes 10 seconds East, a distance of 43.89 feet, to a 1/2 inch red-capped iron rod found for corner being on the Southeast right-of-way line of E. Quail Run Road, and being on a curve to the right with a radius of 14.00 feet;

THENCE continuing along said curve, a chord bearing of North 58 degrees 21 minutes 34 seconds West, a distance of 21.21 feet, a central angle of 98 degrees 29 minutes 19 seconds, an arc length of 24.07 feet to a point for corner;

THENCE South 09 degrees 06 minutes 04 seconds East, a distance of 47.64 feet to a 5/8 inch yellow-capped iron rod found for corner;

THENCE South 89 degrees 39 minutes 23 seconds East, a distance of 17.74 feet to the PLACE OF BEGINNING containing 119,892 square feet or 2.751 acres of land.



