



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22022-006 P&Z DATE 3/15/22 CC DATE 3/21/22 APPROVED/DENIED  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

| ZONING APPLICATION                                |
|---|
| <input type="checkbox"/> SPECIFIC USE PERMIT      |
| <input checked="" type="checkbox"/> ZONING CHANGE |
| <input type="checkbox"/> PD CONCEPT PLAN          |
| <input type="checkbox"/> PD DEVELOPMENT PLAN      |

| SITE PLAN APPLICATION                        |
|--|
| <input type="checkbox"/> SITE PLAN           |
| <input type="checkbox"/> LANDSCAPE PLAN      |
| <input type="checkbox"/> TREESCAPE PLAN      |
| <input type="checkbox"/> PHOTOMETRIC PLAN    |
| <input type="checkbox"/> BUILDING ELEVATIONS |
| <input type="checkbox"/> MATERIAL SAMPLES    |
| <input type="checkbox"/> COLOR RENDERING     |

| PLATTING APPLICATION                               |
|--|
| <input type="checkbox"/> MASTER PLAT               |
| <input type="checkbox"/> PRELIMINARY PLAT          |
| <input type="checkbox"/> FINAL PLAT                |
| <input type="checkbox"/> REPLAT                    |
| <input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT |
| <input type="checkbox"/> VACATION PLAT             |
| <input type="checkbox"/> LANDSCAPE PLAN            |
| <input type="checkbox"/> TREESCAPE PLAN            |

|  |
|--|
| <input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____) |
| <input checked="" type="checkbox"/> APPLICATIONS         |
| <input checked="" type="checkbox"/> RECEIPT              |
| <input checked="" type="checkbox"/> LOCATION MAP         |
| <input checked="" type="checkbox"/> HOA MAP              |
| <input checked="" type="checkbox"/> PON MAP              |
| <input type="checkbox"/> FLU MAP                         |
| <input type="checkbox"/> NEWSPAPER PUBLIC NOTICE         |
| <input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE    |
| <input type="checkbox"/> PROJECT REVIEW                  |
| <input type="checkbox"/> STAFF REPORT                    |
| <input type="checkbox"/> CORRESPONDENCE                  |
| <input type="checkbox"/> COPY-ALL PLANS REQUIRED         |
| <input type="checkbox"/> COPY-MARK-UPS                   |
| <input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE |
| <input type="checkbox"/> MINUTES-LASERFICHE              |
| <input type="checkbox"/> PLAT FILED DATE _____           |
| <input type="checkbox"/> CABINET # _____                 |
| <input type="checkbox"/> SLIDE # _____                   |
| <b>NOTES:</b> _____                                      |
| _____  |
| _____  |
| _____  |
| _____  |
| <b>ZONING MAP UPDATED</b> _____                          |



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

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<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
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### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Rockwall Technology Park Phase I

LOT 8 BLOCK A

GENERAL LOCATION NWC of State Highway 276 & Corporate Crossing

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

CURRENT ZONING PD-73

CURRENT USE Vacant

PROPOSED ZONING Light Industrial

PROPOSED USE Regional Detention Pond

ACREAGE 8.008

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- 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 Rockwall Economic Development Corporation

APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl  
Suite 104

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [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 \$320.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF February, 2022. 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."

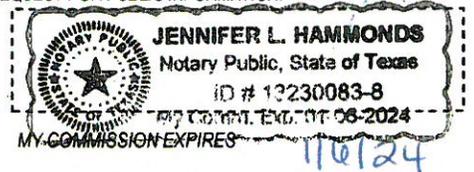
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF February, 2022

OWNER'S SIGNATURE

*Matt Wavering*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Jennifer L. Hammonds*





February 16, 2022

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

Re: Zoning Change for Lot 8, Block A Rockwall Technology Park Addition

Mr. Miller:

The Rockwall Economic Development Corporation (REDC) requests a zoning change for Lot 8, Block A of the Rockwall Technology Park Addition ("Lot A-8") from PD-073 to Light Industrial (LI). Lot A-8 was originally zoned LI, but was changed to PD-073 in 2009. The lot is mostly encumbered by an existing floodplain which makes development of the property difficult and cost prohibitive. The REDC plans to build a regional stormwater detention pond on the lot in the near future, which will add developable land and serve the adjacent lots.

The lots within all phases of the Rockwall Technology Park are zoned LI, therefore this request is consistent with the zoning and land use in the surrounding area. This change will facilitate more contiguous LI zoned land coupled with the lot immediately adjacent to the north (Lot A-7), where the REDC is currently courting a corporate relocation.

We respectfully ask that the Planning & Zoning Commission and the Rockwall City Council consider approval of our zoning request.

Sincerely,

Matt Wavering  
Director of Project Development

attachments

**EXHIBIT A**  
**METES AND BOUNDS DESCRIPTION**  
**8.008 ACRES**  
**J. M. ALLEN SURVEY, A-2**  
**ROCKWALL COUNTY, TEXAS**

Being 8.008 acres (348,831 square feet) of land, situated in the J. M. Allen Survey, Abstract Number 2, Rockwall County, Texas, being part of that certain Lot 8, Block A, Rockwall Technology Park, according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas. Said 8.008 acres of land being more particularly described as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod with a pink TXDOT cap found at the northwest corner of that certain called 0.392 acre tract conveyed to the State of Texas according to the Correction Affidavit recorded under Instrument Number 20160000015279, Official Public Records, Rockwall County, Texas, being in the west line of the above mentioned Lot 8 and the east line of Lot 5, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas, from which a 5/8-inch iron rod with a pink TXDOT cap found at the southwest corner of the above mentioned 0.392 acre tract bears South 00 degrees 00 minutes 59 seconds East, a distance of 15.60 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most southerly west line of said Lot 8 and the east line of the above mentioned Lot 5, a distance of 348.62 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the most westerly northwest corner of said Lot 8, same being the northeast corner of said Lot 5, and being in the south line of Lot 4, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 59 minutes 01 second East, along the most westerly north line of said Lot 8 and the south line of the above mentioned Lot 4, a distance of 146.56 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an inner ell corner of said Lot 8, same being the southeast corner of said Lot 4, from which a 5/8-inch iron rod found bent bears South 27 degrees 43 minutes 22 seconds East, a distance of 0.52 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most northerly west line of said Lot 8 and the east line of said Lot 4, a distance of 266.21 feet to a 1/2-inch iron rod with plastic cap found for the most northerly northwest corner of said Lot 8, same being the most southerly southwest corner of Lot 7, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 11 minutes 28 seconds East, along the most northerly north line of said Lot 8 and the most southerly south line of the above mentioned Lot 7, a distance of 493.50 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the northeast corner of said Lot 8, same being the southeast corner of said Lot 7, and being in the west Right-of-Way line of Farm to Market Road 549, also known as Corporate Crossing (variable-width Right-of-Way);

**THENCE** along the east line of said Lot 8 and the west line of Farm to Market Road 549 the following two (2) courses and distances:

South 02 degrees 07 minutes 17 seconds East, a distance of 114.50 feet to a point;

and South 01 degree 37 minutes 39 seconds East, a distance of 428.59 feet to a point for the most easterly southeast corner of said Lot 8, same being at the intersection of Farm to Market Road 549 and State Highway 276 (variable-width Right-of-Way);

**THENCE** South 42 degrees 15 minutes 45 seconds West, along the southeast line of said Lot 8 and the north line of State Highway 276, a distance of 47.21 feet to a point for the northeast corner of said 0.392 acre State of Texas tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most easterly north line of said 0.392 acre tract, a distance of 243.79 feet to a 5/8-inch iron rod with a pink TXDOT cap found at the most northerly northwest corner of said 0.392 acre tract;

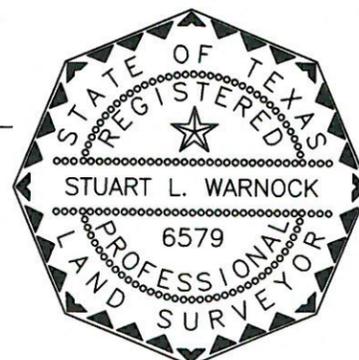
**THENCE** South 01 degree 03 minutes 11 seconds East, along the most northerly west line of said 0.392 acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with a pink TXDOT cap found for an inner ell corner of said 0.392 acre tract;

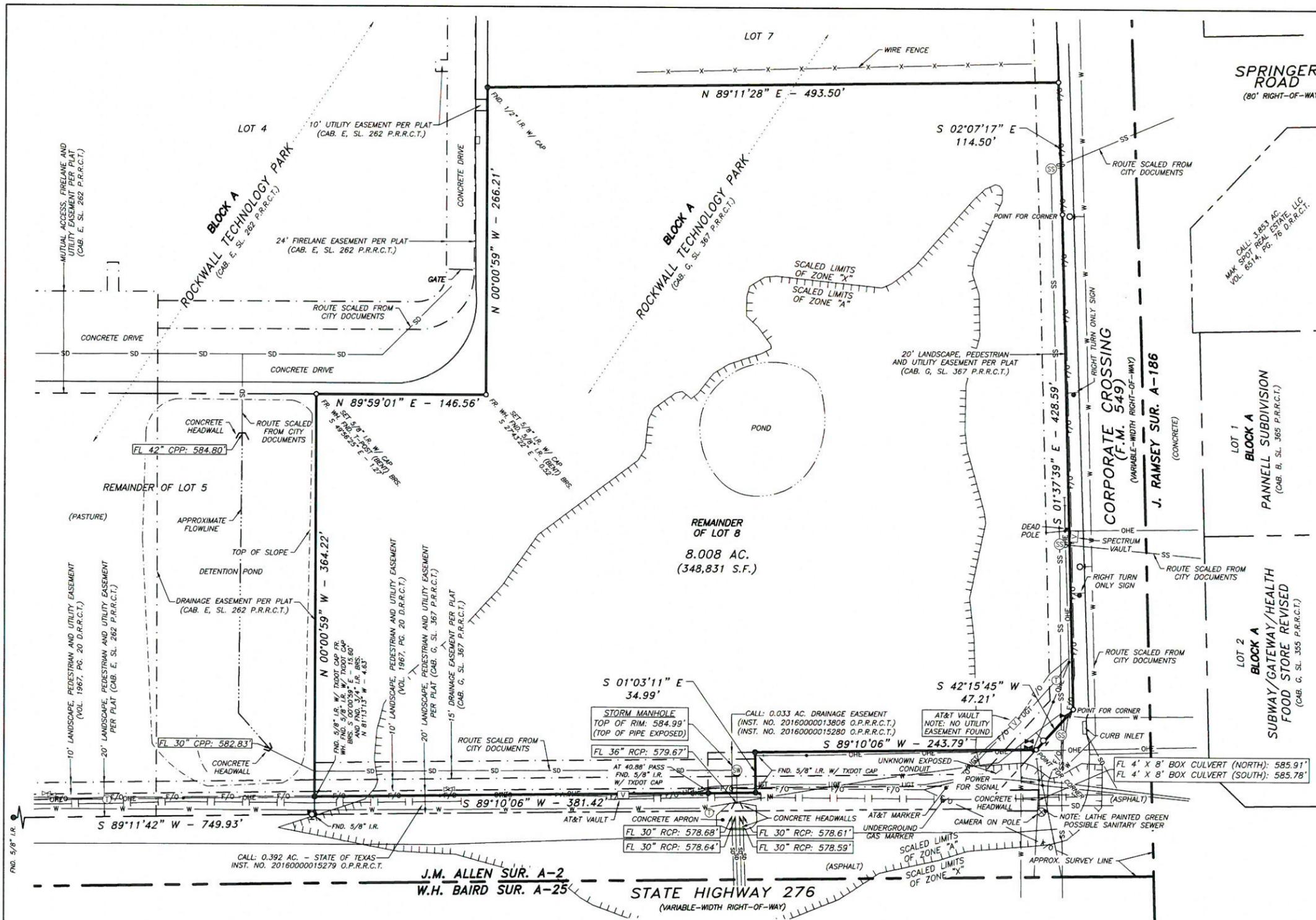
**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most westerly north line of said 0.392 acre tract, a distance of 381.42 feet to the **POINT OF BEGINNING**, containing 8.008 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, NAD83 (2011), Epoch 2010, Texas North Central Zone 4202. Distances are in U.S. Survey feet and decimal parts thereof.

  
Stuart L. Warnock, RPLS, GISP  
Texas Registration Number 6579

12-3-18  
Date





- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
  - EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN.
  - THE SUBJECT PROPERTY FALLS WITHIN ZONE A (BASE FLOOD ELEVATION NOT DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48397 C 0045 L, DATED SEPTEMBER 26, 2008.
  - NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
  - NO ADDRESS FOR SUBJECT TRACT WAS PROVIDED OR OBSERVED.
  - NO PARKING SPACES PRESENT AT TIME OF SURVEY.
  - STATE HIGHWAY 276 UNDER CONSTRUCTION AT TIME OF SURVEY.

**LEGEND**

|  |   |
|--|---|
|  | BOUNDARY LINE   |
|  | ADJOINING SUBDIVISION                                     |
|  | ADJOINING PROPERTY  |
|  | SURVEY LINE   |
|  | EASEMENT  |
|  | EDGE OF CONCRETE/ASPHALT                                  |
|  | FIBER-OPTIC LINE  |
|  | GAS LINE  |
|  | SANITARY SEWER  |
|  | STORM SEWER   |
|  | WATERLINE   |
|  | OVERHEAD ELECTRIC   |
|  | BURIED ELECTRIC   |
|  | BURIED TELEPHONE  |
|  | GUY ANCHOR  |
|  | UTILITY POLE  |
|  | WATER VALVE   |
|  | IRRIGATION CONTROL VALVE                                  |
|  | FIRE HYDRANT  |
|  | TELEPHONE PEDESTAL  |
|  | SANITARY MANHOLE  |
|  | STORM MANHOLE   |
|  | VAULT   |
|  | SET 5/8" IRON ROD WITH PLASTIC CAP UNLESS OTHERWISE NOTED |

THIS SURVEY IS MADE FOR THE BENEFIT OF:  
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION AND RANGER TITLE COMPANY

I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I OR OTHERS UNDER MY DIRECT SUPERVISION, HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13, 16, 17, 19, AND 20 (\$1,000,000) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 18TH, 2018.
- THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATED DECEMBER 3, 2018.

STUART L. WARNOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6579



RESEARCH WAS LIMITED TO THE FOLLOWING, PROVIDED BY OTHERS  
(A COMMITMENT FOR TITLE INSURANCE UNDER G.F. NO. R181978R  
DATED SEPTEMBER 19, 2018, FROM RANGER TITLE COMPANY)

| ITEM | RECORDING               | FINDING               |
|------|-------------------------|-----------------------|
| 10.a | VOL. 75, PG. 571        | TOO VAGUE, MAY AFFECT |
| 10.b | VOL. 75, PG. 572        | TOO VAGUE, MAY AFFECT |
| 10.c | VOL. 1967, PG. 20       | DOES AFFECT, IS SHOWN |
| 10.d | CAB. G, SL. 367         | DOES AFFECT, IS SHOWN |
| 10.f | VOL. 36, PG. 370        | MINERAL RESERVATION   |
| 10.i | INST. NO. 2016000013806 | DOES AFFECT, IS SHOWN |
| 10.l | INST. NO. 2016000015280 | DOES AFFECT, IS SHOWN |

ALTA/NSPS TITLE SURVEY  
SHOWING  
REMAINDER OF LOT 5, BLOCK A  
ROCKWALL TECHNOLOGY PARK  
J. M. ALLEN SURVEY A-2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB: 18-060 DRAWN BY: GDF DATE: 12/3/18 REV: 1

**PIONEER MAPPING**  
SURVEYING | CONSULTING | GEOSPATIAL  
PO Box 136878 - Fort Worth, TX 76136 - P: 682.233.2550  
www.pioneermapping.com - info@pioneermapping.com  
TX-FIRM# 10194188



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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### PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION Rockwall Technology Park Phase I

LOT 8 BLOCK A

GENERAL LOCATION NWC of State Highway 276 & Corporate Crossing

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PROPOSED USE Regional Detention Pond

ACREAGE 8.008

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LOTS [PROPOSED] 1

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APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl  
Suite 104

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

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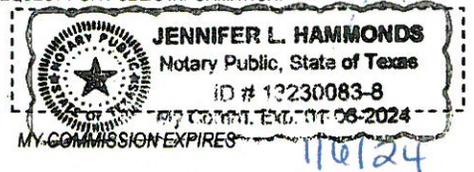
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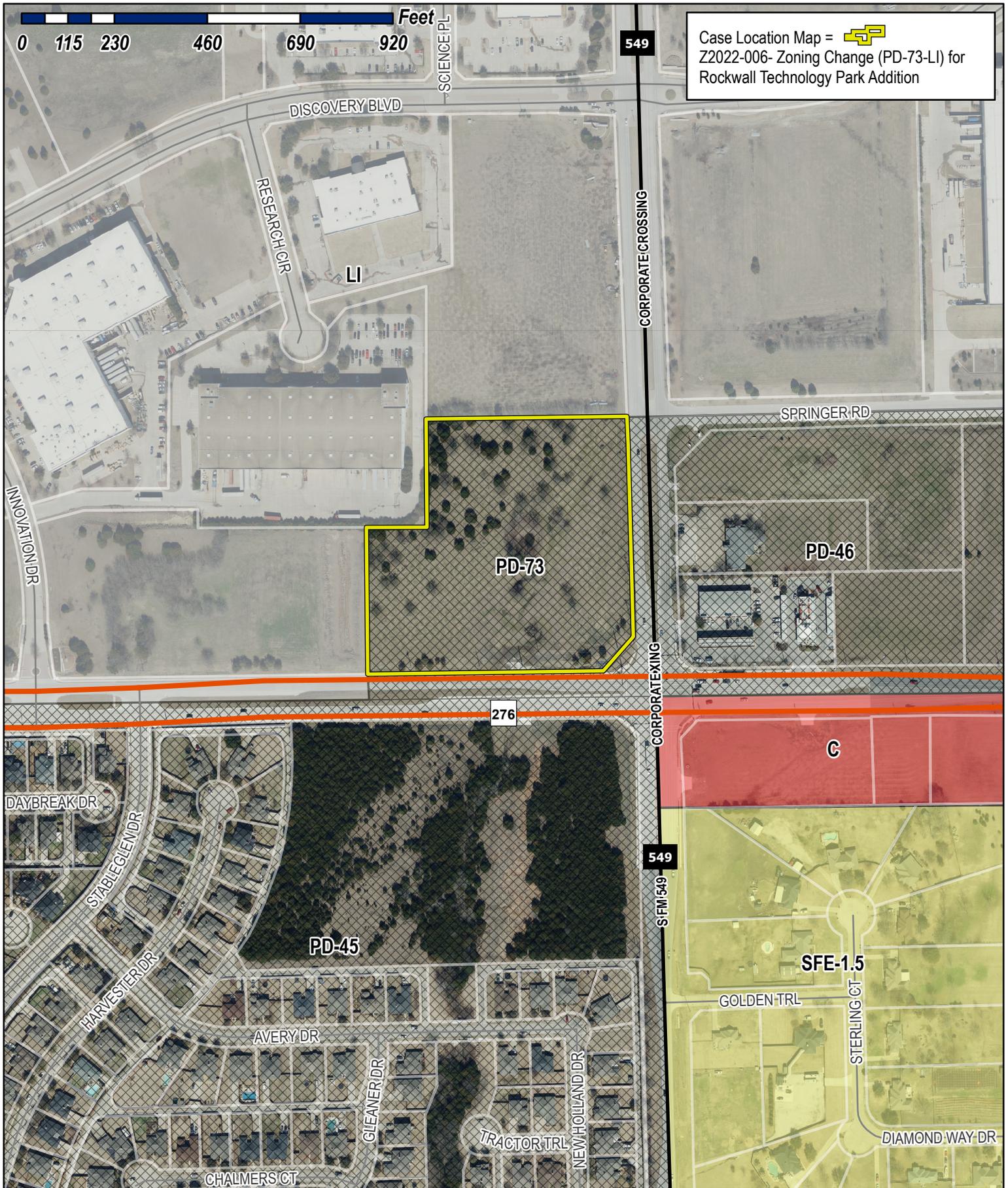
OWNER'S SIGNATURE

*Matt Wavering*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Jennifer L. Hammonds*





Case Location Map =   
 Z2022-006- Zoning Change (PD-73-LI) for  
 Rockwall Technology Park Addition



# City of Rockwall

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

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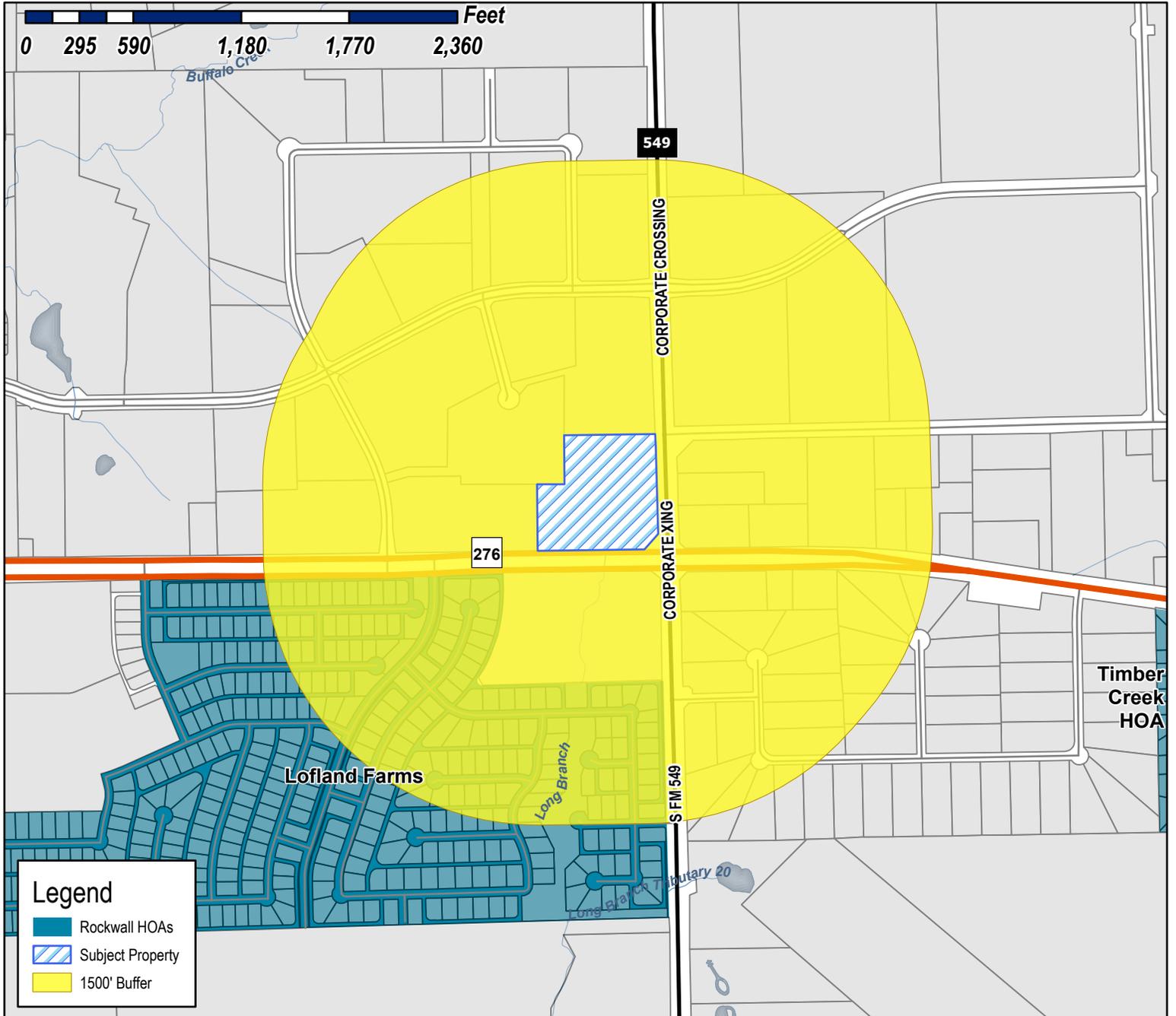




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**Case Number:** Z2022-006  
**Case Name:** Zoning Change from PD-73 to LI  
**Case Type:** Zoning  
**Zoning:** Planned Development District 73 (PD-73)  
**Case Address:** NWC of SH276 & Corporate Crossing

**Date Saved:** 2/17/2022  
 For Questions on this Case Call (972) 771-7745

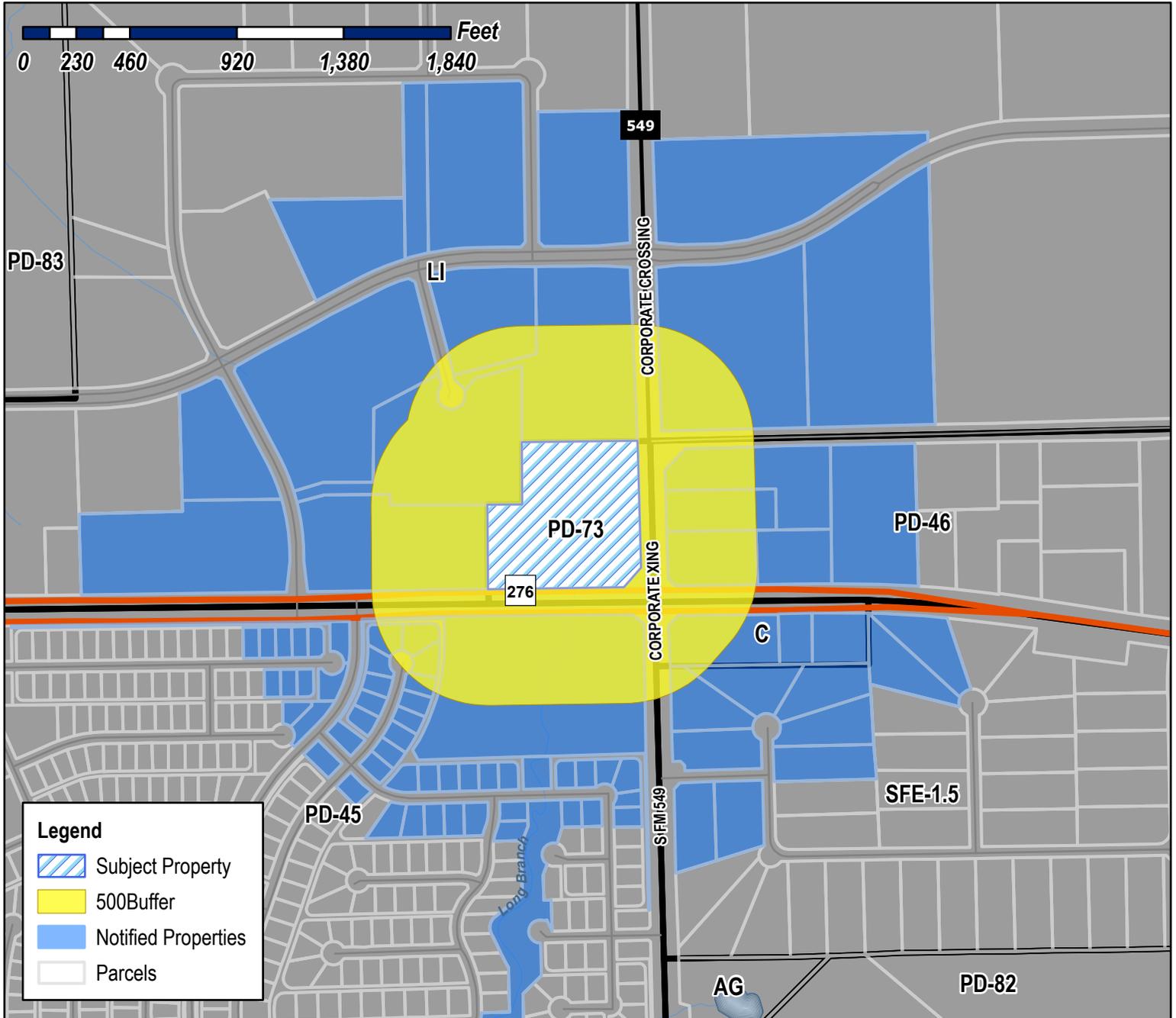




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**Case Address:** NWC of SH276 & Corporate Crossing



**Date Saved:** 2/17/2022

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

EXETER 2975 DISCOVERY, LP  
101 WEST ELM STREET SUITE 600  
CONSHOHOCKEN, PA 19428

AINO DALLAS LLC  
103 FOULK ROAD, SUITE 900  
WILMINGTON, DE 19803

DFW DISTRIBUTOR PETROLEUM INC  
1111 N BELTLINE RD STE #100  
GARLAND, TX 75040

JOHNSON ARTHUR JR  
1124 CLARENDON CRES  
OAKLAND, CA 94610

COAST VILLAGE CAPITAL LLC  
1225 COAST VILLAGE ROAD SUITE C  
SANTA BARBARA, CA 93108

GOLDBERG MICHAEL  
12405 VENICE BLVD #175  
LOS ANGELES, CA 90066

STATE OF TEXAS  
125 E 11TH STREET  
AUSTIN, TX 78701

KELLER JACQUELYN  
1275 CORPORATE CROSSING  
ROCKWALL, TX 75032

SOON HERALD  
14300 CERVANTES AVE  
GERMANTOWN, MD 20874

HENG JIA  
147 VISTA DR  
CEDAR KNOLLS, NJ 75032

SENG TRUST  
1602 MONTELLANO CT  
SAN JOSE, CA 95120

LAHLOUH FAMILY LIMITED PARTNERSHIP  
1605 RESEARCH CIR  
ROCKWALL, TX 75032

LINDOP DUSTIN & AMANDA  
1672 HOLLOW WAY LN  
QUINLAN, TX 75474

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1690 WOODSIDE RD STE 120  
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1700 SCIENCE PL  
ROCKWALL, TX 75032

BELLE HAV/TEX LP  
1701 SCIENCE PLACE  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
1717 MAIN S ST SUITE 2000  
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.  
C/O SPECTRUM ASSOCIATION MANAGEMENT  
17319 SAN PEDRO SUITE 318  
SAN ANTONIO, TX 78232

JOHNSON DAVID A AND PHYLLIS D  
1890 COPPER RIDGE CIR  
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE  
1900 COPPER RIDGE CIR  
ROCKWALL, TX 75032

MINOR MORRIS & NORA A  
1908 STERLING CT  
ROCKWALL, TX 75032

BAILEY GARY AND JOY L  
1910 HARVESTER DR  
ROCKWALL, TX 75032

GARZA CESAR AND ANA MARIE  
1913 STERLING CT  
ROCKWALL, TX 75032

SANCHEZ JOSE L  
1918 STERLING CT  
ROCKWALL, TX 75032

LINDOP DUSTIN & AMANDA  
1920 HARVESTER DR  
ROCKWALL, TX 75032

MEJIA BLAS & LUISA  
1921 STERLING CT  
ROCKWALL, TX 75032

LARA ANITA  
1921 HARVESTER DR  
ROCKWALL, TX 75032

DOWDEY RACHEL AND  
DAVID DOWDEY  
1930 STERLING COURT  
ROCKWALL, TX 75032

HUANG CHENGUANG AND  
CHEN XIE  
1930 HARVESTER DR  
ROCKWALL, TX 75032

MCMILLIAN SUSAN S  
1931 HARVESTER DR  
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC  
1935 STERLING CT  
ROCKWALL, TX 75032

WEAVER GREGORY L & DEBRA RENEE  
1940 HARVESTER DRIVE  
ROCKWALL, TX 75032

ML VENTURES, LLC  
1941 HARVESTER DR  
ROCKWALL, TX 75032

HENG JIA  
1950 HARVESTER DR  
ROCKWALL, TX 75032

YARBROUGH JEFFREY ALLEN & KIMBERLY ANN  
1951 HARVESTER DR  
ROCKWALL, TX 75032

STANLEY GARY ROSS  
1960 HARVESTER DRIVE  
ROCKWALL, TX 75032

MALDANIS CHERYL AND MICHAEL  
1961 HARVESTOR DRIVE  
ROCKWALL, TX 75032

WELK STEPHEN SCOTT  
1970 HARVESTER DRIVE  
ROCKWALL, TX 75032

GOLDBERG MICHAEL  
1980 HARVESTER DR  
ROCKWALL, TX 75032

BLOYS SHANE K & MELISSA D  
1981 HARVESTER DRIVE  
ROCKWALL, TX 75032

JONES DENNIS W AND RANAI L TRUSTEES  
JONES FAMILY LIVING TRUST  
2000 HARVESTER DR  
ROCKWALL, TX 75032

ROCHELLE MICHAEL  
2000 NEW HOLLAND DR  
ROCKWALL, TX 75032

WILLIAMS ROGER D & SALLY M  
2001 HARVESTER DR  
ROCKWALL, TX 75032

SMITH BART A & DONNA R  
2010 GLEANER DR  
ROCKWALL, TX 75032

SPENCE KEATON  
2020 GLEANER DR  
ROCKWALL, TX 75032

PADILLA ELIZABETH  
AND PETE RODRIGUEZ  
2020 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

ALMO INVESTMENT II LTD  
2205 HWY 276  
ROCKWALL, TX 75032

DFW DISTRIBUTOR,  
PETROLEUM INC.  
2210 STATE HWY 276  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
2245 HWY 276  
ROCKWALL, TX 75032

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
2301HWY276  
ROCKWALL, TX 75032

HUANG CHENGUANG AND  
CHEN XIE  
235 BOULEVARD  
MOUNTAIN LAKES, NJ 7046

AMH 2014-1 BORROWER LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

HATFIELD AND COMPANY INC  
C/O GEORGE HATFIELD  
2475 DISCOVERY BLVD  
ROCKWALL, TX 75032

BAIN STEVEN & JONI  
2550 DAYBREAK DRIVE  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
2560 DAYBREAK DR  
ROCKWALL, TX 75032

BUNIN DAVID K & BETHANY A  
2561 DAYBREAK DR  
ROCKWALL, TX 75032

<Null>  
2570 DAYBREAK DR  
ROCKWALL, TX 75032

CARSON BROOKE  
2571 DAYBREAK DRIVE  
ROCKWALL, TX 75032

STACY BRYAN COLIN AND HEATHER  
2580 DAYBREAK DRIVE  
ROCKWALL, TX 75032

JONES HAROLD E III  
2580 WAGONWHEEL DR  
ROCKWALL, TX 75032

WELMAKER SALLY  
2581 DAYBREAK DRIVE  
ROCKWALL, TX 75032

HENSON TAYLOR P & ANGELA M  
2590 DAYBREAK DRIVE  
ROCKWALL, TX 75032

COAST VILLAGE CAPITAL LLC  
2590 WAGON WHEEL DR  
ROCKWALL, TX 75032

SMITH DANIEL J AND ALLISON LANE  
2591 DAYBREAK DR  
ROCKWALL, TX 75032

BARKLEY PATRICK D & SHERRI D  
2600 DAYBREAK DR  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT CORP  
2610 OBSERVATION TRAIL STE 104  
ROCKWALL, TX 75032

SPECIAL PRODUCTS REALTY LTD  
2625 DISCOVERY BLVD  
ROCKWALL, TX 75032

HARDING TERRY W  
2750 AVERY  
ROCKWALL, TX 75032

LAHLOUH FAMILY LIMITED PARTNERSHIP  
2750 E MISSION BLVD  
ONTARIO, CA 91761

PIERCE CHRISTOPHER JOSEPH & JENNIFER L  
2751 AVERY  
ROCKWALL, TX 75032

ARMSTRONG VICKIE  
2761 AVERY DR  
ROCKWALL, TX 75032

COATS JOSEPH JEROME AND ANNETTE  
MICHELLE  
2770 AVERY DR  
ROCKWALL, TX 75032

JOHNSON ARTHUR JR  
2771 AVERY DR  
ROCKWALL, TX 75032

NICHOLSON NGAI Q AND MELVIN M  
2780 AVERY  
ROCKWALL, TX 75032

AINO DALLAS LLC  
2781 AVERY DR  
ROCKWALL, TX 75032

TURCK BETHANY  
2790 AVERY DR  
ROCKWALL, TX 75032

FAVILA CESAR G II  
2791 AVERY  
ROCKWALL, TX 75032

KIELBUS PAWEL & KATARZYNA  
2800 AVERY  
ROCKWALL, TX 75032

TREADWELL FAMILY TRUST AND  
JANIEKS FAMILY TRUST  
2800 DISCOVERY BLVD  
ROCKWALL, TX 75032

LUONG SIMON  
2810 AVERY DR  
ROCKWALL, TX 75032

WILSON TIMOTHY JOHN & STEPHANIN M  
2850 AVERY  
ROCKWALL, TX 75032

SOON HERALD  
2851 AVERY DR  
ROCKWALL, TX 75032

SENG TRUST  
2860 AVERY DR  
ROCKWALL, TX 75032

BAUMANN REBECCA NICOLE AND KAISER LYN  
2861 AVERY DRIVE  
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL  
2870 AVERY DRIVE  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT  
2935 OBSERVATION TRAIL  
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP  
2975 DISCOVERY BLVD  
ROCKWALL, TX 75032

SHANE PATRICK RYAN  
3055 GOLDEN TRL  
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D  
3075 GOLDEN TRAIL  
ROCKWALL, TX 75032

LARA ANITA  
318 LAKE TEXOMA DRIVE  
WYLIE, TX 75098

PRBS PROPERTIES LLC  
3216 HUNTER LANE  
PLANO, TX 75093

XCELON DEVELOPEMENT LLC  
3225 MCLEOD DR SUITE 100  
LAS VEGAS, NV 89121

LUONG SIMON  
4018 138TH ST SW  
LYNNWOOD, WA 98087

TREADWELL FAMILY TRUST AND  
JANIEKS FAMILY TRUST  
5161 VISTA MIGUEL DR  
LA CANADA, CA 91011

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
625 SUNSET HILL DR  
ROCKWALL, TX 75087

ML VENTURES, LLC  
7908 BOULDER RIVER TRAIL  
MCKINNEY, TX 75070

KELLER JACQUELYN  
8522 GARLAND RD  
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
P O BOX 968  
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD  
PO BOX 2599  
WAXAHACHIE, TX 75168

LOFLAND FARMS LTD  
C/O QHR INC  
PO BOX 360399  
DALLAS, TX 75336

MAK SPOT REAL ESTATE LLC  
PO BOX 496585  
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087



February 16, 2022

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

Re: Zoning Change for Lot 8, Block A Rockwall Technology Park Addition

Mr. Miller:

The Rockwall Economic Development Corporation (REDC) requests a zoning change for Lot 8, Block A of the Rockwall Technology Park Addition ("Lot A-8") from PD-073 to Light Industrial (LI). Lot A-8 was originally zoned LI, but was changed to PD-073 in 2009. The lot is mostly encumbered by an existing floodplain which makes development of the property difficult and cost prohibitive. The REDC plans to build a regional stormwater detention pond on the lot in the near future, which will add developable land and serve the adjacent lots.

The lots within all phases of the Rockwall Technology Park are zoned LI, therefore this request is consistent with the zoning and land use in the surrounding area. This change will facilitate more contiguous LI zoned land coupled with the lot immediately adjacent to the north (Lot A-7), where the REDC is currently courting a corporate relocation.

We respectfully ask that the Planning & Zoning Commission and the Rockwall City Council consider approval of our zoning request.

Sincerely,

Matt Wavering  
Director of Project Development

attachments

**EXHIBIT A**  
**METES AND BOUNDS DESCRIPTION**  
**8.008 ACRES**  
**J. M. ALLEN SURVEY, A-2**  
**ROCKWALL COUNTY, TEXAS**

Being 8.008 acres (348,831 square feet) of land, situated in the J. M. Allen Survey, Abstract Number 2, Rockwall County, Texas, being part of that certain Lot 8, Block A, Rockwall Technology Park, according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas. Said 8.008 acres of land being more particularly described as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod with a pink TXDOT cap found at the northwest corner of that certain called 0.392 acre tract conveyed to the State of Texas according to the Correction Affidavit recorded under Instrument Number 20160000015279, Official Public Records, Rockwall County, Texas, being in the west line of the above mentioned Lot 8 and the east line of Lot 5, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas, from which a 5/8-inch iron rod with a pink TXDOT cap found at the southwest corner of the above mentioned 0.392 acre tract bears South 00 degrees 00 minutes 59 seconds East, a distance of 15.60 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most southerly west line of said Lot 8 and the east line of the above mentioned Lot 5, a distance of 348.62 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the most westerly northwest corner of said Lot 8, same being the northeast corner of said Lot 5, and being in the south line of Lot 4, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 59 minutes 01 second East, along the most westerly north line of said Lot 8 and the south line of the above mentioned Lot 4, a distance of 146.56 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an inner ell corner of said Lot 8, same being the southeast corner of said Lot 4, from which a 5/8-inch iron rod found bent bears South 27 degrees 43 minutes 22 seconds East, a distance of 0.52 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most northerly west line of said Lot 8 and the east line of said Lot 4, a distance of 266.21 feet to a 1/2-inch iron rod with plastic cap found for the most northerly northwest corner of said Lot 8, same being the most southerly southwest corner of Lot 7, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 11 minutes 28 seconds East, along the most northerly north line of said Lot 8 and the most southerly south line of the above mentioned Lot 7, a distance of 493.50 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the northeast corner of said Lot 8, same being the southeast corner of said Lot 7, and being in the west Right-of-Way line of Farm to Market Road 549, also known as Corporate Crossing (variable-width Right-of-Way);

**THENCE** along the east line of said Lot 8 and the west line of Farm to Market Road 549 the following two (2) courses and distances:

South 02 degrees 07 minutes 17 seconds East, a distance of 114.50 feet to a point;

and South 01 degree 37 minutes 39 seconds East, a distance of 428.59 feet to a point for the most easterly southeast corner of said Lot 8, same being at the intersection of Farm to Market Road 549 and State Highway 276 (variable-width Right-of-Way);

**THENCE** South 42 degrees 15 minutes 45 seconds West, along the southeast line of said Lot 8 and the north line of State Highway 276, a distance of 47.21 feet to a point for the northeast corner of said 0.392 acre State of Texas tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most easterly north line of said 0.392 acre tract, a distance of 243.79 feet to a 5/8-inch iron rod with a pink TXDOT cap found at the most northerly northwest corner of said 0.392 acre tract;

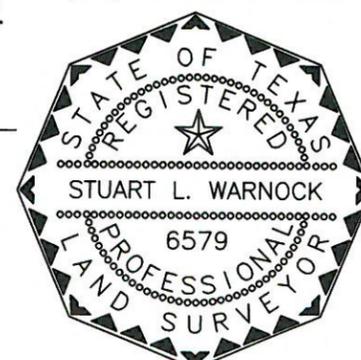
**THENCE** South 01 degree 03 minutes 11 seconds East, along the most northerly west line of said 0.392 acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with a pink TXDOT cap found for an inner ell corner of said 0.392 acre tract;

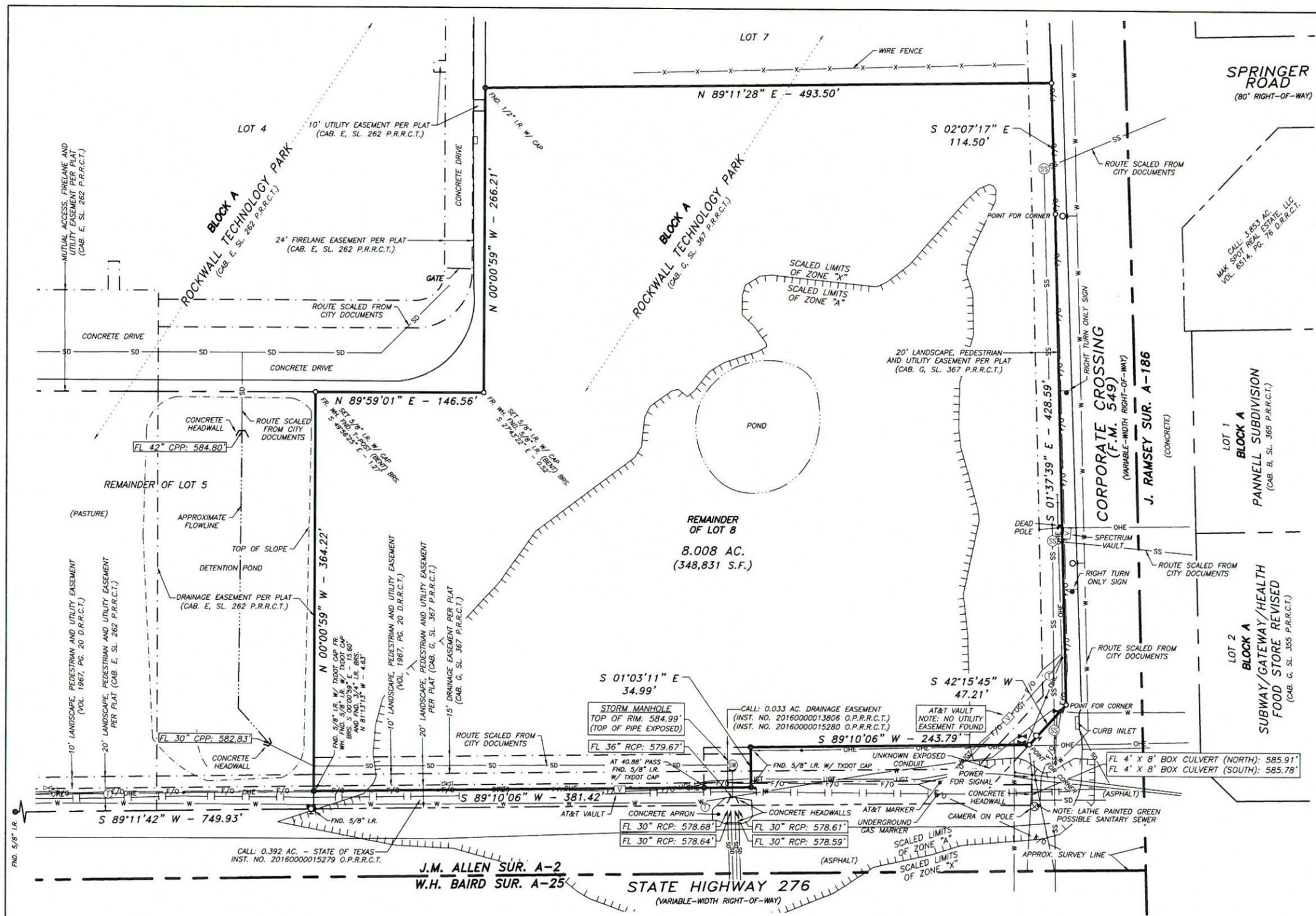
**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most westerly north line of said 0.392 acre tract, a distance of 381.42 feet to the **POINT OF BEGINNING**, containing 8.008 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, NAD83 (2011), Epoch 2010, Texas North Central Zone 4202. Distances are in U.S. Survey feet and decimal parts thereof.

  
 Stuart L. Warnock, RPLS, GISP  
 Texas Registration Number 6579

12-3-18  
 Date





- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
  2. EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN.
  3. THE SUBJECT PROPERTY FALLS WITHIN ZONE A (BASE FLOOD ELEVATION NOT DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48397 C 0045 L, DATED SEPTEMBER 26, 2008.
  4. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
  5. NO ADDRESS FOR SUBJECT TRACT WAS PROVIDED OR OBSERVED.
  6. NO PARKING SPACES PRESENT AT TIME OF SURVEY.
  7. STATE HIGHWAY 276 UNDER CONSTRUCTION AT TIME OF SURVEY.

**LEGEND**

|  |   |
|--|---|
|  | BOUNDARY LINE   |
|  | ADJOINING SUBDIVISION                                     |
|  | ADJOINING PROPERTY  |
|  | SURVEY LINE   |
|  | EASEMENT  |
|  | EDGE OF CONCRETE/ASPHALT                                  |
|  | FIBER-OPTIC LINE  |
|  | GAS LINE  |
|  | SANITARY SEWER  |
|  | STORM SEWER   |
|  | WATERLINE   |
|  | OVERHEAD ELECTRIC   |
|  | BURIED ELECTRIC   |
|  | BURIED TELEPHONE  |
|  | GUY ANCHOR  |
|  | UTILITY POLE  |
|  | WATER VALVE   |
|  | IRRIGATION CONTROL VALVE                                  |
|  | FIRE HYDRANT  |
|  | TELEPHONE PEDESTAL  |
|  | SANITARY MANHOLE  |
|  | STORM MANHOLE   |
|  | VAULT   |
|  | SET 5/8" IRON ROD WITH PLASTIC CAP UNLESS OTHERWISE NOTED |

THIS SURVEY IS MADE FOR THE BENEFIT OF:  
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION AND RANGER TITLE COMPANY

I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I OR OTHERS UNDER MY DIRECT SUPERVISION, HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT:

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13, 16, 17, 19, AND 20 (\$1,000,000) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 18TH, 2018.
2. THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATED DECEMBER 3, 2018.



*Stuart L. Warnock*  
STUART L. WARNOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6579

RESEARCH WAS LIMITED TO THE FOLLOWING, PROVIDED BY OTHERS  
(A COMMITMENT FOR TITLE INSURANCE UNDER G.F. NO. R181978R  
DATED SEPTEMBER 19, 2018, FROM RANGER TITLE COMPANY)

| ITEM | RECORDING               | FINDING               |
|------|-------------------------|-----------------------|
| 10.a | VOL. 75, PG. 571        | TOO VAGUE, MAY AFFECT |
| 10.b | VOL. 75, PG. 572        | TOO VAGUE, MAY AFFECT |
| 10.c | VOL. 1967, PG. 20       | DOES AFFECT, IS SHOWN |
| 10.d | CAB. G, SL. 367         | DOES AFFECT, IS SHOWN |
| 10.f | VOL. 36, PG. 370        | MINERAL RESERVATION   |
| 10.i | INST. NO. 2016000013806 | DOES AFFECT, IS SHOWN |
| 10.l | INST. NO. 2016000015280 | DOES AFFECT, IS SHOWN |



**ALTA/NSPS TITLE SURVEY**  
SHOWING  
**REMAINDER OF LOT 5, BLOCK A**  
**ROCKWALL TECHNOLOGY PARK**  
J. M. ALLEN SURVEY A-2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB: 18-060 DRAWN BY: GDF DATE: 12/3/18 REV: 1

**PIONEER MAPPING**  
SURVEYING | CONSULTING | GEOSPATIAL  
PO Box 136878 - Fort Worth, TX 76136 - P: 682.233.2550  
www.pioneermapping.com - info@pioneermapping.com  
TX-FIRM# 10194188

# PROJECT COMMENTS



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

DATE: 2/25/2022

PROJECT NUMBER: Z2022-006  
PROJECT NAME: Zoning Change from PD-73 to LI  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Ryan Miller  
CASE MANAGER PHONE: 972-772-6441  
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of a Zoning Change from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276 and take any action necessary.

| DEPARTMENT | REVIEWER    | DATE OF REVIEW | STATUS OF PROJECT    |
|------------|-------------|----------------|----------------------|
|            | Ryan Miller | 02/24/2022     | Approved w/ Comments |

02/24/2022: Z2022-006; Zoning Change (PD-73 to LI) for the Rockwall Technology Park Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Zoning Change from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary.
- I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rcmiller@rockwall.com](mailto:rcmiller@rockwall.com).
- M.3 For reference, include the case number (Z2022-006) in the lower right-hand corner of all pages on future submittals.
- I.4 The subject property is located within the Technology District and is scheduled to be Commercial/Retail and Parks and Open Space (i.e. floodplain). The proposed change in zoning will necessitate the City Council to change the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan from Commercial/Retail to Technology/Employment Center; however, this change does not appear to be inconsistent with the surrounding area.
- M.5 Please review the attached Draft Ordinance prior to the February 28, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 7, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
- I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 28, 2022.
- I.7 The projected City Council meeting dates for this case will be March 21, 2022 (1st Reading) and April 4, 2022 (2nd Reading).

| DEPARTMENT  | REVIEWER       | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|-------------------|
| ENGINEERING | Sarah Johnston | 02/24/2022     | Approved          |

02/24/2022: The following comments are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees

- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Detention is required. Manning's C Value is per zoning type.
- Detention/Flood Study required for modifications to floodplain, review fees apply.
- No retaining walls in detention easement.

Roadway Paving Items:

- Parking to be 20'x9' minimum.
- All drive isles to be 24' wide minimum.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- No dead-end parking
- Must build 5' wide sidewalk along Corporate Crossing

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must loop min 8" water line on site.
- Sewer pro-rata of \$2,773.07/acre.
- Public sewer lines must be 8" minimum.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

| DEPARTMENT | REVIEWER       | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| BUILDING   | Rusty McDowell | 02/22/2022     | Approved          |

No Comments

| DEPARTMENT | REVIEWER       | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE       | Ariana Kistner | 02/23/2022     | Approved          |

No Comments

| DEPARTMENT | REVIEWER        | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| GIS        | Lance Singleton | 02/22/2022     | Approved          |

No Comments

| DEPARTMENT | REVIEWER    | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-------------|----------------|-------------------|
| POLICE     | Ryan Miller | 02/24/2022     | N/A               |

No Comments

| DEPARTMENT | REVIEWER     | DATE OF REVIEW | STATUS OF PROJECT    |
|------------|--------------|----------------|----------------------|
| PARKS      | Travis Sales | 02/22/2022     | Approved w/ Comments |

02/22/2022: No comments





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Rockwall Technology Park Phase I

LOT 8 BLOCK A

GENERAL LOCATION NWC of State Highway 276 & Corporate Crossing

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

CURRENT ZONING PD-73

CURRENT USE Vacant

PROPOSED ZONING Light Industrial

PROPOSED USE Regional Detention Pond

ACREAGE 8.008

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- 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 Rockwall Economic Development Corporation

APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl  
Suite 104

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [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 \$320.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF February, 2022. 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."

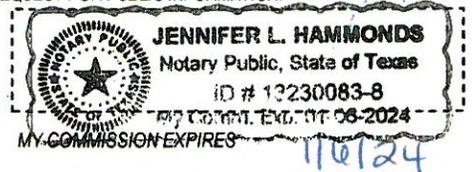
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF February, 2022

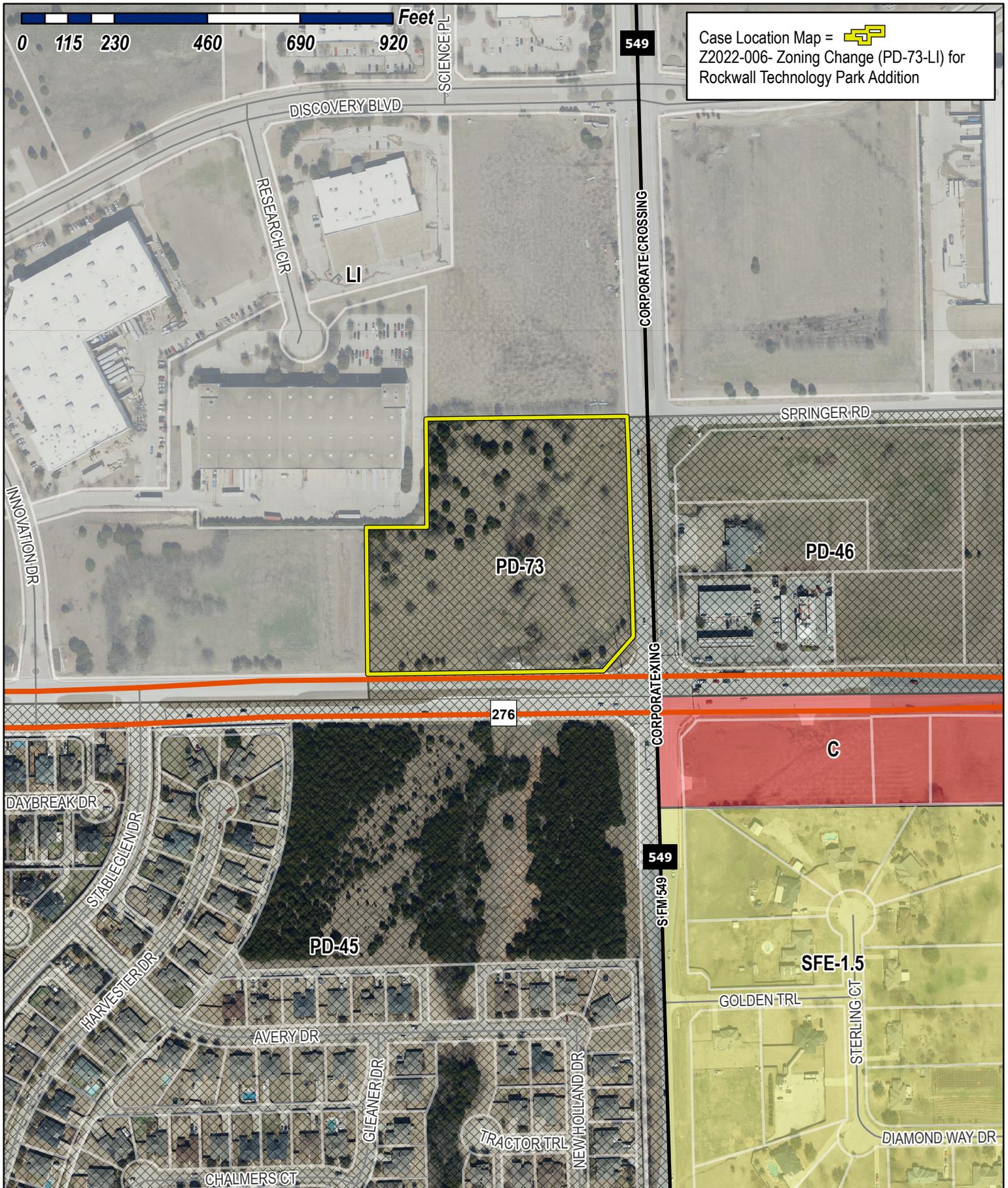
OWNER'S SIGNATURE

*Matt Wavering*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Jennifer L. Hammonds*





# 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.

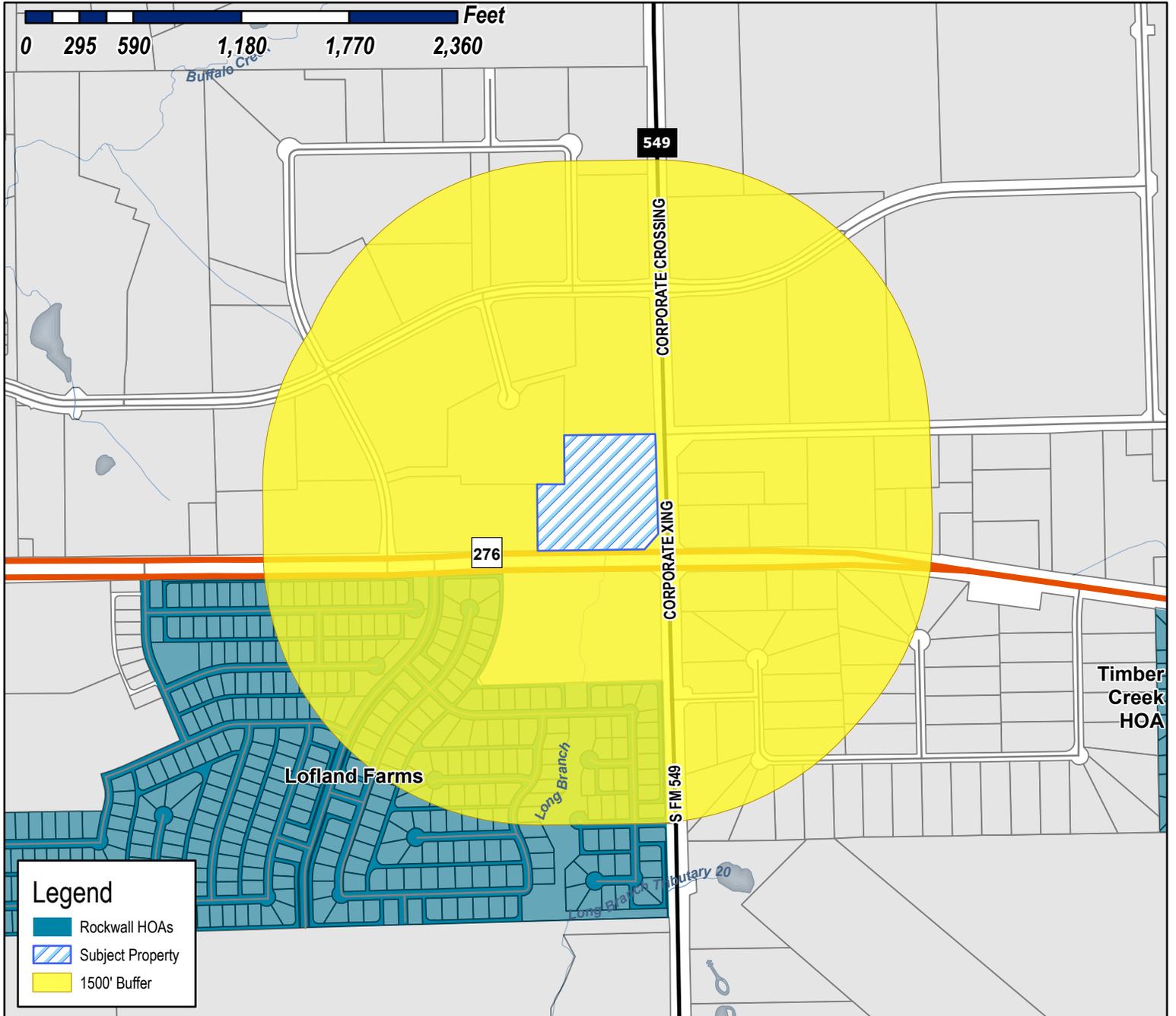




# City of Rockwall

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385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2022-006  
**Case Name:** Zoning Change from PD-73 to LI  
**Case Type:** Zoning  
**Zoning:** Planned Development District 73 (PD-73)  
**Case Address:** NWC of SH276 & Corporate Crossing

**Date Saved:** 2/17/2022  
 For Questions on this Case Call (972) 771-7745



## Miller, Ryan

---

**From:** Gamez, Angelica  
**Sent:** Wednesday, February 23, 2022 2:25 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany  
**Subject:** Neighborhood Notification Program [Z2022-006]  
**Attachments:** Public Notice (02.23.2022).pdf; HOA Map (02.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *February 25, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 21, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2022-006 Zoning Change from PD-73 to LI**

Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of a *Zoning Change* from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

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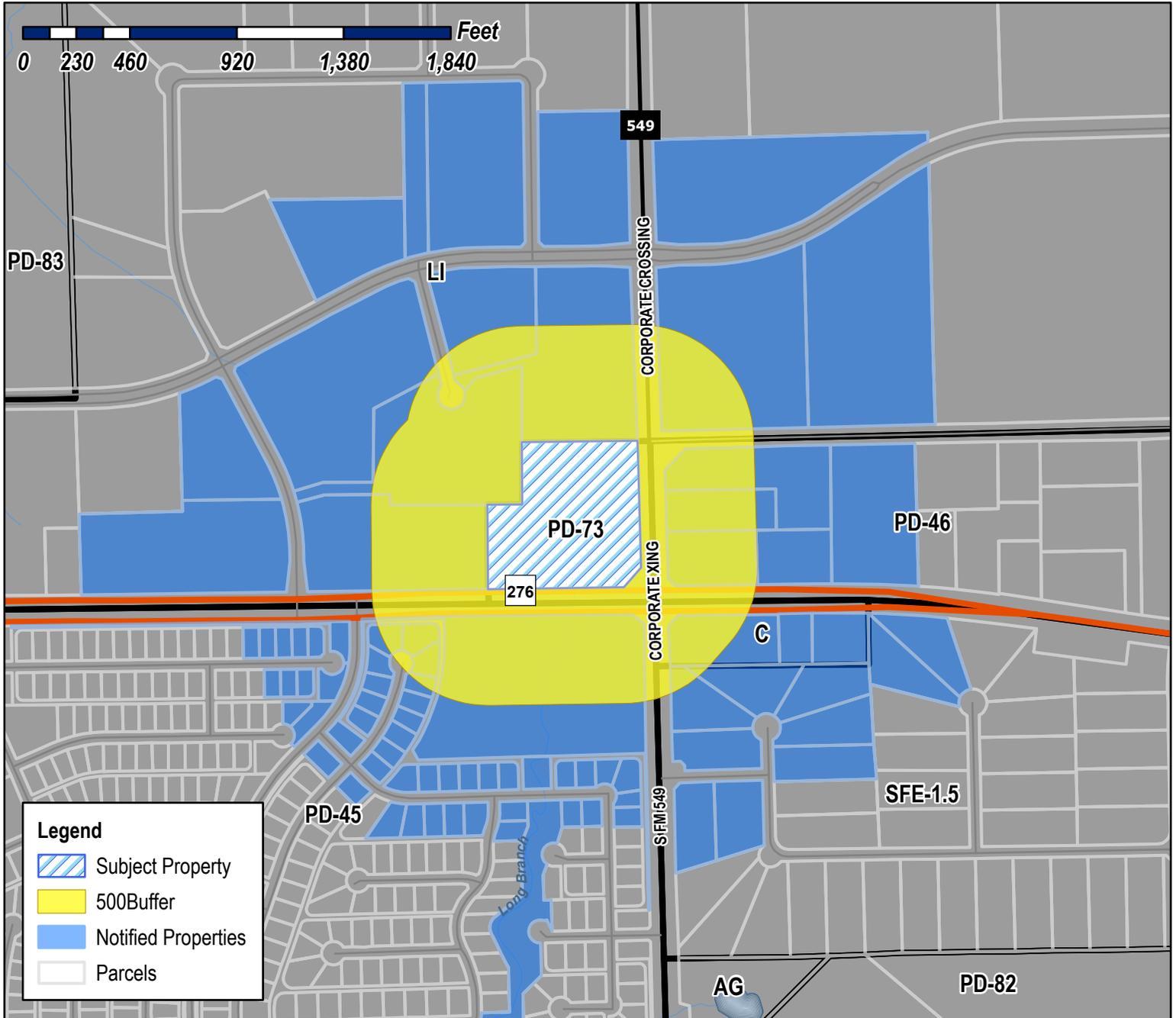
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# City of Rockwall

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385 S. Goliad Street  
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**Case Number:** Z2022-006  
**Case Name:** Zoning Change from PD-73 to LI  
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**Zoning:** Planned Development District 73 (PD-73)  
**Case Address:** NWC of SH276 & Corporate Crossing



**Date Saved:** 2/17/2022

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

EXETER 2975 DISCOVERY, LP  
101 WEST ELM STREET SUITE 600  
CONSHOHOCKEN, PA 19428

AINO DALLAS LLC  
103 FOULK ROAD, SUITE 900  
WILMINGTON, DE 19803

DFW DISTRIBUTOR PETROLEUM INC  
1111 N BELTLINE RD STE #100  
GARLAND, TX 75040

JOHNSON ARTHUR JR  
1124 CLARENDON CRES  
OAKLAND, CA 94610

COAST VILLAGE CAPITAL LLC  
1225 COAST VILLAGE ROAD SUITE C  
SANTA BARBARA, CA 93108

GOLDBERG MICHAEL  
12405 VENICE BLVD #175  
LOS ANGELES, CA 90066

STATE OF TEXAS  
125 E 11TH STREET  
AUSTIN, TX 78701

KELLER JACQUELYN  
1275 CORPORATE CROSSING  
ROCKWALL, TX 75032

SOON HERALD  
14300 CERVANTES AVE  
GERMANTOWN, MD 20874

HENG JIA  
147 VISTA DR  
CEDAR KNOLLS, NJ 75032

SENG TRUST  
1602 MONTELLANO CT  
SAN JOSE, CA 95120

LAHLOUH FAMILY LIMITED PARTNERSHIP  
1605 RESEARCH CIR  
ROCKWALL, TX 75032

LINDOP DUSTIN & AMANDA  
1672 HOLLOW WAY LN  
QUINLAN, TX 75474

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1690 WOODSIDE RD STE 120  
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1700 SCIENCE PL  
ROCKWALL, TX 75032

BELLE HAV/TEX LP  
1701 SCIENCE PLACE  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
1717 MAIN S ST SUITE 2000  
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.  
C/O SPECTRUM ASSOCIATION MANAGEMENT  
17319 SAN PEDRO SUITE 318  
SAN ANTONIO, TX 78232

JOHNSON DAVID A AND PHYLLIS D  
1890 COPPER RIDGE CIR  
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE  
1900 COPPER RIDGE CIR  
ROCKWALL, TX 75032

MINOR MORRIS & NORA A  
1908 STERLING CT  
ROCKWALL, TX 75032

BAILEY GARY AND JOY L  
1910 HARVESTER DR  
ROCKWALL, TX 75032

GARZA CESAR AND ANA MARIE  
1913 STERLING CT  
ROCKWALL, TX 75032

SANCHEZ JOSE L  
1918 STERLING CT  
ROCKWALL, TX 75032

LINDOP DUSTIN & AMANDA  
1920 HARVESTER DR  
ROCKWALL, TX 75032

MEJIA BLAS & LUISA  
1921 STERLING CT  
ROCKWALL, TX 75032

LARA ANITA  
1921 HARVESTER DR  
ROCKWALL, TX 75032

DOWDEY RACHEL AND  
DAVID DOWDEY  
1930 STERLING COURT  
ROCKWALL, TX 75032

HUANG CHENGUANG AND  
CHEN XIE  
1930 HARVESTER DR  
ROCKWALL, TX 75032

MCMILLIAN SUSAN S  
1931 HARVESTER DR  
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC  
1935 STERLING CT  
ROCKWALL, TX 75032

WEAVER GREGORY L & DEBRA RENEE  
1940 HARVESTER DRIVE  
ROCKWALL, TX 75032

ML VENTURES, LLC  
1941 HARVESTER DR  
ROCKWALL, TX 75032

HENG JIA  
1950 HARVESTER DR  
ROCKWALL, TX 75032

YARBROUGH JEFFREY ALLEN & KIMBERLY ANN  
1951 HARVESTER DR  
ROCKWALL, TX 75032

STANLEY GARY ROSS  
1960 HARVESTER DRIVE  
ROCKWALL, TX 75032

MALDANIS CHERYL AND MICHAEL  
1961 HARVESTOR DRIVE  
ROCKWALL, TX 75032

WELK STEPHEN SCOTT  
1970 HARVESTER DRIVE  
ROCKWALL, TX 75032

GOLDBERG MICHAEL  
1980 HARVESTER DR  
ROCKWALL, TX 75032

BLOYS SHANE K & MELISSA D  
1981 HARVESTER DRIVE  
ROCKWALL, TX 75032

JONES DENNIS W AND RANAI L TRUSTEES  
JONES FAMILY LIVING TRUST  
2000 HARVESTER DR  
ROCKWALL, TX 75032

ROCHELLE MICHAEL  
2000 NEW HOLLAND DR  
ROCKWALL, TX 75032

WILLIAMS ROGER D & SALLY M  
2001 HARVESTER DR  
ROCKWALL, TX 75032

SMITH BART A & DONNA R  
2010 GLEANER DR  
ROCKWALL, TX 75032

SPENCE KEATON  
2020 GLEANER DR  
ROCKWALL, TX 75032

PADILLA ELIZABETH  
AND PETE RODRIGUEZ  
2020 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

ALMO INVESTMENT II LTD  
2205 HWY 276  
ROCKWALL, TX 75032

DFW DISTRIBUTOR,  
PETROLEUM INC.  
2210 STATE HWY 276  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
2245 HWY 276  
ROCKWALL, TX 75032

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
2301HWY276  
ROCKWALL, TX 75032

HUANG CHENGUANG AND  
CHEN XIE  
235 BOULEVARD  
MOUNTAIN LAKES, NJ 7046

AMH 2014-1 BORROWER LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

HATFIELD AND COMPANY INC  
C/O GEORGE HATFIELD  
2475 DISCOVERY BLVD  
ROCKWALL, TX 75032

BAIN STEVEN & JONI  
2550 DAYBREAK DRIVE  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
2560 DAYBREAK DR  
ROCKWALL, TX 75032

BUNIN DAVID K & BETHANY A  
2561 DAYBREAK DR  
ROCKWALL, TX 75032

<Null>  
2570 DAYBREAK DR  
ROCKWALL, TX 75032

CARSON BROOKE  
2571 DAYBREAK DRIVE  
ROCKWALL, TX 75032

STACY BRYAN COLIN AND HEATHER  
2580 DAYBREAK DRIVE  
ROCKWALL, TX 75032

JONES HAROLD E III  
2580 WAGONWHEEL DR  
ROCKWALL, TX 75032

WELMAKER SALLY  
2581 DAYBREAK DRIVE  
ROCKWALL, TX 75032

HENSON TAYLOR P & ANGELA M  
2590 DAYBREAK DRIVE  
ROCKWALL, TX 75032

COAST VILLAGE CAPITAL LLC  
2590 WAGON WHEEL DR  
ROCKWALL, TX 75032

SMITH DANIEL J AND ALLISON LANE  
2591 DAYBREAK DR  
ROCKWALL, TX 75032

BARKLEY PATRICK D & SHERRI D  
2600 DAYBREAK DR  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT CORP  
2610 OBSERVATION TRAIL STE 104  
ROCKWALL, TX 75032

SPECIAL PRODUCTS REALTY LTD  
2625 DISCOVERY BLVD  
ROCKWALL, TX 75032

HARDING TERRY W  
2750 AVERY  
ROCKWALL, TX 75032

LAHLOUH FAMILY LIMITED PARTNERSHIP  
2750 E MISSION BLVD  
ONTARIO, CA 91761

PIERCE CHRISTOPHER JOSEPH & JENNIFER L  
2751 AVERY  
ROCKWALL, TX 75032

ARMSTRONG VICKIE  
2761 AVERY DR  
ROCKWALL, TX 75032

COATS JOSEPH JEROME AND ANNETTE  
MICHELLE  
2770 AVERY DR  
ROCKWALL, TX 75032

JOHNSON ARTHUR JR  
2771 AVERY DR  
ROCKWALL, TX 75032

NICHOLSON NGAI Q AND MELVIN M  
2780 AVERY  
ROCKWALL, TX 75032

AINO DALLAS LLC  
2781 AVERY DR  
ROCKWALL, TX 75032

TURCK BETHANY  
2790 AVERY DR  
ROCKWALL, TX 75032

FAVILA CESAR G II  
2791 AVERY  
ROCKWALL, TX 75032

KIELBUS PAWEL & KATARZYNA  
2800 AVERY  
ROCKWALL, TX 75032

TREADWELL FAMILY TRUST AND  
JANIEKS FAMILY TRUST  
2800 DISCOVERY BLVD  
ROCKWALL, TX 75032

LUONG SIMON  
2810 AVERY DR  
ROCKWALL, TX 75032

WILSON TIMOTHY JOHN & STEPHANIN M  
2850 AVERY  
ROCKWALL, TX 75032

SOON HERALD  
2851 AVERY DR  
ROCKWALL, TX 75032

SENG TRUST  
2860 AVERY DR  
ROCKWALL, TX 75032

BAUMANN REBECCA NICOLE AND KAISER LYN  
2861 AVERY DRIVE  
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL  
2870 AVERY DRIVE  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT  
2935 OBSERVATION TRAIL  
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP  
2975 DISCOVERY BLVD  
ROCKWALL, TX 75032

SHANE PATRICK RYAN  
3055 GOLDEN TRL  
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D  
3075 GOLDEN TRAIL  
ROCKWALL, TX 75032

LARA ANITA  
318 LAKE TEXOMA DRIVE  
WYLIE, TX 75098

PRBS PROPERTIES LLC  
3216 HUNTER LANE  
PLANO, TX 75093

XCELON DEVELOPEMENT LLC  
3225 MCLEOD DR SUITE 100  
LAS VEGAS, NV 89121

LUONG SIMON  
4018 138TH ST SW  
LYNNWOOD, WA 98087

TREADWELL FAMILY TRUST AND  
JANIEKS FAMILY TRUST  
5161 VISTA MIGUEL DR  
LA CANADA, CA 91011

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
625 SUNSET HILL DR  
ROCKWALL, TX 75087

ML VENTURES, LLC  
7908 BOULDER RIVER TRAIL  
MCKINNEY, TX 75070

KELLER JACQUELYN  
8522 GARLAND RD  
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
P O BOX 968  
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD  
PO BOX 2599  
WAXAHACHIE, TX 75168

LOFLAND FARMS LTD  
C/O QHR INC  
PO BOX 360399  
DALLAS, TX 75336

MAK SPOT REAL ESTATE LLC  
PO BOX 496585  
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2022-006: Zoning Change from PD-73 to LI**

*Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of a Zoning Change from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 21, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 21, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-006: Zoning Change from PD-73 to LI**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



February 16, 2022

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

Re: Zoning Change for Lot 8, Block A Rockwall Technology Park Addition

Mr. Miller:

The Rockwall Economic Development Corporation (REDC) requests a zoning change for Lot 8, Block A of the Rockwall Technology Park Addition ("Lot A-8") from PD-073 to Light Industrial (LI). Lot A-8 was originally zoned LI, but was changed to PD-073 in 2009. The lot is mostly encumbered by an existing floodplain which makes development of the property difficult and cost prohibitive. The REDC plans to build a regional stormwater detention pond on the lot in the near future, which will add developable land and serve the adjacent lots.

The lots within all phases of the Rockwall Technology Park are zoned LI, therefore this request is consistent with the zoning and land use in the surrounding area. This change will facilitate more contiguous LI zoned land coupled with the lot immediately adjacent to the north (Lot A-7), where the REDC is currently courting a corporate relocation.

We respectfully ask that the Planning & Zoning Commission and the Rockwall City Council consider approval of our zoning request.

Sincerely,

Matt Wavering  
Director of Project Development

attachments

**EXHIBIT A**  
**METES AND BOUNDS DESCRIPTION**  
**8.008 ACRES**  
**J. M. ALLEN SURVEY, A-2**  
**ROCKWALL COUNTY, TEXAS**

Being 8.008 acres (348,831 square feet) of land, situated in the J. M. Allen Survey, Abstract Number 2, Rockwall County, Texas, being part of that certain Lot 8, Block A, Rockwall Technology Park, according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas. Said 8.008 acres of land being more particularly described as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod with a pink TXDOT cap found at the northwest corner of that certain called 0.392 acre tract conveyed to the State of Texas according to the Correction Affidavit recorded under Instrument Number 20160000015279, Official Public Records, Rockwall County, Texas, being in the west line of the above mentioned Lot 8 and the east line of Lot 5, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas, from which a 5/8-inch iron rod with a pink TXDOT cap found at the southwest corner of the above mentioned 0.392 acre tract bears South 00 degrees 00 minutes 59 seconds East, a distance of 15.60 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most southerly west line of said Lot 8 and the east line of the above mentioned Lot 5, a distance of 348.62 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the most westerly northwest corner of said Lot 8, same being the northeast corner of said Lot 5, and being in the south line of Lot 4, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 59 minutes 01 second East, along the most westerly north line of said Lot 8 and the south line of the above mentioned Lot 4, a distance of 146.56 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an inner ell corner of said Lot 8, same being the southeast corner of said Lot 4, from which a 5/8-inch iron rod found bent bears South 27 degrees 43 minutes 22 seconds East, a distance of 0.52 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most northerly west line of said Lot 8 and the east line of said Lot 4, a distance of 266.21 feet to a 1/2-inch iron rod with plastic cap found for the most northerly northwest corner of said Lot 8, same being the most southerly southwest corner of Lot 7, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 11 minutes 28 seconds East, along the most northerly north line of said Lot 8 and the most southerly south line of the above mentioned Lot 7, a distance of 493.50 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the northeast corner of said Lot 8, same being the southeast corner of said Lot 7, and being in the west Right-of-Way line of Farm to Market Road 549, also known as Corporate Crossing (variable-width Right-of-Way);

**THENCE** along the east line of said Lot 8 and the west line of Farm to Market Road 549 the following two (2) courses and distances:

South 02 degrees 07 minutes 17 seconds East, a distance of 114.50 feet to a point;

and South 01 degree 37 minutes 39 seconds East, a distance of 428.59 feet to a point for the most easterly southeast corner of said Lot 8, same being at the intersection of Farm to Market Road 549 and State Highway 276 (variable-width Right-of-Way);

**THENCE** South 42 degrees 15 minutes 45 seconds West, along the southeast line of said Lot 8 and the north line of State Highway 276, a distance of 47.21 feet to a point for the northeast corner of said 0.392 acre State of Texas tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most easterly north line of said 0.392 acre tract, a distance of 243.79 feet to a 5/8-inch iron rod with a pink TXDOT cap found at the most northerly northwest corner of said 0.392 acre tract;

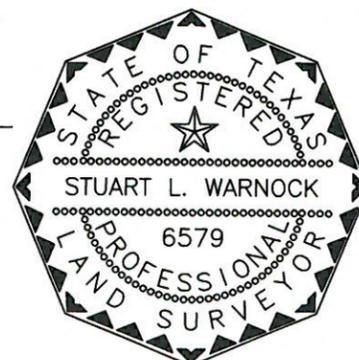
**THENCE** South 01 degree 03 minutes 11 seconds East, along the most northerly west line of said 0.392 acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with a pink TXDOT cap found for an inner ell corner of said 0.392 acre tract;

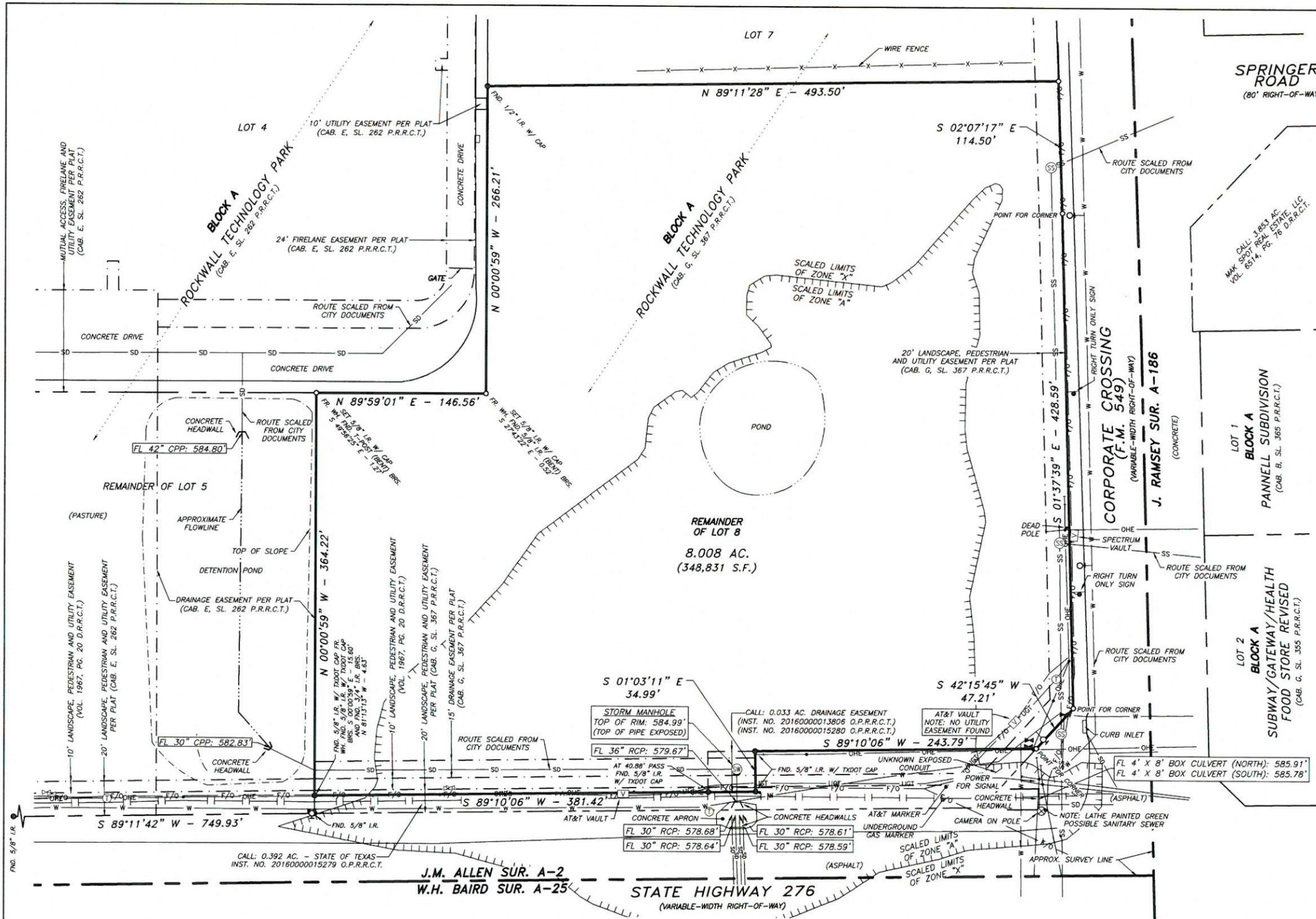
**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most westerly north line of said 0.392 acre tract, a distance of 381.42 feet to the **POINT OF BEGINNING**, containing 8.008 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, NAD83 (2011), Epoch 2010, Texas North Central Zone 4202. Distances are in U.S. Survey feet and decimal parts thereof.

  
 Stuart L. Warnock, RPLS, GISP  
 Texas Registration Number 6579

12-3-18  
 Date





- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
  2. EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN.
  3. THE SUBJECT PROPERTY FALLS WITHIN ZONE A (BASE FLOOD ELEVATION NOT DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48397 C 0045 L, DATED SEPTEMBER 26, 2008.
  4. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
  5. NO ADDRESS FOR SUBJECT TRACT WAS PROVIDED OR OBSERVED.
  6. NO PARKING SPACES PRESENT AT TIME OF SURVEY.
  7. STATE HIGHWAY 276 UNDER CONSTRUCTION AT TIME OF SURVEY.

**LEGEND**

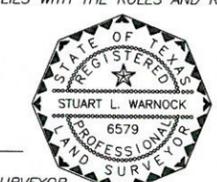
|  |   |
|--|---|
|  | BOUNDARY LINE   |
|  | ADJOINING SUBDIVISION                                     |
|  | ADJOINING PROPERTY  |
|  | SURVEY LINE   |
|  | EASEMENT  |
|  | EDGE OF CONCRETE/ASPHALT                                  |
|  | FIBER-OPTIC LINE  |
|  | GAS LINE  |
|  | SANITARY SEWER  |
|  | STORM SEWER   |
|  | WATERLINE   |
|  | OVERHEAD ELECTRIC   |
|  | BURIED ELECTRIC   |
|  | BURIED TELEPHONE  |
|  | GUY ANCHOR  |
|  | UTILITY POLE  |
|  | WATER VALVE   |
|  | IRRIGATION CONTROL VALVE                                  |
|  | FIRE HYDRANT  |
|  | TELEPHONE PEDESTAL  |
|  | SANITARY MANHOLE  |
|  | STORM MANHOLE   |
|  | VAULT   |
|  | SET 5/8" IRON ROD WITH PLASTIC CAP UNLESS OTHERWISE NOTED |

THIS SURVEY IS MADE FOR THE BENEFIT OF:  
 ROCKWALL ECONOMIC DEVELOPMENT CORPORATION AND RANGER TITLE COMPANY

I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I OR OTHERS UNDER MY DIRECT SUPERVISION, HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT:

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13, 16, 17, 19, AND 20 (\$1,000,000) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 18TH, 2018.
2. THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

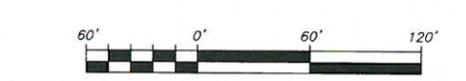
DATED DECEMBER 3, 2018.



*Stuart L. Warnock*  
 STUART L. WARNOCK  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6579

RESEARCH WAS LIMITED TO THE FOLLOWING, PROVIDED BY OTHERS  
 (A COMMITMENT FOR TITLE INSURANCE UNDER G.F. NO. R181978R  
 DATED SEPTEMBER 19, 2018, FROM RANGER TITLE COMPANY)

| ITEM | RECORDING               | FINDING               |
|------|-------------------------|-----------------------|
| 10.a | VOL. 75, PG. 571        | TOO VAGUE, MAY AFFECT |
| 10.b | VOL. 75, PG. 572        | TOO VAGUE, MAY AFFECT |
| 10.c | VOL. 1967, PG. 20       | DOES AFFECT, IS SHOWN |
| 10.d | CAB. G, SL. 367         | DOES AFFECT, IS SHOWN |
| 10.f | VOL. 36, PG. 370        | MINERAL RESERVATION   |
| 10.i | INST. NO. 2016000013806 | DOES AFFECT, IS SHOWN |
| 10.l | INST. NO. 2016000015280 | DOES AFFECT, IS SHOWN |



**ALTA/NSPS TITLE SURVEY**  
 SHOWING  
**REMAINDER OF LOT 5, BLOCK A**  
**ROCKWALL TECHNOLOGY PARK**  
 J. M. ALLEN SURVEY A-2  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB: 18-060 DRAWN BY: GDF DATE: 12/3/18 REV: 1

**PIONEER MAPPING**  
 SURVEYING | CONSULTING | GEOSPATIAL  
 PO Box 136878 - Fort Worth, TX 76136 - P: 682.233.2550  
 www.pioneermapping.com - info@pioneermapping.com  
 TX-FIRM# 10194188

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 73 (PD-73) [ORDINANCE NO. 09-09] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM PLANNED DEVELOPMENT DISTRICT 73 (PD-73) TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 8.008-ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Matt Wavering of the Rockwall Economic Development Corporation for the approval of a *Zoning Change* from Planned Development District 73 (PD-73) [Ordinance No. 09-09] to a Light Industrial (LI) District for an 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 73 (PD-73) [Ordinance No. 09-09] and the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the adoption of this ordinance shall supersede *Ordinance No. 09-09*;

**SECTION 2.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Planned Development District 73 (PD-73) [Ordinance No. 09-09] to a Light Industrial (LI) District;

**SECTION 3.** That the *Subject Property* shall be used only in the manner and for the purposes

provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*; and Section 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 6.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

**SECTION 7.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF APRIL, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 21, 2022

2<sup>nd</sup> Reading: April 4, 2022

**Exhibit 'A'**  
*Legal Description*

**BEING** 8.008 acres (348,831 square feet) of land, situated in the J. M. Allen Survey, Abstract Number 2, Rockwall County, Texas, being part of that certain Lot 8, Block A Rockwall Technology Park, according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas. Said 8.008 acres of land being more particularly described as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod with a pink TXDOT cap found at the northwest corner of that certain called 0.392 acre tract conveyed to the State of Texas according to the Correction Affidavit recorded under Instrument Number 20160000015279, Official Public Records, Rockwall County, Texas, being in the west line of the above mentioned Lot 8 and the east line of Lot 5, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas, from which a 5/8-inch iron rod with a pink TXDOT cap found at the southwest corner of the above mentioned 0.392 acre tract bears South 00 degrees 00 minutes 59 seconds East, a distance of 15.60 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most southerly west line of said Lot 8 and the east line of the above mentioned Lot 5, a distance of 348.62 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the most westerly northwest corner of said Lot 8, same being the northeast corner of said Lot 5, and being in the south line of Lot 4, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 59 minutes 01 second East, along the most westerly north line of said Lot 8 and the south line of the above mentioned Lot 4, a distance of 146.56 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an inner ell corner of said Lot 8, same being the southeast corner of said Lot 4, from which a 5/8-inch iron rod found bent bears South 27 degrees 43 minutes 22 seconds East, a distance of 0.52 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most northerly west line of said Lot 8 and the east line of said Lot 4, a distance of 266.21 feet to a 1/2-inch iron rod with plastic cap found for the most northerly northwest corner of said Lot 8, same being the most southerly southwest corner of Lot 7, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 11 minutes 28 seconds East, along the most northerly north line of said Lot 8 and the most southerly south line of the above mentioned Lot 7, a distance of 493.50 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the northeast corner of said Lot 8, same being the southeast corner of said Lot 7, and being in the west Right-of-Way line of Farm to Market Road 549, also known as Corporate Crossing (variable-width Right-of-Way);

**THENCE** along the east line of said Lot 8 and the west line of Farm to Market Road 549 the following two (2) courses and distances:

South 02 degrees 07 minutes 17 seconds East, a distance of 114.50 feet to a point;

and South 01 degree 37 minutes 39 seconds East, a distance of 428.59 feet to a point for the most easterly southeast corner of said Lot 8, same being at the intersection of Farm to Market Road 549 and State Highway 276 (variable-width Right-of-Way);

**THENCE** South 42 degrees 15 minutes 45 seconds West, along the southeast line of said Lot 8 and the north line of State Highway 276, a distance of 47.21 feet to a point for the northeast corner of said 0.392-acre State of Texas tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most easterly north line of said 0.392-acre tract, a distance of 243.79 feet to a 5/8-inch iron rod with a pink TXDOT cap found at the most northerly northwest corner of said 0.392-acre tract;

**THENCE** South 01 degree 03 minutes 11 seconds East, along the most northerly west line of said 0.392-acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with a pink TXDOT cap found for an inner ell corner

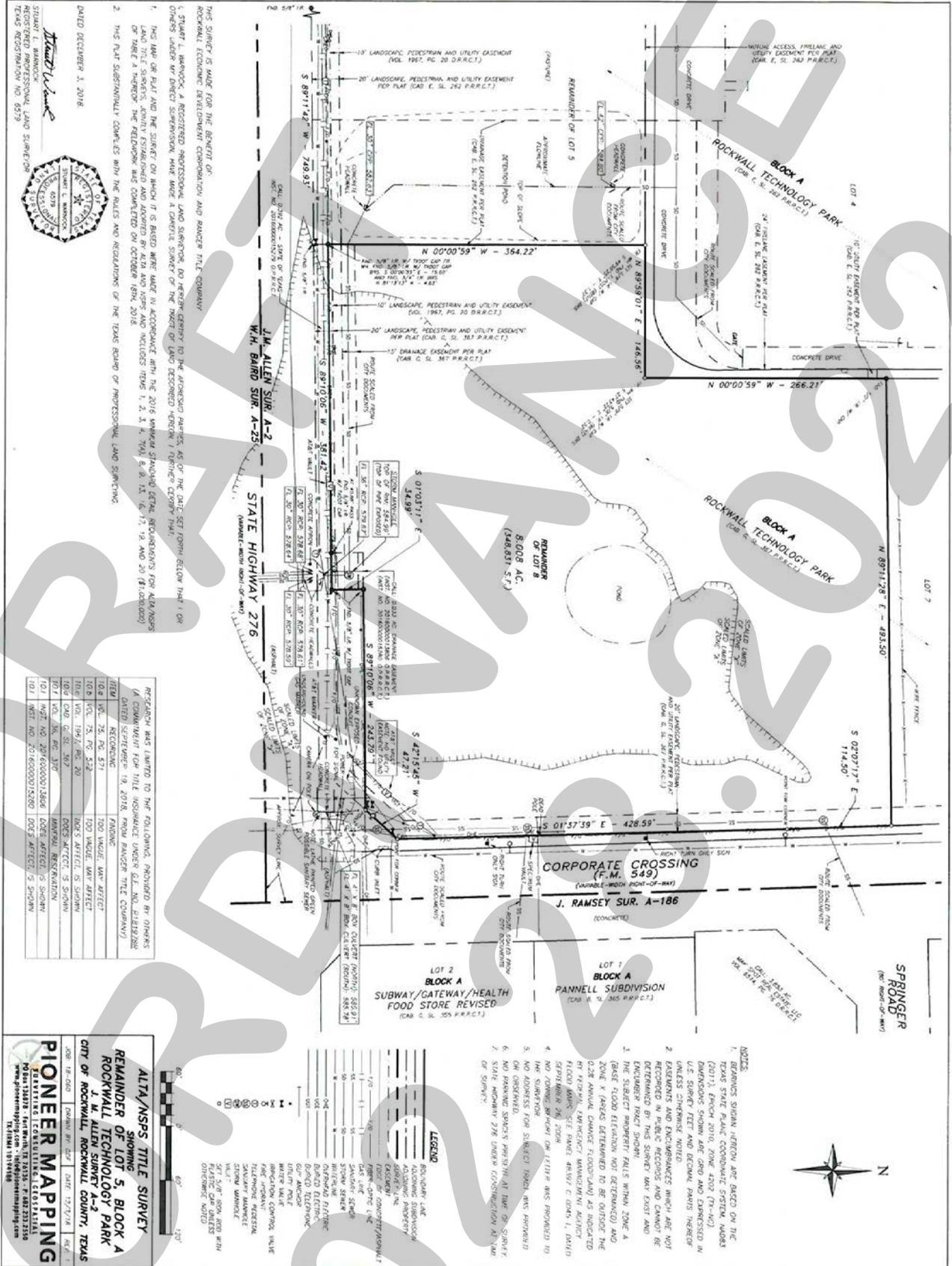
**Exhibit 'A'**  
*Legal Description*

of said 0.392-acre tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most westerly north line of said 0.392-acre tract, a distance of 381.42 feet to the **POINT OF BEGINNING**, containing 8.008 acres of land, more or less.

DRAFT  
ORDINANCE  
02.28.2022

# Exhibit 'B' Zoning Exhibit



THIS SURVEY IS MADE FOR THE BENEFIT OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION AND RANGER TITLE COMPANY.

1. THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 SURVEY STANDARDS DETAIL REQUIREMENTS FOR ALIENAS OF THESE A PARTS OF THE RELATIONSHIP WAS COMPLETED ON OCTOBER 19TH, 2018.

2. THIS PLAN SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATE: DECEMBER 1, 2018

*Heather W. ...*

STATE OF TEXAS  
COUNTY OF ROCKWALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6579

RESEARCH WAS LIMITED TO THE FOLLOWING, PROVIDED BY OTHERS (A COMMENTARY FOR TITLE INSURANCE UNDER S.L. NO. 21812828 DATED SEPTEMBER 19, 2018, FROM RANGER TITLE COMPANY)

| ITEM | RECORDING         | PACING                | 100' WIDE, WAY AFFECT |
|------|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| 101  | NO. 2018000015200 | DOCS AFFECT: 15 SHOWN |                       |                       |                       |                       |                       |                       |                       |
| 102  | NO. 2018000015200 | DOCS AFFECT: 15 SHOWN |                       |                       |                       |                       |                       |                       |                       |
| 103  | NO. 2018000015200 | DOCS AFFECT: 15 SHOWN |                       |                       |                       |                       |                       |                       |                       |
| 104  | NO. 2018000015200 | DOCS AFFECT: 15 SHOWN |                       |                       |                       |                       |                       |                       |                       |
| 105  | NO. 2018000015200 | DOCS AFFECT: 15 SHOWN |                       |                       |                       |                       |                       |                       |                       |
| 106  | NO. 2018000015200 | DOCS AFFECT: 15 SHOWN |                       |                       |                       |                       |                       |                       |                       |
| 107  | NO. 2018000015200 | DOCS AFFECT: 15 SHOWN |                       |                       |                       |                       |                       |                       |                       |
| 108  | NO. 2018000015200 | DOCS AFFECT: 15 SHOWN |                       |                       |                       |                       |                       |                       |                       |
| 109  | NO. 2018000015200 | DOCS AFFECT: 15 SHOWN |                       |                       |                       |                       |                       |                       |                       |
| 110  | NO. 2018000015200 | DOCS AFFECT: 15 SHOWN |                       |                       |                       |                       |                       |                       |                       |

**ALTA/ASPS TITLE SURVEY**

REMAINDER OF LOT 5, BLOCK A  
ROCKWALL TECHNOLOGY PARK  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PIONEER MAPPING**

13141 W. STATE HIGHWAY 276, SUITE 100, ROCKWALL, TEXAS 75087  
TEL: 972.987.1111 FAX: 972.987.1112  
www.pioneermapping.com | info@pioneermapping.com  
TXRMA 191848

**LEGEND**

|  |                 |
|--|-----------------|
|  | BOUNDARY LINE   |
|  | EASEMENT        |
|  | RIGHT-OF-WAY    |
|  | SURVEY MARK     |
|  | IRON PIPE STAKE |
|  | WOOD STAKE      |
|  | SURVEY PIN      |
|  | SURVEY NAIL     |
|  | SURVEY BOLT     |
|  | SURVEY SCREW    |
|  | SURVEY NUT      |
|  | SURVEY WASHER   |
|  | SURVEY PLATE    |
|  | SURVEY DISK     |
|  | SURVEY RING     |
|  | SURVEY CAP      |
|  | SURVEY PLUG     |
|  | SURVEY BOLT     |
|  | SURVEY NUT      |
|  | SURVEY WASHER   |
|  | SURVEY PLATE    |
|  | SURVEY DISK     |
|  | SURVEY RING     |
|  | SURVEY CAP      |
|  | SURVEY PLUG     |

**NOTES**

1. BOUNDARIES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLATE COORDINATE SYSTEM (NAD83 (2011), EPOCH 2010, ZONE 4302 (74-N)) DIMENSIONS SHOWN ARE GROUND EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
2. ENCUMBRANCES AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBRANCES NOT SHOWN.
3. THE SUBJECT PROPERTY FALLS WITHIN ZONE A (BASE FLOOD ELEVATION NOT DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEMA'S FLOOD HAZARD MAPPING ACTIVITY (FLOOD MAPS, SEE MAPS: 43041 C (DATE: 1, 2010) SUPERSEDES 06, 2008).
4. THE SUBJECT PROPERTY HAS BEEN PROPOSED TO BE SUBDIVIDED INTO 10 LOTS.
5. NO ADDRESS FOR SUBJECT TRACT HAS BEEN PROPOSED OR APPROVED.
6. ALL PARKING SPACES PROPOSED AT THE SUBJECT STATE HIGHWAY 276 UNDER CONSTRUCTION AT THE DATE OF SURVEY.

**SPRINGER ROAD**  
(FOR RECORD-ONLY)

**CORPORATE CROSSING**  
(F.M. 549)  
(MAINTAINED BY ROCKWALL COUNTY)

**J. RAMSEY SUR. A-186**  
(ECONOMETE)

**LOT 1 BLOCK A**  
PANNELL SUBDIVISION  
(TAB. E. 9, 365 P. 11 C. 1)

**LOT 2 BLOCK A**  
SUBWAY/GATEWAY/HEALTH  
FOOD STORE REVISED  
(TAB. E. 9, 365 P. 11 C. 1)



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission  
**DATE:** March 15, 2022  
**APPLICANT:** Matt Wavering; *Rockwall Economic Development Corporation*  
**CASE NUMBER:** Z2022-006; *Zoning Change (PD-73 to LI) for Rockwall Technology Park Addition*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of a Zoning Change from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary.

### BACKGROUND

The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, at some point between December 3, 1985 and December 7, 1993 the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District. The subject property remained zoned Light Industrial (LI) District until March 2, 2009, when the City Council adopted *Ordinance No. 09-09 [Case No. Z2008-028]* creating Planned Development District 73 (PD-73). Under this Planned Development District, the property was subject to the development requirements of the Commercial (C) District with limited Commercial (C) District land uses being permitted. The subject property remains zoned Planned Development District 73 (PD-73) and has been vacant since annexation.

### PURPOSE

On February 18, 2022, the applicant -- *Matt Wavering of the Rockwall Economic Development Corporation* -- submitted an application requesting to change the zoning of the subject property from Planned Development District 73 (PD-73) to a Light Industrial (LI) District.

### ADJACENT LAND USES AND ACCESS

The subject property is located at the northwest corner of the intersection of SH-276 and Corporate Crossing (*FM-549*). The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an 8.035-acre parcel of vacant land (*i.e. Lot 7, Block A, Rockwall Technology Park Addition*). Beyond this is Discovery Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 5.131-acre parcel of land (*i.e. Lot 3, Block E, Rockwall Technology Park*), which is currently occupied with an ~49,920 SF office/manufacturing building (*i.e. L3 Communications Integrated Systems*). All of these properties are located within Phase 1 of the Rockwall Economic Development Corporation's Technology Park and are zoned Light Industrial (LI) District.

South: Directly south of the subject property is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 11.076-acre vacant tract of land (*i.e. Tract 5*

of the W. H. Baird Survey, Abstract No. 25). Beyond this is Phase 5B of the Lofland Farms Subdivision, which consists of 75 residential lots on 29.77-acres of land. Both of these properties are zoned Planned Development District 45 (PD-45) for General Retail (GR) District and Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is Corporate Crossing, which is identified as a TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the following: [1] a 3.853-acre vacant tract of land (i.e. Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186), [2] a two (2) acre parcel of land (i.e. Lot 1, Block A, Pannell Subdivision) with a House of Worship (i.e. Church of His Glory) situated on it, and [3] a 1.9811-acre parcel of land (i.e. Lot 2, Block A, Subway-Gateway-Health Food Store) with a General Retail Store with Gasoline Sales and a Restaurant with Drive-Through or Drive-In (i.e. Subway-Gateway Health Food Store) situated on it. These properties are all zoned Planned Development District 46 (PD-46) for limited Commercial (C) District land uses.

West: Directly west of the subject property is a 7.128-acre parcel of vacant land (i.e. Lot 5, Block A, Rockwall Technology Park Addition). Beyond this Innovation Drive, which is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 7.696-acre parcel of vacant land (i.e. Lot 4, Block B, Rockwall Technology Park). All of these properties are located within Phase 1 of the Rockwall Economic Development Corporation's Technology Park and are zoned Light Industrial (LI) District.

**CONFORMANCE TO THE CITY'S CODES**

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses ... [and] is intended for industrial parks and larger, cleaner types of industries." In this case, the subject property is owned by the Rockwall Economic Development Corporation (REDC) and is considered to be a part of Phase 1 of the Rockwall Technology Park. Currently, the REDC is planning to use a portion of this property for a regional detention system to serve adjacent properties and to use the other portion of the property to incorporate it with the property directly north of the subject property (i.e. Lot 7, Block A, Rockwall Technology Park) to create a larger parcel of land for a future prospect. If rezoned the property would be subject to the density and dimensional requirements for a property in a Light Industrial (LI) District as specified by Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS

|   |                         |
|---|-------------------------|
| <i>Minimum Lot Area</i>                                   | 12,500 SF               |
| <i>Minimum Lot Width</i>                                  | 100'                    |
| <i>Minimum Lot Depth</i>                                  | 125'                    |
| <i>Minimum Front Yard Setback</i> <sup>(1)</sup>          | 25'                     |
| <i>Minimum Side Yard Setback</i> <sup>(2) &amp; (3)</sup> | 15' + ½ Height Over 36' |
| <i>Minimum Rear Yard Setback</i> <sup>(2) &amp; (3)</sup> | 10'                     |
| <i>Minimum Between Buildings</i> <sup>(2) &amp; (3)</sup> | 15' + ½ Height Over 36' |
| <i>Maximum Building Height</i> <sup>(4)</sup>             | 60'                     |
| <i>Maximum Building Size</i>                              | N/A                     |
| <i>Maximum Lot Coverage</i>                               | 60%                     |
| <i>Minimum Landscaping</i>                                | 15%                     |

General Notes:

- 1: From future right-of-way as shown on the adopted Master Thoroughfare Plan or as actually exists, whichever is greater.
- 2: Not to exceed 50-feet.
- 3: ½ Height Over 36-feet with a fire rated wall.
- 4: Building height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Technology District and is designated for Commercial/Retail land uses on the Future Land Use Plan. According to the Comprehensive Plan, Commercial/Retail land uses are defined as "...single to multi-tenant commercial retail centers along major arterials at key intersections ... (i)n certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance with the *Commercial* land use category on all four (4) corners of an intersection; however, this is not necessary in all cases." If this zoning change is approved it would require the Future Land Use Map to be amended to a Technology/Employment Center designation, which is defined as a "...land use category [that] is characterized by employment-oriented businesses, which are generally situated in larger centers (i.e. Rockwall Technology Park) with access to key transportation networks." In addition, according to the Technology District the subject property is located in the City's Technology Park, and according to the *District Strategies* "(t)hese areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base." Based on this, even though the proposed zoning change does not conform to the Future Land Use Map designation for the subject property, the case appears to warrant approval; however, any changes to the OURHometown Vision 2040 Comprehensive Plan is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff has included a *Condition of Approval* that would change the Future Land Use Map to show the subject property as designated for Technology/Employment Center land uses as opposed to Commercial/Retail land uses should this case be approved.

### **INFRASTRUCTURE**

All infrastructure requirements will be dependent on the future development of the subject property.

### **STAFF ANALYSIS**

The proposed zoning change appears to be consistent with many aspects of the OURHometown Vision 2040 Comprehensive Plan, but is not consistent with the Future Land Use Map. Despite this, the applicant's request does appear to have merit when looking at the location, parcel configuration, and zoning designation of the surrounding areas. This coupled with the idea that this area will be used to provide regional detention for other land uses in the City's Technology Park and provide additional area to increase the size of existing vacant parcels that will be used to attract new prospects, makes the proposed zoning change consistent with the City's Economic Development goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan. With all this being said, all zoning case are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On February 25, 2022, staff mailed 102 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lofland Farms Homeowner's Association (HOA), which was the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any responses concerning the applicant's request.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from Planned Development District 73 (PD-73) to a Light Industrial (LI) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the draft ordinance; and,

- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Commercial/Retail designation to a Technology/Employment Center designation; and,
- (3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Rockwall Technology Park Phase I

LOT 8 BLOCK A

GENERAL LOCATION NWC of State Highway 276 & Corporate Crossing

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

CURRENT ZONING PD-73

CURRENT USE Vacant

PROPOSED ZONING Light Industrial

PROPOSED USE Regional Detention Pond

ACREAGE 8.008

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- 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 Rockwall Economic Development Corporation

APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl  
Suite 104

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [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 \$320.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF February, 2022. 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."

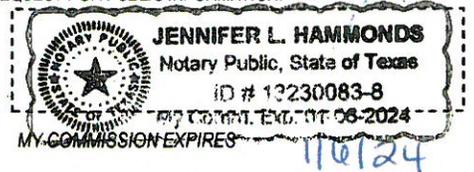
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF February, 2022

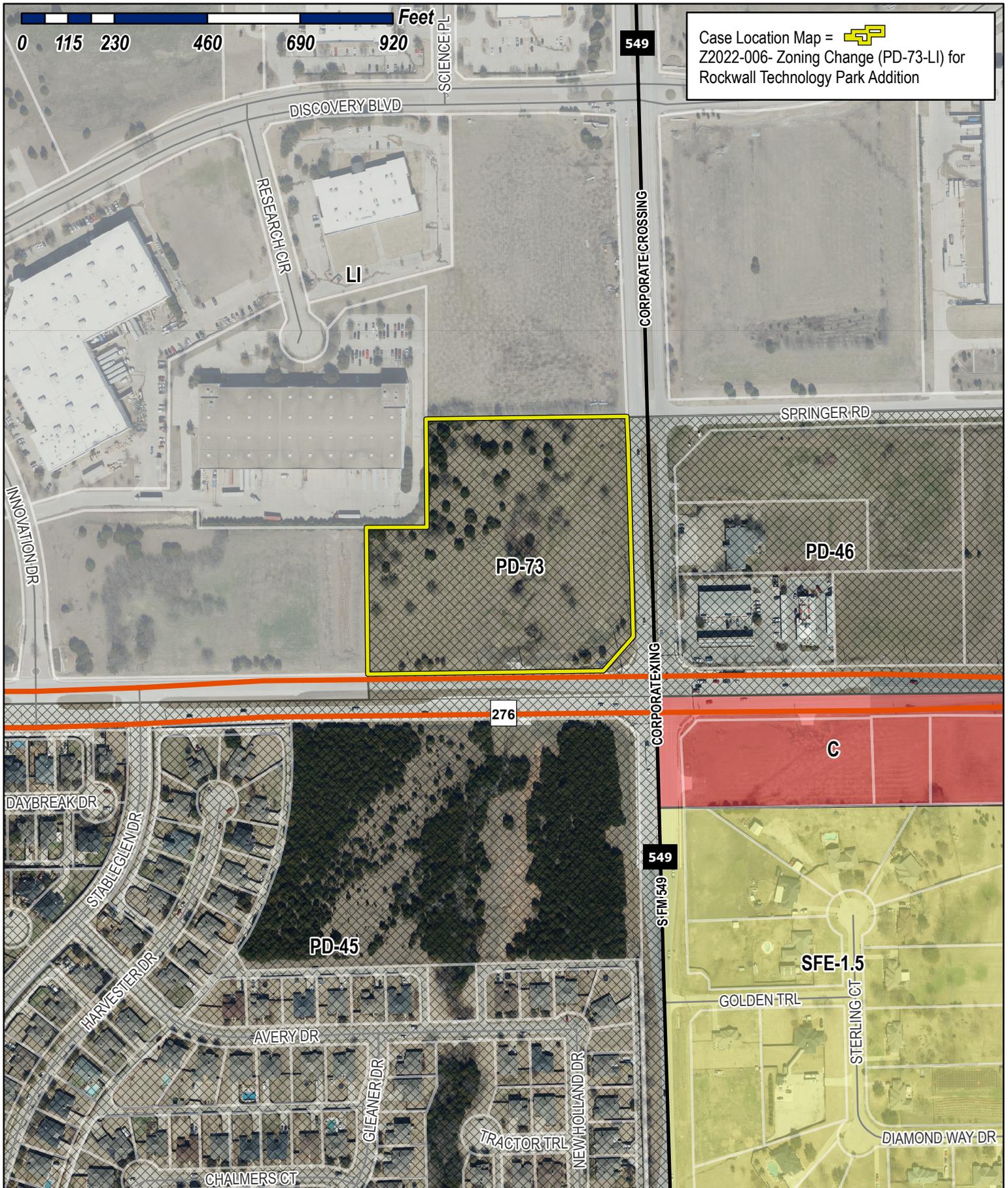
OWNER'S SIGNATURE

*Matt Wavering*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Jennifer L. Hammonds*





# 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.

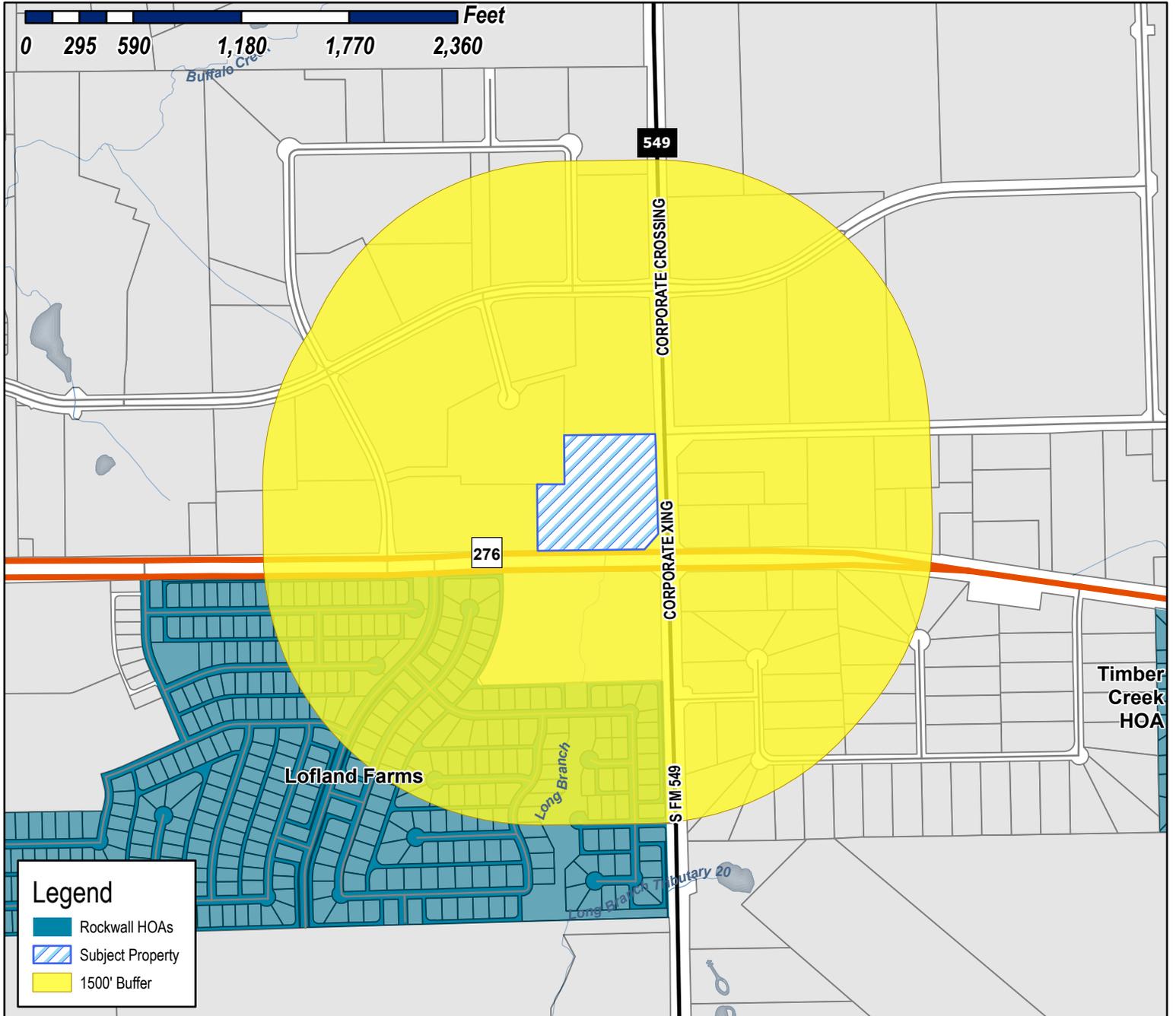




# City of Rockwall

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**Case Number:** Z2022-006  
**Case Name:** Zoning Change from PD-73 to LI  
**Case Type:** Zoning  
**Zoning:** Planned Development District 73 (PD-73)  
**Case Address:** NWC of SH276 & Corporate Crossing

**Date Saved:** 2/17/2022  
 For Questions on this Case Call (972) 771-7745



## Miller, Ryan

---

**From:** Gamez, Angelica  
**Sent:** Wednesday, February 23, 2022 2:25 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany  
**Subject:** Neighborhood Notification Program [Z2022-006]  
**Attachments:** Public Notice (02.23.2022).pdf; HOA Map (02.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *February 25, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 21, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2022-006 Zoning Change from PD-73 to LI**

Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of a *Zoning Change* from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

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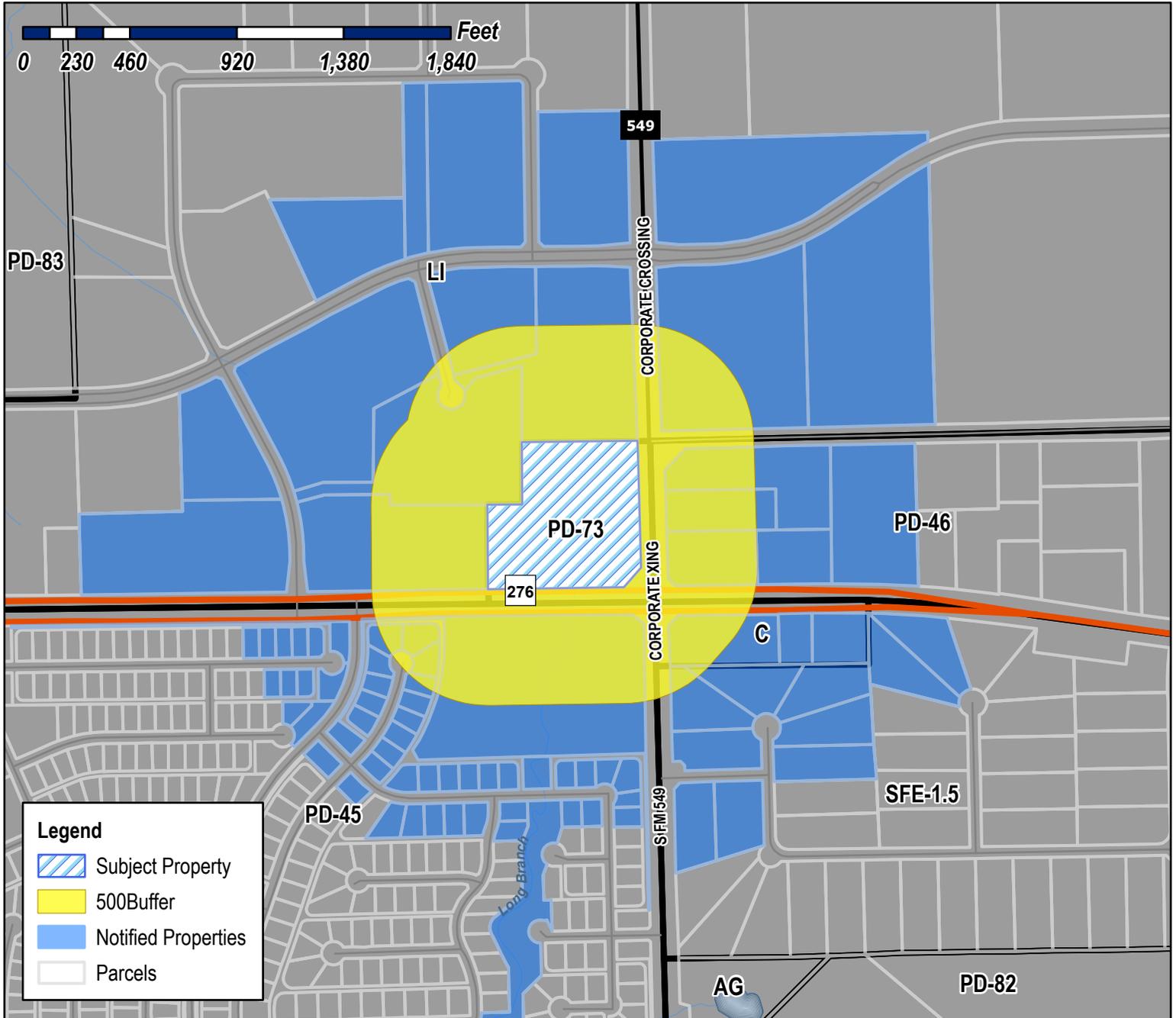
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**Case Number:** Z2022-006  
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**Zoning:** Planned Development District 73 (PD-73)  
**Case Address:** NWC of SH276 & Corporate Crossing



**Date Saved:** 2/17/2022

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

EXETER 2975 DISCOVERY, LP  
101 WEST ELM STREET SUITE 600  
CONSHOHOCKEN, PA 19428

AINO DALLAS LLC  
103 FOULK ROAD, SUITE 900  
WILMINGTON, DE 19803

DFW DISTRIBUTOR PETROLEUM INC  
1111 N BELTLINE RD STE #100  
GARLAND, TX 75040

JOHNSON ARTHUR JR  
1124 CLARENDON CRES  
OAKLAND, CA 94610

COAST VILLAGE CAPITAL LLC  
1225 COAST VILLAGE ROAD SUITE C  
SANTA BARBARA, CA 93108

GOLDBERG MICHAEL  
12405 VENICE BLVD #175  
LOS ANGELES, CA 90066

STATE OF TEXAS  
125 E 11TH STREET  
AUSTIN, TX 78701

KELLER JACQUELYN  
1275 CORPORATE CROSSING  
ROCKWALL, TX 75032

SOON HERALD  
14300 CERVANTES AVE  
GERMANTOWN, MD 20874

HENG JIA  
147 VISTA DR  
CEDAR KNOLLS, NJ 75032

SENG TRUST  
1602 MONTELLANO CT  
SAN JOSE, CA 95120

LAHLOUH FAMILY LIMITED PARTNERSHIP  
1605 RESEARCH CIR  
ROCKWALL, TX 75032

LINDOP DUSTIN & AMANDA  
1672 HOLLOW WAY LN  
QUINLAN, TX 75474

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1690 WOODSIDE RD STE 120  
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1700 SCIENCE PL  
ROCKWALL, TX 75032

BELLE HAV/TEX LP  
1701 SCIENCE PLACE  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
1717 MAIN S ST SUITE 2000  
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.  
C/O SPECTRUM ASSOCIATION MANAGEMENT  
17319 SAN PEDRO SUITE 318  
SAN ANTONIO, TX 78232

JOHNSON DAVID A AND PHYLLIS D  
1890 COPPER RIDGE CIR  
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE  
1900 COPPER RIDGE CIR  
ROCKWALL, TX 75032

MINOR MORRIS & NORA A  
1908 STERLING CT  
ROCKWALL, TX 75032

BAILEY GARY AND JOY L  
1910 HARVESTER DR  
ROCKWALL, TX 75032

GARZA CESAR AND ANA MARIE  
1913 STERLING CT  
ROCKWALL, TX 75032

SANCHEZ JOSE L  
1918 STERLING CT  
ROCKWALL, TX 75032

LINDOP DUSTIN & AMANDA  
1920 HARVESTER DR  
ROCKWALL, TX 75032

MEJIA BLAS & LUISA  
1921 STERLING CT  
ROCKWALL, TX 75032

LARA ANITA  
1921 HARVESTER DR  
ROCKWALL, TX 75032

DOWDEY RACHEL AND  
DAVID DOWDEY  
1930 STERLING COURT  
ROCKWALL, TX 75032

HUANG CHENGUANG AND  
CHEN XIE  
1930 HARVESTER DR  
ROCKWALL, TX 75032

MCMILLIAN SUSAN S  
1931 HARVESTER DR  
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC  
1935 STERLING CT  
ROCKWALL, TX 75032

WEAVER GREGORY L & DEBRA RENEE  
1940 HARVESTER DRIVE  
ROCKWALL, TX 75032

ML VENTURES, LLC  
1941 HARVESTER DR  
ROCKWALL, TX 75032

HENG JIA  
1950 HARVESTER DR  
ROCKWALL, TX 75032

YARBROUGH JEFFREY ALLEN & KIMBERLY ANN  
1951 HARVESTER DR  
ROCKWALL, TX 75032

STANLEY GARY ROSS  
1960 HARVESTER DRIVE  
ROCKWALL, TX 75032

MALDANIS CHERYL AND MICHAEL  
1961 HARVESTOR DRIVE  
ROCKWALL, TX 75032

WELK STEPHEN SCOTT  
1970 HARVESTER DRIVE  
ROCKWALL, TX 75032

GOLDBERG MICHAEL  
1980 HARVESTER DR  
ROCKWALL, TX 75032

BLOYS SHANE K & MELISSA D  
1981 HARVESTER DRIVE  
ROCKWALL, TX 75032

JONES DENNIS W AND RANAI L TRUSTEES  
JONES FAMILY LIVING TRUST  
2000 HARVESTER DR  
ROCKWALL, TX 75032

ROCHELLE MICHAEL  
2000 NEW HOLLAND DR  
ROCKWALL, TX 75032

WILLIAMS ROGER D & SALLY M  
2001 HARVESTER DR  
ROCKWALL, TX 75032

SMITH BART A & DONNA R  
2010 GLEANER DR  
ROCKWALL, TX 75032

SPENCE KEATON  
2020 GLEANER DR  
ROCKWALL, TX 75032

PADILLA ELIZABETH  
AND PETE RODRIGUEZ  
2020 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

ALMO INVESTMENT II LTD  
2205 HWY 276  
ROCKWALL, TX 75032

DFW DISTRIBUTOR,  
PETROLEUM INC.  
2210 STATE HWY 276  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
2245 HWY 276  
ROCKWALL, TX 75032

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
2301HWY276  
ROCKWALL, TX 75032

HUANG CHENGUANG AND  
CHEN XIE  
235 BOULEVARD  
MOUNTAIN LAKES, NJ 7046

AMH 2014-1 BORROWER LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

HATFIELD AND COMPANY INC  
C/O GEORGE HATFIELD  
2475 DISCOVERY BLVD  
ROCKWALL, TX 75032

BAIN STEVEN & JONI  
2550 DAYBREAK DRIVE  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
2560 DAYBREAK DR  
ROCKWALL, TX 75032

BUNIN DAVID K & BETHANY A  
2561 DAYBREAK DR  
ROCKWALL, TX 75032

<Null>  
2570 DAYBREAK DR  
ROCKWALL, TX 75032

CARSON BROOKE  
2571 DAYBREAK DRIVE  
ROCKWALL, TX 75032

STACY BRYAN COLIN AND HEATHER  
2580 DAYBREAK DRIVE  
ROCKWALL, TX 75032

JONES HAROLD E III  
2580 WAGONWHEEL DR  
ROCKWALL, TX 75032

WELMAKER SALLY  
2581 DAYBREAK DRIVE  
ROCKWALL, TX 75032

HENSON TAYLOR P & ANGELA M  
2590 DAYBREAK DRIVE  
ROCKWALL, TX 75032

COAST VILLAGE CAPITAL LLC  
2590 WAGON WHEEL DR  
ROCKWALL, TX 75032

SMITH DANIEL J AND ALLISON LANE  
2591 DAYBREAK DR  
ROCKWALL, TX 75032

BARKLEY PATRICK D & SHERRI D  
2600 DAYBREAK DR  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT CORP  
2610 OBSERVATION TRAIL STE 104  
ROCKWALL, TX 75032

SPECIAL PRODUCTS REALTY LTD  
2625 DISCOVERY BLVD  
ROCKWALL, TX 75032

HARDING TERRY W  
2750 AVERY  
ROCKWALL, TX 75032

LAHLOUH FAMILY LIMITED PARTNERSHIP  
2750 E MISSION BLVD  
ONTARIO, CA 91761

PIERCE CHRISTOPHER JOSEPH & JENNIFER L  
2751 AVERY  
ROCKWALL, TX 75032

ARMSTRONG VICKIE  
2761 AVERY DR  
ROCKWALL, TX 75032

COATS JOSEPH JEROME AND ANNETTE  
MICHELLE  
2770 AVERY DR  
ROCKWALL, TX 75032

JOHNSON ARTHUR JR  
2771 AVERY DR  
ROCKWALL, TX 75032

NICHOLSON NGAI Q AND MELVIN M  
2780 AVERY  
ROCKWALL, TX 75032

AINO DALLAS LLC  
2781 AVERY DR  
ROCKWALL, TX 75032

TURCK BETHANY  
2790 AVERY DR  
ROCKWALL, TX 75032

FAVILA CESAR G II  
2791 AVERY  
ROCKWALL, TX 75032

KIELBUS PAWEL & KATARZYNA  
2800 AVERY  
ROCKWALL, TX 75032

TREADWELL FAMILY TRUST AND  
JANIEKS FAMILY TRUST  
2800 DISCOVERY BLVD  
ROCKWALL, TX 75032

LUONG SIMON  
2810 AVERY DR  
ROCKWALL, TX 75032

WILSON TIMOTHY JOHN & STEPHANIN M  
2850 AVERY  
ROCKWALL, TX 75032

SOON HERALD  
2851 AVERY DR  
ROCKWALL, TX 75032

SENG TRUST  
2860 AVERY DR  
ROCKWALL, TX 75032

BAUMANN REBECCA NICOLE AND KAISER LYN  
2861 AVERY DRIVE  
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL  
2870 AVERY DRIVE  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT  
2935 OBSERVATION TRAIL  
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP  
2975 DISCOVERY BLVD  
ROCKWALL, TX 75032

SHANE PATRICK RYAN  
3055 GOLDEN TRL  
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D  
3075 GOLDEN TRAIL  
ROCKWALL, TX 75032

LARA ANITA  
318 LAKE TEXOMA DRIVE  
WYLIE, TX 75098

PRBS PROPERTIES LLC  
3216 HUNTER LANE  
PLANO, TX 75093

XCELON DEVELOPEMENT LLC  
3225 MCLEOD DR SUITE 100  
LAS VEGAS, NV 89121

LUONG SIMON  
4018 138TH ST SW  
LYNNWOOD, WA 98087

TREADWELL FAMILY TRUST AND  
JANIEKS FAMILY TRUST  
5161 VISTA MIGUEL DR  
LA CANADA, CA 91011

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
625 SUNSET HILL DR  
ROCKWALL, TX 75087

ML VENTURES, LLC  
7908 BOULDER RIVER TRAIL  
MCKINNEY, TX 75070

KELLER JACQUELYN  
8522 GARLAND RD  
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
P O BOX 968  
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD  
PO BOX 2599  
WAXAHACHIE, TX 75168

LOFLAND FARMS LTD  
C/O QHR INC  
PO BOX 360399  
DALLAS, TX 75336

MAK SPOT REAL ESTATE LLC  
PO BOX 496585  
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2022-006: Zoning Change from PD-73 to LI**

*Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of a Zoning Change from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 21, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 21, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-006: Zoning Change from PD-73 to LI**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



February 16, 2022

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

Re: Zoning Change for Lot 8, Block A Rockwall Technology Park Addition

Mr. Miller:

The Rockwall Economic Development Corporation (REDC) requests a zoning change for Lot 8, Block A of the Rockwall Technology Park Addition ("Lot A-8") from PD-073 to Light Industrial (LI). Lot A-8 was originally zoned LI, but was changed to PD-073 in 2009. The lot is mostly encumbered by an existing floodplain which makes development of the property difficult and cost prohibitive. The REDC plans to build a regional stormwater detention pond on the lot in the near future, which will add developable land and serve the adjacent lots.

The lots within all phases of the Rockwall Technology Park are zoned LI, therefore this request is consistent with the zoning and land use in the surrounding area. This change will facilitate more contiguous LI zoned land coupled with the lot immediately adjacent to the north (Lot A-7), where the REDC is currently courting a corporate relocation.

We respectfully ask that the Planning & Zoning Commission and the Rockwall City Council consider approval of our zoning request.

Sincerely,

Matt Wavering  
Director of Project Development

attachments

**EXHIBIT A**  
**METES AND BOUNDS DESCRIPTION**  
**8.008 ACRES**  
**J. M. ALLEN SURVEY, A-2**  
**ROCKWALL COUNTY, TEXAS**

Being 8.008 acres (348,831 square feet) of land, situated in the J. M. Allen Survey, Abstract Number 2, Rockwall County, Texas, being part of that certain Lot 8, Block A, Rockwall Technology Park, according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas. Said 8.008 acres of land being more particularly described as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod with a pink TXDOT cap found at the northwest corner of that certain called 0.392 acre tract conveyed to the State of Texas according to the Correction Affidavit recorded under Instrument Number 20160000015279, Official Public Records, Rockwall County, Texas, being in the west line of the above mentioned Lot 8 and the east line of Lot 5, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas, from which a 5/8-inch iron rod with a pink TXDOT cap found at the southwest corner of the above mentioned 0.392 acre tract bears South 00 degrees 00 minutes 59 seconds East, a distance of 15.60 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most southerly west line of said Lot 8 and the east line of the above mentioned Lot 5, a distance of 348.62 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the most westerly northwest corner of said Lot 8, same being the northeast corner of said Lot 5, and being in the south line of Lot 4, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 59 minutes 01 second East, along the most westerly north line of said Lot 8 and the south line of the above mentioned Lot 4, a distance of 146.56 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an inner ell corner of said Lot 8, same being the southeast corner of said Lot 4, from which a 5/8-inch iron rod found bent bears South 27 degrees 43 minutes 22 seconds East, a distance of 0.52 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most northerly west line of said Lot 8 and the east line of said Lot 4, a distance of 266.21 feet to a 1/2-inch iron rod with plastic cap found for the most northerly northwest corner of said Lot 8, same being the most southerly southwest corner of Lot 7, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 11 minutes 28 seconds East, along the most northerly north line of said Lot 8 and the most southerly south line of the above mentioned Lot 7, a distance of 493.50 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the northeast corner of said Lot 8, same being the southeast corner of said Lot 7, and being in the west Right-of-Way line of Farm to Market Road 549, also known as Corporate Crossing (variable-width Right-of-Way);

**THENCE** along the east line of said Lot 8 and the west line of Farm to Market Road 549 the following two (2) courses and distances:

South 02 degrees 07 minutes 17 seconds East, a distance of 114.50 feet to a point;

and South 01 degree 37 minutes 39 seconds East, a distance of 428.59 feet to a point for the most easterly southeast corner of said Lot 8, same being at the intersection of Farm to Market Road 549 and State Highway 276 (variable-width Right-of-Way);

**THENCE** South 42 degrees 15 minutes 45 seconds West, along the southeast line of said Lot 8 and the north line of State Highway 276, a distance of 47.21 feet to a point for the northeast corner of said 0.392 acre State of Texas tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most easterly north line of said 0.392 acre tract, a distance of 243.79 feet to a 5/8-inch iron rod with a pink TXDOT cap found at the most northerly northwest corner of said 0.392 acre tract;

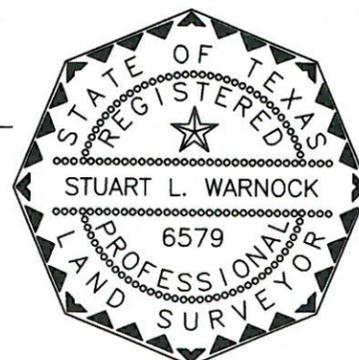
**THENCE** South 01 degree 03 minutes 11 seconds East, along the most northerly west line of said 0.392 acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with a pink TXDOT cap found for an inner ell corner of said 0.392 acre tract;

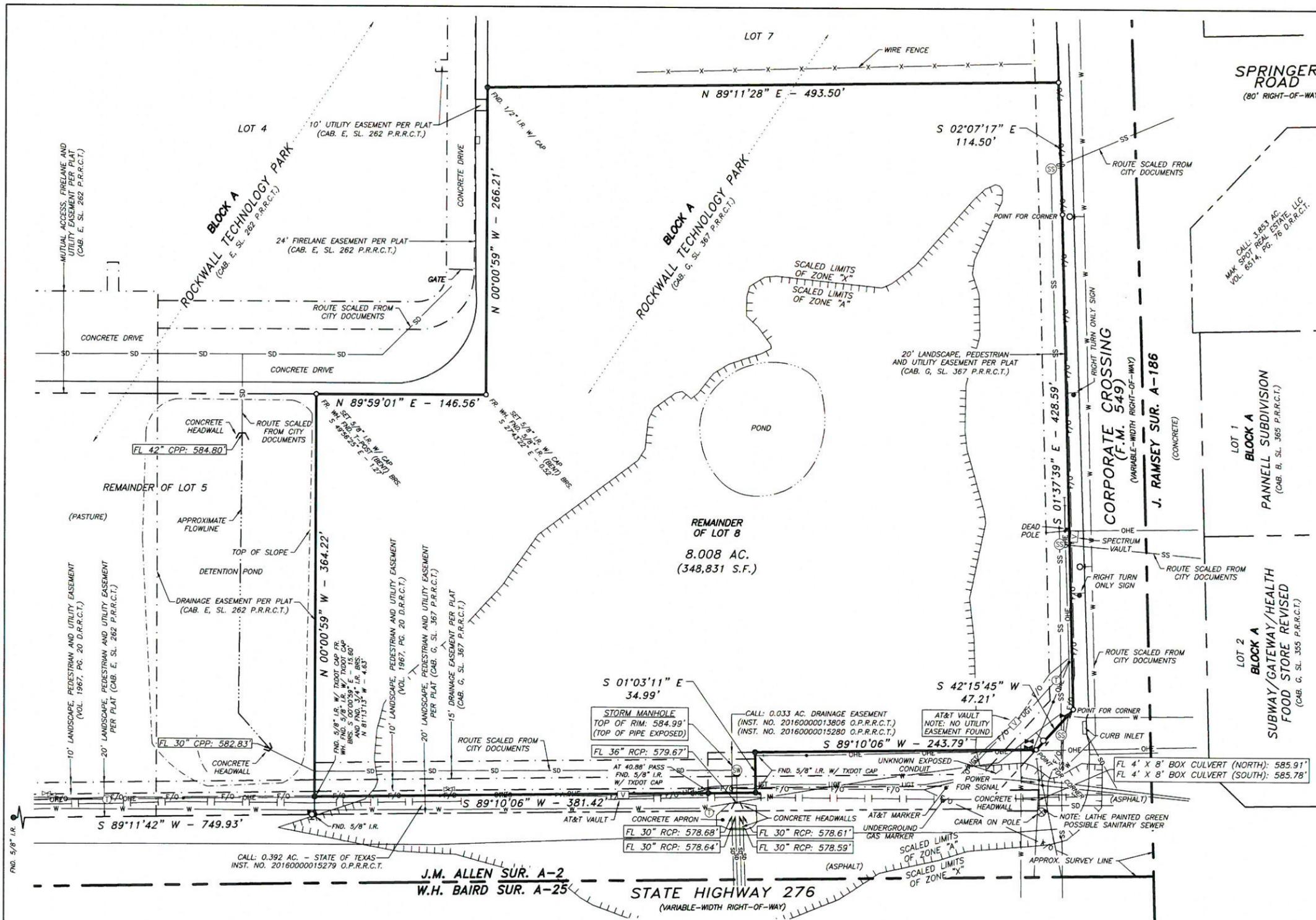
**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most westerly north line of said 0.392 acre tract, a distance of 381.42 feet to the **POINT OF BEGINNING**, containing 8.008 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, NAD83 (2011), Epoch 2010, Texas North Central Zone 4202. Distances are in U.S. Survey feet and decimal parts thereof.

  
 Stuart L. Warnock, RPLS, GISP  
 Texas Registration Number 6579

12-3-18  
 Date





- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
  - EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN.
  - THE SUBJECT PROPERTY FALLS WITHIN ZONE A (BASE FLOOD ELEVATION NOT DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48397 C 0045 L, DATED SEPTEMBER 26, 2008.
  - NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
  - NO ADDRESS FOR SUBJECT TRACT WAS PROVIDED OR OBSERVED.
  - NO PARKING SPACES PRESENT AT TIME OF SURVEY.
  - STATE HIGHWAY 276 UNDER CONSTRUCTION AT TIME OF SURVEY.

**LEGEND**

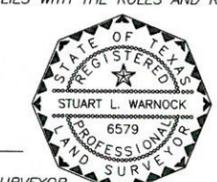
|  |   |
|--|---|
|  | BOUNDARY LINE   |
|  | ADJOINING SUBDIVISION                                     |
|  | ADJOINING PROPERTY  |
|  | SURVEY LINE   |
|  | EASEMENT  |
|  | EDGE OF CONCRETE/ASPHALT                                  |
|  | FIBER-OPTIC LINE  |
|  | GAS LINE  |
|  | SANITARY SEWER  |
|  | STORM SEWER   |
|  | WATERLINE   |
|  | OVERHEAD ELECTRIC   |
|  | BURIED ELECTRIC   |
|  | BURIED TELEPHONE  |
|  | GUY ANCHOR  |
|  | UTILITY POLE  |
|  | WATER VALVE   |
|  | IRRIGATION CONTROL VALVE                                  |
|  | FIRE HYDRANT  |
|  | TELEPHONE PEDESTAL  |
|  | SANITARY MANHOLE  |
|  | STORM MANHOLE   |
|  | VAULT   |
|  | SET 5/8" IRON ROD WITH PLASTIC CAP UNLESS OTHERWISE NOTED |

THIS SURVEY IS MADE FOR THE BENEFIT OF:  
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION AND RANGER TITLE COMPANY

I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I OR OTHERS UNDER MY DIRECT SUPERVISION, HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13, 16, 17, 19, AND 20 (\$1,000,000) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 18TH, 2018.
- THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

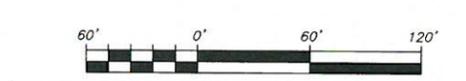
DATED DECEMBER 3, 2018.



*Stuart L. Warnock*  
STUART L. WARNOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6579

RESEARCH WAS LIMITED TO THE FOLLOWING, PROVIDED BY OTHERS  
(A COMMITMENT FOR TITLE INSURANCE UNDER G.F. NO. R181978R  
DATED SEPTEMBER 19, 2018, FROM RANGER TITLE COMPANY)

| ITEM | RECORDING               | FINDING               |
|------|-------------------------|-----------------------|
| 10.a | VOL. 75, PG. 571        | TOO VAGUE, MAY AFFECT |
| 10.b | VOL. 75, PG. 572        | TOO VAGUE, MAY AFFECT |
| 10.c | VOL. 1967, PG. 20       | DOES AFFECT, IS SHOWN |
| 10.d | CAB. G, SL. 367         | DOES AFFECT, IS SHOWN |
| 10.f | VOL. 36, PG. 370        | MINERAL RESERVATION   |
| 10.i | INST. NO. 2016000013806 | DOES AFFECT, IS SHOWN |
| 10.l | INST. NO. 2016000015280 | DOES AFFECT, IS SHOWN |



**ALTA/NSPS TITLE SURVEY**  
SHOWING  
**REMAINDER OF LOT 5, BLOCK A**  
**ROCKWALL TECHNOLOGY PARK**  
J. M. ALLEN SURVEY A-2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB: 18-060 DRAWN BY: GDF DATE: 12/3/18 REV: 1

**PIONEER MAPPING**  
SURVEYING | CONSULTING | GEOSPATIAL  
PO Box 136878 - Fort Worth, TX 76136 - P: 682.233.2550  
www.pioneermapping.com - info@pioneermapping.com  
TX-FIRM# 10194188

CITY OF ROCKWALL

ORDINANCE NO. ~~22-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 73 (PD-73) [ORDINANCE NO. 09-09] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM PLANNED DEVELOPMENT DISTRICT 73 (PD-73) TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 8.008-ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Matt Wavering of the Rockwall Economic Development Corporation for the approval of a *Zoning Change* from Planned Development District 73 (PD-73) [Ordinance No. 09-09] to a Light Industrial (LI) District for an 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 73 (PD-73) [Ordinance No. 09-09] and the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the adoption of this ordinance shall supersede *Ordinance No. 09-09*;

**SECTION 2.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Planned Development District 73 (PD-73) [Ordinance No. 09-09] to a Light Industrial (LI) District;

**SECTION 3.** That the *Subject Property* shall be used only in the manner and for the purposes

provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*; and Section 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 6.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

**SECTION 7.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF APRIL, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 21, 2022

2<sup>nd</sup> Reading: April 4, 2022

**Exhibit 'A'**  
*Legal Description*

**BEING** 8.008 acres (348,831 square feet) of land, situated in the J. M. Allen Survey, Abstract Number 2, Rockwall County, Texas, being part of that certain Lot 8, Block A Rockwall Technology Park, according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas. Said 8.008 acres of land being more particularly described as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod with a pink TXDOT cap found at the northwest corner of that certain called 0.392 acre tract conveyed to the State of Texas according to the Correction Affidavit recorded under Instrument Number 20160000015279, Official Public Records, Rockwall County, Texas, being in the west line of the above mentioned Lot 8 and the east line of Lot 5, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas, from which a 5/8-inch iron rod with a pink TXDOT cap found at the southwest corner of the above mentioned 0.392 acre tract bears South 00 degrees 00 minutes 59 seconds East, a distance of 15.60 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most southerly west line of said Lot 8 and the east line of the above mentioned Lot 5, a distance of 348.62 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the most westerly northwest corner of said Lot 8, same being the northeast corner of said Lot 5, and being in the south line of Lot 4, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 59 minutes 01 second East, along the most westerly north line of said Lot 8 and the south line of the above mentioned Lot 4, a distance of 146.56 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an inner ell corner of said Lot 8, same being the southeast corner of said Lot 4, from which a 5/8-inch iron rod found bent bears South 27 degrees 43 minutes 22 seconds East, a distance of 0.52 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most northerly west line of said Lot 8 and the east line of said Lot 4, a distance of 266.21 feet to a 1/2-inch iron rod with plastic cap found for the most northerly northwest corner of said Lot 8, same being the most southerly southwest corner of Lot 7, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 11 minutes 28 seconds East, along the most northerly north line of said Lot 8 and the most southerly south line of the above mentioned Lot 7, a distance of 493.50 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the northeast corner of said Lot 8, same being the southeast corner of said Lot 7, and being in the west Right-of-Way line of Farm to Market Road 549, also known as Corporate Crossing (variable-width Right-of-Way);

**THENCE** along the east line of said Lot 8 and the west line of Farm to Market Road 549 the following two (2) courses and distances:

South 02 degrees 07 minutes 17 seconds East, a distance of 114.50 feet to a point;

and South 01 degree 37 minutes 39 seconds East, a distance of 428.59 feet to a point for the most easterly southeast corner of said Lot 8, same being at the intersection of Farm to Market Road 549 and State Highway 276 (variable-width Right-of-Way);

**THENCE** South 42 degrees 15 minutes 45 seconds West, along the southeast line of said Lot 8 and the north line of State Highway 276, a distance of 47.21 feet to a point for the northeast corner of said 0.392-acre State of Texas tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most easterly north line of said 0.392-acre tract, a distance of 243.79 feet to a 5/8-inch iron rod with a pink TXDOT cap found at the most northerly northwest corner of said 0.392-acre tract;

**THENCE** South 01 degree 03 minutes 11 seconds East, along the most northerly west line of said 0.392-acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with a pink TXDOT cap found for an inner ell corner

**Exhibit 'A'**  
*Legal Description*

of said 0.392-acre tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most westerly north line of said 0.392-acre tract, a distance of 381.42 feet to the **POINT OF BEGINNING**, containing 8.008 acres of land, more or less.

DRAFT  
ORDINANCE  
03.15.2022





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** March 21, 2022  
**APPLICANT:** Matt Wavering; *Rockwall Economic Development Corporation*  
**CASE NUMBER:** Z2022-006; *Zoning Change (PD-73 to LI) for Rockwall Technology Park Addition*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of a Zoning Change from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary.

### BACKGROUND

The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, at some point between December 3, 1985 and December 7, 1993 the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District. The subject property remained zoned Light Industrial (LI) District until March 2, 2009, when the City Council adopted *Ordinance No. 09-09 [Case No. Z2008-028]* creating Planned Development District 73 (PD-73). Under this Planned Development District, the property was subject to the development requirements of the Commercial (C) District with limited Commercial (C) District land uses being permitted. The subject property remains zoned Planned Development District 73 (PD-73) and has been vacant since annexation.

### PURPOSE

On February 18, 2022, the applicant -- *Matt Wavering of the Rockwall Economic Development Corporation* -- submitted an application requesting to change the zoning of the subject property from Planned Development District 73 (PD-73) to a Light Industrial (LI) District.

### ADJACENT LAND USES AND ACCESS

The subject property is located at the northwest corner of the intersection of SH-276 and Corporate Crossing (*FM-549*). The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an 8.035-acre parcel of vacant land (*i.e. Lot 7, Block A, Rockwall Technology Park Addition*). Beyond this is Discovery Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 5.131-acre parcel of land (*i.e. Lot 3, Block E, Rockwall Technology Park*), which is currently occupied with an ~49,920 SF office/manufacturing building (*i.e. L3 Communications Integrated Systems*). All of these properties are located within Phase 1 of the Rockwall Economic Development Corporation's Technology Park and are zoned Light Industrial (LI) District.

South: Directly south of the subject property is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 11.076-acre vacant tract of land (*i.e. Tract 5*

of the W. H. Baird Survey, Abstract No. 25). Beyond this is Phase 5B of the Lofland Farms Subdivision, which consists of 75 residential lots on 29.77-acres of land. Both of these properties are zoned Planned Development District 45 (PD-45) for General Retail (GR) District and Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is Corporate Crossing, which is identified as a TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the following: [1] a 3.853-acre vacant tract of land (i.e. Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186), [2] a two (2) acre parcel of land (i.e. Lot 1, Block A, Pannell Subdivision) with a House of Worship (i.e. Church of His Glory) situated on it, and [3] a 1.9811-acre parcel of land (i.e. Lot 2, Block A, Subway-Gateway-Health Food Store) with a General Retail Store with Gasoline Sales and a Restaurant with Drive-Through or Drive-In (i.e. Subway-Gateway Health Food Store) situated on it. These properties are all zoned Planned Development District 46 (PD-46) for limited Commercial (C) District land uses.

West: Directly west of the subject property is a 7.128-acre parcel of vacant land (i.e. Lot 5, Block A, Rockwall Technology Park Addition). Beyond this Innovation Drive, which is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 7.696-acre parcel of vacant land (i.e. Lot 4, Block B, Rockwall Technology Park). All of these properties are located within Phase 1 of the Rockwall Economic Development Corporation's Technology Park and are zoned Light Industrial (LI) District.

**CONFORMANCE TO THE CITY'S CODES**

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses ... [and] is intended for industrial parks and larger, cleaner types of industries." In this case, the subject property is owned by the Rockwall Economic Development Corporation (REDC) and is considered to be a part of Phase 1 of the Rockwall Technology Park. Currently, the REDC is planning to use a portion of this property for a regional detention system to serve adjacent properties and to use the other portion of the property to incorporate it with the property directly north of the subject property (i.e. Lot 7, Block A, Rockwall Technology Park) to create a larger parcel of land for a future prospect. If rezoned the property would be subject to the density and dimensional requirements for a property in a Light Industrial (LI) District as specified by Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS

|   |                         |
|---|-------------------------|
| <i>Minimum Lot Area</i>                                   | 12,500 SF               |
| <i>Minimum Lot Width</i>                                  | 100'                    |
| <i>Minimum Lot Depth</i>                                  | 125'                    |
| <i>Minimum Front Yard Setback</i> <sup>(1)</sup>          | 25'                     |
| <i>Minimum Side Yard Setback</i> <sup>(2) &amp; (3)</sup> | 15' + ½ Height Over 36' |
| <i>Minimum Rear Yard Setback</i> <sup>(2) &amp; (3)</sup> | 10'                     |
| <i>Minimum Between Buildings</i> <sup>(2) &amp; (3)</sup> | 15' + ½ Height Over 36' |
| <i>Maximum Building Height</i> <sup>(4)</sup>             | 60'                     |
| <i>Maximum Building Size</i>                              | N/A                     |
| <i>Maximum Lot Coverage</i>                               | 60%                     |
| <i>Minimum Landscaping</i>                                | 15%                     |

General Notes:

- <sup>1</sup>: From future right-of-way as shown on the adopted Master Thoroughfare Plan or as actually exists, whichever is greater.
- <sup>2</sup>: Not to exceed 50-feet.
- <sup>3</sup>: ½ Height Over 36-feet with a fire rated wall.
- <sup>4</sup>: Building height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Technology District and is designated for Commercial/Retail land uses on the Future Land Use Plan. According to the Comprehensive Plan, Commercial/Retail land uses are defined as "...single to multi-tenant commercial retail centers along major arterials at key intersections ... (i)n certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance with the *Commercial* land use category on all four (4) corners of an intersection; however, this is not necessary in all cases." If this zoning change is approved it would require the Future Land Use Map to be amended to a Technology/Employment Center designation, which is defined as a "...land use category [that] is characterized by employment-oriented businesses, which are generally situated in larger centers (i.e. Rockwall Technology Park) with access to key transportation networks." In addition, according to the Technology District the subject property is located in the City's Technology Park, and according to the *District Strategies* "(t)hese areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base." Based on this, even though the proposed zoning change does not conform to the Future Land Use Map designation for the subject property, the case appears to warrant approval; however, any changes to the OURHometown Vision 2040 Comprehensive Plan is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff has included a *Condition of Approval* that would change the Future Land Use Map to show the subject property as designated for Technology/Employment Center land uses as opposed to Commercial/Retail land uses should this case be approved.

### **INFRASTRUCTURE**

All infrastructure requirements will be dependent on the future development of the subject property.

### **STAFF ANALYSIS**

The proposed zoning change appears to be consistent with many aspects of the OURHometown Vision 2040 Comprehensive Plan, but is not consistent with the Future Land Use Map. Despite this, the applicant's request does appear to have merit when looking at the location, parcel configuration, and zoning designation of the surrounding areas. This coupled with the idea that this area will be used to provide regional detention for other land uses in the City's Technology Park and provide additional area to increase the size of existing vacant parcels that will be used to attract new prospects, makes the proposed zoning change consistent with the City's Economic Development goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan. With all this being said, all zoning case are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On February 25, 2022, staff mailed 102 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lofland Farms Homeowner's Association (HOA), which was the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any responses concerning the applicant's request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from Planned Development District 73 (PD-73) to a Light Industrial (LI) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the draft ordinance; and,

- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Commercial/Retail designation to a Technology/Employment Center designation; and,
- (3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On March 21, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request for a Zoning Change by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Rockwall Technology Park Phase I

LOT 8 BLOCK A

GENERAL LOCATION NWC of State Highway 276 & Corporate Crossing

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

CURRENT ZONING PD-73

CURRENT USE Vacant

PROPOSED ZONING Light Industrial

PROPOSED USE Regional Detention Pond

ACREAGE 8.008

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- 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 Rockwall Economic Development Corporation

APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl  
Suite 104

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [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 \$320.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF February, 2022. 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."

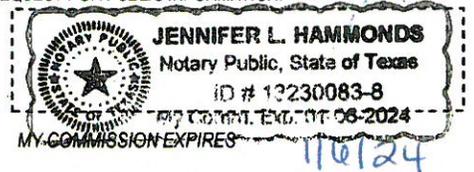
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF February, 2022

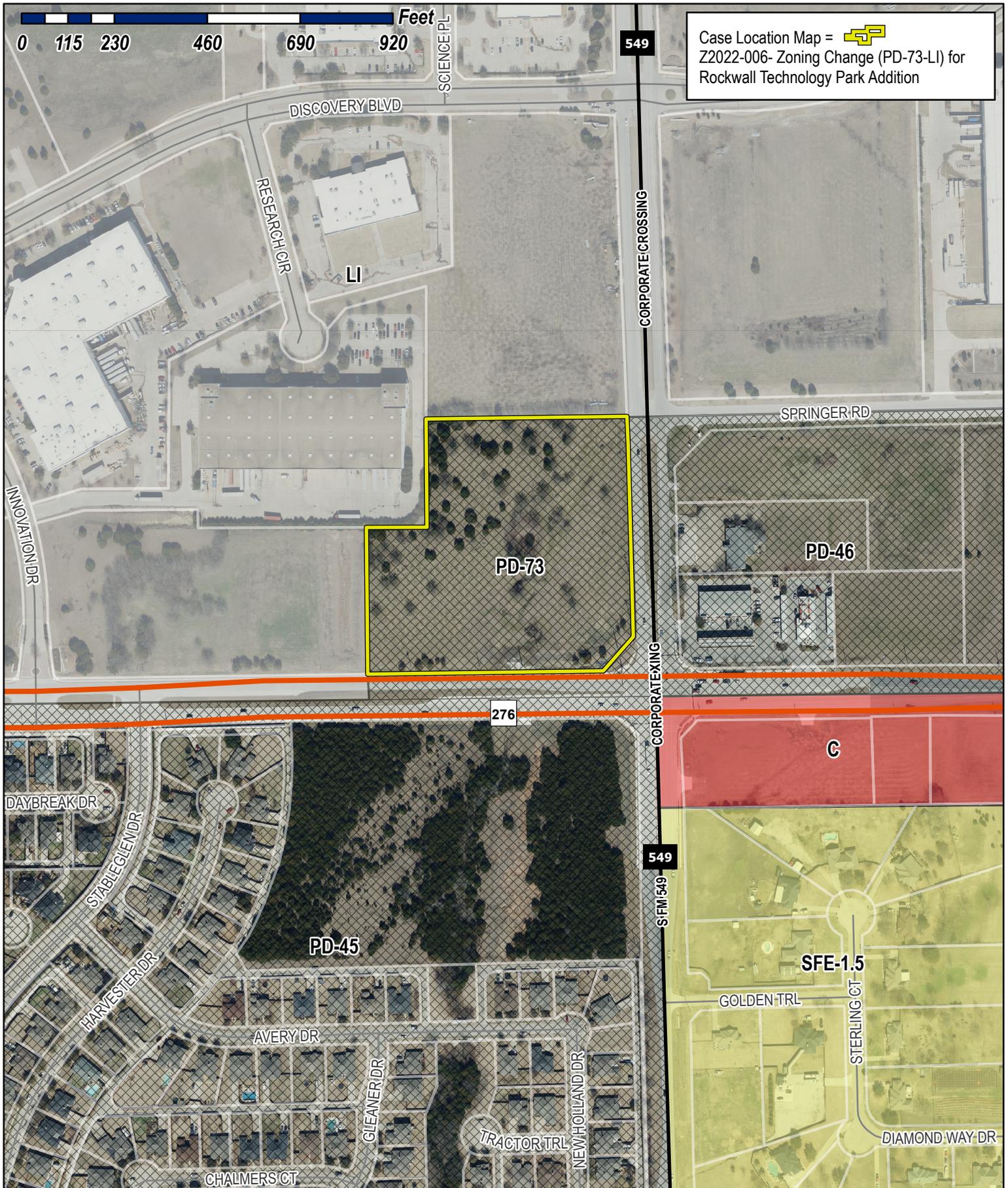
OWNER'S SIGNATURE

*Matt Wavering*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Jennifer L. Hammonds*





Case Location Map =   
 Z2022-006- Zoning Change (PD-73-LI) for  
 Rockwall Technology Park Addition



# 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.

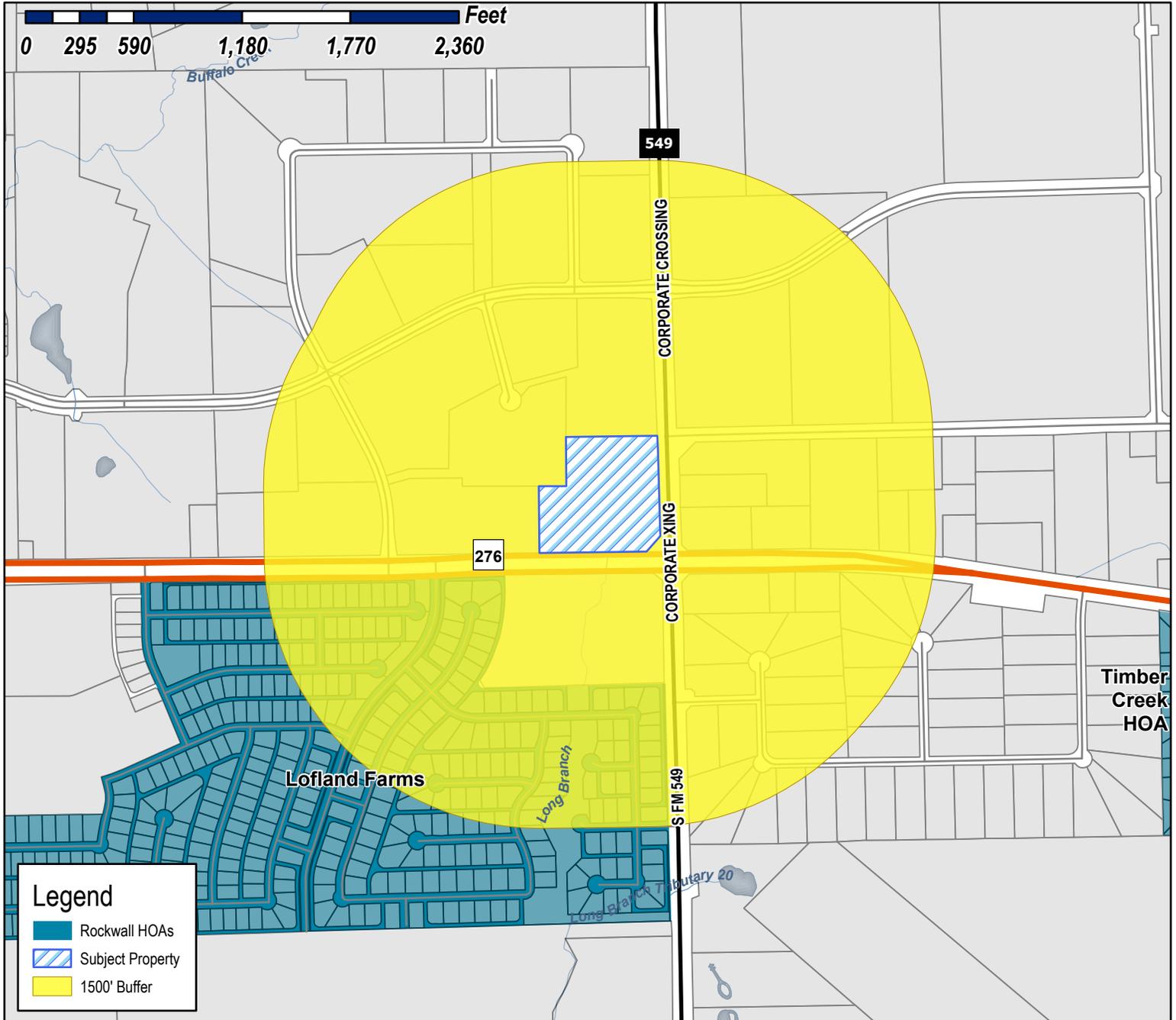




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**Case Number:** Z2022-006  
**Case Name:** Zoning Change from PD-73 to LI  
**Case Type:** Zoning  
**Zoning:** Planned Development District 73 (PD-73)  
**Case Address:** NWC of SH276 & Corporate Crossing

**Date Saved:** 2/17/2022  
 For Questions on this Case Call (972) 771-7745



## Miller, Ryan

---

**From:** Gamez, Angelica  
**Sent:** Wednesday, February 23, 2022 2:25 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany  
**Subject:** Neighborhood Notification Program [Z2022-006]  
**Attachments:** Public Notice (02.23.2022).pdf; HOA Map (02.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *February 25, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 21, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2022-006 Zoning Change from PD-73 to LI**

Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of a *Zoning Change* from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

---

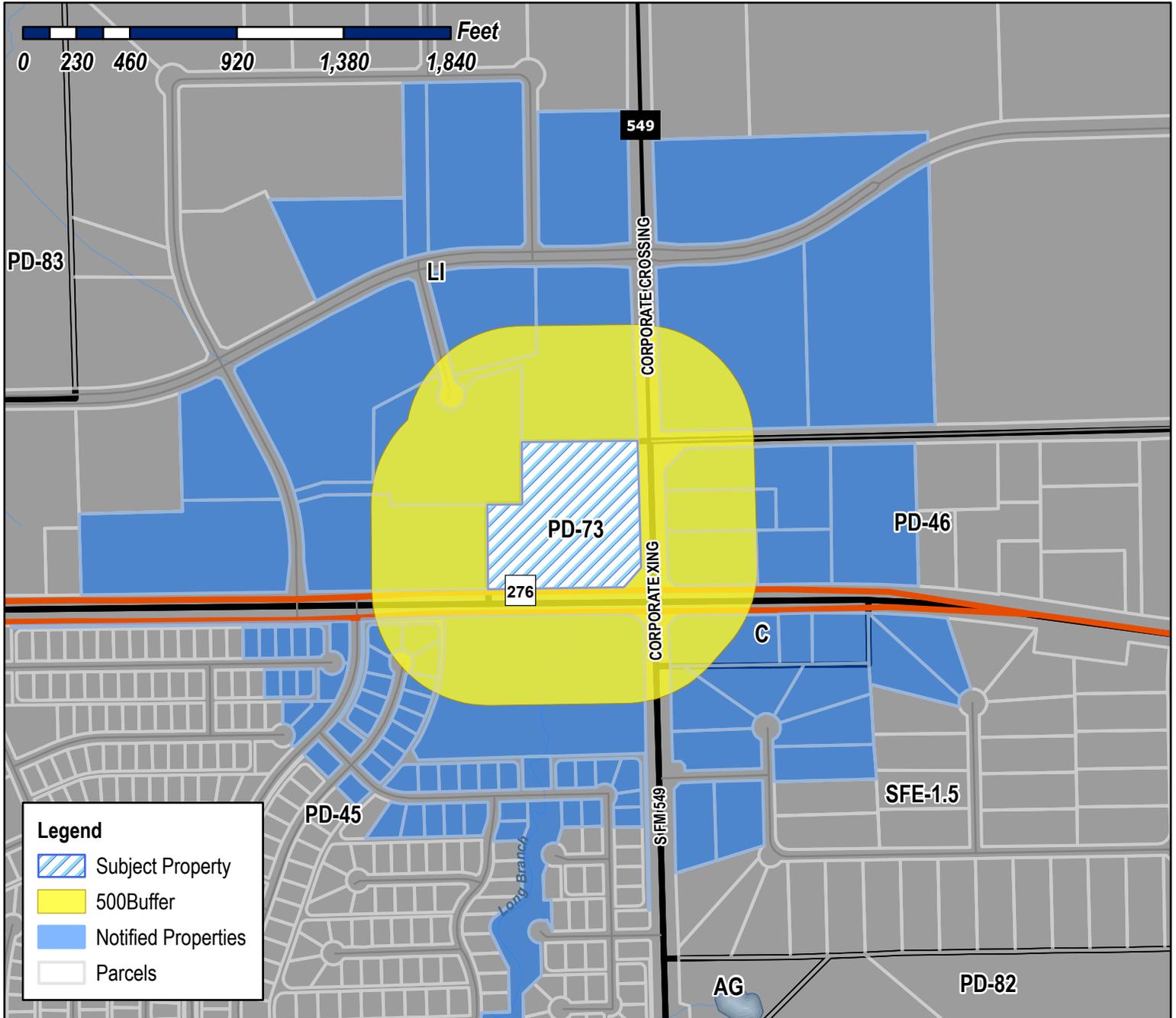
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# City of Rockwall

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Rockwall, Texas 75087  
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**Case Number:** Z2022-006  
**Case Name:** Zoning Change from PD-73 to LI  
**Case Type:** Zoning  
**Zoning:** Planned Development District 73 (PD-73)  
**Case Address:** NWC of SH276 & Corporate Crossing



**Date Saved:** 2/17/2022

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

EXETER 2975 DISCOVERY, LP  
101 WEST ELM STREET SUITE 600  
CONSHOHOCKEN, PA 19428

AINO DALLAS LLC  
103 FOULK ROAD, SUITE 900  
WILMINGTON, DE 19803

DFW DISTRIBUTOR PETROLEUM INC  
1111 N BELTLINE RD STE #100  
GARLAND, TX 75040

JOHNSON ARTHUR JR  
1124 CLARENDON CRES  
OAKLAND, CA 94610

COAST VILLAGE CAPITAL LLC  
1225 COAST VILLAGE ROAD SUITE C  
SANTA BARBARA, CA 93108

GOLDBERG MICHAEL  
12405 VENICE BLVD #175  
LOS ANGELES, CA 90066

STATE OF TEXAS  
125 E 11TH STREET  
AUSTIN, TX 78701

KELLER JACQUELYN  
1275 CORPORATE CROSSING  
ROCKWALL, TX 75032

SOON HERALD  
14300 CERVANTES AVE  
GERMANTOWN, MD 20874

HENG JIA  
147 VISTA DR  
CEDAR KNOLLS, NJ 75032

SENG TRUST  
1602 MONTELLANO CT  
SAN JOSE, CA 95120

LAHLOUH FAMILY LIMITED PARTNERSHIP  
1605 RESEARCH CIR  
ROCKWALL, TX 75032

LINDOP DUSTIN & AMANDA  
1672 HOLLOW WAY LN  
QUINLAN, TX 75474

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1690 WOODSIDE RD STE 120  
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1700 SCIENCE PL  
ROCKWALL, TX 75032

BELLE HAV/TEX LP  
1701 SCIENCE PLACE  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
1717 MAIN S ST SUITE 2000  
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.  
C/O SPECTRUM ASSOCIATION MANAGEMENT  
17319 SAN PEDRO SUITE 318  
SAN ANTONIO, TX 78232

JOHNSON DAVID A AND PHYLLIS D  
1890 COPPER RIDGE CIR  
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE  
1900 COPPER RIDGE CIR  
ROCKWALL, TX 75032

MINOR MORRIS & NORA A  
1908 STERLING CT  
ROCKWALL, TX 75032

BAILEY GARY AND JOY L  
1910 HARVESTER DR  
ROCKWALL, TX 75032

GARZA CESAR AND ANA MARIE  
1913 STERLING CT  
ROCKWALL, TX 75032

SANCHEZ JOSE L  
1918 STERLING CT  
ROCKWALL, TX 75032

LINDOP DUSTIN & AMANDA  
1920 HARVESTER DR  
ROCKWALL, TX 75032

MEJIA BLAS & LUISA  
1921 STERLING CT  
ROCKWALL, TX 75032

LARA ANITA  
1921 HARVESTER DR  
ROCKWALL, TX 75032

DOWDEY RACHEL AND  
DAVID DOWDEY  
1930 STERLING COURT  
ROCKWALL, TX 75032

HUANG CHENGUANG AND  
CHEN XIE  
1930 HARVESTER DR  
ROCKWALL, TX 75032

MCMILLIAN SUSAN S  
1931 HARVESTER DR  
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC  
1935 STERLING CT  
ROCKWALL, TX 75032

WEAVER GREGORY L & DEBRA RENEE  
1940 HARVESTER DRIVE  
ROCKWALL, TX 75032

ML VENTURES, LLC  
1941 HARVESTER DR  
ROCKWALL, TX 75032

HENG JIA  
1950 HARVESTER DR  
ROCKWALL, TX 75032

YARBROUGH JEFFREY ALLEN & KIMBERLY ANN  
1951 HARVESTER DR  
ROCKWALL, TX 75032

STANLEY GARY ROSS  
1960 HARVESTER DRIVE  
ROCKWALL, TX 75032

MALDANIS CHERYL AND MICHAEL  
1961 HARVESTOR DRIVE  
ROCKWALL, TX 75032

WELK STEPHEN SCOTT  
1970 HARVESTER DRIVE  
ROCKWALL, TX 75032

GOLDBERG MICHAEL  
1980 HARVESTER DR  
ROCKWALL, TX 75032

BLOYS SHANE K & MELISSA D  
1981 HARVESTER DRIVE  
ROCKWALL, TX 75032

JONES DENNIS W AND RANAI L TRUSTEES  
JONES FAMILY LIVING TRUST  
2000 HARVESTER DR  
ROCKWALL, TX 75032

ROCHELLE MICHAEL  
2000 NEW HOLLAND DR  
ROCKWALL, TX 75032

WILLIAMS ROGER D & SALLY M  
2001 HARVESTER DR  
ROCKWALL, TX 75032

SMITH BART A & DONNA R  
2010 GLEANER DR  
ROCKWALL, TX 75032

SPENCE KEATON  
2020 GLEANER DR  
ROCKWALL, TX 75032

PADILLA ELIZABETH  
AND PETE RODRIGUEZ  
2020 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

ALMO INVESTMENT II LTD  
2205 HWY 276  
ROCKWALL, TX 75032

DFW DISTRIBUTOR,  
PETROLEUM INC.  
2210 STATE HWY 276  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
2245 HWY 276  
ROCKWALL, TX 75032

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
2301HWY276  
ROCKWALL, TX 75032

HUANG CHENGUANG AND  
CHEN XIE  
235 BOULEVARD  
MOUNTAIN LAKES, NJ 7046

AMH 2014-1 BORROWER LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

HATFIELD AND COMPANY INC  
C/O GEORGE HATFIELD  
2475 DISCOVERY BLVD  
ROCKWALL, TX 75032

BAIN STEVEN & JONI  
2550 DAYBREAK DRIVE  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
2560 DAYBREAK DR  
ROCKWALL, TX 75032

BUNIN DAVID K & BETHANY A  
2561 DAYBREAK DR  
ROCKWALL, TX 75032

<Null>  
2570 DAYBREAK DR  
ROCKWALL, TX 75032

CARSON BROOKE  
2571 DAYBREAK DRIVE  
ROCKWALL, TX 75032

STACY BRYAN COLIN AND HEATHER  
2580 DAYBREAK DRIVE  
ROCKWALL, TX 75032

JONES HAROLD E III  
2580 WAGONWHEEL DR  
ROCKWALL, TX 75032

WELMAKER SALLY  
2581 DAYBREAK DRIVE  
ROCKWALL, TX 75032

HENSON TAYLOR P & ANGELA M  
2590 DAYBREAK DRIVE  
ROCKWALL, TX 75032

COAST VILLAGE CAPITAL LLC  
2590 WAGON WHEEL DR  
ROCKWALL, TX 75032

SMITH DANIEL J AND ALLISON LANE  
2591 DAYBREAK DR  
ROCKWALL, TX 75032

BARKLEY PATRICK D & SHERRI D  
2600 DAYBREAK DR  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT CORP  
2610 OBSERVATION TRAIL STE 104  
ROCKWALL, TX 75032

SPECIAL PRODUCTS REALTY LTD  
2625 DISCOVERY BLVD  
ROCKWALL, TX 75032

HARDING TERRY W  
2750 AVERY  
ROCKWALL, TX 75032

LAHLOUH FAMILY LIMITED PARTNERSHIP  
2750 E MISSION BLVD  
ONTARIO, CA 91761

PIERCE CHRISTOPHER JOSEPH & JENNIFER L  
2751 AVERY  
ROCKWALL, TX 75032

ARMSTRONG VICKIE  
2761 AVERY DR  
ROCKWALL, TX 75032

COATS JOSEPH JEROME AND ANNETTE  
MICHELLE  
2770 AVERY DR  
ROCKWALL, TX 75032

JOHNSON ARTHUR JR  
2771 AVERY DR  
ROCKWALL, TX 75032

NICHOLSON NGAI Q AND MELVIN M  
2780 AVERY  
ROCKWALL, TX 75032

AINO DALLAS LLC  
2781 AVERY DR  
ROCKWALL, TX 75032

TURCK BETHANY  
2790 AVERY DR  
ROCKWALL, TX 75032

FAVILA CESAR G II  
2791 AVERY  
ROCKWALL, TX 75032

KIELBUS PAWEL & KATARZYNA  
2800 AVERY  
ROCKWALL, TX 75032

TREADWELL FAMILY TRUST AND  
JANIEKS FAMILY TRUST  
2800 DISCOVERY BLVD  
ROCKWALL, TX 75032

LUONG SIMON  
2810 AVERY DR  
ROCKWALL, TX 75032

WILSON TIMOTHY JOHN & STEPHANIN M  
2850 AVERY  
ROCKWALL, TX 75032

SOON HERALD  
2851 AVERY DR  
ROCKWALL, TX 75032

SENG TRUST  
2860 AVERY DR  
ROCKWALL, TX 75032

BAUMANN REBECCA NICOLE AND KAISER LYN  
2861 AVERY DRIVE  
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL  
2870 AVERY DRIVE  
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT  
2935 OBSERVATION TRAIL  
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP  
2975 DISCOVERY BLVD  
ROCKWALL, TX 75032

SHANE PATRICK RYAN  
3055 GOLDEN TRL  
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D  
3075 GOLDEN TRAIL  
ROCKWALL, TX 75032

LARA ANITA  
318 LAKE TEXOMA DRIVE  
WYLIE, TX 75098

PRBS PROPERTIES LLC  
3216 HUNTER LANE  
PLANO, TX 75093

XCELON DEVELOPEMENT LLC  
3225 MCLEOD DR SUITE 100  
LAS VEGAS, NV 89121

LUONG SIMON  
4018 138TH ST SW  
LYNNWOOD, WA 98087

TREADWELL FAMILY TRUST AND  
JANIEKS FAMILY TRUST  
5161 VISTA MIGUEL DR  
LA CANADA, CA 91011

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
625 SUNSET HILL DR  
ROCKWALL, TX 75087

ML VENTURES, LLC  
7908 BOULDER RIVER TRAIL  
MCKINNEY, TX 75070

KELLER JACQUELYN  
8522 GARLAND RD  
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
P O BOX 968  
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD  
PO BOX 2599  
WAXAHACHIE, TX 75168

LOFLAND FARMS LTD  
C/O QHR INC  
PO BOX 360399  
DALLAS, TX 75336

MAK SPOT REAL ESTATE LLC  
PO BOX 496585  
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2022-006: Zoning Change from PD-73 to LI**

*Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of a Zoning Change from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 21, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 21, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-006: Zoning Change from PD-73 to LI**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



February 16, 2022

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

Re: Zoning Change for Lot 8, Block A Rockwall Technology Park Addition

Mr. Miller:

The Rockwall Economic Development Corporation (REDC) requests a zoning change for Lot 8, Block A of the Rockwall Technology Park Addition ("Lot A-8") from PD-073 to Light Industrial (LI). Lot A-8 was originally zoned LI, but was changed to PD-073 in 2009. The lot is mostly encumbered by an existing floodplain which makes development of the property difficult and cost prohibitive. The REDC plans to build a regional stormwater detention pond on the lot in the near future, which will add developable land and serve the adjacent lots.

The lots within all phases of the Rockwall Technology Park are zoned LI, therefore this request is consistent with the zoning and land use in the surrounding area. This change will facilitate more contiguous LI zoned land coupled with the lot immediately adjacent to the north (Lot A-7), where the REDC is currently courting a corporate relocation.

We respectfully ask that the Planning & Zoning Commission and the Rockwall City Council consider approval of our zoning request.

Sincerely,

Matt Wavering  
Director of Project Development

attachments

**EXHIBIT A**  
**METES AND BOUNDS DESCRIPTION**  
**8.008 ACRES**  
**J. M. ALLEN SURVEY, A-2**  
**ROCKWALL COUNTY, TEXAS**

Being 8.008 acres (348,831 square feet) of land, situated in the J. M. Allen Survey, Abstract Number 2, Rockwall County, Texas, being part of that certain Lot 8, Block A, Rockwall Technology Park, according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas. Said 8.008 acres of land being more particularly described as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod with a pink TXDOT cap found at the northwest corner of that certain called 0.392 acre tract conveyed to the State of Texas according to the Correction Affidavit recorded under Instrument Number 20160000015279, Official Public Records, Rockwall County, Texas, being in the west line of the above mentioned Lot 8 and the east line of Lot 5, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas, from which a 5/8-inch iron rod with a pink TXDOT cap found at the southwest corner of the above mentioned 0.392 acre tract bears South 00 degrees 00 minutes 59 seconds East, a distance of 15.60 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most southerly west line of said Lot 8 and the east line of the above mentioned Lot 5, a distance of 348.62 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the most westerly northwest corner of said Lot 8, same being the northeast corner of said Lot 5, and being in the south line of Lot 4, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 59 minutes 01 second East, along the most westerly north line of said Lot 8 and the south line of the above mentioned Lot 4, a distance of 146.56 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an inner ell corner of said Lot 8, same being the southeast corner of said Lot 4, from which a 5/8-inch iron rod found bent bears South 27 degrees 43 minutes 22 seconds East, a distance of 0.52 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most northerly west line of said Lot 8 and the east line of said Lot 4, a distance of 266.21 feet to a 1/2-inch iron rod with plastic cap found for the most northerly northwest corner of said Lot 8, same being the most southerly southwest corner of Lot 7, Block A, Rockwall Technology Park according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 11 minutes 28 seconds East, along the most northerly north line of said Lot 8 and the most southerly south line of the above mentioned Lot 7, a distance of 493.50 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the northeast corner of said Lot 8, same being the southeast corner of said Lot 7, and being in the west Right-of-Way line of Farm to Market Road 549, also known as Corporate Crossing (variable-width Right-of-Way);

**THENCE** along the east line of said Lot 8 and the west line of Farm to Market Road 549 the following two (2) courses and distances:

South 02 degrees 07 minutes 17 seconds East, a distance of 114.50 feet to a point;

and South 01 degree 37 minutes 39 seconds East, a distance of 428.59 feet to a point for the most easterly southeast corner of said Lot 8, same being at the intersection of Farm to Market Road 549 and State Highway 276 (variable-width Right-of-Way);

**THENCE** South 42 degrees 15 minutes 45 seconds West, along the southeast line of said Lot 8 and the north line of State Highway 276, a distance of 47.21 feet to a point for the northeast corner of said 0.392 acre State of Texas tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most easterly north line of said 0.392 acre tract, a distance of 243.79 feet to a 5/8-inch iron rod with a pink TXDOT cap found at the most northerly northwest corner of said 0.392 acre tract;

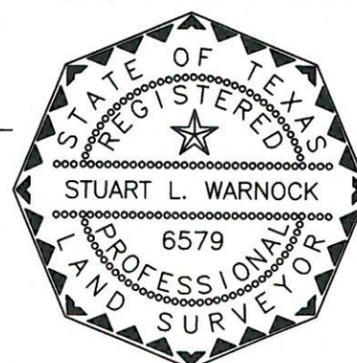
**THENCE** South 01 degree 03 minutes 11 seconds East, along the most northerly west line of said 0.392 acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with a pink TXDOT cap found for an inner ell corner of said 0.392 acre tract;

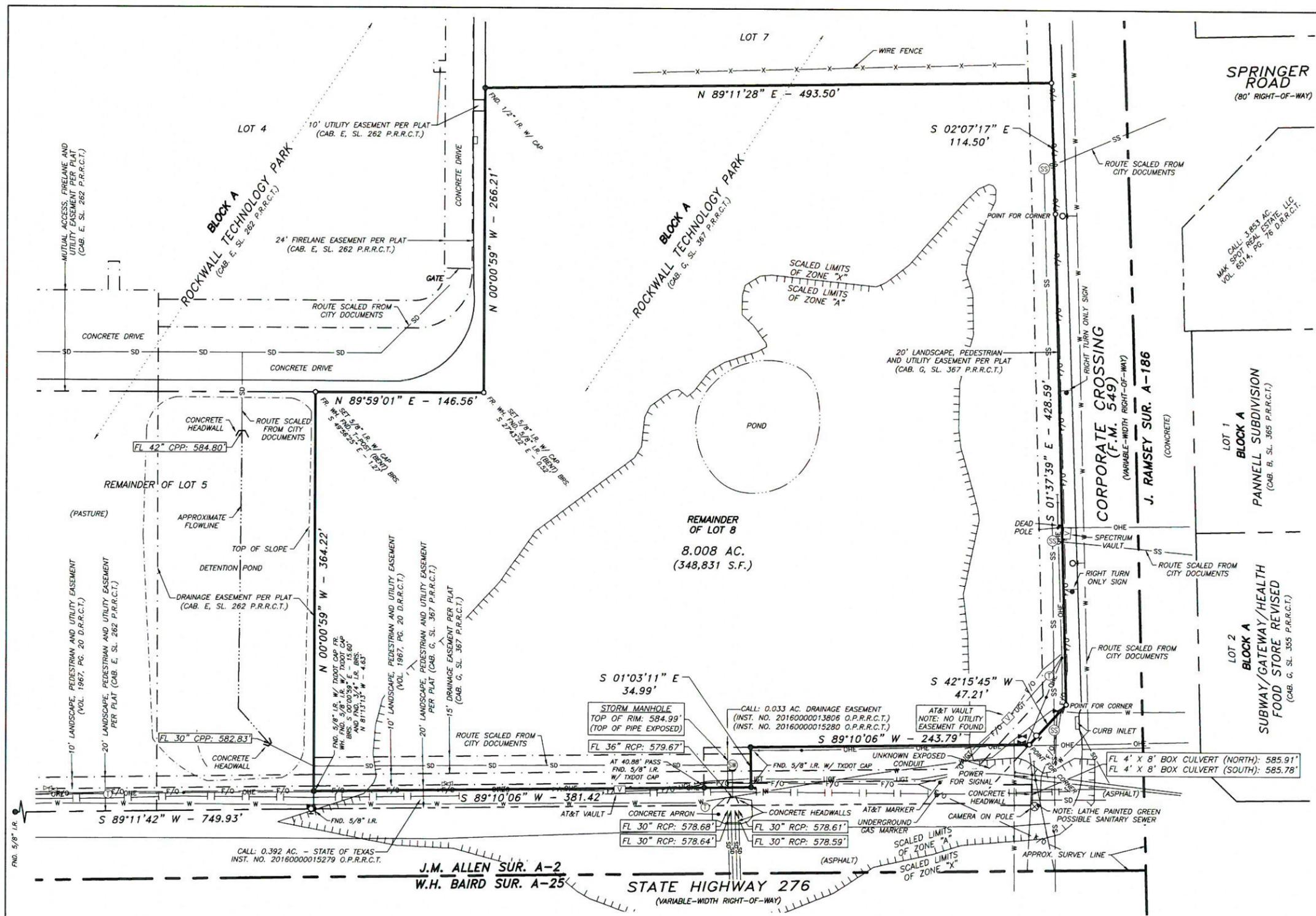
**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most westerly north line of said 0.392 acre tract, a distance of 381.42 feet to the **POINT OF BEGINNING**, containing 8.008 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, NAD83 (2011), Epoch 2010, Texas North Central Zone 4202. Distances are in U.S. Survey feet and decimal parts thereof.

  
 Stuart L. Warnock, RPLS, GISP  
 Texas Registration Number 6579

12-3-18  
 Date





- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
  - EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN.
  - THE SUBJECT PROPERTY FALLS WITHIN ZONE A (BASE FLOOD ELEVATION NOT DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48397 C 0045 L, DATED SEPTEMBER 26, 2008.
  - NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
  - NO ADDRESS FOR SUBJECT TRACT WAS PROVIDED OR OBSERVED.
  - NO PARKING SPACES PRESENT AT TIME OF SURVEY.
  - STATE HIGHWAY 276 UNDER CONSTRUCTION AT TIME OF SURVEY.

**LEGEND**

|  |   |
|--|---|
|  | BOUNDARY LINE   |
|  | ADJOINING SUBDIVISION                                     |
|  | ADJOINING PROPERTY  |
|  | SURVEY LINE   |
|  | EASEMENT  |
|  | EDGE OF CONCRETE/ASPHALT                                  |
|  | FIBER-OPTIC LINE  |
|  | GAS LINE  |
|  | SANITARY SEWER  |
|  | STORM SEWER   |
|  | WATERLINE   |
|  | OVERHEAD ELECTRIC   |
|  | BURIED ELECTRIC   |
|  | BURIED TELEPHONE  |
|  | GUY ANCHOR  |
|  | UTILITY POLE  |
|  | WATER VALVE   |
|  | IRRIGATION CONTROL VALVE                                  |
|  | FIRE HYDRANT  |
|  | TELEPHONE PEDESTAL  |
|  | SANITARY MANHOLE  |
|  | STORM MANHOLE   |
|  | VAULT   |
|  | SET 5/8" IRON ROD WITH PLASTIC CAP UNLESS OTHERWISE NOTED |

THIS SURVEY IS MADE FOR THE BENEFIT OF:  
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION AND RANGER TITLE COMPANY

- I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I OR OTHERS UNDER MY DIRECT SUPERVISION, HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT:
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13, 16, 17, 19, AND 20 (\$1,000,000) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 18TH, 2018.
  - THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATED DECEMBER 3, 2018.



*Stuart L. Warnock*  
STUART L. WARNOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6579

RESEARCH WAS LIMITED TO THE FOLLOWING, PROVIDED BY OTHERS  
(A COMMITMENT FOR TITLE INSURANCE UNDER G.F. NO. R181978R  
DATED SEPTEMBER 19, 2018, FROM RANGER TITLE COMPANY)

| ITEM | RECORDING               | FINDING               |
|------|-------------------------|-----------------------|
| 10.a | VOL. 75, PG. 571        | TOO VAGUE, MAY AFFECT |
| 10.b | VOL. 75, PG. 572        | TOO VAGUE, MAY AFFECT |
| 10.c | VOL. 1967, PG. 20       | DOES AFFECT, IS SHOWN |
| 10.d | CAB. G, SL. 367         | DOES AFFECT, IS SHOWN |
| 10.f | VOL. 36, PG. 370        | MINERAL RESERVATION   |
| 10.i | INST. NO. 2016000013806 | DOES AFFECT, IS SHOWN |
| 10.l | INST. NO. 2016000015280 | DOES AFFECT, IS SHOWN |

ALTA/NSPS TITLE SURVEY  
SHOWING  
REMAINDER OF LOT 5, BLOCK A  
ROCKWALL TECHNOLOGY PARK  
J. M. ALLEN SURVEY A-2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB: 18-060 | DRAWN BY: GDF | DATE: 12/3/18 | REV: 1

**PIONEER MAPPING**  
SURVEYING | CONSULTING | GEOSPATIAL  
PO Box 136878 - Fort Worth, TX 76136 - P: 682.233.2550  
www.pioneermapping.com - info@pioneermapping.com  
TX-FIRM# 10194188

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 73 (PD-73) [ORDINANCE NO. 09-09] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM PLANNED DEVELOPMENT DISTRICT 73 (PD-73) TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 8.008-ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Matt Wavering of the Rockwall Economic Development Corporation for the approval of a *Zoning Change* from Planned Development District 73 (PD-73) [Ordinance No. 09-09] to a Light Industrial (LI) District for an 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 73 (PD-73) [Ordinance No. 09-09] and the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the adoption of this ordinance shall supersede *Ordinance No. 09-09*;

**SECTION 2.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Planned Development District 73 (PD-73) [Ordinance No. 09-09] to a Light Industrial (LI) District;

**SECTION 3.** That the *Subject Property* shall be used only in the manner and for the purposes

provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*; and Section 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 6.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

**SECTION 7.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF APRIL, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 21, 2022

2<sup>nd</sup> Reading: April 4, 2022

**Exhibit 'A'**  
*Legal Description*

**BEING** 8.008 acres (348,831 square feet) of land, situated in the J. M. Allen Survey, Abstract Number 2, Rockwall County, Texas, being part of that certain Lot 8, Block A Rockwall Technology Park, according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas. Said 8.008 acres of land being more particularly described as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod with a pink TXDOT cap found at the northwest corner of that certain called 0.392 acre tract conveyed to the State of Texas according to the Correction Affidavit recorded under Instrument Number 20160000015279, Official Public Records, Rockwall County, Texas, being in the west line of the above mentioned Lot 8 and the east line of Lot 5, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas, from which a 5/8-inch iron rod with a pink TXDOT cap found at the southwest corner of the above mentioned 0.392 acre tract bears South 00 degrees 00 minutes 59 seconds East, a distance of 15.60 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most southerly west line of said Lot 8 and the east line of the above mentioned Lot 5, a distance of 348.62 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the most westerly northwest corner of said Lot 8, same being the northeast corner of said Lot 5, and being in the south line of Lot 4, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 59 minutes 01 second East, along the most westerly north line of said Lot 8 and the south line of the above mentioned Lot 4, a distance of 146.56 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an inner ell corner of said Lot 8, same being the southeast corner of said Lot 4, from which a 5/8-inch iron rod found bent bears South 27 degrees 43 minutes 22 seconds East, a distance of 0.52 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most northerly west line of said Lot 8 and the east line of said Lot 4, a distance of 266.21 feet to a 1/2-inch iron rod with plastic cap found for the most northerly northwest corner of said Lot 8, same being the most southerly southwest corner of Lot 7, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 11 minutes 28 seconds East, along the most northerly north line of said Lot 8 and the most southerly south line of the above mentioned Lot 7, a distance of 493.50 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the northeast corner of said Lot 8, same being the southeast corner of said Lot 7, and being in the west Right-of-Way line of Farm to Market Road 549, also known as Corporate Crossing (variable-width Right-of-Way);

**THENCE** along the east line of said Lot 8 and the west line of Farm to Market Road 549 the following two (2) courses and distances:

South 02 degrees 07 minutes 17 seconds East, a distance of 114.50 feet to a point;

and South 01 degree 37 minutes 39 seconds East, a distance of 428.59 feet to a point for the most easterly southeast corner of said Lot 8, same being at the intersection of Farm to Market Road 549 and State Highway 276 (variable-width Right-of-Way);

**THENCE** South 42 degrees 15 minutes 45 seconds West, along the southeast line of said Lot 8 and the north line of State Highway 276, a distance of 47.21 feet to a point for the northeast corner of said 0.392-acre State of Texas tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most easterly north line of said 0.392-acre tract, a distance of 243.79 feet to a 5/8-inch iron rod with a pink TXDOT cap found at the most northerly northwest corner of said 0.392-acre tract;

**THENCE** South 01 degree 03 minutes 11 seconds East, along the most northerly west line of said 0.392-acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with a pink TXDOT cap found for an inner ell corner

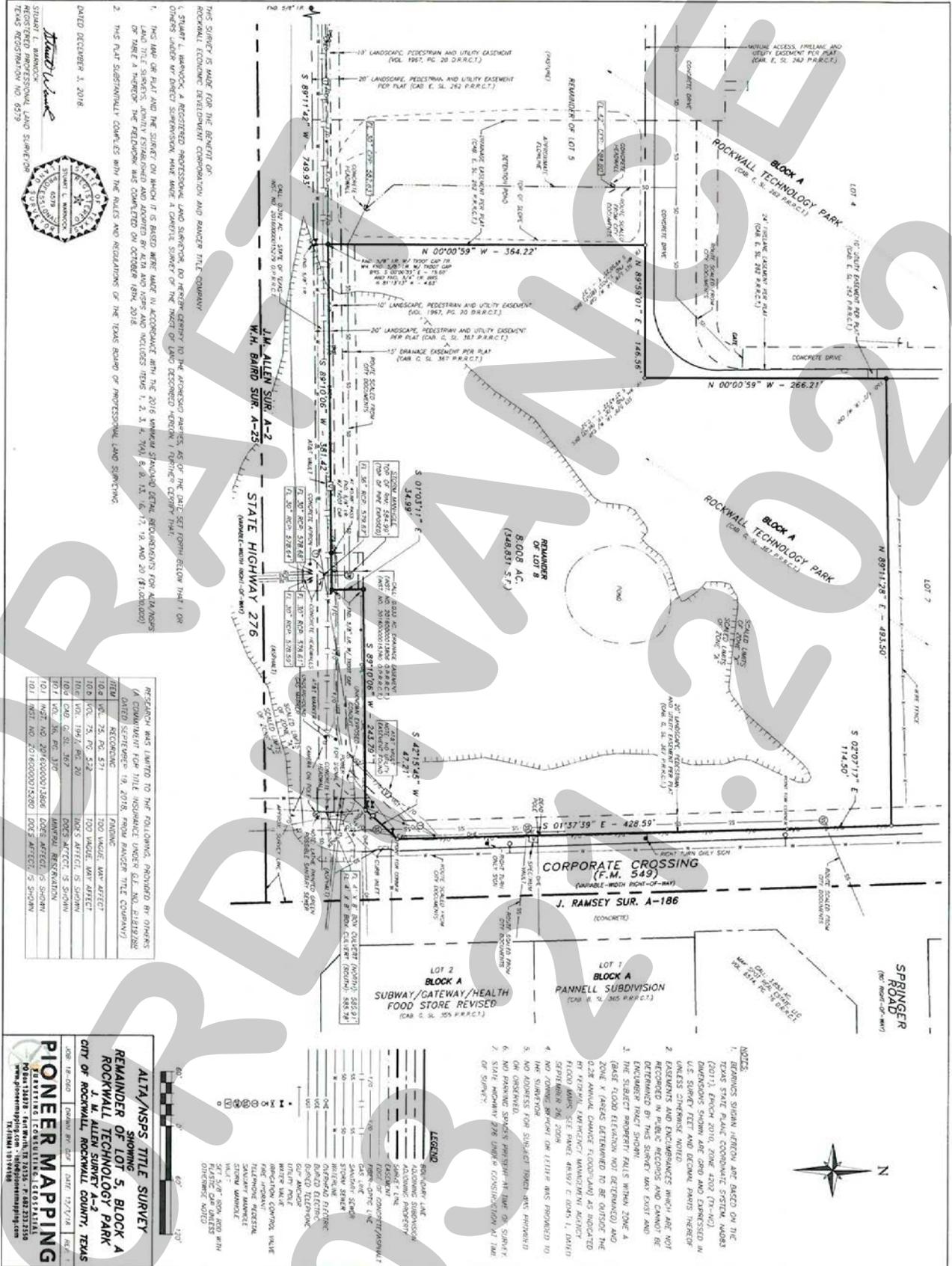
**Exhibit 'A'**  
*Legal Description*

of said 0.392-acre tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most westerly north line of said 0.392-acre tract, a distance of 381.42 feet to the **POINT OF BEGINNING**, containing 8.008 acres of land, more or less.

DRAFT  
ORDINANCE  
03.21.2022

# Exhibit 'B' Zoning Exhibit



THIS SURVEY IS MADE FOR THE BENEFIT OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION AND RANGER TITLE COMPANY. STUART L. HANCOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE ACCURACY HEREIN AS OF THE DATE SET FORTH BELOW THAT I OR OTHERS UNDER MY DIRECT SUPERVISION HAVE MADE A CAREFUL SURVEY OF THE MOUNT OF LAND DESCRIBED HEREIN IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

1. THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 SURVEYING STANDARDS DETAIL REQUIREMENTS FOR ALIENAS OF WARE A TRACTOR. THE FIELDWORK WAS COMPLETED ON OCTOBER 19TH, 2018.

2. THIS PLAN SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATED: DECEMBER 1, 2018

Stuart L. Hancock  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6579

RESEARCH WAS LIMITED TO THE FOLLOWING, PROVIDED BY OTHERS (A COMMENTARY FOR TITLE INSURANCE UNDER S.L. NO. 21812828 DATED SEPTEMBER 19, 2018, FROM RANGER TITLE COMPANY)

| TRAIL | RECORDING         | PACING | 100' WIDE, WAY AFFECT |
|-------|-------------------|--------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| 101   | NO. 75, PG. 571   |        |                       |                       |                       |                       |                       |                       |                       |
| 102   | NO. 75, PG. 572   |        |                       |                       |                       |                       |                       |                       |                       |
| 103   | NO. 1947, PG. 20  |        |                       |                       |                       |                       |                       |                       |                       |
| 104   | NO. 01, PG. 367   |        |                       |                       |                       |                       |                       |                       |                       |
| 105   | NO. 2076500015806 |        |                       |                       |                       |                       |                       |                       |                       |
| 106   | NO. 2076500015800 |        |                       |                       |                       |                       |                       |                       |                       |

**ALTA/ASPS TITLE SURVEY**  
REMAINDER OF LOT 5, BLOCK A  
ROCKWALL TECHNOLOGY PARK  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PIONEER MAPPING**  
1001 TEXAS STREET, SUITE 100, ROCKWALL, TEXAS 75087  
www.pioneermapping.com | info@pioneermapping.com  
TEL: 972.981.1818

**LEGEND**

|  |                 |
|--|-----------------|
|  | Survey Boundary |
|  | Easement        |
|  | Right-of-Way    |
|  | Structure       |
|  | Utility         |
|  | Fenced Area     |
|  | Water Feature   |
|  | Other Feature   |

- NOTES:**
- BOUNDARIES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLATE COORDINATE SYSTEM (NAD83 (2011), EPOCH 2010, ZONE 4302 (74-N)) DIMENSIONS SHOWN ARE GROUND AND EXPRESSED IN FEET AND DECIMAL FRACTIONS THEREOF.
  - ENCUMBRANCES AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBRANCES NOT SHOWN.
  - THE SUBJECT PROPERTY FALLS WITHIN ZONE A (BASE FLOOD ELEVATION NOT DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEMA'S LANDSCAPE MANAGEMENT ACTIVITY FLOOD MAPS. SEE PARCEL 481501, E. DASH DRAINAGE DISTRICT NO. 2008.
  - SPRINGER ROAD (F.M. 1211) WAS PROPOSED TO BE A 60' WIDE ROAD ON EITHER SIDE OF THE ROAD OR OVERHEAD.
  - NO ADDRESS FOR SUBJECT TRACT HAS BEEN PROVIDED OR APPROVED.
  - NO PARKING SPACES PRESENT AT TIME OF SURVEY.
  - STATE HIGHWAY 276 SURVEY CONSIDERATION AT TIME OF SURVEY.

## Miller, Ryan

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**From:** Miller, Ryan  
**Sent:** Friday, February 25, 2022 8:34 AM  
**To:** 'Matt Wavering'  
**Cc:** Phil Wagner  
**Subject:** Project Comments: Z2022-006  
**Attachments:** Project Comments (02.25.2022).pdf; Draft Ordinance (02.28.2022).pdf; Engineering Markups (02.25.2022).pdf

Matt ... Attached are the project comments, draft ordinance, and engineering markups for Case No. Z2022-006. Please address these comments and have revisions returned to staff by March 7, 2022. The schedule for this case is as follows:

Planning and Zoning Commission Meeting Work Session Meeting: February 28, 2022  
Planning and Zoning Commission Meeting: March 15, 2022  
City Council [Public Hearing/First Reading]: March 21, 2022  
City Council [Second Reading]: April 4, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present at all meetings for this case to be approved. If you have any additional questions please let me know. 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

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HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

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NOTES

- 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



April 25, 2022

TO: Matt Wavering  
Rockwall Economic Development Corporation  
2610 Observation Trail  
Rockwall, TX 75032

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

SUBJECT: Z2022-006; *Zoning Change (PD-73 to LI) for Rockwall Technology Park Addition*

Mr. Wavering:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 4, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the draft ordinance; and,
- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Commercial/Retail designation to a Technology/Employment Center designation; and,
- (3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On March 21, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request for a Zoning Change by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent.

City Council

On March 21, 2022, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 6-0, with Council Member Campbell absent.

On April 4, 2022, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 22-17*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 771-7745.

Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 22-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 73 (PD-73) [ORDINANCE NO. 09-09] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM PLANNED DEVELOPMENT DISTRICT 73 (PD-73) TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 8.008-ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Matt Wavering of the Rockwall Economic Development Corporation for the approval of a *Zoning Change* from Planned Development District 73 (PD-73) [Ordinance No. 09-09] to a Light Industrial (LI) District for an 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 73 (PD-73) [Ordinance No. 09-09] and the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the adoption of this ordinance shall supersede *Ordinance No. 09-09*;

**SECTION 2.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Planned Development District 73 (PD-73) [Ordinance No. 09-09] to a Light Industrial (LI) District;

**SECTION 3.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*;

and Section 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

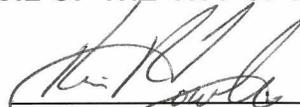
**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 6.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

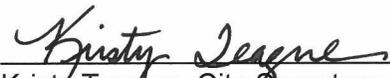
**SECTION 7.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF APRIL, 2022.**

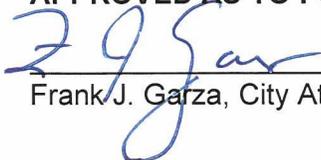
  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Teague, City Secretary



**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: March 21, 2022

2<sup>nd</sup> Reading: April 4, 2022

**Exhibit 'A'**  
*Legal Description*

**BEING** 8.008 acres (348,831 square feet) of land, situated in the J. M. Allen Survey, Abstract Number 2, Rockwall County, Texas, being part of that certain Lot 8, Block A Rockwall Technology Park, according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas. Said 8.008 acres of land being more particularly described as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod with a pink TXDOT cap found at the northwest corner of that certain called 0.392 acre tract conveyed to the State of Texas according to the Correction Affidavit recorded under Instrument Number 20160000015279, Official Public Records, Rockwall County, Texas, being in the west line of the above mentioned Lot 8 and the east line of Lot 5, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas, from which a 5/8-inch iron rod with a pink TXDOT cap found at the southwest corner of the above mentioned 0.392 acre tract bears South 00 degrees 00 minutes 59 seconds East, a distance of 15.60 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most southerly west line of said Lot 8 and the east line of the above mentioned Lot 5, a distance of 348.62 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the most westerly northwest corner of said Lot 8, same being the northeast corner of said Lot 5, and being in the south line of Lot 4, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet E, Slide 262, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 59 minutes 01 second East, along the most westerly north line of said Lot 8 and the south line of the above mentioned Lot 4, a distance of 146.56 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for an inner ell corner of said Lot 8, same being the southeast corner of said Lot 4, from which a 5/8-inch iron rod found bent bears South 27 degrees 43 minutes 22 seconds East, a distance of 0.52 feet;

**THENCE** North 00 degrees 00 minutes 59 seconds West, along the most northerly west line of said Lot 8 and the east line of said Lot 4, a distance of 266.21 feet to a 1/2-inch iron rod with plastic cap found for the most northerly northwest corner of said Lot 8, same being the most southerly southwest corner of Lot 7, Block A Rockwall Technology Park according to the plat thereof recorded in Cabinet G, Slide 367, Plat Records, Rockwall County, Texas;

**THENCE** North 89 degrees 11 minutes 28 seconds East, along the most northerly north line of said Lot 8 and the most southerly south line of the above mentioned Lot 7, a distance of 493.50 feet to a 5/8-inch iron rod with plastic cap stamped "Pioneer Mapping" set for the northeast corner of said Lot 8, same being the southeast corner of said Lot 7, and being in the west Right-of-Way line of Farm to Market Road 549, also known as Corporate Crossing (variable-width Right-of-Way);

**THENCE** along the east line of said Lot 8 and the west line of Farm to Market Road 549 the following two (2) courses and distances:

South 02 degrees 07 minutes 17 seconds East, a distance of 114.50 feet to a point;

and South 01 degree 37 minutes 39 seconds East, a distance of 428.59 feet to a point for the most easterly southeast corner of said Lot 8, same being at the intersection of Farm to Market Road 549 and State Highway 276 (variable-width Right-of-Way);

**THENCE** South 42 degrees 15 minutes 45 seconds West, along the southeast line of said Lot 8 and the north line of State Highway 276, a distance of 47.21 feet to a point for the northeast corner of said 0.392-acre State of Texas tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most easterly north line of said 0.392-acre tract, a distance of 243.79 feet to a 5/8-inch iron rod with a pink TXDOT cap found at the most northerly northwest corner of said 0.392-acre tract;

**THENCE** South 01 degree 03 minutes 11 seconds East, along the most northerly west line of said 0.392-acre tract, a distance of 34.99 feet to a 5/8-inch iron rod with a pink TXDOT cap found for an inner ell corner

**Exhibit 'A'**  
*Legal Description*

of said 0.392-acre tract;

**THENCE** South 89 degrees 10 minutes 06 seconds West, along the most westerly north line of said 0.392-acre tract, a distance of 381.42 feet to the **POINT OF BEGINNING**, containing 8.008 acres of land, more or less.

