

## ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, August 16, 2021 - 5:00 PM

City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

II. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Airport Road & John King Blvd pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding possible development at Rockwall Airport pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Rockwall Technology Park pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

IV. Reconvene Public Meeting (6:00 P.M.)

V. Invocation and Pledge of Allegiance - Mayor Pro Tem Hohenshelt

VI. Open Forum

*This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. Per Council policy, public comments should be limited to three minutes out of respect for other citizens' time. If you have a topic that warrants longer time, please contact the City Secretary at kcole@rockwall.com to be placed on the Agenda during the "Appointment Items" portion of the meeting. This will allow your topic to be provided sufficient time for discussion and will permit proper notice to be given to the public. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.*

VII. Take any Action as a Result of Executive Session

VIII. Consent Agenda

*These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please let the City Secretary know before the meeting starts so that you may speak during "Open Forum."*

1. Consider approval of the minutes from the August 2, 2021 regular city council meeting, and take any action necessary.
2. **Z2021-026** - Consider a request by Troy Lewis of Newstream Capital Partners for the approval of an **ordinance** for a Zoning Change amending Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary (**2nd Reading**).

3. **P2021-037** - Consider a request by Isaac Peña for the approval of a *Final Plat* for Lots 1 & 2, Block A, Isaac Addition being a 6.388-acre tract of land identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 2185 S. FM-549, and take any action necessary.
4. **P2021-040** - Consider a request by Jeremy Nelson of McAdams Co. on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a *Final Plat* for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.
5. **P2021-041** - Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a *Master Plat* for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.
6. **P2021-044** - Consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a *Preliminary Plat* for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.
7. Consider authorizing the City Manager to execute an Interlocal Cooperation Agreement with the Rockwall Independent School District (RISD) for School Resource Officer services for the upcoming school year, and take any action necessary.

**IX. Appointment Items**

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.
2. Appointment with Michael Mittman, Owner/Operator of DFWboatRide.com to hear update regarding the 'Harbor Lights' boat operations on Lake Ray Hubbard, and take any action necessary.
3. Appointment with the City Attorney and staff to address questions raised by resident Bob Wacker during an appointment with the City Council on August 2, 2021, and take any action necessary.

**X. Public Hearing Items**

*If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.*

1. **Z2021-028** - Hold a public hearing to discuss and consider approval of an **ordinance** for a *Text Amendment* to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of creating a *Non-Compliant Structure* application fee for Specific Use Permit (SUP) applications (**1st Reading**).
2. **Z2021-029** - Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1465-acre parcel of land identified as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court, and take any action necessary (**1st Reading**).



3. **Z2021-030** - Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary **(1st Reading)**.
4. **Z2021-031** - Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, and take any action necessary **(1st Reading)**.

**XI. Executive Session.**

**The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:**

1. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Airport Road & John King Blvd pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding possible development at Rockwall Airport pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Rockwall Technology Park pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

**XII. Reconvene Public Meeting & Take Any Action as Result of Executive Session**

**XIII. Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 13th day of August, 2021 at 4:00 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Kristy Cole, City Secretary  
or Margaret Delaney, Asst. to the City Sect.

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Date Removed

**ROCKWALL CITY COUNCIL REGULAR MEETING**

**Monday, August 02, 2021 - 5:00 PM**

**City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087**

**I. CALL PUBLIC MEETING TO ORDER**

Mayor Kevin Fowler called the public meeting to order at 5:03 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem John Hohenshelt and Council Members Clarence Jorif, Dana Macalik, Anna Campbell, and Bennie Daniels. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, and City Attorney Frank Garza. Council Member Trace Johannesen was absent from the meeting.

Mayor Fowler then read the below listed discussion item into the record before recessing the public meeting to go into Executive Session.

**II. EXECUTIVE SESSION.**

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTER AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding the appointment of the City Manager, pursuant to Section 551.074 (Personnel Matters) and 551.071 (Consultation with Attorney).

**III. ADJOURN EXECUTIVE SESSION**

**Council adjourned from Executive Session at 5:20 p.m.**

**IV. RECONVENE PUBLIC MEETING (6:00 P.M.)**

**Mayor Fowler reconvened the public meeting at 6:00 p.m.**

**V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER MACALIK**

**Councilmember Macalik delivered the invocation and led the Pledge of Allegiance.**

**VI. PROCLAMATIONS**

1. **Presentation of Citizen Lifesaving Awards to:  
Rockwall Fire Department**  
Greg Givens,  
Andrew Burton, and  
Zach Yates
2. **Presentation of Citizen Life Saving Awards to:  
Rockwall Police Department**  
Officer Aaron Raymond and Officer David Taylor

**Mayor Fowler, Police Chief Max Geron and Fire Chief Kenneth Cullins came forth. Chief Geron read a synopsis of the recent life-saving act that his officers and members of the Rockwall Fire Dept. were involved in. Chief Geron then called forth his police staff members**

and presented them with their honorary awards. Chief Cullins then read a similar synopsis (about the same incident), and his Fire Dept. staff members came forth and received their awards.

3. Professional Engineers Day

City Engineer/Director of Public Works, Amy Williams came forth along with a member of her staff and two, local engineers. Mayor Fowler then read and presented them with this proclamation.

VII. OPEN FORUM

Mayor Fowler explained how Open Forum is conducted. He indicated that he would first like the P&Z Chairman to come forth and brief the Council on the recent meeting that was held last week. Jerry Welch, a commissioner on the city's P&Z then came forth and briefed Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda.

Councilmember Macalik then recognized and thanked the City's Parks Department and Parks & Rec. Director, Travis Sales for their recent recognition of the late Scott Self. She explained that a brief ceremony was recently held at The Harbor during one of the city's recent Concerts by the Lake. During the ceremony, the lighthouse at The Harbor was dedicated in honor/memory of Mr. Self's. She thanked staff members for their professionalism and the wonderful tribute they delivered that evening.

Harry Green  
1235 Waters Edge Drive  
Rockwall, TX

Mr. Green came forth to speak about the apartments that are to set to be built in the downtown area. He spoke in strong opposition to the zoning and the construction of these apartments.

Josh Tucker  
544 LaGrange Drive  
Fate, TX

Mr. Tucker came forth and explained that he has concerns about the existing 380 development agreement that is in place concerning the apartments that are set to be constructed in the downtown area. He believes that the 380 development agreement is not enforceable, and he believes that any future 380 development agreements should not be discussed in Executive Session. He generally spoke in opposition of this agreement and the associated apartments.

Lesley Pettengill  
2130 FM 1141  
Rockwall, TX

Mrs. Pettengill came forth and expressed concern about residential lots that are set to be built directly across the street from her home. She explained that water has been continually flowing onto her property, and she was recently informed that the City has been flushing its fire hydrants frequently. This has caused her pond to be up to the brim, and she has concerns about this excess

water. She shared that she has lived there for 9 years, and she has never witnessed that much water coming onto her property from flushing of fire hydrants.

There being no one else wishing to come forth and speak at this time, Mayor Fowler then closed Open Forum.

#### VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Hohenshelt moved to approve the employment contract with Mary Smith to have her “interim” title removed and promoting her to now be the permanent city manager. Mayor Fowler seconded the motion, which passed by a vote of 6 ayes with 1 absence (Johannesen). Following a few brief comments, Mrs. Smith and Mayor Fowler signed her employment contract, and Mrs. Smith introduced her daughter, Emily, who was present in the audience.

#### IX. CONSENT AGENDA

1. Consider approval of the minutes from the July 19, 2021 regular city council meeting, and take any action necessary.
2. **Z2021-020** - Consider a request by St. Benedict’s Anglican Church on behalf of Brett Hall for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a *House of Worship* on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary **(2nd Reading)**.
3. **Z2021-021** - Consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-Storage for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing the expansion of an existing *Mini-Warehouse Facility* on a 6.06-acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E. Ralph Hall Parkway, and take any action necessary **(2nd Reading)**.
4. **Z2021-022** - Consider a request by Ignacio Cardenas for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing *Residential Infill in an Established Subdivision* on a 0.158-acre parcel of land identified as Lot 810-A0 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 147 Eva Place, and take any action necessary **(2nd Reading)**.
5. **Z2021-024** - Consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an **ordinance** for a Zoning Change amending Planned Development District 46 (PD-46) to allow *Warehouse* as a permitted land use on a 1.90-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary **(2nd Reading)**.
6. **Z2021-025** - Consider a request by Kevin Osornio for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 908A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 154 Lynne Drive, and take any action necessary **(2nd Reading)**.
7. **A2021-005** - Consider approval of an **ordinance** reducing the City's Extraterritorial Jurisdiction (ETJ) by releasing a 3,475.20-acre tract of land generally located north of the boundary between Rockwall County and Collin County, and take any action necessary **(2nd Reading)**.
8. **P2021-038** - Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a Replat for Lots 2-7, Block A, Sky Ridge Addition being a 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall

County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

9. **P2021-039** - Consider a request by Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.
10. **P2021-042** - Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lot 2, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.
11. **P2021-043** - Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.807-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.
12. **MIS2021-008** - Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Will Salee of Rockwall ISD for the approval of an Alternative Tree Mitigation Settlement Agreement for a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.
13. Consider an **ordinance** approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2021 Rate Review Mechanism filing, adopting tariffs as part of the settlement, and take any action necessary.
14. Consider a resolution repealing Resolution No. 19-15 and approving a new resolution to establish an updated fee schedule for Permit, Health and Misc. Fees, for the city, and take any action necessary.
15. Consider authorizing the City Manager to negotiate an agreement with WME for Founders Day Festival 2022 entertainment to be paid from Hotel Occupancy Tax Funds in the amount of \$35,000, and take any action necessary.

**Councilmember Hohenshelt moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15). Councilmember Daniels seconded the motion. The ordinance captions were read as follows:**

**CITY OF ROCKWALL  
ORDINANCE NO. 21-29  
SPECIFIC USE PERMIT NO. S-250**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CHURCH/HOUSE OF WORSHIP WITHIN A SINGLE-FAMILY 10 (SF-10) DISTRICT, ON A 7.45-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS**

3 & 10 OF THE W. B. BOWLES SURVEY, ABSTRACT NO. 12 AND THE A. HANNA SURVEY, ABSTRACT NO. 98, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

CITY OF ROCKWALL  
ORDINANCE NO. 21-30  
SPECIFIC USE PERMIT NO. S-251

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THE EXPANSION OF AN EXISTING MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE 04, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 6.06-ACRE PARCEL OF LAND ZONED COMMERCIAL (C) DISTRICT, AND DESCRIBED AS LOT 1, BLOCK C OF THE ROCKWALL BUSINESS PARK EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* 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.

CITY OF ROCKWALL  
ORDINANCE NO. 21-31  
SPECIFIC USE PERMIT NO. S-252

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.158-ACRE TRACT OF LAND, IDENTIFIED AS LOT 810-A0, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* 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.

CITY OF ROCKWALL  
ORDINANCE NO. 21-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 99-05] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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.

CITY OF ROCKWALL  
ORDINANCE NO. 21-33  
SPECIFIC USE PERMIT NO. S-253

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.165-ACRE TRACT OF LAND, IDENTIFIED AS LOT 908A, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* 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.

**CITY OF ROCKWALL  
ORDINANCE NO. 21-35**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REDUCING ITS EXTRATERRITORIAL JURISDICTION (ETJ) BY RELEASING SUCH TERRITORY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE TO THE COUNTY OF COLLIN; ESTABLISHING THE NEW CORPORATE BOUNDARIES OF THE CITY OF ROCKWALL; PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL CORPORATE AND EXTRATERRITORIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED AND CORRECTING THE OFFICIAL CITY MAPS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**CITY OF ROCKWALL  
ORDINANCE NO. 21-37**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2021 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.**

**The motion passed by a vote of 6 ayes with 1 absent (Johannesen).**

**X. APPOINTMENT ITEMS**

- 1.** Appointment with Joy Bounds Murphy to present concerns regarding frequent power outages in the vicinity of Tanya Drive, and take any action necessary

**Jerry Welch**

1509 S. Lakeshore Drive  
Rockwall, TX

Mr. Welch came forth on behalf of Mrs. Murphy who was not able to be present this evening, and he is her neighbor. He went on to explain that about 28 homes in and around his and Mrs. Murphy's homes keep on losing power, and the reliability of Oncor's electric service has been very sketchy. He, Mrs. Murphy and their neighbors who have been impacted have had great concerns about the electricity's unreliability. He explained that he recently spoke to Cindy Tayem with Oncor, and she explained several things that the company will be doing in order to rectify the power outages that have been occurring.

Mayor Fowler then called for Cindy Tayem with Oncor to come forth and speak regarding this topic. Mrs. Tayem introduced a couple of other Oncor representatives who are with her this evening. Mrs. Tayem went on to explain the various causes and proposed remedies that the company will be undertaking to address these power outages. She explained that eight transformers will be replaced this fall (when it is cooler), and each transformer will result in 3-4 hours of power outage for the customers in that area during the time the work is being done to replace them. She went on to share the various exploratory efforts that the company has and continues to make in order to pinpoint the causes and solutions concerning power outages.

The Council took no action as a result of this appointment item and the associated discussion.

2. Appointment with Bob Wacker to hear his comments regarding SP2021-001, and take any action necessary.

**Bob Wacker**  
309 Featherstone Dr.  
Rockwall, TX

Mr. Wacker came forth and spoke about the above referenced case (regarding the sale of the parking lot that has been a police department parking lot and the future construction of 'apartments' ("Urban Residential") in its place (in the downtown area)). He generally shared various reasons why he believes the bid and associated documentation are invalid. He went on to share many concerns that he and others (who contributed to his PowerPoint presentation) have concerning construction of the apartments (i.e. variances, height, safety of pedestrians, no sidewalks, fire lanes and fire department access, etc.). He requested that the details of his presentation be put into the 'public record,' expressing concern that the city's meeting minutes are usually general and not specific. He strongly encouraged the Council to consider the concerns he has shared this evening, and he generally expressed a desire for the City to figure out a way to get out of this 'deal.'

Mayor Fowler provided follow-up comments, generally indicating that he has asked City Attorney Frank Garza to take detailed notes on Mr. Wacker's points and then address each one of them. Indication was given that the City Attorney and/or the city's Planning Director will address each of these points at a future Council meeting.

Councilmembers Jorif and Macalik generally thanked Mr. Wacker for his time in addressing the Council and for his passion for the City of Rockwall. Mayor Pro Tem Hohenshelt went on to provide various comments of concern in response to some of Mr. Wacker's comments.

No action was taken as a result of this Appointment Item.

#### XI. PUBLIC HEARING ITEMS

1. **Z2021-026** - Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an ordinance for a Zoning Change amending Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided detailed background information concerning this agenda item. On July 2, 2021, staff mailed 1,752 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified the Lago Vista, Eater's Edge at Lake Ray Hubbard, Signal Ridge and Signal Ridge Phase 4, Fox Chase, Benton Woods, and Chandler's Landing Homeowner's Associations (HOAs), which were the only Homeowners' Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 19 notices have been received back expressing opposition to the applicant's request, and 17 notices have been received back in favor.

On July 13, 2021, the Planning and Zoning Commission voted 6-0 (with Commissioner Deckard absent) to table Case No. Z2021-026 to the July 27, 2021 Planning and Zoning Commission meeting. On July 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 7-0.

A gentleman representing the applicant then came forth to address the Council concerning this item.

Curtis Young  
The Sage Group, on behalf of:  
Newstream Capital Partners, Inc.  
311 South Oak St., #250  
Roanoke, TX 76262

Mr. Young mentioned that the applicant had a family emergency and could not be present this evening. He explained that they have been working on this project for about two years now; however, the pandemic last year did slow things down some. They have met numerous times with the Chandler's Landing HOA and its "Environmental Committee" to discuss this project. He went on to generally describe the history of this piece of property over the years. He indicated that this project will comply with the height limits that are defined within this "PD" (planned development district). He indicated that total open space is approaching 40%. He spoke about the lots (Qty: 36), the sidewalks and/or trails, 'anti-monotony' as far as the

look of the front facades, ingress and egress, amenities, minimum square footage of the units, etc.

Mayor Fowler opened the public hearing, asking if anyone would like to speak at this time.

Chip Imrie  
323 Harbor Landing Drive  
Rockwall, TX 75032

Mr. Imrie came forth and shared that he is on the Board of Directors for the Chandler's Landing Homeowner's Association (he is Vice President). The HOA's Environmental Subcommittee has extensively reviewed this and previous proposals concerning this piece of land. In the twenty-three years he has lived in Chandler's Landing, he believes this plan is one that most closely meets the intent of the zoning for this piece of land. There was really not too much objection to this proposal at a recent HOA meeting – just some residents who attended and asked clarifying questions (concerning amenities and which residents will have access to utilize said amenities). He shared that the HOA is not opposed to the project, but he would like the applicant to adhere to the architectural standards of not only the city but of the Chandler's Landing HOA as well. Former Councilman Lewis has expressed support of this project too. The price point of these proposed townhomes will be in the high \$400k's to low \$500k's. He went on to offer general comments in support of this proposal.

Mayor Fowler closed the public hearing and brought the proposal before Council for discussion. Councilmember Daniels spoke about the anti-monotony standards of the city as compared to what this developer is proposing, generally expressing concerns in this regard. Mr. Young agreed that every unit and every-other-unit should not look the same; however, he has concerns, from an architectural standpoint, of it not looking so 'tricked up' (essentially having too much variation in how the units look). Discussion then ensued pertaining to sidewalks and 'trails.'

Councilmember Macalik shared that there are no sidewalks located anywhere elsewhere within the Chandler's Landing subdivision, so this development will be the only place where sidewalks are present. She generally spoke in favor of the anti-monotony that is proposed as far as the look and façade of the proposed townhomes.

Mayor Pro Tem Hohenshelt moved to approve Z2021-026. Councilmember Macalik seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-

ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY ABSTRACT NO 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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.

The motion passed by a vote of 6 ayes with 1 absence (Johannesen).

## XII. ACTION ITEMS

1. **A2021-004** - Discuss and consider the approval of an **ordinance** annexing a 20.83-acre tract of land in accordance with a 212 Development Agreement and identified as Tract 22 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas, addressed as 427 Clem Road, and take any action necessary (**2nd Reading**).

Mayor Pro Tem Hohenshelt moved to approve this item (A2021-004). Councilmember Jorif seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 21-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, GRANTING A REQUEST FOR ANNEXATION AND PROVIDING FOR THE EXTENSION OF MUNICIPAL BOUNDARY LIMITS TO INCORPORATE SUCH PROPERTY INTO THE CITY OF ROCKWALL, TEXAS WITH THE ANNEXATION OF A 20.83-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 in favor, 1 against (Campbell), and 1 absence (Johannesen).

2. **Z2021-027** - Discuss and consider approval of an **ordinance** amending Planned Development District 91 (PD-91) [*Ordinance No. 21-17*] to incorporate a 20.83-acre tract of land in accordance with a 212 Development Agreement and identified as Tract 22 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas, addressed as 427 Clem Road, and take any action necessary (**2nd Reading**).

Mayor Pro Tem Hohenshelt moved to approve Z2021-027. Councilmember Macalik seconded the motion.. The ordinance was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 21-36



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 91 (PD-91) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 58.842-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17, 17-01, & 22 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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.**

**The motion passed by a vote of 5 ayes, 1 against (Campbell) and 1 absence (Johannesen).**

3. Discuss and consider (re)appointments to non-regulatory city boards and commissions (Historic Preservation Advisory Board), and take any action necessary.

**Mayor Pro Tem Hohenshelt explained that Carolyn Francisco is 'termining out' on the city's Historic Preservation Advisory Board (HPAB). He thanked her for her many years of service on the board. He then moved to appoint Marci Hall to replace Carolyn Francisco on the city's Historic Preservation Advisory Board (term to run thru August of 2023).**

**Also regarding the HPAB, Hohenshelt moved to reappoint the following board members:**

- Sarah Freed
- Jay Odom and
- Brad Adams

**Mayor Fowler seconded the motion, which passed by a vote of 6 in favor with 1 absence (Johannesen).**

**XIII. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.**

1. Building Inspections Monthly Report - June 2021
2. Fire Department Monthly Report - June 2021
3. Parks & Recreation Department Monthly Report - June 2021
4. Police Department Monthly Report - June 2021
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

**City Manager Mary Smith thanked Travis Sales and the Parks Department for another excellent "Concerts by the Lake" music series that recently concluded for the season. She**

also thanked Police Chief Geron for his staff providing good crowd control and policing at the concerts. Parks & Rec staff will be preparing for “Rib Rub,” and the Budget Work Session will be held the evening of August 24 here in the Council Chambers.

**XIV. EXECUTIVE SESSION.**

**THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTER AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:**

1. Discussion regarding the appointment of the City Manager, pursuant to Section 551.074 (Personnel Matters) and 551.071 (Consultation with Attorney).

**XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**

**Council did not reconvene in Executive Session following the close of the public meeting agenda. See minutes above, just after the start of the 6:00 p.m. public meeting, for action taken at that time.**

**XVI. ADJOURNMENT**

**Mayor Fowler adjourned the meeting at 8:12 p.m.**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS 16<sup>th</sup> DAY OF AUGUST, 2021.**

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**KEVIN FOWLER, MAYOR**

**ATTEST:**

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**KRISTY COLE, CITY SECRETARY**

CITY OF ROCKWALL

ORDINANCE NO. 21-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 92-39, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY ABSTRACT NO 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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 by Troy Lewis of Newstream Capital Partners for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [Ordinance No. 92-39], for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* 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 8 (PD-8) [Ordinance No. 92-39] and the Unified Development Code [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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 92-39*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Preliminary Plat
  - (2) PD Site Plan
  - (3) Final Plat
- (c) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall include a *Treescape Plan* for the area being platted.
- (d) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

**SECTION 6.** That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 7.** That 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, 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;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 9.** 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 2<sup>ND</sup> DAY OF AUGUST, 2021.**

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

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

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

*1<sup>st</sup> Reading:* August 2, 2021

*2<sup>nd</sup> Reading:* August 16, 2021

*BEING* a tract of land situated in the E. *TEAL SURVEY, ABSTRACT NO. 207*, City of Rockwall, Rockwall County, Texas, and being a part of that 285.2916-acre tract as conveyed to Clarke-Frates Corporation, as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

*BEGINNING* at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" iron stake set for corner;

*THENCE* Along the Westerly lines of said Spyglass Hill Condominiums, the following:

South 03 deg. 27' 05" East a distance of 39.65 feet to a ½" iron stake set for corner;  
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;  
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;  
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;  
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;  
South 41 deg. 23' 55" West a distance of 56.00 feet to a ½" iron stake set for corner;  
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" iron stake set for a corner;

*THENCE* South 41 deg. 32' 55" West, along the Northerly line of Windward Slope Addition, and addition to the city of Heath, Rockwall County, Texas, a distance of 480.10 feet to a ½" iron stake found for corner;

*THENCE* North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

*THENCE* North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

*THENCE* North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

*THENCE* North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" iron stake found for corner;

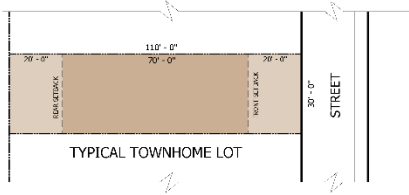
*THENCE* along the Southerly line of Henry M. Chandler Drive, the following:

North 58 deg. 29' 50" East a distance of 90.00 feet to a ½" iron stake set for corner;  
North 45 deg. 29' 10" East a distance of 54.37 feet to the beginning of a curve to the right having a central angle of 18 deg. 36' 41", and a radius of 471.19 feet, a ½" iron stake set for corner;  
Around said curve, a distance of 153.06 feet to the beginning of a curve to the left having a central angle of 15 deg. 20' and a radius of 1,040.00 feet, a ½" iron stake set for corner;

Around said curve a distance of 278.32 feet to the *PLACE OF BEGINNING* and containing 6.88 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Professional Land Surveyor on February 25, 1992.







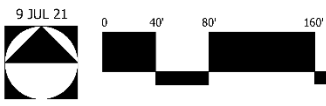
**Data Summary**

	Townhome Lots (30' x 100')	36 Lots	2.77 ac.
	Open Space	37.8%	2.60 ac.
	R.O.W		1.51 ac.
	<b>TOTAL</b>	<b>36 Lots</b>	<b>6.88 ac.</b>

**Applicant:**  
 NEWSTREAM CAPITAL PARTNERS, LLC  
 311 South Oak St. #250  
 Rockwall, Texas 76262  
 817-464-8193

**Planner:** SAGE GROUP, INC.  
 Harbor Planning  
 Urban Design  
 Architecture  
 Landscape Architecture  
 1150 N. Carroll Ave., Ste. 200  
 Southlake, Texas 76092  
 817-464-2626

TAN HATCH INDICATES GARAGE IS AT GRADE ON THE UPPER FLOOR  
 BLUE HATCH INDICATES GARAGE IS AT GRADE ON THE LOWER FLOOR  
 VISITOR PARKING - 23 SPOTS



# Marina Village - Rockwall

Rockwall, Rockwall County, Texas

**PD Development Standards.**

(1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

- Townhomes/Townhouses

(2) Density and Dimensional Standards. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be 5.23 dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	30'
Minimum Lot Depth	110'
Minimum Lot Area	3,000 SF
Minimum Front Yard Setback <sup>(1)</sup>	20'
Minimum Side Yard Setback <sup>(2)</sup>	0'/10'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Front Property Line	25'
Maximum Height <sup>(3)</sup>	30'
Minimum Rear Yard Setback	20'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

**General Notes:**

- <sup>1:</sup> Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.
- <sup>2:</sup> The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.
- <sup>3:</sup> The Maximum Height shall be measured to the midpoint of the roof of the single-family home, and in no case should any home exceed an elevation of 500-feet above sea level.

(3) Garage Orientation. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) Building Standards. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

- (i) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall

be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

- (ii) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (i.e. *HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. *roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

- (iii) Architectural Requirements. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

- (5) Anti-Monotony Restrictions. All development shall adhere to the following anti-monotony restrictions:

- (i) Identical brick blends, paint colors and, cementaceous products (i.e. *Hardy Plank lap siding, etc.*) may not occur on adjacent (i.e. *side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

- (ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

- (iii) The rear elevation of homes shall not repeat without at least two (2) (i.e. *side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- a) Front Encroachment (i.e. *Porch and/or Sunroom*) Type and Layout
- b) Roof Type and Layout
- c) Articulation of the Front Façade
- d) Differing Primary Exterior Materials

- (6) Landscaping Standards.

- (i) Landscape Requirements. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

- (ii) Landscape Buffers. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

- (iii) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

- (7) Trash Dumpster Enclosure. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.
- (8) Fence Standards. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.
- (9) Open Space. A minimum of 20% open space shall be provided which generally conforms to the Concept Plan contained in Exhibit 'B' of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.
- (10) Private Right-of-Way. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.
- (11) Homeowner's Association (HOA). A Homeowner's Association shall be created or the subject property shall be incorporated into the existing Chandler's Landing Homeowner's Association to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.
- (12) Variances. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** August 16, 2021

**SUBJECT:** P2021-037; FINAL PLAT FOR LOTS 1 & 2, BLOCK A, THE ISAAC ADDITION (ETJ)

---

### Attachments

Case Memo  
Development Application  
Location Map  
Final Plat

### Summary/Background Information

Consider a request by Isaac Peña for the approval of a *Final Plat* for Lots 1 & 2, Block A, Isaac Addition being a 6.388-acre tract of land identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 2185 S. FM-549, and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Final Plat*.





# 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:** August 16, 2021  
**APPLICANT:** Isaac Peña  
**CASE NUMBER:** P2021-037; *Lots 1 & 2, Block A, The Isaac Addition (ETJ)*

---

### SUMMARY

Discuss and consider a request by Isaac Peña for the approval of a Final Plat for Lots 1 & 2, Block A, Isaac Addition being a 6.388-acre tract of land identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 2185 S. FM-549, and take any action necessary.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Final Plat for a 6.388-acre tract of land, creating *Lots 1 & 2, Block A, The Isaac Addition*, which is identified as Tract 1 of the J. A. Ramsey Survey, Abstract No. 186 and is situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of the final plat is to subdivide the subject property into two (2) lots (i.e. *Lots 1 & 2, Block A, The Isaac Addition*). The subject property is generally located on the east side of S. FM-549 and north of Jams Lane in Rockwall County.
- ☑ The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement between Rockwall County and the City of Rockwall*.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block A, The Isaac Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. *Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,
- (2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,

- (3) Any construction resulting from the approval of this plat 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 August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-037

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2185 FM 549 Rockwall TX 75032  
 SUBDIVISION The (Isaac Addition) LOT 142 BLOCK A  
 GENERAL LOCATION J.A. Ramsey Survey Between Wimberley & Jams Ln.

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

CURRENT ZONING None CURRENT USE same  
 PROPOSED ZONING None PROPOSED USE same  
 ACREAGE 6.54 LOTS [CURRENT] 1 LOTS [PROPOSED] 2

**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]

<input checked="" type="checkbox"/> OWNER	<u>Isaac Peña</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	<u>Isaac</u>	CONTACT PERSON	
ADDRESS	<u>2185 FM 549</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall Tx. 75032</u>	CITY, STATE & ZIP	
PHONE	<u>(214) 732-8020</u>	PHONE	
E-MAIL	[REDACTED]	E-MAIL	

## NOTARY VERIFICATION [REQUIRED]

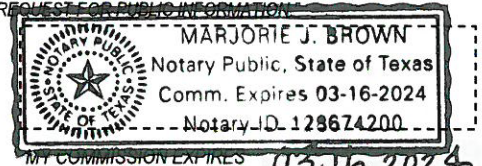
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ISAAC PENA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 737.26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29 DAY OF JUNE, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

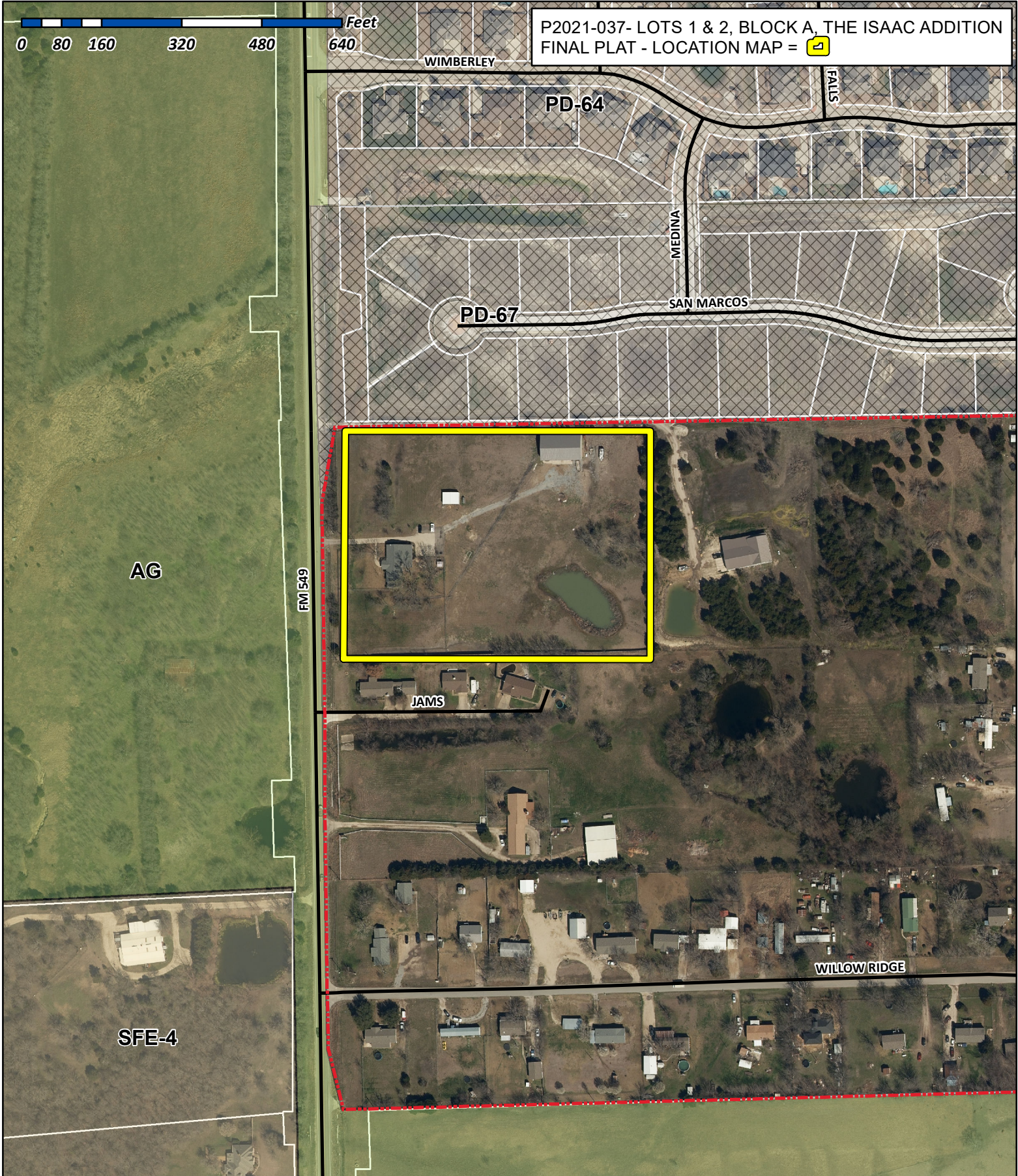
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29 DAY OF JUNE, 2021.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]







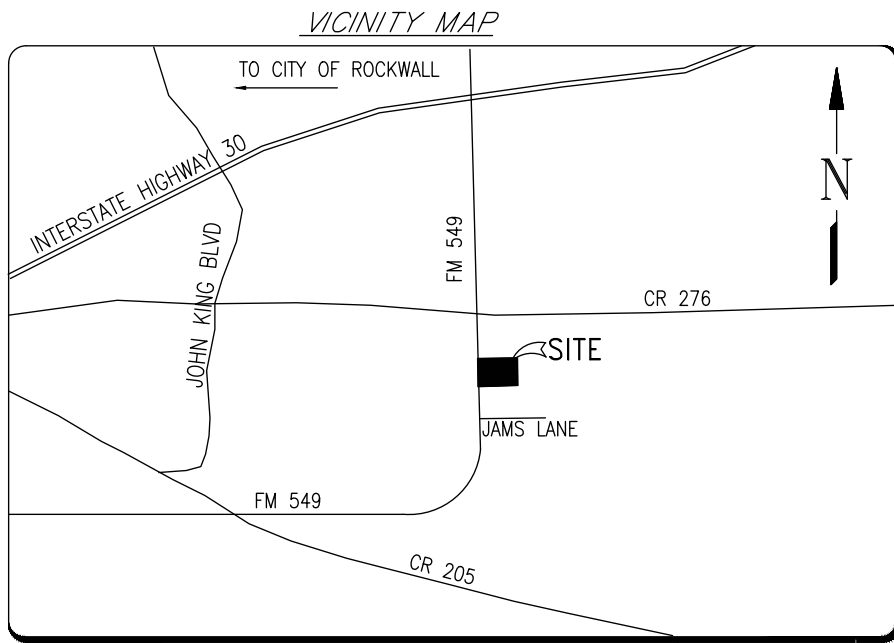
# City of Rockwall

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.







NOT TO SCALE  
MAPSCO #304 H

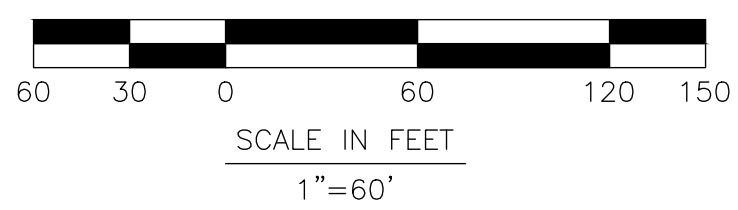
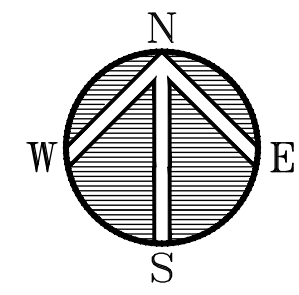
LEDGEND  
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

ALENE YEAGER, DOROTHY POOLE,  
VIRGINIA BEAVER, AND HUGH B. LOFTLAND, JR.  
VOLUME 102, PAGE 560  
D.R.R.C.T.  
(CALLED 146.576 ACRES)

5,824 SQ. FT. FOR STATE  
HIGHWAY PURPOSES  
INSTR. No. 20200000003808  
O.P.R.R.C.T.

10' BLACKLAND WATER  
SUPPLY CORP. EASEMENT  
VOLUME 75, PAGE 549  
D.R.R.C.T.

NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
INSTR. NO. 200700374137  
O.P.R.R.C.T.



TBPE FIRM CERTIFICATE OF REGISTRATION NO. F-2956  
TBPE&LS FIRM CERTIFICATE OF REGISTRATION NO. F-10042000

F.M. 549  
(A VARIABLE WIDTH RIGHT-OF-WAY)

F.M. 549  
(A VARIABLE WIDTH RIGHT-OF-WAY)

APPROXIMATE CITY LIMIT

ELECTRIC EASEMENT  
FARMER ELECTRIC COOPERATIVE, INC  
INSTR. No. 2014000010899  
O.P.R.R.C.T.

TX DOT  
MON FND  
N26°49'00"E, 0.46'  
N=7,013,968.73  
E=2,607,486.48

1/2" I.R.S.

TX DOT  
MON FND

1" I.P.F.

29.0'

310.82'

50' NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
VOLUME 4812, PAGE 218  
D.R.R.C.T.

LOT 42  
4 HO LTD  
INSTR. No. 2020000024805  
O.P.R.R.C.T.

15' DRAINAGE EASEMENT  
INSTR. No. 20180000009326  
O.P.R.R.C.T.

LOT 41  
JANET AND GERALD S. CRENSHAW  
INSTR. No. 2020000023144  
O.P.R.R.C.T.

APPROXIMATE CITY LIMIT 201.01'

TX DOT  
MON FND  
N26°49'00"E, 0.46'  
N=7,013,968.73  
E=2,607,486.48

50' NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
INSTR. NO. 200600358865  
O.P.R.R.C.T.

50' FRONT BUILDING LINE

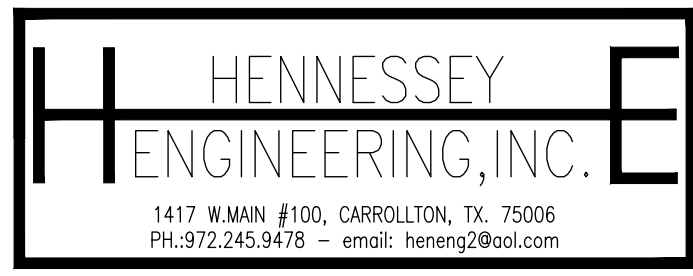
15' UTILITY AND DRAINAGE EASEMENT  
(BY THIS PLAT)

TERRI S. LLOYD  
VOLUME 1765, PAGE 39  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

NORMAN KIRK and wife, CHRISTI KIRK  
VOLUME 389, PAGE 208  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

MELISSA L. WILLIAMS  
VOLUME 6834, PAGE 200  
D.R.R.C.T.  
(CALLED 0.48 ACRES)

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)



FONTANNA RANCH PHASE III  
BLOCK D, LOTS 20-38  
BLOCK H, LOTS 13-49  
INSTRUMENT No. 20180000009326  
O.P.R.R.C.T.

ARMANDO AND DARLA DEANETTE  
HERNANDEZ  
INSTR. No. 201900000228191  
O.P.R.R.C.T.

ERICA AND RICHARD COWARD  
INSTR. No. 20190000015092  
O.P.R.R.C.T.

CASEY RODNEY JEFFERSON  
AND FANGFANG LIU  
INSTR. No. 20210000012533  
O.P.R.R.C.T.

DANIEL AND AMBER R. TAYLOR  
INSTR. No. 2020000008480  
O.P.R.R.C.T.

SARA BETH PARRISH-SMITH  
INSTR. No. 202000003477  
O.P.R.R.C.T.

DRITON TOMAJ  
INSTR. No. 2020000023327  
O.P.R.R.C.T.

JERROD GARNIER TYNES  
AND ASHLEIGH PAGE TYNES  
INSTR. No. 202000001150  
O.P.R.R.C.T.

N89°57'08"E 609.56'

N89°57'08"E 609.56'

15' UTILITY AND DRAINAGE EASEMENT  
(BY THIS PLAT)

LOT 1, BLOCK A  
(122,098 SQ. FT. OR 2.803 ACRES)

THE ISAAC ADDITION  
(278,246 SQ. FT. OR 6.388 ACRES)

ISAAC PENA  
VOLUME 6835, PAGE 63  
D.R.R.C.T.

LOT 2, BLOCK A  
(156,148 SQ. FT. OR 3.585 ACRES)

S89°54'33"E 610.80'

S89°54'33"E 610.80'

N89°56'43"W 612.39'

N89°56'43"W 612.39'

ROBERT S RANDALL, JR. AND MARY LYNN RANDALL  
VOLUME 4634, PAGE 257  
D.R.R.C.T.  
(CALLED 8.0867 ACRES)

FINAL PLAT  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
LOTS 1 AND 2, BLOCK A  
(2 LOTS)  
BEING A 6.388 ACRE TRACT OF LAND IN THE  
J.A. RAMSEY SURVEY, ABSTRACT 186  
(0.1337 PREVIOUSLY DEEDED TO THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478

CASE No.: P2021-037  
PAGE 1 OF 2

KRISTEN SMALL, a married person  
INSTRUMENT No. 20170000003900  
O.P.R.R.C.T.  
(CALLED 3.86 ACRES)

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ISAAC ADDITION, SUBDIVISION TO THE COUNTY OF ROCKWALL, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE ISAAC ADDITION, SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I UNDERSTAND AND HEREBY DO RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE THE SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM, AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE, DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION RULES AND REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS REQUIRED BY THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY ENTERED INTO BY THE CITY AND COUNTY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE COUNTY'S CHOSEN ENGINEER AND/OR COUNTY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE COUNTY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND OR OWNER, AUTHORIZING THE CITY AND COUNTY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY OR COUNTY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY AND COUNTY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE COUNTY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE COMMISSIONER'S COURT OF ROCKWALL COUNTY.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREON ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE COUNTY: I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

ISAAC PENA  
OWNER

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ISAAC PENA, KNOWN TO ME TO BE THE PERSON WHO'S NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY IN AND FOR THE STATE  
OF TEXAS

MY COMMISSION EXPIRES

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ISAAC PENA, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT No. 186, ROCKWALL COUNTY, TEXAS, AND BEING ALL THAT CALLED 6.54 ACRE TRACT AS CONVEYED FROM BOBBY LEE ASKUE AND ELIZABETH ELIZABETH I. ASKUE BY DEED RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" MARKING THE NEW EAST LINE OF FARM TO MARKET ROAD No. 549 (A VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTH EAST CORNER OF A CALLED 5,824 SQUARE FOOT PARCEL OF LAND FOR STATE HIGHWAY PURPOSES AS DESCRIBED IN DEED FROM THE STATE OF TEXAS TO ISAAC PENA and wife, MAYRA PENA AS RECORDED BY INSTRUMENT No. 202000000388, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TERRI S. LLOYD, BY DEED RECORDED IN VOLUME 1765, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N00°26'49"E, ALONG THE NEW EAST RIGHT OF WAY LINE OF SAID FM 549, A DISTANCE 454.88 FEET TO A POINT FOR CORNER FROM WHICH A 5/8 INCH IRON ROD STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" FOUND BEARS N00°26'49"E, A DISTANCE OF 0.46 FEET FOR REFERENCE, SAID POINT ALSO MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NICK TITLOW AND ALYSSA TITLOW AS RECORDED BY INSTRUMENT No.2016000007251, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AN EASEMENT AGREEMENT FOR ACCESS BETWEEN SAID NICK AND ALYSSA TITLOW AND KRISTEN SMALL AS RECORD BY INSTRUMENT No. 2017000004105, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°57'08"E, DEPARTING THE NEW EAST LINE OF SAID FM No. 549, ALONG THE SOUTH LINE OF SAID TITLOW TRACT AND SAID ACCESS EASEMENT, A DISTANCE OF 609.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING A WESTERLY CORNER OF SAID TITLOW TRACT;

THENCE, S00°05'27"W, ALONG THE WEST LINE OF SAID TITLOW TRACT, A DISTANCE OF 455.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID TITLOW TRACT, AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT S. RANDALL, JR. AND MARY ANN LYNN RANDALL BY DEED RECORDED IN VOLUME 4634, PAGE 257, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, N89°56'43"W, ALONG THE NORTH LINE OF SAID RANDALL TRACT, ALSO PASSING ALONG THE NORTH LINES OF THREE 0.48 ACRE TRACTS LAND CONVEYED SEPARATELY TO MELISSA L. WILLIAMS AS RECORDED IN VOLUME 6834, PAGE 200, DEED RECORDS, ROCKWALL COUNTY, TEXAS, TO NORMAN KIRK and wife, CHRISTI KIRK AS RECORDED IN VOLUME 389, PAGE 208, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND TO TERRI S. LLOYD AS RECORDED IN VOLUME 1765, PAGE 39, DEED RECORDS, ROCKWALL COUNTY, TEXAS, A TOTAL DISTANCE OF 612.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 278,246 SQUARE FEET OR 6.388 ACRES OF LAND.

GENERAL NOTES:

1. SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE, COUNTY, AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48397C0045L, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY PANEL No. 480547, IN ROCKWALL COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. (ZONE "X" IS DESCRIBED AS AREAS OF MINIMAL FLOODING DEPICTED AS ABOVE THE 500 YEAR FLOODPLAIN.)
3. BASIS OF BEARING IS THE EAST RIGHT OF WAY LINE OF F.M. 549 AS DESCRIBED IN DEED FROM BOBBY J. WOOLDRIDGE and wife, GWEN E. WOOLDRIDGE TO BOBBY LEE ASKUE and wife, ELIZABETH ASKUE AS RECORDED IN VOLUME 101, PAGE 677, DEED RECORDS, ROCKWALL COUNTY, TEXAS.
4. COORDINATES SHOWN ON THE FACE OF THE PLAT ARE OF TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, US SURVEY FEET.
5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES, OR OTHER FACTS OR MATTERS THAT MAY EFFECT THE SUBJECT PROPERTY.
6. ALL CORNERS ARE SET WITH 1/2 INCH IRON RODS WITH CAP STAMPED RPLS 3740 UNLESS OTHERWISE NOTED.
7. FUTURE LAND USE DESIGNATED AS LOW DENSITY RESIDENTIAL.
8. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, PETER F. HENNESSEY, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PETER F. HENNESSEY, RPLS NO. 3740, J1809.032  
DATE: JULY 26, 2021 PROJECT NO. 97018

RECOMMENDED FOR FINAL PLAT

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

APPROVED:

I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO ROCKWALL COUNTY, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY ENTERED INTO BY THE CITY OF ROCKWALL AND ROCKWALL COUNTY.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

ROCKWALL COUNTY JUDGE

FINAL PLAT  
THE ISAAC ADDITION  
BEING A 6.388 ACRE (NET) TRACT OF LAND IN THE  
LOTS 1 AND 2, BLOCK A  
(2 LOTS)  
BEING A 6.388 ACRE TRACT OF LAND IN THE  
J.A. RAMSEY SURVEY, ABSTRACT 186  
(0.1337 PREVIOUSLY DEEDED TO THE STATE OF TEXAS)  
2185 FARM TO MARKET ROAD No. 549, ROCKWALL, TEXAS

OWNER: ISAAC PENA  
2185 FM 549  
ROCKWALL, TX

JUNE 30, 2021

SURVEY: HENNESSEY ENGINEERING, INC.  
1417 WEST MAIN ST., SUITE 100  
CARROLLTON, TEXAS  
972.245.9478

CASE No.: P2021-037  
PAGE 2 OF 2





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** August 16, 2021

**SUBJECT:** P2021-040; FINAL PLAT FOR LOT 1, BLOCK A, SWBC ROCKWALL ADDITION, PHASE 2

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### Attachments

Case Memo  
Development Application  
Location Map  
Final Plat  
Landscape Plan  
Treescape Letter

### Summary/Background Information

Consider a request by Jeremy Nelson of McAdams Co. on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a *Final Plat* for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Final Plat*.





# 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:** August 16, 2021  
**APPLICANT:** Jeremy Nelson; *McAdams Co.*  
**CASE NUMBER:** P2021-040; *Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2*

---

### SUMMARY

Consider a request by Jeremy Nelson of McAdams Co. on behalf of Spencer Byington of SWBC Rockwall, LP for the approval of a Final Plat for Lot 1, Block A, SWBC Rockwall Addition, Phase 2 being currently identified as a 21.275-acre tract of a larger 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a multi-family apartment complex on a 21.75-acre portion of a larger 42.555-acre tract of land (*i.e. a portion of Tract 1-4 of the J. M. Allen Survey, Abstract No. 2*) for the purpose of constructing 295 units. This will be known as SWBC Rockwall Addition, Phase 2. This is the final phase of a two (2) phase development that consists of a total of 590 multi-family dwelling units.
- On March 20, 2017, the City Council approved a zoning change for the subject property from a Light Industrial (LI) District to Planned Development District 83 (PD-83) [*Ordinance No. 17-18; Case No. Z2017-001*] for Multi-Family 14 (MF-14) District land uses. This zoning change included a concept plan for a multi-family apartment complex consisting of 590 units. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-027*], and forwarded a recommendation of approval for the Open Space Master Plan. On September 28, 2020, staff approved an administrative site plan [*Case No. SP2020-021*] for Phase 2 of the development.
- On August 3, 2021, the Parks and Recreation Board reviewed the final plat and made the following recommendations concerning the proposed subdivision, which is located within Park District No. 25:
  - (1) The developer shall pay pro-rata equipment fees of \$140,420.00 (*i.e. \$476.00 x 295 lots*), which will be due at the time of final plat.
  - (2) The developer shall pay cash-in-lieu of land fees of \$288,805.00 (*i.e. \$979.00 x 295 lots*), which will be due at the time of final plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the final plat for *Lot 1, Block A, SWBC Rockwall Addition, Phase 2*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) The applicant shall adhere to the recommendations made by the Parks Board; and,
- (3) Any construction resulting from the approval of this plat 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 August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-040

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2300 Discovery Blvd. Rockwall, TX 75032

SUBDIVISION SWBC Rockwall Addition, Phase II LOT 1 BLOCK A

GENERAL LOCATION Discovery Blvd. between John King Blvd. & Innovations Dr.

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

CURRENT ZONING PD-83 CURRENT USE Apartments

PROPOSED ZONING PD-83 PROPOSED USE Apartments

ACREAGE 21.275 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 SWBC Rockwall LP  APPLICANT McAdams

CONTACT PERSON Spencer Byington CONTACT PERSON Jeremy Nelson

ADDRESS 5949 Sherry Lane, Suite 750 ADDRESS 201 Country View Drive

CITY, STATE & ZIP Dallas, TX 75225 CITY, STATE & ZIP Roanoke, TX 76262

PHONE (214) 924-4156 PHONE (469) 240-9765

E-MAIL [REDACTED] E-MAIL jnelson@mcadamsco.com

## NOTARY VERIFICATION [REQUIRED]

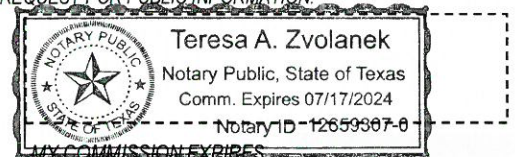
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Spencer Byington [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 725.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16<sup>th</sup> DAY OF July, 2021.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





0 160 320 640 960 1,280 Feet

P2021-040- LOT 1, BLOCK A,  
SWBC ROCKWALL ADDITION PHASE II  
FINAL PLAT - LOCATION MAP = 



# City of Rockwall

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





LOT 4  
BLOCK C

LOT 5, BLOCK C  
Rockwall Technology Park  
Cab. E, Slide 329

LOT 6, BLOCK C  
(Drainage Esmt)

LOT 7, BLOCK C

(85' R.O.W.)  
Cab. D, Pg. 175

Hitt Family Limited Partnership  
Vol. 1875, Pg. 238

20' Sanitary Sewer  
Easement  
Vol. 1653, Pg. 182

50' Pipeline  
Easement  
2015000001949

McKeown-Belaustegui Addition  
Cab. E, Slide 233

Nissan of  
Rockwall Addition  
Inst. No.  
20150000008394

Rockwall Downes, Phase 1  
Inst. No. 20150000008387

The Cambridge Companies, Inc. Trustee  
Vol. 99, Pg. 1022

SIGHT VISIBILITY  
EASEMENT  
see detail "D"

DISCOVERY BLVD.  
(Variable Width R.O.W.)  
City of Rockwall - Vol. 6169, Pg. 168

10' P.A.E.  
2019-3680

20' W.L.E.  
See Detail

1/2" CRF  
(G&A)  
N 7,020,000.8  
E 2,604,350.8

10' P.A.E.  
2019-4592

5/8" CRF  
(MADDOX)

5/8" CRF  
(unstamped)

5/8" CRF  
(MADDOX)

5/8" CRF  
(unstamped)

10' P.A.E.  
2019-4592

5/8" CRF  
(MADDOX 5430)  
N 7,020,073.0  
E 2,603,766.9

**FINAL PLAT**  
**SWBC Rockwall Addition, Phase 2**  
**Lot 1, Block A**  
**21.275 Acres**  
in the  
**J.M. ALLEN SURVEY, ABSTRACT NO. 2**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

Page 1 of 3



The John R. McAdams  
Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
972.436.9712  
201 Country View Drive  
Roanoke, Texas 76262  
940.240.1012  
TBPE: 19762 TBPLS: 10194440  
www.gacon.com  
www.mcadamsco.com

**OWNER/DEVELOPER**  
**SWBC ROCKWALL LP**  
**6949 SHERRY LANE #750**  
**DALLAS, TEXAS 75225**

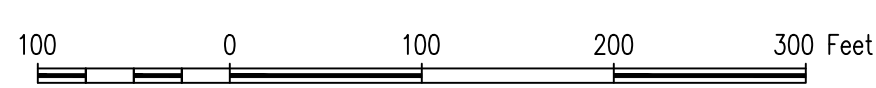
Contact: SPENCER BYINGTON

CASE No. P2021-040

DRAWN BY: CC DATE: 12/30/2020 SCALE: 1"=100' JOB. No. WBC20000

**LEGEND**

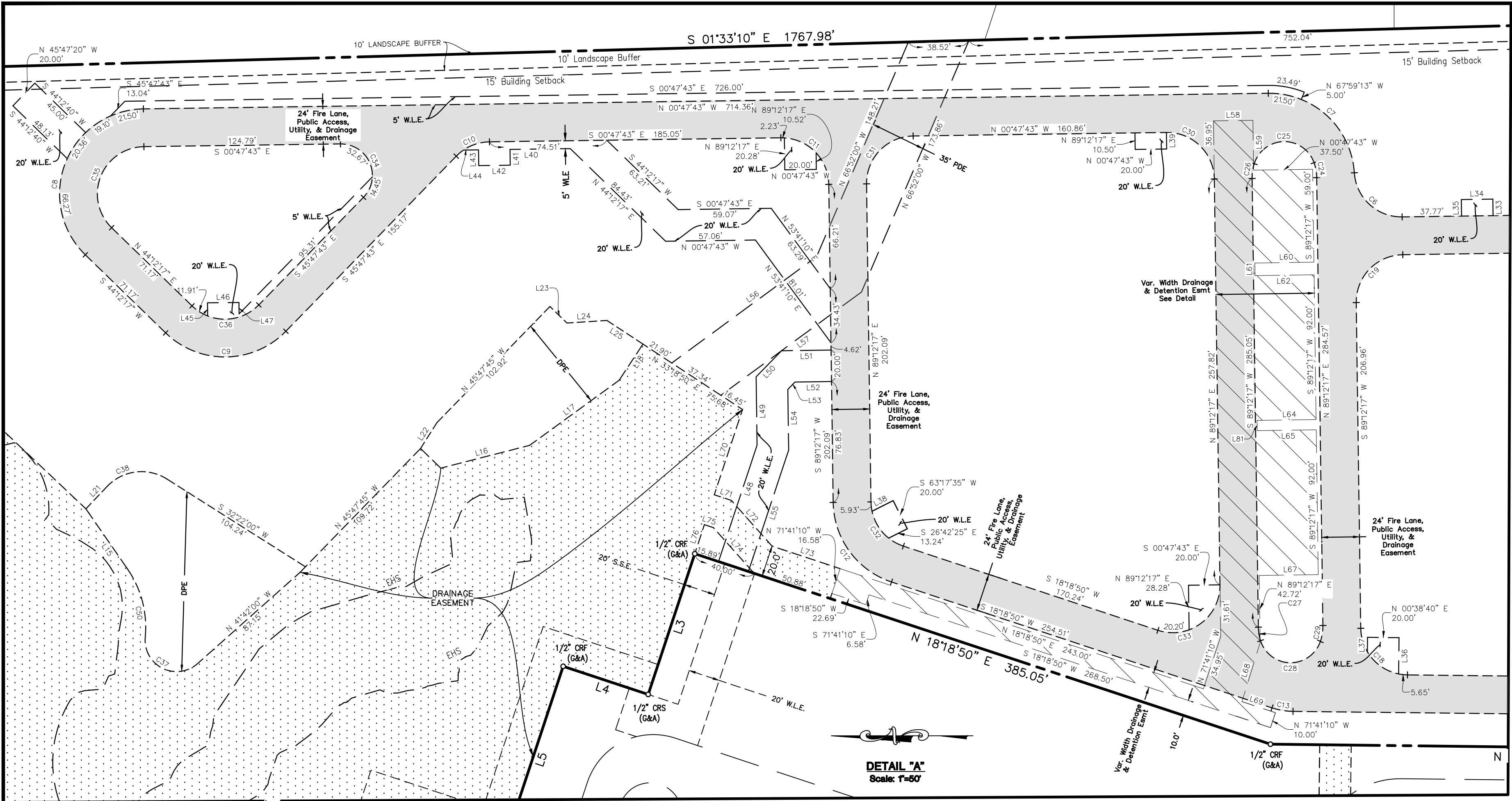
- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- BL = BUILDING LINE
- CRF = CAPPED REBAR FOUND
- POB = POINT OF BEGINNING
- UE = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- DE = DRAINAGE EASEMENT
- LS = LANDSCAPE
- PAE = PEDESTRIAN ACCESS EASEMENT
- EHS = EROSION HAZARDOUS SETBACK
- DPE = DETENTION POND EASEMENT
- PDE = PRIVATE DRAINAGE EASEMENT



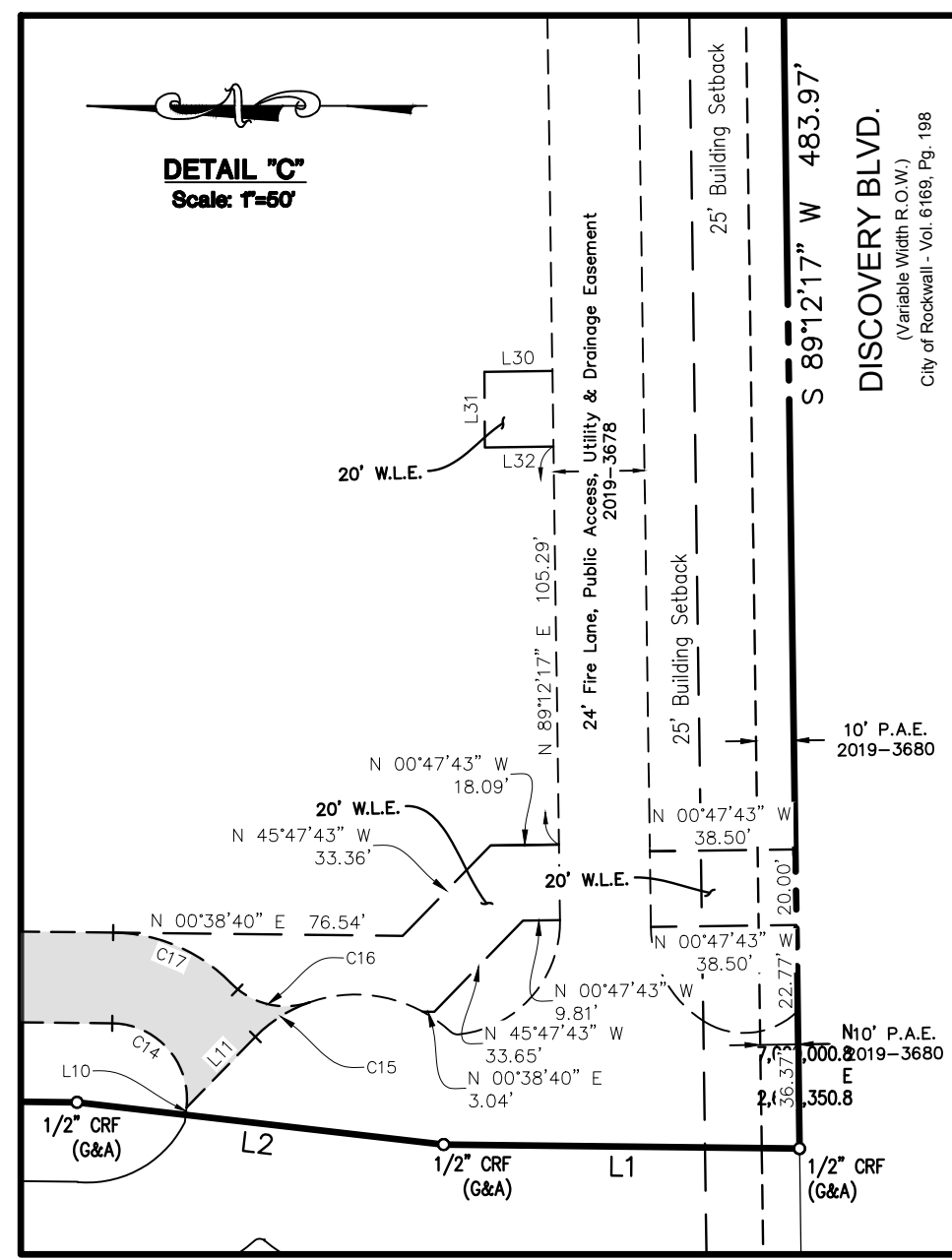
SCALE: 1"=100'

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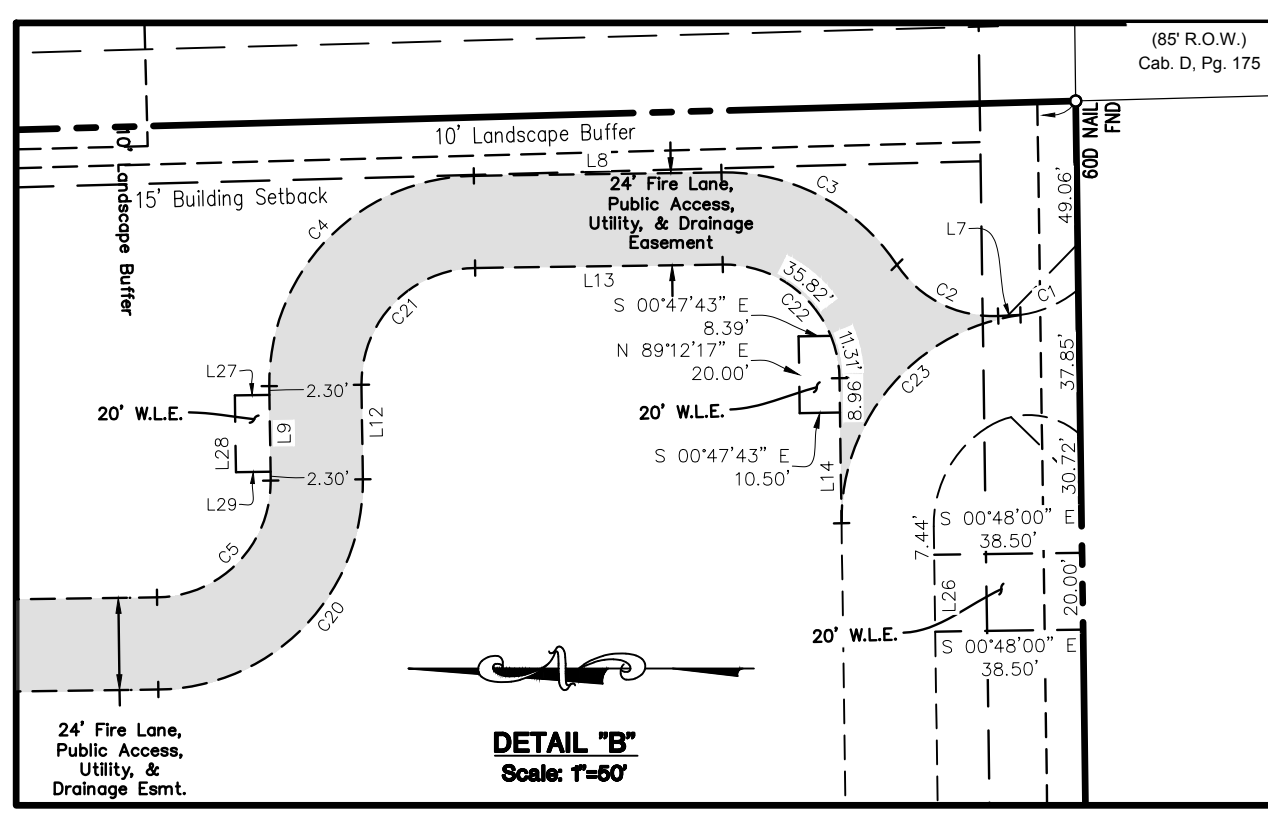




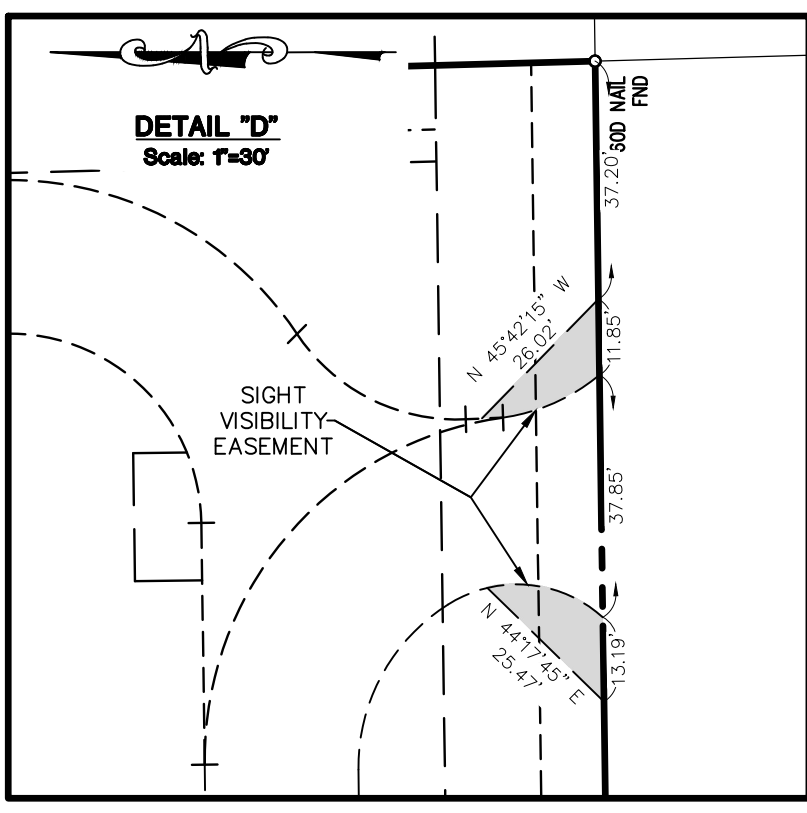
**DETAIL "A"**  
Scale: 1"=50'



**DETAIL "C"**  
Scale: 1"=50'



**DETAIL "B"**  
Scale: 1"=50'



**DETAIL "D"**  
Scale: 1"=30'

**LEGEND**

- RF = REBAR FOUND
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- DPE = DETENTION POND EASEMENT
- PDE = PRIVATE DRAINAGE EASEMENT

**OWNER/DEVELOPER**  
**SWBC ROCKWALL LP**  
5949 SHERRY LANE #750  
DALLAS, Texas 75225

Contact: SPENCER BYINGTON

CASE No. P2021-040

**FINAL PLAT**  
**SWBC Rockwall Addition, Phase 2**  
**Lot 1, Block A**  
**21.275 Acres**  
in the  
**J.M. ALLEN SURVEY, ABSTRACT NO. 2**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**



The John R. McAdams  
Company, Inc.  
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Lewisville, Texas 75057  
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TBPE: 19762 TBPLS: 10194440  
www.gacon.com  
www.mcadamsco.com



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS SWBC ROCKWALL LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract, being the southwest corner of Lot 1, Block A, SWBC Rockwall Addition, Phase 1, recorded in Document Number 2019-4592, Official Public Records, Rockwall County, Texas and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE easterly with the south line of said Lot 1 and the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls

Southeasterly with a curve to the right having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears S 67°26'52" E, a distance of 60.77 feet to a 5/8 inch rebar found with cap (unstamped);

Southeasterly with a curve to the left having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears S 75°36'59" E, a distance of 210.45 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 44°12'17" E, a distance of 59.92 feet to a to a 5/8 inch rebar found with cap (unstamped);

N 89°12'17" E, a distance of 35.13 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

S 45°47'43" E, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 89°12'17" E, a distance of 203.10 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the southeast corner of said Lot 1 and being the POINT OF BEGINNING;

THENCE over, across, and through said Pneuma Ventures tract, and along with east line of said Lot 1 the following ten (10) calls:

N 00°38'00" E a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 06°34'20" E a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°38'40" E a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 18°18'50" E a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 71°41'10" W a distance of 233.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 00°03'50" E a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" at the northeast corner of said Lot 1 and being in the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, from which a 5/8 inch rebar found with cap stamped "MADDOX" at the northwest corner of said Lot 1 bears S 89°35'05" W, a distance of 356.56 feet;

THENCE N 89°35'05" E, with the south line of The Hitt Family tract, a distance of 682.87 feet to a 1/2 inch rebar found with cap stamped "WEIR" being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 60D nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE S 89°12'17" W, with the north line of said 2.354 acres tract, a distance of 483.97' to the POINT OF BEGINNING, and containing approximately 21.275 acres of land.

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NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
  - 2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.
- Southwest Corner of Phase 2 (POB): N 7020000.8'; E 2604350.8'  
Bearing and distance from the Southwest corner to Geo Point 8: S 70°46'40" E, 6108.2'
- Southwest Corner of Phase 2 (POB): N 7021774.6'; E 2604786.8'  
Bearing and distance from the Southwest corner to Geo Point 1: S 65°25'19" E, 3004.1'
- COR-6: N 7025942.6'; E 2601204.0'  
COR-8: N 7018063.1'; E 2609533.7'  
COR-9: N 7020550.1'; E 2607463.9'

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.

6. Refer to Typical Street Section for fire lane information.

7. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.

8. Property owner is responsible for all maintenance, repair, and replacement for the arch culvert within the private drainage easement.

9. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	N 00°38'00" E	94.13'
L2	N 06°34'20" E	97.60'
L3	N 71°41'10" W	94.15'
L4	N 18°18'50" E	56.85'
L5	N 71°41'10" W	121.00'
L6	N 18°18'50" E	75.15'
L7	N 02°39'57" W	5.83'
L8	N 00°47'43" W	64.48'
L9	S 89°12'17" W	24.60'
L10	N 83°25'40" W	1.93'
L11	N 45°47'08" W	26.10'
L12	S 89°12'17" W	24.60'
L13	N 00°47'43" W	64.48'
L14	N 89°12'17" E	37.78'
L15	N 55°18'00" E	46.43'
L16	S 14°23'20" E	58.24'
L17	S 36°02'00" E	70.29'
L18	S 56°41'10" E	27.50'
L19	N 06°57'21" W	90.70'
L20	S 46°33'39" E	62.00'
L21	N 46°33'10" W	19.68'
L22	S 57°40'20" E	19.45'
L23	N 44°12'17" E	15.09'
L24	S 03°42'22" E	25.43'
L25	S 33°18'50" W	27.34'
L26	S 89°12'17" W	20.00'

LINE	BEARING	DISTANCE
L27	S 00°47'43" E	9.00'
L28	N 89°12'17" E	20.00'
L29	S 00°47'43" E	9.00'
L30	S 00°47'43" E	18.00'
L31	S 89°36'09" W	20.00'
L32	S 00°47'43" E	18.14'
L33	S 89°12'17" W	10.50'
L34	N 00°47'43" W	20.00'
L35	S 89°12'17" W	10.50'
L36	N 89°21'20" W	23.05'
L37	N 89°21'20" W	9.19'
L38	S 26°42'25" E	15.00'
L39	N 89°12'17" E	10.50'
L40	S 00°47'43" E	38.26'
L41	N 89°12'17" E	10.00'
L42	N 00°47'43" W	20.00'
L43	N 89°12'17" E	10.00'
L44	S 00°47'43" E	9.56'
L45	S 89°19'35" W	8.32'
L46	S 00°40'25" E	20.00'
L47	S 89°19'35" W	7.23'
L48	S 71°41'10" E	77.93'
L49	N 89°12'17" E	43.38'
L50	S 45°47'43" E	23.12'
L51	S 00°47'43" E	31.46'
L52	S 00°47'43" E	23.18'

LINE	BEARING	DISTANCE
L53	S 45°47'43" E	6.55'
L54	N 89°12'17" E	38.46'
L55	S 71°41'10" E	81.30'
L56	N 36°18'50" W	114.20'
L57	N 36°18'50" W	110.76'
L58	N 00°47'43" W	25.00'
L59	N 89°12'17" E	31.65'
L60	S 00°47'43" E	37.50'
L61	N 89°12'17" E	8.00'
L62	N 00°47'43" W	37.50'
L64	S 00°47'43" E	37.50'
L65	N 00°47'43" W	37.50'
L67	S 00°47'43" E	37.50'
L68	S 72°51'23" E	39.17'
L69	N 18°18'50" E	22.39'
L70	S 71°41'10" E	57.05'
L71	S 18°18'50" W	11.39'
L72	S 48°18'50" W	38.89'
L73	S 18°18'50" W	45.52'
L74	S 48°18'50" W	38.89'
L75	S 18°18'50" W	6.03'
L76	S 71°41'10" E	19.45'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	30.00'	31°50'50"	16.68'	S 23°47'44" E, 16.46'
C2	30.00'	58°59'20"	30.89'	N 26°49'43" E, 29.54'
C3	54.00'	57°07'06"	53.83'	N 27°45'50" E, 51.63'
C4	54.00'	90°00'00"	84.82'	N 45°47'43" W, 76.37'
C5	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C6	30.00'	87°04'53"	45.60'	N 42°44'44" E, 41.33'
C7	54.00'	87°04'53"	82.07'	N 42°44'44" E, 74.40'
C8	54.00'	135°00'00"	127.23'	N 68°17'43" W, 99.78'
C9	54.00'	90°00'00"	84.82'	S 00°47'43" E, 76.37'
C10	30.00'	45°00'00"	23.56'	S 23°17'43" E, 22.96'
C11	30.00'	90°00'00"	47.12'	S 44°12'17" W, 42.43'
C12	54.00'	70°53'35"	66.82'	S 53°45'38" W, 62.63'
C13	44.00'	17°40'10"	13.57'	S 09°28'45" W, 13.52'
C14	20.00'	95°55'40"	33.49'	S 48°36'30" W, 29.71'
C15	37.00'	26°45'14"	17.28'	N 32°24'33" W, 17.12'
C16	20.00'	64°51'41"	22.64'	S 13°30'15" W, 21.45'
C17	44.00'	45°17'24"	34.78'	S 23°17'22" W, 33.88'
C18	30.00'	88°33'37"	46.37'	S 44°55'29" W, 41.89'
C19	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C20	54.00'	90°00'00"	84.82'	N 45°47'43" W, 76.37'
C21	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C22	30.00'	90°00'00"	47.12'	N 44°12'17" E, 42.43'

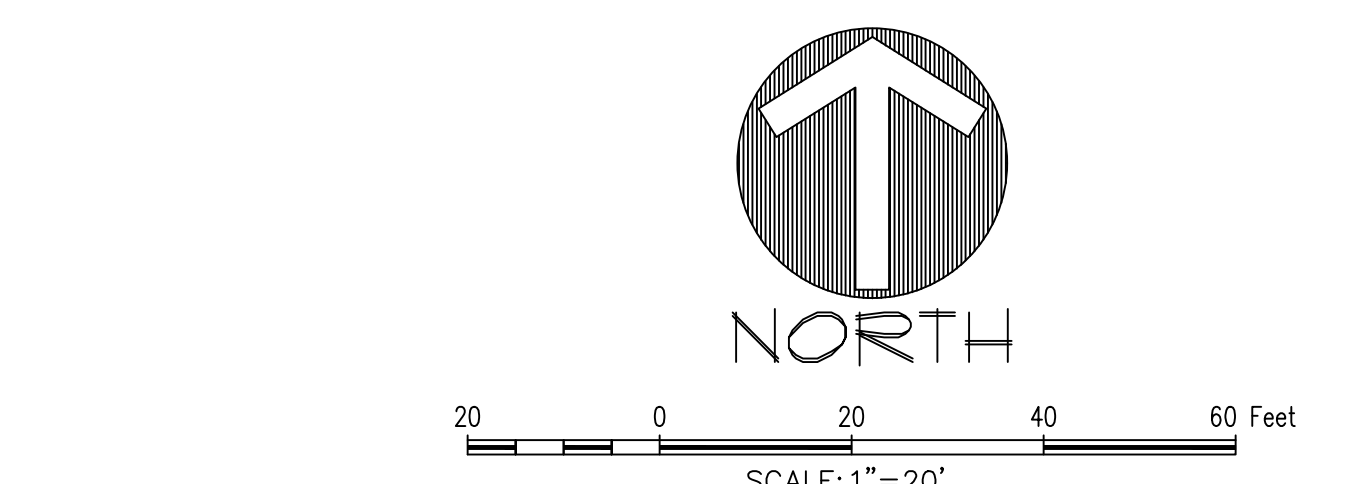
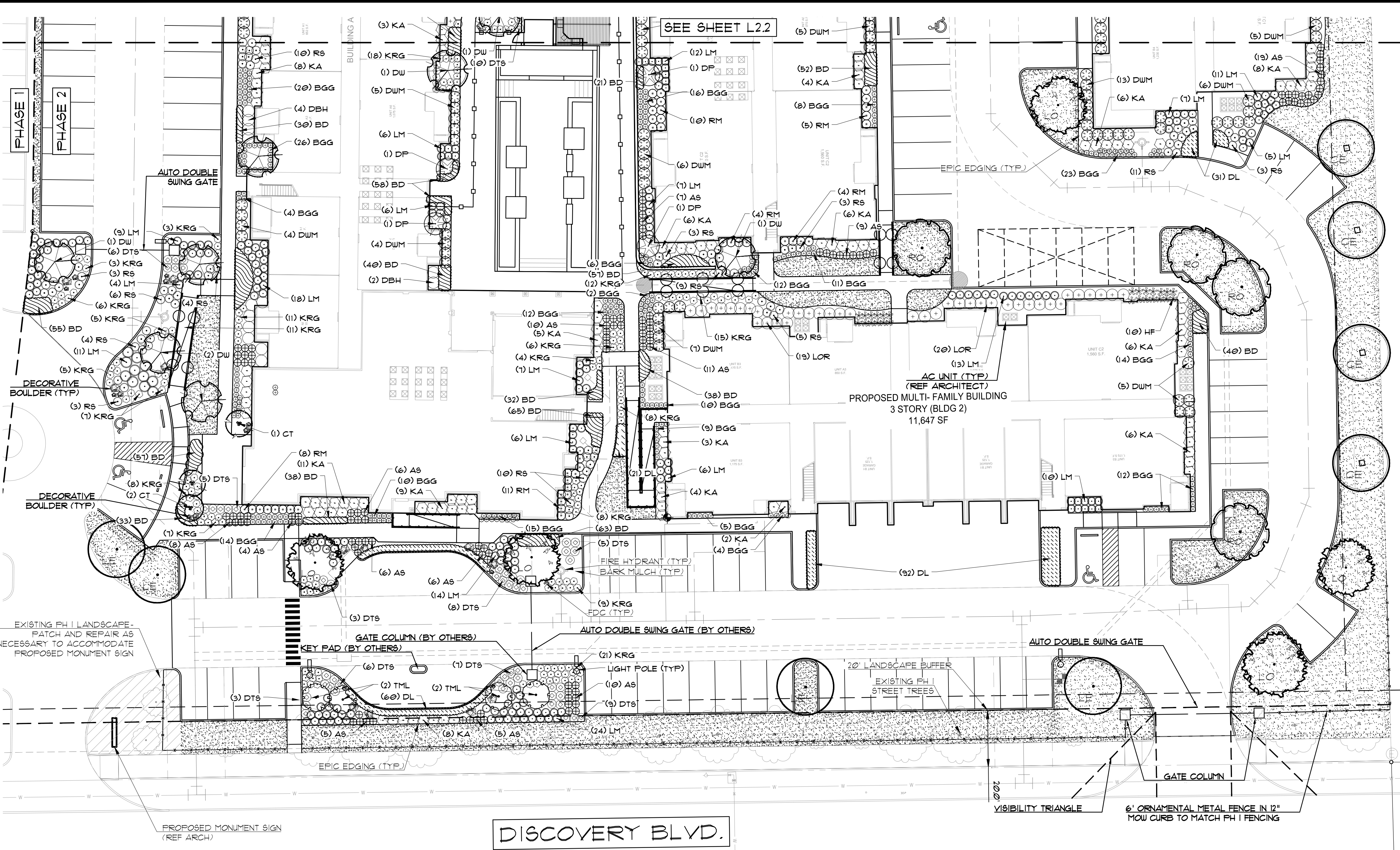
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C23	54.00'	82°55'24"	78.15'	N 49°20'01" W, 71.51'
C24	30.00'	18°27'15"	9.66'	N 79°58'40" E, 9.62'
C25	20.00'	143°25'48"	50.07'	N 00°57'52" W, 37.98'
C26	29.80'	18°20'23"	9.54'	N 81°50'57" W, 9.50'
C27	30.00'	16°42'00"	8.74'	S 80°51'17" W, 8.71'
C28	20.00'	143°43'14"	50.17'	S 00°38'40" W, 38.01'
C29	30.00'	19°34'46"	10.25'	S 81°00'20" E, 10.20'
C30	30.00'	90°00'00"	47.12'	N 44°12'17" E, 42.43'
C31	30.00'	90°00'00"	47.12'	N 45°47'43" W, 42.43'
C32	30.00'	70°53'35"	37.12'	S 53°45'38" W, 34.80'
C33	30.00'	109°06'33"	57.13'	S 36°14'26" E, 48.88'
C34	20.00'	135°00'00"	47.12'	N 66°42'17" E, 36.96'
C35	30.00'	135°00'00"	70.69'	N 68°17'43" W, 55.43'
C36	30.00'	90°00'57"	47.13'	S 00°47'43" E, 42.43'
C37	20.00'	137°27'52"	47.98'	S 26°48'55" W, 37.28'
C38	30.00'	78°55'10"	41.32'	N 07°05'35" W, 38.13'
C39	642.50'	5°25'16"	60.79'	S 67°26'52" E, 60.77'
C40	557.50'	21°45'33"	211.72'	S 75°36'59" E, 210.45'
C41	16.00'	140°23'42"	39.21'	N 63°14'30" E, 30.11'

**FINAL PLAT**  
**SWBC Rockwall Addition, Phase 2**  
**Lot 1, Block A**  
**21.275 Acres**  
in the  
**J.M. ALLEN SURVEY, ABSTRACT NO. 2**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**









**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME
	CP	<i>Pistacia chinensis</i> / Chinese Pistache
	RO	<i>Quercus shumardii</i> / Shumard Red Oak
	LO	<i>Quercus virginiana</i> / Southern Live Oak
	CE	<i>Ulmus crassifolia</i> / Cedar Elm
	LE	<i>Ulmus parvifolia</i> / Lacebark Elm
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	<i>Chilopsis linearis</i> / Desert Willow
	CM	<i>Lagerstroemia indica</i> / Crape Myrtle
	DP	<i>Sabal minor</i> / Dwarf Palmetto
	TML	<i>Sophora secundiflora</i> / Texas Mountain Laurel
	CT	<i>Vitex agnus-castus</i> / Chaste Tree
SHRUBS	CODE	BOTANICAL / COMMON NAME
	KA	<i>Abelia x grandiflora</i> "Kaleidoscope" / Kaleidoscope Abelia
	DBH	<i>Ilex cornuta</i> "Burfordii Nana" / Dwarf Burford Holly
	DTS	<i>Leucophyllum frutescens</i> "Bertstar Dwarf" / Dwarf Texas Sage
	LOR	<i>Loropetalum chinense</i> "Daruma" / Daruma Dwarf Loropetalum
	DWM	<i>Myrica pusilla</i> / Dwarf Southern Wax Myrtle
	RM	<i>Rosmannus officinalis</i> / Rosemary
GRASSES	CODE	BOTANICAL / COMMON NAME
	BGG	<i>Bouteloua gracilis</i> "Blonde Ambition" / Blonde Ambition Blue Grama
	ISO	<i>Chasmanthum latifolium</i> / Inland Sea Oats
	LM	<i>Muhlenbergia lindheimeri</i> / Lindheimer's Muhly
	KRG	<i>Pennisetum alopecuroides</i> "Karlay Rose" / Fountain Grass
PERENNIALS	CODE	BOTANICAL / COMMON NAME
	HF	<i>Cyrtomium falcatum</i> / Holly Fern
	RS	<i>Perovskia atriplicifolia</i> "Little Spire" / Little Spire Russian Sage
	AS	<i>Salvia greggii</i> / Autumn Sage
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	DL	<i>Hemerocallis x "Stella de Oro"</i> / Stella de Oro Daylily
	BD	<i>Melampodium leucanthum</i> / Blackfoot Daisy
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	CG	Crushed Granite
	SOD	<i>Cynodon dactylon</i> / Bermuda Grass

**LANDSCAPE NOTES**

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

**OWNER/DEVELOPER**  
**SWBC ROCKWALL LP**  
 5949 SHERRY LANE, SUITE 760  
 DALLAS, TEXAS 75225  
 Ph. (214) 987-0700  
 Contact: Spencer Byington

**LANDSCAPE PROJECT NOTES**

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

No trees to be planted within 5' of any public utility that is less than 10" in diameter or equivalent in size if not circular (i.e. storm lines). No trees to be planted within 10' of any public utility that is 10" or more in diameter or equivalent in size if not circular (i.e. storm lines). Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved EPIC landscape edging unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

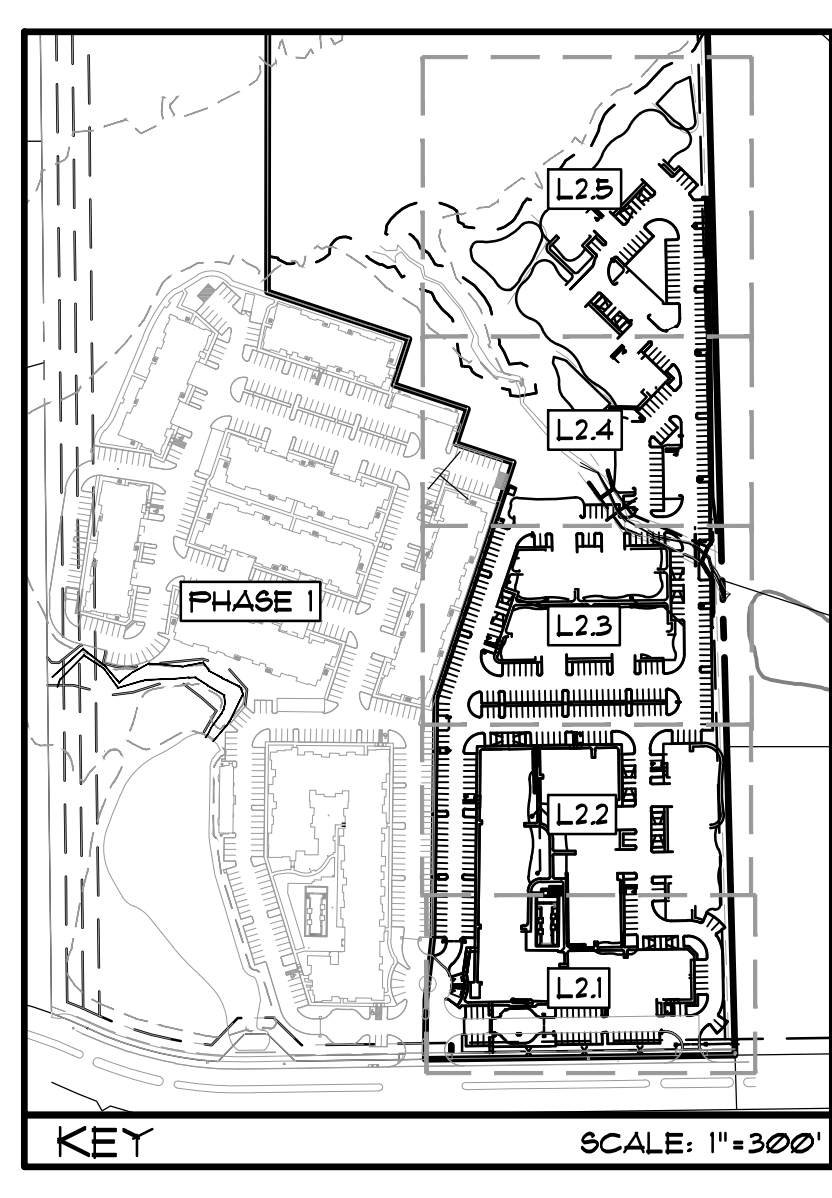
A four inch (4") dressing of hardwood mulch over a 41 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

**IRRIGATION NOTES**

CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGED IRRIGATION EQUIPMENT CAUSED BY CONSTRUCTION ALONG DISCOVERY BLVD. IF IRRIGATION IS CUT OFF FOR AN EXTENDED PERIOD OF TIME, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AN ADDITIONAL WATER SOURCE FOR EXISTING STREET TREES.



The John R. McAdams Company, LLC  
 (DBA: G&A McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.338.9712  
 201 Country View Drive  
 Round Rock, Texas 78682  
 TBE#: 18762 TBE# S: 1019440  
 www.mcadams.com

**MCADAMS**

**SWBC ROCKWALL PHASE II**  
**SWBC ROCKWALL ADDITION, PHASE II**  
 Lot 1, Block A  
 21275 Acres  
 in the  
 JIM ALLEN SURVEY, ABSTRACT NO. NO. 2  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**LANDSCAPE PLAN**

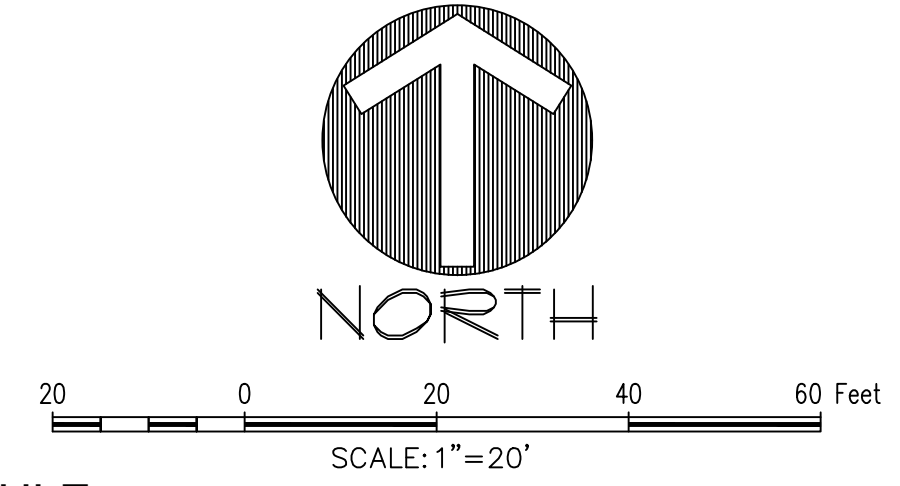
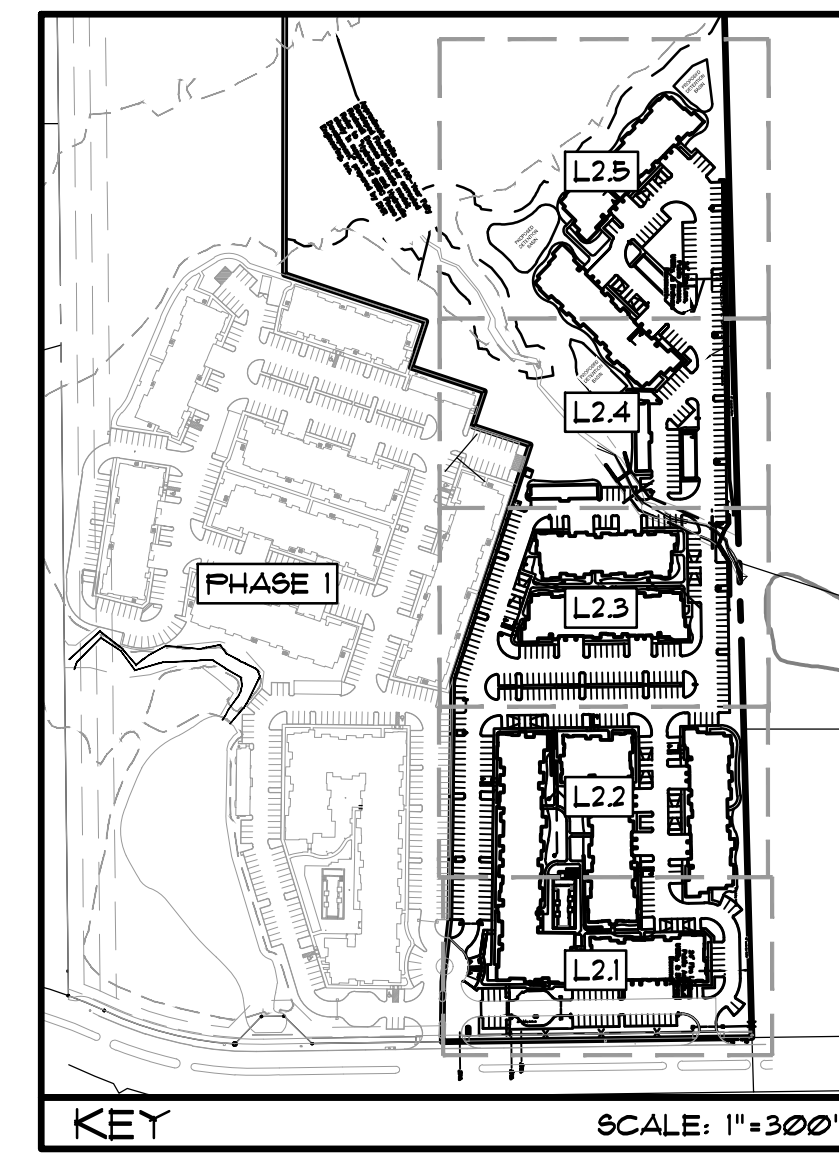
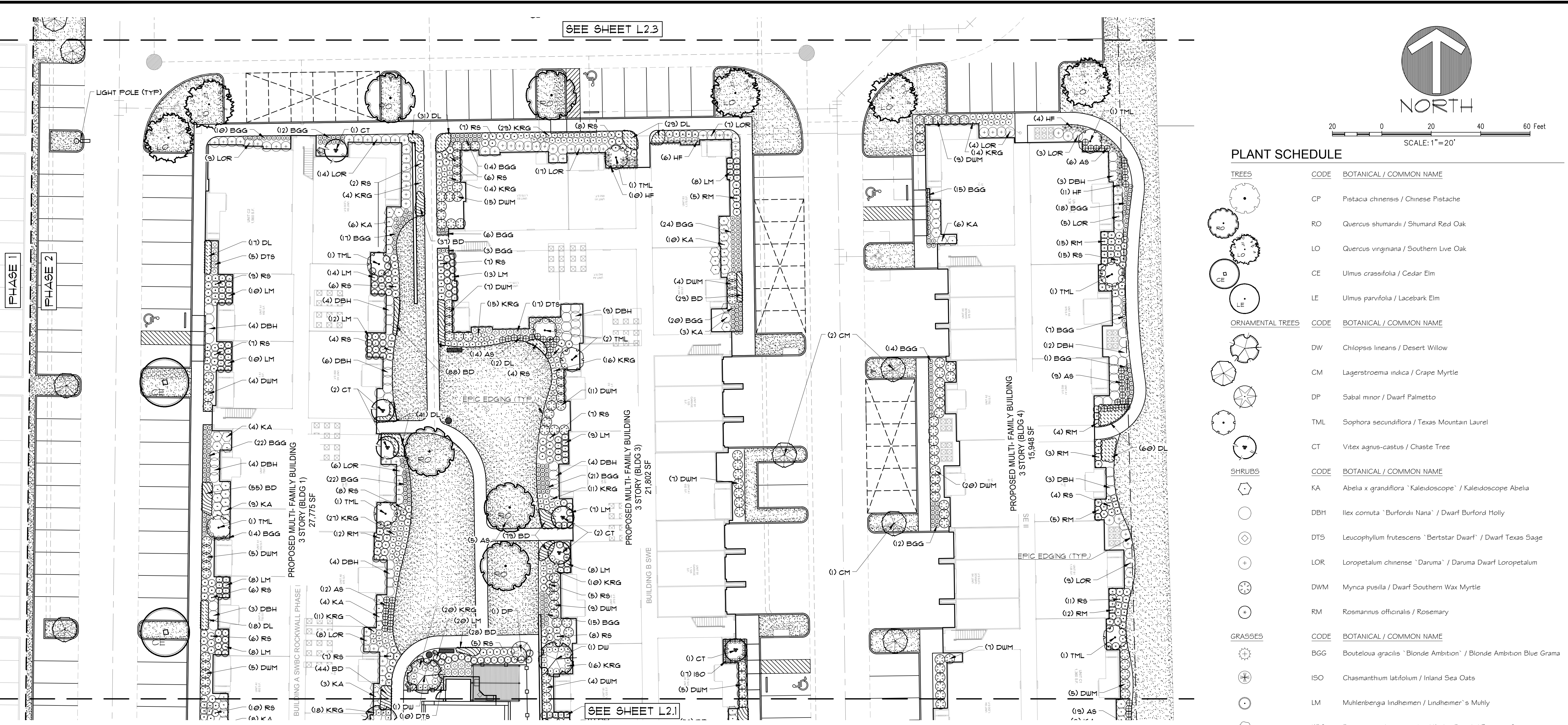
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 15/07/2021  
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: VC
Date: 12/30/2020
Scale: 1"=20'
Revisions:
02/11/2021
03/11/2021
05/01/2021
07/12/2021

Case #: P2021-040

**WBC20000**





### PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	CP	<i>Pistacia chinensis</i> / Chinese Pistache
	RO	<i>Quercus shumardii</i> / Shumard Red Oak
	LO	<i>Quercus virginiana</i> / Southern Live Oak
	CE	<i>Ulmus crassifolia</i> / Cedar Elm
	LE	<i>Ulmus parvifolia</i> / Lacebark Elm
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	DW	<i>Chilopsis linearis</i> / Desert Willow
	CM	<i>Lagerstroemia indica</i> / Crape Myrtle
	DP	<i>Sabal minor</i> / Dwarf Palmetto
	TML	<i>Sophora secundiflora</i> / Texas Mountain Laurel
	CT	<i>Vitex agnus-castus</i> / Chaste Tree
SHRUBS	CODE	BOTANICAL / COMMON NAME
	KA	<i>Abelia x grandiflora</i> "Kaleidoscope" / Kaleidoscope Abelia
	DBH	<i>Ilex cornuta</i> "Burfordii Nana" / Dwarf Burford Holly
	DTS	<i>Leucophyllum frutescens</i> "Bertstar Dwarf" / Dwarf Texas Sage
	LOR	<i>Loropetalum chinense</i> "Daruma" / Daruma Dwarf Loropetalum
	DWM	<i>Myrica pusilla</i> / Dwarf Southern Wax Myrtle
	RM	<i>Rosmarinus officinalis</i> / Rosemary
GRASSES	CODE	BOTANICAL / COMMON NAME
	BGG	<i>Bouteloua gracilis</i> "Blonde Ambition" / Blonde Ambition Blue Grama
	ISO	<i>Chasmanthum latifolium</i> / Inland Sea Oats
	LM	<i>Muhlenbergia lindheimeri</i> / Lindheimer's Muhly
	KRG	<i>Pennisetum alopecuroides</i> "Karlay Rose" / Fountain Grass
PERENNIALS	CODE	BOTANICAL / COMMON NAME
	HF	<i>Cyrtomium falcatum</i> / Holly Fern
	RS	<i>Perovskia atriplicifolia</i> "Little Sprig" / Little Sprig Russian Sage
	AS	<i>Salvia greggii</i> / Autumn Sage
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	DL	<i>Hemerocallis x "Stella de Oro"</i> / Stella de Oro Daylily
	BD	<i>Melampodium leucanthum</i> / Blackfoot Daisy
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	CG	Crushed Granite
	SOD	<i>Cynodon dactylon</i> / Bermuda Grass

**LANDSCAPE NOTES**

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

Case #: P2021-040

**OWNER/DEVELOPER**  
**SWBC ROCKWALL LP**  
 6949 SHERRY LANE, SUITE 750  
 DALLAS, TEXAS 75225  
 Ph. (214) 987-0700  
 Contact: Spencer Byington

The John R. McAdams Company, Inc.  
 (DBA: G&A McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.338.9712  
 201 Country View Drive  
 Round Rock, Texas 76682  
 TBP#: 18762 TBS: S: 1019440  
 www.mcadamsco.com

**MCADAMS**

**SWBC ROCKWALL PHASE II**

**SWBC ROCKWALL PHASE II**  
**SWBC ROCKWALL ADDITION, PHASE II**  
 Lot 1, Block A  
 in the  
 21275 Acres  
 JIM ALLEN SURVEY, ABSTRACT NO. NO. 2  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**LANDSCAPE PLAN**

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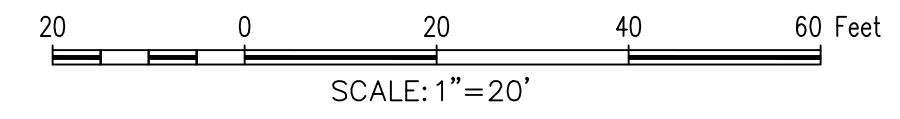
**WBC20000**

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 Plot Date: 7/15/2021 9:58 AM, by: helen\_w, Sheet: 7/15/2021 9:58 AM, by: helen\_w



SEE SHEET L2.4

**\*\*STREAM DISTURBANCE NOTE\*\***  
CONTRACTOR IS SPECIFICALLY CAUTIONED THAT NO DISTURBANCE OF ANY KIND IS ALLOWED WITHIN ANY PART OF THE STREAM CHANNEL.  
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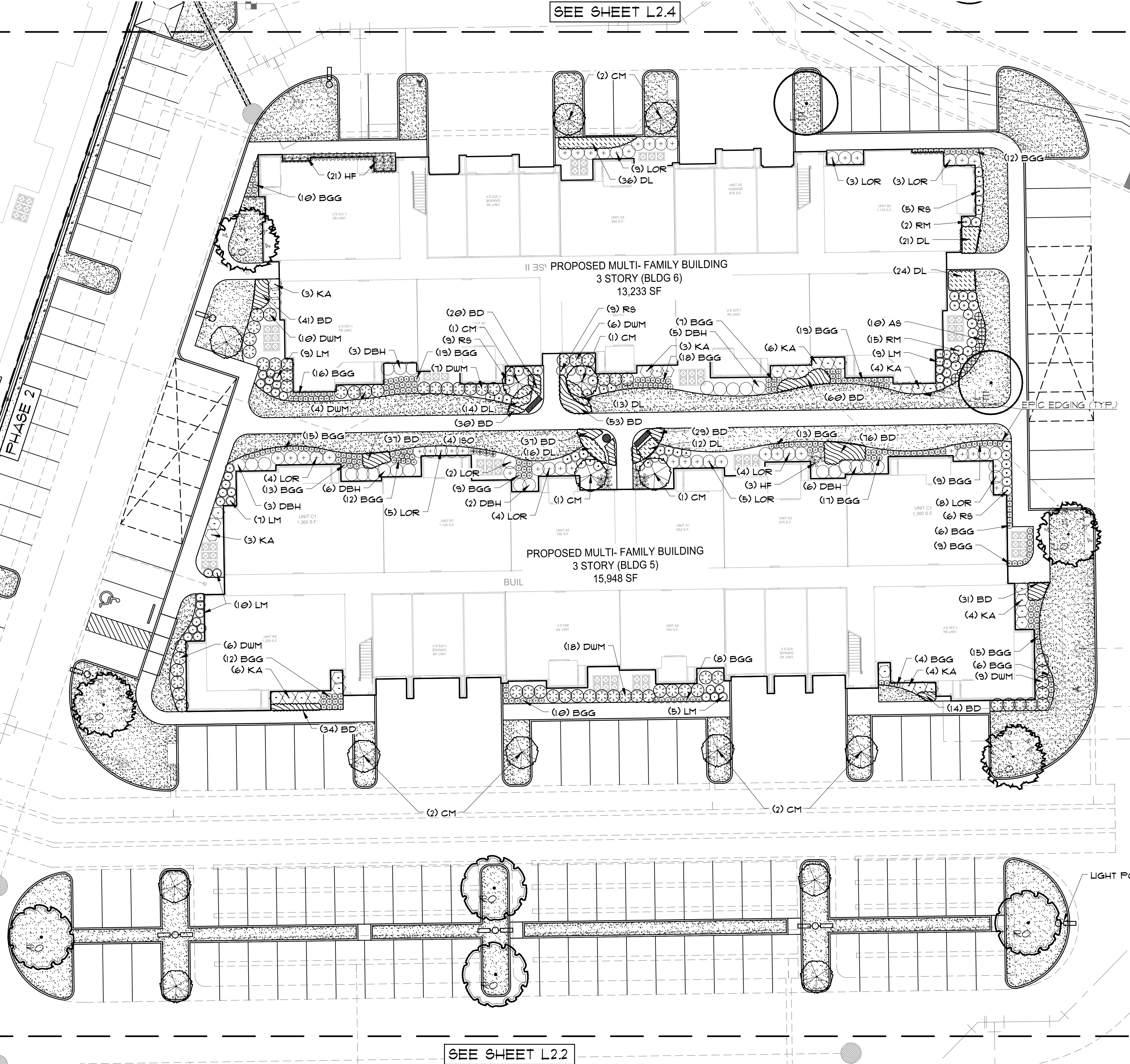
**LANDSCAPE NOTES**

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

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Case #: P2021-040

OWNER/DEVELOPER  
SWBC ROCKWALL, LP  
5949 SHERRY LANE, SUITE 750  
DALLAS, TEXAS 75225  
Ph. (214) 987-0700  
Contact: Spencer Byington



SEE SHEET L2.2

**SOD PROJECT NOTES**

**EROSION CONTROL:**  
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

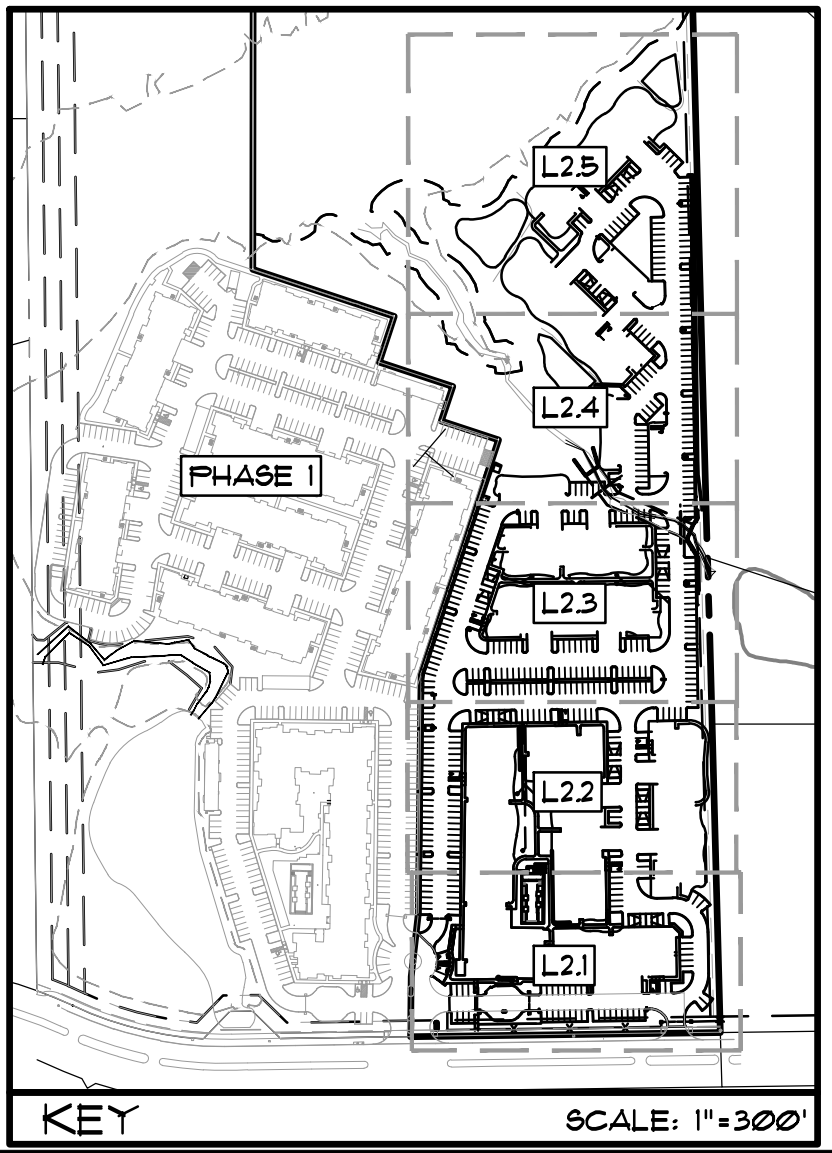
**SOIL PREPARATION:**  
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag.

**GRASS SOD:**  
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, diseases, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a green-in appearance.

**IRRIGATION:**  
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

**MAINTENANCE REQUIREMENTS:**  
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.



The John R. McAdams Company, Inc.  
(DBA: G&A McAdams)  
111 Hillside Drive  
Lewisville, Texas 75057  
972.438.9712  
201 Country View Drive  
Round Rock, Texas 76682  
TBE#: 0782 TBS: 1019440  
www.mcadams.com

**MCADAMS**

**SWBC ROCKWALL PHASE II**

**SWBC ROCKWALL PHASE II**  
SWBC ROCKWALL ADDITION, PHASE II  
Lot 1, Block A  
in the  
21.275 Acres  
in the  
J.M. ALLEN SURVEY, ABSTRACT NO. NO. 2  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**LANDSCAPE PLAN**

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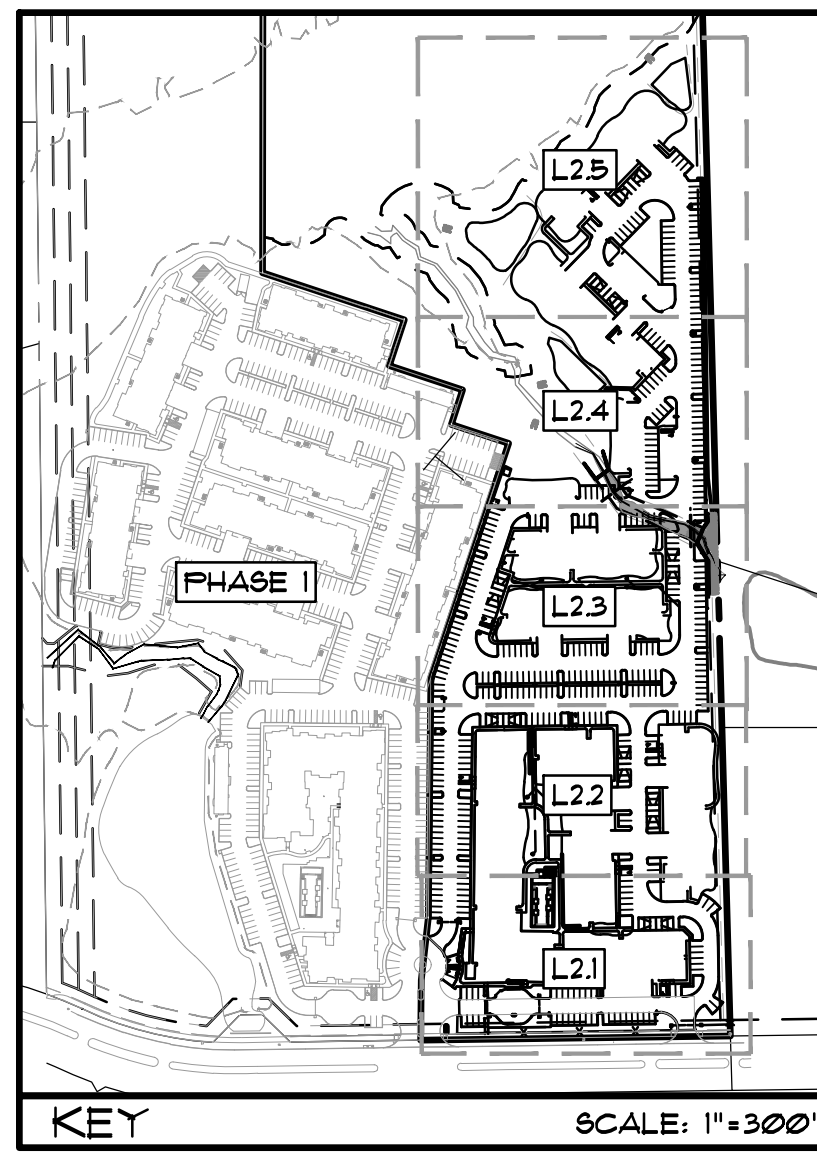
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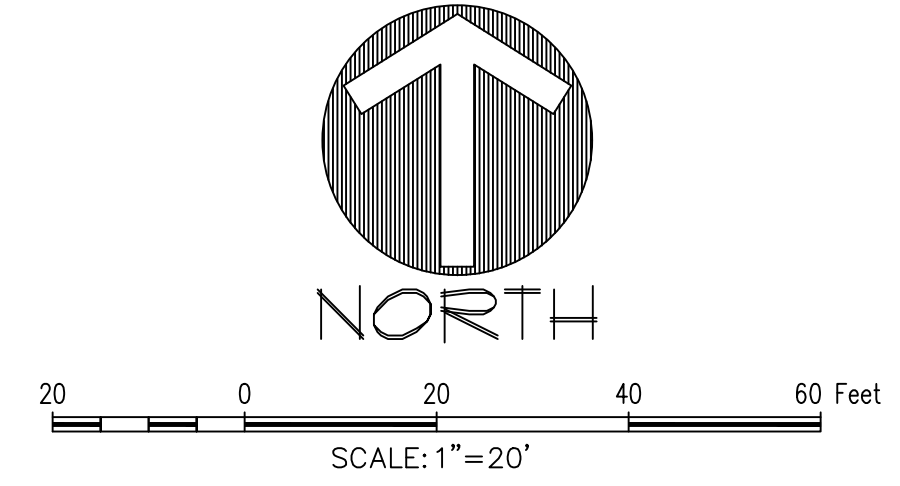
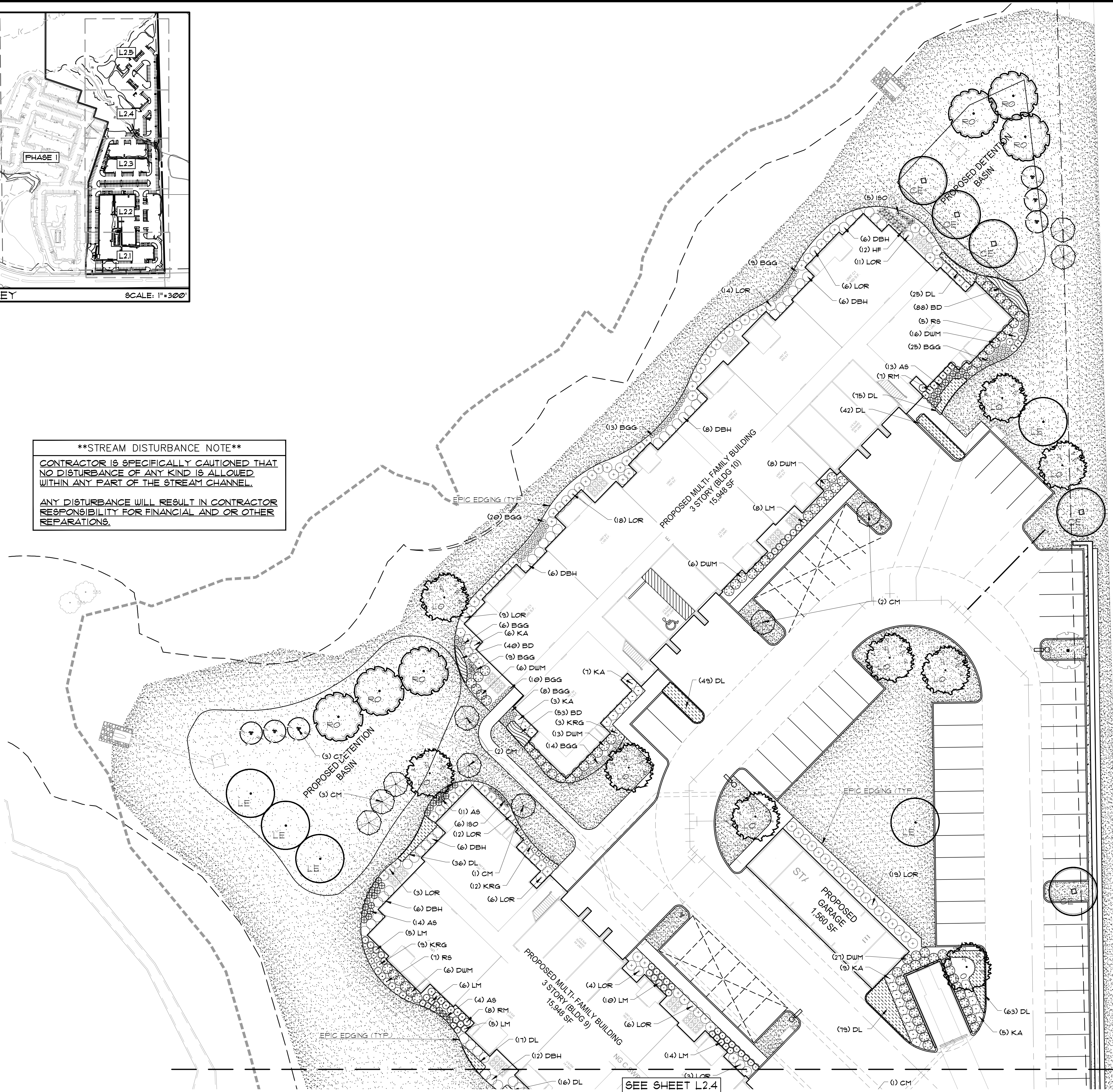


SCALE: 1"=300'

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**LANDSCAPE NOTES**

SEE SHEET L2.0 FOR THE CITY OF ROCKWALL LANDSCAPE ORDINANCE, FULL LANDSCAPE SCHEDULE, ETC

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**MCADAMS**

**SWBC ROCKWALL PHASE II**  
**SWBC ROCKWALL ADDITION, PHASE II**  
 Lot 1, Block A  
 in the  
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 CITY OF ROCKWALL  
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**LANDSCAPE PLAN**

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Case #: P2021-040

**WBC20000**

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 Plot Date: 7/27/2021 10:31 AM, by: helen.williams, Sheet: 7/27/2021 9:39 AM, by: helen.williams







September 9, 2020

City of Rockwall  
Planning Dept.  
385 S. Goliad  
Rockwall, Texas 75087

**RE: SWBC Rockwall, Phase II  
City of Rockwall Project No.: SP2020-021  
Treescape Plan  
WBC-20000**



David Gonzalez,

Per your email request on September 3, 2020 we are providing this letter to state that the property located at Lot 1, Block A, SWBC Rockwall Addition, in Rockwall, TX does not as of the date of this letter contain trees of the species and/or size identified as protected per the Rockwall, TX Unified Development Code.

As stated in your email, in 2017 a mitigation plan was approved with the understanding that no mitigation would be due since the trees were primarily unprotected cedar trees for this site.

If you should have any questions or require additional information, please do not hesitate to contact me at 972.436.9765.

Sincerely,

**MCADAMS**



Jeremy Nelson, PLA  
Project Manager

**Case #:P2021-040**



## MEMORANDUM

---

**TO:** Mary Smith, City Manager  
**CC:** Honorable Mayor and City Council  
**FROM:** Ryan Miller, Director of Planning and Zoning  
**DATE:** August 16, 2021  
**SUBJECT:** P2021-041; MASTER PLAT FOR THE HOMESTEAD SUBDIVISION

---

### Attachments

Case Memo  
Development Application  
Location Map  
Master Plat

### Summary/Background Information

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a *Master Plat* for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Master Plat*.



- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Master Plat for the *Homestead Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat 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 August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the master plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller 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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS SFM 549, Rockwall, TX

SUBDIVISION Ramsey Survey ABS-186

LOT N/A BLOCK 1/A

GENERAL LOCATION NEL of SFM 549 & FM 1139

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

CURRENT ZONING PD - Single Family

CURRENT USE AG

PROPOSED ZONING PD - Single Family

PROPOSED USE single Family Res. Subdivision

ACREAGE 196.008

LOTS [CURRENT] N/A

LOTS [PROPOSED] 490

**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 Klotts Farm, LLC

APPLICANT Skorburg Company

CONTACT PERSON Ben Klotts, Jr

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 1604 N Hills Dr

ADDRESS 8214 Westchester

STE 900

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75225

PHONE 972-771-5755

PHONE 214-888-8899

E-MAIL [REDACTED]

E-MAIL Jr Johnson@skorburgcompany.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ben Klotts, Jr [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 \$ 3,040.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8<sup>th</sup> DAY OF July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF July, 2021

OWNER'S SIGNATURE [Signature]

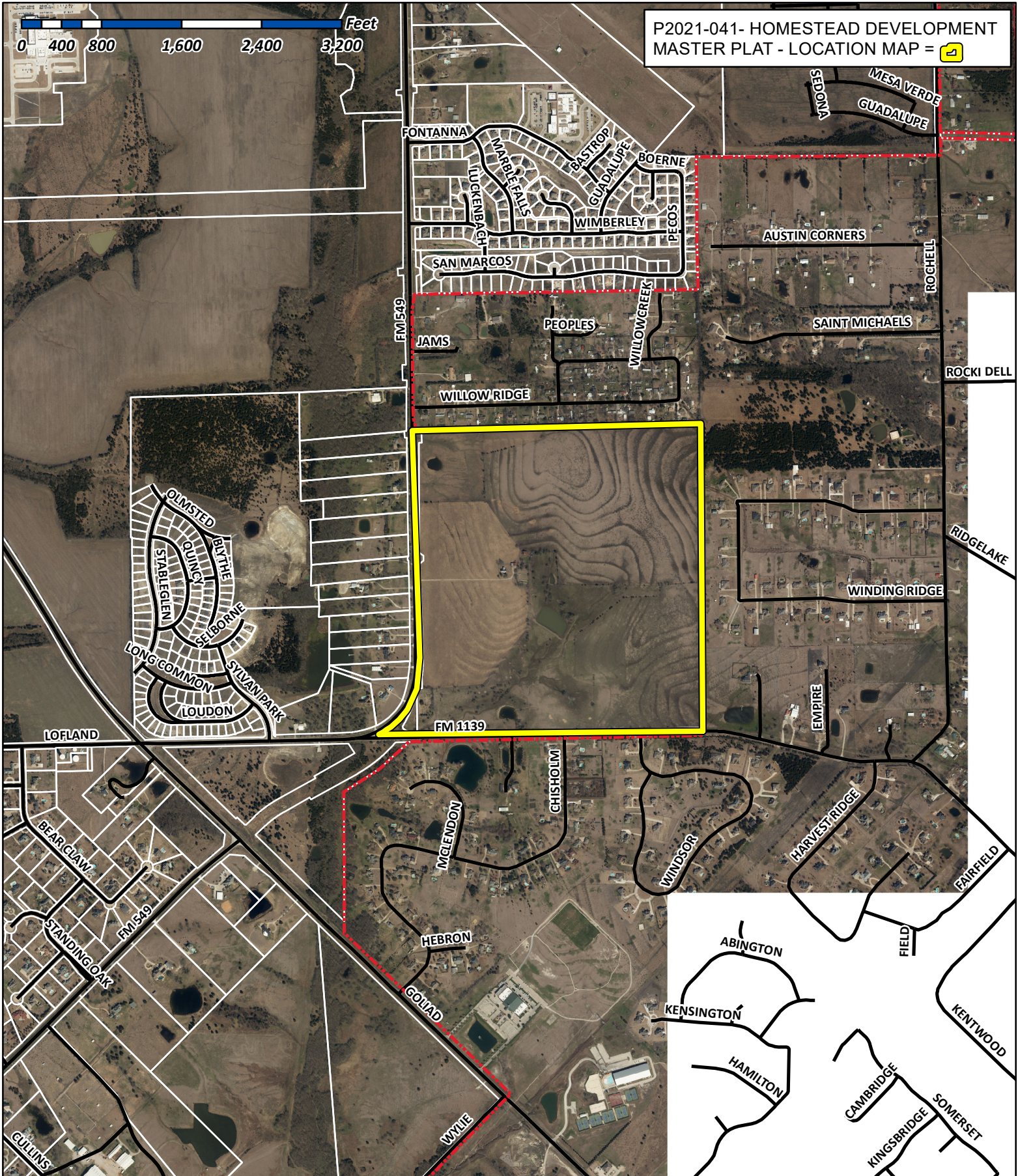
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

[Signature]







P2021-041- HOMESTEAD DEVELOPMENT  
 MASTER PLAT - LOCATION MAP = [icon]



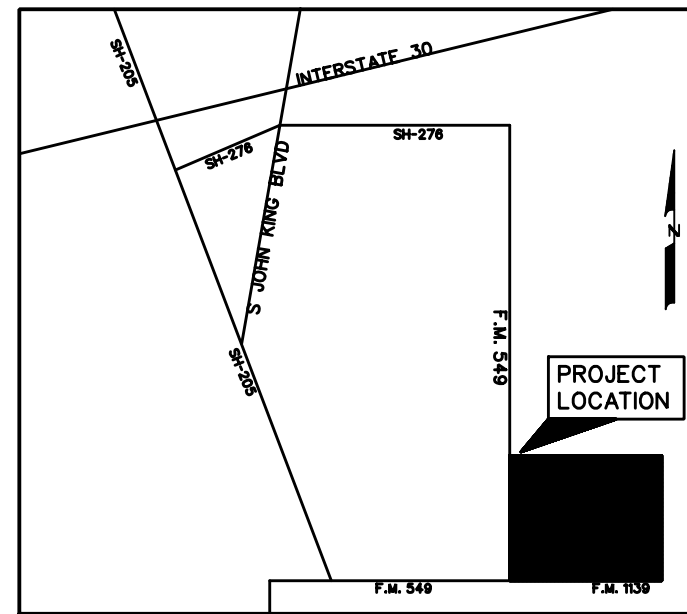
# City of Rockwall

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

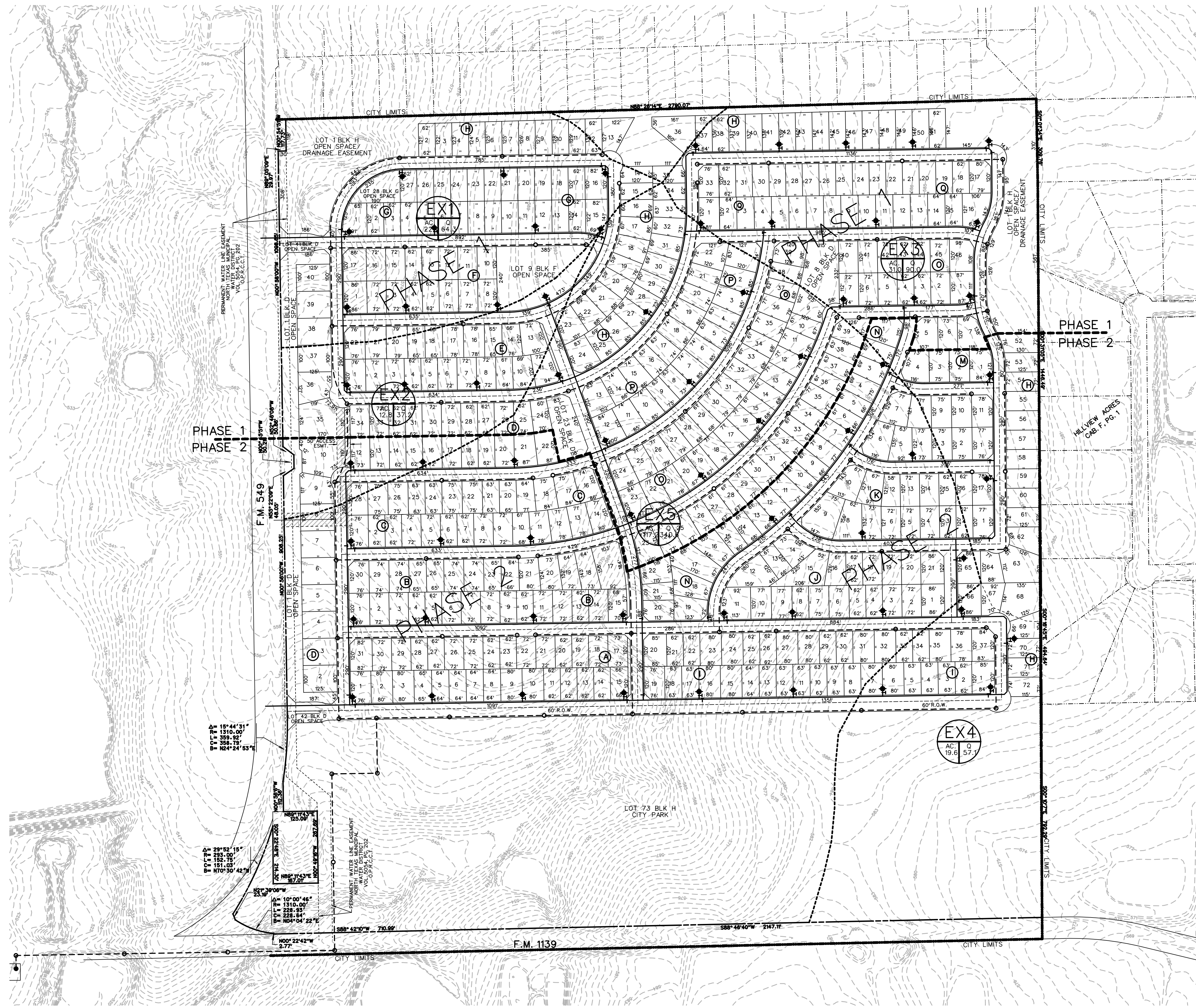
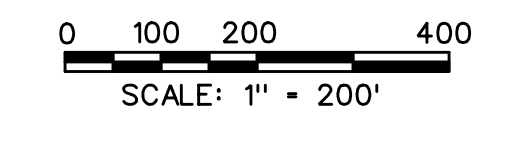
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LOCATION MAP  
N.T.S.



MASTER PLAT  
OF  
**HOMESTEAD**  
LOTS 1-31, BLOCK A  
LOTS 1-30, BLOCK B  
LOTS 1-28, BLOCK C  
LOTS 1-40, BLOCK D  
LOTS 1-22, BLOCK E  
LOTS 1-17, BLOCK F  
LOTS 1-28, BLOCK G  
LOTS 1-72, BLOCK H  
LOTS 1-37, BLOCK I  
LOTS 1-21, BLOCK J  
LOTS 1-17, BLOCK K  
LOTS 1-11, BLOCK L  
LOTS 1-7, BLOCK M  
LOTS 1-39, BLOCK N  
LOTS 1-46, BLOCK O  
LOTS 1-22, BLOCK P  
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008  
TOTAL SQUARE FOOTAGE 8,537,150.823  
TOTAL RESIDENTIAL LOTS 490  
TOTAL DENSITY 2.50  
TOTAL OPEN SPACE LOTS 11

OUT OF THE  
J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER  
UNISON INVESTMENT  
23545 CRENSHAW BLVD., STE. 201  
TORRANCE, CA 90505

DEVELOPER  
SKORBURG COMPANY, LLC.  
8214 WESTCHESTER DRIVE, STE. 900  
DALLAS, TEXAS 75225

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

TOTAL ACRES 196.008  
TOTAL RESIDENTIAL LOTS 490  
DENSITY 2.4998  
EX. ZONING PD-92  
LAND USE SINGLE FAMILY DEVELOPMENT

JULY 2021 SCALE 1" = 200'





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** August 16, 2021

**SUBJECT:** P2021-044; PRELIMINARY PLAT FOR THE HOMESTEAD SUBDIVISION

---

### Attachments

Case Memo  
Development Applications  
Location Map  
Preliminary Plat  
Preliminary Drainage Plan  
Preliminary Utility Plan  
Treescape Plan

### Summary/Background Information

Consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a *Preliminary Plat* for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Preliminary Plat*.



# 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:** August 16, 2021  
**APPLICANT:** Humberto Johnson, Jr.; *Skorburg Co.*  
**CASE NUMBER:** P2021-044; *Preliminary Plat for the Homestead Subdivision*

---

### SUMMARY

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Preliminary Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

### PLAT INFORMATION

- ☑ The purpose of the applicant's request is to Preliminary Plat the Homestead Subdivision. This subdivision is comprised of 490 single-family residential lots on a 196.009-acre tract of land. The proposed development will incorporate 13.6-acres of open space (*which includes a dog park*), a 1.606-acre amenity center, and a 50.8-acre public park. This represents a total of 66.006-acres (*or 33.67%*) of the site being dedicated to open space/amenity. In addition to the Preliminary Plat, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served. With this submittal, the applicant also submitted a preliminary treescape plan; however, these plans will not be finalized until the submittal of the PD Site Plan. It should be known that the applicant has also submitted a Master Plat (*i.e. Case No. P2021-041*) concurrently with the Preliminary Plat for the development of the subdivision.
- ☑ A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by Ordinance No. 98-20. The City Council annexed the remainder of the subject property on October 4, 2010, by Ordinance No. 10-27. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [Ordinance No. 21-24] for Single-Family 8.4 (SF-8.4) District land uses on the subject property.
- ☑ On August 3, 2021, the Parks and Recreation Board approved pro-rata fees of \$233,240.00 (*i.e. 490 lots @ \$476.00 per lot*) that shall be used to provide amenities to the 50.8-acre public park as dedicated for the development for the Homestead Addition. In addition, the Parks and Recreation Board approved the acceptance of the 50.8-acre public park in lieu of the cash-in-lieu of land fees. The motion passed by a vote of 5-0, with Board Members Dodd and Hasenyager absent.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
- ☑ With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Preliminary Plat for the *Homestead Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) Any construction resulting from the approval of this plat 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 August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



# DEVELOPMENT APPLICATION

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

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: *[Signature]*

CITY ENGINEER: *[Signature]*

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS S FM 549, Rockwall, TX

SUBDIVISION Ramsey Survey ABS-186 LOT N/A BLOCK N/A

GENERAL LOCATION NEL of SFM 549 & FM 1139

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

CURRENT ZONING PD - Single Family CURRENT USE AG

PROPOSED ZONING PD - Single Family PROPOSED USE single Family Res. Subdivision

ACREAGE 67.81 LOTS [CURRENT] N/A LOTS [PROPOSED] 239

**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]

<input type="checkbox"/> OWNER	<u>Klotts Farm, LLC</u>	<input type="checkbox"/> APPLICANT	<u>Skorburg Company</u>
CONTACT PERSON	<u>Ben Klotts, Jr</u>	CONTACT PERSON	<u>Humberto Johnson Jr. PE</u>
ADDRESS	<u>1604 N Hills Dr</u>	ADDRESS	<u>8214 Westchester STE 900</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Dallas, TX 75225</u>
PHONE	<u>972-771-5755</u>	PHONE	<u>214-888-8899</u>
E-MAIL	<u>[Redacted]</u>	E-MAIL	<u>Jr Johnson@skorburgcompany.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

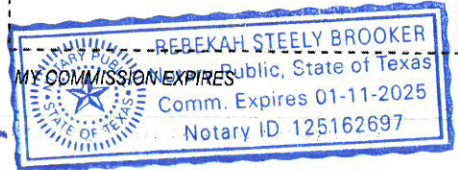
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1,217.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF July 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF July 2021  
OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

*[Signature]*







# DEVELOPMENT APPLICATION

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

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: *Gili*

CITY ENGINEER: *[Signature]*

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS S FM 549, Rockwall, TX

SUBDIVISION Ramsey Survey ABS-186 LOT N/A BLOCK N/A

GENERAL LOCATION NEL of SFM 549 & FM 1139

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

CURRENT ZONING PD - Single Family CURRENT USE AG

PROPOSED ZONING PD - Single Family PROPOSED USE single Family Res. Subdivision

ACREAGE 128.195 LOTS [CURRENT] N/A LOTS [PROPOSED] 25!

**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.

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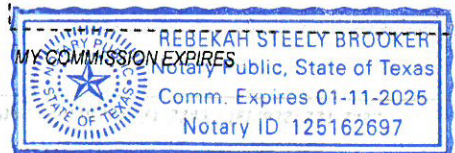
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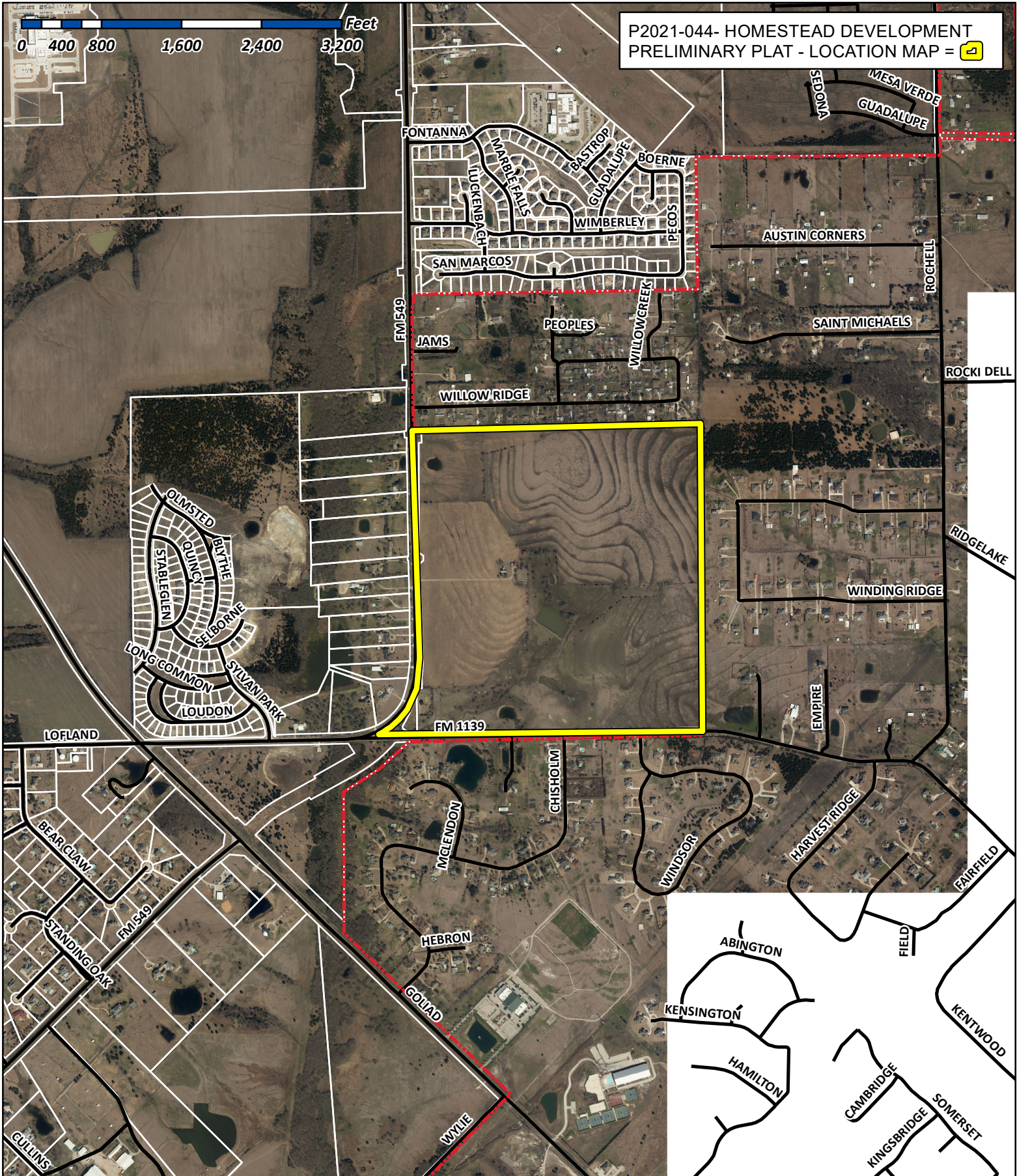
OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*







P2021-044- HOMESTEAD DEVELOPMENT  
 PRELIMINARY PLAT - LOCATION MAP = [icon]

0 400 800 1,600 2,400 3,200 Feet



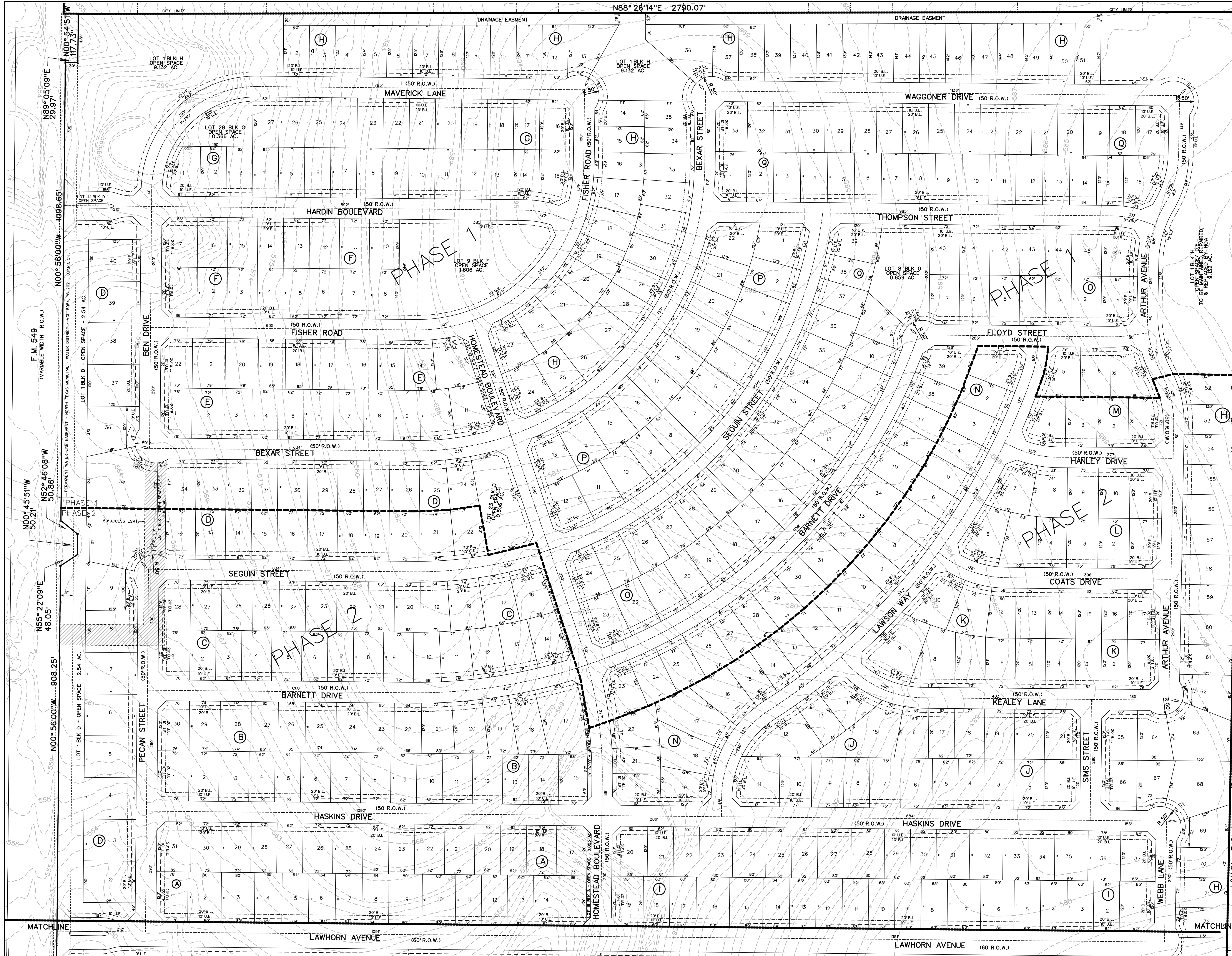
# City of Rockwall

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

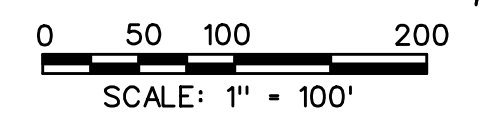
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NOTES:  
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.  
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.



LEGEND  
 B.L. - BUILDING LINE  
 D.E. - DRAINAGE EASEMENT  
 S.S.E. - SANITARY SEWER EASEMENT  
 U.E. - UTILITY EASEMENT  
 R.O.W. - RIGHT OF WAY  
 H.O.A. - HOMEOWNERS ASSOCIATION  
 --- CITY LIMITS  
 - - - PHASE LINE

PHASE 1  
 PHASE 2

Phase 1 = 251 Lots  
 Phase 2 = 239 Lots

PRELIMINARY PLAT  
 OF  
**HOMESTEAD**  
 LOTS 1-31, BLOCK A  
 LOTS 1-30, BLOCK B  
 LOTS 1-28, BLOCK C  
 LOTS 1-40, BLOCK D  
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TOTAL ACRES 196.008  
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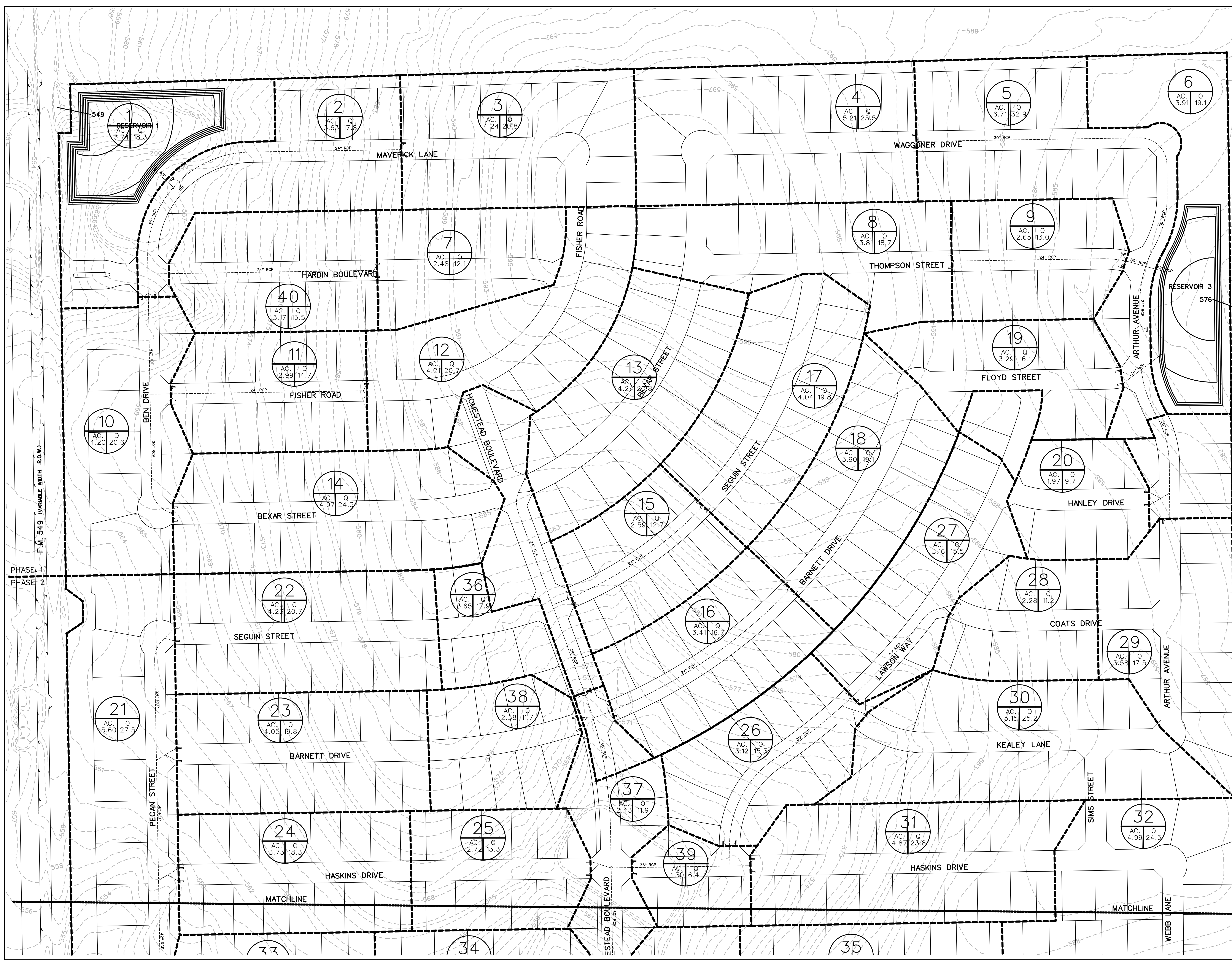
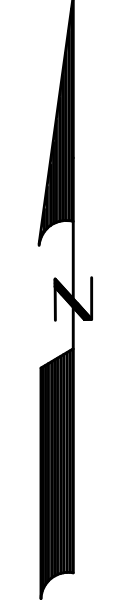
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 TORRANCE, CA 90505  
 DEVELOPER  
 SKORBURG COMPANY, LLC.  
 8214 WESTCHESTER DRIVE, STE. 900  
 DALLAS, TEXAS 75225  
 PREPARED BY  
 CORVIN ENGINEERING, INC.  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200









PHASE 1  
PHASE 2

PRELIMINARY DRAINAGE PLAN  
PRELIMINARY PLAT  
OF

### HOMESTEAD

- LOTS 1-31, BLOCK A
- LOTS 1-30, BLOCK B
- LOTS 1-28, BLOCK C
- LOTS 1-40, BLOCK D
- LOTS 1-22, BLOCK E
- LOTS 1-17, BLOCK F
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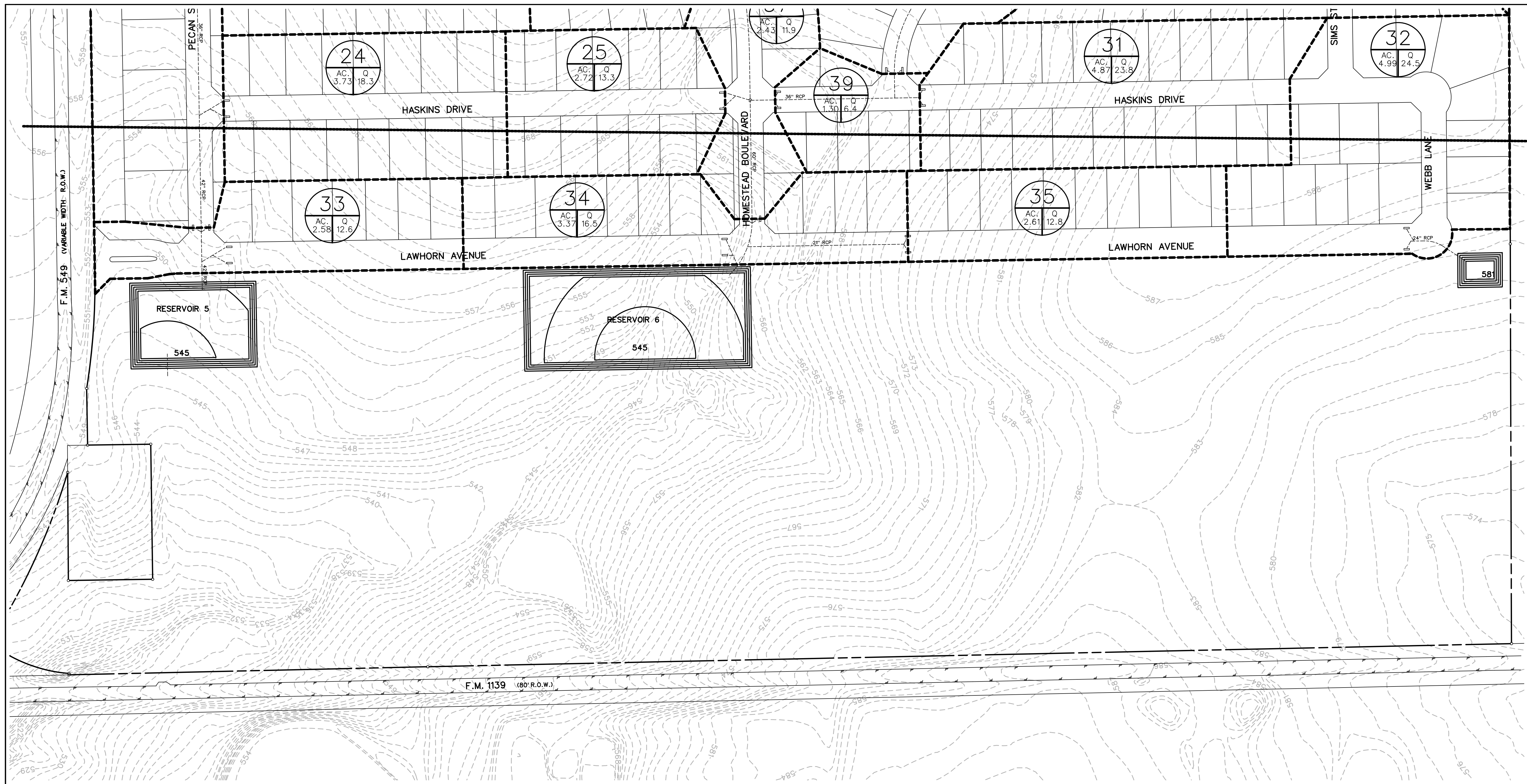
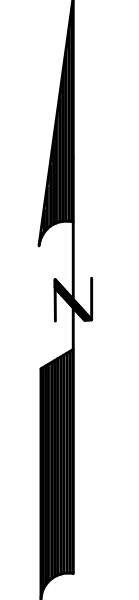
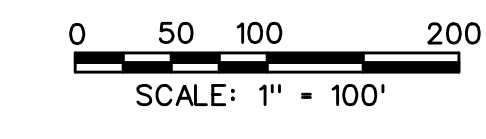
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OUT OF THE  
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ABSTRACT NO. 186  
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CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER  
UNISON INVESTMENT  
23545 CRENSHAW BLVD., STE. 201  
TORRANCE, CA 90505

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200





PRELIMINARY DRAINAGE PLAN  
PRELIMINARY PLAT  
OF

**HOMESTEAD**

- LOTS 1-31, BLOCK A
- LOTS 1-30, BLOCK B
- LOTS 1-28, BLOCK C
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TOTAL ACRES 196.008

TOTAL RESIDENTIAL LOTS 490

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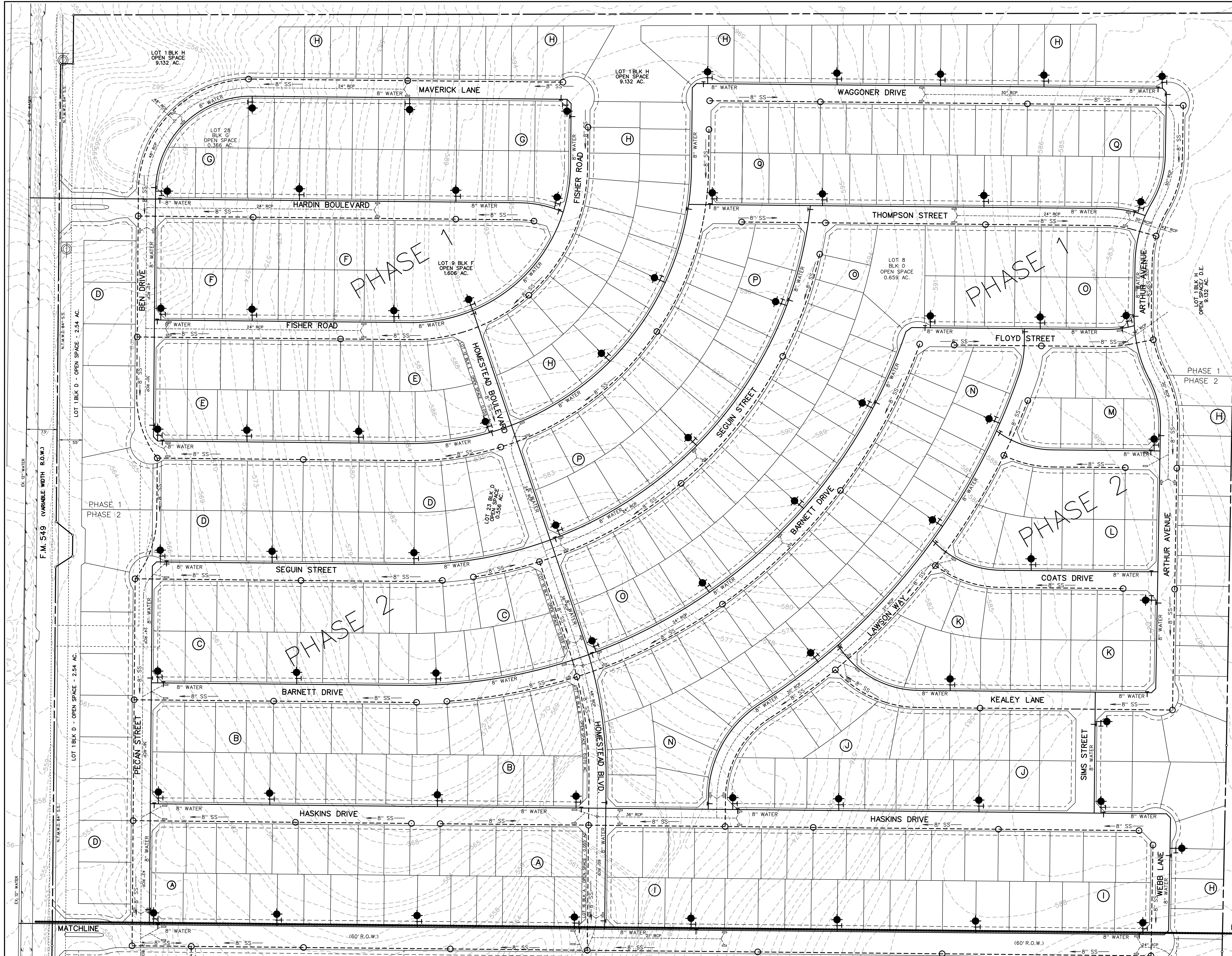
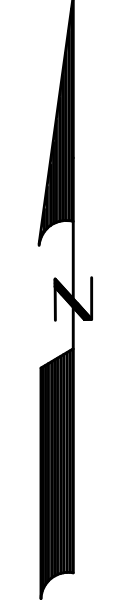
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PREPARED BY  
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972-396-1200

RUNOFF COMPUTATIONS							
#	Area (sf)	Area (acres)	Coefficient	Runoff		Tc (min)	Q(100) (cfs)
				CA	(in/hr)		
1	163034	3.74	0.50	1.87	10	9.80	18.3
2	168312	3.63	0.50	1.82	10	9.80	17.8
3	184816	4.24	0.50	2.12	10	9.80	20.8
4	228846	5.21	0.50	2.60	10	9.80	25.5
5	224461	6.71	0.50	3.36	10	9.80	32.9
6	170123	3.91	0.50	1.95	10	9.80	19.1
7	107873	2.48	0.50	1.24	10	9.80	12.1
8	166033	3.81	0.50	1.91	10	9.80	18.7
9	115590	2.65	0.50	1.32	10	9.80	13.0
10	163038	4.20	0.50	2.10	10	9.80	20.6
11	130382	2.99	0.50	1.50	10	9.80	14.7
12	163585	4.21	0.50	2.11	10	9.80	20.7
13	184712	4.24	0.50	2.12	10	9.80	20.8
14	216446	4.97	0.50	2.48	10	9.80	24.3
15	112937	2.59	0.50	1.30	10	9.80	12.7
16	148714	3.41	0.50	1.71	10	9.80	16.7
17	175903	4.04	0.50	2.02	10	9.80	19.8
18	170025	3.90	0.50	1.95	10	9.80	19.1
19	143167	3.29	0.50	1.64	10	9.80	16.1
20	85803	1.97	0.50	0.98	10	9.80	9.7
21	244075	5.60	0.50	2.80	10	9.80	27.5
22	184296	4.23	0.50	2.12	10	9.80	20.7
23	176438	4.05	0.50	2.03	10	9.80	19.8
24	162430	3.73	0.50	1.86	10	9.80	18.3
25	118596	2.72	0.50	1.36	10	9.80	13.3
26	136048	3.12	0.50	1.56	10	9.80	15.3
27	137544	3.16	0.50	1.58	10	9.80	15.5
28	96239	2.28	0.50	1.14	10	9.80	11.2
29	155950	3.58	0.50	1.79	10	9.80	17.5
30	224287	5.15	0.50	2.57	10	9.80	25.2
31	211931	4.87	0.50	2.43	10	9.80	23.8
32	217377	4.99	0.50	2.50	10	9.80	24.5
33	112419	2.58	0.50	1.29	10	9.80	12.6
34	146904	3.37	0.50	1.69	10	9.80	16.5
35	113850	2.61	0.50	1.31	10	9.80	12.8
36	159177	3.65	0.50	1.83	10	9.80	17.9
37	165713	2.43	0.50	1.21	10	9.80	11.9
38	103615	2.38	0.50	1.19	10	9.80	11.7
39	56462	1.30	0.50	0.65	10	9.80	6.4
40	138171	3.17	0.50	1.59	10	9.80	15.5

JULY 2021 SCALE 1" = 100'





- LEGEND**
- PROP. WATER LINE
  - PROP. FIRE HYDRANT AND VALVE
  - PROP. GATE VALVE
  - PROP. FLUSH VALVE
  - EXIST. WATER LINE
  - EXIST. FIRE HYDRANT AND VALVE
  - PROP. SANITARY SEWER
  - PROP. MANHOLE
  - PROP. CLEANOUT
  - EXIST. SANITARY SEWER
  - EXIST. MANHOLE
  - PROP. STORM SEWER
  - PROP. CURB INLETS
  - PROP. CONC. HEADWALL

Phase 1 = 251 Lots  
Phase 2 = 239 Lots

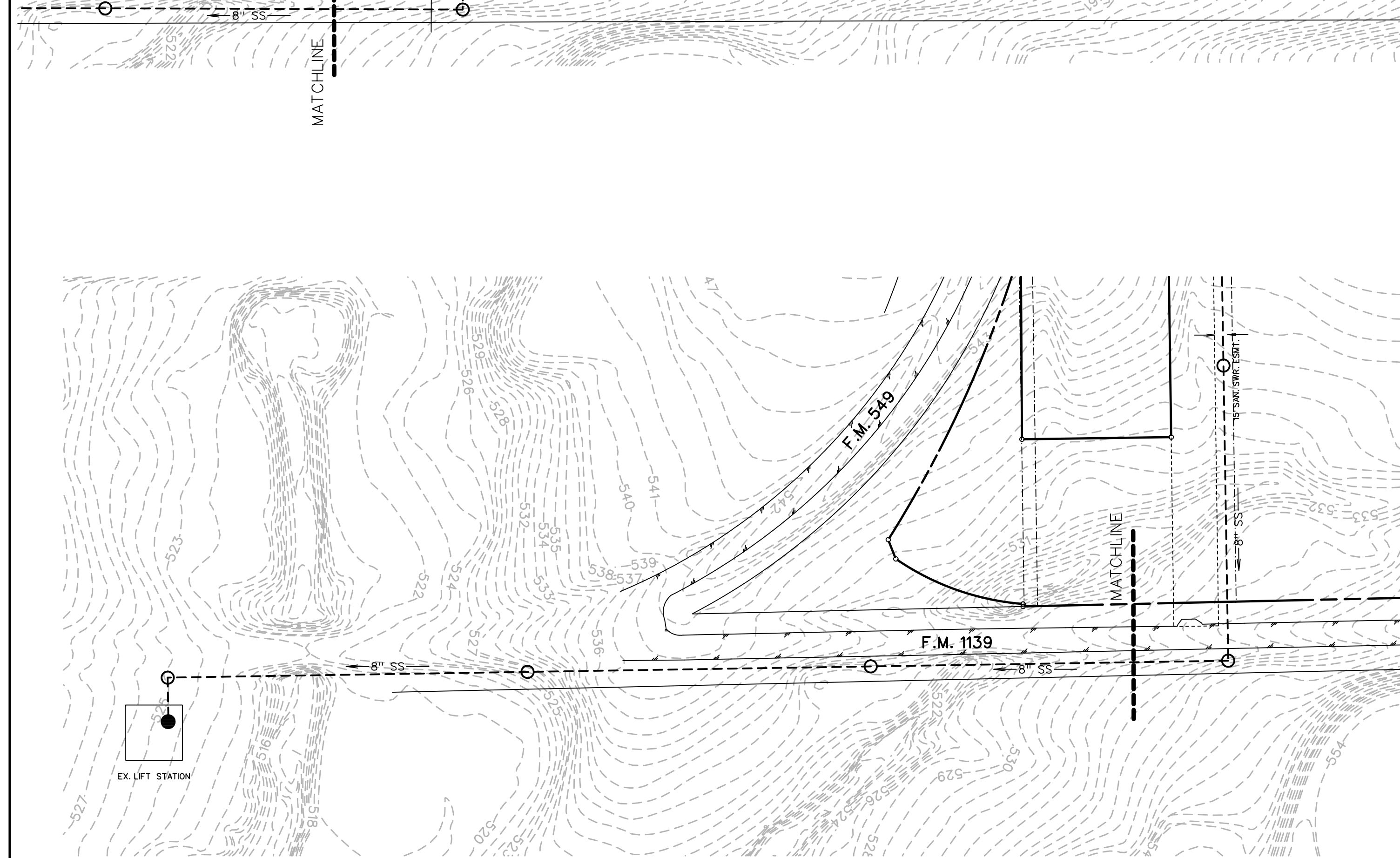
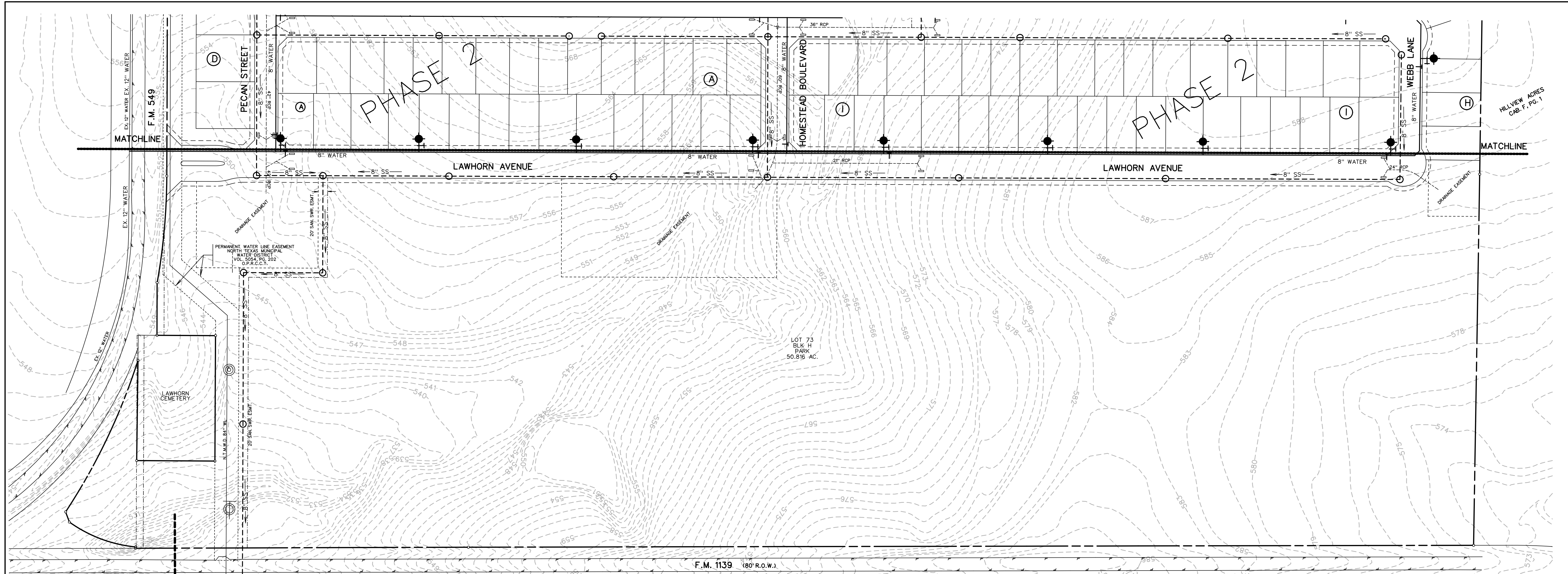
PRELIMINARY PLAT  
OF  
**HOMESTEAD**  
LOTS 1-31, BLOCK A  
LOTS 1-30, BLOCK B  
LOTS 1-28, BLOCK C  
LOTS 1-40, BLOCK D  
LOTS 1-22, BLOCK E  
LOTS 1-17, BLOCK F  
LOTS 1-28, BLOCK G  
LOTS 1-72, BLOCK H  
LOTS 1-37, BLOCK I  
LOTS 1-21, BLOCK J  
LOTS 1-17, BLOCK K  
LOTS 1-11, BLOCK L  
LOTS 1-7, BLOCK M  
LOTS 1-39, BLOCK N  
LOTS 1-46, BLOCK O  
LOTS 1-22, BLOCK P  
LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008  
TOTAL RESIDENTIAL LOTS 490  
TOTAL OPEN SPACE LOTS 11

OUT OF THE  
J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER  
UNISON INVESTMENT  
23545 CRENSHAW BLVD., STE. 201  
TORRANCE, CA 90505  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200





PRELIMINARY PLAT  
OF

## HOMESTEAD

LOTS 1-31, BLOCK A  
 LOTS 1-30, BLOCK B  
 LOTS 1-28, BLOCK C  
 LOTS 1-40, BLOCK D  
 LOTS 1-22, BLOCK E  
 LOTS 1-17, BLOCK F  
 LOTS 1-28, BLOCK G  
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 LOTS 1-37, BLOCK I  
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 LOTS 1-22, BLOCK P  
 LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008  
 TOTAL RESIDENTIAL LOTS 490  
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OUT OF THE  
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**CITY OF ROCKWALL**  
 ROCKWALL COUNTY, TEXAS

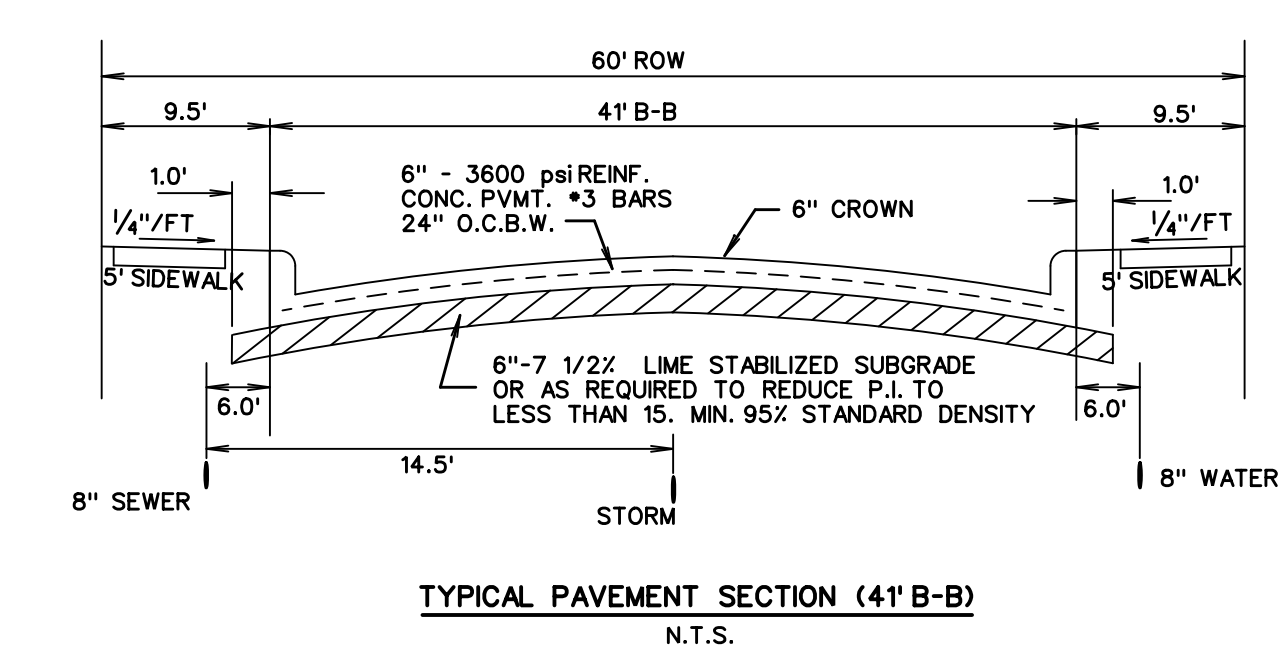
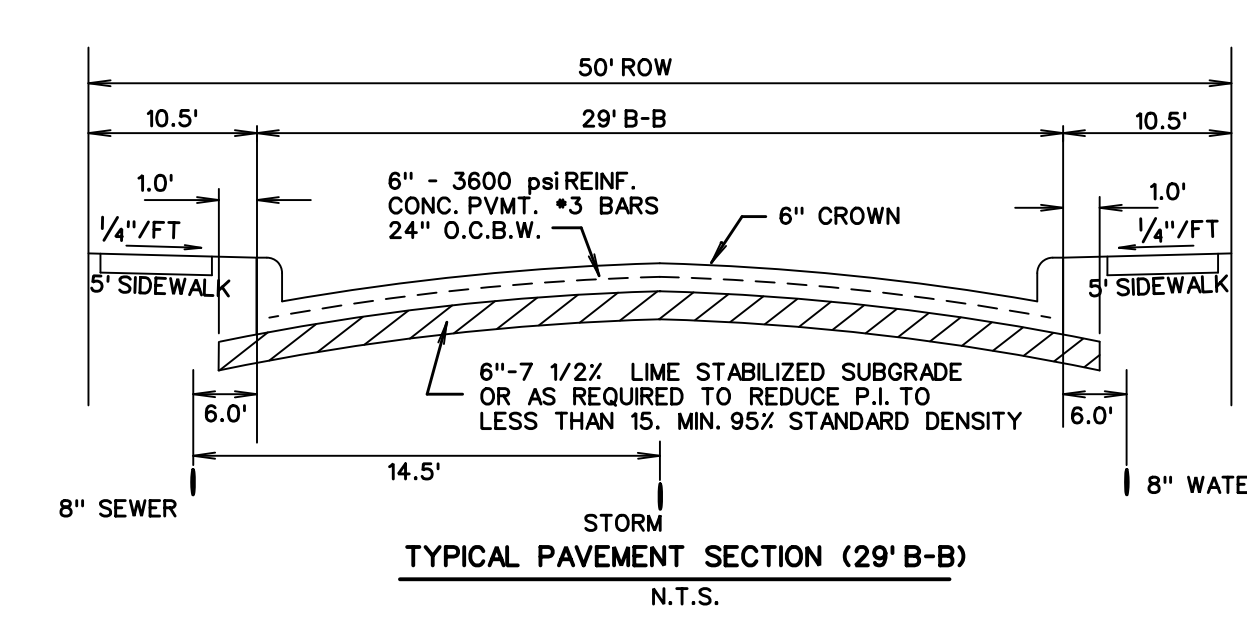
OWNER  
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 TORRANCE, CA 90505

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 200 W. BELMONT, SUITE E  
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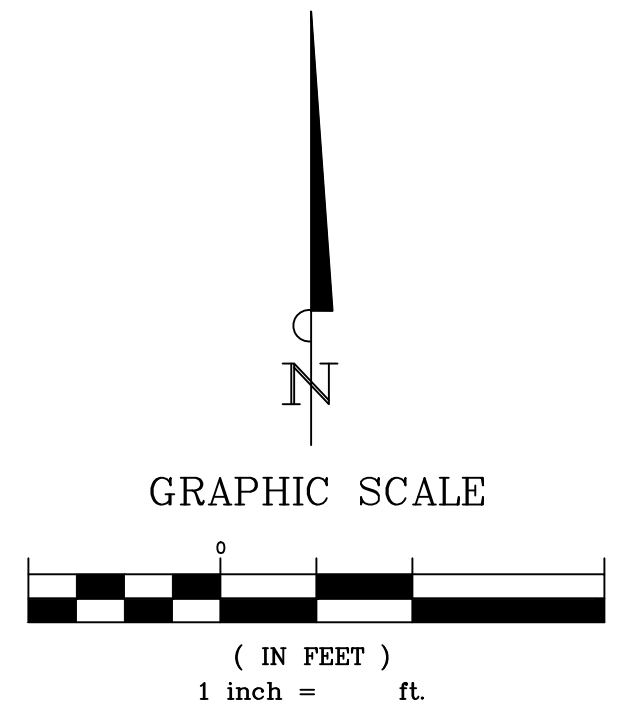
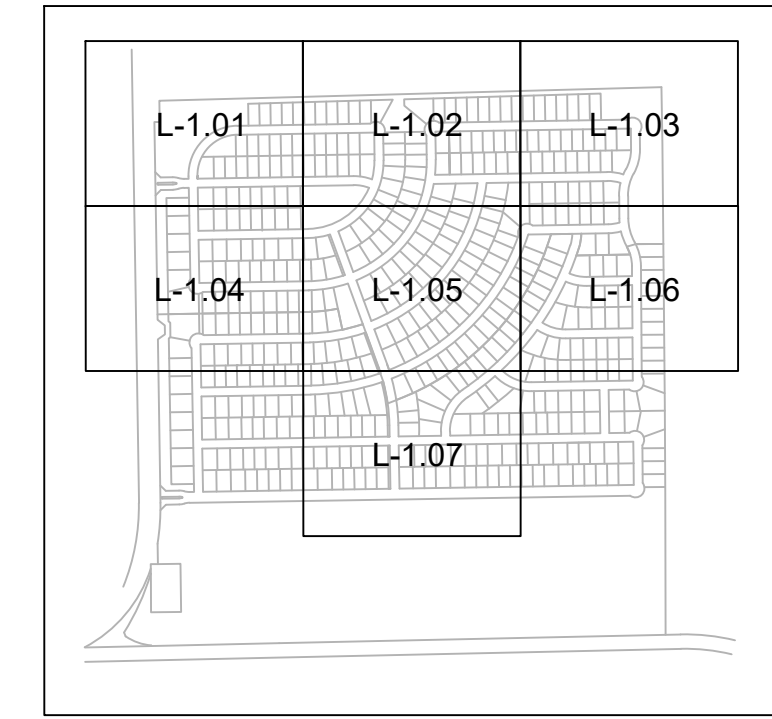
JULY 2021 SCALE 1" = 100'  
 SHEET 2 OF 2 CASE #P2021-044



- LEGEND**
- PROP. WATER LINE
  - PROP. FIRE HYDRANT AND VALVE
  - PROP. GATE VALVE
  - PROP. FLUSH VALVE
  - EXIST. WATER LINE
  - EXIST. FIRE HYDRANT AND VALVE
  - PROP. SANITARY SEWER
  - PROP. MANHOLE
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  - EXIST. MANHOLE
  - PROP. STORM SEWER
  - PROP. CURB INLETS
  - PROP. CONC. HEADWALL

Phase 1 = 251 Lots  
 Phase 2 = 239 Lots







- TREE LEGEND**
-  PRESERVED EXISTING TREE
  -  REMOVED EXISTING TREE

<b>TOTAL MITIGATION REQUIRED IN PHASE 1</b>	<b>430.2</b>
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(1,025.9)
<b>REMAINING MITIGATION REQUIRED IN PHASE 1</b>	<b>0.0</b>

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**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

**HOMESTEAD DEVELOPMENT**  
FM 549/FM 1139  
ROCKWALL, TEXAS  
TREESCPE PLAN - PH 1

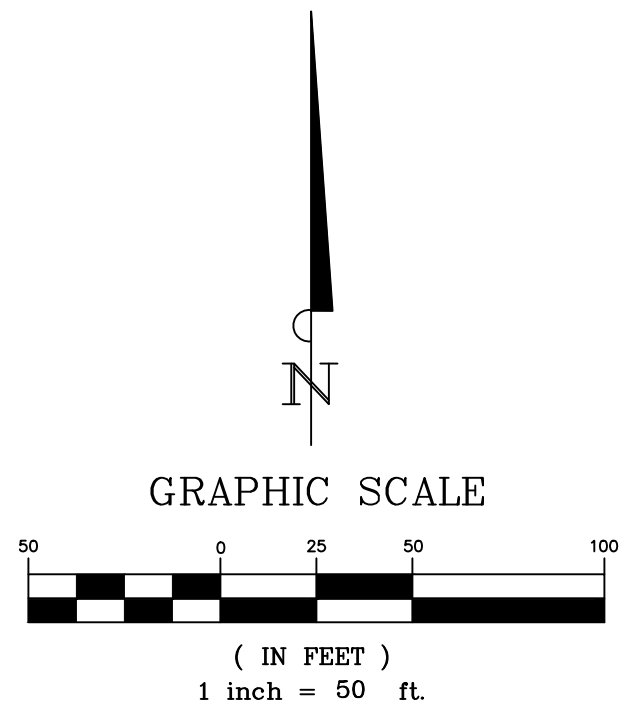
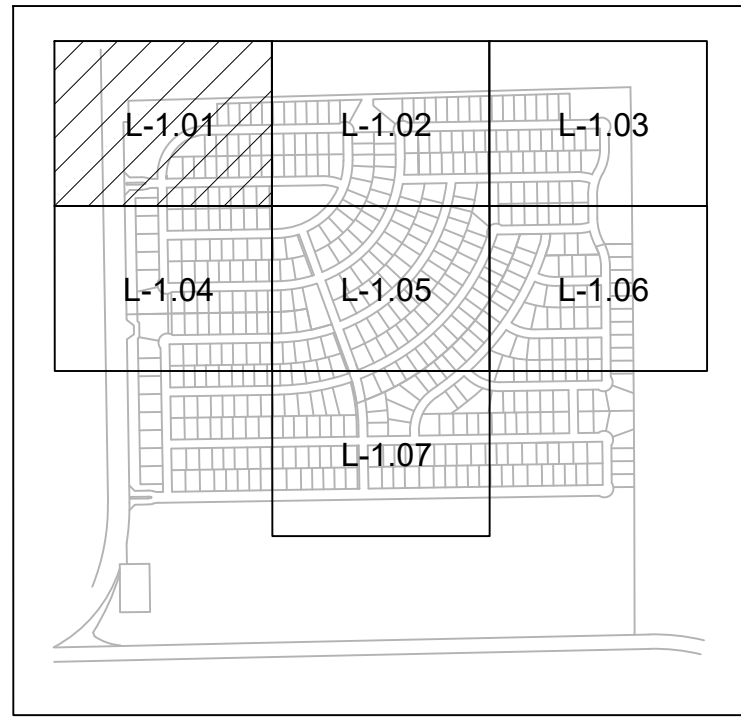
No.	Date	Revision Description
1	7-28-21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE



SHEET NUMBER  
**L-1.00**

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- TREE LEGEND**
- PRESERVED EXISTING TREE
  - REMOVED EXISTING TREE

**BANNISTER**  
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FM 549/FM 1139  
ROCKWALL, TEXAS  
TREESCPE PLAN - PH 1

No.	Date	Revision Description
1	7-28-21	Address city comments 7.23.21

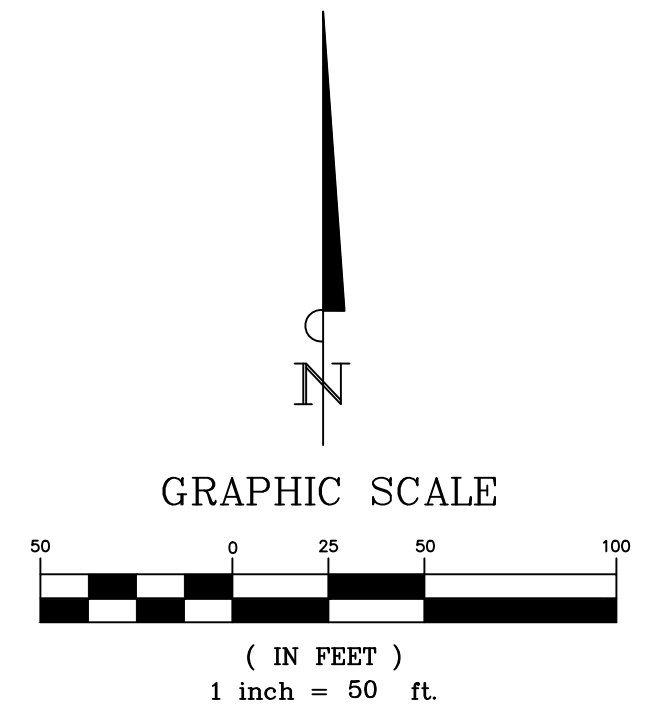
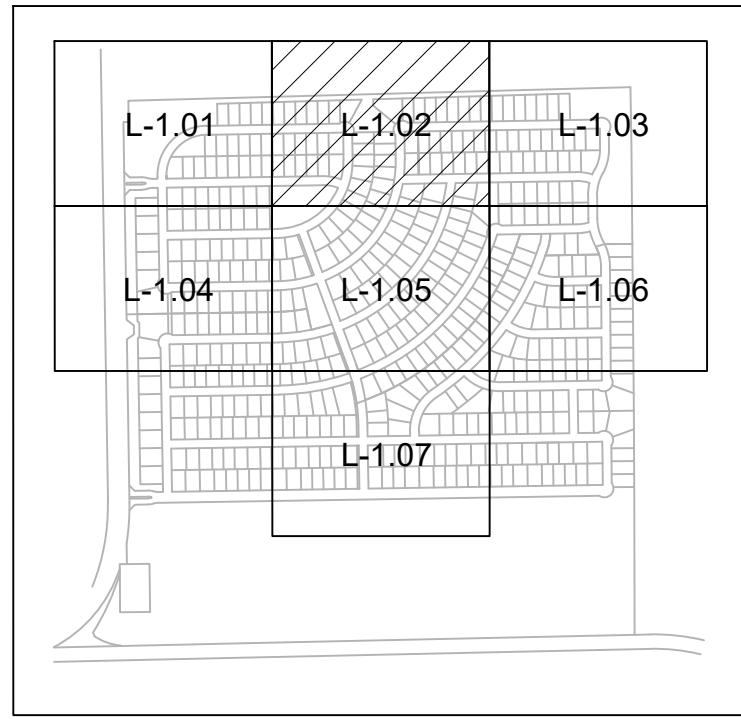


SHEET NUMBER  
**L-1.01**

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**TREE LEGEND**

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

**BANNISTER**  
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REGISTRATION # F-10599 (TEXAS)

**HOMESTEAD DEVELOPMENT**  
FM 549/FM 1139  
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description
1	7-28-21	Address city comments 7.23.21



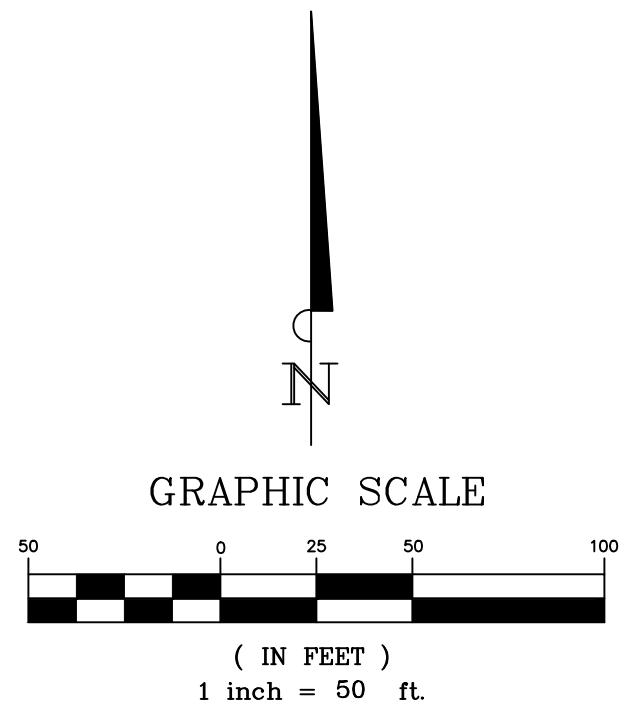
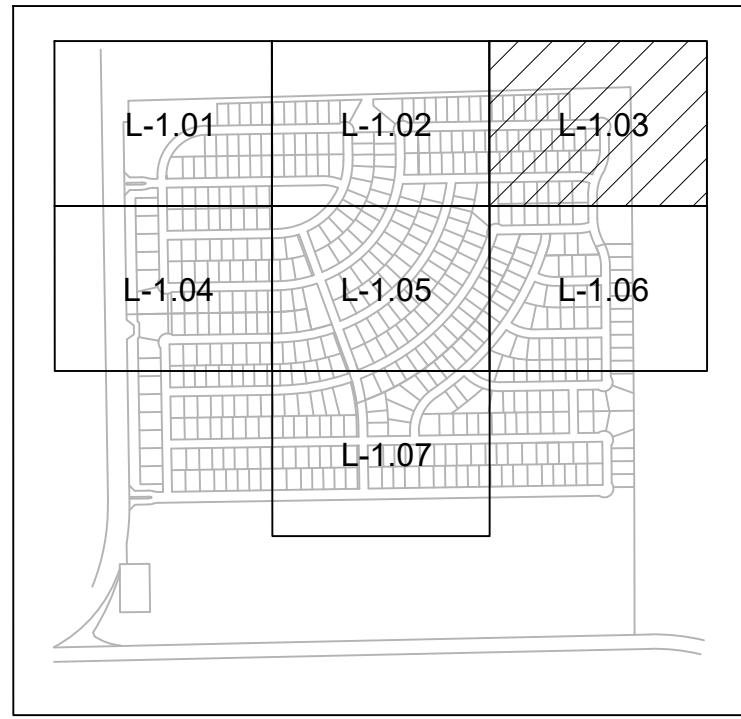
PROJECT NO.: TEMPLATE

SHEET NUMBER  
**L-1.02**

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- TREE LEGEND**
- PRESERVED EXISTING TREE
  - REMOVED EXISTING TREE

**BANNISTER**  
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**HOMESTEAD DEVELOPMENT**  
FM 549/FM 1139  
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 1

No.	Date	Revision Description
1	7-28-21	Address city comments 7.23.21

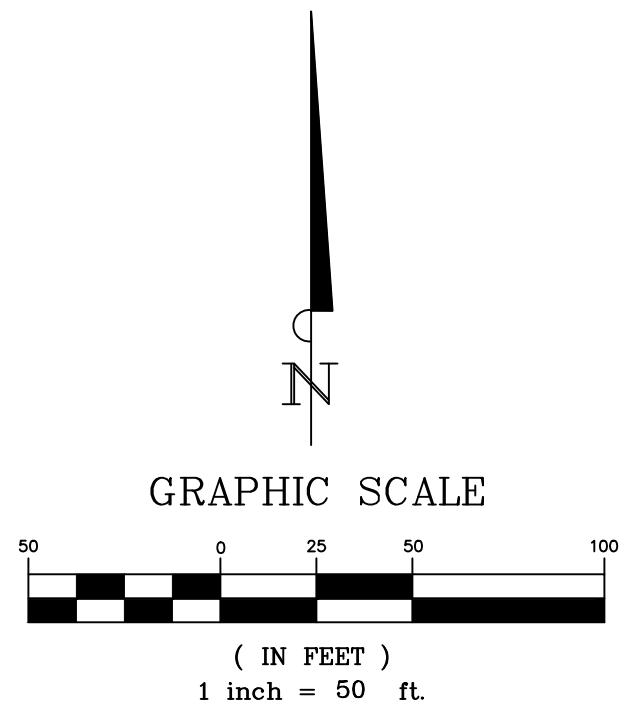
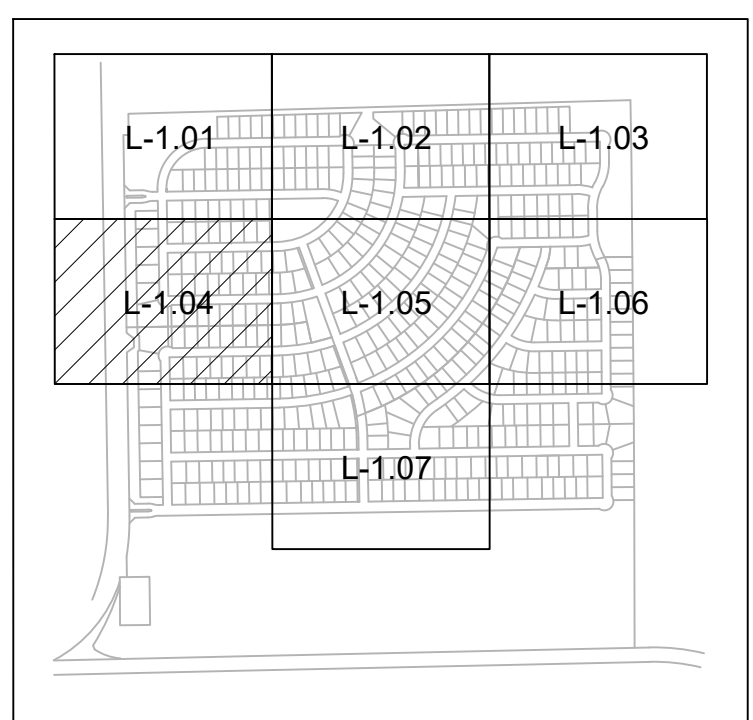
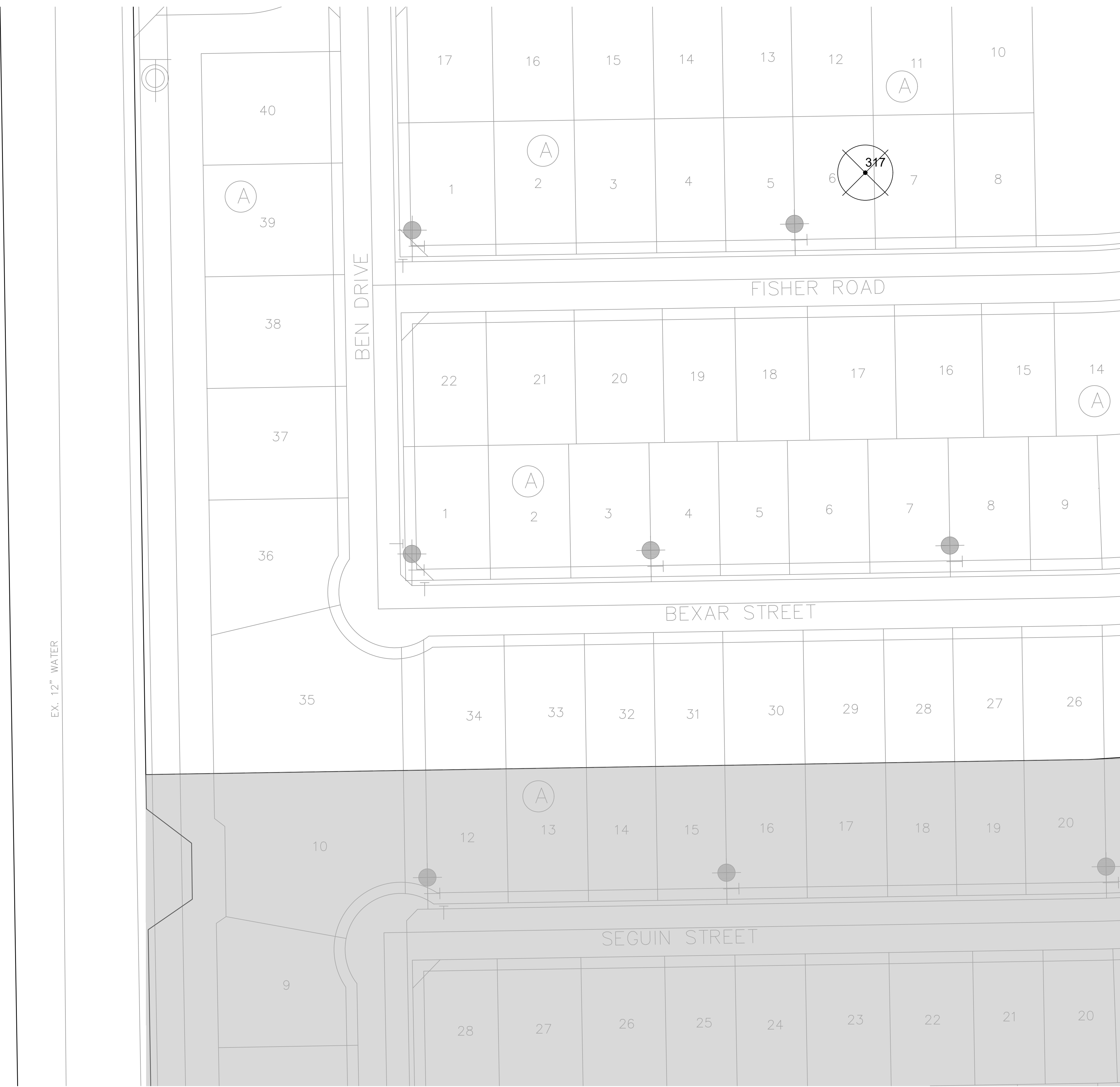




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SHEET NUMBER  
**L-1.03**



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- TREE LEGEND**
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**BANNISTER**  
ENGINEERING  
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REGISTRATION # F-10599 (TEXAS)

**HOMESTEAD DEVELOPMENT**  
FM 549/FM 1139  
ROCKWALL, TEXAS  
TREESCPE PLAN - PH 1

No.	Date	Revision Description
1	7-28-21	Address city comments 7.23.21

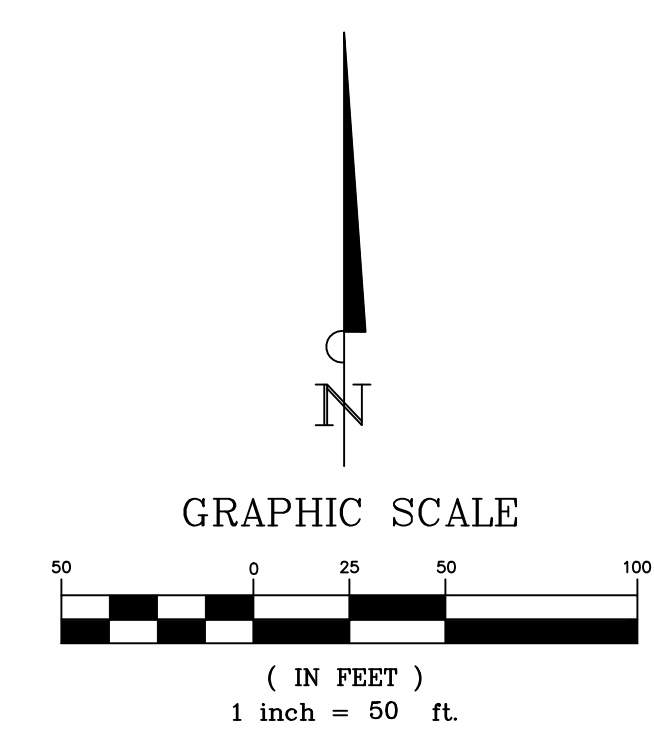
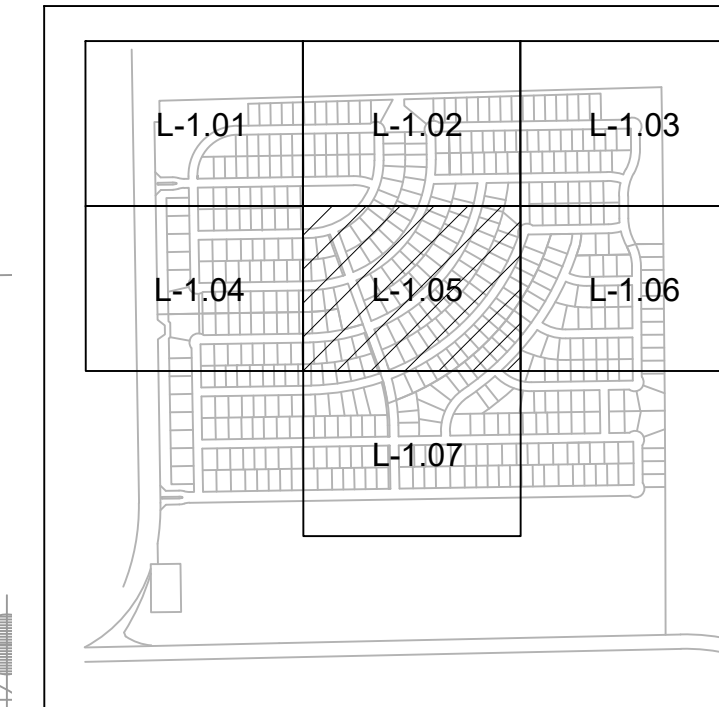
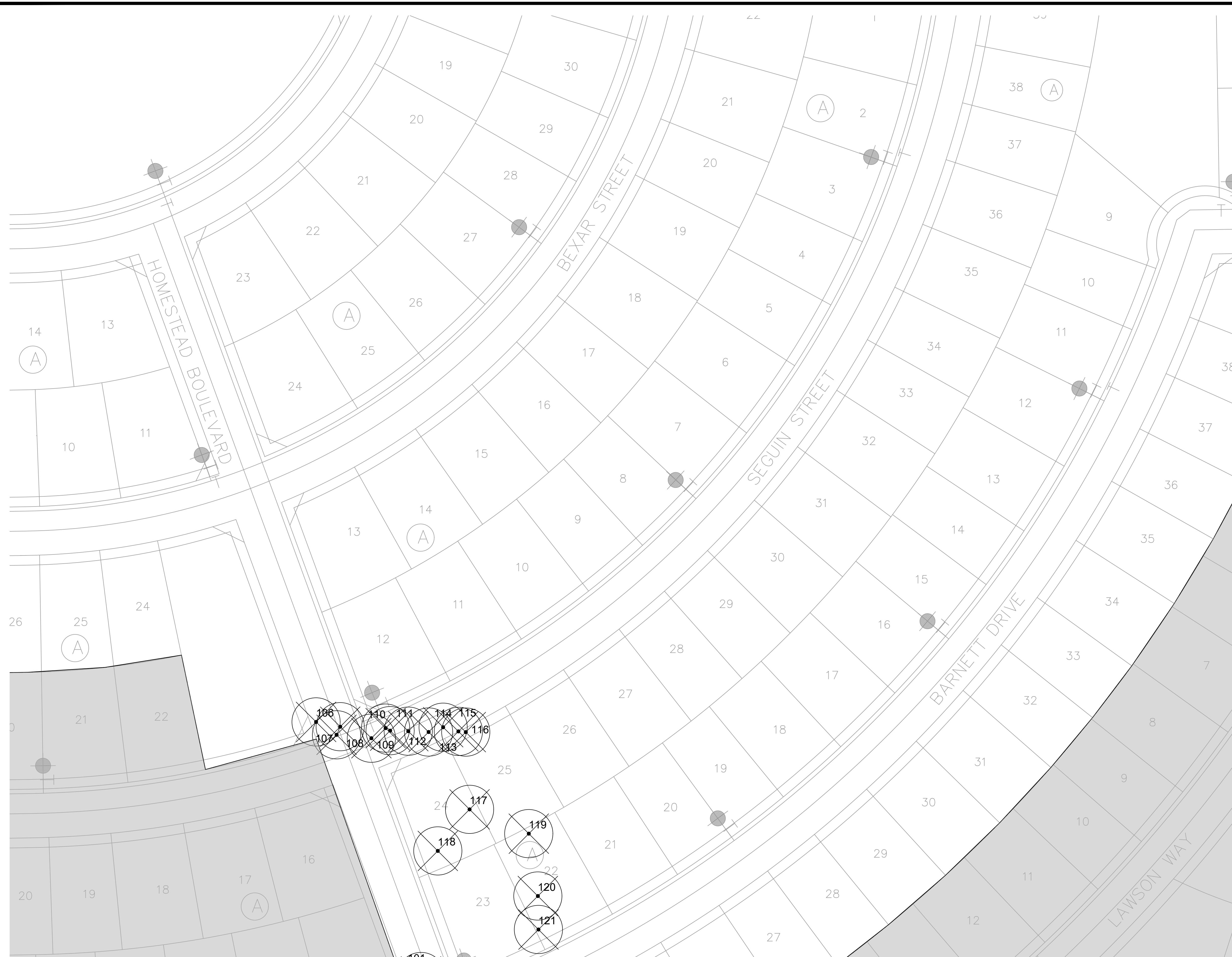




SHEET NUMBER  
**L-1.04**

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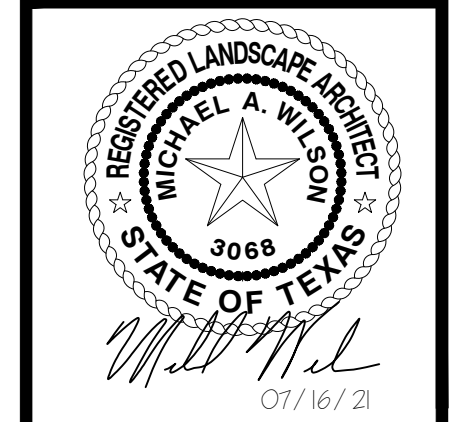


- TREE LEGEND**
-  PRESERVED EXISTING TREE
  -  REMOVED EXISTING TREE

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
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FM 549/FM 1139  
ROCKWALL, TEXAS  
TREESCAPE PLAN - PH 1

No.	Date	Revision Description
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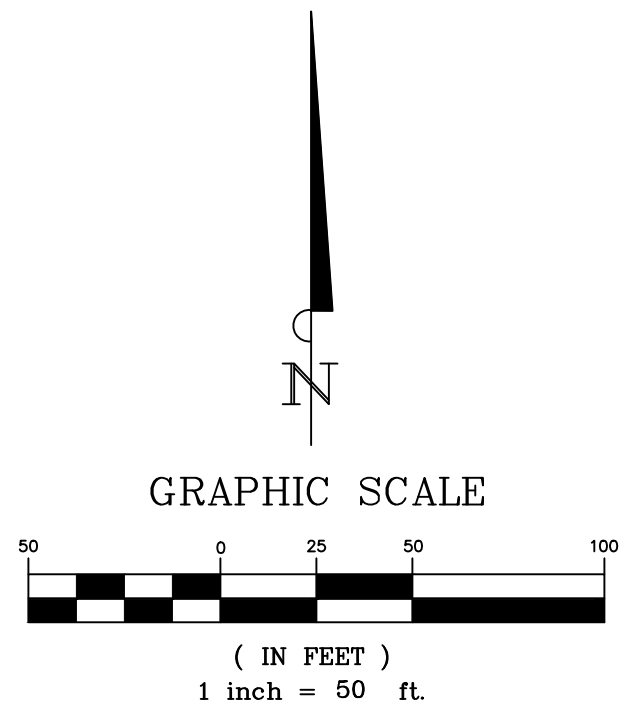
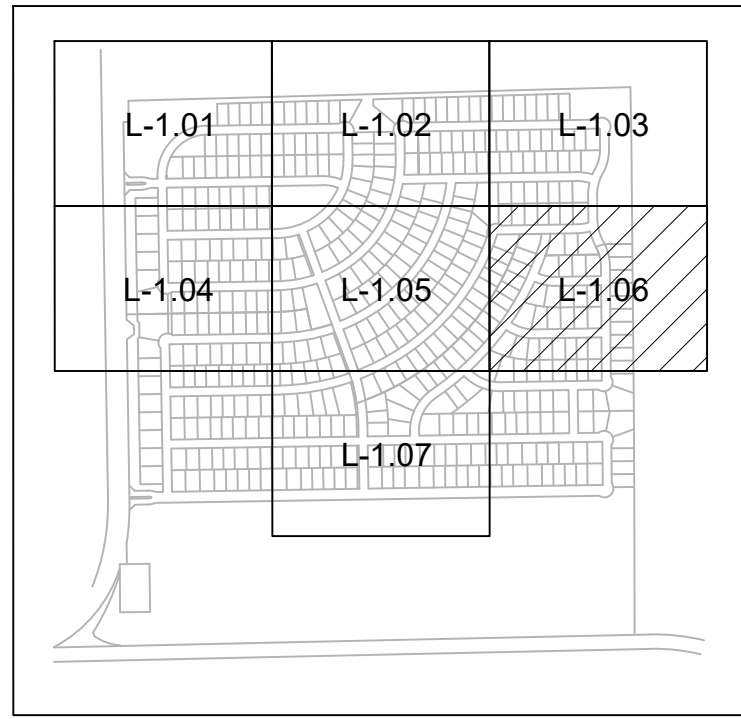
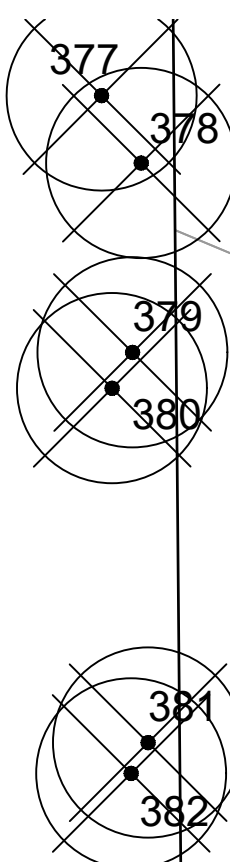
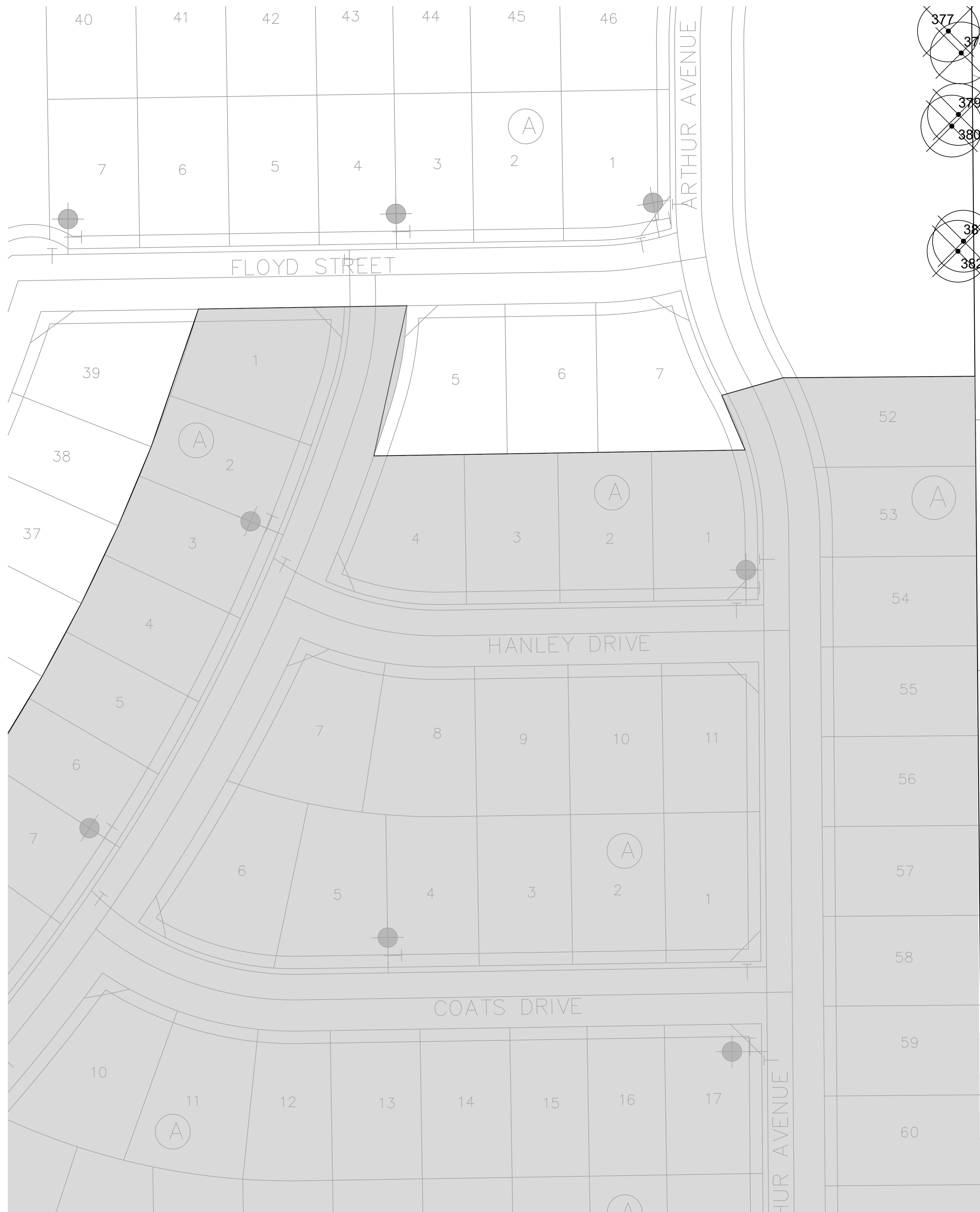




SHEET NUMBER  
**L-1.05**

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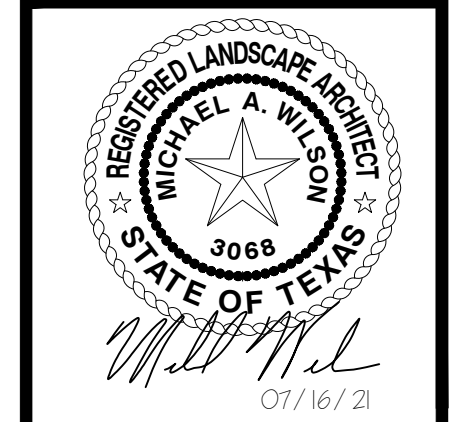


- TREE LEGEND**
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  -  REMOVED EXISTING TREE

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

**HOMESTEAD DEVELOPMENT**  
FM 549/FM 1139  
ROCKWALL, TEXAS  
TREESCAPE PLAN - PH 1

No.	Date	Revision Description
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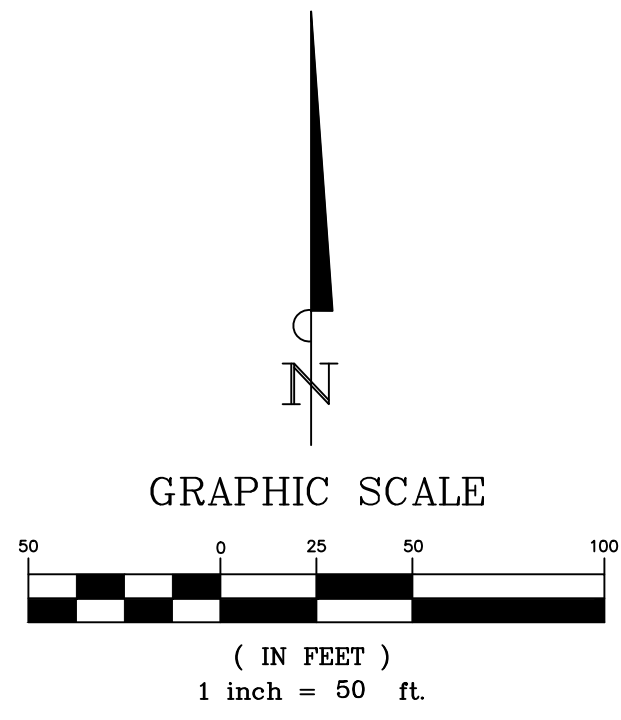
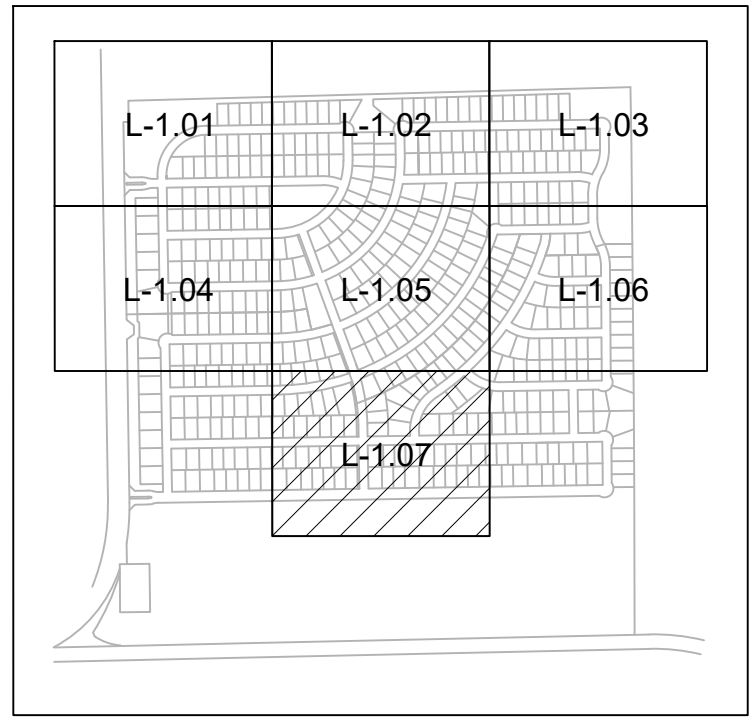




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SHEET NUMBER  
**L-1.06**



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- TREE LEGEND**
-  PRESERVED EXISTING TREE
  -  REMOVED EXISTING TREE

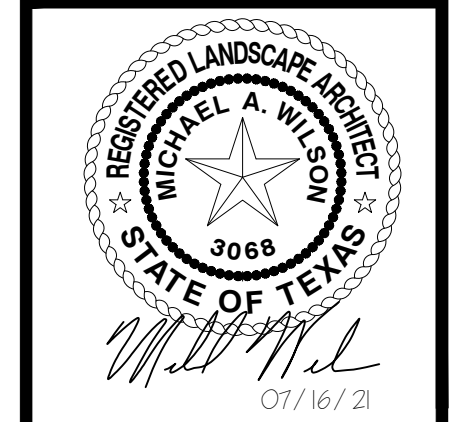
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ENGINEERING

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**HOMESTEAD DEVELOPMENT**  
FM 549/FM 1139  
ROCKWALL, TEXAS

TREESCPE PLAN - PH 1

No.	Date	Revision Description
1	7-28-21	Address city comments 7.23.21



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SHEET NUMBER  
**L-1.07**



Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
86	36.4	Osage-orange	36	No	Healthy	Removed	72.8	-	-	-	-
89	15.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
90	13.1	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
91	22	Osage-orange	22	No	Healthy	Removed	-	-	-	N/A	-
92	18.6	Osage-orange	18	No	Healthy	Removed	-	-	-	N/A	-
93	20.7	Osage-orange	20	No	Healthy	Removed	-	-	-	N/A	-
97	14.7	Osage-orange	14	No	Damaged	Removed	-	-	-	-	-
98	15.5	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
99	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
101	14.1	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
106	5.8	gum-bumelia	6	Yes	Healthy	Removed	-	-	-	-	-
107	12	Hercules-club	12	Yes	Healthy	Removed	-	12.0	-	-	-
108	13.5	eastern red cedar	14	Yes	Healthy	Removed	-	-	6.8	-	-
109	29.3	sugarberry	30	No	Healthy	Removed	58.6	-	-	-	-
110	20.1	sugarberry	20	No	Healthy	Removed	-	-	10.1	-	-
111	16	sugarberry	16	No	Healthy	Removed	-	-	8.0	-	-
112	11.3	eastern red cedar	12	No	Healthy	Removed	-	-	5.7	-	-
113	16.1	sugarberry	16	No	Healthy	Removed	-	-	8.1	-	-
114	30.5	Osage-orange	30	No	Damaged	Removed	-	-	-	-	-
115	12.5	eastern red cedar	12	Yes	Healthy	Removed	-	-	6.3	-	-
116	6.8	Hercules-club	8	Yes	Healthy	Removed	-	6.8	-	-	-
117	26.4	Osage-orange	26	No	Damaged	Removed	-	-	-	-	-
118	26	red mulberry	26	Yes	Damaged	Removed	-	-	-	-	-
119	12.2	eastern red cedar	12	No	Healthy	Removed	-	-	6.1	-	-
120	4	gum-bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
121	5.1	Hercules-club	5	Yes	Healthy	Removed	-	5.1	-	-	-
122	4	gum-bumelia	4	No	Healthy	Removed	-	4.0	-	-	-
312	22.1	sugarberry	23	No	Healthy	Removed	-	-	11.1	-	-
313	23.4	Osage-orange	17	No	Healthy	Removed	-	-	-	N/A	-
314	4.3	Hercules-club	5	No	Healthy	Removed	-	4.3	-	-	-
315	19.2	sugarberry	14	No	Healthy	Removed	-	-	9.6	-	-
316	15.3	sugarberry	15	No	Healthy	Removed	-	-	7.7	-	-
317	31	sugarberry	25	No	Damaged	Removed	-	-	-	-	-
318	12	sugarberry	12	No	Healthy	Removed	-	-	6.0	-	-
319	31	sugarberry	25	No	Healthy	Removed	62.0	-	-	-	-
320	40.2	sugarberry	20	Yes	Damaged	Preserved	-	-	-	-	-
321	9.6	Hercules-club	11	Yes	Damaged	Preserved	-	-	-	-	-
322	6.2	Hercules-club	8	Yes	Healthy	Removed	-	6.2	-	-	-
323	6.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
324	11.5	sugarberry	10	No	Healthy	Preserved	-	-	-	-	-
325	24.2	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
326	22.6	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
327	15.2	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
328	15.9	sugarberry	15	No	Healthy	Removed	-	-	8.0	-	-
329	5.4	Hercules-club	5	No	Healthy	Preserved	-	-	-	-	-
330	13.2	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
331	14.9	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
332	24.7	sugarberry	18	No	Damaged	Preserved	-	-	-	-	-
333	15.8	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
334	32.4	sugarberry	25	No	Damaged	Preserved	-	-	-	-	-
335	35.6	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
336	16.9	sugarberry	15	No	Healthy	Removed	-	-	8.5	-	-
337	14	sugarberry	12	Yes	Healthy	Preserved	-	-	-	-	-
338	11.1	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-
339	13.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
340	16.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
341	30.2	sugarberry	20	Yes	Healthy	Preserved	-	-	-	-	-
342	20.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
343	43	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
344	44.5	sugarberry	25	Yes	Healthy	Preserved	-	-	-	-	-
345	28.3	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
346	13.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
347	33.7	sugarberry	18	Yes	Damaged	Preserved	-	-	-	-	-
348	11.3	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
349	11.6	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
350	14.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
351	11.2	sugarberry	16	No	Healthy	Removed	-	-	5.6	-	-
352	12.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
193.4	48.2	113.8	-	-	-	-	-	-	-	-	-
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving							

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
353	11.2	Osage-orange	36	No	Healthy	Preserved	-	-	-	-	-
354	15.5	sugarberry	18	No	Healthy	Preserved	-	-	-	-	-
355	11.5	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
356	12.1	sugarberry	15	No	Healthy	Preserved	-	-	-	-	-
357	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
358	11.7	sugarberry	12	No	Healthy	Removed	-	-	5.9	-	-
359	13.2	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
360	14.6	sugarberry	11	No	Healthy	Removed	-	-	7.3	-	-
361	14.5	sugarberry	12	Yes	Healthy	Removed	-	-	7.3	-	-
362	13.3	sugarberry	10	No	Healthy	Removed	-	-	6.7	-	-
363	12.7	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
364	24.3	sugarberry	18	Yes	Healthy	Preserved	-	-	-	-	-
365	20.3	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
366	20.3	sugarberry	17	No	Healthy	Removed	-	-	10.2	-	-
367	12	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
368	22.3	sugarberry	15	Yes	Healthy	Preserved	-	-	-	-	-
369	13.2	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
370	14.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
371	41.5	sugarberry	20	No	Damaged	Preserved	-	-	-	-	-
372	13	eastern red cedar	13	No	Healthy	Preserved	-	-	-	-	-
373	15.6	eastern red cedar	12	No	Healthy	Removed	-	-	7.8	-	-
374	17.2	eastern red cedar	15	Yes	Damaged	Removed	-	-	-	-	-
375	21.7	sugarberry	14	Yes	Healthy	Removed	-	-	10.9	-	-
376	22.3	sugarberry	14	Yes	Healthy	Removed	-	-	11.2	-	-
377	13.1	sugarberry	15	No	Healthy	Removed	-	-	6.6	-	-
378	12.6	sugarberry	14	No	Healthy	Removed	-	-	6.3	-	-
379	12.9	sugarberry	10	No	Healthy	Removed	-	-	6.5	-	-
380	11.2	sugarberry	9	No	Healthy	Removed	-	-	5.6	-	-
381	11.2	sugarberry	15	No	Healthy	Removed	-	-	5.6	-	-
382	23.4	sugarberry	10	Yes	Healthy	Removed	-	-	11.7	-	-
193.4	48.2	223.0	-	-	-	-	-	-	-	-	-
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving							

193.4	48.2	223.0	-	-
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

464.6
<b>Total Required Mitigation in Phase 1</b>

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
HERCULES-CLUB	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

<b>TOTAL MITIGATION REQUIRED IN PHASE 1</b>	<b>464.6</b>
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549 (84 X 4" CAL)	336.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG NORTHERN BOUNDARY (240 X 4" CAL)	960.0
INCHES OF EXISTING TREES IN BUFFERS ALONG NORTHERN BOUNDARY (40 X 4" CAL)	160.0
INCHES OF TREES CREDITED TOWARDS PHASE 2 DEVELOPMENT	(991.5)
<b>REMAINING MITIGATION REQUIRED IN PHASE 1</b>	<b>0.0</b>

**HOMESTEAD DEVELOPMENT**

FM 549/FM 1139

ROCKWALL, TEXAS

TREESCAPE PLAN TABLES - PH 1

No.	Date	Revision Description
1	7-28-21	Address city comments 7.23.21



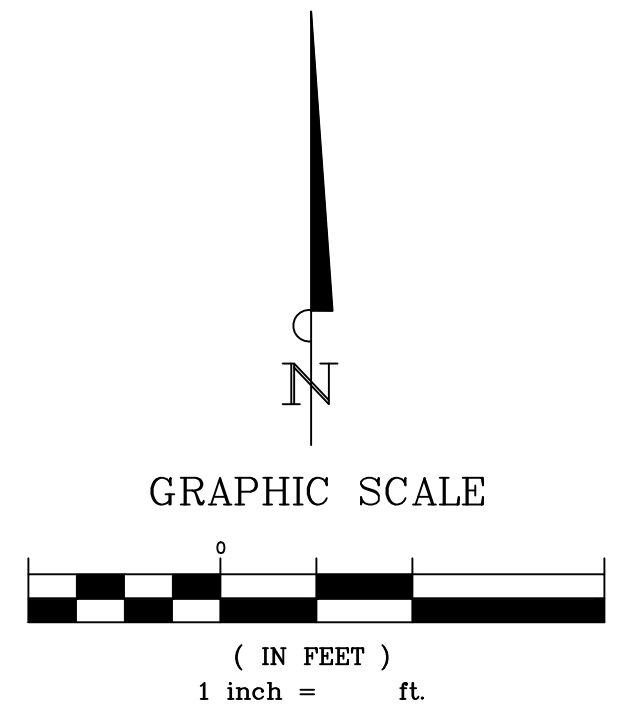
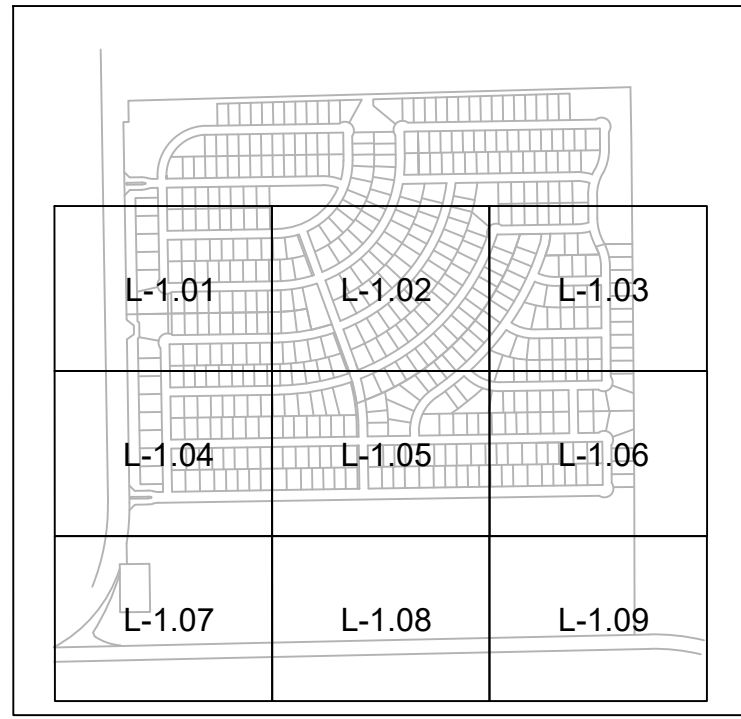
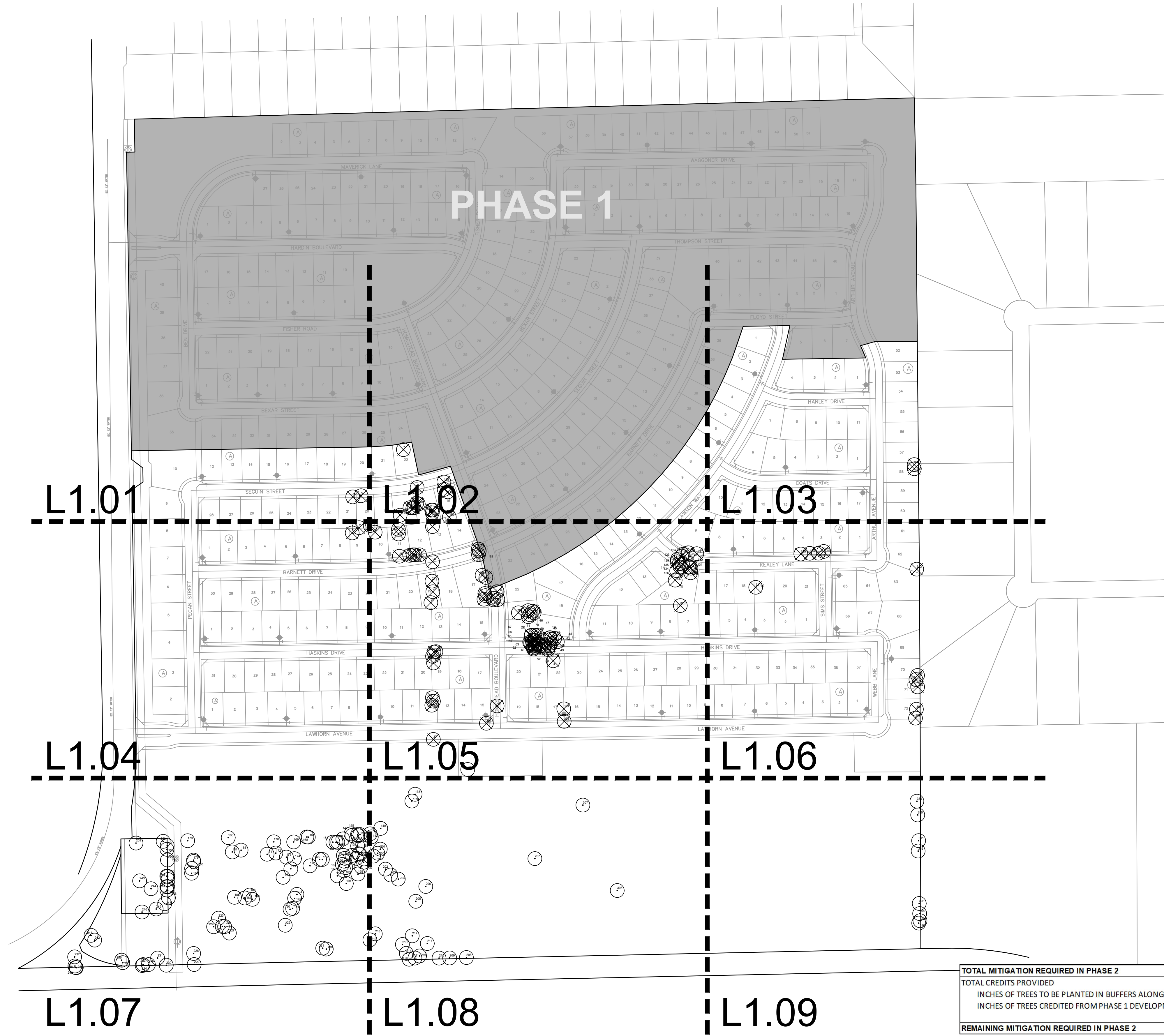
SHEET NUMBER



**L-1.08**

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- TREE LEGEND**
-  PRESERVED EXISTING TREE
  -  REMOVED EXISTING TREE

TOTAL MITIGATION REQUIRED IN PHASE 2	1,118.3
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	1,026.9
REMAINING MITIGATION REQUIRED IN PHASE 2	0.0

\*300.6" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS

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**HOMESTEAD DEVELOPMENT**  
FM 549/FM 1139  
ROCKWALL, TEXAS

TREESCAPE PLAN - PH 2

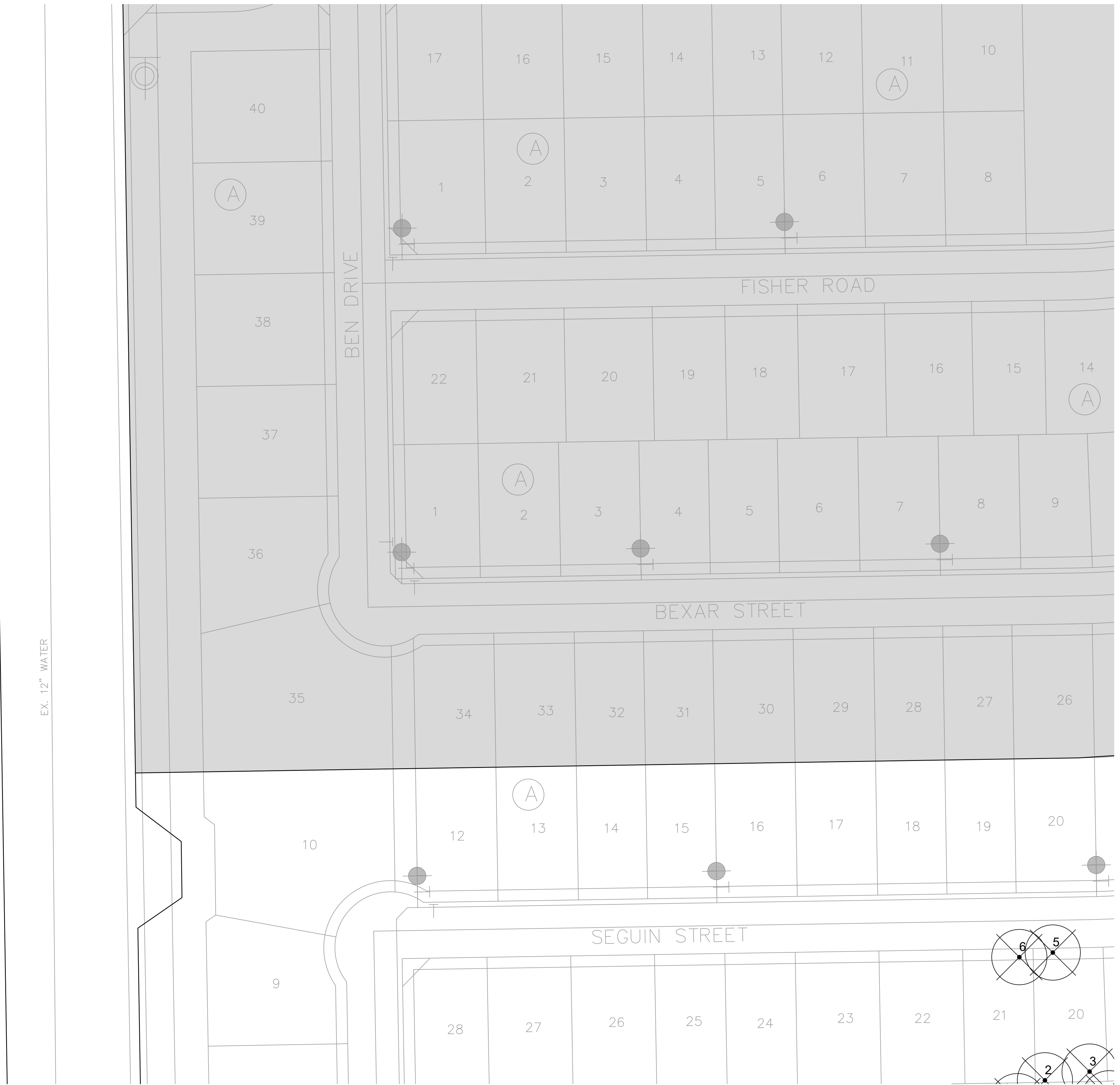
No.	Date	Revision Description
1	7-28-21	Address city comments 7.23.21



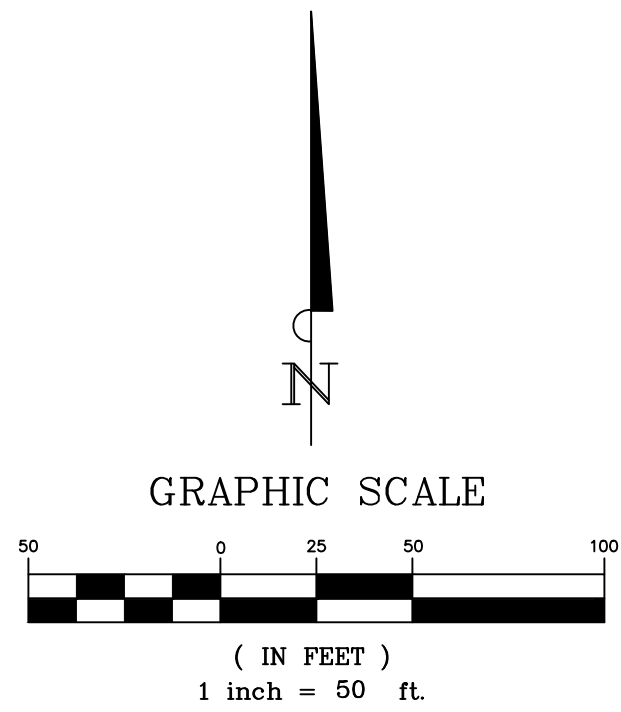
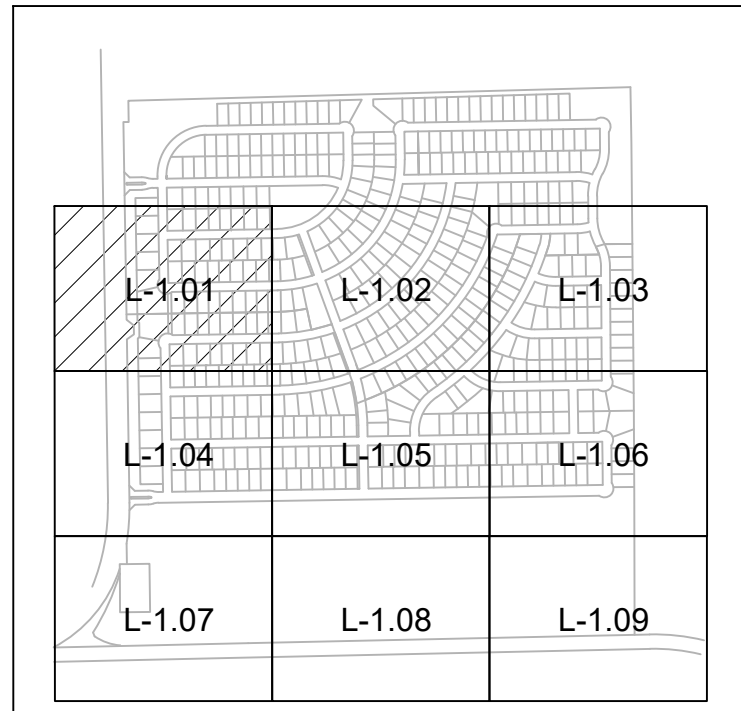
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**L-1.00**





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EX. 12" WATER



TREE LEGEND

-  PRESERVED EXISTING TREE
-  REMOVED EXISTING TREE

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ROCKWALL, TEXAS  
TREESCPE PLAN - PH 2

No.	Date	Revision Description
1	7-28-21	Address city comments 7.23.21

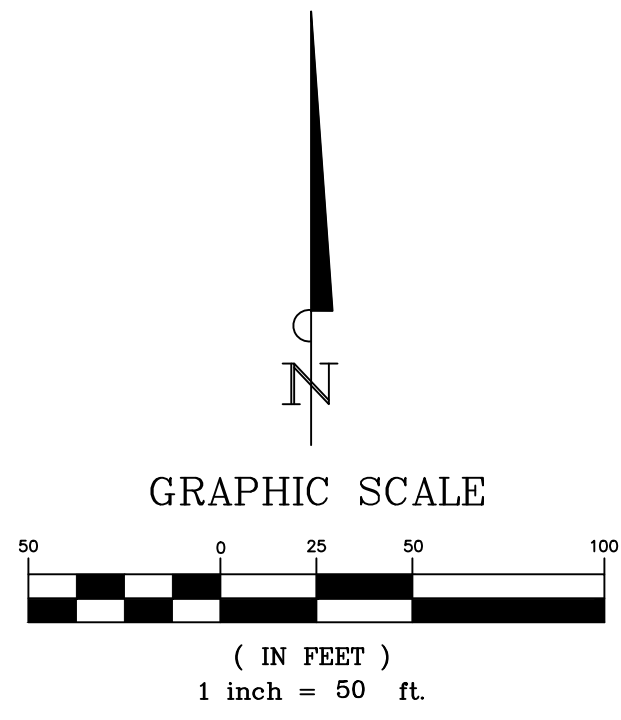
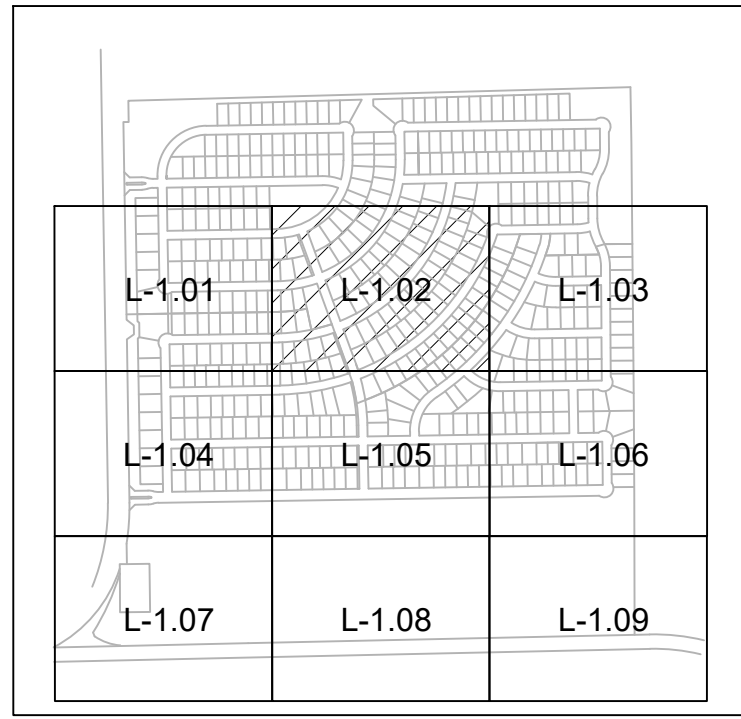
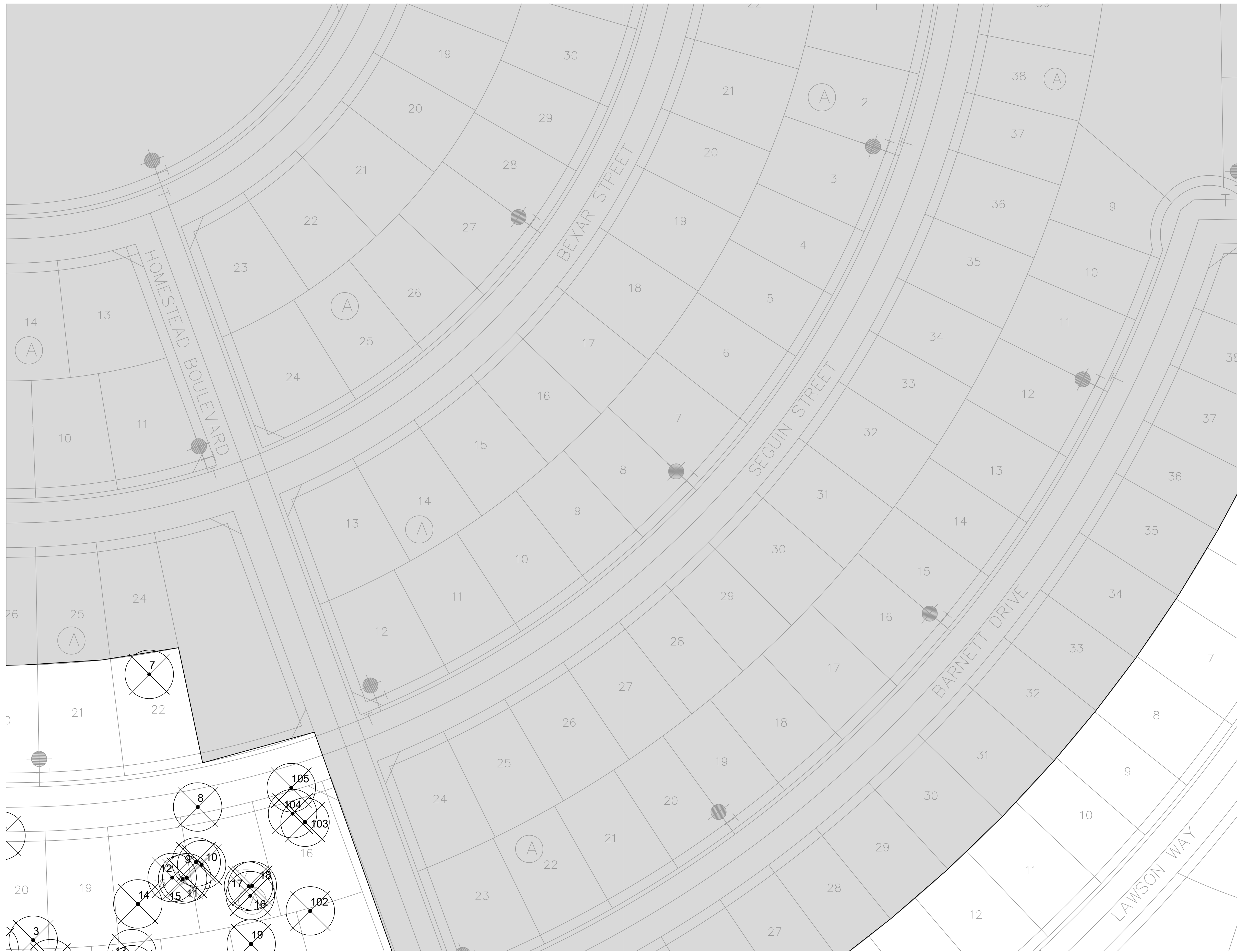


SHEET NUMBER  
**L-1.01**

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- TREE LEGEND**
- PRESERVED EXISTING TREE
  - REMOVED EXISTING TREE

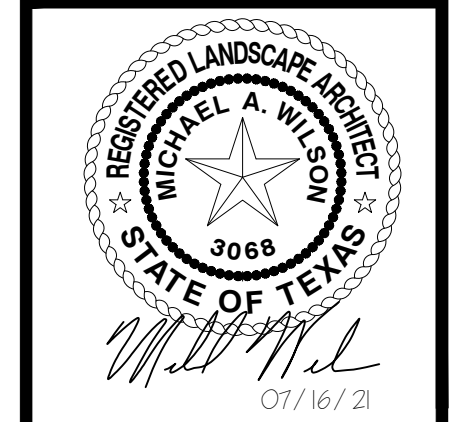
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TREESCPE PLAN - PH 2

No.	Date	Revision Description
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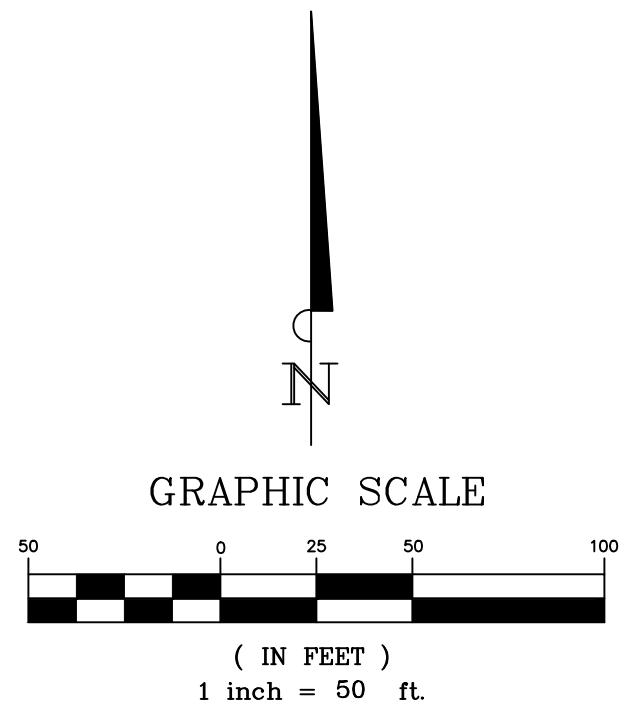
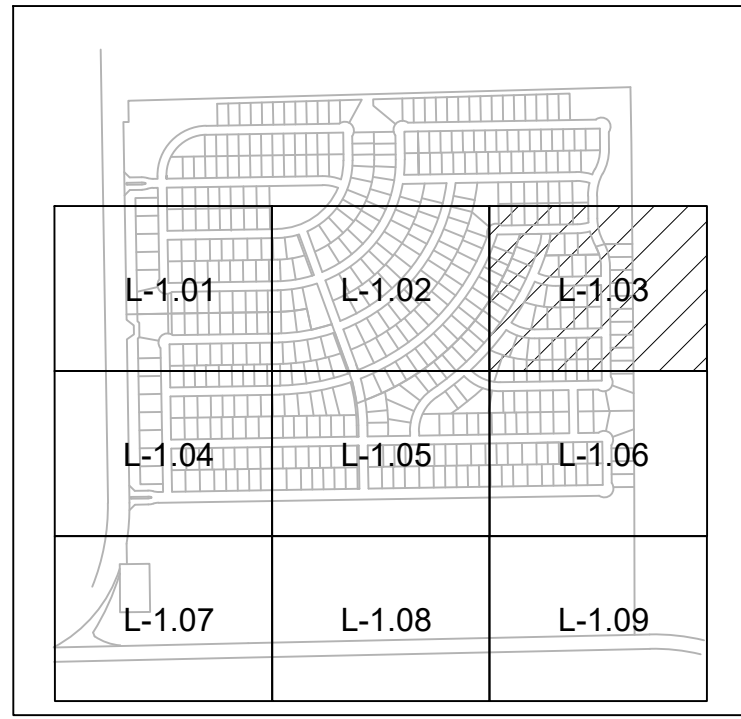
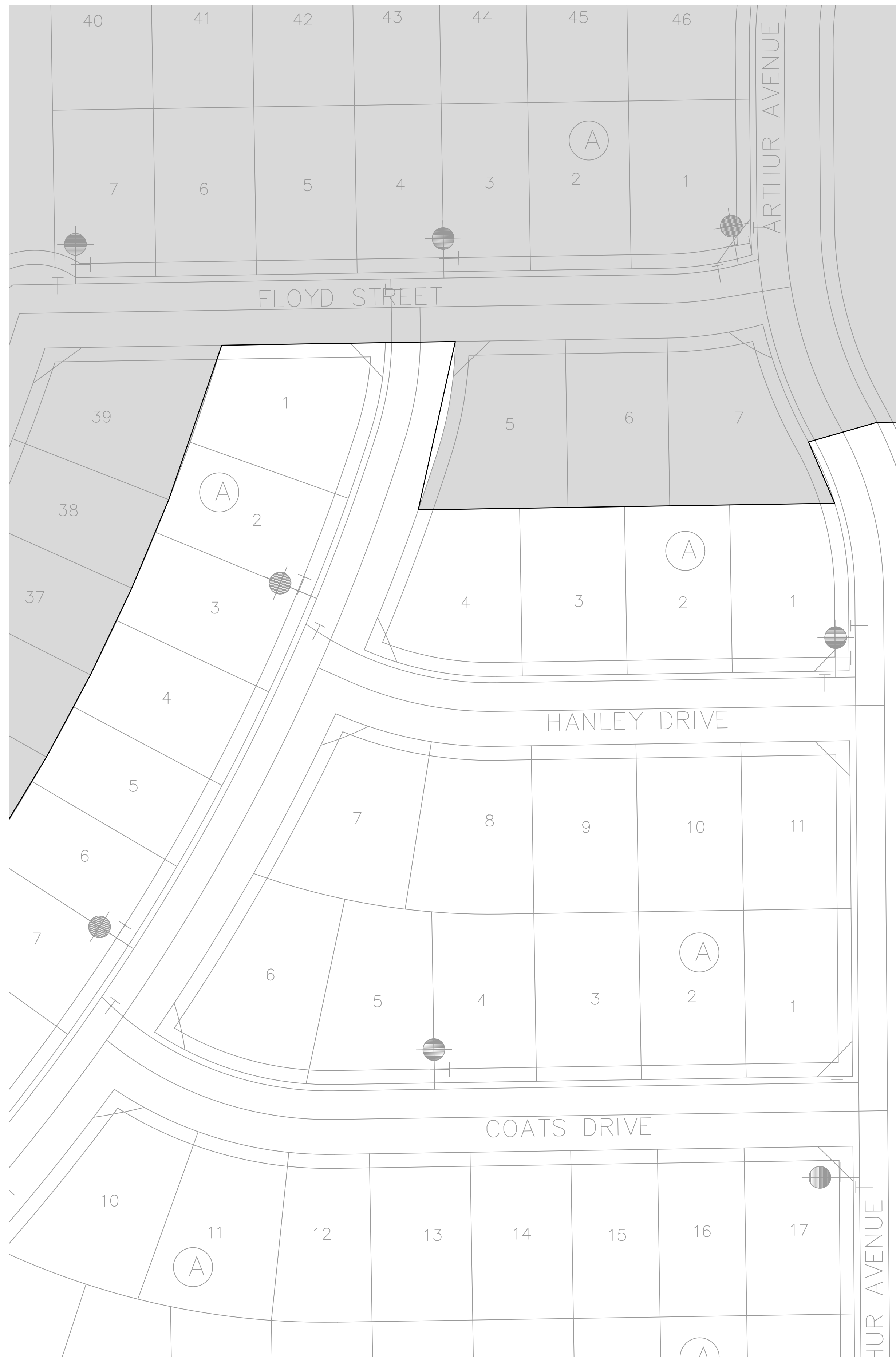


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SHEET NUMBER  
**L-1.02**



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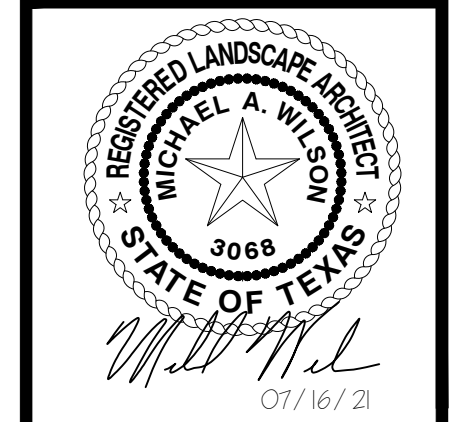
- TREE LEGEND**
- PRESERVED EXISTING TREE
  - REMOVED EXISTING TREE

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ROCKWALL, TEXAS  
TREESCAPE PLAN - PH 2

No.	Date	Revision Description
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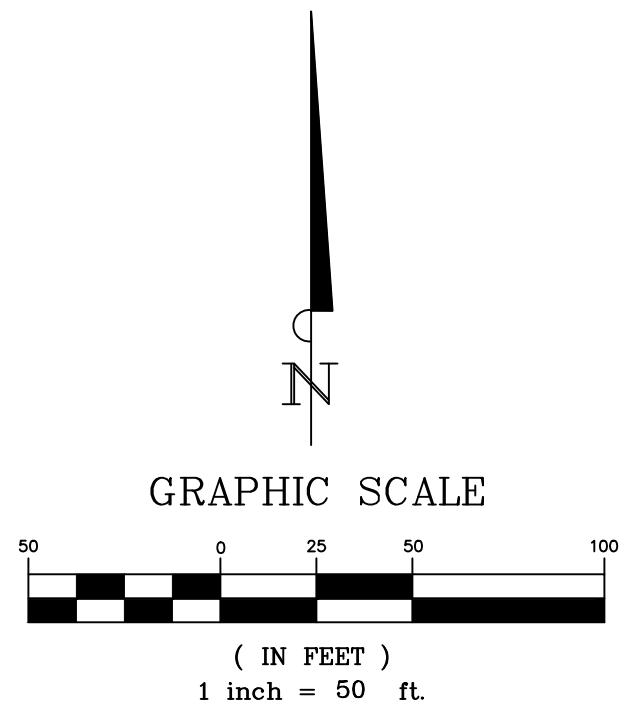
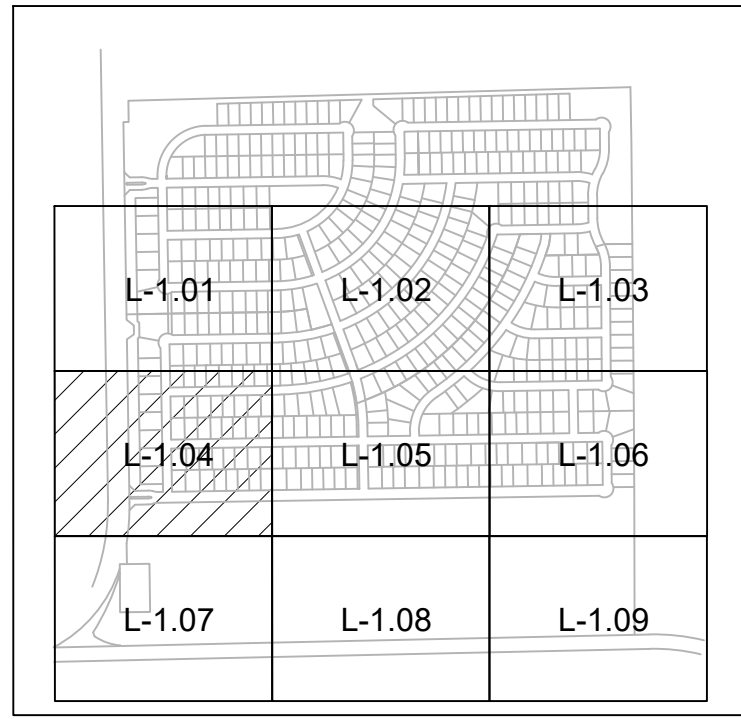
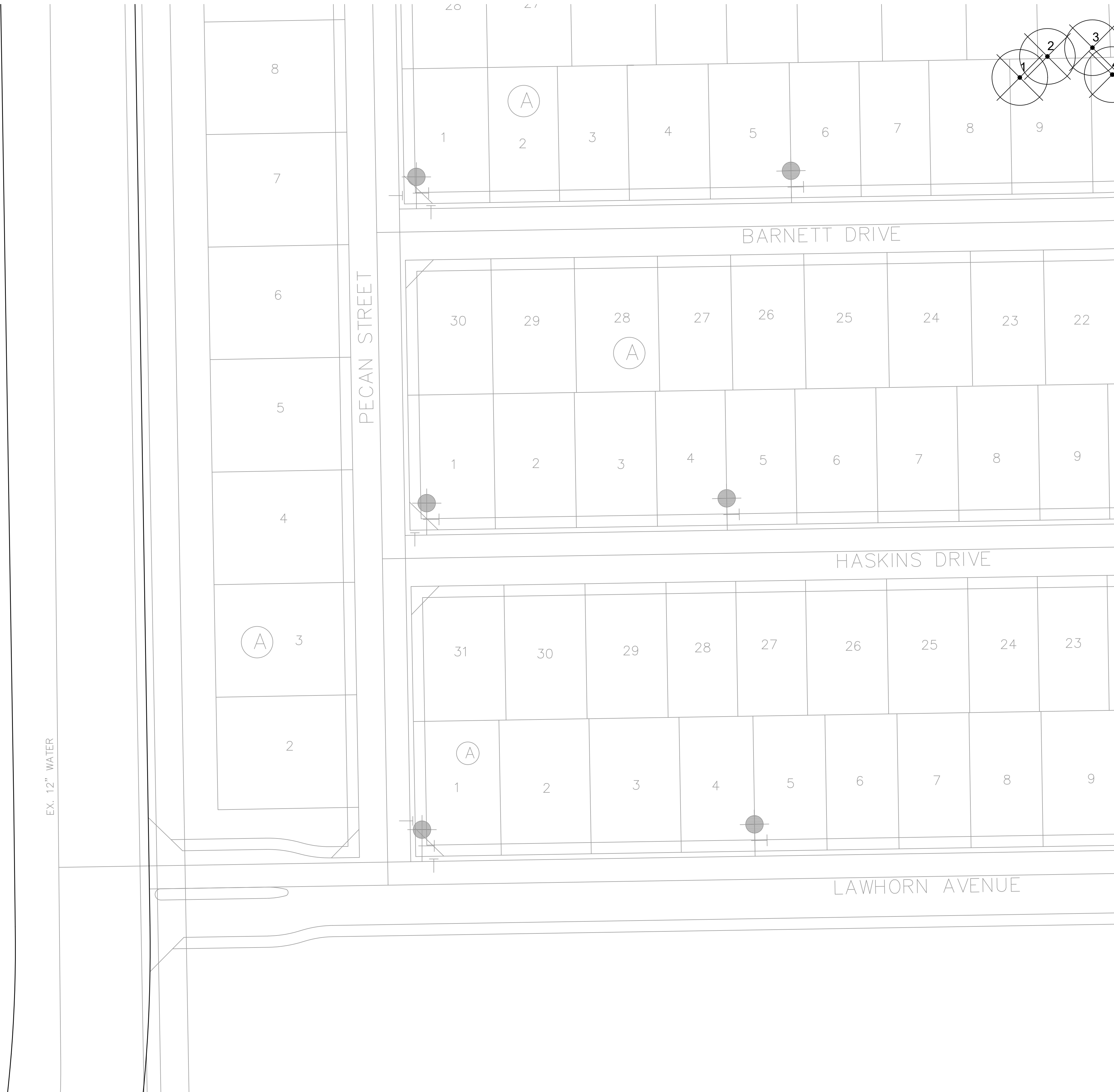
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SHEET NUMBER  
**L-1.03**



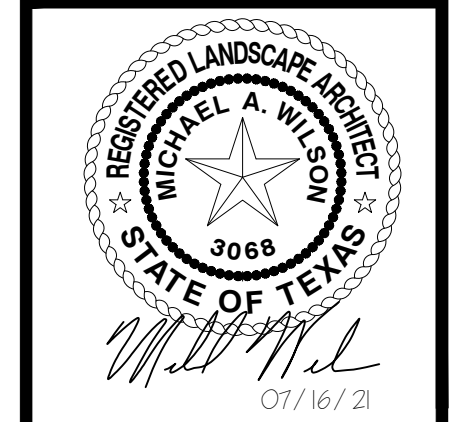


- TREE LEGEND**
- PRESERVED EXISTING TREE
  - REMOVED EXISTING TREE

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 TREESCAPE PLAN - PH 2

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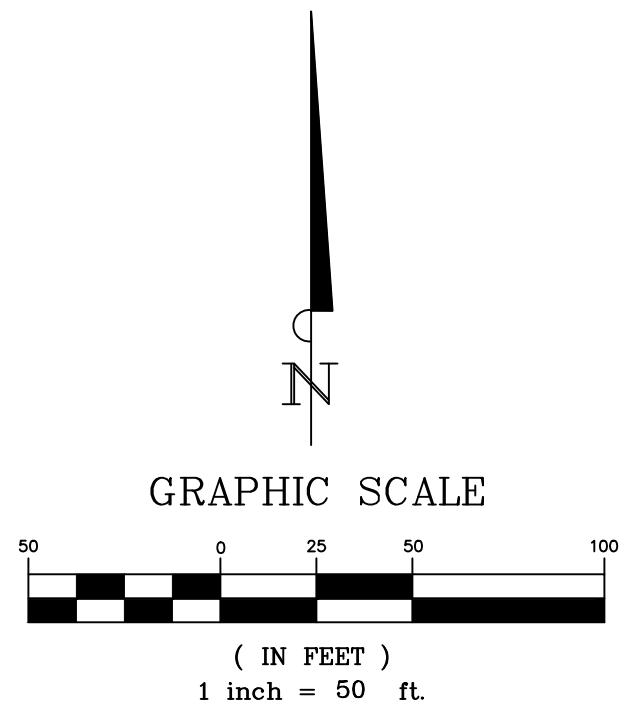
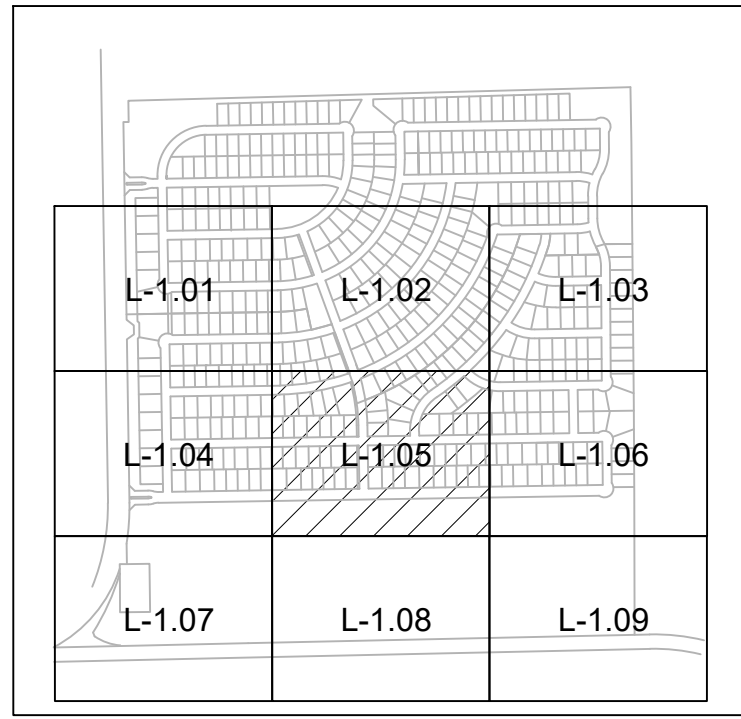


SHEET NUMBER  
**L-1.04**

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- TREE LEGEND**
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TREESCAPE PLAN - PH 2

No.	Date	Revision Description
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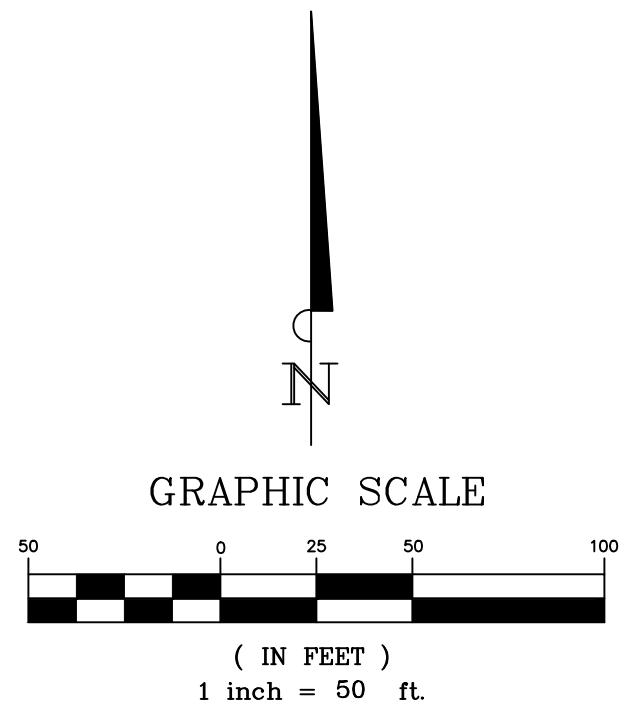
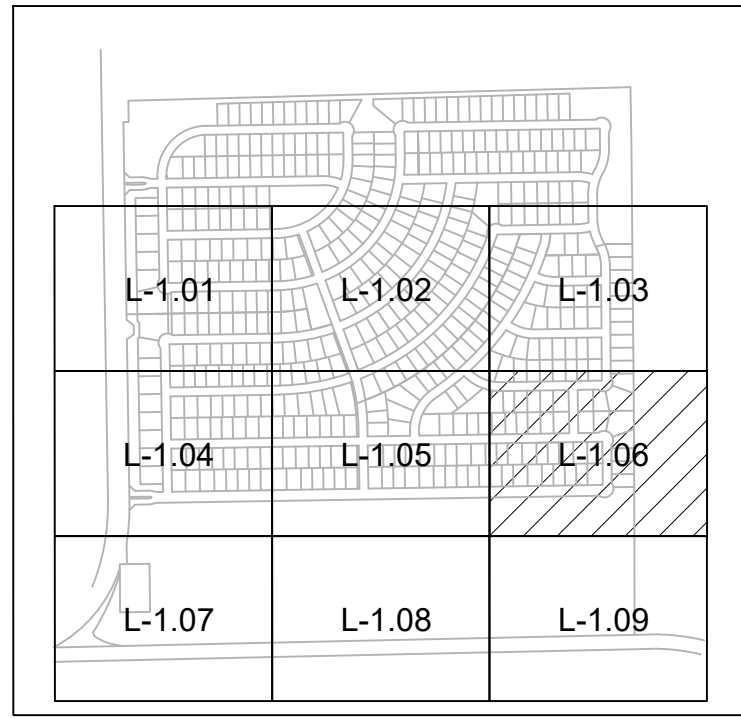
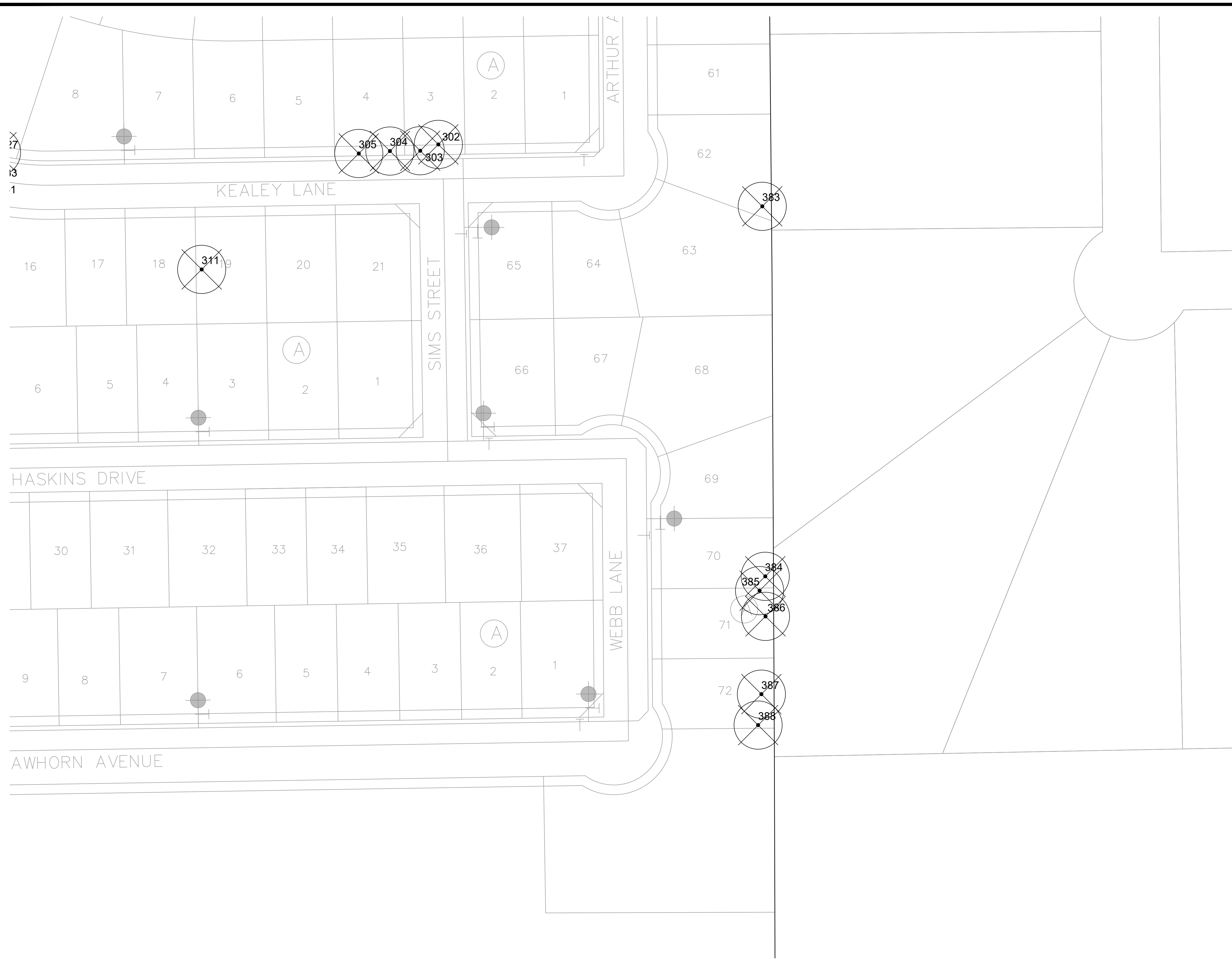
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**L-1.05**

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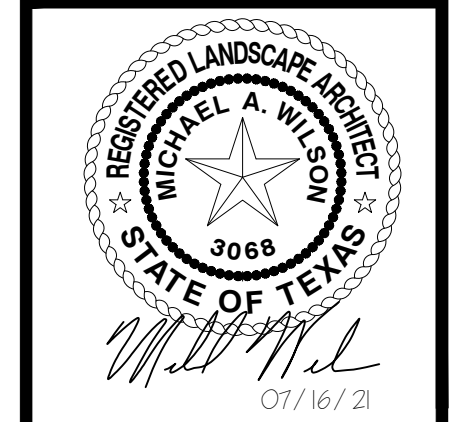
- TREE LEGEND**
- PRESERVED EXISTING TREE
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TREESCAPE PLAN - PH 2

No.	Date	Revision Description
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PROJECT NO.: TEMPLATE

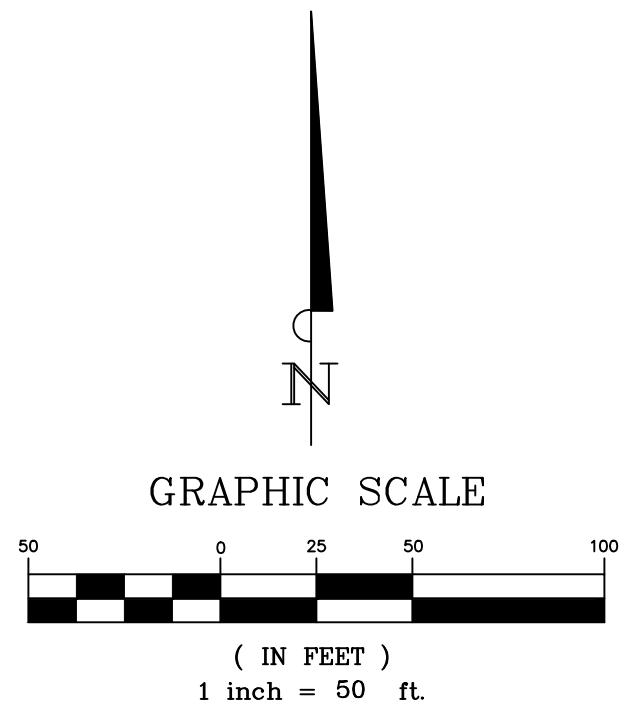
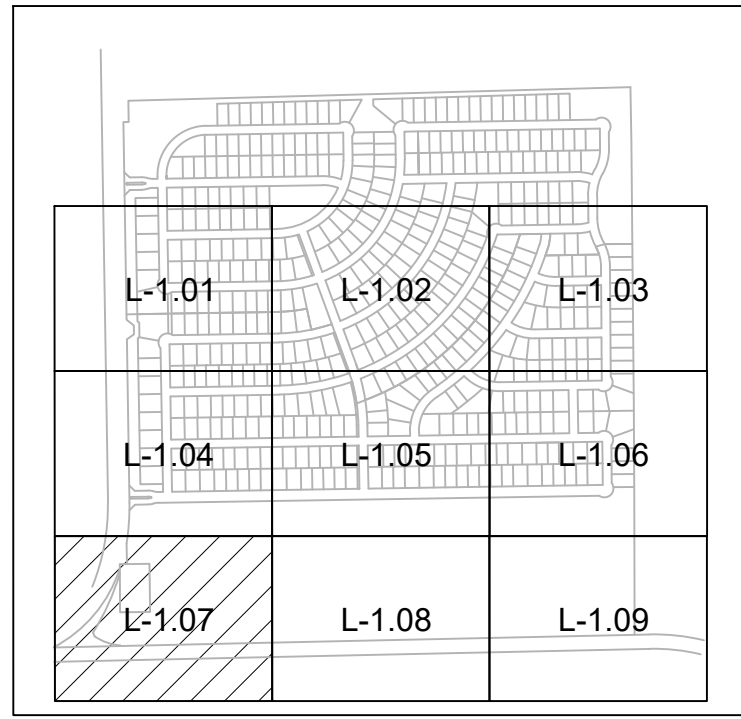




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SHEET NUMBER  
**L-1.06**



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- TREE LEGEND**
-  PRESERVED EXISTING TREE
  -  REMOVED EXISTING TREE

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TREESCAPE PLAN - PH 2

No.	Date	Revision Description
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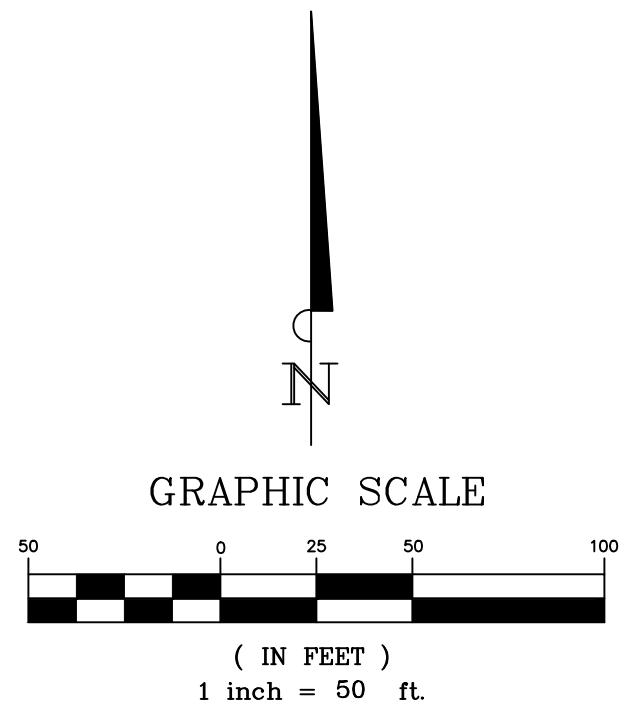
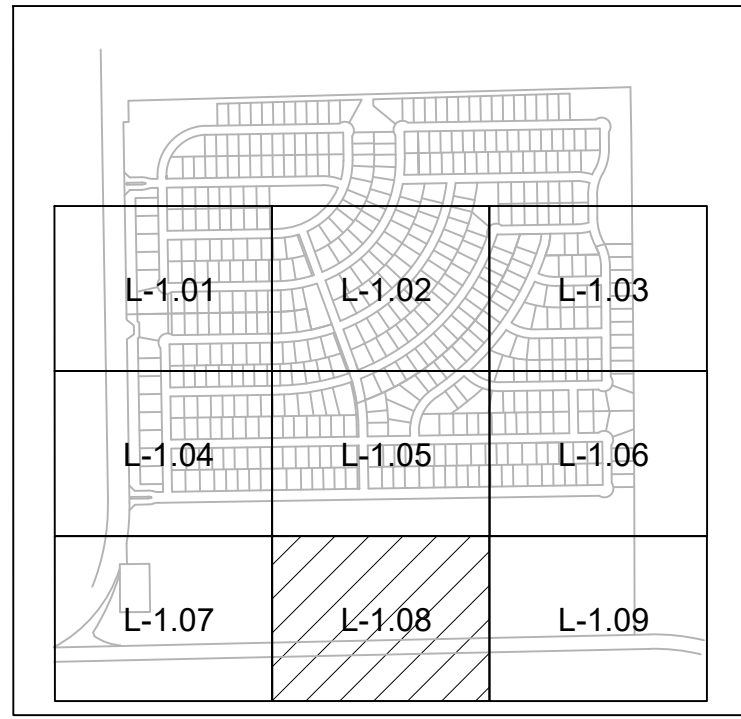




SHEET NUMBER  
**L-1.07**

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- TREE LEGEND**
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ROCKWALL, TEXAS  
TREESCAPE PLAN - PH 2

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1	7-28-21	Address city comments 7.23.21

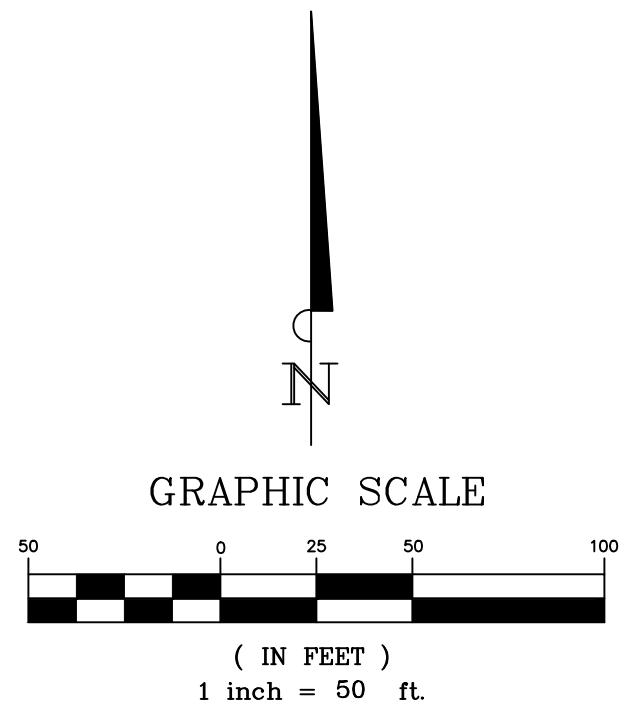
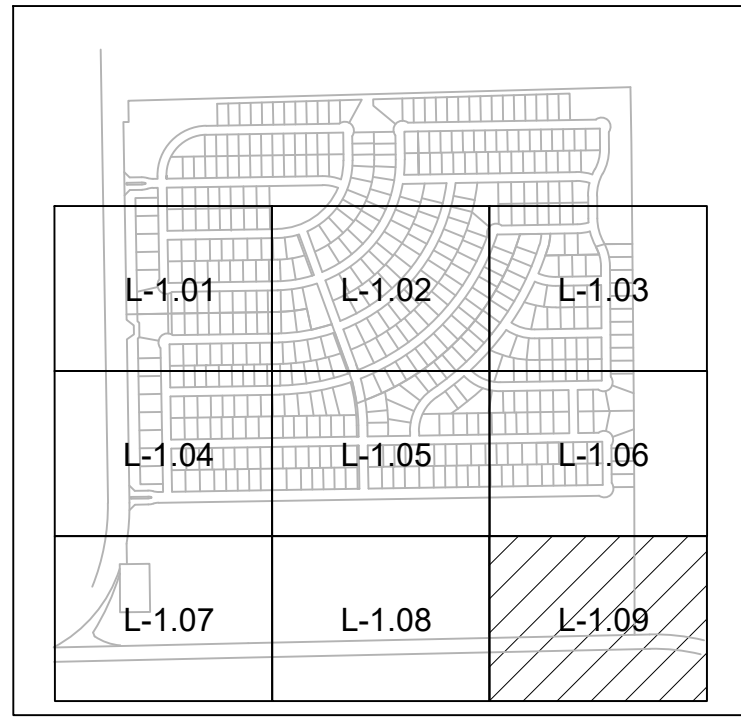
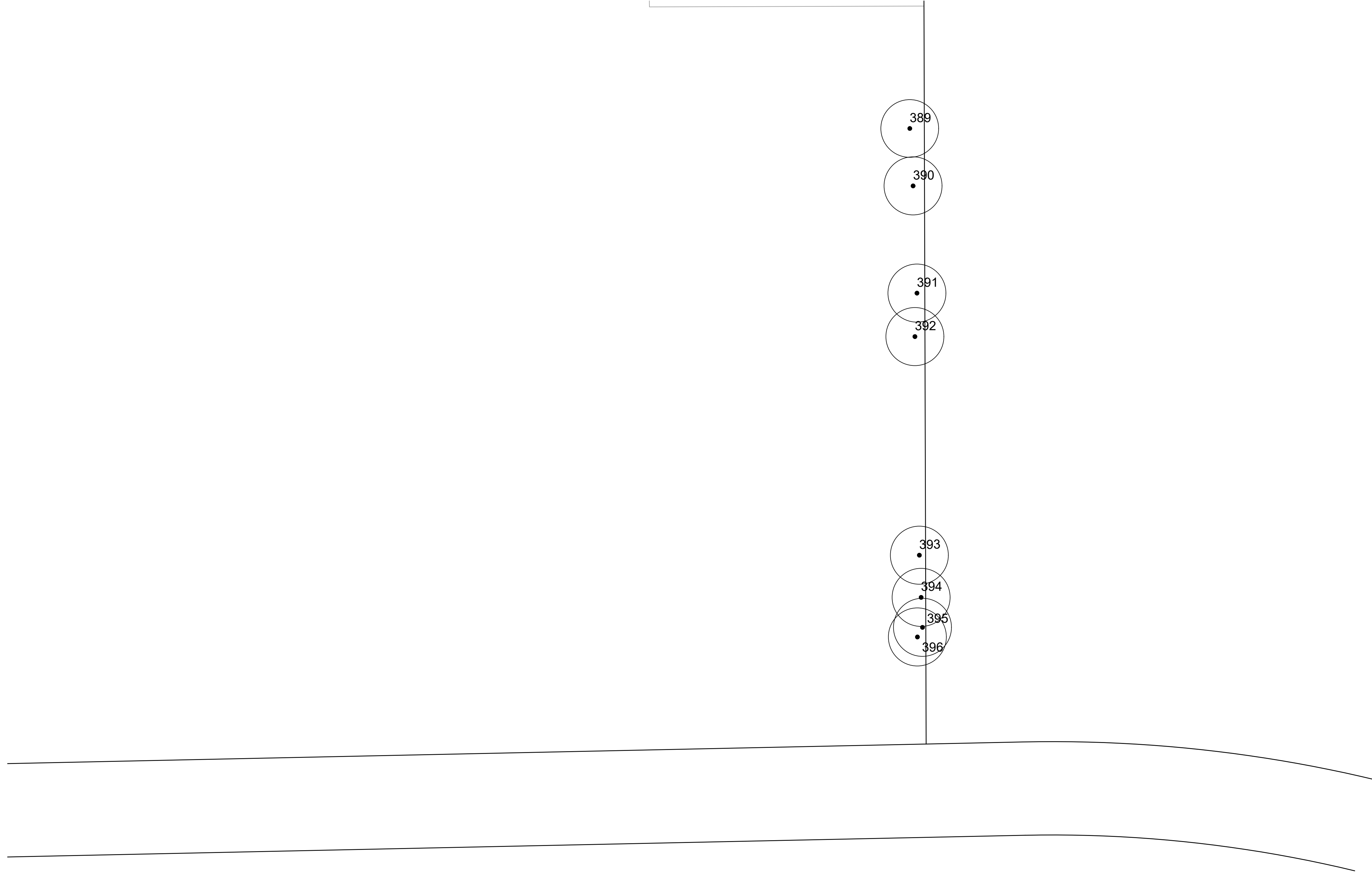
PROJECT NO.: TEMPLATE



INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

SHEET NUMBER  
**L-1.08**





- TREE LEGEND**
- PRESERVED EXISTING TREE
  - REMOVED EXISTING TREE

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

**HOMESTEAD DEVELOPMENT**  
FM 549/FM 1139  
ROCKWALL, TEXAS  
TREESCAPE PLAN - PH 2

No.	Date	Revision Description
1	7-28-21	Address city comments 7.23.21

PROJECT NO.: TEMPLATE



SHEET NUMBER  
**L-1.09**



Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	12	eastern red cedar	24	No	Healthy	Removed	-	-	6.0	-	-
2	21.3	eastern red cedar	22	No	Healthy	Removed	-	-	10.7	-	-
3	19.3	eastern red cedar	20	No	Healthy	Removed	-	-	9.7	-	-
4	24.4	sugarberry	24	No	Healthy	Removed	-	-	12.2	-	-
5	46	sugarberry	46	No	Damaged	Removed	-	-	-	-	-
6	22.1	sugarberry	22	No	Healthy	Removed	-	-	11.1	-	-
7	15.6	sugarberry	16	No	Healthy	Removed	-	-	7.8	-	-
8	21.9	sugarberry	22	No	Healthy	Removed	-	-	11.0	-	-
9	18.1	sugarberry	18	No	Healthy	Removed	-	-	9.1	-	-
10	18.6	sugarberry	19	No	Healthy	Removed	-	-	9.3	-	-
11	16.8	sugarberry	18	No	Damaged	Removed	-	-	-	-	-
12	15	sugarberry	16	No	Healthy	Removed	-	-	7.5	-	-
13	24.7	red mulberry	24	No	Healthy	Removed	-	24.7	-	-	-
14	26.8	sugarberry	26	No	Damaged	Removed	-	-	-	-	-
15	19.4	cottonwood	19	No	Healthy	Removed	-	-	-	N/A	-
16	17.4	sugarberry	17	No	Healthy	Removed	-	-	8.7	-	-
17	11.1	eastern red cedar	11	No	Healthy	Removed	-	-	5.6	-	-
18	20.4	sugarberry	20	No	Healthy	Removed	-	-	10.2	-	-
19	19.5	Osage-orange	20	Yes	Healthy	Removed	-	-	-	N/A	-
20	23.7	sugarberry	24	No	Damaged	Removed	-	-	-	-	-
21	11.3	sugarberry	11	No	Healthy	Removed	-	-	5.7	-	-
22	24	sugarberry	24	No	Healthy	Removed	-	-	12.0	-	-
23	18.9	sugarberry	20	No	Healthy	Removed	-	-	9.5	-	-
24	24.5	sugarberry	24	Yes	Healthy	Removed	-	-	12.3	-	-
25	12.1	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
26	22.2	Osage-orange	15	Yes	Healthy	Removed	-	-	-	N/A	-
27	30.5	Osage-orange	30	Yes	Damaged	Removed	-	-	-	-	-
28	19.2	Osage-orange	19	No	Healthy	Removed	-	-	-	N/A	-
29	28.3	Osage-orange	19	No	Damaged	Removed	-	-	-	-	-
30	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
31	24	Osage-orange	24	Yes	Damaged	Removed	-	-	-	-	-
32	17.2	Osage-orange	17	No	Damaged	Removed	-	-	-	-	-
33	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
34	19.5	Osage-orange	20	Yes	Damaged	Removed	-	-	-	-	-
35	19.5	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
36	22.1	Osage-orange	22	No	Damaged	Removed	-	-	-	-	-
37	28.1	Osage-orange	28	No	Damaged	Removed	-	-	-	-	-
38	15.7	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
39	14	Osage-orange	14	Yes	Damaged	Removed	-	-	-	-	-
40	20.2	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
41	35.4	black willow	35	No	Damaged	Removed	-	-	-	-	-
42	67	American elm	67	Yes	Damaged	Removed	-	-	-	-	-
43	13	common persimmon	13	No	Healthy	Removed	-	13.0	-	-	-
44	7.1	common persimmon	7	No	Healthy	Removed	-	7.1	-	-	-
45	11.1	common persimmon	11	No	Healthy	Removed	-	11.1	-	-	-
46	8.4	common persimmon	8	No	Healthy	Removed	-	8.4	-	-	-
47	13.5	common persimmon	14	No	Healthy	Removed	-	13.5	-	-	-
48	9.1	common persimmon	9	No	Healthy	Removed	-	9.1	-	-	-
49	13.5	common persimmon	13	No	Healthy	Removed	-	13.5	-	-	-
50	10.3	common persimmon	10	No	Healthy	Removed	-	10.3	-	-	-
51	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
52	10.9	common persimmon	11	No	Healthy	Removed	-	10.9	-	-	-
53	10.2	common persimmon	10	No	Healthy	Removed	-	10.2	-	-	-
54	9.8	common persimmon	10	No	Healthy	Removed	-	9.8	-	-	-
55	12.1	common persimmon	12	Yes	Healthy	Removed	-	12.1	-	-	-
56	10.4	common persimmon	10	No	Healthy	Removed	-	10.4	-	-	-
57	12.6	common persimmon	12	No	Damaged	Removed	-	-	-	-	-
58	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
61	10	common persimmon	10	No	Healthy	Removed	-	10.0	-	-	-
62	8.1	common persimmon	8	No	Healthy	Removed	-	8.1	-	-	-
63	8.9	common persimmon	9	No	Healthy	Removed	-	8.9	-	-	-
64	8.6	common persimmon	9	No	Healthy	Removed	-	8.6	-	-	-
65	10.6	common persimmon	11	No	Healthy	Removed	-	10.6	-	-	-
66	9.7	common persimmon	10	No	Healthy	Removed	-	9.7	-	-	-
67	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
68	11	common persimmon	11	No	Healthy	Removed	-	11.0	-	-	-
69	15.9	common persimmon	16	No	Healthy	Removed	-	15.9	-	-	-
70	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
							-	294.4	164.0	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
71	13.2	common persimmon	13	No	Healthy	Removed	-	13.2	-	-	-
72	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
73	13.9	American elm	14	No	Healthy	Removed	-	13.9	-	-	-
74	8.5	American elm	8	No	Healthy	Removed	-	8.5	-	-	-
75	17.2	American elm	17	No	Healthy	Removed	-	17.2	-	-	-
76	17.8	American elm	18	No	Healthy	Removed	-	17.8	-	-	-
77	13.5	American elm	14	Yes	Healthy	Removed	-	13.5	-	-	-
78	22.5	black willow	22	No	Damaged	Removed	-	-	-	-	-
79	16.2	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
80	13.5	Osage-orange	13	No	Healthy	Removed	-	-	-	N/A	-
81	15.2	Osage-orange	15	Yes	Damaged	Removed	-	-	-	-	-
82	11	Osage-orange	11	No	Healthy	Removed	-	-	-	N/A	-
83	15.7	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
84	16.3	Osage-orange	16	No	Healthy	Removed	-	-	-	N/A	-
85	32.1	Osage-orange	32	No	Healthy	Removed	64.2	-	-	-	-
87	30.6	Osage-orange	30	Yes	Healthy	Removed	61.2	-	-	-	-
88	12	Osage-orange	12	No	Healthy	Removed	-	-	-	N/A	-
94	14.6	Osage-orange	14	No	Healthy	Removed	-	-	-	N/A	-
95	18	Osage-orange	18	Yes	Damaged	Removed	-	-	-	-	-
96	12.6	sugarberry	12	No	Healthy	Removed	-	-	6.3	-	-
100	20	Osage-orange	20	No	Damaged	Removed	-	-	-	-	-
102	14.9	eastern red cedar	14	No	Healthy	Removed	-	-	7.5	-	-
103	5.5	gum bumelia	6	No	Healthy	Removed	-	5.5	-	-	-
104	13.2	sugarberry	14	No	Healthy	Removed	-	-	6.6	-	-
105	12.7	sugarberry	12	No	Healthy	Removed	-	-	6.4	-	-
123	15	Osage-orange	15	No	Healthy	Removed	-	-	-	N/A	-
124	11.6	common persimmon	12	No	Healthy	Removed	-	11.6	-	-	-
125	9.6	common persimmon	10	No	Healthy	Removed	-	9.6	-	-	-
126	11.4	common persimmon	12	No	Healthy	Removed	-	11.4	-	-	-
127	18	common persimmon	18	No	Healthy	Removed	-	18.0	-	-	-
128	17.7	sugarberry	18	No	Healthy	Removed	-	-	8.9	-	-
129	13.1	Osage-orange	13	No	Damaged	Removed	-	-	-	-	-
130	12.3	common persimmon	12	No	Healthy	Removed	-	12.3	-	-	-
131	13.7	common persimmon	14	No	Healthy	Removed	-	13.7	-	-	-
132	12.4	common persimmon	12	No	Healthy	Removed	-	12.4	-	-	-
133	13.3	common persimmon	14	No	Healthy	Removed	-	13.3	-	-	-
134	17	sugarberry	18	No	Healthy	Removed	-	-	8.5	-	-
135	11.2	common persimmon	12	No	Healthy	Removed	-	11.2	-	-	-
136	15.7	sugarberry	16	No	Damaged	Removed	-	-	-	-	-
137	15.3	common persimmon	16	No	Healthy	Removed	-	15.3	-	-	-
138	11.8	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
139	26.4	Osage-orange	26	Yes	Damaged	Preserved	-	-	-	-	-
140	20.6	Osage-orange	21	No	Healthy	Preserved	-	-	-	-	-
141	13.6	Osage-orange	14	No	Damaged	Preserved	-	-	-	-	-
142	18.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
143	12.2	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
144	18.6	Osage-orange	20	No	Healthy	Preserved	-	-	-	-	-
145	13.2	Osage-orange	13	No	Healthy	Preserved	-	-	-	-	-
146	15.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
147	17.2	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
148	15.6	Osage-orange	16	No	Damaged	Preserved	-	-	-	-	-
149	18.4	Osage-orange	18	No	Healthy	Preserved	-	-	-	-	-
150	21.9	green ash	22	Yes	Healthy	Preserved	-	-	-	-	-
151	12	Osage-orange	12	No	Healthy	Preserved	-	-	-	-	-
152	11	Osage-orange	11	No	Healthy	Preserved	-	-	-	-	-
153	14.8	Osage-orange	16	Yes	Healthy	Preserved	-	-	-	-	-
154	12.6	Osage-orange	12	No	Damaged	Preserved	-	-	-	-	-
155	15	Osage-orange	15	Yes	Damaged	Preserved	-	-	-	-	-
156	18.4	Osage-orange	18	No	Damaged	Preserved	-	-	-	-	-
157	24.3	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
158	21.2	Osage-orange	22	No	Healthy	Preserved	-	-	-	-	-
159	24.2	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
160	19.3	Osage-orange	12	Yes	Healthy	Preserved	-	-	-	-	-
161	15.3	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
162	19.7	Osage-orange	20	No	Damaged	Preserved	-	-	-	-	-
163	14.5	Osage-orange	14	Yes	Healthy	Preserved	-	-	-	-	-
164	18.8	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
165	16.5	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
								230.8	44.1		

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
166	17.4	Osage-orange	18	Yes	Healthy	Preserved	-	-	-	-	-
167	14.1	Osage-orange	14	No	Healthy	Preserved	-	-	-	-	-
168	24.5	Osage-orange	24	No	Healthy	Preserved	-	-	-	-	-
169	23.6	Osage-orange	24	Yes	Healthy	Preserved	-	-	-	-	-
170	17	Osage-orange	17	Yes	Healthy	Preserved	-	-	-	-	-
171	13.2	Osage-orange	13	Yes	Healthy	Preserved	-	-	-	-	-
172	13.4	Osage-orange	13	No	Damaged	Preserved	-	-	-	-	-



Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
234	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
235	12	cedar elm	12	No	Healthy	Preserved	-	-	-	-	-
236	17.9	eastern red cedar	18	No	Healthy	Preserved	-	-	-	-	-
237	15.6	eastern red cedar	16	No	Healthy	Preserved	-	-	-	-	-
238	7.7	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
239	4.3	American elm	4	No	Healthy	Preserved	-	-	-	-	-
240	16.7	sugarberry	17	No	Healthy	Preserved	-	-	-	-	-
241	25	American elm	25	No	Healthy	Preserved	-	-	-	-	25.0
242	17.9	cottonwood	18	No	Healthy	Preserved	-	-	-	-	-
243	26.6	eastern red cedar	26	No	Healthy	Preserved	-	-	-	-	-
244	11.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
245	19.5	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
246	14.1	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
247	17.1	cedar elm	17	No	Healthy	Preserved	-	-	-	-	-
248	16.1	Osage-orange	16	No	Healthy	Preserved	-	-	-	-	-
249	4.7	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
250	4	Hercules-club	4	No	Healthy	Preserved	-	-	-	-	-
251	4.2	pecan	4	No	Healthy	Preserved	-	-	-	-	-
252	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
253	12.8	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
254	7.6	cedar elm	8	No	Healthy	Preserved	-	-	-	-	-
255	12.3	sugarberry	12	No	Damaged	Preserved	-	-	-	-	-
256	24.2	sugarberry	24	Yes	Healthy	Preserved	-	-	-	-	-
257	11	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
258	12.6	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
259	11.1	sugarberry	11	No	Healthy	Preserved	-	-	-	-	-
300	4.8	Hercules-club	12	No	Healthy	Removed	-	4.8	-	-	-
301	7.8	Hercules-club	12	Yes	Healthy	Removed	-	7.8	-	-	-
302	16.4	sugarberry	18	No	Healthy	Removed	-	-	8.2	-	-
303	20.4	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
304	17.9	sugarberry	15	No	Damaged	Removed	-	-	-	-	-
305	16.5	sugarberry	13	No	Healthy	Removed	-	-	8.3	-	-
306	26.9	sugarberry	20	No	Healthy	Preserved	-	-	-	-	-
307	6.6	Hercules-club	10	Yes	Healthy	Preserved	-	-	-	-	-
308	8.2	gum bumelia	7	Yes	Healthy	Removed	-	8.2	-	-	-
309	12.2	Hercules-club	8	Yes	Healthy	Removed	-	12.2	-	-	-
310	5.1	gum bumelia	6	No	Healthy	Removed	-	5.1	-	-	-
311	6.7	Hercules-club	5	No	Healthy	Removed	-	6.7	-	-	-
383	11	sugarberry	8	No	Healthy	Removed	-	-	5.5	-	-
384	12.2	sugarberry	12	No	Healthy	Removed	-	-	6.1	-	-
385	11.6	sugarberry	15	No	Healthy	Removed	-	-	5.8	-	-
386	11	sugarberry	15	No	Healthy	Removed	-	-	5.5	-	-
387	42	sugarberry	25	No	Healthy	Removed	84.0	-	-	-	-
388	49	sugarberry	25	No	Healthy	Removed	98.0	-	-	-	-
389	13.3	sugarberry	14	No	Damaged	Preserved	-	-	-	-	-
390	7.2	Hercules-club	8	No	Healthy	Preserved	-	-	-	-	-
391	15.2	sugarberry	11	No	Damaged	Preserved	-	-	-	-	-
392	12.7	sugarberry	9	No	Healthy	Preserved	-	-	-	-	-
393	22.7	sugarberry	14	No	Healthy	Preserved	-	-	-	-	-
394	12.4	sugarberry	12	No	Healthy	Preserved	-	-	-	-	-
395	18.3	sugarberry	11	Yes	Healthy	Preserved	-	-	-	-	-
396	16.2	sugarberry	13	No	Healthy	Preserved	-	-	-	-	-

182.0	44.8	39.4	-	25.0
<b>Featured</b>	<b>Primary Protected</b>	<b>Secondary Protected</b>	<b>Non-Protected</b>	<b>Credit For Preserving</b>

307.4	570.0	247.4	-	25.0
<b>Featured</b>	<b>Primary Protected</b>	<b>Secondary Protected</b>	<b>Non-Protected</b>	<b>Credit For Preserving</b>
1,149.8				
<b>Total Required Mitigation in Phase 2</b>				

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
RED MULBERRY	PRIMARY
PECAN	PRIMARY
HERCULES-CLUB	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN RED CEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

<b>TOTAL MITIGATION REQUIRED IN PHASE 2</b>	<b>1,149.8</b>
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-549	392.0
INCHES OF TREES CREDITED FROM PHASE 1 DEVELOPMENT	991.5
<b>REMAINING MITIGATION REQUIRED IN PHASE 2</b>	<b>0.0</b>

\*233.7" PLANTED IN EXCESS OF MITIGATION REQUIREMENTS

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

**HOMESTEAD DEVELOPMENT**  
FM 549/FM 1139  
ROCKWALL, TEXAS  
**TREESCAPE PLAN TABLES - PH 2 (2 OF 2)**

No.	Date	Revision Description
1	7-28-21	Address city comments 7.23.21



SHEET NUMBER  
**L-1.11**

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.





City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO: Mary Smith, City Manager**

**FROM: Max Geron, Chief of Police**

**DATE: August 10, 2021**

**SUBJECT: Rockwall ISD MOU**

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The attached memorandum of understanding (MOU) between the City of Rockwall and the Rockwall Independent School District is submitted for council approval. The MOU provides for the agreed funding of Rockwall police officers to serve as School Resource Officers. This is a standard agreement that is entered into annually, and it is unchanged from the previous year.



**INTERLOCAL COOPERATION AGREEMENT FOR GOVERNMENTAL  
SERVICES RELATING TO A SCHOOL RESOURCE OFFICER PROGRAM  
BETWEEN THE CITY OF ROCKWALL AND  
THE ROCKWALL INDEPENDENT SCHOOL DISTRICT**

**THE STATE OF TEXAS                    §  
   §            KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF ROCKWALL               §**

**THIS AGREEMENT** (the "**Agreement**"), entered into this \_\_\_\_ day of August, 2021, by and between the **CITY OF ROCKWALL** (hereinafter called "**CITY**") and the **ROCKWALL INDEPENDENT SCHOOL DISTRICT** (hereinafter called "**RISD**").

**WITNESSETH:**

**WHEREAS**, the CITY desires to enter into an agreement relating to providing certain professional police services to RISD in accordance with the program description and details as provided herein; and

**WHEREAS**, this Agreement is made pursuant to the authority granted to the parties pursuant to the Interlocal Cooperation Act, V.T.C.A. Government Code, Chapter 791 (the "Act").

**WHEREAS**, the primary purpose of the School Resource Officer (SRO) Program is the reduction and prevention of crime committed by juveniles and young adults and to promote the safety of children. This is accomplished by assigning nine (9) fully outfitted and equipped police officers to school facilities on a semi-permanent basis while school is in session. The SRO Program accomplishes this purpose by achieving the established goals and objectives. Goals and objectives are designed to develop and enhance rapport between youth, police officers and school administrators. Officers who are chosen for this program are responsible for establishing the communication links and creating a free flow of information between all parties involved.

**WHEREAS**, the goals of the SRO Program are as follows:

1.     Reduction of criminal offenses committed by juveniles and young adults.
2.     Establish rapport with the students.
3.     Establish rapport with the parents, faculty, staff, administrators and other adults.



4. Create and expand programs with vision and creativity to increase student participation, which will benefit the students, the school district, the police department, and the community.
5. Present a positive role image for students and adults.
6. Provide safety for students, faculty, staff and all persons involved with the school district.

**NOW, THEREFORE**, the parties hereby do mutually agree as follows:

**I.**

**Scope of Agreement; Duties and Responsibilities:** CITY shall provide nine (9) licensed police officers for the RISD School Resource Officer Program (“SRO”) for the 2019-2020 school year. The effective date of this Agreement shall be the first day of instruction for the current school year, beginning with the first day of instruction for the 2019-2020 school year (“Effective Date”). The duties of the SROs and each party are described herein.

**II.**

**Term of Agreement:** The term of this Agreement shall be for a period beginning upon the Effective Date and ending on the last day of instruction for the current school year. This Agreement may be renewed for one (1) year periods beginning on the Effective Date, upon written consent of the parties, for five (5) years.

**III.**

**Payment for Services:** The RISD agrees to reimburse the CITY for certain costs associated with the City’s placement of Police Officers on the School Grounds from the Effective Date of this Agreement. The parties have heretofore agreed that RISD shall remit payment to the CITY in the amount of \$621,890 and 28/100s (\$69,098.92 per month) for the months of September 2021 through May 2021 (“Payment”). This amount reflects the SROs salary, benefits and any equipment or materials and supplies required by the SROS in the performance of their duties. These Payments shall satisfy the RISD’s obligation for payment of SRO services for the entire school year to the CITY. The first monthly Payment shall be made by RISD to CITY on the 15th day of the first month Payment is due.

RISD shall not be relieved of its obligation to pay the entire amount described in this Agreement in the event that CITY exercises its right to temporarily reassign the resource officer for a period not to exceed fifteen (15) business days when, in the sole judgment of CITY, their service is required in response to a CITY wide or major emergency, or in the event that the resource officer is absent due to sickness, injury, training or court



appearances. However, CITY is required to furnish replacement officers on days when regular SROs are absent for any period exceeding thirty (30) business days. Replacement Officers must meet the selection requirements of SRO Applicants as stated herein. RISD shall be relieved of its obligation to pay if an absence exceeds fifteen (15) business days.

From time to time the RISD has need of police officers to perform security services at extracurricular activities. It is understood and agreed that the District will engage Police Officers to perform such security services on a contract labor basis and this agreement does not address the District's arrangements for these independent security services in any manner whatsoever.

#### IV.

##### **Organizational Structure:**

1. Nine (9) uniformed police officers designated as School Resource Officers will be assigned to RISD campuses, and will directly report to the Chief of Police, or his designee. All requests from RISD personnel regarding new SRO assignments or temporary reassignments with exception of requests pertaining to emergencies, shall be made through the RISD Superintendent or his designee. The SROs shall have properly equipped police vehicles and other necessary equipment available for their use in performing their duties and responsibilities.
2. The SRO Program shall utilize the SRO Triad concept as set forth by NASRO (National Association of School Resource Officers). The SRO concept reflects the philosophy of the School Resource Officer Program and adheres to the roles of Law Enforcement Officer, Counselor, and Teacher. The SROs are first and foremost Law Enforcement Officers for the CITY Police Department and shall be responsible for carrying out all duties and responsibilities of a police officer and shall remain at all times under the control, through the chain of command, of the CITY Police Department. All acts of commission or omission shall conform to the guidelines of the CITY Police Department Policies and Procedures Manual
3. The SROs report directly to the Chief of Police, or his designee, regarding all matters pertinent to their position and function. The SROs are enforcement officers in regards to criminal matters only. Presence of an SRO is expected on his/her assigned campus on most school days before classes start in the morning, between most class changes, during most lunch periods, on most school days immediately after school and during most any other time during the school day when students assemble in large groups. The purpose of that presence is to deter criminal behavior and not perform school duty.
4. RISD campus principals shall have operational oversight to coordinate efforts for the needs of their respective campuses.
5. In the case of any unresolved conflict, the Chief of Police and the RISD Superintendent shall consult on the best course of action. The Chief of Police



shall have final authority and final responsibility for operational control of the SRO Program.

6. Local, State and Federal law will prevail over RISD policies and procedures.
7. Conflicts involving violence or other dangerous situations should be reported immediately to the Chief of Police and RISD Superintendent.

## V.

**Independent Contractor Relationship:** CITY is and at all times shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which the SROs are assigned to the SRO Program and the way CITY performs the services required by the terms of this Agreement. Nothing herein shall be construed as creating the relationship of employer and employee, or principal and agent, between RISD and CITY or any of CITY's agents or employees. CITY assumes responsibility for the acts of its employees as they relate to the services provided during the course and scope of their employment. CITY, its agents and employees, shall not be entitled to any rights or privileges of RISD employees and shall not be considered in any manner to be RISD employees. RISD may or may not desire to evaluate the services provided to RISD by the SRO Program. Any such evaluation should be presented to the CITY on a prescribed form.

## VI.

**Selection of SRO:** CITY affirms that it has complied or will comply prior to the performance of any work for RISD, with the requirements regarding criminal background checks as provided under Texas Education Code, Chapter 22. This law requires the independent contractor to obtain all criminal history record information on all persons to whom the law applies through the Texas Department of Public Safety (DPS) clearinghouse. This process includes fingerprinting in order to submit the individuals to a national check. CITY must certify to RISD that the CITY has received all criminal history record information on all SROs, and that there were no positive hits. The cost of this requirement is to be paid by the CITY.

## VII.

**SRO Duties and Responsibilities:** Basic responsibilities of the SROs will include but will not be limited to:

- . General duties and responsibilities set forth by the Chief of Police through standard operating procedures ("S.O.P.").
- . Planning and presentation of programs requested by the RISD or CITY Police personnel.



Any additional duties agreed upon the Chief of Police and the Superintendent of the Schools.

## VIII.

### **Student Consultation:**

The SROs are not formal counselors, and will not conduct or offer any formal or clinical psychological counseling, however they are to be used as a resource to assist students, faculty, staff and all persons involved with the RISD.

The SROs will advise students on responsibilities and procedures concerning criminal matters.

The SROs will give advice to help resolve issues between students that involve matters that may result in criminal violations, disturbances or disruptions.

Student confidentiality must be maintained in compliance with the Family Education Rights and Privacy Act ("FERPA").

## IX.

### **Transporting Students:**

The SROs shall not transport students in their vehicles except:

1. When the students are victims of a crime, under arrest, or some other emergency circumstance exists;
2. When the students are participants in a CITY Police Department program with parental consent;
3. When the students are suspended from school pursuant to school disciplinary action and the student's parents or guardian has refused or is unable to pick-up the student within a reasonable time period and the student is disruptive/disorderly and his/her continued presence on campus is a threat to the safety and welfare of other students and school personnel, as determined by the SRO or the SRO supervisor.

If the student to be transported off campus is not under arrest, a victim of a crime or violent/disruptive, the RISD shall provide transportation for the student and an SRO may accompany the school official in transporting the student.

SROs shall not transport students, excluding students who are participants in a CITY Police Department program including but not limited to the Police Explorer Program and the Campus Crime Stoppers Program, to any location other than the CITY Police Building, County Juvenile Detention Center, and or hospital unless it is determined that the student's parent, guardian or other responsible adult is at the



location to which the student is being transported.

SROs shall not transport students, excluding students who are participants in a CITY Police Department program including but not limited to the Police Explorer Program and the Campus Crime Stoppers Program, in their personal vehicles.

SROs shall notify the school principal before removing a student from campus.

## X.

### **Enforcement:**

Although the SROs have has been placed in a formal education environment, they are not relieved of their official duties as enforcement officers. Decisions to intervene normally will be made when it is necessary to prevent violence, a breach of the peace, personal injury or loss of property. Citations should be issued and arrests made when appropriate and in accordance with CITY Police Department policies and procedures. When immediate action is needed and an SRO is not available, another officer may be dispatched to the school.

The SROs, when on duty, should investigate and prepare reports on all criminal offenses committed at the schools. Other CITY Police Department personnel may be summoned by the SROs as they deem necessary and or by RISD during the SROs absence.

## XI.

### **Scheduling:**

Hours - The SROs will work a forty (40) hour work week, and will coordinate their hours with school hours Monday through Friday. However, there may be occasions when this schedule is altered because of court appearances, sickness, injury, training and special assignments. The SROs are still considered non-exempt employees under the Fair Labor Standards Act and are subject to its provisions as well as CITY Police Department and CITY policy relating to overtime. All overtime requests from the District will be reviewed and approved by the Chief of Police or his designee.

Holidays and vacation – The SROs will accrue holidays and vacation at the rate allowed by CITY policy. However, holidays and vacations may be scheduled to coincide with school holidays or when schools are closed. The SROS should accomplish as much of the required training as possible during these periods or during the summer when school is not in session, if reasonably practical. The Chief of Police in his sole discretion, shall have the power and authority to schedule all leave and training for the SROs as he deems necessary.



Substitution - Substitution for the SROs by other officers will only be considered through a request to the Chief of Police and only on the joint written approval of the Chief of Police and RISD. Typically, this will only be considered for an extended leave as discussed in Section III.

## XII.

Availability of Funds: Each party shall make payments required hereunder from current revenues, as required by the Agreement.

## XIII.

Insurance: CITY is insured, and upon request by RISD, shall provide RISD documentation of its coverage, said coverage to meet the reasonable approval of RISD. CITY shall also provide, during the term of this Agreement, worker's compensation insurance, including liability coverage, in the amounts required by Texas state law, for any employee engaged in work under this Agreement. As to all insurance provided by CITY, it shall provide RISD with documentation, upon request, indicating such coverage prior to the beginning of any activities under this Agreement.

## XIV.

Termination: This Agreement may be terminated by either party at its sole option and without prejudice by giving thirty (30) days written notice of termination to the other party. Upon termination of this Agreement, the CITY will assume any and all fiscal responsibilities for the officer from and after the effective date of termination.

Replacement: RISD may, for cause, request a replacement of the SRO. Such a request shall be made through the CITY Chief of Police, shall be in writing and shall set forth the basis for the request. A replacement SRO shall be provided as soon as possible giving due consideration for the CITY's staffing level and time required to complete the outside hiring process as necessary.

## XV.

Assignment of Agreement: Neither party shall assign, transfer, or sub-contract any of its rights, burdens, duties or obligations under this Agreement without the prior written permission of the other party to this Agreement.

## XVI.

Waiver: No waiver of a breach or any provision of this Agreement by either party shall constitute a waiver of any subsequent breach of such provision. Failure of either party to enforce at any time, or from time to time, any provisions of this Agreement shall not be construed as a waiver thereof.



**XVII**

**Place of Performance; Venue:** Venue shall be in Rockwall County, Texas. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement and the exclusive venue for any legal proceedings involving this Agreement shall be Rockwall County, Texas.

**XVIII.**

**Notices:** Notices to RISD shall be deemed given when delivered in person to the Superintendent of Schools of RISD, or on the next business day after the mailing of said notice addressed to said RISD by United States mail certified or registered mail, return receipt requested, and postage paid at 1050 Williams Street, Rockwall, Texas 75087.

Notices to CITY shall be deemed given when delivered in person to the CITY Manager or on the next business day after the mailing of said notice addressed to said CITY by United States mail, certified or registered mail, return receipt requested, and postage paid at 385 South Goliad, Rockwall, Texas 75087.

**XIX.**

**Severability Provisions:** If any provisions of this Agreement are held to be illegal, invalid or unenforceable under present or future laws, (1) such provision shall be fully severable; (2) this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provisions had never been a part of this Agreement; and (3) the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from this Agreement.

**XX.**

**Entire Agreement of Parties:** This Agreement and all exhibits shall be binding upon the parties hereto, their successors and assigns, and constitutes the entire agreement between the parties. No other agreements, oral or written, pertaining to the performance of the Agreement exists between the parties. This Agreement can be modified only by an agreement in writing, signed by both parties.

**XXI.**

**Immunity:** CITY and RISD agree that neither party has waived its respective sovereign immunity by entering into and performing the obligations under this Agreement.



**XXII.**

**Liability:**

Any claims by third parties arising as a result of the enforcement of Local, State or Federal law, including employment claims, shall be handled by, and be the responsibility of, the CITY. Any claims by third parties arising as a result of the enforcement of RISD policy or procedure shall be handled by, and be the responsibility of RISD.

**IN WITNESS WHEREOF**, the parties have executed this Agreement in the year and day first above written.

**Attest:**

\_\_\_\_\_

**Rockwall Independent School District**

By: \_\_\_\_\_  
Dr. John Villarreal, Superintendent  
Rockwall Independent School District

**Attest:**

\_\_\_\_\_

**City of Rockwall**

By: \_\_\_\_\_  
Mary Smith, City Manager  
City of Rockwall





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** August 16, 2021

**SUBJECT:** Z2021-028; AMENDMENT TO THE APPLICATION FEES FOR SPECIFIC USE PERMITS (SUP) AND VARIANCE/SPECIAL EXCEPTION REQUESTS THAT ARE ASSOCIATED WITH CONSTRUCTION WITHOUT OR NOT IN CONFORMANCE TO A BUILDING PERMIT

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### Attachments

Memorandum  
Updated Development Application  
Proposed Text Amendment  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider approval of an ordinance for a *Text Amendment* to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of creating a *Non-Compliant Structure* application fee for Specific Use Permit (SUP) applications (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with changes, or deny the proposed *Text Amendment*.





# CITY OF ROCKWALL

## CITY COUNCIL MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council

**CC:** Mary Smith, *Interim City Manager*  
Joey Boyd, *Assistant City Manager*  
Frank Garza, *City Attorney*

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

**DATE:** August 16, 2021

**SUBJECT:** Z2021-028; *Amendment to the Application Fees for Specific Use Permits (SUP) and Variance/Special Exception Requests that are Associated with Construction Without or Not in Conformance to a Building Permit*

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At the May 17, 2021 City Council meeting the City Council requested that staff look for ways to deter residents from constructing non-compliant structures without a building permit or not in conformance to an approved building permit. Specifically, the City Council asked if a penalty could be applied to these types of requests. Based on the City Council's inquiry, staff proposed establishing an alternative application fee for Specific Use Permit (SUP) and Variance/Special Exception requests that involved non-compliant structures (*i.e. that do not conform to the Unified Development Code [UDC]*) that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit. The alternative application fee would be \$1,000.00 in addition to the normal application fees. For example, an application submitted under this proposal for a one (1) acre tract of land would be calculated as follows:

Specific Use Permit (SUP): \$200.00 + (\$15.00 \* 1.00-Acre) = \$215.00 + \$1,000.00 = \$1,215.00

Variance/Special Exception: \$100.00 + \$1,000.00 = \$1,100.00

This fee was derived from the estimated additional staff time these types of requests require compared to a typical Specific Use Permit (SUP) or Variance/Special Exception requests (*i.e. these types of cases typically require additional meetings with the applicants and site visits from Neighborhood Improvement Services, Building Inspections, Engineering, and Planning Departments' staff*). Staff should note that the City Attorney reviewed the proposal and as a *Home Rule City*, found no legal authority prohibiting the adoption of such a penalty. Based on this, the City Council directed staff to proceed with the amendment on July 6, 2021.

In the attached packet, staff has provided an example of the proposed changes to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) necessary to make the fee changes. In addition, staff has provided an updated development application and draft ordinance for the Planning and Zoning Commission's review. In accordance, with Section 02.04(B) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), staff brought the proposed text amendment to the Planning and Zoning Commission for a recommendation to the City Council, and -- *on August 10, 2021* -- the Planning and Zoning Commission approved a motion to recommend approval of the text amendment by a vote of 6-0 (*with Commissioner Moeller absent*).

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on August 16, 2021.



# 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 \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER

APPLICANT

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



not be designed to generate revenue for the City other than recovery of actual administrative costs.

(B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$100.00 + \$15.00/Acre
(b) Preliminary Plat	\$200.00 + \$15.00/Acre
(c) Final Plat	\$300.00 + \$20.00/Acre
(d) Replat	\$300.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$150.00
(f) Plat Reinstatement Request	\$100.00

(2) SITE PLAN	
(a) Site Plan	\$250.00 + \$20.00/Acre
(b) Amended Site Plan	\$100.00

(3) ZONING	
(a) Zoning Change	\$200.00 + \$15.00/Acre
(b) Specific Use Permit (SUP)*	\$200.00 + \$15.00/Acre
(c) Planned Development (PD)	\$200.00 + \$15.00/Acre

(4) MISCELLANEOUS	
(a) Variance/Special Exception*	\$100.00
(b) Tree Removal	\$75.00
(c) Other Miscellaneous Requests	\$0.00

(5) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

**NOTES:**

\*. See Section (D) below.

(C) Calculation of Fees. Fees that have a scaled fee structure (*i.e. that are based on the acreage of the property*) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$15.00/\text{Acres} = \$78.75 + \$200.00 \text{ [Base Fee]} = \$278.75 \text{ [Fee Due]}$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

(D) Non-Compliant Structure Fees. Fees associated with requests for a Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by \$1,000.00. For example, a 5.25-acre property that is requesting approval under this section would be calculated as follows:

$$5.25\text{-acres} \times \$15.00/\text{Acres} = \$78.75 + \$200.00 \text{ [Base Fee]} = \$278.75 \text{ [Typical Application Fee]} + \$1,000.00 \text{ [Forgiveness Fee]} = \$1,278.75 \text{ [Fee Due]}$$

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 10, FEE SCHEDULE, OF ARTICLE 11, DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; 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**, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [*Ordinance No. 20-02*]; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*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 Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

**SECTION 2.** That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 3.** That 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 [*Ordinance No. 04-38*], 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;

**SECTION 4.** 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 7<sup>TH</sup> DAY OF SEPTEMBER, 2021.**



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Kevin Fowler, *Mayor*

**ATTEST:**

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Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading:* August 16, 2021

*2<sup>nd</sup> Reading:* September 7, 2021

DRAFT  
ORDINANCE  
08.16.2021

Additions: Highlighted

Deletions: Highlighted, Strikeout

(A) Establishment of Fees. Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall not be designed to generate revenue for the City other than recovery of actual administrative costs.

(B) Fees. The fees for development related applications in the City of Rockwall shall be as follows:

<b>(1) PLATTING</b>	
(a) Master Plat	\$100.00 + \$15.00/Acre
(b) Preliminary Plat	\$200.00 + \$15.00/Acre
(c) Final Plat	\$300.00 + \$20.00/Acre
(d) Replat	\$300.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$150.00
(f) Plat Reinstatement Request	\$100.00
<b>(2) SITE PLAN</b>	
(a) Site Plan	\$250.00 + \$20.00/Acre
(b) Amended Site Plan	\$100.00
<b>(3) ZONING</b>	
(a) Zoning Change	\$200.00 + \$15.00/Acre
(b) Specific Use Permit (SUP)*	\$200.00 + \$15.00/Acre
(c) Planned Development (PD)	\$200.00 + \$15.00/Acre
<b>(4) MISCELLANEOUS</b>	
(a) Variance/Special Exception*	\$100.00
(b) Tree Removal	\$75.00
(c) Other Miscellaneous Requests	\$0.00
<b>(5) HISTORIC PRESERVATION ADVISORY BOARD</b>	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

**NOTES:**

\*: See Section (D) below.

(C) Calculation of Fees. Fees that have a scaled fee structure (*i.e. that are based on the acreage of the property*) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$15.00/\text{Acres} = \$78.75 + \$200.00 [\text{Base Fee}] = \$278.75 [\text{Fee Due}]$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.



(D) Non-Compliant Structure Fees. Fees associated with requests for a Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit shall be increased by \$1,000.00. For example, a 5.25-acre property that is requesting approval under this section would be calculated as follows:

5.25-acres x \$15.00/Acres = \$78.75 + \$200.00 [Base Fee] = \$278.75 [Typical Application Fee] + \$1,000.00 [Forgiveness Fee] = \$1,278.75 [Fee Due]

DRAFT  
ORDINANCE  
08.16.2021



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** August 16, 2021

**SUBJECT:** Z2021-029; SPECIFIC USE PERMIT (SUP) FOR A RESIDENTIAL INFILL FOR 104 RELIANCE COURT

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Property Owner Notifications  
Residential Plot Plan  
Building Elevations  
Floor Plan  
Housing Analysis  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1465-acre parcel of land identified as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court, and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Specific Use Permit (SUP)*.





# 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

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**TO:** Mayor and City Council  
**DATE:** August 16, 2021  
**APPLICANT:** Ed Cavendish; *Cavendish Homes*  
**CASE NUMBER:** Z2021-029; *Specific Use Permit (SUP) for a Residential Infill for 104 Reliance Court*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1465- acre parcel of land identified as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42*, and rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48*. Phase 20 was later amended by *Ordinance No. 85-43* on August 26, 1985. A preliminary plat (*Case No. PZ1985-049-01*) and a final plat (*Case No. PZ1985-051-01*) for Phase 20 of the Chandler's Landing Subdivision were later approved on July 2, 1985. This established the subject property as Lot 28, Block A, Chandler's Landing, Phase 20. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was originally platted.

### PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is located at 104 Reliance Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e. 106 Reliance Court and 124, 126, and 128 Puritan Court*) developed with single-family homes and zoned Planned Development District 8 (PD-8). Beyond this is Single Ridge Place, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Signal Ridge Phase 1 subdivision, which consists of 37 townhomes on 4.39-acres and is zoned Planned Development District 15 (PD-15) for *condominium* land uses.

South: Directly south of the subject property is a 0.1558-acre parcel of land (*i.e. 102 Reliance Court*) developed with a single-family home and zoned Planned Development District 8 (PD-8). Beyond this is the intersection of Reliance Court and Yacht Club Drive. Reliance Court is identified as a *R2 (residential, two [2] lane, undivided roadway)* and Yacht Club Drive is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Chandler's Landing Phase 16 subdivision, which consists of 46 single-family homes on 13-acres.

East: Directly east of the subject property are three (3) parcels of land (i.e. 128 Puritan Court and 101& 103 Mayflower Court) developed with single-family homes. Beyond this is the intersection Mayflower Court and Yacht Club Drive. Mayflower Court is identified as a R2 (residential, two [2] lane, undivided roadway) and Yacht Club Drive is identified as a Minor Collector on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Reliance Court, which is identified as a R2 (residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (i.e. 105, 107, and 108 Reliance Court) developed with single-family homes and zoned Planned Development District 8 (PD-8). Beyond this is the Signal Ridge Phase 2 subdivision, which consists of 57 townhomes on 3.98-acres and is zoned Planned Development District 15 (PD-15) for condominium land uses.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Phase 20 of the Chandler’s Landing Subdivision, which has been in existence since 1985 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing on Reliance Court compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Reliance Court	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Reliance Court are oriented towards Reliance Court.	The front elevation of the home will face onto Reliance Court.
Year Built	1994-2012	N/A
Building SF on Property	1,875 SF – 3,652 SF	[Estimated] 2,716 SF
Building Architecture	Traditional Brick/Stone Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	20-Feet
Building Materials	HardiBoard/HardiePlank, Brick, Stone and Stucco.	Stone, Brick, Fir Siding, and Stucco
Paint and Color	White, Cream, Red, Beige, and Brown	Gray
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the front and visible from Reliance Court with the orientations being <i>flat front entry, garage forward entry, side entry, and ‘J’ or traditional swing entry.</i>	The garage will be situated 10.75-feet in front of the front façade of the home.



According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to orient the garage so that it projects in front of the front façade of the single-family home by 10.75-feet. Staff should point out that since the construction range for housing in this area extends from 1994-2012, the houses in this area already have several garage configurations that would be deemed to be legally non-conforming (*i.e. they were conforming when they were constructed; however, due to changes in the code they are no longer conforming and would not be permitted to be built in this configuration today*); this aspect is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving the garage orientation requirement. With this being said, staff should point out -- *that with the exception of the garage orientation* -- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Reliance Court and the proposed building elevations in the attached packet.

### **NOTIFICATIONS**

On July 27, 2021, staff mailed 208 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Water’s Edge at Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, Lago Vista, and Chandler’s Landing Homeowner’s Associations (HOAs), which are the only HOA’s or Neighborhood Organizations 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 received one (1) email in opposition to the request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant’s request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit ‘B’* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit ‘C’* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) 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 August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the SUP with the conditions of approval by a vote of 6-0, with Commissioner Moeller 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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

104 BELLEVUE CT

SUBDIVISION

CHANDLER LAUNDRY

LOT

28

BLOCK

A

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

APPLICANT

CAVENDISH HOMES

CONTACT PERSON

CONTACT PERSON

ED CAVENDISH

ADDRESS

ADDRESS

1017 NATIVE TRL

CITY, STATE & ZIP

CITY, STATE & ZIP

HEATH TX 75032

PHONE

PHONE

214-202-4667

E-MAIL

E-MAIL

EDCAVENDISH@CCHOMES.NET

## NOTARY VERIFICATION [REQUIRED]

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

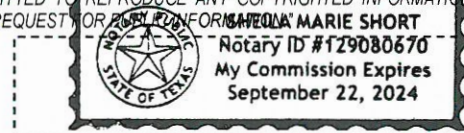
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF July, 2021

OWNER'S SIGNATURE

*Ed Cavendish*  
*Shale Marie Short*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 9/22/2024





# 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.



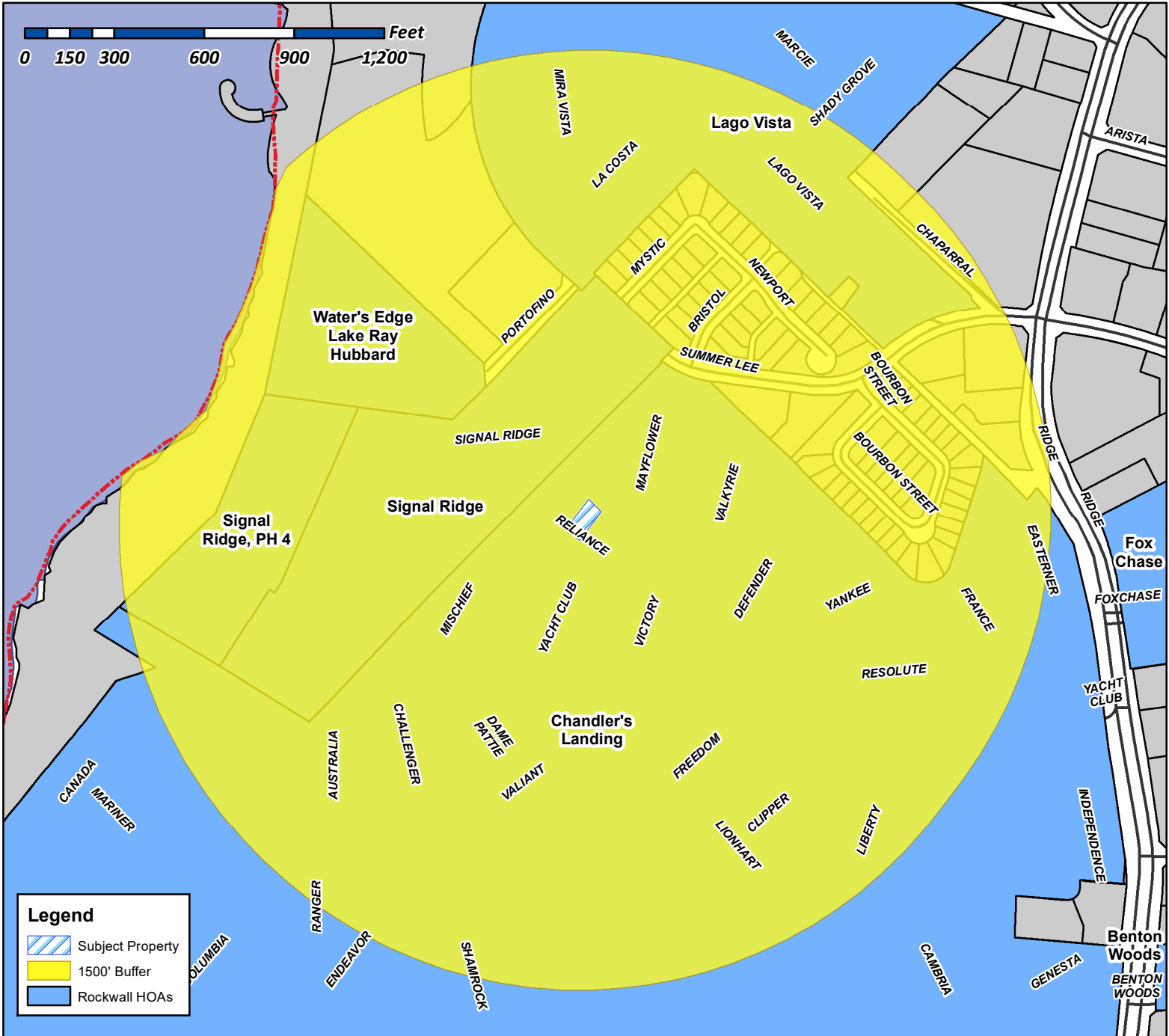




# City of Rockwall

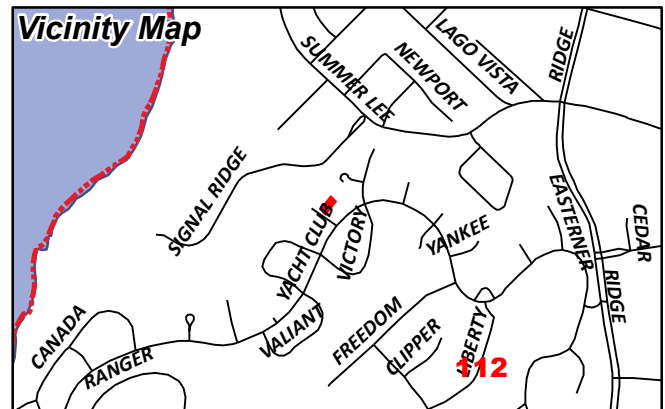
Planning & Zoning Department  
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**Case Number:** Z2021-029  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 8 (PD-8)  
**Case Address:** 104 Reliance Court

**Date Created:** 7/16/2021  
**For Questions on this Case Call** (972) 771-7745





## Lee, Henry

---

**From:** Gamez, Angelica  
**Sent:** Monday, July 26, 2021 11:52 AM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2021-029]  
**Attachments:** HOA Map Z2021-029.pdf; Public Notice (07.26.2021).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 was published in the Rockwall Herald Banner on *July 23, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 10, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 16, 2021 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>.

### **Z2021-029 Specific Use Permit for Residential Infill**

Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1465-acre parcel of land identified as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court, 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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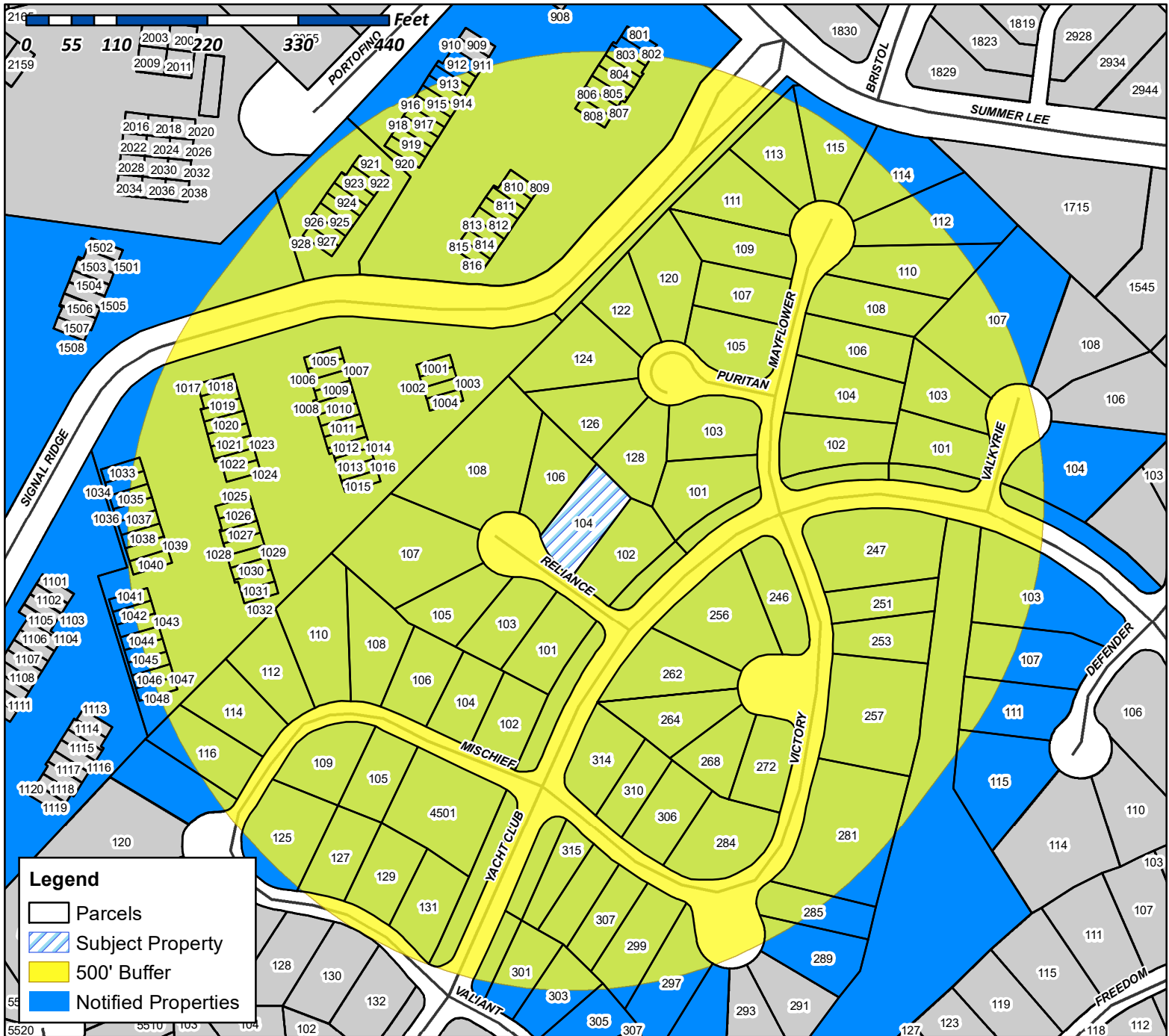
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# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2021-029  
**Case Name:** SUP For Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 8 (PD-8)  
**Case Address:** 104 Reliance Court

**Date Created:** 7/16/2021  
**For Questions on this Case Call (972) 771-7745**





SIGNAL RIDGE OWNERS ASSOCIATION  
1000 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

DWYER REX ETUX AMY  
1001 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MEAVE DAVID MICHAEL  
1002 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST  
MOLLIE PRICE TRUSTEE  
1003 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BLANKINSHIP TERRI  
1004 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MARICH ENTERPRISE CORPORATION  
1005 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

SEPEHRI SUSAN M  
1006 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

BROYLES STEPHANIE  
1007 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN  
1008 SIGNAL RIDGE  
ROCKWALL, TX 75032

MIEROW SHARON A  
1009 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

LANGSTON JOHN AND FRIEDA  
101 MAYFLOWER CT  
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R  
101 RELIANCE CT  
ROCKWALL, TX 75032

WELCH JANIS M  
101 VALKYRIE PL  
ROCKWALL, TX 75032

HIGGINS MICHAEL R AND ANN S  
1010 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

FOREMAN JANET  
1011 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R  
1012 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MOORE GREGORY J  
1013 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

JOHNSON ASHLEY  
1014 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

GRAGG CAROL  
1016 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC  
1017 NATIVE TR  
HEATH, TX 75032

GARDNER DAVID L REV LIV TR  
1017 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

TROTTER STEVEN D  
1018 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

AMHILL FINANCIAL LP  
ATTN JIM PETERS  
1019 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

HARRELL STEVEN R AND ROBERTA J  
102 MAYFLOWER CT  
ROCKWALL, TX 75032

HALL JASON & CORI  
102 MISCHIEF LN  
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE  
102 RELIANCE COURT  
ROCKWALL, TX 75032

WAGNER JULIE A  
1020 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC  
1021 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

DAFFRON JAMES R SR & ANDREA  
1022 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

HAIL CHRIS & MELODY  
1023 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

VAIL SYDNEY  
1024 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MCMURTRE DREW  
1025 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

WHITE RANDY  
1026 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MCPARTLAND MARY C  
1027 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ALVARADO KRESHA  
1028 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE  
1029 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

CEPAK JANET BAIN  
103 DEFENDER COURT  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
ATTN:TOM LORENZ  
103 GROSS RD BLDG A  
MESQUITE, TX 75149

2019-1 IH BORROWER LP  
103 MAYFLOWER CT  
ROCKWALL, TX 75032

SINCLAIR SUE AND  
JEREMY LEE SINCLAIR  
103 RELIANCE CT  
ROCKWALL, TX 75032

HALAMA STEFAN & ANN  
103 VALKYRIE PL  
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC  
CUSTODIAN FBO WILLIAM COMPTON  
1030 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC  
CUSTODIAN FBO WILLIAM COMPTON  
1031 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PERROTTA SHARON  
1032 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

JOHNSTON SHARRON  
1033 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON  
1034 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

FALLS DAVID & TERRI  
1035 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PRYOR MICA MALONEY  
1036 SIGNAL RIDGE PLACE #1036  
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI  
1037 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BEVILL HELEN M AND  
CHANDRA KARLEN  
1038 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
ATTN:TOM LORENZ  
1039 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

YATES KIMBERLY  
104 MAYFLOWER COURT  
ROCKWALL, TX 75032

CARR LORI  
104 MISCHIEF LN  
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC  
104 RELIANCE CT  
ROCKWALL, TX 75032

MANDRELL JAMES R & KRISTIN MANDRELL  
104 VALKYRIE PLACE  
ROCKWALL, TX 75032

ARMSTRONG D  
1040 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES  
BREZ FAMILY TRUST  
1041 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ARMSTRONG D  
1042 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

NICHOLS JANET  
1043 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

TRINGALI CAHTERINE  
1044 SIGNAL RIDGE PL  
ROCKWALL, TX 75032



KILGORE MADISON  
1045 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

YANGER LISA  
1046 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL  
1047 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ZAJDL SALLY A  
1048 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

OCONNOR MICHAEL  
105 MAYFLOWER CT  
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES  
105 MISCHIEF LN  
ROCKWALL, TX 75032

HAYES BRANDON  
105 RELIANCE CT  
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
106 MAYFLOWER CT  
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA  
106 MISCHIEF LANE  
ROCKWALL, TX 75032

CHRISTIAN ANGELA LEE  
106 RELIANCE CT  
ROCKWALL, TX 75032

ROARK BOBBIE ETAL  
107 DEFENDER CT  
ROCKWALL, TX 75032

ROPER JOHN & JENNIFER  
107 MAYFLOWER CT  
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-  
GILBREATH  
107 RELIANCE CT  
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D  
107 VALKYRIE PL  
ROCKWALL, TX 75032

LONG JOHN AND LINDSAY  
108 MAYFLOWER CT  
ROCKWALL, TX 75032

CARRILLO VICTOR G  
108 MISCHIEF LN  
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY  
108 RELIANCE CT  
ROCKWALL, TX 75032

NORTEX PROPERTIES INC  
% JOSEPH L ZEHR  
10808 LA CABREAH LN  
FORT WAYNE, IN 46845

LYONS ELIZABETH  
109 MAYFLOWER COURT  
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE  
109 MISCHIEF LN  
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J  
110 MAYFLOWER CT  
ROCKWALL, TX 75032

DILOV VANIO  
110 MISCHIEF LN  
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR  
1105 51ST ST W  
BRADENTON, FL 34209

STEBBINS GREGORY & KRISTEN  
111 DEFENDER CT  
ROCKWALL, TX 75032

RATCLIFFE KATHLEEN C  
111 MAYFLOWER CT  
ROCKWALL, TX 75032

PHILLIPS LOVIE  
1110 VAIL COURT  
ROCKWALL, TX 75087

FAIRCHILD REVOCABLE LIVING TRUST  
112 MAYFLOWER CT  
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K  
112 MISCHIEF LANE  
ROCKWALL, TX 75032

CASTRO CRISTINA  
113 MAYFLOWER CT  
ROCKWALL, TX 75032

FAIRCHILD CARL F & TONI A TRUSTEES  
FAIRCHILD JOINT REVOCABLE LIVING TRUST  
114 MAYFLOWER CT  
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J  
114 MISCHIEF LANE  
ROCKWALL, TX 75032

WEBSTER LIDIA  
115 DEFENDER CT  
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J  
115 MAYFLOWER CT  
ROCKWALL, TX 75032

LETT LORNA  
116 MISCHIEF LN  
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J  
120 PURITAN CT  
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC  
1213 STONEWALL TRL  
ROCKWALL, TX 75032

HOLDER TOM  
122 PURITAN CT  
ROCKWALL, TX 75032

POTISKA PATRICIA  
124 PURITAN CT  
ROCKWALL, TX 75032

ODOM LACEY AND JOSH  
125 MISCHIEF LN  
ROCKWALL, TX 75032

WINKLES GARY AND KRISTY  
126 PURITAN CT  
ROCKWALL, TX 75032

MARTIN NAN YI  
127 MICHIEF LANE  
ROCKWALL, TX 75032

SULLIVAN MORTIMER M & CAROLYN B  
REV LIVING TRUST AGREEMENT  
128 PURITAN CT  
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J  
129 MISCHIEF LANE  
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D  
131 MISCHIEF LANE  
ROCKWALL, TX 75032

HAIL CHRIS & MELODY  
145 WESTON CT  
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE  
1501 S LAKESHORE DR  
ROCKWALL, TX 75087

COLLINS FAMILY TRUST  
EWELL D COLLINS AND JENNIFER R TRUSTEES  
1512 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

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

MEDINA ALEJANDRO  
1800 DALROCK #100  
ROWLETT, TX 75088

DWA EQUITIES LLC  
1802 SIGNAL RIDGE  
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES  
BREZ FAMILY TRUST  
1910 SIGNAL RIDGE  
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC  
CUSTODIAN FBO WILLIAM COMPTON  
2001 SPRING RD SUITE 700  
OAK BROOK, IL 60523

MOORE GREGORY J  
2140 PORTOFINO DR  
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI  
2215 ARRINGTON ST  
DURHAM, NC 27707

ODOM LACEY AND JOSH  
2402 YACHT CLUB DR  
ROCKWALL, TX 75032

PARRISH WENDY R  
246 VICTORY LN  
ROCKWALL, TX 75032

GATZKE LISA AND JAMES  
247 VICTORY LANE  
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE  
251 VICTORY LN  
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY  
253 VICTORY LN  
ROCKWALL, TX 75032

TONA CHAD J & MARTI  
256 VICTORY LANE  
ROCKWALL, TX 75032



MCKINSTRY FRITZ AND KATHY LIVING TRUST  
257 VICTORYLN  
ROCKWALL, TX 75032

HANSEN J D & PATRICIA  
262 VICTORY LN  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
264 VICTORYLN  
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN AND JACK ALLEN  
268 VICTORY LN  
ROCKWALL, TX 75032

DILOV VANIO  
2717 LAKEWOOD DR  
ROWLETT, TX 75088

FRANCISCO CAROLYN ELLISON  
272 VICTORY LN  
ROCKWALL, TX 75032

CARPENTER CHARLES KENNETH JR AND LIDA L  
2752 E FM 552  
ROCKWALL, TX 75087

BURKETT MARY REBECCA EASON  
277 TERRY LN  
HEATH, TX 75032

WILLIAMS ROBERT C  
281 VICTORY LN  
ROCKWALL, TX 75032

HALL JASON M & CORI M  
284 VICTORY LN  
ROCKWALL, TX 75032

BROWN TERRI LYNN  
285 VICTORY LN  
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L  
289 VICTORY LN  
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE  
291 VICTORY LANE  
ROCKWALL, TX 75032

BAILEY RONALD C ET UX  
2919 COUNTRY PLACE CIR  
CARROLLTON, TX 75006

SEEDS DAVID R  
2961 S CHERRY WAY  
DENVER, CO 80222

LYNN JASON AND DANIELLE  
297 VICTORYLN  
ROCKWALL, TX 75032

BEVILL HELEN M AND  
CHANDRA KARLEN  
2977 OAK DR  
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE  
299 VICTORY LN  
ROCKWALL, TX 75032

MCMURTRE DREW  
3000 TWIN LAKES DR  
PROSPER, TX 75078

STOUFFER AMY JACKSON AND MITCH  
301 VALIANT  
ROCKWALL, TX 75032

WARD ANDREA N  
303 VALIANT DRIVE  
ROCKWALL, TX 75032

DEAL ROBERT  
305 VALIANT DRIVE  
ROCKWALL, TX 75032

MCMINN KIMBERLY  
306 VICTORYLN  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
30601 AGOURA RD SUITE 200  
AGOURA HILLS, CA 91301

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
30601 AGOURA ROAD SUITE 200  
AGOURA HILLS, CA 91301

MCNAIR KELLY  
307 VICTORY LN  
ROCKWALL, TX 75032

FALLS DAVID & TERRI  
309 ROOKERY CT  
MARCO ISLAND, FL 34145

AMH 2014-2 BORROWER LLC  
310 VICTORYLN  
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY  
314 VICTORY LN  
ROCKWALL, TX 75032

LOREDO SARAHI  
315 VICTORY LN  
ROCKWALL, TX 75032

SINCLAIR SUE AND  
JEREMY LEE SINCLAIR  
32 LAKEWAY DRIVE  
HEATH, TX 75032

LIECHTY SHIRLEY JEAN  
C/O MRS AMY JENSEN  
331 MOCKINGBIRD LN  
AUBURN, AL 36830

RUBENSTEIN ALAN J AND  
GINA L STRICKLIN  
4501 YACHT CLUB DR  
ROCKWALL, TX 75032

FAZELIMANESH KAREN & ARDESHIR  
520 TERRY W  
HEATH, TX 75032

LOGAN PAULINE K  
554 VZ COUNTY ROAD 2139  
CANTON, TX 75103

DWYER REX ETUX AMY  
6101 VOLUNTEER PL  
ROCKWALL, TX 75032

ROCKWALL PROPERTY SOLUTIONS  
643 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HYATT FAMILY TRUST  
JAMES T HYATT- TRUSTEE  
6525 NORTH FLY IN LAKE RD  
ATHENS, TX 75751

ALVARADO KRESHA  
710 BRAZOS WAY  
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI  
801 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

LONON DEBORAH J  
802 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

FAZELIMANESH KAREN & ARDESHIR  
803 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

ARMSTRONG D  
804 EAGLE PASS  
HEATH, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL  
804 EAGLE PASS  
HEATH, TX 75032

ARMSTRONG D  
804 EAGLE PASS  
HEATH, TX 75032

AMHILL FINANCIAL LP  
ATTN JIM PETERS  
804 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

PATTON ROXANNE LOUISE & KURTIS LEE  
805 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE  
TRUST  
RAYMOND B & PHYLLIS F WALKER TRUSTEES  
806 SIGNAL RIDGE PLACE UNIT 806  
ROCKWALL, TX 75032

POPP LEILA  
807 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R  
808 SIGNAL RIDGE  
ROCKWALL, TX 75032

HART DARIN AND RANDI  
809 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

RENNER BEVERLY  
810 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

MEDINA ALEJANDRO  
811 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

LOGAN PAULINE K  
812 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

DUNN FAMILY LOVING TRUST  
ALMA JEAN DUNN- TRUSTEE  
813 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

BRASHEARS KARI  
814 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ANDREW JONATHON  
815 SIGNAL RIDGE  
ROCKWALL, TX 75032

HYATT FAMILY TRUST  
JAMES T HYATT- TRUSTEE  
816 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

SHEPHERD ADDIE  
911 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

WHITE DEBORAH  
912 SIGNAL RIDGE PL  
ROCKWALL, TX 75032



DISMUKE JAMIE M  
913 SIGNAL RIDGE PLACE #913  
ROCKWALL, TX 75032

CARTER DAVID  
914 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

COLLINS FAMILY TRUST  
EWELL D COLLINS AND JENNIFER R TRUSTEES  
915 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

CARPENTER CHARLES KENNETH JR AND LIDA L  
916 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

DEZEE CAROLE H  
917 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

DASILVA JOHN M  
918 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

ROCKWALL PROPERTY SOLUTIONS  
919 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

INZILLO FRANCA  
920 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN  
C/O MRS AMY JENSEN  
921 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

MURRAY NORMA C  
922 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

DWA EQUITIES LLC  
923 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BAILEY RONALD C ET UX  
924 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

GREEN MAUREEN  
925 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

PHILLIPS LOVIE  
926 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR  
927 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR  
928 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

GREEN MAUREEN  
945 BREEZY HILL LANE  
ROCKWALL, TX 75087

MCKINSTRY FRITZ AND KATHY LIVING TRUST  
P.O. BOX 2195  
TELLURIDE, CO 81435

MCMINN KIMBERLY  
PMB 239 11654 PLAZA AMERICA DR  
RESTON, VA 20190

AMHILL FINANCIAL LP  
ATTN JIM PETERS  
PO BOX 1179  
ROCKWALL, TX 75087

RENNER BEVERLY  
PO BOX 2121  
QUINLAN, TX 75474

MARICH ENTERPRISE CORPORATION  
PO BOX 2319  
ROCKWALL, TX 75087

DASILVA JOHN M  
PO BOX 2601  
ROWLETT, TX 75030

WHITTLE & JOHNSON CUSTOM HOMES INC  
PO BOX 369  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

PRICE MOLLIE L TRUST  
MOLLIE PRICE TRUSTEE  
PO BOX 743612  
DALLAS, TX 75374

RUSH MAJOR  
PO BOX 760794  
GARLAND, TX 75046

HIGGINS MICHAEL R AND ANN S  
PO BOX 850225  
MESQUITE, TX 75185

# 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. Z2021-029: Specific Use Permit for Residential Infill**

*Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1465-acre parcel of land identified as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court, 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, August 10, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 16, 2021 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:

**Henry Lee**  
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, August 16, 2021 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. Z2021-029: Specific Use Permit for Residential Infill**

**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.

[Redacted comment area]

Name: [Redacted]  
Address: [Redacted]

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



PLEASE RETURN THE BELOW FORM

**Case No. Z2021-029: Specific Use Permit for Residential Infill**

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.

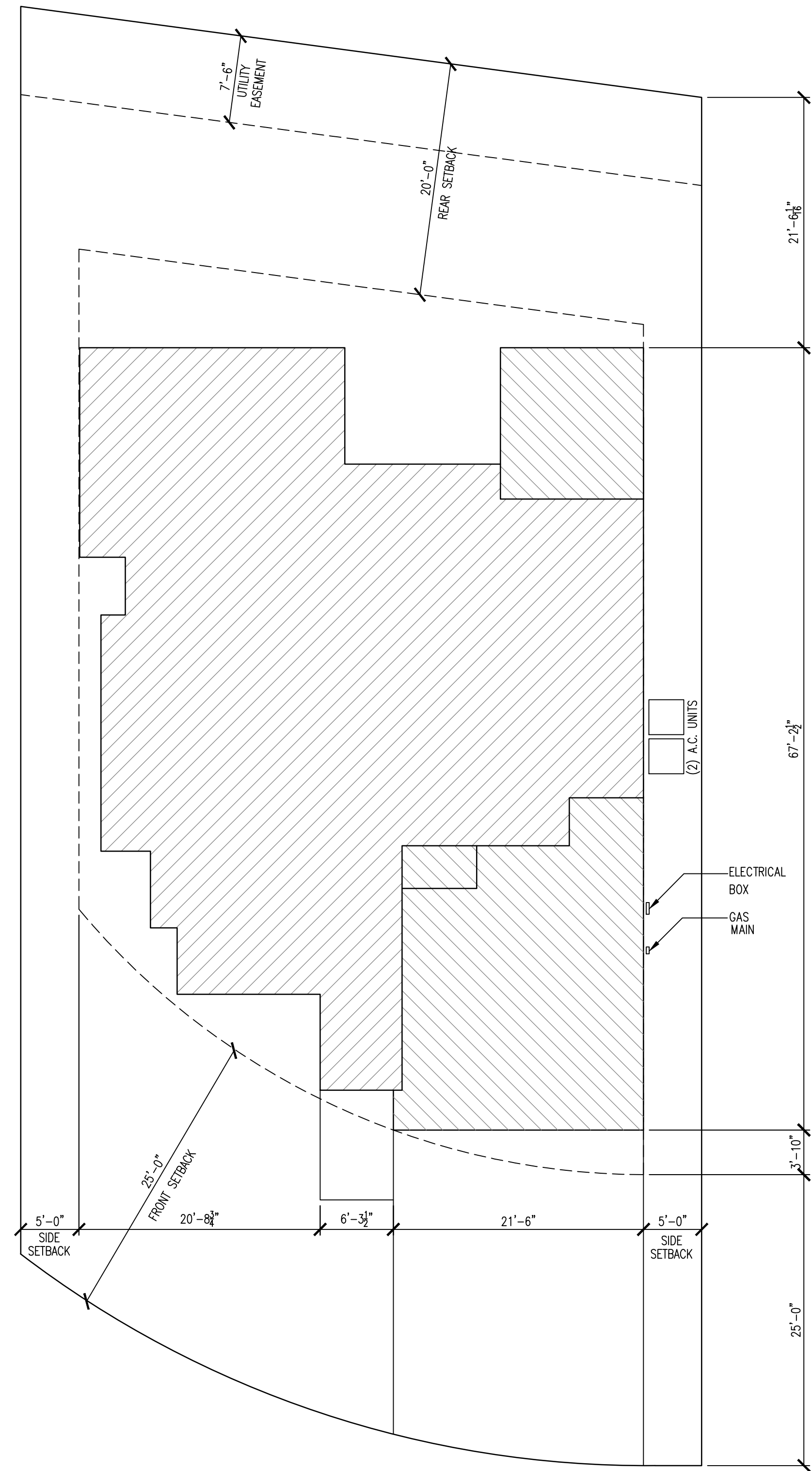
THIS PERMIT IS FOR RESIDENTIAL INFILL. NO INFO IS PROVIDED SHOWING WHERE THE FILL IS LOCATED, HOW MUCH IS REQUIRED WHERE THE FOUNDATION IS IN RELATION TO THE EXISTING FOUNDATIONS ON EACH SIDE. EXPLAIN WHY DIRT REMOVED NOT USED INSTEAD OF FILL

Name: MORT SULLIVAN

Address: 128 PURITAN CT

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

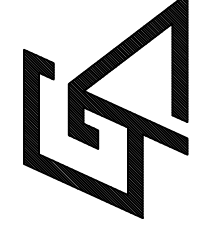


**SLAB PROFILE ON SITE PLAN**

SCALE: 1/8"=1'-0"

- NOTES:
1. TOPO INFORMATION WAS PROVIDED BY A THIRD PARTY. ALLEN GUSTAVSON IS NOT RESPONSIBLE FOR ANY OF THE TOPO OR SITE SURVEY INFORMATION. TOPO AND BEARINGS SHOWN FOR LAYOUT PURPOSES ONLY.
  2. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING IF BUILDING MEETS ALL SETBACK AND GRADING REQUIREMENTS
  3. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING AND DESIGNING RETAINING WALLS AND STRUCTURAL STEM WALLS
  4. LOT COVERAGE CALCULATIONS:  
 LOT SIZE: 6797 SQUARE FEET  
 COVERAGE: 2716 SQUARE FEET (INCLUDES ONLY SLAB COVERAGE)  
 TOTAL ROOF COVERAGE OF LOT IS 39.96%

**GUSTAVSON & ASSOCIATES**  
 113 Lantana Lane  
 Wylie, TX 75098  
 Phone: 214-675-3172  
 Email: Allen@GusTX.com



PROJECT  
**LOT #21**  
 HEATH GOLF & YACHT CLUB  
 HEATH, TEXAS

BUILDER  
**CAVENDISH HOMES**  
 ROCKWALL, TEXAS

SHEET NAME  
**SLAB PROFILE PLAN**

SCALE:  
 1/8"=1'-0"  
 DATE:  
 7-22-2021  
 DRAWN BY:  
 AEG  
 CHECKED BY:  
 AEG  
 SHEET NUMBER:  
**A-8** 124





**FRONT ELEVATION**  
1/4"=1'-0"

**EXTERIOR MATERIAL SPECS**  
 BRICK: BILCO - GRAY MIST  
 STONE: ACME-GRAY CHARCOAL LEUDERS  
 STUCCO: GRAY  
 SIDING: FIR - STAINED  
 ROOF: GAF-TIMBERLINE HD BLACK

**EXTERIOR MATERIALS CALCULATIONS**  
(MEASURED IN SQUARE FEET)

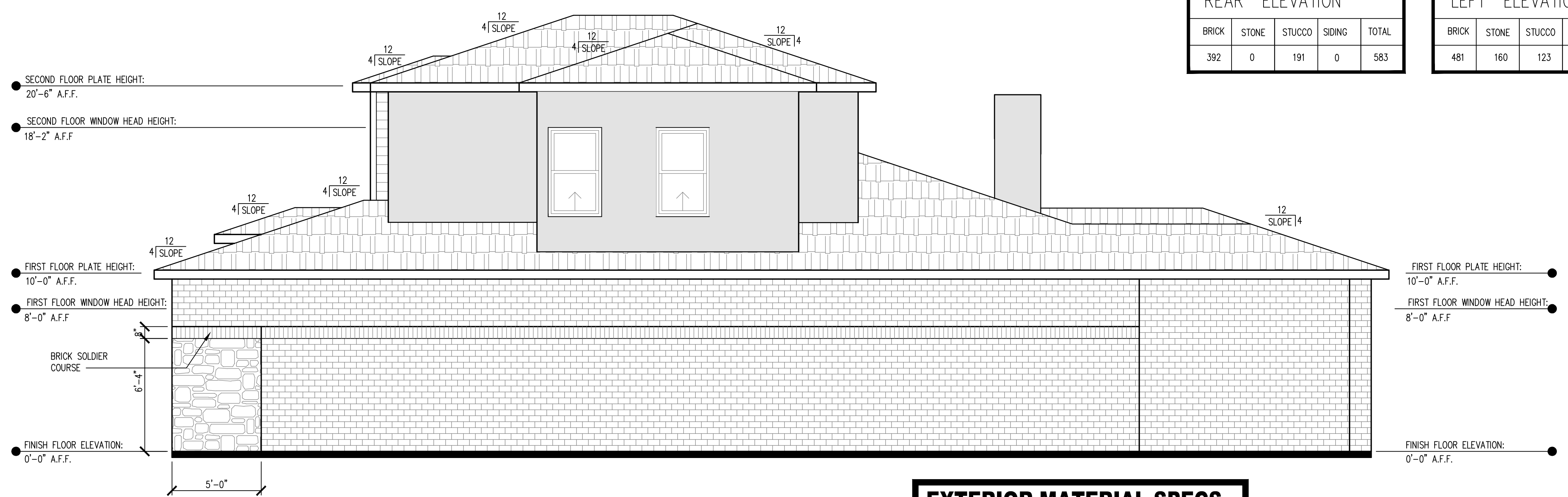
TOTAL		FROM ALL 4 ELEVATIONS		
BRICK	STONE	STUCCO	SIDING	TOTAL
1,714	334	632	157	2837
60.42	11.77%	22.28	5.53	100%

FRONT ELEVATION				
BRICK	STONE	STUCCO	SIDING	TOTAL
144	139	124	47	454

RIGHT ELEVATION				
BRICK	STONE	STUCCO	SIDING	TOTAL
697	35	194	6	932

REAR ELEVATION				
BRICK	STONE	STUCCO	SIDING	TOTAL
392	0	191	0	583

LEFT ELEVATION				
BRICK	STONE	STUCCO	SIDING	TOTAL
481	160	123	104	868



**RIGHT ELEVATION**  
1/4"=1'-0"

**EXTERIOR MATERIAL SPECS**  
 BRICK: BILCO - GRAY MIST  
 STONE: ACME-GRAY CHARCOAL LEUDERS  
 STUCCO: GRAY  
 SIDING: FIR - STAINED  
 ROOF: GAF-TIMBERLINE HD BLACK

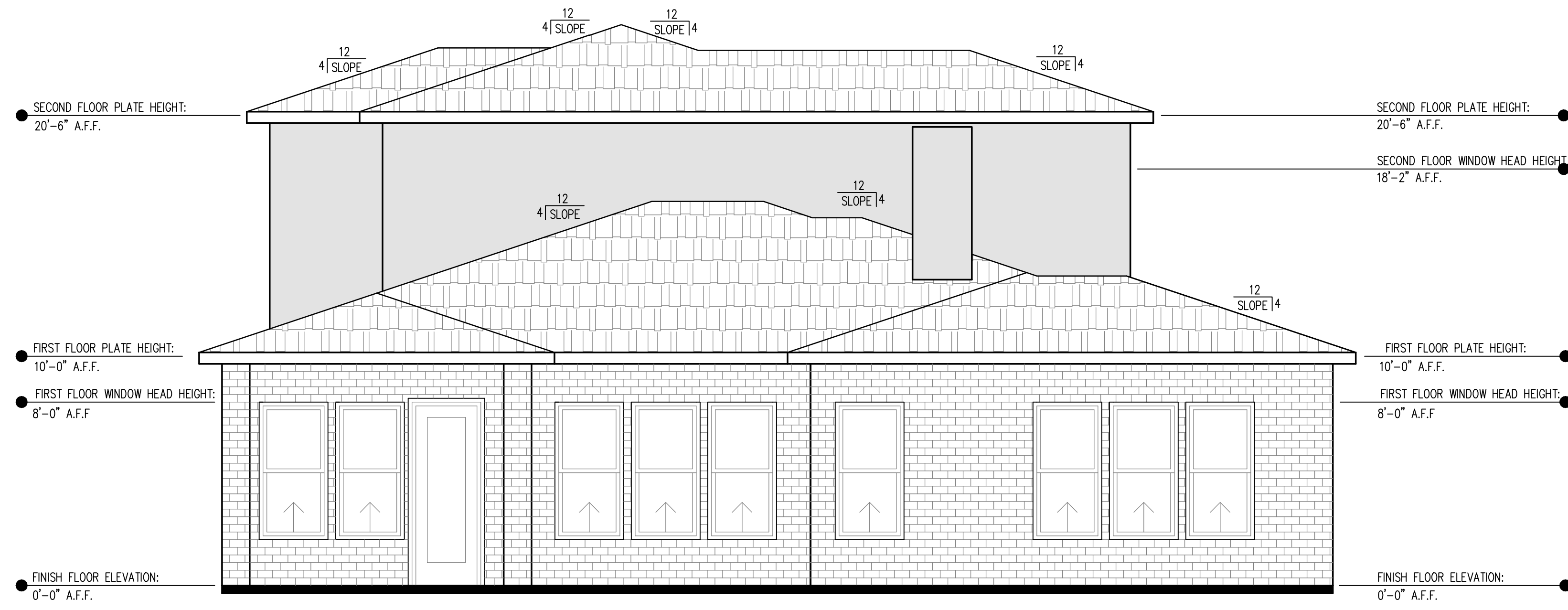
**GUSTAVSON & ASSOCIATES**  
 113 Lantana Lane  
 Wylie, TX 75098  
 Phone: 214-675-3172  
 Email: Allen@GusTX.com

**PROJECT**  
**104 RELIANCE COURT**  
 CHANDLER'S LANDING  
 ROCKWALL, TEXAS

**BUILDER**  
**CAVENDISH HOMES**  
 ROCKWALL, TEXAS

**SHEET NAME**  
**EXTERIOR ELEVATIONS "A"**

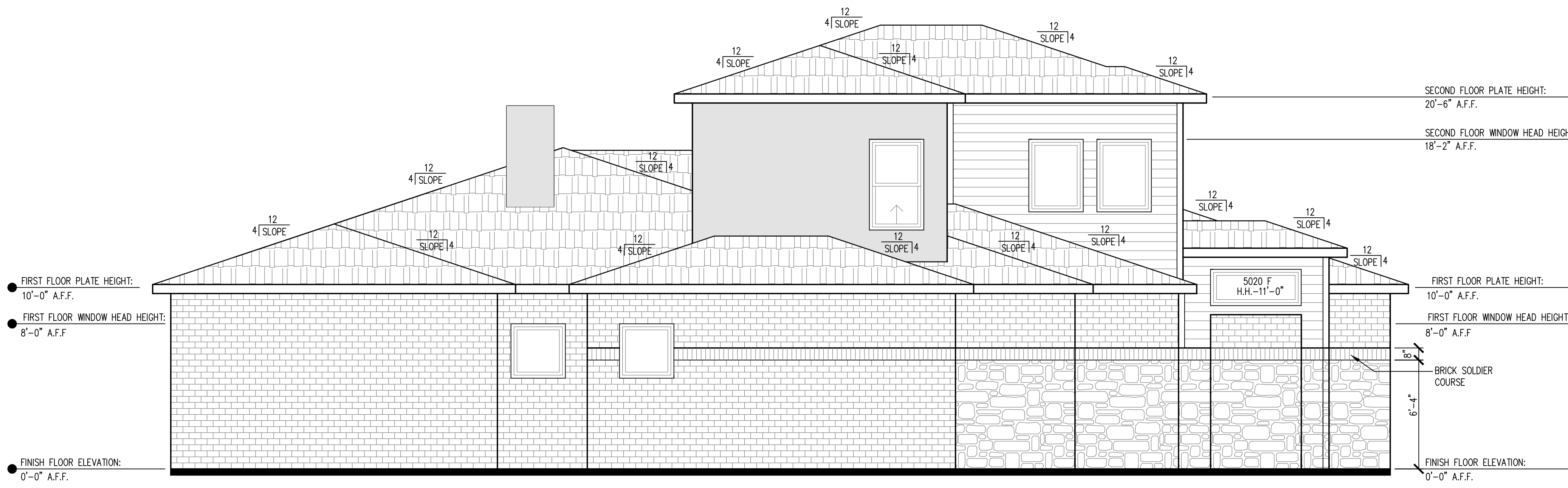
**SCALE:**  
1/4"=1'-0"  
**DATE:**  
7-22-2021  
**DRAWN BY:**  
AEG  
**CHECKED BY:**  
AEG  
**SHEET NUMBER:**  
A-6 125



**REAR ELEVATION**

1/4"=1'-0"

**EXTERIOR MATERIAL SPECS**  
 BRICK: BILCO - GRAY MIST  
 STONE: ACME-GRAY CHARCOAL LEUDERS  
 STUCCO: GRAY  
 SIDING: FIR - STAINED  
 ROOF: GAF-TIMBERLINE HD BLACK

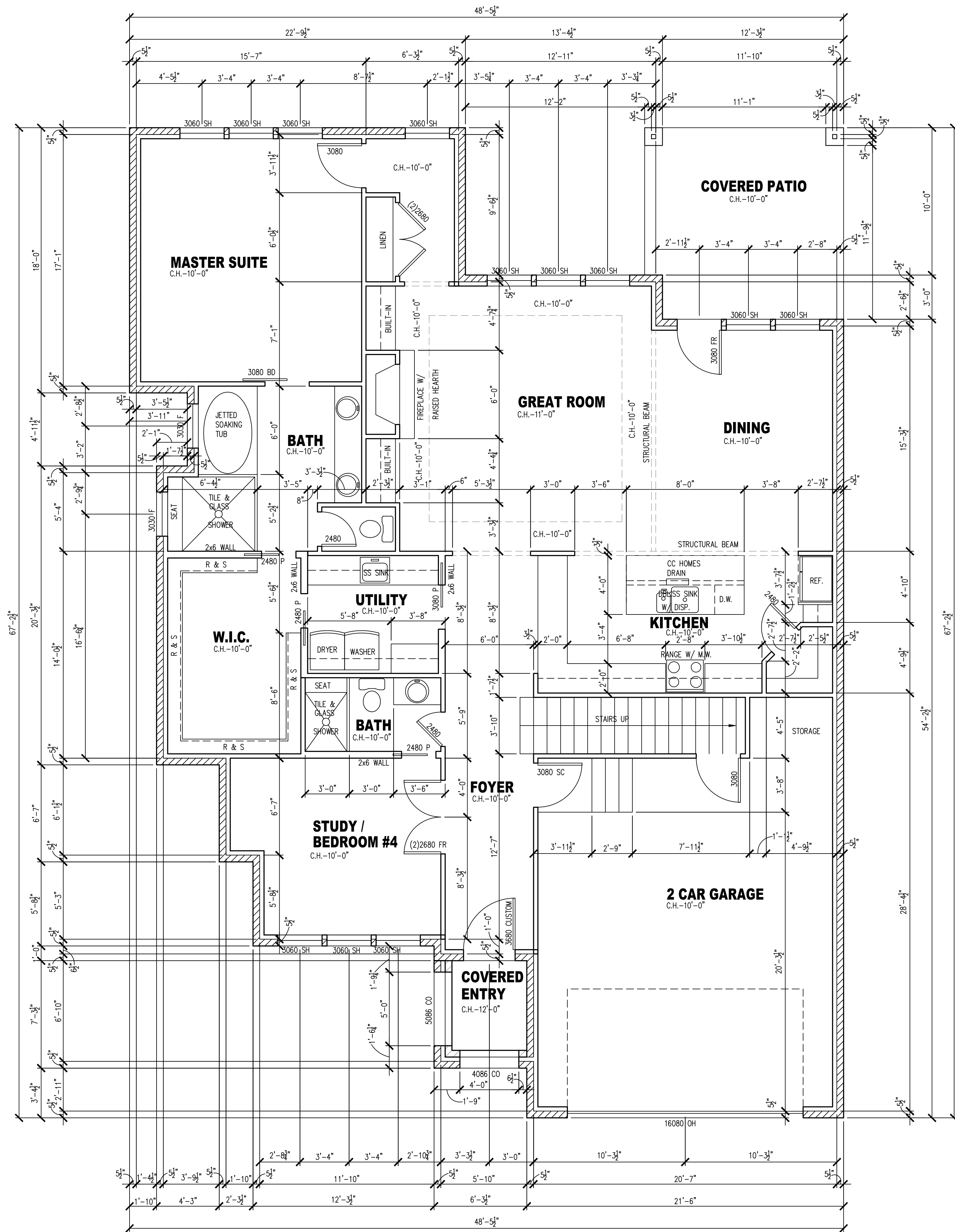


**LEFT ELEVATION**

1/4"=1'-0"

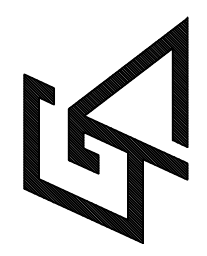
**EXTERIOR MATERIAL SPECS**  
 BRICK: BILCO - GRAY MIST  
 STONE: ACME-GRAY CHARCOAL LEUDERS  
 STUCCO: GRAY  
 SIDING: FIR - STAINED  
 ROOF: GAF-TIMBERLINE HD BLACK





SQUARE FOOTAGE CALCULATIONS	
FIRST FLOOR A.C.:	1,926
SECOND FLOOR A.C.:	675
TOTAL A.C.:	2,601
COVERED ENTRY:	53
COVERED PATIO :	184
GARAGE :	549
MECHANICAL ROOM:	57
TOTAL S.F. UNDER ROOF: 3,444	

**GUSTAVSON & ASSOCIATES**  
 113 Lantana Lane  
 Wylie, TX 75098  
 Phone: 214-675-3172  
 Email: Allen@GusTX.com



**PROJECT**  
**104 RELIANCE COURT**  
 CHANDLER'S LANDING  
 ROCKWALL, TEXAS

**BUILDER**  
**CAVENDISH HOMES**  
 ROCKWALL, TEXAS

**SHEET NAME**  
**FIRST FLOOR PLAN**

**SCALE:**  
 1/4" = 1'-0"

**DATE:**  
 7-22-2021

**DRAWN BY:**  
 AEG

**CHECKED BY:**  
 AEG

**SHEET NUMBER:**  
**A-1** 127

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
101 Reliance Court	Single-Family Home	1994	2,530	N/A	Brick
102 Reliance Court	Single-Family Home	2012	3,652	N/A	Stone
103 Reliance Court	Single-Family Home	1994	1,875	N/A	Brick
104 Reliance Court	<i>Subject Property</i>				
105 Reliance Court	Single-Family Home	1995	2,829	N/A	Brick
106 Reliance Court	Single-Family Home	2000	2,434	N/A	Stucco
107 Reliance Court	Single-Family Home	1994	3,101	N/A	Brick
108 Reliance Court	Single-Family Home	1994	2,538	N/A	Brick
Averages:		1998	2,708		





101 Reliance Court



102 Reliance Court





103 Reliance Court



105 Reliance Court





106 Reliance Court



107 Reliance Court





108 Reliance Court



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1465-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 28, BLOCK A, CHANDLER'S LANDING, PHASE 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* 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 Ed Cavendish for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1465-acre parcel of land being described as Lot 28, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 104 Reliance Court, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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 or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.



**SECTION 7.** 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 7<sup>TH</sup> DAY OF SEPTEMBER, 2021.**

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

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: August 16, 2021

2<sup>nd</sup> Reading: September 7, 2021

**Exhibit 'A'**  
*Location Map and Survey*

Address: 104 Reliance Court

Legal Description: Lot 28, Block A, Chandler's Landing, Phase 20

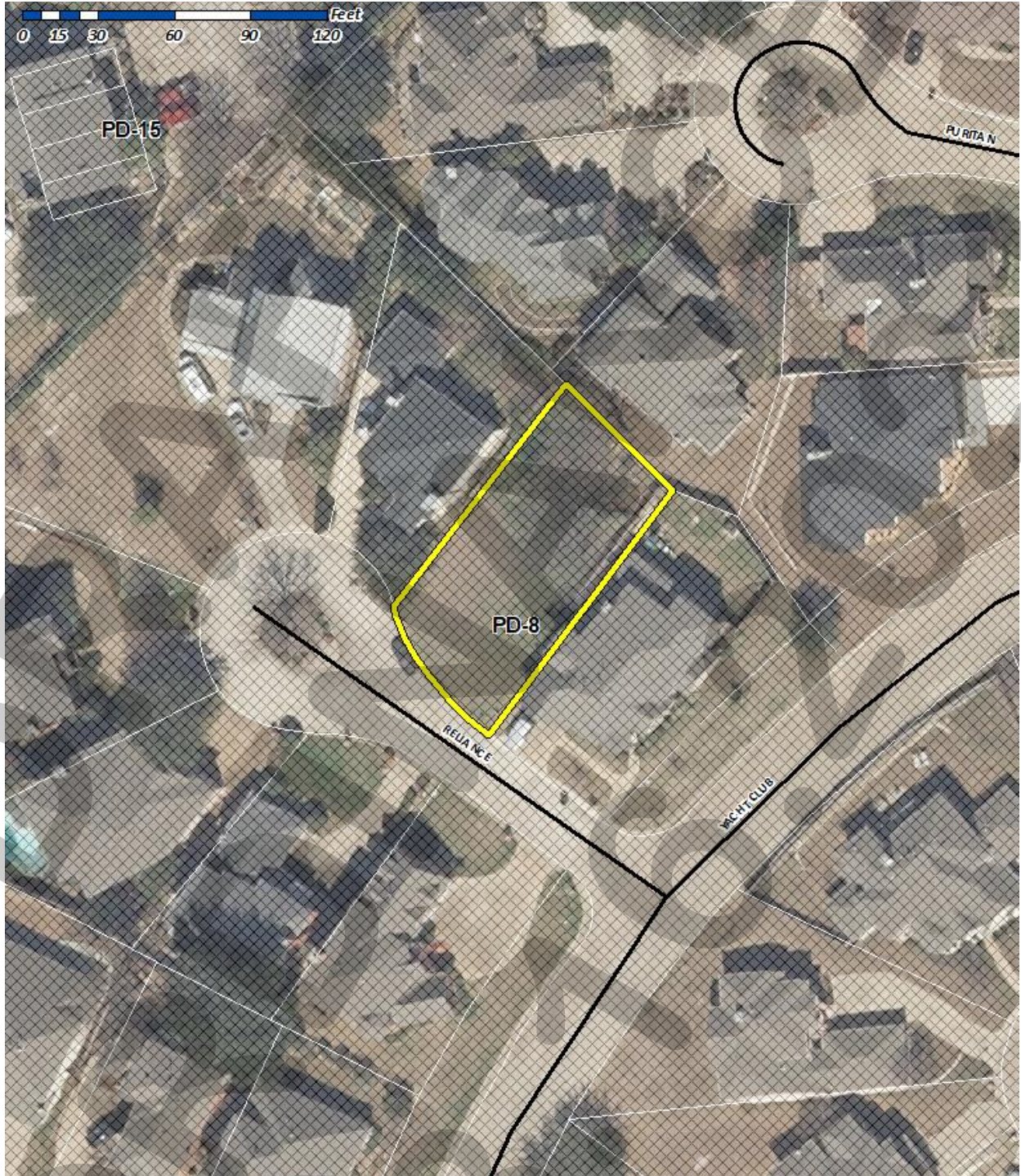
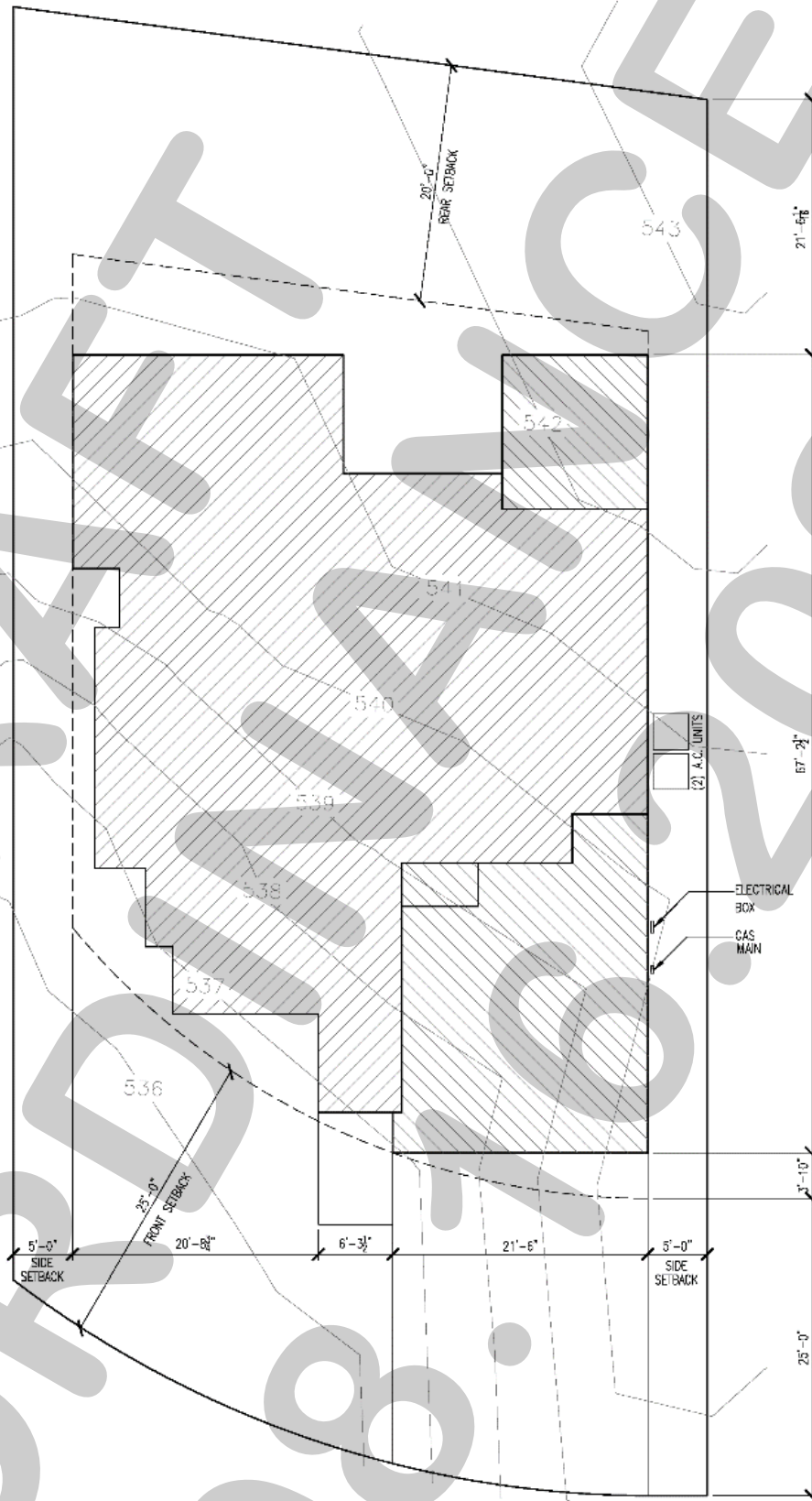




Exhibit 'B':  
Residential Plot Plan



# Exhibit 'C': Building Elevations

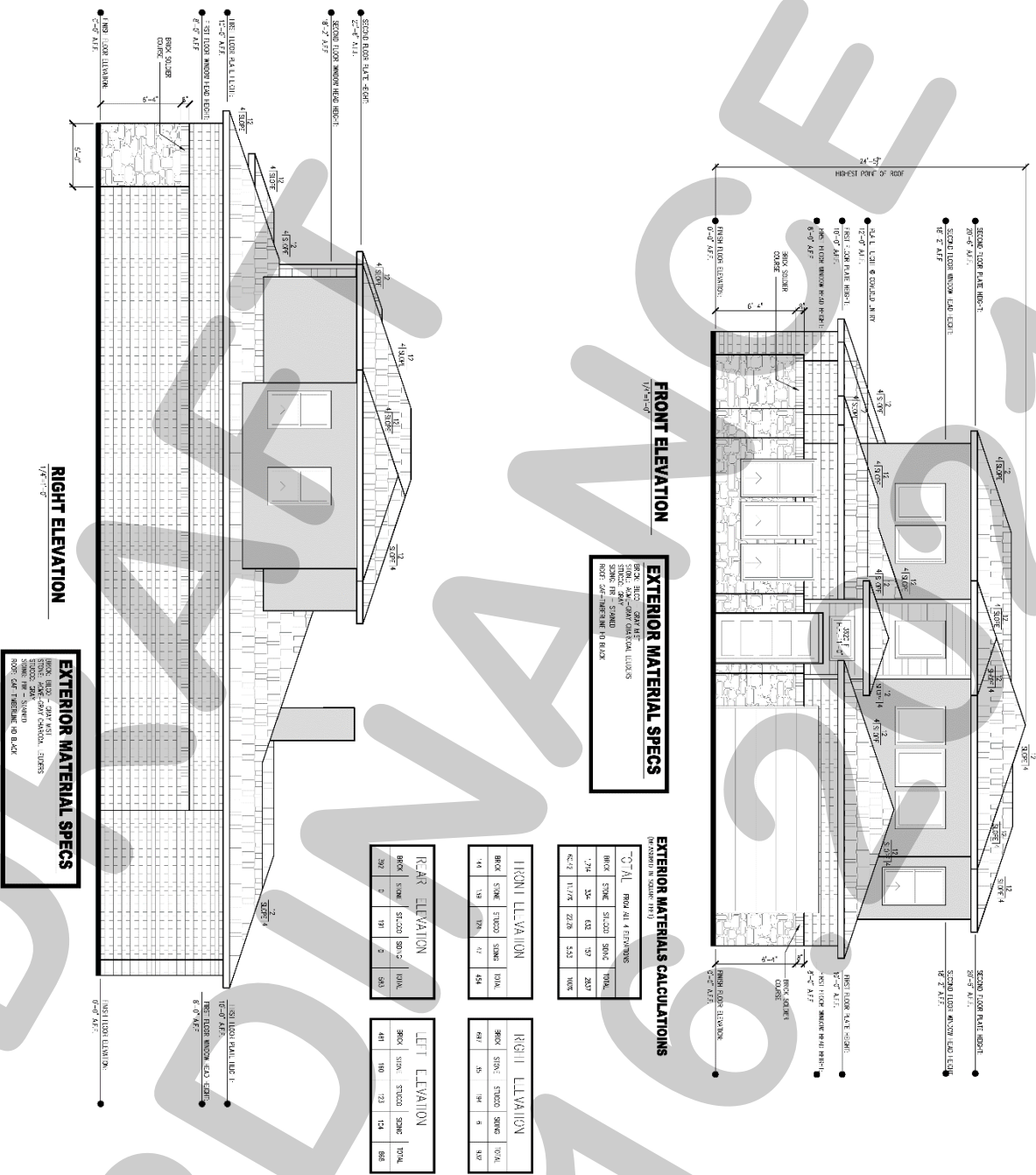
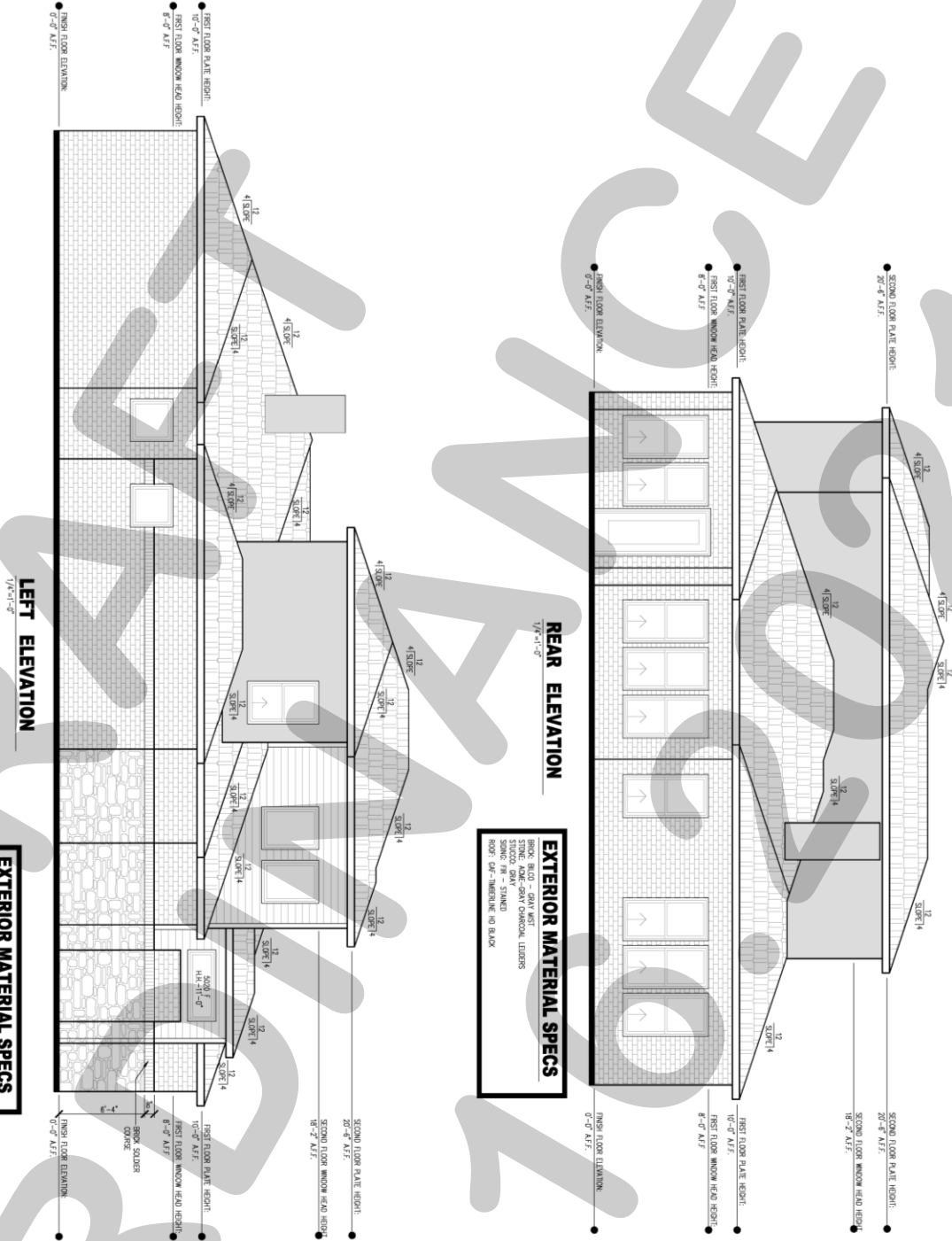




Exhibit 'C':  
Building Elevations





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** August 16, 2021

**SUBJECT:** Z2021-030; SPECIFIC USE PERMIT (SUP) FOR A RESIDENTIAL INFILL FOR 118 MISCHIEF LANE

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Residential Plot Plan  
Building Elevations  
Housing Analysis  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Specific Use Permit (SUP)*.





# 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:** August 16, 2021  
**APPLICANT:** Ed Cavendish; *Cavendish Homes*  
**CASE NUMBER:** Z2021-030; *Specific Use Permit (SUP) for a Residential Infill for 118 Mischief Lane*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1637- acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary..

### BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42*, and rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48*. Phase 20 was later amended by *Ordinance No. 85-43* on August 26, 1985. A preliminary plat (*Case No. PZ1985-049-01*) and a final plat (*Case No. PZ1985-051-01*) for Phase 20 of the Chandler's Landing Subdivision were later approved on July 2, 1985. This established the subject property as Lot 12, Block A, Chandler's Landing, Phase 20. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was originally platted.

### PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is located at 118 Mischief Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are Phases 2 & 3 of the Signal Ridge subdivision. Phase 2 of the Signal Ridge subdivision consists of 57 townhomes on 3.98-acres, and Phase 3 of the Signal Ridge subdivision consists of 113 townhomes on 8.88-acres. Beyond this is Phase 4 of the Signal Ridge subdivision, which consists of 125 townhomes on 6.78-acres. All of these phases of the Signal Ridge Subdivision are zoned Planned Development District 15 (PD-15) for *condominium* land uses.

South: Directly south of the subject property is Mischief Lane, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of Phase 20 of the Chandler's Landing Subdivision, which consists of 63 single-family residential lots on 12.11-acres. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses. South of this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Mischief Lane, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Comprehensive Plan. Beyond this is the remainder of Phase 20 of the Chandler's Landing Subdivision, which consists of 63 single-family residential lots on 12.11-acres. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses. East of this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is 120 Mischief Lane, followed by Phase 3 of the Signal Ridge subdivision. Phase 3 of the Signal Ridge subdivision consists of 113 townhomes on 8.88-acres. 120 Mischief Lane is zoned Planned Development District 8 (PD-8) for single-family residential land uses, and Phase 3 of the Signal Ridge subdivision is zoned Planned Development District 15 (PD-15) for *condominium* land uses.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the Phase 20 of the Chandler's Landing Subdivision, which has been in existence since 1985 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on Mischief Lane compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Mischief Lane	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Mischief Lane are oriented towards Mischief Lane, with the exception of 132 Mischief Lane. This house is oriented towards Yacht Club Drive	The front elevation of the home will face onto Mischief Lane.
Year Built	1990-2016	N/A
Building SF on Property	2,097 SF – 4,000 SF	2,417 SF
Building Architecture	Traditional Brick/Stone Suburban Residential with One (1) Modern Home	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	20-Feet
Building Materials	HardiBoard/HardiePlank, Brick, Stone and Stucco.	Combination of HardiPlank Siding and Brick
Paint and Color	White, Cream, Red, Pink, Beige, Grey, and Brown	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the front and visible from Mischief Lane with the orientations being <i>flat front entry, garage forward entry, side entry, and 'J' or traditional swing entry.</i>	The garage will be situated 8.6-feet in front of the front façade of the home.



According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to orient the garage so that it projects in front of the front façade of the single-family home by 8.6-feet. Staff should point out that since the construction range for housing in this area extends from 1990-2016, the houses in this area already have several garage configurations that would be deemed to be legally non-conforming (*i.e. they were conforming when they were constructed; however, due to changes in the code they are no longer conforming and would not be permitted to be built in this configuration today*). In addition, there is one (1) other home (*i.e. 116 Mischief Lane*) that appears to have a similar garage configuration as to what is being proposed by the applicant; however, this aspect is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving the garage orientation requirement. With this being said, staff should point out -- *that with the exception of the garage orientation* -- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Mischief Lane and the proposed building elevations in the attached packet.

### **NOTIFICATIONS**

On July 27, 2021, staff mailed 284 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Water’s Edge at Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, Lago Vista, and Chandler’s Landing Homeowner’s Associations (HOAs), which are the only HOA’s or Neighborhood Organizations 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 returned notices.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant’s request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit ‘B’* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit ‘C’* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) 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 August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the SUP with the conditions of approval by a vote of 6-0, with Commissioner Moeller 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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

118 MISCHELL LN

SUBDIVISION

CHANDLER LAUNDRY

LOT

12

BLOCK

20A

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

APPLICANT

CAVENDISH HOMES

CONTACT PERSON

CONTACT PERSON

ED CAVENDISH

ADDRESS

ADDRESS

1017 NATIVE TRL

CITY, STATE & ZIP

CITY, STATE & ZIP

HEATH TX 75032

PHONE

PHONE

214-202-4607

E-MAIL

E-MAIL

ED.CAVENDISH@CCHOMES.NET

## NOTARY VERIFICATION [REQUIRED]

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

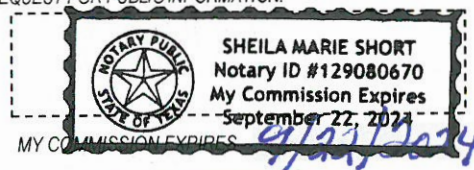
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF July, 2021

OWNER'S SIGNATURE

*Ed Cavendish*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2021-030- SUP FOR RESIDENTIAL INFILL  
AT 118 MISCHIEF LANE  
ZONING - LOCATION MAP = [icon]



# City of Rockwall

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



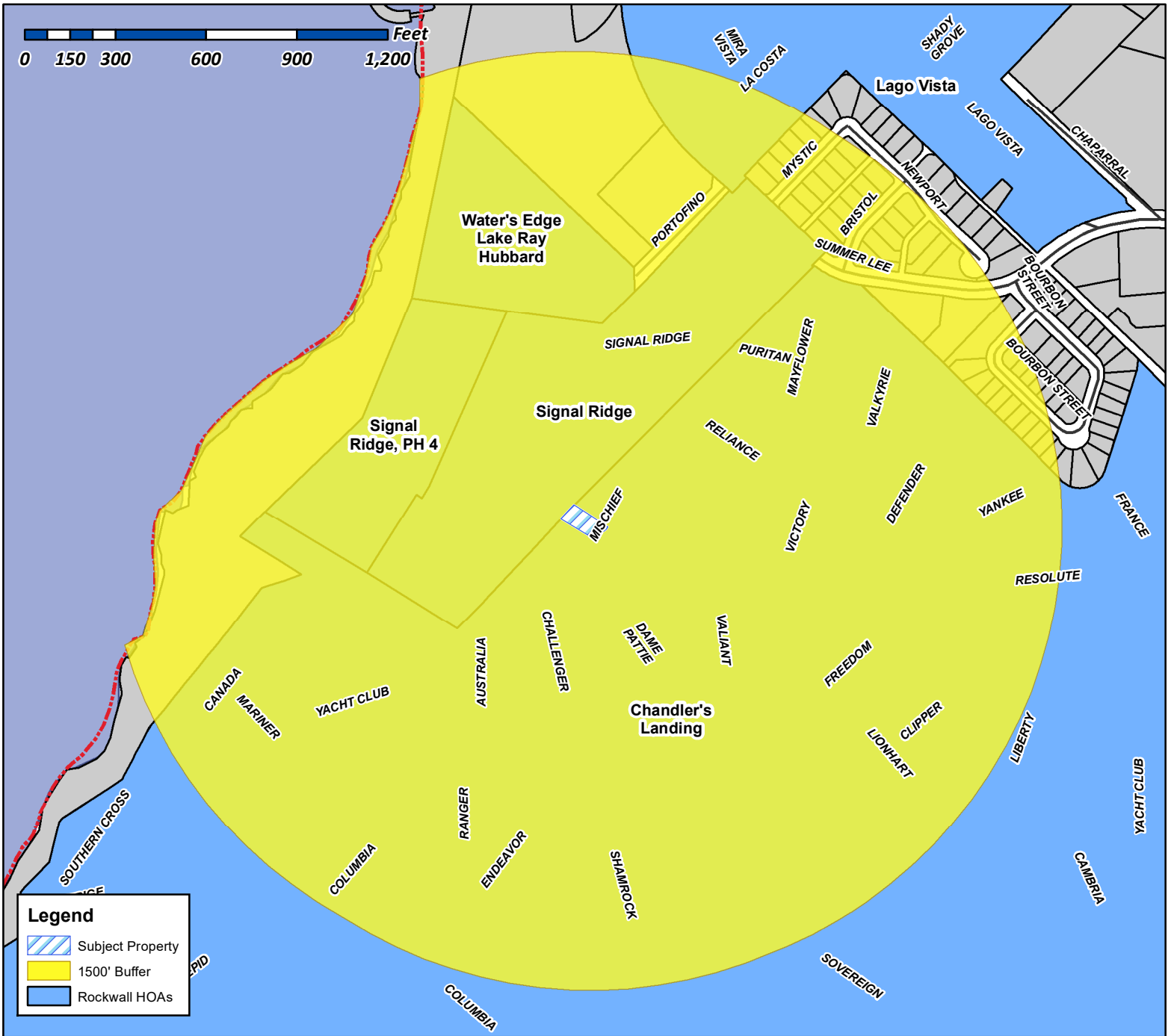




# City of Rockwall

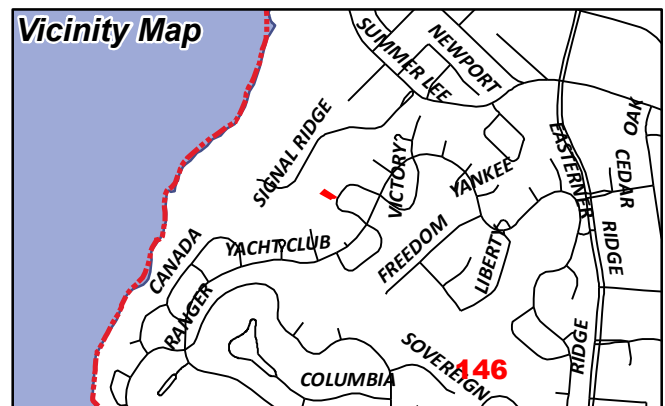
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2021-030  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 8 (PD-8)  
**Case Address:** 118 Mischieff Lane

**Date Created:** 7/16/2021  
**For Questions on this Case Call** (972) 771-7745





## Lee, Henry

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**From:** Gamez, Angelica  
**Sent:** Monday, July 26, 2021 11:52 AM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2021-030]  
**Attachments:** PON Map Z2021-030.pdf; Public Notice (07.26.2021).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 was published in the Rockwall Herald Banner on *July 23, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 10, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 16, 2021 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>.

### **Z2021-030 Specific Use Permit for Residential Infill**

Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, 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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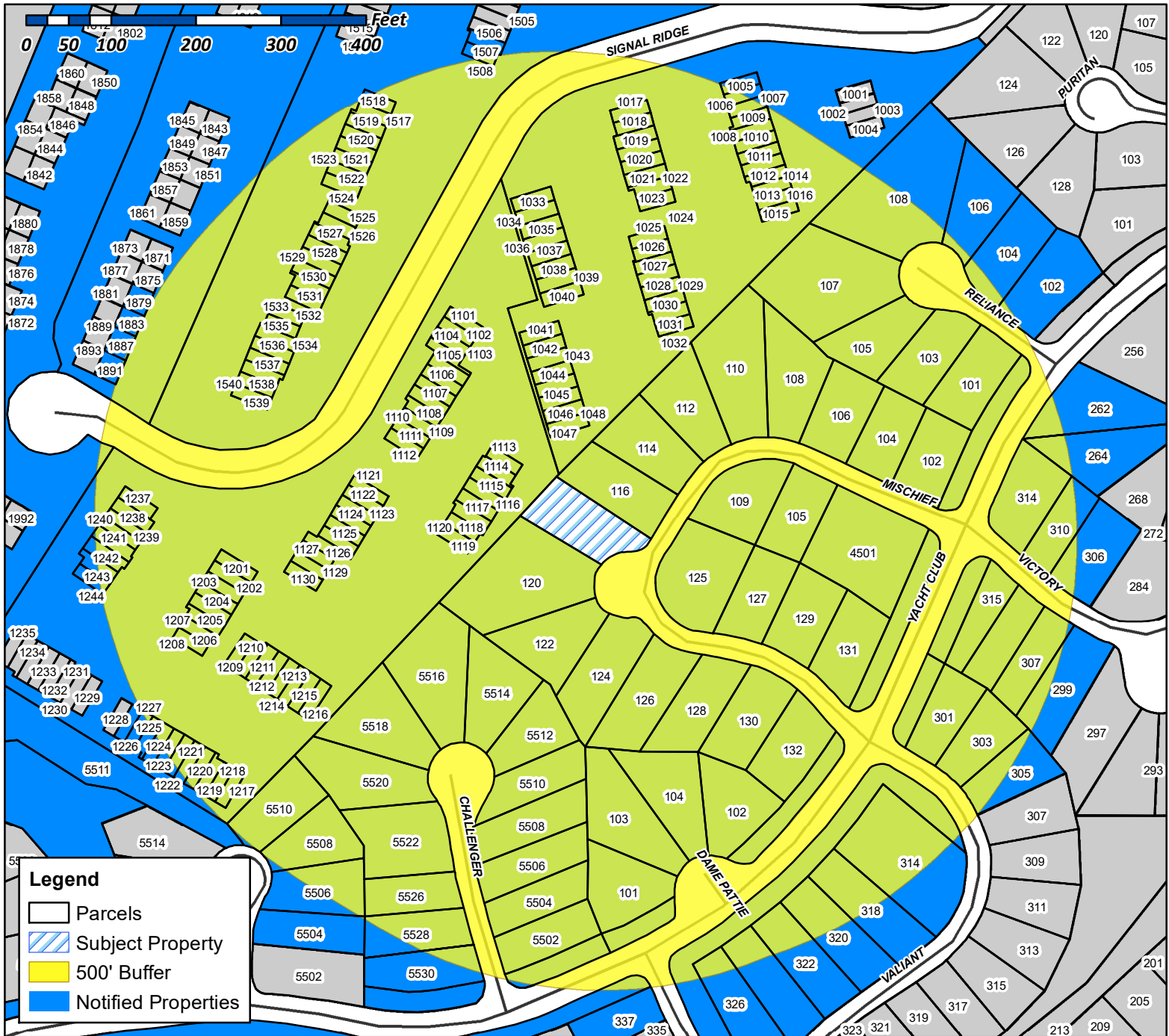
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# City of Rockwall

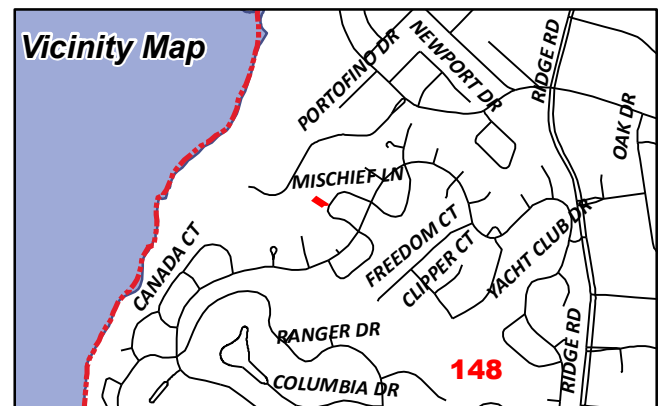
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**For Questions on this Case Call (972) 771-7745**





SIGNAL RIDGE OWNERS ASSOCIATION  
1000 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MARICH ENTERPRISE CORPORATION  
1005 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

SEPEHRI SUSAN M  
1006 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

BROYLES STEPHANIE  
1007 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN  
1008 SIGNAL RIDGE  
ROCKWALL, TX 75032

MIEROW SHARON A  
1009 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A  
101 DAME PATTIE DR  
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R  
101 RELIANCE CT  
ROCKWALL, TX 75032

HIGGINS MICHAEL R AND ANN S  
1010 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

FOREMAN JANET  
1011 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R  
1012 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R  
1012 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MOORE GREGORY J  
1013 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

JOHNSON ASHLEY  
1014 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1015 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

GRAGG CAROL  
1016 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC  
1017 NATIVE TR  
HEATH, TX 75032

GARDNER DAVID L REV LIV TR  
1017 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

TROTTER STEVEN D  
1018 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

AMHILL FINANCIAL LP  
ATTN JIM PETERS  
1019 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J  
102 DAME PATTIE DRIVE  
ROCKWALL, TX 75032

HALL JASON & CORI  
102 MISCHIEFLN  
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE  
102 RELIANCE COURT  
ROCKWALL, TX 75032

WAGNER JULIE A  
1020 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC  
1021 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

DAFFRON JAMES R SR & ANDREA  
1022 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

HAIL CHRIS & MELODY  
1023 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

VAIL SYDNEY  
1024 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MCMURTRE DREW  
1025 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

WHITE RANDY  
1026 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MCPARTLAND MARY C  
1027 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ALVARADO KRESHA  
1028 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE  
1029 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

THOMAS VELIA  
103 DAME PATTIE  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

SINCLAIR SUE AND  
JEREMY LEE SINCLAIR  
103 RELIANCCT  
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC  
CUSTODIAN FBO WILLIAM COMPTON  
1030 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC  
CUSTODIAN FBO WILLIAM COMPTON  
1031 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

PERROTTA SHARON  
1032 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

JOHNSTON SHARRON  
1033 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON  
1034 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

FALLS DAVID & TERRI  
1035 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

PRYOR MICA MALONEY  
1036 SIGNAL RIDGE PLACE #1036  
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI  
1037 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BEVILL HELEN M AND  
CHANDRA KARLEN  
1038 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
ATTN:TOM LORENZ  
1039 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

FAYAD HUSSAIN  
104 DAME PATTIE DRIVE  
ROCKWALL, TX 75032

CARR LORI  
104 MISCHIEF LN  
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC  
104 RELIANCCT  
ROCKWALL, TX 75032

ARMSTRONG D  
1040 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES  
BREZ FAMILY TRUST  
1041 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

ARMSTRONG D  
1042 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

NICHOLS JANET  
1043 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

TRINGALI CAHTERINE  
1044 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

KILGORE MADISON  
1045 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

YANGER LISA  
1046 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL  
1047 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

ZAIDL SALLY A  
1048 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES  
105 MISCHIEF LN  
ROCKWALL, TX 75032

HAYES BRANDON  
105 RELIANCE CT  
ROCKWALL, TX 75032



GRAF DANIEL & JESSICA  
106 MISCHIEF LANE  
ROCKWALL, TX 75032

CHRISTIAN ANGELA LEE  
106 RELIANCE CT  
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-  
GILBREATH  
107 RELIANCE CT  
ROCKWALL, TX 75032

CARRILLO VICTOR G  
108 MISCHIEF LN  
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY  
108 RELIANCE CT  
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE  
109 MISCHIEF LN  
ROCKWALL, TX 75032

DILOV VANIO  
110 MISCHIEFLN  
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G  
1101 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1102 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

HARRIS SUSAN  
1103 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

GARZA OLIVIA L AND FIDENCIO  
1104 SIGNAL RIDGE #1104  
ROCKWALL, TX 75032

GARDNER DAVID L REVOCABLE LIVING TRUST  
DAVID L GARDNER TRUSTEE  
1105 51ST ST W  
BRADENTON, FL 34209

DAVIS ROBERT NEAL  
1105 MELISSA LN  
GARLAND, TX 75040

LARAPINTA LLC  
1105 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

OGLIN THOMAS J & JOYCE L  
1106 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA  
1107 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC  
1108 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1109 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST  
1110 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

HERNANDEZ REBECCA SHANNON BURKETT  
1111 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

TWOMEY ELIZABETH A  
1112 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1113 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

OLSEN CATHERINE A  
1114 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

MATHERNE JUDITH L  
1115 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MAKE READY RENOVATIONS LLC  
1116 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST  
1117 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

LEVENTHAL PATRICK J  
1118 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

METZGER JACQUELINE  
1119 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K  
112 MISCHIEF LANE  
ROCKWALL, TX 75032

LAMAN FRANCES ANN  
1120 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E  
MARY R BURKETT CUSTODIAN  
1121 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

LAWRENCE ALAN  
1122 SIGNAL RIDGE PLACE # 1122  
ROCKWALL, TX 75032

AMHILL FINANCIAL, LP  
1123 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

PAIGE RYAN PROPERTIES LLC  
1124 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH  
1125 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

GUERRA CHRISTOPHER  
1126 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1127 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

VAUGHAN CULLY & SARA  
1128 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1129 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1130 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J  
114 MISCHIEF LANE  
ROCKWALL, TX 75032

LETT LORNA  
116 MISCHIEF LN  
ROCKWALL, TX 75032

COOK NATHAN & COURTNEY  
120 MISCHIEF LN  
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON  
1201 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

DAVIS ROBERT NEAL  
1202 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

CLARKE BEVERLY ANN  
1203 SIGNAL RIDGE PL #3  
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST  
1204 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

SELZER DEANNA  
1205 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
ATTN:TOM LORENZ  
1206 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BURKETT MARY REBECCA  
1207 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

ADAMS LINDA RUTH  
1208 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BUNYASAI PARIYADA  
1209 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON  
1210 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

LANE DEBRA  
1211 SIGNAL RIDGE  
ROCKWALL, TX 75032

RICHMOND JANET M & TOM R  
1212 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BROWNE STANLEY H & SANDRA R  
1213 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC  
1213 STONEWALL TRL  
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST  
1214 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

HERNANDEZ REBECCA SHANNON BURKETT  
1215 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

DALE ROBERT WAYNE  
1216 SIGNAL RIDGE PL  
ROCKWALL, TX 75032



BURKETT MARY R  
CUSTODIAN F/BENJAMIN HERRINGTON E  
BURKETT  
1217 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON  
1218 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

HERNANDEZ REBECCA SHANNON BURKETT  
1219 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

LOWREY COLT A AND  
LEO WISE  
122 MISCHIEF LN  
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON  
1220 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

LASAGE TAMMY  
1221 SIGNAL RIDGE PL #1221  
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC  
1222 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

DWYER AMY SUZANNE  
1223 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

MEYRAT JULIEN BALDRIDGE  
1224 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E  
MARY R BURKETT CUSTODIAN  
1225 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

RUSSELL VIRGINIA C  
1226 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA  
1227 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

STEWART BEVERLY  
1237 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

MILLS DONNA  
1238 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

TULK SHARON KAYE  
1239 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L  
124 MISCHIEF LANE  
ROCKWALL, TX 75032

NGUYEN KIM LOAN  
1240 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

INDRA SUSANNA  
1241 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

INDRA SUSANNA  
1241 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

COCANOUGH T TODD M  
1242 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

JDM RENTALS I LLC  
1243 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BUNYASAI PARIYADA  
1244 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

ODOM LACEY AND JOSH  
125 MISCHIEFLN  
ROCKWALL, TX 75032

STEWART BEVERLY  
125 SHEPHERDS GLEN RD  
ROCKWALL, TX 75032

HUIE LONDON DARNELL AND KRISTIN NOEL  
126 MISCHIEF LANE  
ROCKWALL, TX 75032

MARTIN NAN YI  
127 MICHIEF LANE  
ROCKWALL, TX 75032

HALAMA STEVEN  
128 MISCHIEF LN  
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J  
129 MISCHIEF LANE  
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN  
130 MISCHIEF LANE  
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D  
131 MISCHIEF LANE  
ROCKWALL, TX 75032

ROSHAN KC  
132 MISCHIEFLN  
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE  
138 OXBOW CV  
HOLLY LAKE RANCH, TX 75765

LANIGAN TIFFANY LEE  
143 STEVENSON DR  
FATE, TX 75087

HAIL CHRIS & MELODY  
145 WESTON CT  
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE  
148 OXFORD  
HEATH, TX 75032

JOHNSON TIFFANY MICHELLE  
148 OXFORD DR  
HEATH, TX 75032

PARNES DROR & ALEXANDRA  
15 KESTREL COURT  
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE  
1501 S LAKESHORE DR  
ROCKWALL, TX 75087

WOOD BARBARA E  
1507 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L  
REVOCABLE LIVING TRUST  
1508 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA  
1517 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

GARDNER DAVID L REVOCABLE LIVING TRUST  
DAVID L GARDNER TRUSTEE  
1518 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

YANGER MORRIS & DORIS  
1519 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

DECKER SARAH E  
1520 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MCCLENDON JAMIE  
1521 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

KUMAR ANVITA  
1522 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

MORTGAGE EQUITY CONVERSION ASSET TRUST  
2011-1  
1523 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

TABOR MARILYN W  
1524 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC  
CUSTODIAN FBO WILLIAM COMPTON  
1525 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

SEVILLA ELIZABETH  
1526 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PALERMO JAMES ALBERT  
1527 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

COLLINS KATHY  
1528 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST  
MOLLIE L PRICE TRUSTEE  
1529 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

AMHILL FINANCIAL LLP  
1530 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST  
MOLLIE PRICE TRUSTEE  
1531 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

SRYGLEY JAMES  
1532 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

YANGER MORRIS & DORIS  
1533 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

CURRENS WAYNE AND ARLENE  
1534 SIGNAL RIDGE PLACE  
HEATH, TX 75032

SCHUERENBERG CHARLES AND PENNIE  
1535 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

AMHILL FINANCIAL L.P.  
1536 SIGNAL RIDGEPL  
ROCKWALL, TX 75032



LANIGAN TIFFANY LEE  
1537 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BALDWIN GLENN RAY  
1538 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

CURRENS WAYNE AND ARLENE  
1539 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

MCCROSKIE ADAM  
1540 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

CURRENS WAYNE AND ARLENE  
16 LAKEWAY DRIVE  
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE  
ALISON LYN FOX  
1601 BAYCREST TRAIL  
HEATH, TX 75032

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

COCANOUGH TODD M  
1810 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

1879 ROCKETEER HOLDINGS LLC  
1879 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

NAGEL CHARLES I  
1883 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R  
1887 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE  
ALISON LYN FOX  
1891 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES  
BREZ FAMILY TRUST  
1910 SIGNAL RIDGE  
ROCKWALL, TX 75032

OLSEN CATHERINE A  
1920 KINGS PASS  
HEATH, TX 75032

MILLENNIUM TRUST COMPANY LLC  
CUSTODIAN FBO WILLIAM COMPTON  
2001 SPRING RD SUITE 700  
OAK BROOK, IL 60523

LARAPINTA LLC  
2028 E. BEN WHITE BLVD # 240-5820  
AUSTIN, TX 75741

MOORE GREGORY J  
2140 PORTOFINO DR  
ROCKWALL, TX 75032

BALDWIN GLENN RAY  
216 STANFORD CT  
HEATH, TX 75032

1879 ROCKETEER HOLDINGS LLC  
2200 ROSS AVE 3600  
DALLAS, TX 75201

GORDON NANCY ARAKAKI  
2215 ARRINGTON ST  
DURHAM, NC 27707

COGBURN DEWAYNE AND GLENNA  
2400 TRINITY COURT  
HEATH, TX 75032

ODOM LACEY AND JOSH  
2402 YACHT CLUB DR  
ROCKWALL, TX 75032

THOMAS VELIA  
2612 GULL LAKE DRIVE  
PLANO, TX 75025

HANSEN J D & PATRICIA  
262 VICTORY LN  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
264 VICTORYLN  
ROCKWALL, TX 75032

DILOV VANIO  
2717 LAKEWOOD DR  
ROWLETT, TX 75088

BURKETT BENJAMIN HERRINGTON E  
MARY R BURKETT CUSTODIAN  
277 TERRY LANE  
HEATH, TX 75032

HALL JASON & CORI  
284 VICTORY LN  
ROCKWALL, TX 75032

SEEDS DAVID R  
2961 S CHERRY WAY  
DENVER, CO 80222

BEVILL HELEN M AND  
CHANDRA KARLEN  
2977 OAK DR  
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE  
299 VICTORY LN  
ROCKWALL, TX 75032

MCMURTRE DREW  
3000 TWIN LAKES DR  
PROSPER, TX 75078

STOUFFER AMY JACKSON AND MITCH  
301 VALIANT  
ROCKWALL, TX 75032

WARD ANDREA N  
303 VALIANT DRIVE  
ROCKWALL, TX 75032

HERNANDEZ REBECCA SHANNON BURKETT  
3048 CANDLEWICK LANE  
FARMERS BRANCH, TX 75234

DEAL ROBERT  
305 VALIANT DRIVE  
ROCKWALL, TX 75032

MCMINN KIMBERLY  
306 VICTORYLN  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
30601 AGOURA RD SUITE 200  
AGOURA HILLS, CA 91301

MCNAIR KELLY  
307 VICTORY LN  
ROCKWALL, TX 75032

FALLS DAVID & TERRI  
309 ROOKERY CT  
MARCO ISLAND, FL 34145

AMH 2014-2 BORROWER LLC  
310 VICTORYLN  
ROCKWALL, TX 75032

NAGEL CHARLES I  
314 PINECREST DRIVE  
GERMANTOWN HILLS, IL 61548

SMITH JOSHUA AND  
MAEGAN HOLLOWAY  
314 VALIANT DR  
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY  
314 VICTORY LN  
ROCKWALL, TX 75032

LOREDO SARAHI  
315 VICTORY LN  
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA  
318 VALIANT DRIVE  
ROCKWALL, TX 75032

SINCLAIR SUE AND  
JEREMY LEE SINCLAIR  
32 LAKEWAY DRIVE  
HEATH, TX 75032

HANSEN JOSH AND  
RACHEL THORNQUIST  
320 VALIANT DRIVE  
ROCKWALL, TX 75032

CONDIT TINA  
322 VALIANT DRIVE  
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE  
326 VALIANTDR  
ROCKWALL, TX 75032

HARMON H VICTOR  
337 VALIANTDR  
ROCKWALL, TX 75032

BUNYASAI PARIYADA  
3416 CAMPUS AVE  
CLAREMONT, CA 91711

TULK SHARON KAYE  
408 COLUMBIA DR  
ROCKWALL, TX 75032

PALERMO JAMES ALBERT  
411 DRIFTWOOD ST  
ROCKWALL, TX 75087

YANGER MORRIS & DORIS  
427 COLUMBIA DR  
ROCKWALL, TX 75032

YANGER MORRIS & DORIS  
427 COLUMBIA DR  
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND  
GINA L STRICKLIN  
4501 YACHT CLUB DR  
ROCKWALL, TX 75032

KUMAR ANVITA  
4701 COPPER MOUNTAIN LANE  
RICHARDSON, TX 75082

SELZER DEANNA  
510 TURTLE COVE BLVD STE 109  
ROCKWALL, TX 75087

HARMON H VICTOR  
519 E INTERSTATE 30 PMB 212  
ROCKWALL, TX 75087



ROSHAN KC  
5335 BROADWAY BLVD #210  
GARLAND, TX 75043

MARSHALL SAMUEL AND DIANA  
5502 CHALLENGER CT  
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-  
5504 AUSTRALIA COURT  
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA  
5504 CHALLENGER CT  
ROCKWALL, TX 75032

WILSON STEPHEN L & JANPRAPHA T  
5506 AUSTRALIA CT  
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC  
5506 CHALLENGERCT  
ROCKWALL, TX 75032

YOUNG SHERRY WHITE  
5508 AUSTRALIA CT  
ROCKWALL, TX 75032

NORTON ANGELA  
5508 CHALLENGER CT  
ROCKWALL, TX 75032

DESROSIERS RONALD J  
5510 AUSTRALIA CT  
HEATH, TX 75032

BRADSHAW ADRIAN & ANDRIELLE JONES  
5510 CHALLENGER COURT  
ROCKWALL, TX 75032

TAYLOR JOE & CINDY  
5511 AUSTRALIA CT  
ROCKWALL, TX 75032

BEST JAMES AND DEBRA  
5512 CHALLENGER CT  
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN  
5514 CHALLENGER CT  
ROCKWALL, TX 75032

CABANISS CHAR CHERICE  
DAVID R DE LA CERDA  
5516 CHALLENGER CT  
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR  
JOHN C & ARLENE C FREDERIKSEN TRUSTEES  
5518 CHALLENGER CT  
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR  
JOHN C & ARLENE C FREDERIKSEN TRUSTEES  
5520 CHALLENGERCT  
ROCKWALL, TX 75032

BUTLER MARY DELINA  
5522 CHALLENGER COURT  
ROCKWALL, TX 75032

CONFIDENTIAL  
5526 CHALLENGER COURT  
ROCKWALL, TX 75032

SHELTON ROBERT M  
5528 CHALLENGER CT  
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN  
5530 CHALLENGER CT  
ROCKWALL, TX 75032

DWYER AMY SUZANNE  
6101 VOLUNTEER PL  
ROCKWALL, TX 75032

MCCROSKIE ADAM  
620 TRIPP TRL  
ROYSE CITY, TX 75189

GIFFORD JIM L & PAMELA  
636 CALVIN DR  
HEATH, TX 75032

ALVARADO KRESHA  
710 BRAZOS WAY  
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L  
REVOCABLE LIVING TRUST  
782 HANOVER DR  
ROCKWALL, TX 75087

ARMSTRONG JOHN D III AND INDIVIDUAL  
804 EAGLE PASS  
HEATH, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH  
828 CR 1035  
COOPER, TX 75432

MORTGAGE EQUITY CONVERSION ASSET TRUST  
2011-1  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019

HARRIS SUSAN  
9660 ALPHA LN  
QUINLAN, TX 75474

PRICE MOLLIE L TRUST  
MOLLIE L PRICE TRUSTEE  
C/O CHARLES LINEVILLE P O BOX 743612  
DALLAS, TX 75374

AMHILL FINANCIAL, LP  
P. O. BOX 1179  
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC  
P. O. BOX 853  
WYLLIE, TX 75098

MCMINN KIMBERLY  
PMB 239 11654 PLAZA AMERICA DR  
RESTON, VA 20190

RICHMOND JANET M & TOM R  
PO BOX 1145  
ROCKWALL, TX 75087

AMHILL FINANCIAL LP  
ATTN JIM PETERS  
PO BOX 1179  
ROCKWALL, TX 75087

AMHILL FINANCIAL LLP  
PO BOX 1179  
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

SRYGLEY JAMES  
PO BOX 1928  
ROCKWALL, TX 75087

JDM RENTALS I LLC  
PO BOX 2110  
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION  
PO BOX 2319  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

PRICE MOLLIE L TRUST  
MOLLIE PRICE TRUSTEE  
PO BOX 743612  
DALLAS, TX 75374

RUSH MAJOR  
PO BOX 760794  
GARLAND, TX 75046

HIGGINS MICHAEL R AND ANN S  
PO BOX 850225  
MESQUITE, TX 75185



# 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. Z2021-030: Specific Use Permit for Residential Infill**

*Hold a public hearing to discuss and consider a request by Ed Cavendish of Cavendish Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, 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, August 10, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 16, 2021 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:

**Henry Lee**  
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, August 16, 2021 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. Z2021-030: Specific Use Permit for Residential Infill**

**Please place a check mark on the appropriate line below:**

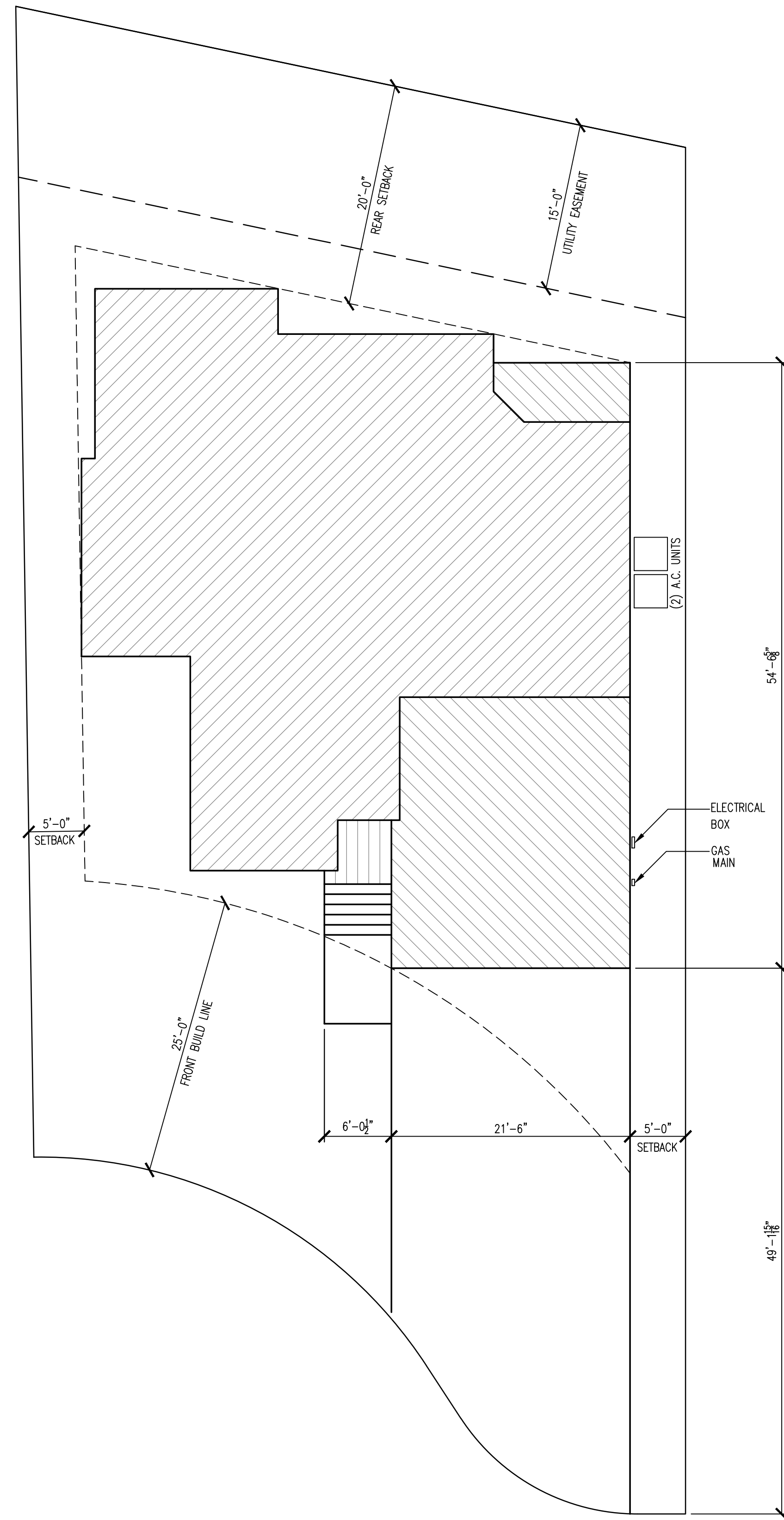
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted comment area]

Name: [Redacted]  
Address: [Redacted]

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

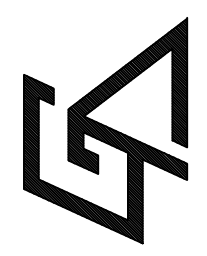


**SLAB PROFILE ON SITE PLAN**

SCALE: 1/8"=1'-0"

- NOTES:
1. TOPO INFORMATION WAS PROVIDED BY A THIRD PARTY. ALLEN GUSTAVSON IS NOT RESPONSIBLE FOR ANY OF THE TOPO OR SITE SURVEY INFORMATION. TOPO AND BEARINGS SHOWN FOR LAYOUT PURPOSES ONLY.
  2. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING IF BUILDING MEETS ALL SETBACK AND GRADING REQUIREMENTS
  3. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING AND DESIGNING RETAINING WALLS AND STRUCTURAL STEM WALLS
  4. LOT COVERAGE CALCULATIONS:  
 LOT SIZE: 6656 SQUARE FEET  
 COVERAGE: 2417 SQUARE FEET  
 (INCLUDES ONLY SLAB COVERAGE)  
 TOTAL ROOF COVERAGE OF LOT IS 37%

**GUSTAVSON & ASSOCIATES**  
 113 Lantana Lane  
 Wylie, TX 75098  
 Phone: 214-675-3172  
 Email: Allen@GusTX.com



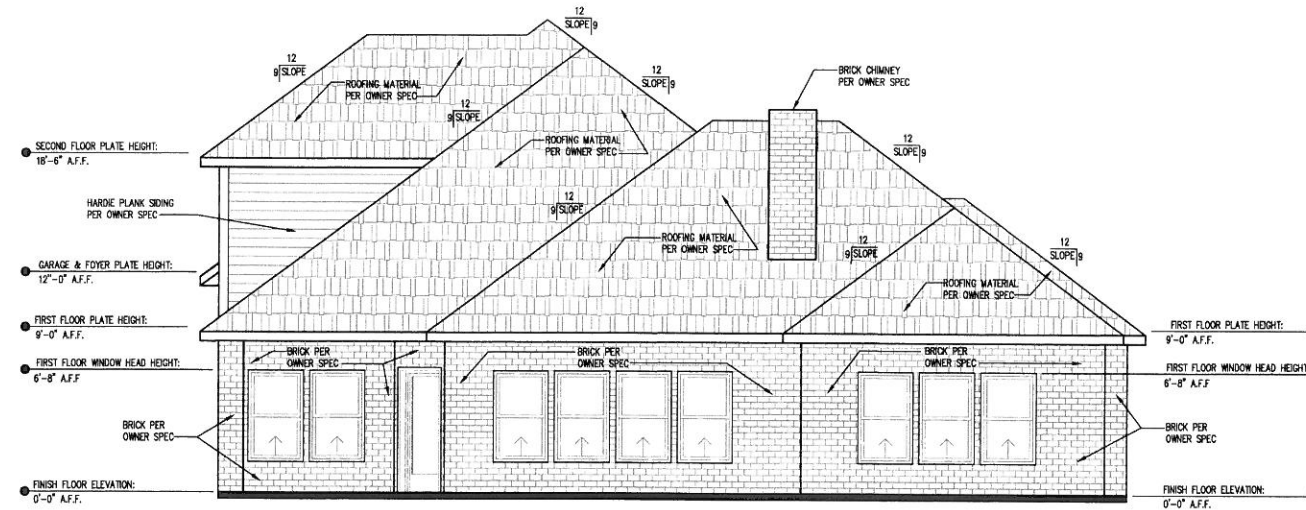
**PROJECT**  
**118 MISCHIEF LANE**  
 CHANDLER'S LANDING  
 ROCKWALL, TEXAS

**BUILDER**  
**CAVENDISH HOMES**  
 ROCKWALL, TEXAS

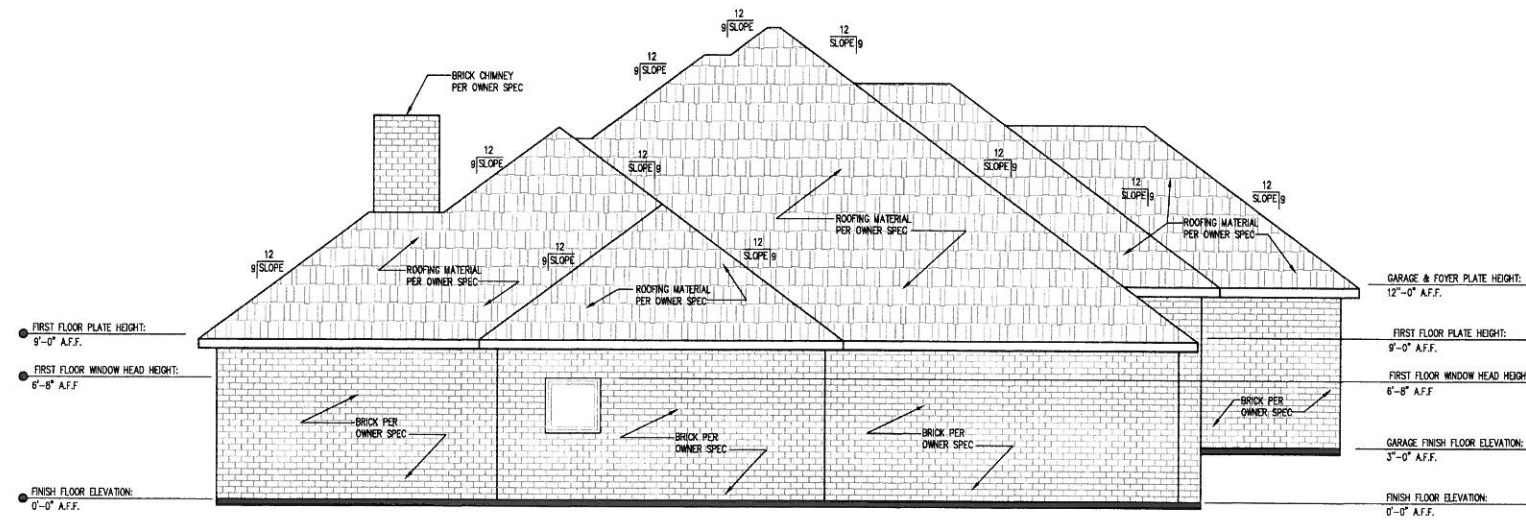
**SHEET NAME**  
**SLAB PROFILE PLAN**

SCALE:  
 1/8"=1'-0"  
 DATE:  
 7-26-2021  
 DRAWN BY:  
 AEG  
 CHECKED BY:  
 AEG  
 SHEET NUMBER:  
**A-8** 160





**REAR ELEVATION**  
SCALE: 1/4"=1'-0"



**LEFT ELEVATION**  
SCALE: 1/4"=1'-0"

**GUSTAVSON & ASSOCIATES**  
113 Lantana Lane  
Wylie, TX 75098  
Phone: 214-675-3172  
Email: Allen@GustTX.com

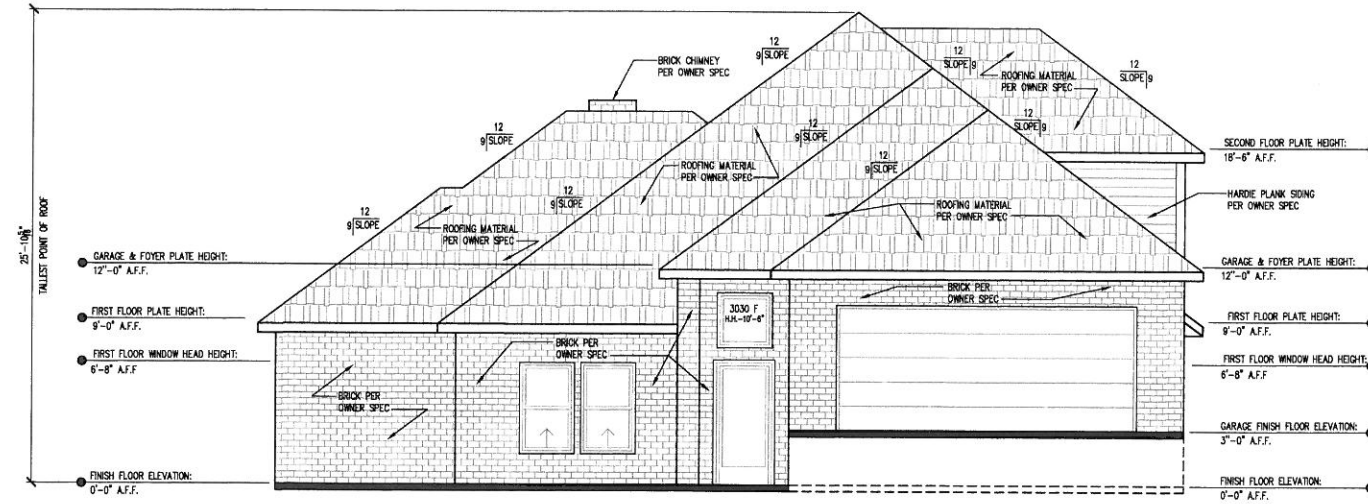


**PROJECT**  
**118 MISCHIEF LANE**  
CHANDLER'S LANDING  
ROCKWALL, TEXAS

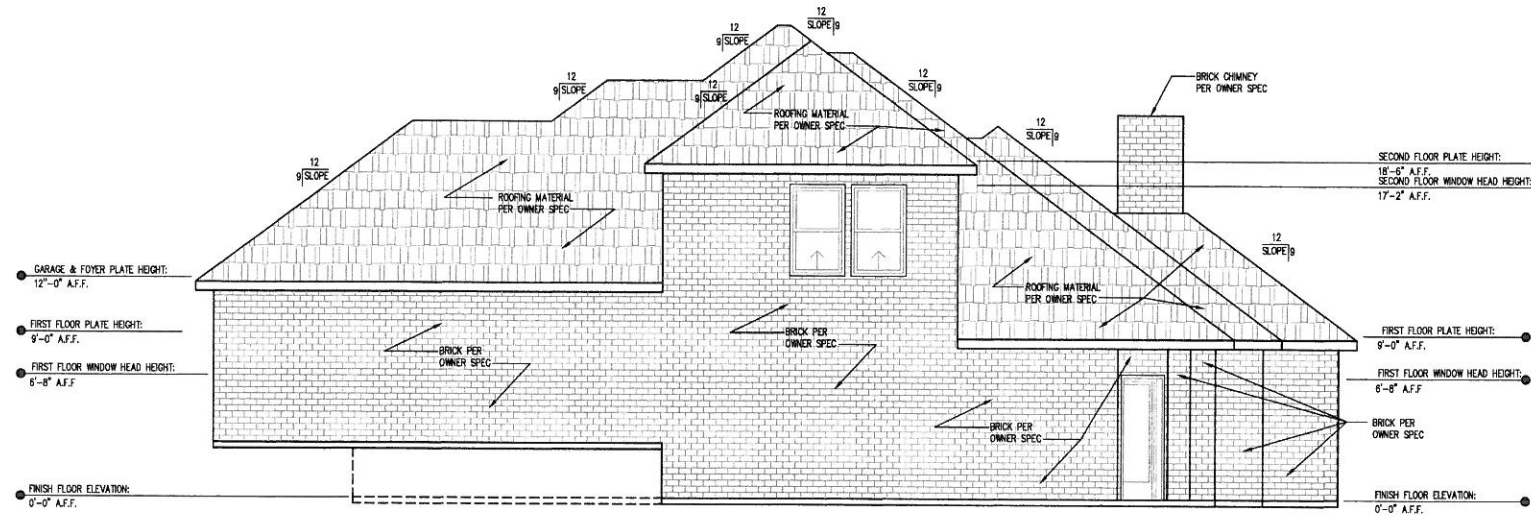
**BUILDER**  
**CAVENDISH HOMES**  
ROCKWALL, TEXAS

**SHEET NAME**  
**EXTERIOR ELEVATIONS "B"**

SCALE:  
1/4"=1'-0"  
DATE:  
6-28-2021  
DRAWN BY:  
AEG  
CHECKED BY:  
AEG  
SHEET NUMBER:  
**A-7**



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"

**GUSTAVSON & ASSOCIATES**  
113 Lantana Lane  
Wylie, TX 75098  
Phone: 214-675-3172  
Email: Allen@GusTX.com

**PROJECT**  
**118 MISCHIEF LANE**  
CHANDLER'S LANDING  
ROCKWALL, TEXAS

**BUILDER**  
**CAVENDISH HOMES**  
ROCKWALL, TEXAS

**SHEET NAME**  
**EXTERIOR ELEVATIONS "A"**

SCALE:  
1/4"=1'-0"  
DATE:  
6-28-2021  
DRAWN BY:  
AEG  
CHECKED BY:  
AEG  
SHEET NUMBER:  
**A-6**



Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
102 Mischief Lane	Single-Family Home	2000	3,264	N/A	Vinyl Siding
104 Mischief Lane	Single-Family Home	1990	2,097	N/A	Brick
105 Mischief Lane	Single-Family Home	2001	2,063	N/A	Brick
106 Mischief Lane	Single-Family Home	1995	2,295	N/A	Brick
108 Mischief Lane	Single-Family Home	2003	4,000	N/A	Brick
109 Mischief Lane	Single-Family Home	1994	2,549	N/A	Brick
110 Mischief Lane	Vacant				
112 Mischief Lane	Single-Family Home	2015	3,612	N/A	Brick
114 Mischief Lane	Single-Family Home	2005	3,120	N/A	Brick
116 Mischief Lane	Single-Family Home	2003	2,302	160	Brick
118 Mischief Lane	<i>Subject Property</i>			<i>RCAD Vacant</i>	
120 Mischief Lane	Single-Family Home	2012	2,592	N/A	Brick
122 Mischief Lane	Single-Family Home	2006	2,325	N/A	Brick
124 Mischief Lane	Single-Family Home	2006	2,854	N/A	Brick
125 Mischief Lane	Single-Family Home	2016	3,405	N/A	Stone
126 Mischief Lane	Single-Family Home	1995	3,124	N/A	Brick
127 Mischief Lane	Single-Family Home	2000	2,004	N/A	Brick
128 Mischief Lane	Single-Family Home	2002	2,375	N/A	Brick
129 Mischief Lane	Single-Family Home	1995	2,246	N/A	Brick
130 Mischief Lane	Single-Family Home	2015	3,146	N/A	Stone



102 Mischief Lane



104 Mischief Lane



105 Mischief Lane





106 Mischief Lane



108 Mischief Lane



109 Mischief Lane





110 Mischief Lane



112 Mischief Lane



114 Mischief Lane





116 Mischief Lane



118 Mischief Lane



120 Mischief Lane





122 Mischief Lane



124 Mischief Lane



125 Mischief Lane





126 Mischief Lane



127 Mischief Lane



128 Mischief Lane





129 Mischief Lane



130 Mischief Lane



131 Mischief Lane





132 Mischief Lane

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1637-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 12, BLOCK A, CHANDLER'S LANDING, PHASE 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* 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 Ed Cavendish for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1637-acre parcel of land being described as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in



Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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 or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

**SECTION 7.** 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 7<sup>TH</sup> DAY OF SEPTEMBER, 2021.**

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

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: August 16, 2021

2<sup>nd</sup> Reading: September 7, 2021



**Exhibit 'A'**  
*Location Map and Survey*

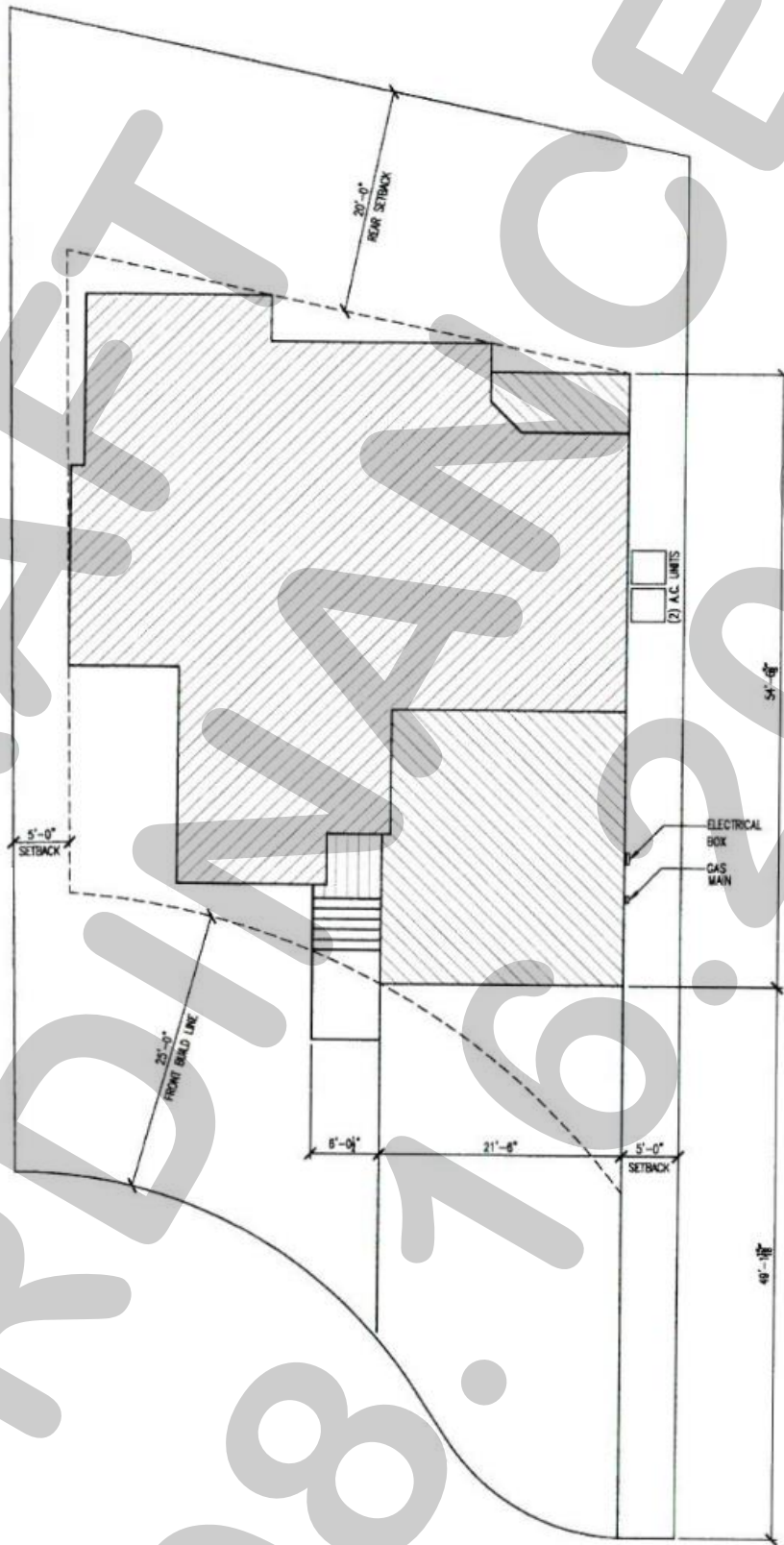
Address: 118 Mischief Lane

Legal Description: Lot 12, Block A, Chandler's Landing, Phase 20



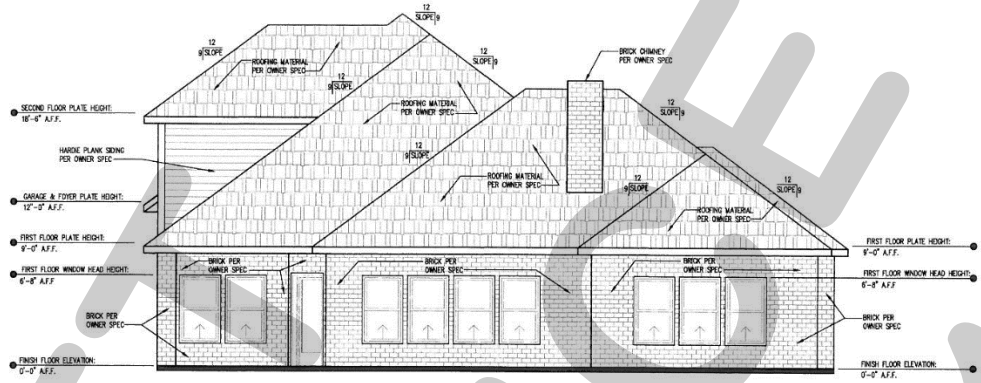


Exhibit 'B':  
Residential Plot Plan

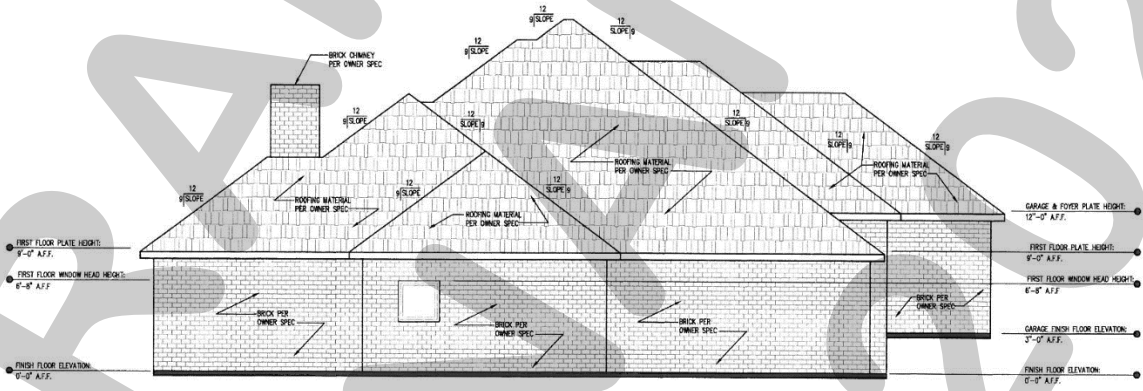




## Exhibit 'C': Building Elevations

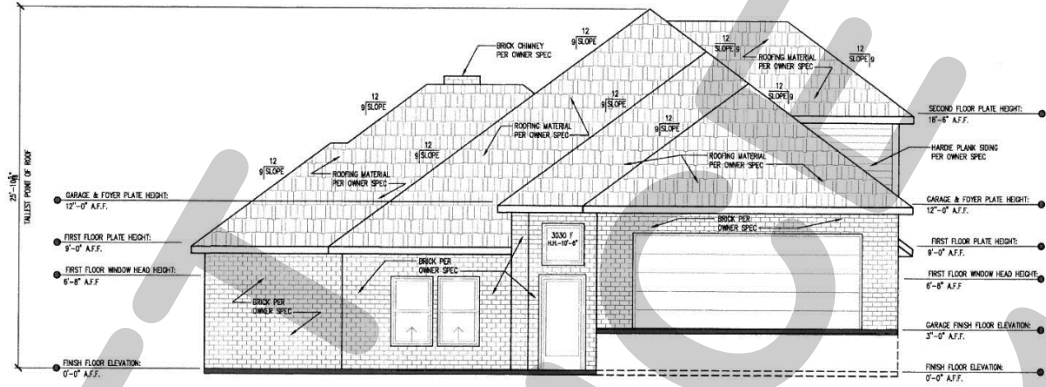


**REAR ELEVATION**  
SCALE: 1/4"=1'-0"

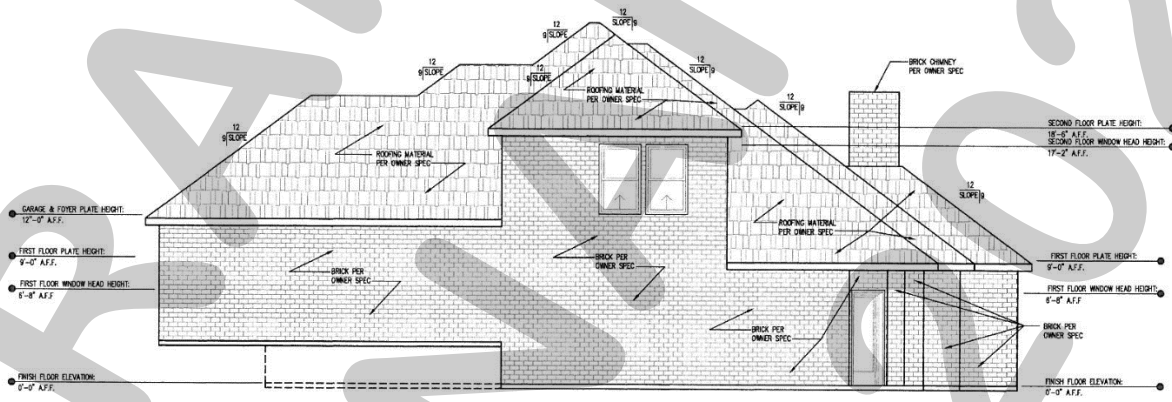


**LEFT ELEVATION**  
SCALE: 1/4"=1'-0"

**Exhibit 'C':  
Building Elevations**



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** August 16, 2021

**SUBJECT:** Z2021-031; ZONING CHANGE FROM AGRICULTURAL (AG) DISTRICT AND SINGLE-FAMILY 1 (SF-1) DISTRICT

---

### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Property Owner Notifications  
For and Against Map  
Survey  
Applicant's Letter  
SF-1 Permitted Land Use Charts  
SF-1 Development Standards  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of an ordinance for a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Zoning Change*.



# 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:** August 16, 2021  
**APPLICANT:** Tino & Judy Liscano  
**CASE NUMBER:** Z2021-031; *Zoning Change from Agricultural (AG) District and Single-Family 1 (SF-1) District*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2075 Airport Road, and take any action necessary.

### BACKGROUND

The subject property is a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, and is addressed as 2075 Airport Road. The City Council approved *Ordinance No. 98-10* annexing the subject property on March 16, 1998. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), an ~1,863 SF home was constructed on the subject property in 1975. A 920 SF addition was added to the subject property in 2020. According to the City's records this addition was completed under BLD2017-3435. No other improvements or changes have been made to the subject property since its annexation.

### PURPOSE

On July 16, 2021, the applicants -- *Tino and Judy Liscano* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2075 Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 7.03-acre parcel of land (*i.e. Lot 1, Block A, Devoll Place Addition*) that is zoned for Single-Family Estate 1.5 (*SFE-1.5*) District land uses. Continuing north is the Rolling Meadows Subdivision, which is zoned for Single-Family Estate 4.0 (*SFE-4.0*) District land uses. Continuing north are several large tracts of land (*i.e. Tract 9, 29, 29-2, 29-3, and etc., of the E. M. Elliott Survey, Abstract No. 77*) zoned Agricultural (AG) District. Beyond this is SH-66, which is identified as a *TXDOT4D* (*i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Airport Road, 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. Continuing south are several single-family homes on approximately one (1)-acre tracts of land or larger that are zoned Agricultural (AG) District. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Continuing south, and adjacent to the *Union Pacific Dallas/Garland Northeast Railroad*, is a 36.56-acre tract of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) that is vacant and is zoned Agricultural (AG) District.



East: Directly east of the subject property are several properties zoned Agricultural (AG) District that have single-family homes situated on them, and a 7.03-acre parcel of land (*i.e. Lot 1, Block A, Devoll Place Addition*) that is zoned for Single-Family Estate 1.5 (SFE-1.5) District land uses. Beyond this is N. Stodghill Road, which is identified as a TXDOT4D (*i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This thoroughfare is adjacent to the corporate limits of the City of Rockwall.

West: Directly west of the subject property are three (3) subdivisions (*i.e. Ridgecrest, Greenlee, and Airport Acres*) that are zoned for single-family land uses (*i.e. PD-81 [Ridgecrest Subdivision] & SF-10*). The Ridgecrest Addition is comprised of 45 single-family lots, Greenlee has 22 single-family lots, and Airport Acres has 20 single-family lots. Continuing west are several large tracts of land (*i.e. Tract 15, 21, and 22, of the D. Harr Survey, Abstract No. 102*) that are zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

### **CHARACTERISTICS OF THE REQUEST**

The applicant is requesting to rezone the 4.95-acre parcel of land from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for the purpose of subdividing the property into two (2) lots and constructing a single-family residential home on a ~1.06-acre portion of the larger tract. It should be noted, that if this zoning change is approved, the applicant will be required to subdivide the subject property into two (2) buildable lots that are a minimum of one (1) acre each in order to construct the home.

### **INFRASTRUCTURE**

Based on the applicant's submittal the following infrastructure is required:

#### Water Improvements

The applicant will be required to tie to the existing 12-inch waterline that is located on the north side of Airport Road.

#### Sewer Improvements

The applicant will be required to tie to the existing eight (8) inch sanitary sewer line located along the southern property line of the subject property.

#### Roadways

The Master Thoroughfare Plan contained in the Comprehensive Plan indicates Airport Road is identified as a *Minor Collector*, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible dedicating any additional right-of-way (*i.e. as measured 30-feet from the centerline of the roadway*) necessary for this roadway at the time final plat.

### **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size... (t)hese lots are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area." In this case, it should be known that the majority of the properties adjacent to Airport Road are zoned Agricultural (AG) District, with the exception of three (3) subdivisions west of the subject property (*i.e. Ridgecrest, Greenlee, and Airport Acres*) that are zoned for single-family land uses (*i.e. PD-81 [Ridgecrest Subdivision] & SF-10*). If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 1 (SF-1) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT DEVELOPMENT STANDARDS

Number of Dwelling Units/Lot	1.0
Number of Dwelling Units/Acre	1.0

Minimum Dwelling Unit	2,500 SF
Minimum Lot Area	8,400 SF
Minimum Lot Width	70-Feet
Minimum Lot Depth	100-Feet
Minimum Front Yard Setback	20-Feet
Minimum Rear Yard Setback	10-Feet
Minimum Side Yard Setback	6-Feet
Between Buildings	10-Feet
Building Height	36-Feet
Maximum Lot Coverage	45%
Required Parking Spaces	2

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Central District* and is designated for Low Density Residential land uses. The applicant’s request, to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District, is in conformance with the Low Density Residential designation. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (i.e. 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ...” [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential land uses to 24.10% non-residential land uses. Since this request is in conformance with the *Land Use Plan*, the land use ratio will remain unchanged if approved.

**NOTIFICATIONS**

On July 26, 2021, staff notified 43 property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadow Estates Homeowner’s Association (HOA), which is the only HOA 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 received the following 13 notifications opposed to the applicant’s request:

- (1) Three (3) property owner notifications from property owners within the notification area (i.e. within the 500-foot buffer) opposed to the applicant’s request.
- (2) Five (5) emails from property owners within the notification area (i.e. within the 500-foot buffer) opposed to the applicant’s request.
- (3) Five (5) emails from property owners outside of the notification area (i.e. outside of the 500-foot buffer) opposed to the applicant’s request.

There are eight (8) property owner notifications within a 200-foot buffer that have provided written notification opposed to the applicant’s request. This represents more than 20% of the land adjacent to the subject property (i.e. 27% opposed). According to Subsection 02.03(G), of Article 11, of the Unified Development Code (UDC), “(w)henever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius...such zoning change...shall require a supermajority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval.”

**CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant’s request to rezone the subject property from an *Agricultural (AG) District* to a *Single-Family Estate 1 (SF-1) District*, then staff would propose the following conditions of approval:

- (1) 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 August 10, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-037

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2075 Airport Rd.

SUBDIVISION

LOT

1

BLOCK

A

GENERAL LOCATION Approx. 1 block west of FM 3549 on Airport Rd. North side

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

CURRENT ZONING

Ag

CURRENT USE

Residential

PROPOSED ZONING

Ag. Res.

PROPOSED USE

Residential

ACREAGE

4.95

LOTS [CURRENT]

1

LOTS [PROPOSED]

Approx. 46,480 sq ft

**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

Jeremy Lance Epton

APPLICANT

CONTACT PERSON

Jeremy Epton

CONTACT PERSON

TINO & JUDY LISCANO

ADDRESS

2075 Airport Rd.

ADDRESS

2316 ANITA

CITY, STATE & ZIP

Rockwell, TX 75087

CITY, STATE & ZIP

MESQUITE TX 75149

PHONE

214-490-4047

PHONE

214-796-2043

E-MAIL

jeremy.epton@cbdfw.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

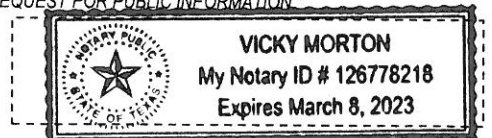
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 274.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF July, 2021

OWNER'S SIGNATURE

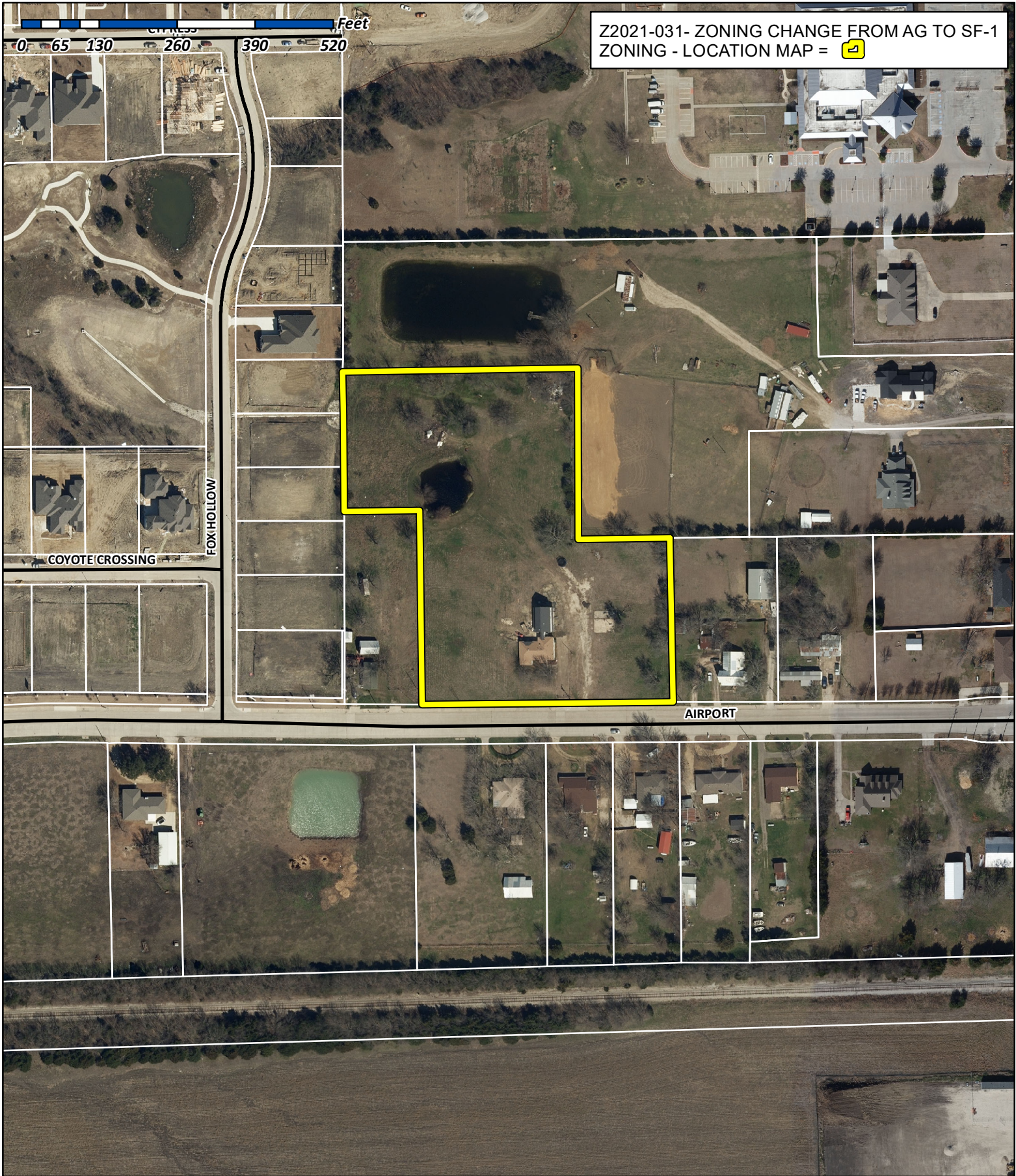
Jeremy Epton

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES





# 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.



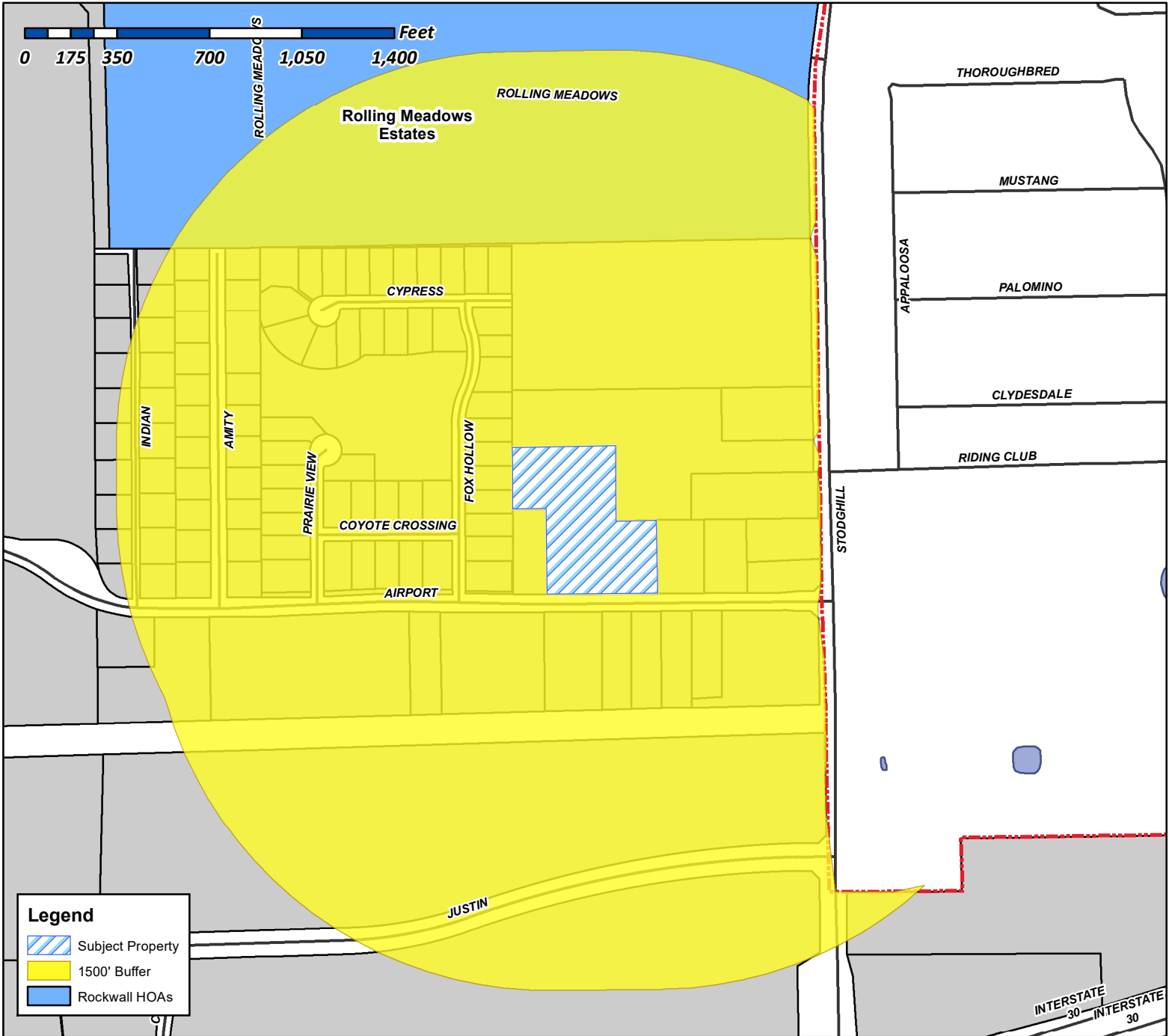




# City of Rockwall

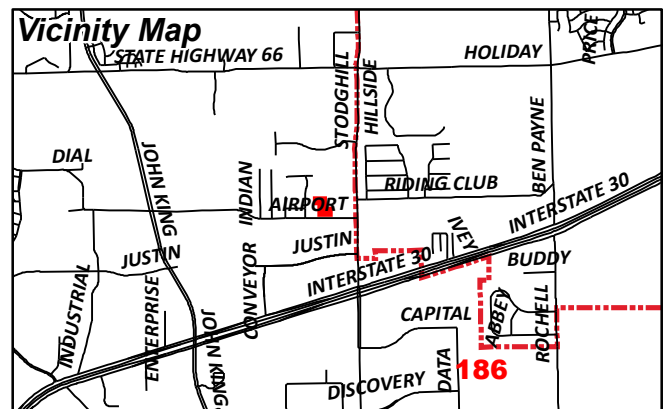
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2021-031  
**Case Name:** Zoning Change from AG to SF-1  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 2075 Airport Road

**Date Created:** 7/16/2021  
**For Questions on this Case Call** (972) 771-7745





## Miller, Ryan

---

**From:** Gamez, Angelica  
**Sent:** Monday, July 26, 2021 11:52 AM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2021-031]  
**Attachments:** Public Notice (07.26.2021).pdf; PON Map Z2021-031.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 was published in the Rockwall Herald Banner on July 23, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 10, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 16, 2021 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>.

### **Z2021-031 Zoning Change from AG to SF-1**

Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, 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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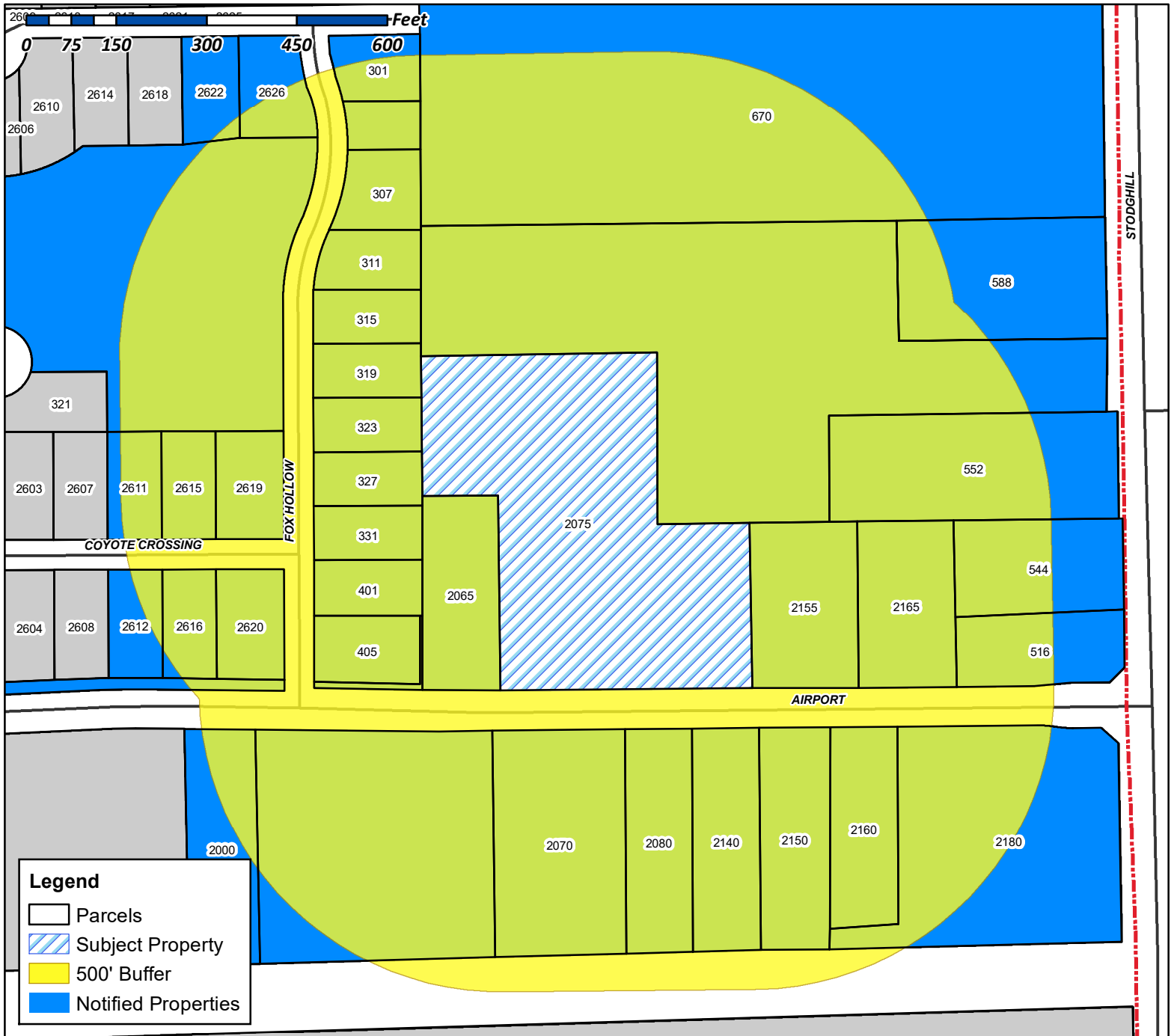
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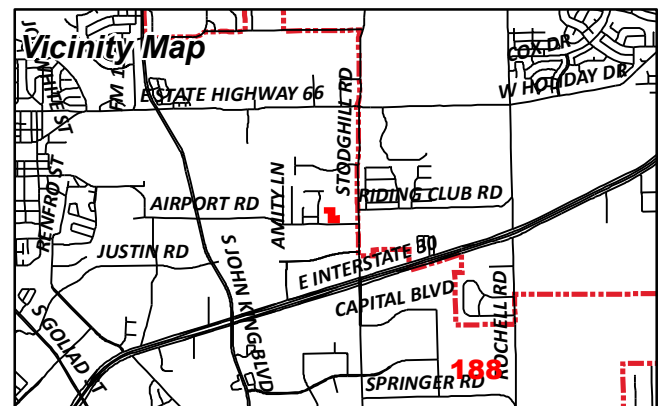
# City of Rockwall

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

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**Case Number:** Z2021-031  
**Case Name:** Zoning Change from AG to SF-1  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 2075 Airport Road



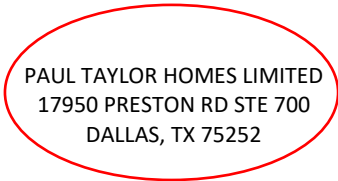
**Date Created:** 7/16/2021  
**For Questions on this Case Call (972) 771-7745**



 = RESPONSE RECEIVED

DEVOLL JAMES DAVID &  
JUDY KAY LARSON  
FM3549 STODGHILL RD  
ROCKWALL, TX 75087

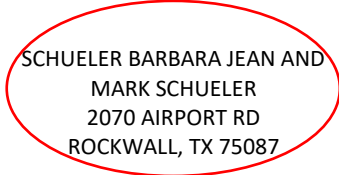
RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

 PAUL TAYLOR HOMES LIMITED  
17950 PRESTON RD STE 700  
DALLAS, TX 75252

SPRINGER JOHN STANLEY  
2000 AIRPORT RD  
ROCKWALL, TX 75087

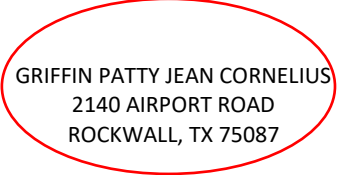
SPRINGER OUIDA MRS  
2000 AIRPORT RD  
ROCKWALL, TX 75087

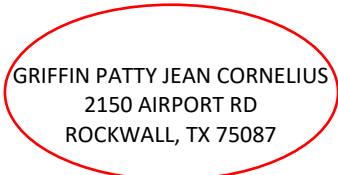
WHD FAMILY TRUST  
WILL H DOUGLAS TRUSTEE  
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ROCKWALL, TX 75087

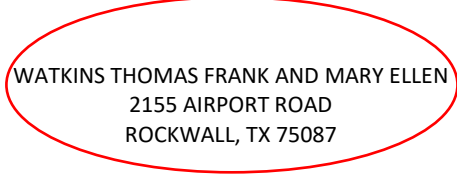
 SCHUELER BARBARA JEAN AND  
MARK SCHUELER  
2070 AIRPORT RD  
ROCKWALL, TX 75087

EPTON JEREMY L  
2075 AIRPORT RD  
ROCKWALL, TX 75087

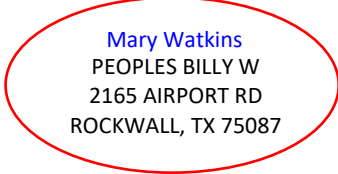
STANDLEY VEANETA TRUSTEE  
OF THE VEANETA B STANDLEY FAMILY TR  
2080 AIRPORT RD  
ROCKWALL, TX 75087

 GRIFFIN PATTY JEAN CORNELIUS  
2140 AIRPORT ROAD  
ROCKWALL, TX 75087

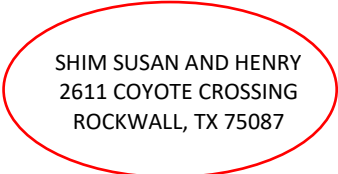
 GRIFFIN PATTY JEAN CORNELIUS  
2150 AIRPORT RD  
ROCKWALL, TX 75087

 WATKINS THOMAS FRANK AND MARY ELLEN  
2155 AIRPORT ROAD  
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE  
2160 AIRPORT RD  
ROCKWALL, TX 75087

 Mary Watkins  
PEOPLES BILLY W  
2165 AIRPORT RD  
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S  
2180 AIRPORT RD  
ROCKWALL, TX 75087

 SHIM SUSAN AND HENRY  
2611 COYOTE CROSSING  
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED  
2612 COYOTE CROSSING  
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED  
2615 COYOTE CROSSING  
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED  
2616 COYOTE CROSSING  
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW  
2619 COYOTE CROSSING  
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED  
2620 COYOTE CROSSING  
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED  
2622 CYPRESS DR  
ROCKWALL, TX 75087

MAHAFDHAH BASIL AND  
DUNIA ALSROUJI  
2626 CYPRESS DR  
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED  
301 FOX HOLLOW DR  
ROCKWALL, TX 75087

PEOPLES BILLY W  
302 S GOLIAD ST  
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M  
307 FOX HOLLOW DR  
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA  
311 FOX HOLLOW DR  
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A  
315 FOX HOLLOW DRIVE  
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED  
319 FOX HOLLOW DR  
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED  
323 FOX HOLLOW DR  
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY  
327 FOX HOLLOW DRIVE  
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED  
331 FOX HOLLOW DR  
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED  
401 FOX HOLLOW DR  
ROCKWALL, TX 75087

HESTER WILLARD JR AND CHRISTY L  
405 FOX HOLLOW DR  
ROCKWALL, TX 75087

KVK GLOBAL LLC  
516 FM3549 STODGHILL RD  
ROCKWALL, TX 75087

OLMOS ANTONIO RODRIGUEZ  
544 N FM 3549 STODGHILL RD  
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM  
552 N FM3549 STODGHILL RD  
ROCKWALL, TX

LAKESIDE CHURCH OF CHRIST OF ROCKWALL  
588 STODGHILLRD  
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW  
C/O EASTRIDGE CHURCH OF CHRIST  
670 STODGHILL RD  
ROCKWALL, TX 75087

KVK GLOBAL LLC  
8728 DOMINGO DRIVE  
PLANO, TX 75024

DEVOLL JAMES DAVID &  
JUDY KAY LARSON  
P.O. BOX 133  
FATE, TX 75132

GRIFFIN PATTY C & J T  
PO BOX 511  
FATE, TX 75087

MAYNARD VON & CAROLYM  
PO BOX 838  
FATE, TX 75132



# 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. Z2021-031: Zoning Change from AG to SF-1**

*Hold a public hearing to discuss and consider a request by Tino and Judy Liscano on behalf of Jeremy Lance Epton for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 & 2075 Airport Road, 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, August 10, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 16, 2021 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:

**David Gonzales**  
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, August 16, 2021 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. Z2021-031: Zoning Change from AG to SF-1**

**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.

Four horizontal grey bars for providing reasons for support or opposition.

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

# PUBLIC NOTICE



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**Case No. Z2021-031: Zoning Change from AG to SF-1**

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.

*No Vote*

Name: *Venetta Standley*  
Address: *2180 Airport Rd Rockwall*

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.

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Sincerely,

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



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----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2021-031: Zoning Change from AG to SF-1**

**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.

2 No Votes

Name: Mary Watkins

Address: 2155 E 21st Airport Rd

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.

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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. Z2021-031: Zoning Change from AG to SF-1**

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.

2 No Votes

Name: Patty Griffin  
Address: 2140 Airport Rd + 2150 Airport Rd

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.

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**From:** Christy Hester <[REDACTED]>  
**Sent:** Tuesday, August 10, 2021 2:46 PM  
**To:** Planning  
**Subject:** Case No Z2021-031 Zoning Change from AG to SF-1

**Case No Z2021-031 Zoning Change from AG to SF-1**

I wish to cast my vote in the following manner

I am in **FAVOR** of the request for the reasons listed below

I am **OPPOSED** to the request for the reasons listed below

LISTED REASON FOR VOTE: (MUST SUPPLY A REASON)

I moved to the Ridgecrest neighborhood for the privacy. Changing this land from ag to single family will allow the opportunity for a development to come in and split up the land and put houses on that land. I do not support that type of development. I moved from Woodcreek for this same reason.

Christy Lynn Hester  
The Hester Law Firm, P.C.  
405 Fox Hollow Drive  
Rockwall, Texas 75087  
214-725-5377  
[REDACTED]

---

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**From:** David Garcia <[REDACTED]>  
**Sent:** Tuesday, August 10, 2021 2:48 PM  
**To:** Planning  
**Subject:** Case No Z2021-031 Zoning Change from AG to SF-1

My name is David Garcia, I live at 2705 Cypress Dr. Rockwall, TX 75087

I wish to cast my vote in the following manner

I am **OPPOSED** to the request for the reasons listed below

LISTED REASON FOR VOTE: Area is already becoming over crowded and I am concerned about the increase in road traffic in the area.

---

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**From:** Larry Henry <[REDACTED]>  
**Sent:** Tuesday, August 10, 2021 1:03 PM  
**To:** Planning  
**Subject:** Rezoning of 2065&2075 AIRPORT ROAD

I LIVE IN RIDGE CREST SUBDIVISION AND I WANT TO VOTE AGAINST THE REZONING PLAN . AS YOU LOOK AROUND THE ROCKWALL AREA YOU CAN SEE GREEDY GREEDY DEVELOPERS AND THE TAX HUNGRY COMMISSIONERS AT WORK . PRETTY SOON IT WILL ALL BE GONE . LARRY L. HENRY , 2605 CYPRESS DR .

Get [Outlook for iOS](#)

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**From:** Logan Sharkey [REDACTED]  
**Sent:** Tuesday, August 10, 2021 5:55 AM  
**To:** Planning  
**Subject:** Case No. Z2021-031: Zoning Change from AG to SF-1

I am opposed to the request. This land backs up to my property and I'm happy with the way it currently is. I would hate for a developer to purchase the land and then it turns into a small subdivision. I vote against this change and would prefer this stay AG and not be changed.

Thank you,  
Logan Sharkey

---

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**From:** Marjorie Murat [REDACTED]  
**Sent:** Tuesday, August 10, 2021 9:58 AM  
**To:** Planning  
**Cc:** Jamey Farrow  
**Subject:** Case No. Z2021-031: Zoning Change from AG to SF-1

Morning,  
We are opposed to the request.  
Jamey Farrow and Marjorie Murat  
401 Fox Hollow Drive, 75087

*Thank you,  
Marjorie*



***Texas law requires all real estate license holders to provide the TREC Consumer Protection Notice and TREC Information About Brokerage Services***

---

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**From:** Susan Shim <[REDACTED]>  
**Sent:** Tuesday, August 10, 2021 5:41 PM  
**To:** Planning  
**Subject:** Case No Z2021-031 Zoning Change from AG to SF-1  
[REDACTED]

**Case No Z2021-031 Zoning Change from AG to SF-1**

I wish to cast my vote in the following manner

I am in **FAVOR** of the request for the reasons listed below

I am **OPPOSED** to the request for the reasons listed below

**LISTED REASON FOR VOTE:**

We purchased our home due to the low density house in current existence and do not want to change the landscape/development currently in place.

Sent from my iPhone

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**From:** Barbara Schueler <[REDACTED]>  
**Sent:** Tuesday, August 10, 2021 5:39 PM  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Case No Z2021-031 Zoning change from Ag to SF-1

Case No Z2021-031 Zoning change from Ag to SF-1

I am OPPOSED to the request for the reasons attached:

Presently Rockwall is undergoing an amazing amount of growth. We are growing so fast that little consideration is given to land use changes. For the most part we are in a yeah, change it situation. New subdivisions are approved, zoning is changed and then, the next month we move on to new business and new changes with little thought about what was approved the month before.

Rockwall growth is moving at the pace of a rocket. Our roads and infrastructure can not keep up. John King is the newest road in Rockwall to move volumes of traffic around our city and it is 10 years old. I 30 is about to undergo construction, with the reconstruction 3549, they are going to using Airport Rd as an alternate route to get around plus all the new businesses that are on Airport Rd that also increases traffic.

It seems we conveniently forget about all the subdivisions we have platted waiting development, so it would be rational that the city leaders and city fathers don't make mistakes like the apartment complex downtown. We need to be more responsible with our planning. By changing the zoning on this 5 acre piece of property, potentially, potentially, there could be another 10 to 15 houses put on that land, attached to a main artery street that already

backs up with traffic. And there isn't a new school within a 3 mile radius to handle the influx of possible children. I have lived in Rockwall my entire life. I remember in the 1970's and 80's when Mesquite was the hot place to live. Houses and subdivision appeared weekly, traffic backed up and basically Mesquite was a mess to drive through. Now Mesquite is a city line you pass going through Dallas County. It has lost it's individuality. Let's not let that happen to Rockwall With a new city Mayor and City Council members coming on board, I think it is only fair and prudent that for the welfare of our city, that the City place a Moratorium on all building so that we can define the city's growth and look at the direction as to how we want our city to evolve.

As an example of my plea, and because there are so many new people in the room, I will remind everyone that it was just 10 years ago that we were under water rations because the city had grown so fast that we didn't have access to the water that

was needed for the residents of Rockwall. If it had not been for nature's protection of us we could easily find ourselves in the same situation again.

And since I mentioned our water System, as a 15 year resident of the City of Rockwall, I am still waiting to have City of Rockwall water. I was here in December complaining about my water service. At that time I was told that it would be addressed by the City. 8 months later I am still waiting. Now I

find out that the new residents on my street have water from the City of Rockwall but those of us who have been paying taxes to the City of Rockwall for greater than 15 years still must deal with Blackland Water. If issues that are 15 years old have not been handled, it just further proves that the City of Rockwall is not ready for more homes on this street.

As a city we need to take a deep breath and catch up. Presently we have debacle of a 4 story apartment complex going up in the heart of our city because someone didn't pay attention to multiuse zoning. And the zoning in that area was forgotten about or ignored.

Rockwall has already designated the other side of the freeway as the Rockwall Industrial Park. And the zoning is light industrial. I own 2 acres on Airport Road, The railroad runs directly behind my property. If we are going to change zoning because someone sneezes and allow this potential development to be snuck onto our street. Then I want my property zoning changed to light industrial and I will move on. Please Remember it is quality, not quantity of life that we want.

Barbara Jean Schueler  
2070 Airport Rd  
Rockwall TX 75087

---

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outside buffer

**From:** Brodie Breitling <[REDACTED]>  
**Sent:** Tuesday, August 10, 2021 4:07 PM  
**To:** Planning  
**Subject:** Epton Land Planning and Zoning Meeting

**Case No Z2021-031 Zoning Change from AG to SF-1**

I wish to cast my vote in the following manner

I am in **FAVOR** of the request for the reasons listed below

I am **OPPOSED** to the request for the reasons listed below

I moved to the Ridgecrest neighborhood for its privacy and to move away from overpopulated neighborhoods. This re-zoning will allow for additional development adjacent to the Ridgecrest community. I am opposed to additional single family development off of Airport Rd. resulting in additional congestion at the intersection at Airport Rd. and John King Blvd.

Thank you,

Brodie Breitling  
2610 Cypress Dr.  
Rockwall, TX 75087

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**From:** Audrey Mullins <[REDACTED]>  
**Sent:** Tuesday, August 10, 2021 5:37 PM  
**To:** Planning  
**Subject:** Vote

**Case No Z2021-031 Zoning Change from AG to SF-1**

I wish to cast my vote in the following manner

I am in **FAVOR** of the request for the reasons listed below

I am **OPPOSED** to the request for the reasons listed below

I bought house on Cypress to live in small neighborhood. I do not want to see more houses, traffic, etc backing up to our new neighborhood. I love the old country look driving down the street on airport rd

Sent from my iPhone

---

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**From:** Suzanne Robinson [REDACTED]  
**Sent:** Tuesday, August 10, 2021 6:52 PM  
**To:** Planning  
**Subject:** Case No Z2021-031 Zoning Change from AG to SF-1

**Case No Z2021-031 Zoning Change from AG to SF-1**

I wish to cast my vote in the following manner

I am in **FAVOR** of the request for the reasons listed below

I am **OPPOSED** to the request for the reasons listed below

There is no comprehensive plan to avoid urban sprawl. Rockwall has maintained a good balance of industry, community and new housing. Adding more housing in such a small space will severely impact traffic, noise and pollution. The almighty dollar is NOT more important than the overall well being of the current residents of Rockwall and more specifically, the Ridgecrest neighborhood.

Sincerely,

Suzanne

---

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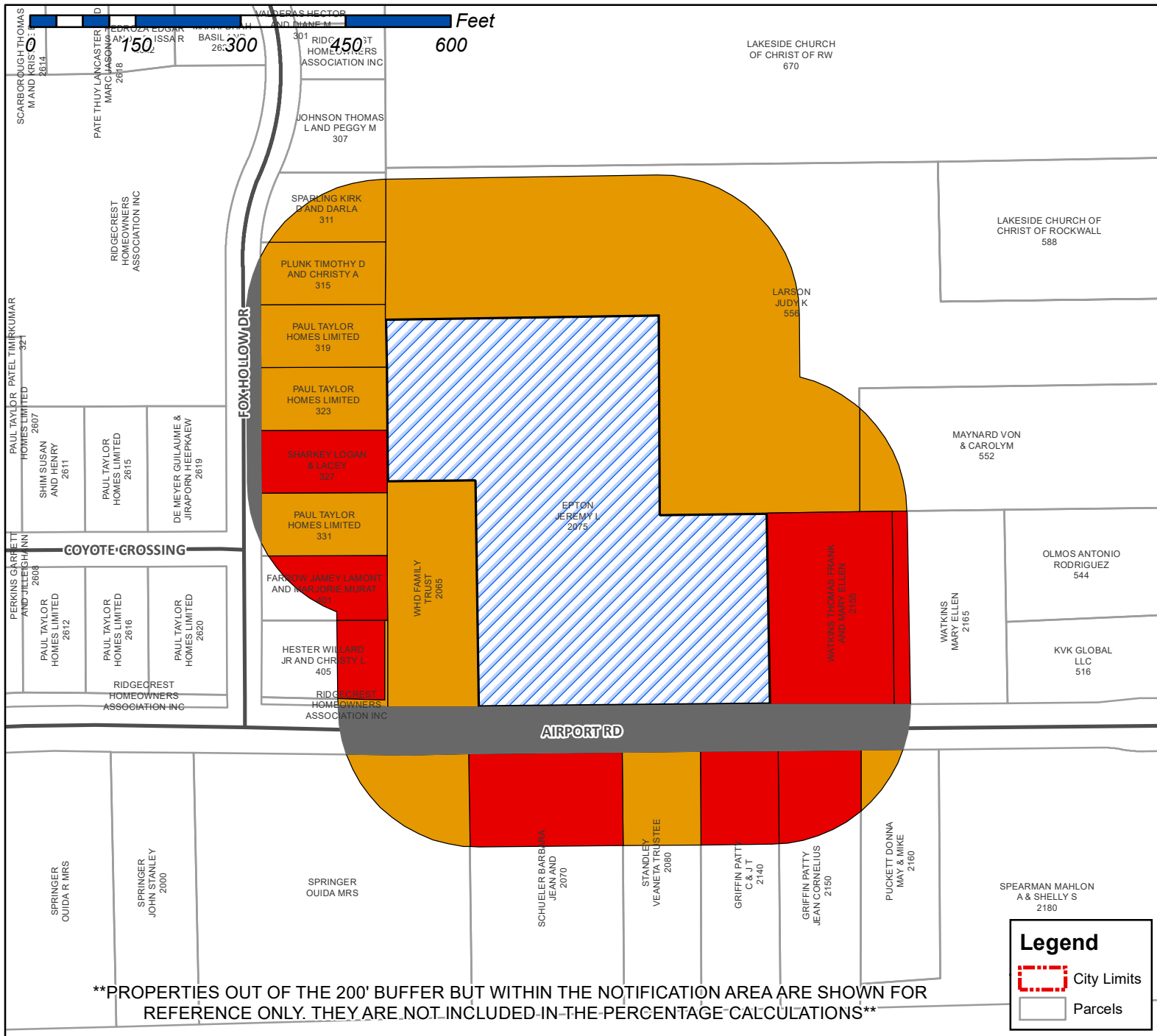
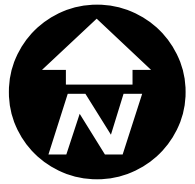
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# City of Rockwall

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

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



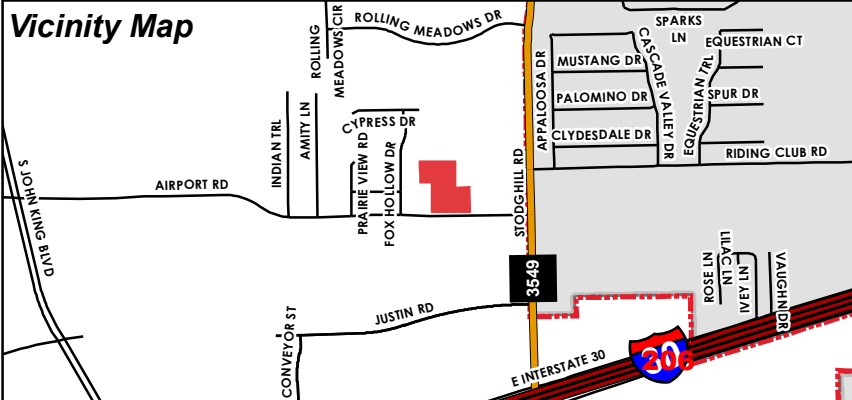
Z2021-031 - ZONING CHANGE FROM AG TO SF-1

- AGAINST (3.405 Acres) 27%
- NO RESPONSE (7.798 Acres) 61.83 %
- ROW (1.407 Acres) 11.16%
- Subject Property

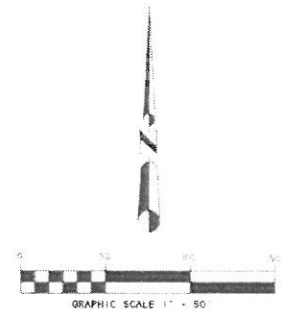
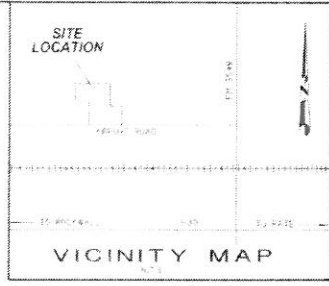
## Legend

**Date Created: 8/11/2021**  
**For Questions on this Case Call (972) 771-7745**

## Vicinity Map







J 323  
FINAL PLAT  
**EPTON ADDITION**  
LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.  
(1 LOT)

E. M. ELLIOTT SURVEY, A 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENERAL NOTES

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been provided by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permitted therefore absent the required under Ordinance 85-04.
- 2) According to F.M.A. Flood Insurance Rate Map, Community Panel No. 49391C0605, Lot 1, Block A, is in Flood Zone X. This property does not appear to be within a 100-year flood plain.
- 3) BEARING SOURCE: CITY OF ROCKWALL CONCRETE MONUMENT SYSTEM
- 4) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "IRIS 504"

SHEET 1 OF 2

OWNER:  
JEREMY EPTON  
KRISTI HELMER  
2075 AIRPORT ROAD  
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC  
Firm Registration No. 101905420  
6770 FM 1965, ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



CITY CASE P2017-071





## Lee, Henry

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**From:** Epton, Jeremy L <jeremy.epton@cbsdfw.com>  
**Sent:** Friday, July 16, 2021 2:21 PM  
**To:** Lee, Henry; Lee, Henry  
**Subject:** Re: Epton Addition Plat on File

Hi Henry,

This is Jeremy Epton. I am the current propert owner of 2075 Airport Rd, Rockwall, TX 75087. I'm sending you this email to make you aware of the agreement between Tino Liscano and Judy Liscano and I on the sell of approx. 1 acre of my property to Judy Liscano. The lot directly east of my existing house is the plot they desire to purchase . It's approx. 46,480 sq ft

Thanks  
Jeremy Epton

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**From:** Epton, Jeremy L  
**Sent:** Friday, July 16, 2021 1:50 PM  
**To:** Judy Liscano  
**Subject:** Fw: Epton Addition Plat on File

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**From:** Lee, Henry  
**Sent:** Friday, July 16, 2021 11:32 AM  
**To:** Epton, Jeremy L  
**Cc:** 'pathwayplumbing@yahoo.com'  
**Subject:** Epton Addition Plat on File

Good Morning,

Per our conversation, attached in the plat for the Epton Addition we have on file. Please provide me an email confirming that this is the exhibit you would like to use for your zoning case. Also please provide me with a letter of explanation that details why this rezoning request is being made. Let me know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Private Horse Corral or Stable	<a href="#">(10)</a>	<a href="#">(6)</a>	S
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	A
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Single-Family Detached Structure	<a href="#">(18)</a>	<a href="#">(13)</a>	P
Private Swimming Pool	<a href="#">(20)</a>		A
Private Tennis Court	<a href="#">(21)</a>		S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<a href="#">(25)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	
Antenna, as an Accessory	<a href="#">(2)</a>	<a href="#">(1)</a>	S
Antenna, for an Amateur Radio	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Antenna Dish	<a href="#">(5)</a>	<a href="#">(4)</a>	A



**LEGEND:**

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## PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S
Wireless Communication Tower	<a href="#">(24)</a>		S

SUBSECTION 07.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

ZONING DISTRICTS →		SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	SINGLE-FAMILY 1 (SF-1) DISTRICT	SINGLE-FAMILY 16 (SF-16) DISTRICT	SINGLE-FAMILY 10 (SF-10) DISTRICT	SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT	SINGLE-FAMILY 7 (SF-7) DISTRICT	ZERO LOT LINE (ZL-5) DISTRICT	TWO-FAMILY (2F) DISTRICT	AGRICULTURAL (AG) DISTRICT
DEVELOPMENT STANDARDS ↓												
ABBREVIATION		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
DWELLING UNITS/LOT		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
DWELLING UNITS/ACRE		0.67	0.5	0.25	1.0 <sup>1</sup>	2.7	4.4	5.2	6.2	8.7	12.4	0.1 <sup>11</sup>
MINIMUM DWELLING UNIT (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
MINIMUM LOT REQUIREMENTS	AREA (SQUARE FEET)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	WIDTH (FEET) <sup>2</sup>	150	150	200	70	90	80	70	60	50	60	100
	DEPTH (FEET)	250	250	250	100	100	100	100	100	90	100	200
MINIMUM SETBACKS	FRONT (FEET)	50	50	50	20	25	20	20	20	20	20	40
	REAR (FEET)	10	10	10	10	10	10	10	10	10	10	10
	SIDE (FEET) <sup>3</sup>	25	25	25	6	8	6	6	6	0   10 <sup>4</sup>	0 <sup>5</sup>   6 <sup>6</sup>	6
BETWEEN BUILDINGS (FEET)		10	10	10	10	10	10	10	10	10	10	12
BUILDING HEIGHT (FEET)		36	36	36	36	36	36	36	32	30	32	36
MAXIMUM LOT COVERAGE (%)		35	35	35	45	45	45	45	45	50	45	N/A
REQUIRED PARKING SPACES <sup>7</sup>		2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>9</sup>	2 <sup>10</sup>	2 <sup>8</sup>

ADDITIONAL REQUIREMENTS:

- 1: THE SINGLE FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM MAINTENANCE EASEMENT IS TEN (10) FEET. MINIMUM MAINTENANCE EASEMENT ON THE NON-ZERO LOT LINE SIDE, WHEN ADJACENT TO ANOTHER LOT IN THE SAME ZONING DISTRICT IS FIVE (5) FEET (THIS EASEMENT SHALL BE MAINTAINED AS AN OPEN SPACE EXCEPT UPON A FINDING BY THE BUILDING OFFICIAL THAT THE PROPOSED IMPROVEMENTS DO NOT IMPEDE THE USE OF SAID EASEMENT FOR MAINTENANCE OF THE ADJOINING STRUCTURE).
- 5: ABUTTING STRUCTURES SEPARATED BY FIRE RETARDANT WALLS.
- 6: TOWNHOUSES SEPARATED BY FIREWALL MEETING THE REQUIREMENTS OF THE BUILDING CODE MAY BUILD TO THE PROPERTY LINE WHERE SUCH STRUCTURES ABUT.
- 7: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 8: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS. FOR ALL OTHER USES SEE [ARTICLE 06, PARKING AND LOADING](#).
- 9: A TWO (2) CAR GARAGE IS REQUIRED.
- 10: TWO (2) OFF-STREET PARKING SPACES PLUS ONE (1) GARAGE PARKING SPACE FOR EACH DWELLING UNIT IS REQUIRED.
- 11: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF ANY SINGLE-FAMILY DWELLING.



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 4.95-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, EPTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' & '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 Tino and Judy Liscano on behalf of the owner Jeremy Lance Epton for a change in zoning from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.95-acre parcel of land identified as Lot 1, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in Exhibits 'A' & '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 the Unified Development Code [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 Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District.

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 1 (SF-1) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code [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 3.** That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein.

**SECTION 4.** 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 5.** 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 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.

**SECTION 6.** 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 7.** 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 7<sup>TH</sup> DAY OF SEPTEMBER, 2021.**

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

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: August 16, 2021

2<sup>nd</sup> Reading: September 7, 2021



*Legal Description: A 4.95-Acre Parcel of Land Identified as Lot 1, Block A, Epton Addition  
Addressed As: 2065 & 2075 Airport Road*

