

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, July 17, 2023 - 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 RCH Water and Blackland Water Supply contracts, pursuant to §551.071 (Consultation with Attorney)
2. Discussion regarding Brandy Lutz v. The Shores at Lake Ray Hubbard Homeowners Association, Cause No. I-22-0425, pursuant to §551.071 (Consultation with Attorney)
3. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Moeller

VI. Proclamations / Awards / Recognitions

1. Parks & Recreation Month
2. Lifesaving Award - Rockwall Fire Department - Engine 2 Shift B
Mike Burden - Captain
Tony Raymond - Driver Engineer
Zach Yates - Firefighter
Ben Sumrak - Firefighter
3. Lifesaving Award - Rockwall Fire Department - Engine 3 Shift B
Jason Arrington - Driver Engineer
Jason Frankenfield - Firefighter
Connor Campbell - Firefighter

VII. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

VIII. 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 kteague@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.

IX. Take any Action as a Result of Executive Session

X. 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 June 19, 2023 city council meeting, and take any action necessary.
2. **Z2023-025** - Consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary **(2nd Reading)**.
3. **Z2023-026** - Consider a request by Gerzim Daniel for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, and take any action necessary **(2nd Reading)**.
4. **Z2023-027** - Consider a request by Vanio Dilov 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 0.2250-acre parcel of land identified as Lot 16, Block A, Chandler's Landing, Phase 20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family homes, addressed as 110 Mischief Lane, and take any action necessary **(2nd Reading)**.
5. **Z2023-028** - Consider a request by Alex Flores 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 0.1650-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive, and take any action necessary **(2nd Reading)**.
6. **P2023-015** - Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a *Final Plat* for Lot 1, Block A, Rochell Elementary School Addition being a 10.664-acre tract of land identified as Tract 17- 01 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 899 Rochell Court, and take any action necessary.
7. **P2023-016** - Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a *Master Plat* for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.
8. **P2023-017** - Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a *Preliminary Plat* for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

9. **P2023-018** - Consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval of a *Final Plat* for Lots 1-3, Block A, REC Campus Addition being a 84.796-acre tract of land identified as a Lots 6-9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.
10. **P2023-019** - Consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Katherine Hamilton of Arcadia Lakes of Somerset Holdings, LLC for the approval of a *Replat* of Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.
11. **P2023-020** - Consider a request by Fred Gans of Garages of America for the approval of a *Replat* for Lot 22, Block A, Rainbo Acres Addition being a 13.53-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbo Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 Horizon Road [FM-3097], and take any action necessary.
12. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee awarding funding for the RPFA Charities Firefighters Ball in the amount of \$20,000 and authorize the City Manager to execute the associated contract, and take any action necessary.
13. Consider authorizing the City Manager to execute an interlocal agreement with the North Central TX Emergency Communications District ('NCT9-1-1') for regional 9-1-1 dispatch services, and take any action necessary.
14. Consider a resolution denying an application by Oncor Electric Delivery Company LLC to amend its Distribution Cost Recovery Factor and Update Generation Rider to increase distribution rates in the City, authorizing participation with the Steering Committee of Cities Served by Oncor to evaluate the filing, to negotiate on the City's behalf, and take any action necessary.
15. Consider approval of a proposal by Bluefrog Plumbing in the amount of \$31,750 for plumbing repairs at the Rockwall Police Department, amending the FY 23 Internal Operations Department Operating Budget for the same amount, utilizing General Fund Reserves, and take any action necessary.
16. Consider approval of expenditures associated with emergency repairs to The Harbor pump control room and panels in the amount of \$77,885.00 to be funded by General Fund Reserves, and take any action necessary.

XI. 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. **Z2023-024** - Hold a public hearing to discuss and consider a request by Chris Curra 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 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary **(1st Reading)**.

2. **Z2023-029** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38 and Resolution No.'s 87-19 & 87-20*] for the purpose of consolidating the regulating ordinances and resolutions for a 230.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), generally located south of Summer Lee Drive and west of Ridge Road [*FM-740*], and take any action necessary (**1st Reading**).
3. **Z2023-030** - Hold a public hearing to discuss and consider a request by Christopher Touoboun on behalf of Dennis Lewis of Meals on Wheels Senior Service of Rockwall County for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to Light Industrial (LI) District on a 6.21-acre tract of land identified as a portion of Tract 4 and all of Tract 2 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1780 Airport Road, and take any action necessary (**1st Reading**).
4. **Z2023-031** - Hold a public hearing to discuss and consider a request by Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary (**1st Reading**).
5. **Z2023-032** - Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary (**1st Reading**).

XII. Action Items

If your comments are regarding an agenda item below, you are asked to wait until that particular agenda item is up for discussion, and the Mayor or Mayor Pro Tem will call you forth to the podium to hear your comments (please limit to 3 minutes or less). This allows for all public comments to be grouped with each specific agenda item for the Council to consider, and they are then easily referenced in meeting recordings.

1. **MIS2023-008** - Discuss and consider a request by Guicherme Credidio Braga for the approval of a *Miscellaneous Case* for a *Special Exception* to the *Minimum Lot Width/Frontage* requirements stipulated by *Ordinance No. 16-01* to allow a lot less than 50-feet in width on a 0.495-acre tract of land identified as a portion of Lots 1354 & 1359 and all of Lots 1355 & 1356 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] for Single-Family 7 (SF-7) District land uses, addressed as 327 Nicole Drive, and take any action necessary.
2. Discuss and consider approval of a resolution (of intent) to establish the City of Rockwall Property Assessed Clean Energy ('PACE') Program, and direct the City Manager to publish the program report on the city's website, as required by statute, and take any action necessary.

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 Department Monthly Report - May 2023
2. Fire Department Monthly Report - May 2023
3. Parks & Recreation Monthly Report - May 2023
4. Police Department Monthly Report - May 2023
5. Sales Tax Historical Comparison - May 2023
6. Water Consumption Historical Statistics - May 2023

XIV. Adjourment

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 Teague, 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 14th day of July, 2023 at 4PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

Date Removed

Rockwall,  Texas
Proclamation

Whereas, through the National Recreation and Parks Association, people in America have been celebrating Parks and Recreation month for over 35 years; and

Whereas, in 2009, the U.S. House of Representatives officially mandated July as Parks and Recreation Month; and

Whereas, services that parks and recreation professionals provide, such as protecting open spaces and natural resources and providing a wide range of activities for residents to enjoy, are all vital to our community; and

Whereas, statistics show that about 260 million people in the United States visit local parks or recreation facilities at least once during a given year; and

Whereas, 4 in 5 adults choose high-quality parks and recreation amenities and services when choosing a place to live; and

Whereas, Rockwall Parks and Recreation staff members work tirelessly to provide quality special events and programming, such as “Concerts by the Lake,” various senior and children’s activities, and the city’s annual Founders Day Festival.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, do hereby proclaim **July 2023**, as:

Parks & Recreation Month

in the City of Rockwall, and encourage all citizens to visit our parks system on a regular basis, attend one of our many special events, and recognize the contributions that parks and recreation staff make every day to enhance our health, safety, comfort and quality of life.

In Witness Whereof, I hereunto set my hand and official seal on this 17th day of July, 2023.

Trace Johannesen, Mayor

Lifesaving Award



ROCKWALL FIRE

Rockwall Fire Department

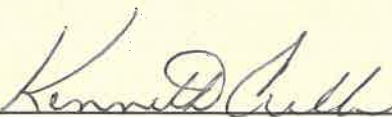
*takes great pleasure in recognizing with pride
and admiration the members of*

EN02 "B" Shift
CA Mike Burden
DE Tony Raymond
FF Zach Yates
FF Ben Sumrak

On May 1, 2023 at 3:05 PM the Rockwall Fire Department responded to a stabbing incident at 2600 Lakefront Trail. The crew from Engine 2 "B" shift arrived alongside a crew from Medic Rescue to find a male patient in grave condition resulting from a stab wound to the chest. He was assessed, critical treatment quickly provided on site, and he was moved to the ambulance for rapid transport to the hospital. While en route to the hospital, needle decompression was performed on the patient's chest to relieve symptoms caused by a hemopneumothorax, a chest seal was placed over the wound, and CPR was performed when the patient arrested. Because of the extraordinary treatment provided, the patient had a return of spontaneous circulation upon arrival at the hospital.

According to the treating doctor at the hospital, "their flawless field resuscitation without question made the difference of him surviving".

The crew of Engine 2 "B" shift, along with the crew from Medic Rescue demonstrated extraordinary teamwork and skill while taking actions that directly saved a life and are to be commended for their efforts.



Fire Chief

7/17/23

Date

Lifesaving Award



ROCKWALL FIRE

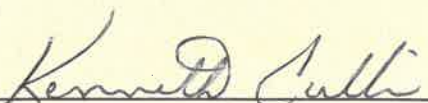
Rockwall Fire Department

*takes great pleasure in recognizing with pride
and admiration the members of*


EN03 "B" Shift
DE Jason Arrington
FF Jason Frankenfield
FF Connor Campbell

On May 21, 2023 at 7:11 PM the Rockwall Fire Department responded to a reported unconscious person in the 1300 block of Misty Cove Drive. The crew from Engine 3 "B" shift arrived on location to find a female patient on the floor who was not breathing and had no pulse. The patient was rapidly assessed, and crew members simultaneously started CPR and attached the AED. After two shocks from the AED there was a return of spontaneous circulation. The patient was transported to an area hospital by Medic Rescue where she was treated before being transferred to another hospital for additional treatment. Following her treatment the patient returned home with no lasting effects from the emergency.

The crew of Engine 3 "B" shift, along with the crew from Medic Rescue demonstrated extraordinary teamwork and determination while taking actions that directly saved a life and are to be commended for their efforts.



Fire Chief



Date

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, June 19, 2023 - 5:00 PM

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

I. CALL PUBLIC MEETING TO ORDER

Mayor Johannesen called the public meeting to order at 5:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Anna Campbell, and Councilmembers Sedric Thomas, Mark Moeller, Clarence Jorif, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney, Frank Garza joined Ex. Session via video teleconference (“ZOOM”). Mayor Johannesen read the below-listed discussion items into the public record before recessing the meeting to go into Executive Session at 5:01 p.m.

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 appointment assignments for city council subcommittees and board liaisons, pursuant to Section, §551.074 (Personnel Matters).
2. Discussion regarding Fixed Based Operator/Airport Management Agreement at the Ralph M. Hall / Rockwall Municipal Airport, pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding legal advice associated with Stone Creek homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney).

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Ex. Session at 5:37 p.m.

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

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

V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER THOMAS

Councilmember Thomas delivered the invocation and led the Pledge of Allegiance.

VI. PROCLAMATIONS / AWARDS / RECOGNITIONS

1. Boys and Girls Club Week June 26 - 30, 2023

Mayor Johannesen called forth a representative from the Boys & Girls Club (Hillary Evans). He then read and presented her with this proclamation.

VII. OPEN FORUM

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

**Bob Wacker
309 Featherstone
Rockwall, TX 75087**

Mr. Wacker came forth and provided brief comments and related concerns regarding his neighborhood's parking and other HOA regulations (Note: his neighborhood is Stone Creek). He acknowledged his understanding that the City Council discussed this topic this evening during its Executive Session. Mr. Wacker expressed that he wonders if it is ok for his HOA to tell residents that they cannot park (certain) vehicles that are visible from the street. Mayor Johannesen indicated that these issues are best addressed by the City Attorney.

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

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Campbell made a motion to direct the City Manager to execute a two-year extension to the Fixed Based Operator ("FBO") / Airport Management Agreement at the Ralph M. Hall / Rockwall Municipal Airport. Councilmember Jorif seconded the motion, which passed unanimously of those present.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the June 5, 2023 city council meeting, and take any action necessary.
2. **P2023-012** - Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Qualico Development, Inc. for the approval of a Final Plat for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.
3. Consider authorizing the City Manager to initiate a purchase order for two traffic message boards from Buyers Barricade, in an amount not to exceed \$40,890.00, to be funded out of the Street Department Sign Budget, and take any action necessary.
4. Consider authorizing the City Manager to execute an amendment to an existing contract with Electric Inc. for the purchase and installation of an emergency power generator in the amount of \$201,750 to be funded from the Internal Operations Department Operating Budget, and take any action necessary.
5. Consider authorizing the City Manager to execute a one-year contract with Evoqua Water Technologies for chemical injections at the Fontana and Timber Creek Lift Stations to eliminate effluent odors in the amount of \$90,000 to be funded by the Wastewater Operations Budget, and take any action necessary.

Councilmember McCallum pulled item #2 for discussion. Councilmember Jorif then moved to approve the remaining Consent Agenda items (#s 1, 3, 4 and 5). Councilmember Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Regarding Consent Agenda item #2, Councilmember McCallum asked for and received clarification from Planning Director, Ryan Miller regarding the density and the 'cash in lieu of land' aspects associated with this subdivision. Mr. Miller explained that, previously, this land had been slated for duplexes, but that has since changed. Councilman McCallum expressed that this current proposed subdivision is an improvement over the 'duplexes' that were originally being proposed, especially as related to density. Following the brief discussion, Councilmember Jorif then moved to approve Consent Agenda item #2 (P2023-012). Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. APPOINTMENT ITEMS

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

Derek Deckard, Chairman of the City's P&Z Commission, came forth and briefed Council on recommendations of the Commission relative to planning-related items on tonight's agenda. Council took no action following Mr. Deckard's comments.

XI. PUBLIC HEARING ITEMS

1. **Z2023-024** - Hold a public hearing to discuss and consider a request by Chris Curra 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 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary (**1st Reading**).

Mayor Johannesen announced that this item will not be heard and addressed until the Monday, July 17, 2023 regular city council meeting.

2. **Z2023-025** - Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of an ordinance for a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. The applicant is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an Accessory Structure that exceeds the overall maximum allowable square footage as stipulated by the City's Unified Development Code (UDC). The applicant has submitted a development application, site plan, and building elevations proposing to construct a 12-foot by 16-foot (or 192 SF) accessory building on the subject property. The proposed accessory building will be clad in a composite panel, anchored to a concrete foundation, and will stand less than ten (10) feet in height as measured to the mid-point of the pitched roof. The proposed structure will be situated in the rear yard and be a minimum of three (3) feet from the rear yard (i.e. the western) and six (6) feet from the side yard (i.e. the northern) property lines. The applicant's request generally conforms to the height requirements for an accessory building; however, the accessory structure does not adhere to the maximum allowable size or the building setbacks for an accessory structure in a Single-Family 7 (SF-7) District. Specifically, the accessory structure will exceed the permitted 144 SF by 46 SF and the current concrete pad is setback five (5) feet from the side-yard (i.e. the northern) property line. As mentioned before, this will need to be corrected before the issuance of a building permit and has been added to the operational conditions within the draft ordinance and the conditions of approval. The P&Z Commission did review this case and has recommended approval of this item by a vote of 6 ayes with 1 nay. Also, notices were sent out to 137 adjacent land owners and occupants within 500' of the property. Staff has not received any notices back in response.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak. There being no one indicating such, he then closed the public hearing.

The applicant then came forth and answered brief questions from Councilmember Jorif. Councilmember Lewis then moved to approve Z2023.025. Councilmember Thomas seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 23-XX
SPECIFIC USE PERMIT NO. S-2XX**

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) FOR AN ACCESSORY STRUCTURE ON A 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 11, BLOCK C, HIGHLAND MEADOWS #1 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.

The motion passed by a vote of 7 ayes to 0 nays.

3. **Z2023-026** - Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. The applicant is requesting to rezone the 0.93-acre parcel of land for the purpose of constructing a single-family home. It should be noted, that if this zoning change is approved, the applicant will not be required to apply for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision to allow the construction of the future home because the Ridgecrest Subdivision does not meet the criteria for an established subdivision. Specifically, it was established in 2016 and has not been in existence for ten (10) years. Notices were sent out to 33 adjacent property owners and occupants, and staff received one notice back in favor of the request. In addition, the P&Z Commission recommended approval of this item by a vote of 7 ayes to 0 nays.

Mayor Johannesen opened the public hearing. The applicant briefly came forth and thanked the Council for their pre-meeting prayer and use of Jesus' name. He shared that he recently moved to Rockwall from Garland. No one else came forth to speak, so the mayor closed the public hearing.

Councilmember McCallum asked for clarification regarding the survey, which shows 1 acres. Mr. Miller explained that the survey is old, and the lot is actually slightly larger. So, Mr. Miller provided brief clarifying comments concerning the lot.

Councilmember Jorif moved to approve Z2023-026. Councilmember Thomas seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 23-__

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 SINGLE-FAMILY 16 (SF-16) DISTRICT FOR A 0.93-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN

EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

- 4. Z2023-027 - Hold a public hearing to discuss and consider a request by Vanio Dilov 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 0.2250-acre parcel of land identified as Lot 16, Block A, Chandler's Landing, Phase 20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family homes, addressed as 110 Mischief Lane, and take any action necessary (1st Reading).**

Planning Director, Ryan Miller provided brief background information regarding this agenda item. This property is located in the Chandler's Landing subdivision, and the applicant would like to construct a two-story 2,895 square foot single-family home with a J-swing driveway / garage at this location. Council is being asked to consider the proposed size, location and architecture of the proposed home when compared to the existing, nearby housing. Staff sent out 275 notices to adjacent property owners and applicants, as well as nearby HOAs, and one notice of opposition was received back. The City's P&Z Commission did review this request and unanimously recommended its approval.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak. There being no one indicating such, he then closed the public hearing.

Councilmember Lewis moved to approve Z2023-027. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 23-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 0.2250-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 16, BLOCK A, OF THE CHANDLER'S LANDING PHASE 20 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.

The motion to approve passed by a vote of 7 ayes to 0 nays.

- 5. Z2023-028 - Hold a public hearing to discuss and consider a request by Alex Flores 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 0.1650-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided brief background information regarding this agenda item. The applicant would like to construct a one-story, 2,192 square foot single-family home on this property. Council is being asked to consider the proposed size, location and architecture of the proposed home when compared to the existing, nearby housing. In this case, the applicant is proposing to put the garage less than one (1) foot behind the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff noted that this waiver has been approved in the Lake Rockwall Estates Subdivision in the past, and that the single-family home directly west of the subject property appears to be in the same configuration as the proposed home. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). On May 24, 2023, staff mailed 133 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowners Association as it is the only Homeowner's Association (HOAs) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Staff has received one (1) notice in favor of the applicant's request. In addition, the city's P&Z Commission approved a motion to recommend approval of this SUP by a vote of 7-0.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak. There being no one indicating such, he then closed the public hearing.

Following brief comments, Councilmember Moeller moved to approve Z2023-028. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 23-XX
SPECIFIC USE PERMIT NO. S-2XX**

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 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 873-A OF THE LAKE ROCKWALL ESTATES PHASE 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

The motion to approve this item passed by a vote of 7 ayes to 0 nays.

XII. ACTION ITEMS

1. Discuss and consider the approval of an ordinance amending Article IV, Noise, of Chapter 16, Environment, of the Municipal Code of Ordinances for the purpose of extending the applicability of this section, and take any action necessary. (2nd reading)

Building Official / Director of Neighborhood Improvement Services, Jeffrey Widmer, briefly indicated that staff has brought this ordinance back for final consideration and second reading. Councilmember Jorif stated he has personally not had any incidents (of noise concerns) reported to him since the last council meeting. He

asked if any have been reported to the Police Department. Chief Fowler indicated that, to his knowledge, he is not aware of any recent complaints either.

Councilmember Jorif moved to approve the ordinance as presented. Councilmember McCallum seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 23-35**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *NOISE*, OF CHAPTER 16, *ENVIRONMENT*, FOR THE PURPOSE OF EXTENDING THE APPLICABILITY OF THE ARTICLE TO PROPERTIES WITHIN 500-FEET OF THE CITY OF ROCKWALL'S CORPORATE LIMITS AND THAT ARE SITUATED WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ); 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 to approve passed by a vote of 7 ayes to 0 nays.

2. Discuss and consider approval of a resolution (of intent) to establish the City of Rockwall Property Assessed Clean Energy ('PACE') Program, and direct the City Manager to publish the program report on the city's website, as required by statute, and take any action necessary.

Ryan McCormick with Lone Star PACE, LLC came forth and indicated that the PACE program provides efficient capital for efficient commercial real estate properties. A special assessment is placed on the property, and there are developers who wish to use this program. Lengthy discussion ensued pertaining to this agenda item, and Mr. McCormick proceeded to answer various questions from councilmembers concerning this program.

Lee McCormick, President of Lone Star PACE came forth and further answered questions of Council and provided additional clarification concerning the program and the associated paperwork included in the meeting packet. He indicated that they have never had a delinquent collection since the PACE program began in the year 2013.

Councilmember Lewis pointed out that he has large concerns about there being what appears to be conflicting language within the documents included in tonight's informational meeting packet. He wants to ensure that before Council decides on anything, that the language within the documents is clarified and accurate and that it reflects what is verbally being told to Council at this time.

Councilmember McCallum wants to be sure if Lone Star Pace is acting as the 'agent' on behalf of the city, that they are treating those folks in the same manner in which the city itself would treat them. Similar to Councilmember Thomas' expressed concerns, he also does not quite understand what benefits, if any, the City may realize as a result of this program. He does understand it has benefits to developers. Mr. Lee McCormick shared that this is a positive economic development tool that helps improve the city's tax base for property tax and valuation purposes. Also, there is no risk or liability to the city.

Additional, lengthy discussion ensued with Councilmember Thomas sharing that he personally does not see any benefit(s) to the city itself, so – therefore – he is not comfortable with getting involved in this program.

Councilmembers McCallum and Lewis proceeded to seek and receive additional clarification from the presenter concerning this program and its benefits to developers / those attempting to obtain lending for large projects.

After further discussion, Mayor Johannesen stated he would entertain a motion at this time. However, no councilmember made a motion. Councilmember Lewis asked for clarification regarding what 'next steps' might transpire if the Council does approve this resolution of intent this evening. It was explained that a second resolution will also be required to be approved, and a public hearing will need to be held to solicit public comments.

Councilmember McCallum shared that he would like to table this discussion to allow Council time to speak in Executive Session with the city attorney to try and ask and have questions answered. Also, he would like Lone Star Pace to provide some information to Council that outlines tangible benefits to the city.

Councilmember Thomas made a motion to table this item to a future Council meeting, indicating that he would like some additional information before possibly moving forward. Councilmember Jorif seconded the motion. Following brief comments, the motion to table the item passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider approval of a resolution regarding a recommendation from the Parks & Recreation Board to name the 66 Boat Ramp area 'Heroes Memorial Park,' and take any action necessary.

Parks Director, Travis Sales came forth and briefed the Council on this recommendation from the city's Park Board. John Vick and Chris Kizziar then came forth and briefly provided clarifying comments to the Council concerning this request. They indicated that the purpose of naming this area is to bring awareness to the challenges and contributions that first responders and military personnel experience, including mental health.

Councilmember Jorif thanked the presenters, and, following brief clarifying questions, he then made a motion to approve the resolution naming the 66 Boat Ramp area "Heroes Memorial Park." Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. ADJOURNMENT

Mrs. Smith shared that there will be no city council meeting on Monday, July 3.

Mayor Johannesen adjourned the meeting at 7:11 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 17th DAY OF JULY, 2023.

TRACE JOHANNESSEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 23-36

SPECIFIC USE PERMIT NO. S-306

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) FOR AN *ACCESSORY STRUCTURE* ON A 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 11, BLOCK C, HIGHLAND MEADOWS #1 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.

WHEREAS, the City has received a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land, addressed as 3065 Winecup 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*] 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*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of an *Accessory Structure* 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 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- 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 an *Accessory Structure* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of an *Accessory Structure* on the *Subject Property* shall generally conform to the *Building Elevations and Accessory Structure Details* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Accessory Structure* shall be built on an engineered concrete foundation that will support the weight of the proposed structure.
- (4) The *Accessory Structure* shall meet the zoning district building setback requirements for an *Accessory Structure*.
- (5) The *Accessory Structure* shall not exceed a maximum building footprint or size of 200 SF.
- (6) The maximum height of the *Accessory Structure* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
- (7) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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 17th DAY OF JULY, 2023.**

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: June 19, 2023

2nd Reading: July 17, 2023

Address: 3065 Winecup Lane

Legal Description: Lot 11, Block C, Highland Meadows #1 Addition

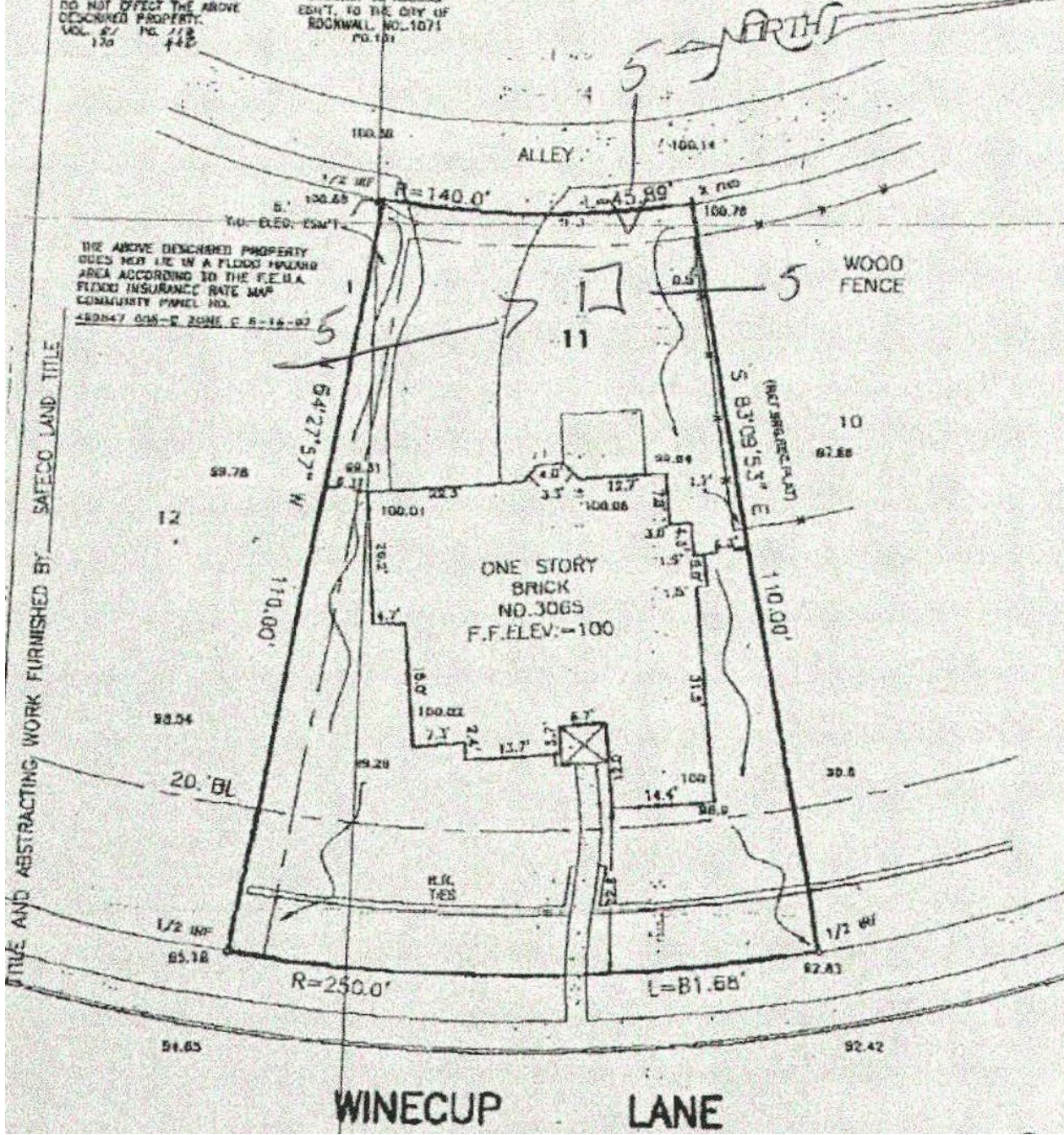


SURVEY PLAT

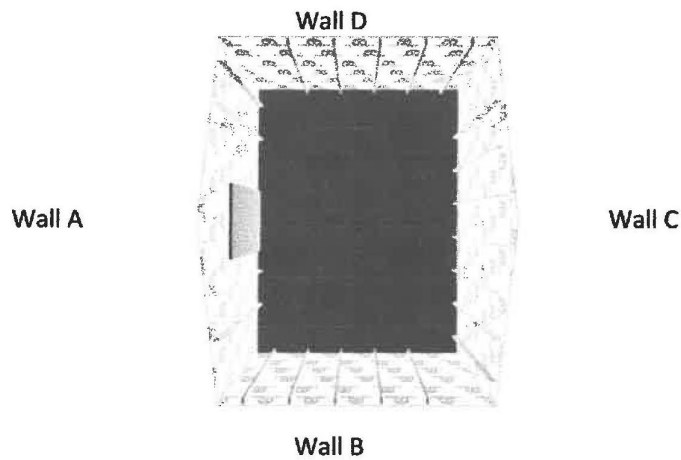
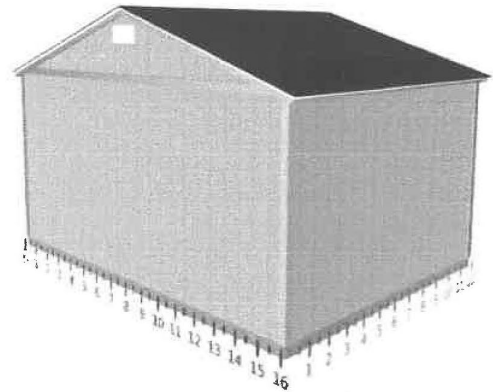
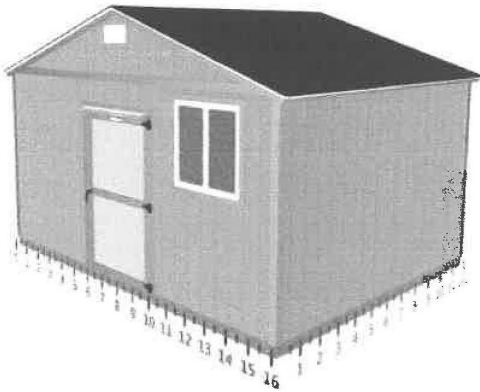
GARRY S. RHODES Registered Professional Land Surveyor (872) 475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3065 WINECUP LANE, in the city of ROCKWALL, Texas. Lot No. 11, Block No. C, City Block No. HIGHLAND MEADOWS NO. 1, an addition to the City of ROCKWALL, ROCKWALL COUNTY, TEXAS according to the PLAT recorded in CABINET C at SLIDE 301-302 of the PLAT records of ROCKWALL COUNTY, TEXAS. WHEN TAKEN IN CONNECTION WITH THE CERTIFICATE OF CORRECTION BY HAROLD EVANS, ROCKWALL COUNTY, TEXAS.

MEASUREMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.
 VOL. 87 PG. 118
 170 448

NOTE: PROPERTY IS SUBJECT TO ADDRESS CHG'T. TO THE CITY OF ROCKWALL, VOL. 1071 PG. 101



TITLE AND ABSTRACTING WORK FURNISHED BY SAFECO LAND TITLE



Base Details

- Building Size & Style**
TR-800 - 16' wide by 12' long
- Door**
4' x 6'7" Single Shed Door, Right Hinge Placement, Decorative Door Hardware, Drip Cap
- Paint Selection**
Base: No Paint, Trim: No Paint
- Roof Selection**
Charcoal Dimensional Premium Shingle
- Drip Edge**
White
- Is a permit required for this job?**
Yes
- Who is pulling the permit?**
Tuff Shed

Options Details

- Windows**
3'x3' Insulated Horizontal Sliding Window
- Walls**
473 Sq Ft House Wrap
- Roof**
215 Sq Ft Radiant Barrier Roof Decking
- Floor and Foundation**
192 Sq Ft 3/4" Treated Floor Decking Upgrade
8 Ea Shed Anchor to Concrete - A24 & Wedge Anchor
- Vents**
2 Ea 16"x8" Wall Vent - White

Jobsite/Installer Details

- Do you plan to insulate this building after Tuff Shed installs it?**
Yes
- Is there a power outlet within 100 feet of installation location?**
Yes
- The building location must be level to properly install the building. How level is the install location?**
Within 4" of level
- Will there be 18" of unobstructed workspace around the perimeter of all four walls?**
Yes
- Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**
Yes
- Substrate Shed will be installed on?**
Anchored to Concrete with Shed Floor

CITY OF ROCKWALL

ORDINANCE NO. 23-37

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 SINGLE-FAMILY 16 (SF-16) DISTRICT FOR A 0.93-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Gerzim Daniel for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District on a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliot Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family 16 (SF-16) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 16 (SF-16) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 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 (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 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 17th DAY OF JULY, 2023.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

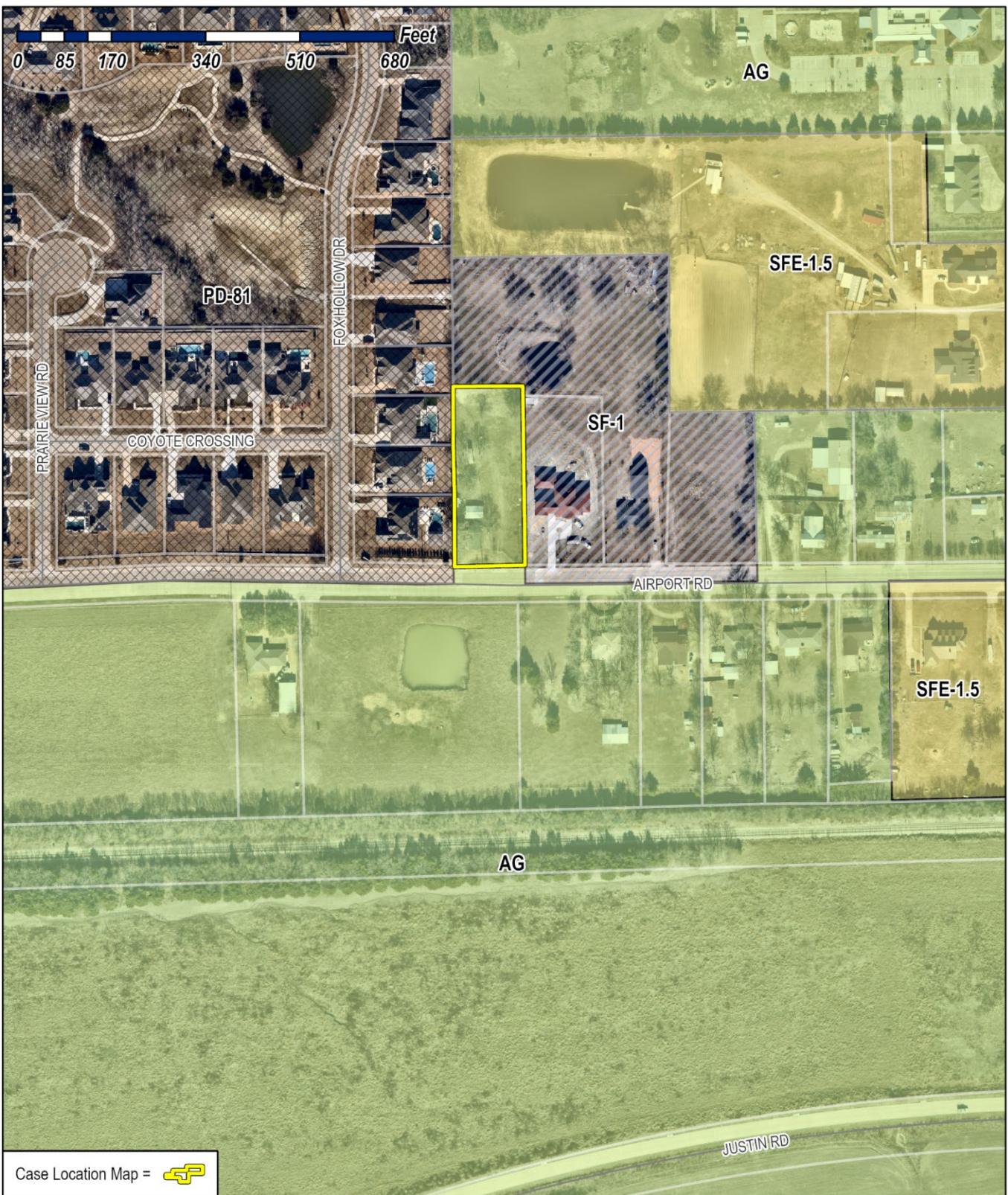
1st Reading: June 19, 2023

2nd Reading: July 17, 2023

Exhibit 'A'
Location Map

Address: 2065 Airport Road

Legal Description: Tract 17 of the E. M. Elliot Survey, Abstract No. 77



CITY OF ROCKWALL

ORDINANCE NO. 23-38

SPECIFIC USE PERMIT NO. S-307

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 0.2250-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 16, BLOCK A, OF THE CHANDLER'S LANDING PHASE 20 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.

WHEREAS, the City has received a request by Vanio Dilov 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 0.2250-acre parcel of land identified as Lot 16, Block A, of the Chandler's Landing Phase 20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 110 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 Planned Development District 8 (PD-8) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 Planned Development District 8 (PD-8) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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*, of 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 Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- 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 'A'* 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 'B'* 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 17th DAY OF JULY, 2023.**

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

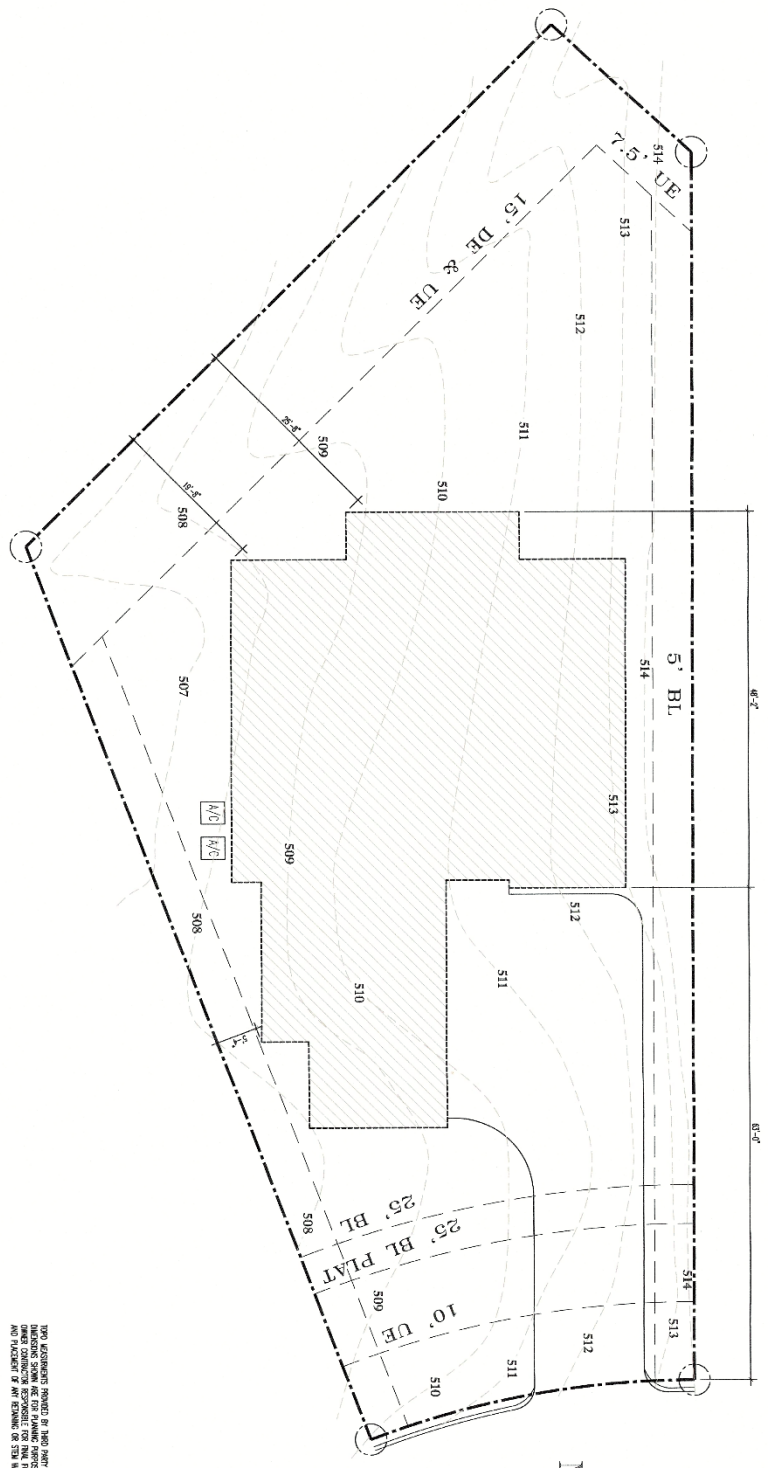
1st Reading: June 19, 2023

2nd Reading: July 17, 2023

Address: 110 Mischief Lane

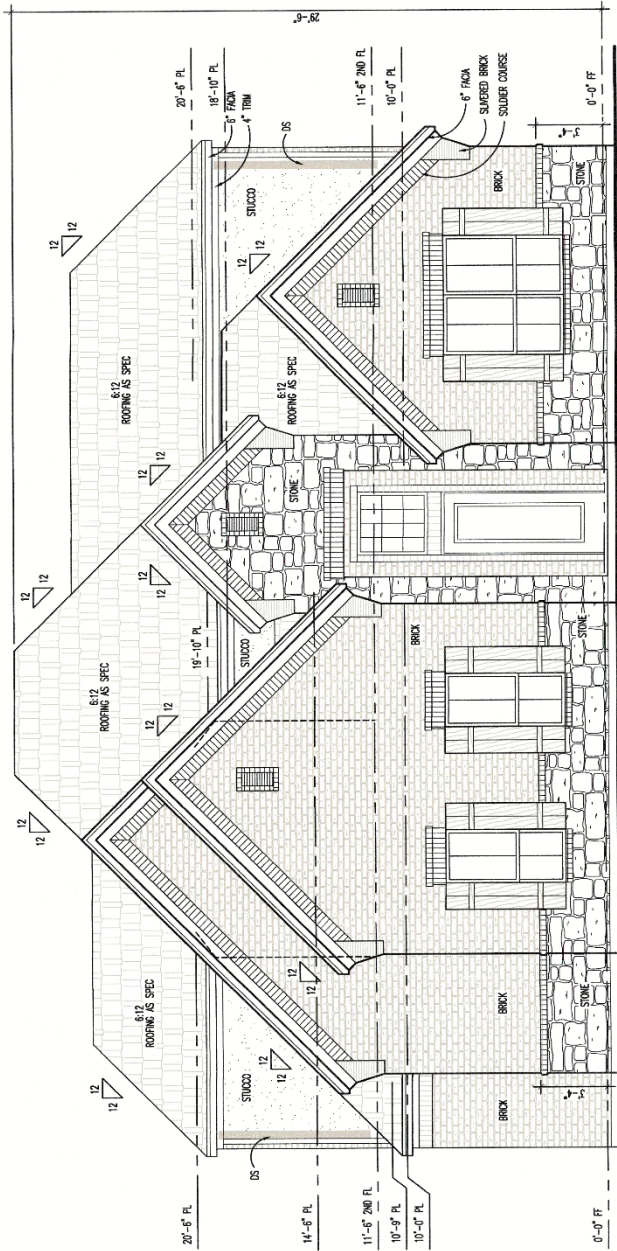
Legal Description: Lot 16, Block A, Chandler's Landing Phase 20 Addition





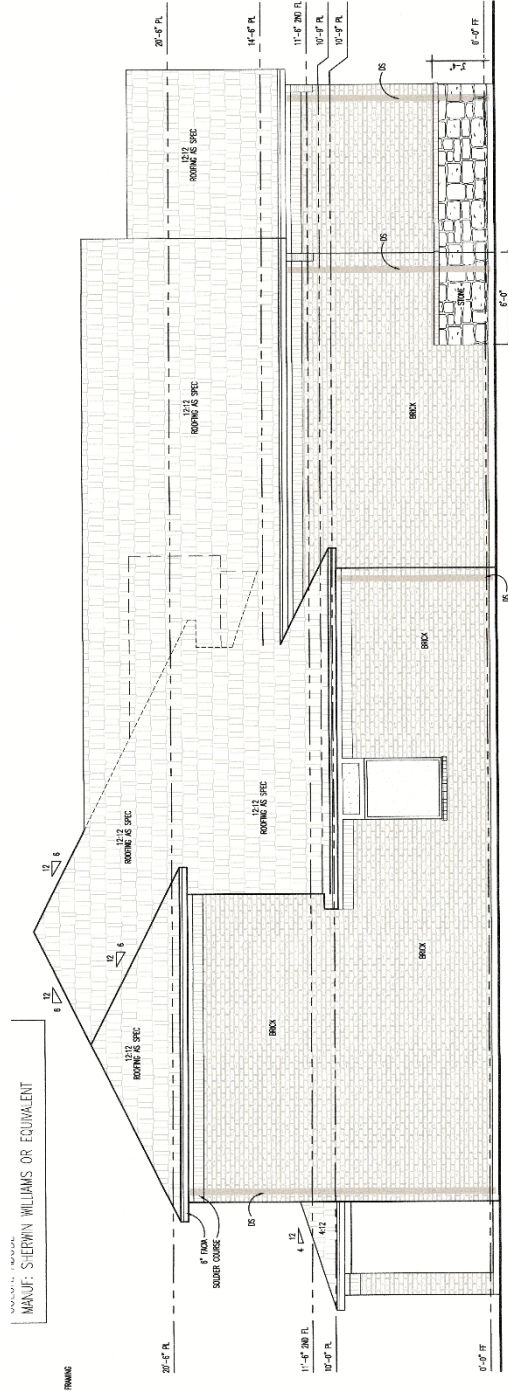
110
MISCHIEF
LANE

THIS INSTRUMENT PREPARED BY AND FOR THE
OWNER'S USE AND IS NOT TO BE USED FOR
OTHER PURPOSES. THE OWNER IS SOLELY
RESPONSIBLE FOR THE ACCURACY OF THE
INFORMATION AND PLACEMENT OF ANY PERMITS OR FEES IN THIS



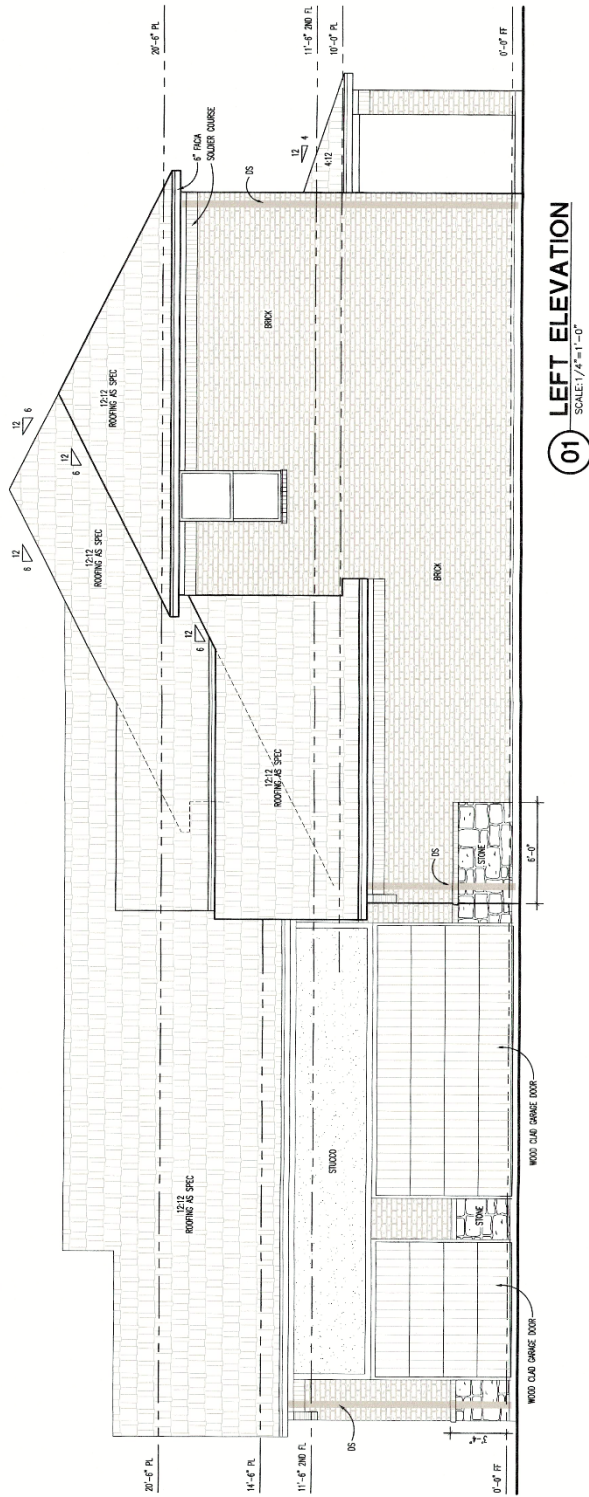
01 FRONT ELEVATION

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

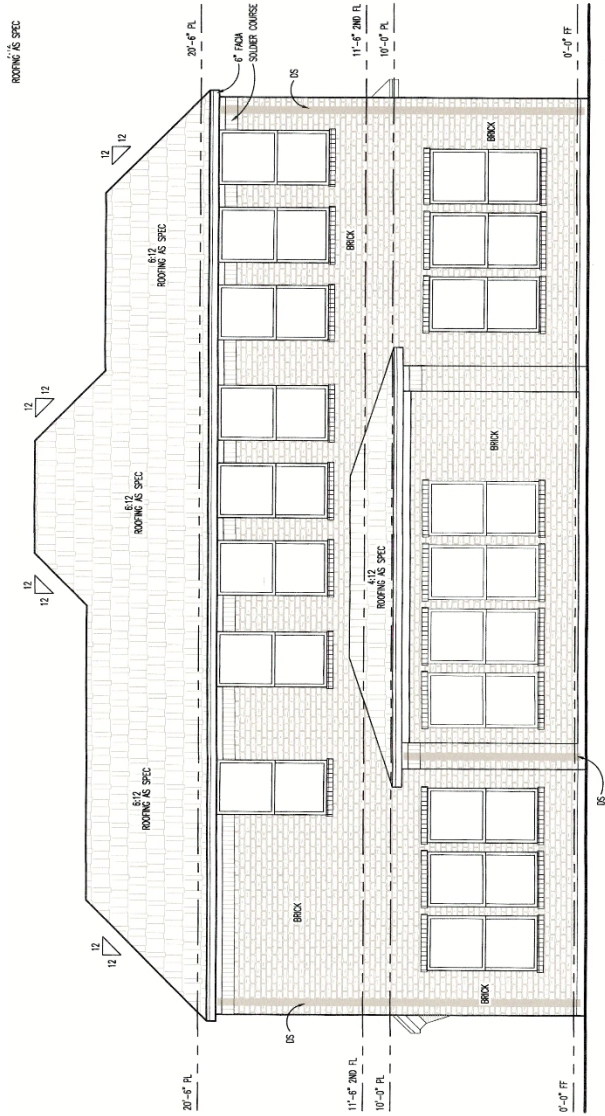


02 LEFT ELEVATION

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



01 LEFT ELEVATION
SCALE: 1/4"=1'-0"



02 REAR ELEVATION
SCALE: 1/4"=1'-0"

CITY OF ROCKWALL

ORDINANCE NO. 23-39

SPECIFIC USE PERMIT NO. S-308

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 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 873-A OF THE LAKE ROCKWALL ESTATES PHASE 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.

WHEREAS, the City has received a request by Alex Flores 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 0.1650-acre parcel of land identified as Lot 873-A 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 481 Blanche Drive, 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 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 should be amended as follows:

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

SECTION 1. That 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, 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*, of 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *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 'A'* 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 'B'* 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 17th DAY OF JULY, 2023.**

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

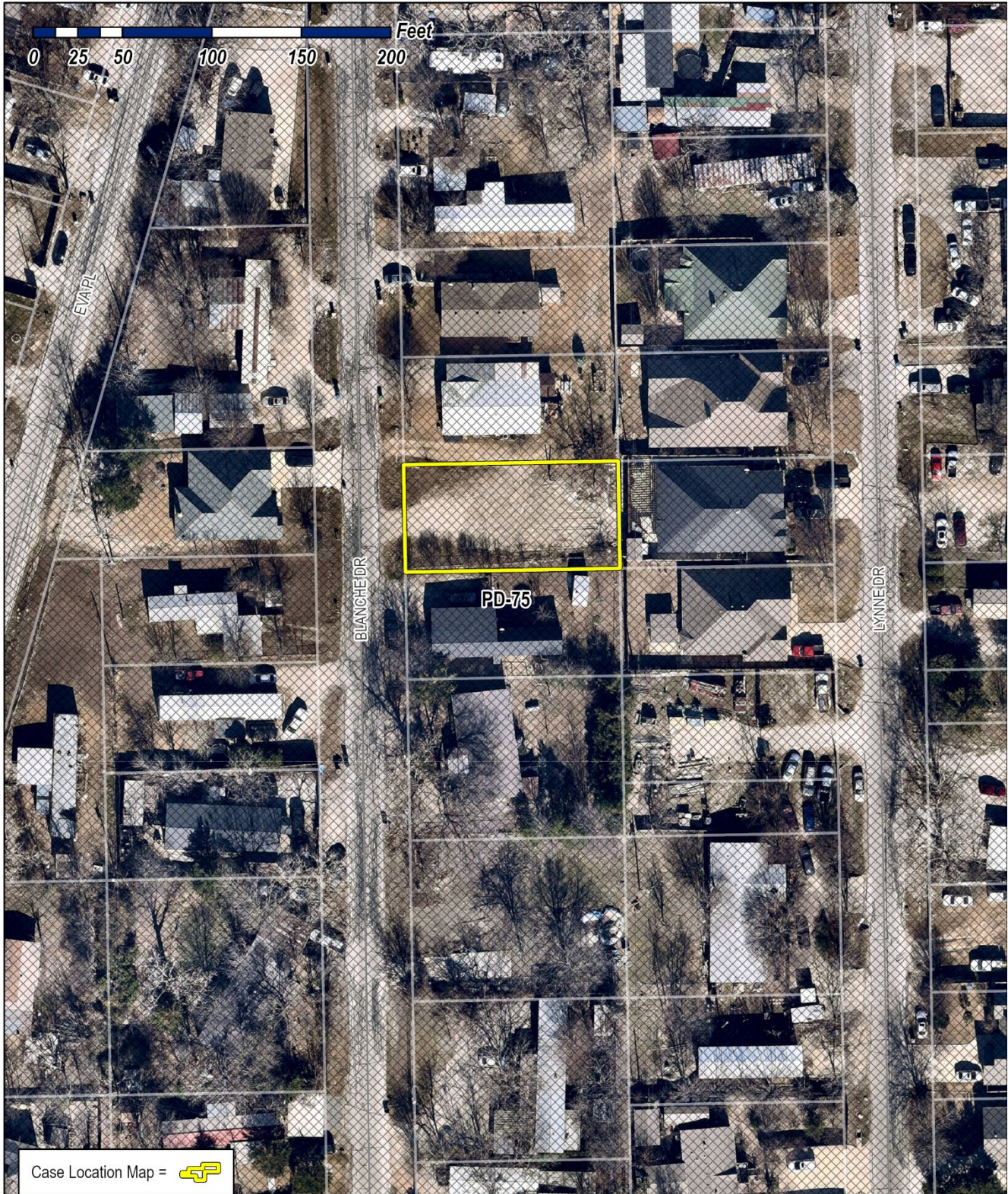
Frank J. Garza, City Attorney

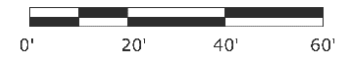
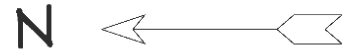
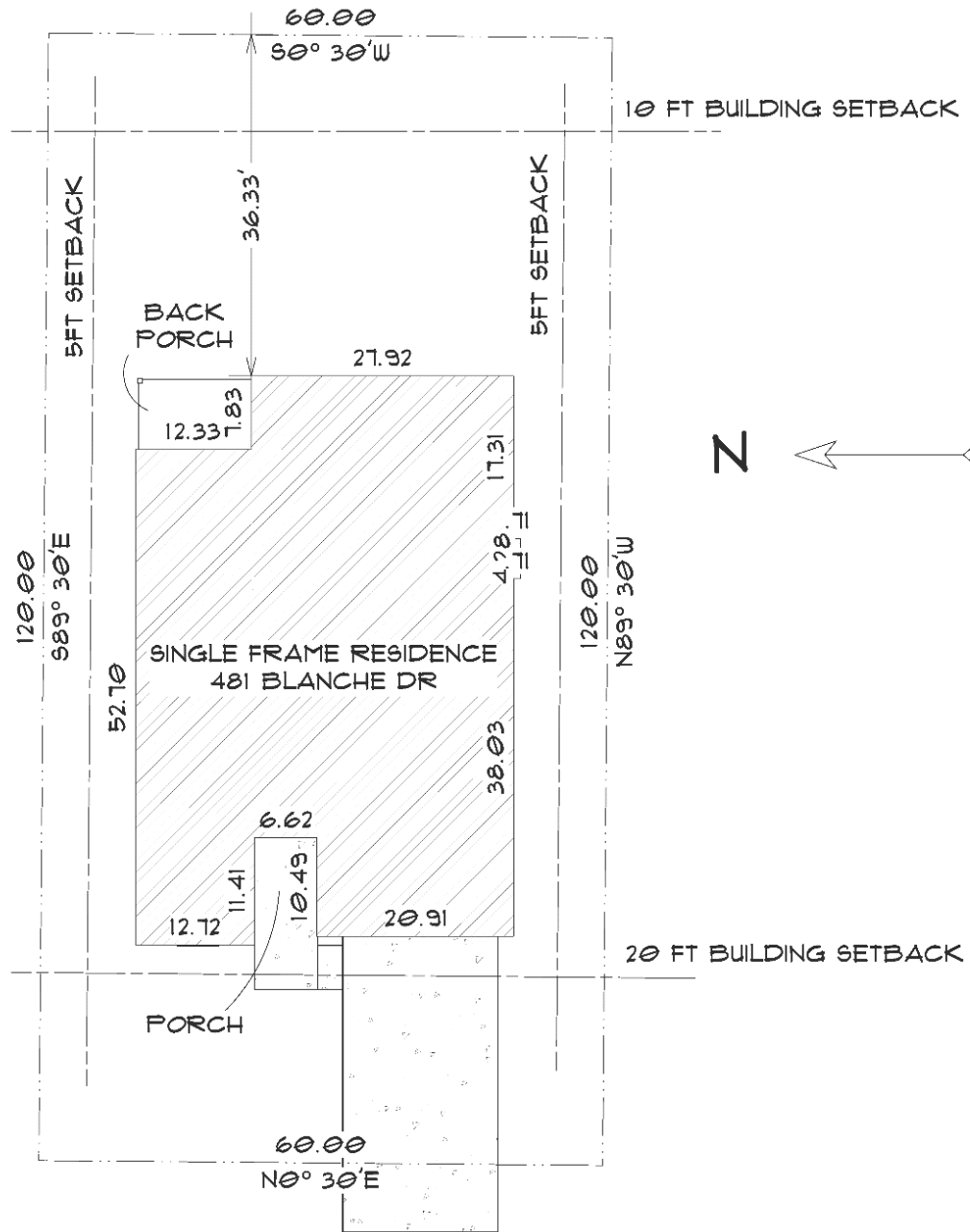
1st Reading: June 19, 2023

2nd Reading: July 17, 2023

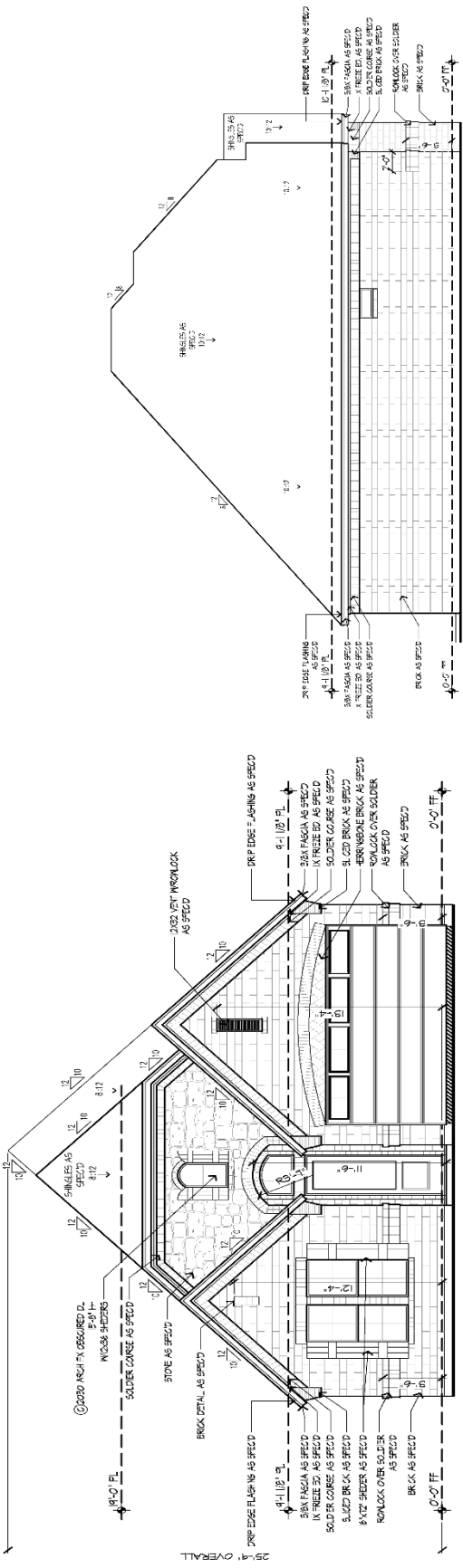
Address: 481 Blanche Drive

Legal Description: Lot 873-A of the Lake Rockwall Estates Phase 2 Addition

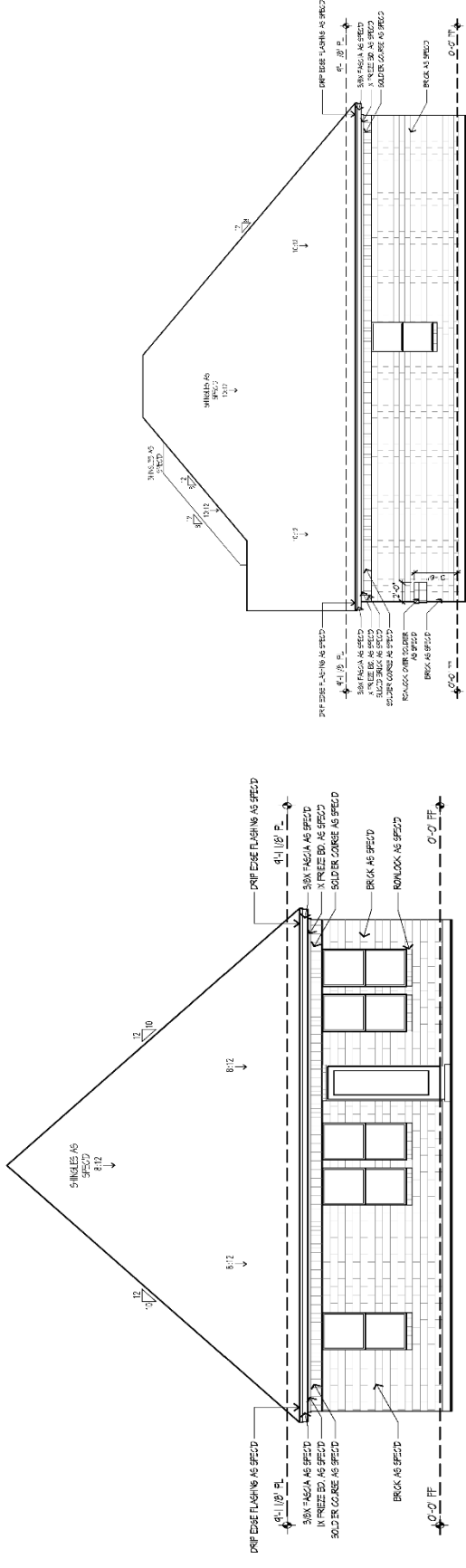




BLANCHE DR



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36

1 REAR ELEVATION
SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36

2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: July 17, 2023

SUBJECT: P2023-015; FINAL PLAT FOR LOT 1, BLOCK A, ROCHELL ELEMENTARY SCHOOL ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a *Final Plat* for Lot 1, Block A, Rochell Elementary School Addition being a 10.664-acre tract of land identified as Tract 17- 01 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 899 Rochell Court, 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 MEMORANDUM

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: July 17, 2023
APPLICANT: Robert Howman; *Glenn Engineering*
CASE NUMBER: P2023-015; *Final Plat for Lot 1, Block A, Rochell Elementary School Addition*

SUMMARY

Consider a by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a Final Plat for Lot 1, Block A, Rochell Elementary School Addition being a 10.664-acre tract of land identified as Tract 17- 01 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 899 Rochell Court, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 10.664-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Elementary School Addition*) for the purpose of establishing the fire lanes and utility easements necessary to develop a new *Public Primary School* on the subject property.
- A portion of the subject property was annexed on April 23, 1979 by *Ordinance No. 79-05 [Case No. A1979-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The existing elementary school was constructed in 1979-1980 making it the second elementary school within the Rockwall Independent School District (RISD). The remaining portion of the subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. Additions to the existing elementary school were completed in 1984, 1999, and 2005. On December 13, 2022, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2022-061]* for the construction of a new Public Primary School on the subject property.
- 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 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 Final 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, Rochell Elementary School Addition* 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) Any construction resulting from the approval of this Final 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 June 27, 2023, the Planning and Zoning Commission approved a motion recommending approval of the Final Plat by a vote of 6-0, with Chairman Deckard 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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 401 East Ralph Hall Parkway, Rockwall, TX 75032

SUBDIVISION A0064 E P G CHISUM, TRACT 17-01 LOT 1 BLOCK A

GENERAL LOCATION Northwest Corner East Ralph Hall Parkway and Mims Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE public school

PROPOSED ZONING AG PROPOSED USE public school

ACREAGE 10.664 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER Rockwall ISD APPLICANT Glenn Engineering

CONTACT PERSON Tim Lyssy CONTACT PERSON Robert Howman

ADDRESS 1050 Williams St., ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Irving, Tx 75038

PHONE Phone 972-771-0605 PHONE 972.989.2174

E-MAIL Tim.Lyssy@Rockwallisd.org E-MAIL rahowman@glenngineering.com

NOTARY VERIFICATION [REQUIRED]

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

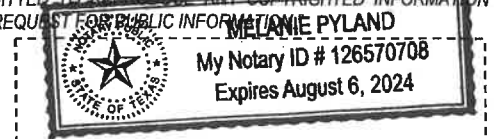
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 314.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 2023. BY SIGNING THIS APPLICATION, 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 13th DAY OF June, 2023.

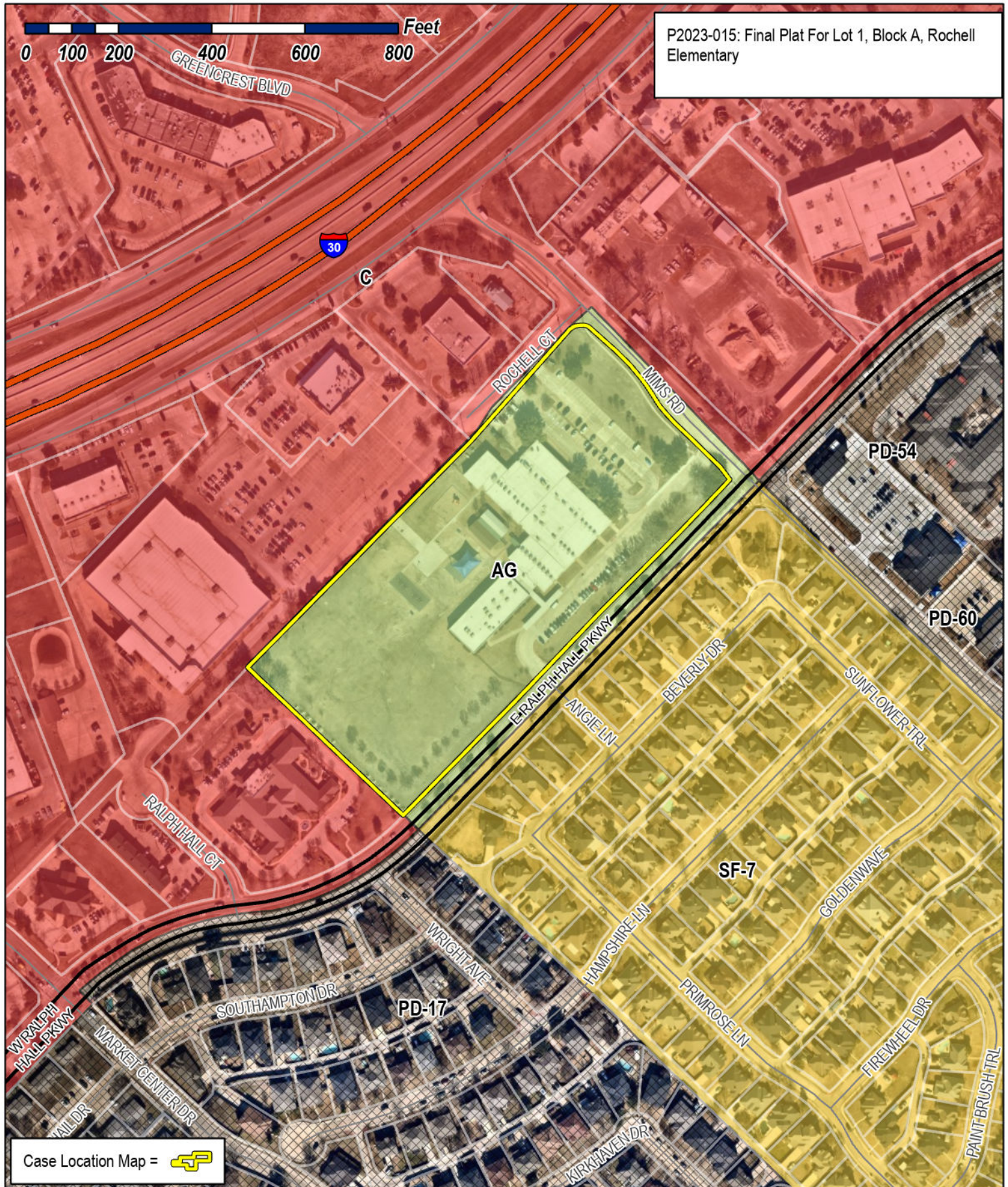
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature: Melanie Pyland]



MY COMMISSION EXPIRES August 6, 2024



P2023-015: Final Plat For Lot 1, Block A, Rochell Elementary

Case Location Map = 

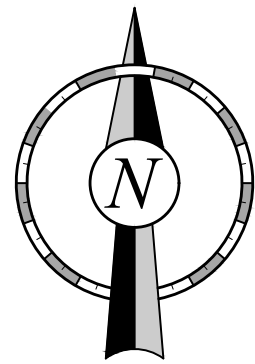


City of Rockwall

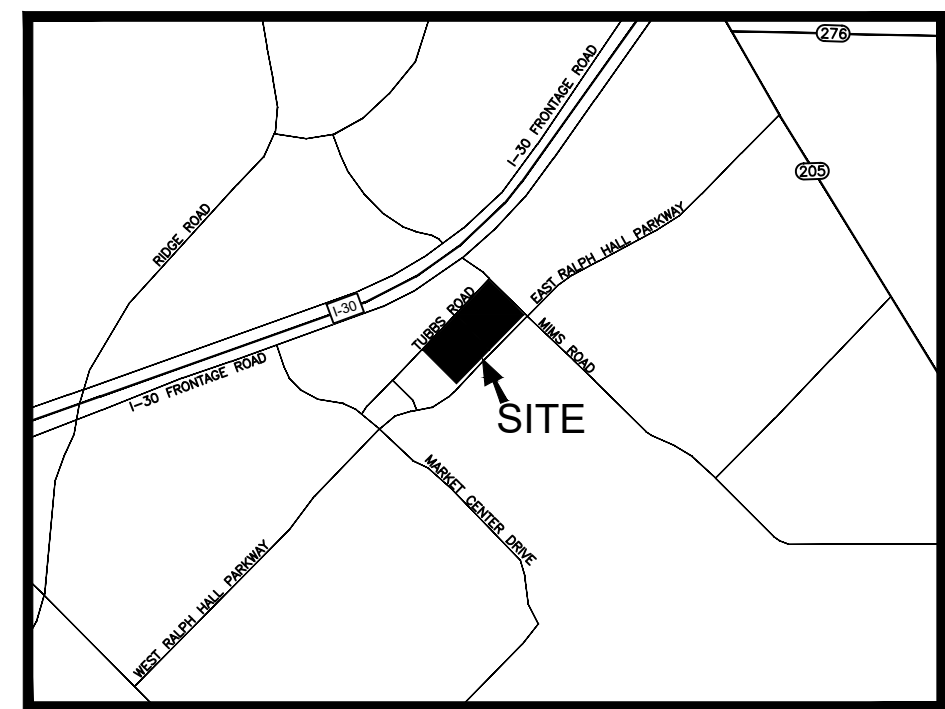
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





SCALE: 1" = 80'



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

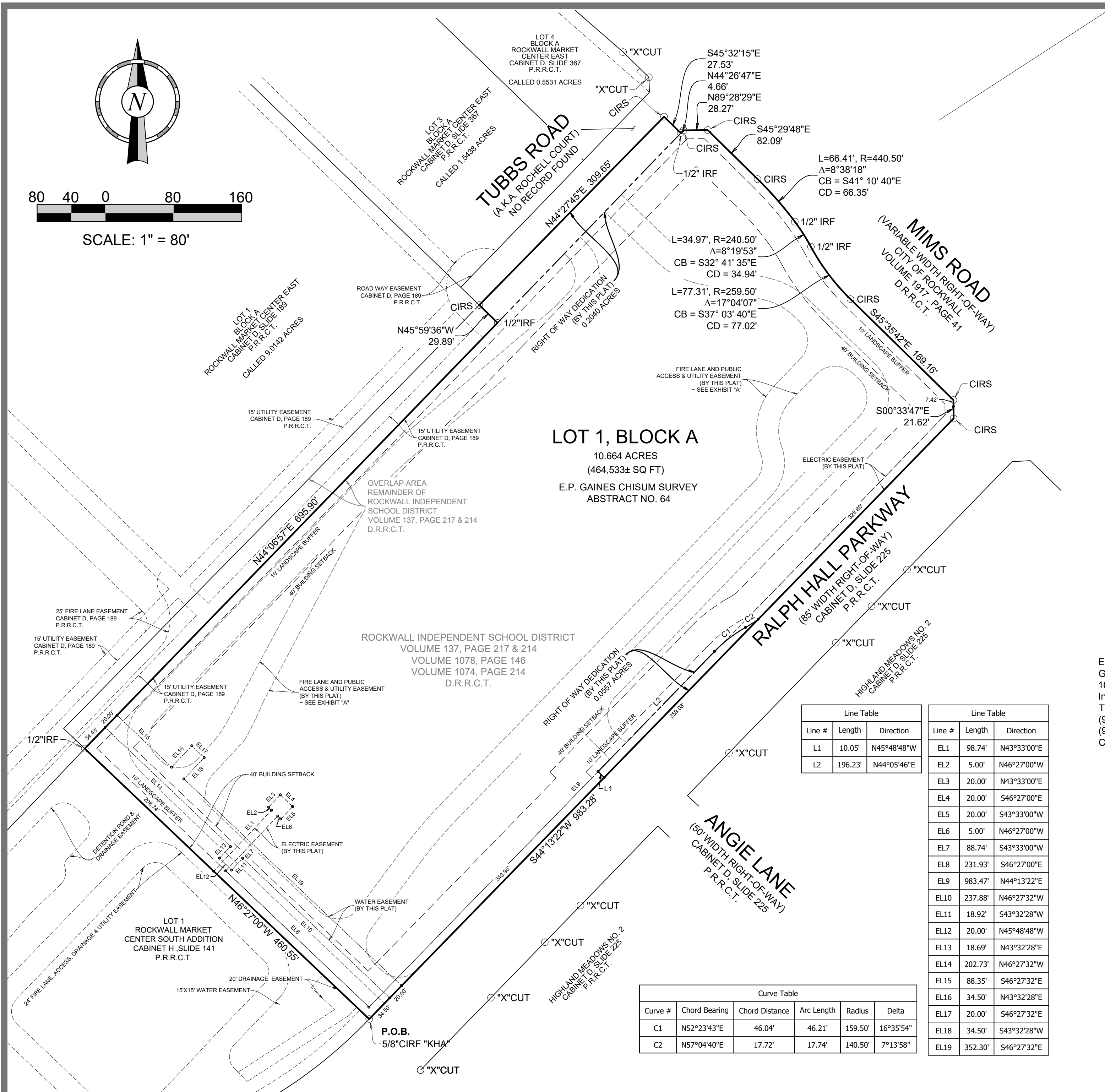
- | EXISTING FEATURES | | CONTROL LEGEND | |
|---------------------|---|----------------|----------------------------|
| BOUNDARY LINE | ————— | ○ | Property Corner (As Noted) |
| EASEMENT LINE | - - - - - | | |
| EXISTING LOT LINE | ————— | | |
| ABBREVIATION LEGEND | | | |
| D.R.R.C.T. | DEED RECORDS, ROCKWALL COUNTY, TEXAS | | |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS | | |
| P.R.R.C.T. | PLAT RECORDS ROCKWALL COUNTY, TEXAS | | |
| IRF | IRON ROD FOUND | | |
| CIRF | CAPPED IRON ROD FOUND AS NOTED | | |
| CIRS | 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" | | |
| MNF | MAG NAIL FOUND | | |
| MNS | MAG NAIL SET | | |
| P.O.B. | POINT OF BEGINNING | | |

ENGINEER: Glenn Engineering Corp. 105 Decker Court, Suite 910 Irving, Texas 75062 TBPE FIRM NO. F-303 (972) 989-2174 Cell (972) 717-5151 Office Contact: Robert Howman	SURVEYOR: Bowman Consulting Group, Ltd. 1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104	OWNER: Rockwall ISD 801 East Washington St. Rockwall Texas, 75087 (469) 698-7031 Contact: William Salee
--	--	---

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	10.05'	N45°48'48"W	EL1	98.74'	N43°33'00"E
L2	196.23'	N44°05'46"E	EL2	5.00'	N46°27'00"W
			EL3	20.00'	N43°33'00"E
			EL4	20.00'	S46°27'00"E
			EL5	20.00'	S43°33'00"W
			EL6	5.00'	N46°27'00"W
			EL7	88.74'	S43°33'00"W
			EL8	231.93'	S46°27'00"E
			EL9	983.47'	N44°13'22"E
			EL10	237.88'	N46°27'32"W
			EL11	18.92'	S43°32'28"W
			EL12	20.00'	N45°48'48"W
			EL13	18.69'	N43°32'28"E
			EL14	202.73'	N46°27'32"W
			EL15	88.35'	S46°27'32"E
			EL16	34.50'	N43°32'28"E
			EL17	20.00'	S46°27'32"E
			EL18	34.50'	S43°32'28"W
			EL19	352.30'	S46°27'32"E

Curve Table				
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius
C1	N52°23'43"E	46.04'	46.21'	159.50'
C2	N57°04'40"E	17.72'	17.74'	140.50'

LOT 1, BLOCK A
10.664 ACRES
(464,533± SQ FT)
E.P. GAINES CHISUM SURVEY
ABSTRACT NO. 64

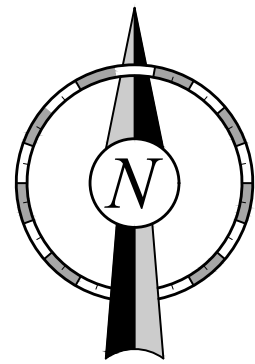


FINAL PLAT
**ROCHELL ELEMENTARY
SCHOOL ADDITION**

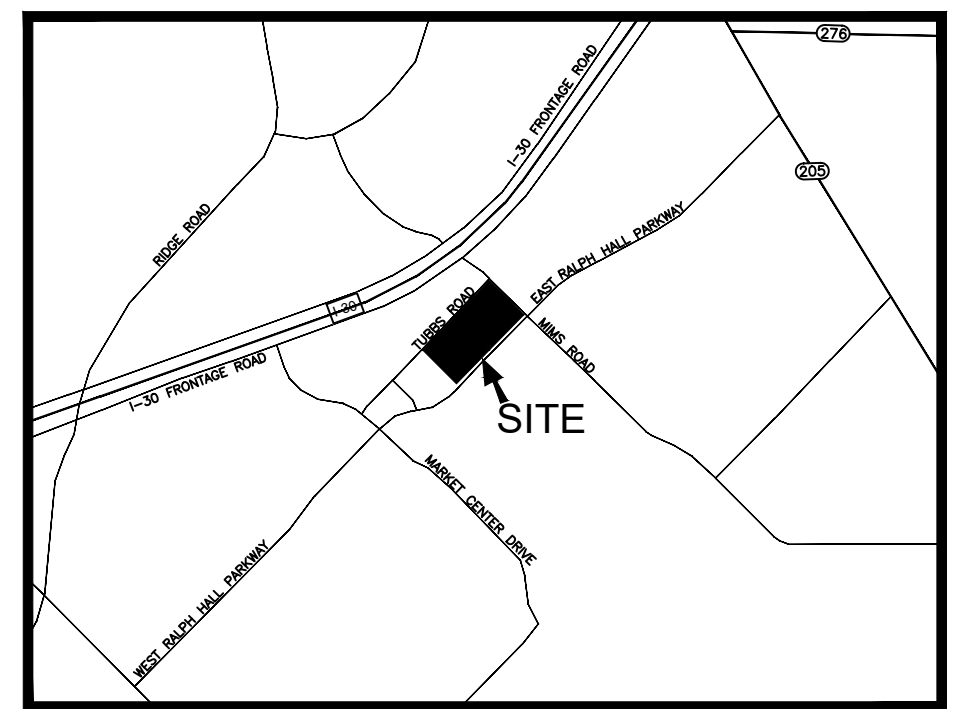
LOT 1, BLOCK A
BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: *****



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TBPELS #10120600
Phone: (214) 484-8586
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SCALE: 1" = 80'



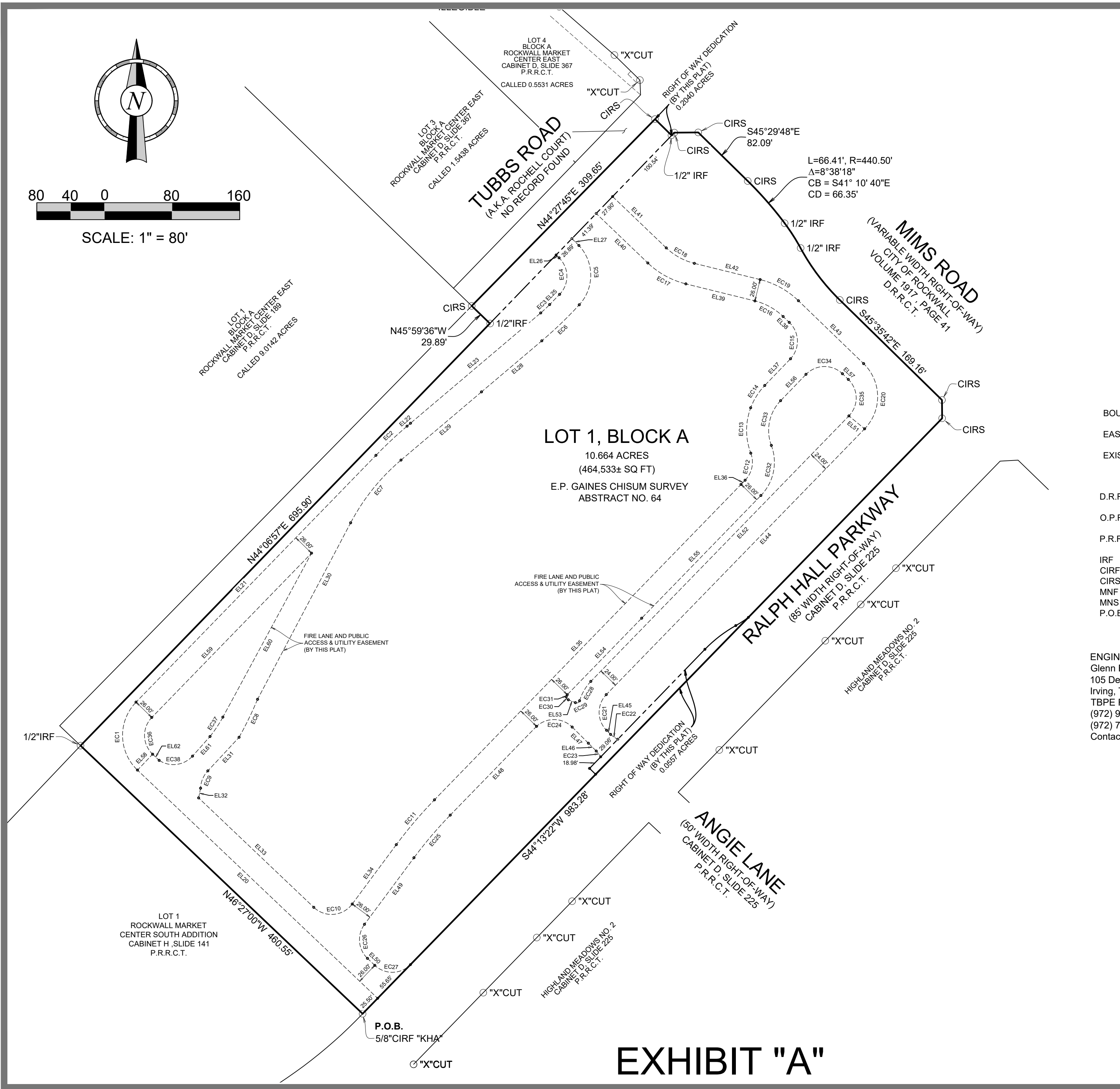
LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

<u>EXISTING FEATURES</u>		<u>CONTROL LEGEND</u>
BOUNDARY LINE		Property Corner (As Noted)
EASEMENT LINE		
EXISTING LOT LINE		

<u>ABBREVIATION LEGEND</u>	
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND AS NOTED
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
P.O.B.	POINT OF BEGINNING

ENGINEER: Glenn Engineering Corp. 105 Decker Court, Suite 910 Irving, Texas 75062 TBPE FIRM NO. F-303 (972) 989-2174 Cell (972) 717-5151 Office Contact: Robert Howman	SURVEYOR: Bowman Consulting Group, Ltd. 1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104	OWNER: Rockwall ISD 801 East Washington St. Rockwall Texas, 75087 (469) 698-7031 Contact: William Salee
--	--	---



FINAL PLAT
**ROCHELL ELEMENTARY
SCHOOL ADDITION**

LOT 1, BLOCK A
BEING 10.720 ACRES
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E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
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EXHIBIT "A"

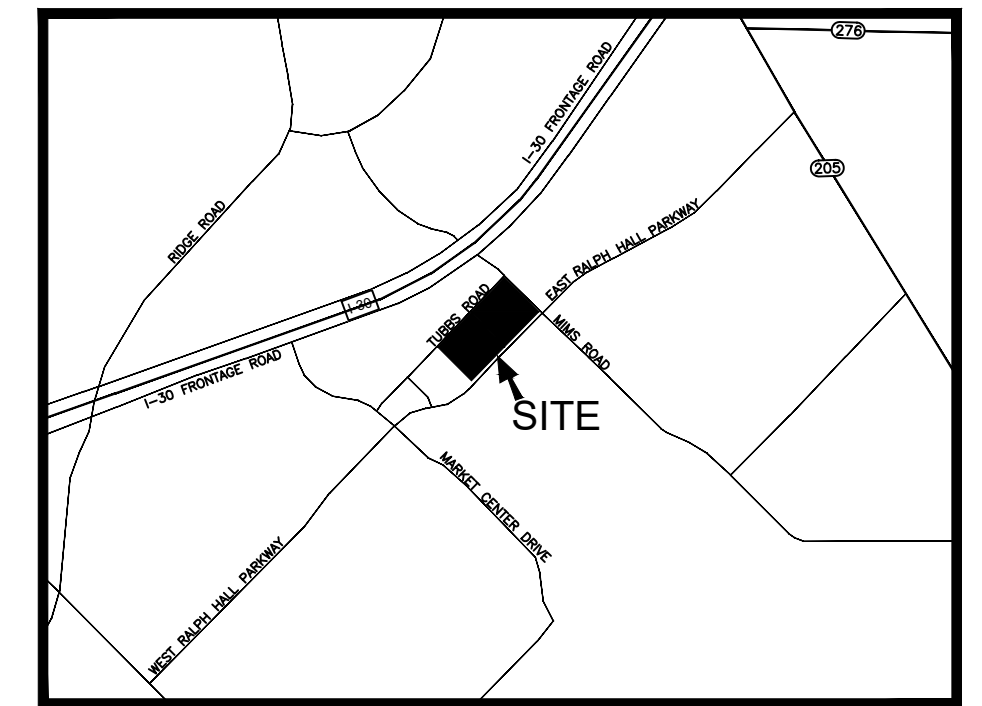
Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N1°13'11"W	80.44'	89.53'	56.47'	90°50'21"
EC2	N46°52'09"E	50.58'	50.60'	509.10'	5°41'40"
EC3	N46°57'37"E	14.56'	14.57'	150.50'	5°32'49"
EC4	N0°52'23"W	43.18'	47.97'	30.50'	90°07'10"
EC5	S0°23'37"E	70.11'	77.12'	51.50'	85°47'53"
EC6	S46°07'10"W	61.59'	61.63'	488.50'	7°13'41"
EC7	S38°46'12"W	95.28'	95.87'	250.50'	21°55'38"
EC8	S25°54'54"W	49.94'	49.97'	434.49'	6°35'22"
EC9	S22°52'00"W	22.20'	22.70'	31.03'	41°54'44"
EC10	N85°04'05"E	45.67'	51.61'	30.50'	96°56'46"
EC11	N40°23'27"E	69.71'	69.76'	526.50'	7°35'30"
EC12	N11°46'31"E	32.70'	34.51'	30.50'	64°49'22"
EC13	N0°06'02"W	53.68'	54.88'	75.42'	41°41'34"
EC14	N32°12'52"E	31.23'	31.45'	76.50'	23°33'07"
EC15	N2°01'43"W	43.07'	47.82'	30.51'	89°48'52"
EC16	N61°05'01"W	38.23'	38.67'	73.50'	30°08'54"
EC17	N61°11'09"W	51.41'	52.00'	99.50'	29°56'37"
EC18	S61°11'09"E	37.98'	38.41'	73.50'	29°56'38"
EC19	S61°05'01"E	51.75'	52.36'	99.50'	30°08'54"
EC20	S0°54'41"E	77.21'	85.79'	54.50'	90°11'46"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S0°27'20"E	42.16'	46.75'	30.00'	89°17'04"
EC22	S55°41'58"E	10.25'	10.30'	30.00'	19°39'53"
EC23	N37°20'30"W	8.67'	8.71'	27.42'	18°11'59"
EC24	N88°50'45"W	42.25'	46.64'	30.57'	87°24'02"
EC25	S40°23'27"W	66.27'	66.32'	500.50'	7°35'30"
EC26	S4°55'55"E	40.44'	44.21'	30.50'	83°03'14"
EC27	N88°52'56"E	42.17'	46.77'	30.00'	89°19'07"
EC28	S30°05'41"W	26.53'	26.79'	55.61'	27°36'22"
EC29	S66°20'30"W	5.38'	6.14'	3.50'	100°34'41"
EC30	N35°05'01"W	4.26'	4.58'	3.50'	74°56'48"
EC31	N25°18'46"E	2.75'	2.79'	4.77'	33°33'37"
EC32	N11°46'27"E	60.57'	63.93'	56.50'	64°49'31"
EC33	N11°40'34"E	53.99'	56.96'	50.50'	64°37'45"
EC34	N88°59'26"E	43.13'	47.91'	30.50'	90°00'00"
EC35	S0°54'41"E	43.21'	48.01'	30.50'	90°11'46"
EC36	N1°17'33"W	43.46'	48.39'	30.47'	91°00'29"
EC37	S33°39'04"W	27.51'	27.54'	163.34'	9°39'39"
EC38	S82°43'49"W	39.78'	43.28'	30.67'	80°51'36"

Line Table		
Line #	Length	Direction
EL20	392.05'	N46°27'31"W
EL21	407.24'	N44°11'12"E
EL22	5.25'	N49°25'35"E
EL23	201.96'	N49°44'01"E
EL25	16.89'	N44°11'12"E
EL26	4.91'	N45°55'58"W
EL27	11.62'	S45°39'59"E
EL28	93.57'	S49°44'01"W
EL29	124.75'	S49°44'01"W
EL30	236.10'	S27°48'23"W
EL31	54.33'	S42°53'44"W
EL32	11.73'	S11°04'57"W
EL33	187.97'	S46°27'31"E
EL34	87.48'	N36°35'42"E
EL35	520.44'	N44°11'12"E
EL36	7.00'	N44°11'12"E
EL37	43.92'	N43°58'59"E
EL38	9.97'	N46°00'34"W
EL39	84.12'	N76°09'28"W
EL40	84.63'	N46°12'52"W

Line Table		
Line #	Length	Direction
EL41	87.96'	S46°16'18"E
EL42	80.14'	S76°09'28"E
EL43	107.14'	S46°00'34"E
EL44	438.66'	S44°11'12"W
EL45	6.87'	S45°05'52"E
EL46	13.18'	N45°05'52"W
EL47	27.03'	N45°05'52"W
EL48	146.48'	S44°11'12"W
EL49	98.08'	S36°35'42"W
EL50	11.97'	S46°27'34"E
EL51	24.08'	N50°34'37"W
EL52	438.17'	S44°11'12"W
EL53	9.05'	N67°57'47"W
EL54	126.34'	N44°11'12"E
EL55	202.44'	N44°11'12"E
EL56	43.33'	N43°59'26"E
EL57	9.66'	S46°00'34"E
EL58	26.00'	N43°32'28"E
EL59	271.21'	N44°11'12"E
EL60	220.63'	S28°23'25"W

Line Table		
Line #	Length	Direction
EL61	31.14'	S41°41'40"W
EL62	10.67'	N46°27'56"W



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

- | | |
|----------------------------|---|
| EXISTING FEATURES | CONTROL LEGEND |
| BOUNDARY LINE | Property Corner (As Noted) |
| EASEMENT LINE | |
| EXISTING LOT LINE | |
| ABBREVIATION LEGEND | |
| D.R.R.C.T. | DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T. | PLAT RECORDS ROCKWALL COUNTY, TEXAS |
| IRF | IRON ROD FOUND |
| CIRF | CAPPED IRON ROD FOUND AS NOTED |
| CIRS | 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" |
| MNF | MAG NAIL FOUND |
| MNS | MAG NAIL SET |
| P.O.B. | POINT OF BEGINNING |

ENGINEER: Glenn Engineering Corp. 105 Decker Court, Suite 910 Irving, Texas 75062 TBPE FIRM NO. F-303 (972) 989-2174 Cell (972) 717-5151 Office Contact: Robert Howman	SURVEYOR: Bowman Consulting Group, Ltd. 1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104	OWNER: Rockwall ISD 801 East Washington St. Rockwall Texas, 75087 (469) 698-7031 Contact: William Salee
--	--	---

FINAL PLAT

**ROCHELL ELEMENTARY
SCHOOL ADDITION**

LOT 1, BLOCK A

BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****

Bowman

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PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 10.720 acre tract of land situated within the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being a portion of four tracts of land as described in the deeds to the Rockwall Independent School District recorded in Volume 137, Pages 217 & 214, Volume 1078, Page 146 and Volume 1074, Page 214 all of the Deed Records of Rockwall County, Texas (hereafter referred to as the RISD Parcel). Said 10.720 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at 5/8-inch capped iron rod stamped "KHA" found at the south corner of said RISD Parcel, being the east corner of Lot 1 of Rockwall Market Center South Addition recorded in Cabinet H, Slide 141 of the Plat Records of Rockwall County, Texas and being on the northwest right of way line of Ralph Hall Parkway, a 85-foot right of way, as dedicated on the plat titled "Highland Meadows No. 2" recorded in Cabinet D, Slide 225 of said Plat Records;

THENCE NORTH 46 degrees 27 minutes 00 seconds WEST, 460.55 feet with the southwest line of said RISD Parcel and being the northeast line of said Lot 1 to a 1/2-inch iron rod found at the northeast corner of said Lot 1, being on the southeast line of Lot 1, Block A of the plat titled "Rockwall Market Center East" recorded in Cabinet D, Slide 189 of said Plat Records;

THENCE NORTH 44 degrees 06 minutes 57 seconds EAST, 695.90 feet with the southeast line of said Block A to a 1/2-inch iron rod found;

THENCE NORTH 45 degrees 59 minutes 36 seconds WEST, 29.89 feet with said Block A to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at its intersection with the centerline of Tubbs Road, also known as Rochell Court, no record found;

THENCE NORTH 44 degrees 27 minutes 45 seconds EAST, 309.65 feet with the centerline of said Tubbs Road to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said RISD Parcel;

THENCE SOUTH 45 degrees 32 minutes 15 seconds EAST, 27.53 feet with the east line of said RISD Parcel to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the west right of way line of Mims Road, a variable width right of way, as described in the deed to the City of Rockwall recorded in Volume 1917, Page 41 of said Deed Records;

THENCE the following eight (8) calls coincident with the west right of way line of said Mims Road:

1. NORTH 44 degrees 26 minutes 47 seconds EAST, 4.66 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
2. NORTH 89 degrees 28 minutes 29 seconds EAST, 28.27 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
3. SOUTH 45 degrees 29 minutes 48 seconds EAST, 82.09 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the beginning of a non-tangent curve;
4. southeasterly, coincident with said non-tangent curve, concave to the southwest, having a radius of 440.50 feet and a chord bearing and distance of SOUTH 41 degrees 10 minutes 40 seconds EAST, 66.35 feet, an arc length of 66.41 feet to a 1/2-inch iron rod found at the beginning of a compound curve;
5. southeasterly, coincident with said compound curve, concave to the southwest, having a radius of 240.50 feet and a chord bearing and distance of SOUTH 32 degrees 41 minutes 35 seconds EAST, 34.94 feet, an arc length of 34.97 feet to the beginning of a non-tangent curve;
6. southeasterly, coincident with said non-tangent curve, concave to the northeast, having a radius of 259.50 feet and a chord bearing and distance of SOUTH 37 degrees 03 minutes 40 seconds EAST, 77.02 feet, an arc length of 77.31 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
7. SOUTH 45 degrees 35 minutes 42 seconds EAST, 169.16 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
8. SOUTH 00 degrees 33 minutes 47 seconds EAST, 21.62 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the northwest right of way line of said Ralph Hall Parkway;

THENCE SOUTH 44 degrees 13 minutes 22 seconds WEST, 983.28 feet with the northwest right of way line of said Ralph Hall Parkway to the POINT OF BEGINNING containing 10.720 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, BLOCK A**, a subdivision to the City 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 (we) further certify that all other parties who have a mortgage or lien interest in the **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, BLOCK A** subdivision have been notified and signed this plat. I (we) understand and do hereby 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 or using same. I (we) 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 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 of the City of Rockwall; or
 Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city 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 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 secretary, supported by evidence of work done; or
 Until the developer and/or owner files a corporate surety bond with the city secretary 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 city council of the City of Rockwall.
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.

I (we) further acknowledge that the dedications and/or exaction's made herein 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 City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Rockwall Independent School District

 Rockwall Independent School District - Dr. John Villarreal
 Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Dr. John Villarreal known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, **2023**.

Notary Public in and for the State of Texas My Commission Expires

PLAT NOTES:

1. The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
4. Lot, block and ROW corners will be set after substantial completion of the infrastructure.

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 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.
2. Site is zoned Planned Development 95 (PD-95) District for Neighborhood Services (NS) District land uses

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A LSLS & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. Released to the City for review. 2023-05

 ROBERT A. HANSEN
 LSLS & REGISTERED PROFESSIONAL
 LAND SURVEYOR, NO. 6439
 RHANSEN@BOWMAN.COM
 DATE: _____

**STATE OF TEXAS
 COUNTY OF TARRANT**

Before me, the undersigned authority, on this day personally appeared Robert A. Hansen known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, **2023**.

Notary Public in and for the State of Texas My Commission Expires

RECOMMENDED FOR FINAL APPROVAL:		

<i>Planning & Zoning Commission, Chairman Date</i>		
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 the _____ day of _____, 2023 .		
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 _____, 2023 .		
_____	_____	_____
<i>Mayor, City of Rockwall</i>	<i>City Secretary</i>	<i>City Engineer</i>

OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104

FINAL PLAT

ROCHELL ELEMENTARY SCHOOL ADDITION

LOT 1, BLOCK A

BEING 10.720 ACRES
 SITUATED WITHIN THE
 E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****

Bowman

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 Fort Worth, TX 76104 www.bowman.com
 TBPELS #10120600

Bowman Job No.: 210596	Drawn By: RAH	Sheet: 4 of 4
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MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: July 17, 2023

SUBJECT: P2023-016; MASTER PLAT FOR THE PEACHTREE MEADOWS
SUBDIVISION

Attachments

Case Memo
Development Application
Location Map
Master Plat

Summary/Background Information

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a *Master Plat* for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed Master 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: July 17, 2023

APPLICANT: Meredith Joyce; *Michael Joyce Properties*

CASE NUMBER: P2023-016; *Master Plat for the Peachtree Meadows Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Master Plat for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Master Plat for the Peachtree Meadows Subdivision. The Peachtree Meadows Subdivision will be constructed in two (2) phases that will consist of 292 residential lots on a 140.50-acre tract of land (*i.e. Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219*). The Master Plat indicates the phasing lines, the trail locations, and the open space lots for the proposed subdivision. Staff should note that in conjunction with the submittal of this Master Plat, the applicant has also submitted a Preliminary Plat (*Case No. P2023-017*) for the Peachtree Meadows Subdivision.
- ☑ Background. The subject property was annexed by the City Council on December 20, 1999 through the adoption of *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 6, 2023, the City Council approved a zoning case [*Case No. Z2023-003*] that changed the zoning designation of the subject property from Agricultural (AG) District to Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses. Under this Planned Development District ordinance, the subject property was permitted to be developed with a total of 292 single-family residential lots (*or a density of 2.08 dwelling units per acre*) and a minimum of 65.90-acres of open space (*i.e. 31.28% open space on the gross*). The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 101 (PD-101):

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	82' x 120'	9,000 SF	32	10.96%
B	72' x 120'	8,400 SF	98	33.56%
C	62' x 120'	7,200 SF	105	35.96%
D	52' x 120'	6,000 SF	57	19.52%
<i>Maximum Permitted Units:</i>			292	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

	Lot Type (see Concept Plan) ►			
	A	B	C	D
<i>Minimum Lot Width</i> ⁽¹⁾	82'	72'	62'	52'
<i>Minimum Lot Depth</i>	120'	120'	120'	120'
<i>Minimum Lot Area (SF)</i>	9,000 SF	8,400 SF	7,200 SF	6,000 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'	6'

Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	20'	20'	20'	20'
Minimum Length of Driveway Pavement ⁽⁷⁾	20'	20'	20'	20'
Maximum Height ⁽³⁾	35'	35'	35'	35'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	65%	65%	65%	65%

GENERAL NOTES:

- 1: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE FRONT PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE *FRONT YARD BUILDING SETBACK*. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN *TABLE 1*.
- 2: THE LOCATION OF THE *FRONT YARD BUILDING SETBACK* AS MEASURED FROM THE FRONT PROPERTY LINE.
- 3: THE *MAXIMUM HEIGHT* SHALL BE MEASURED TO THE EAVE OR TOP PLATE (*WHICHEVER IS GREATER*) OF THE SINGLE-FAMILY HOME.
- 4: THE LOCATION OF THE *REAR YARD BUILDING SETBACK* AS MEASURED FROM THE REAR PROPERTY LINE.
- 5: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS*. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- 6: *J-SWING* OR *TRADITIONAL SWING GARAGES* ARE PERMITTED TO ENCROACH INTO THE FRONT YARD BUILDING SETBACK A MAXIMUM OF FIVE (5) FEET.

Parks Board. On July 10, 2023, the Parks and Recreation Board failed to reach a quorum. Based on this, the Parks and Recreation Board has not provided a recommendation to the City Council; however, staff has calculated the following fees associated with this project for the City Council’s consideration, and approval of this Master Plat constitutes approval of the proposed fees:

- (1) The property owner shall pay pro-rata equipment fees of \$92,669.12 (i.e. \$317.36 x 292 Lots).
- (2) The property owner shall pay cash-in-lieu of land fees of \$98,742.72 (i.e. \$338.16 x 292 Lots).

Conformance to the Subdivision Ordinance. 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 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. Conditional approval of this Master Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the Master Plat for the *Peachtree Meadows 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 Master Plat; and,
- (2) Any construction resulting from the approval of this Master 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 July 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 6-0, with Commissioner Conway absent.



DEVELOPMENT APPLICATION

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

STAFF ONLY

PLANNING & ZONING CASE NO. **P2023-016**

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE ROUND UP TO ONE (1) ACRE
² 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 **Mims Rd, TX**

SUBDIVISION **A0219 G Wells, Tract 3, Acres 90.5 & A0128 J R Johnson, Tract 5, Acres 50** LOT BLOCK

GENERAL LOCATION **Southwest of Intersection Mims Rd & National Dr**

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING **PD-101**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **140.494**

LOTS [CURRENT] **292**

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 **Qualico Developments (US), Inc.**

APPLICANT **Michael Joyce Properties**

CONTACT PERSON **John Vick**

CONTACT PERSON **Meredith Joyce**

ADDRESS **6950 TPC Drive, Suite 350**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **McKinney, TX 75070**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE **469-769-6150**

PHONE **512-694-6394**

E-MAIL **John.Vick@qualico.com**

E-MAIL **meredith@michaeljoyceproperties.com**

NOTARY VERIFICATION (REQUIRED)

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

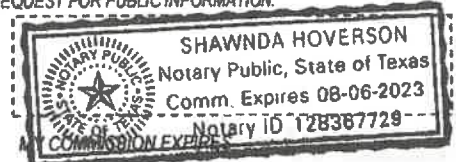
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2,207.41 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF June, 2023 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

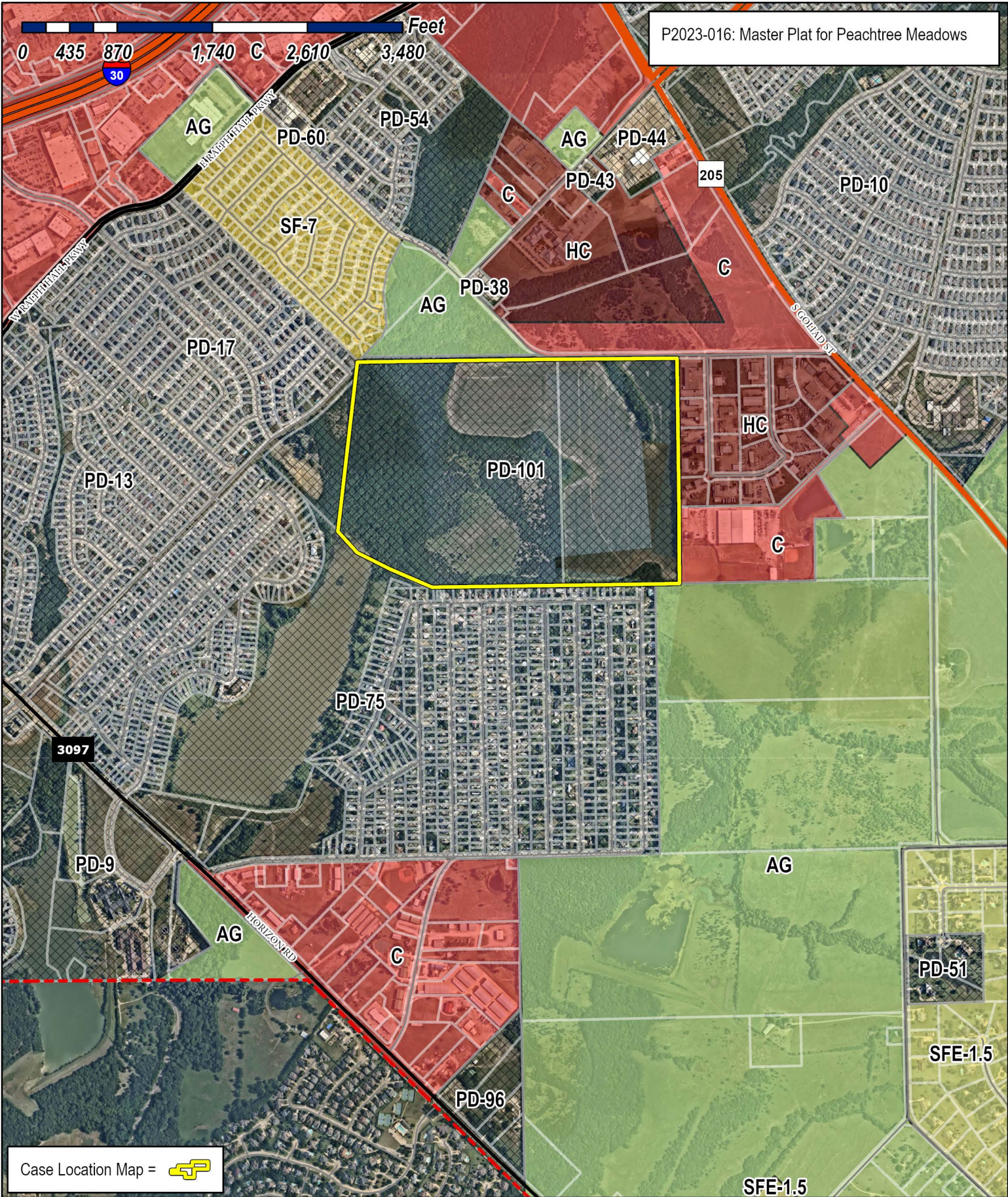
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF June, 2023

OWNER'S SIGNATURE

John Vick
Shawnda Hoverson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



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.

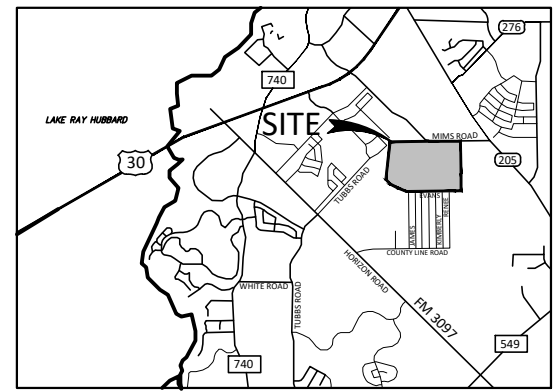


OPEN SPACE	ACRES
FLOOD PLAIN	43.8
OTHER	20.4
TOTAL	64.2
OPEN SPACE RATIO*	
[(43.8/2) + 20.4] / 140.5 = 30.1%	

*ASSUMING HALF OF FLOODPLAIN

GENERAL NOTES:

1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - 2.2. WASTEWATER – CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - 2.4. DRAINAGE – DRAINAGE TO DETENTION PONDS
3. SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.

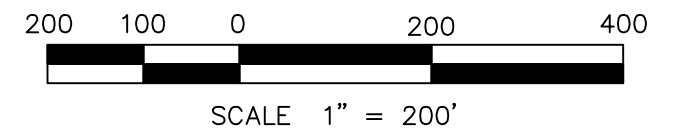
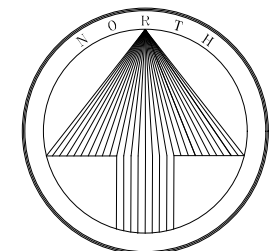


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)

- AC Acre
- BL Building Line
- C1 Curve No.
- <CM> Control Monument
- DE Drainage Easement
- DUE Drainage Utility Easement
- Esmt Easement
- L1 Line No.
- SF Square Feet
- UE Utility Easement
- VE Visibility Easement
- D.R.R.C.T.= Deed Records of Rockwall County, Texas
- P.R.R.C.T.= Plat Records of Rockwall County, Texas



**MASTER PLAT
PEACHTREE MEADOWS
SUBDIVISION**

BEING
292 SINGLE FAMILY LOTS,
4 OPEN SPACE LOTS AND
1 AMENITY CENTER
140.494 ACRES OR 6,119,939 SQ. FT.
SITUATED IN THE
GLOVER WELLS SURVEY, ABSTRACT NO. 219 AND
JOHN R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-016

June 30, 2023

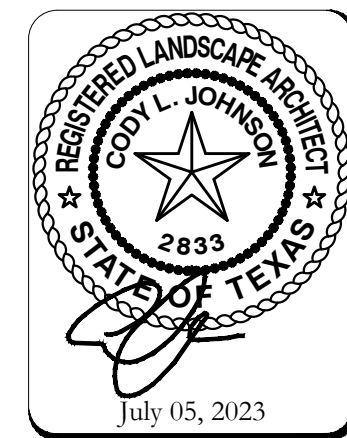
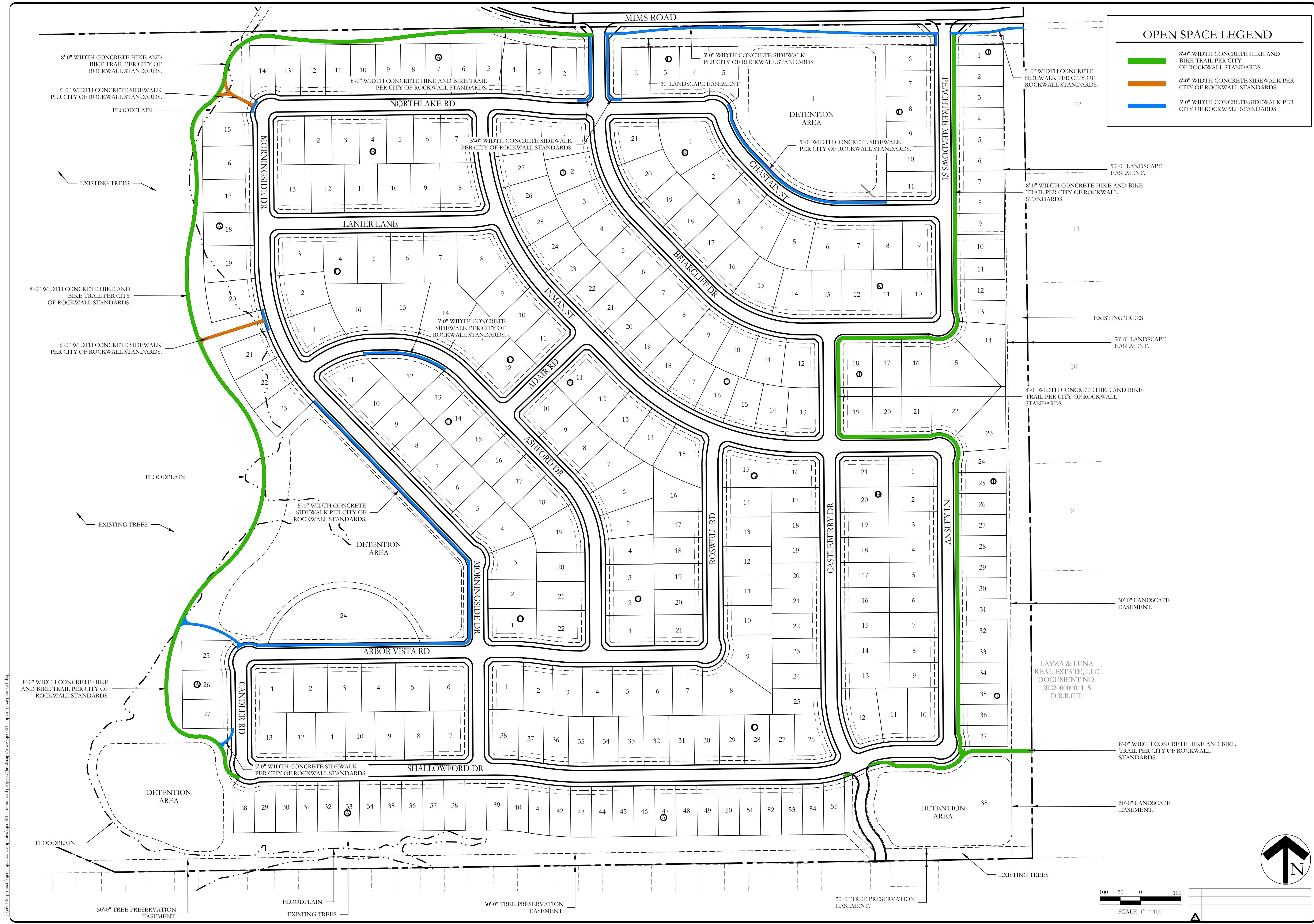
EXIST. ZONING: PD-101
LAND USE: SF-10

GROSS LOT DENSITY = 2.07 UNITS/ACRES

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: July 17, 2023

SUBJECT: P2023-017; PRELIMINARY PLAT FOR THE PEACHTREE MEADOWS SUBDIVISION

Attachments

Case Memo
Development Application
Location Map
Preliminary Plat
Landscape Plan
Preliminary Drainage Plan
Preliminary Utility Plan

Summary/Background Information

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a *Preliminary Plat* for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, 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: July 17, 2023

APPLICANT: Meredith Joyce; *Michael Joyce Properties*

CASE NUMBER: P2023-017; *Preliminary Plat for the Peachtree Meadows Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Preliminary Plat for the Peachtree Meadows Subdivision consisting of 292 single-family residential lots on a 140.50- acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The purpose of the applicant’s request is to Preliminary Plat a 140.50-acre parcel of land (i.e. *Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219*) to show the future establishment of 292 single-family residential lots and four (4) open space lots (i.e. *Lots 1-55, Block A; Lots 1-13, Block B; Lots 1-16, Block C; Lots 1-22, Block D; Lots 1-21, Block E; Lots 1-13, Block F; Lots 1-38, Block G; Lots 1-21, Block H; Lots 1-38, Block I; Lots 1-28, Block J; Lots 1-21, Block K; Lots 1-11, Block L, Park Hills Subdivision*). The proposed Preliminary Plat also lays out the necessary easements (e.g. *fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this Preliminary Plat, the applicant has also submitted a *Master Plat* [Case No. P2023-016] for the Peachtree Meadows Subdivision.
- Background. The subject property was annexed by the City Council on December 20, 1999 through the adoption of *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 6, 2023, the City Council approved a zoning case [Case No. Z2023-003] that changed the zoning designation of the subject property from Agricultural (AG) District to Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses. Under this Planned Development District ordinance, the subject property was permitted to be developed with a total of 292 single-family residential lots (or a density of 2.08 dwelling units per acre) and a minimum of 65.90-acres of open space (i.e. 31.28% open space on the gross). The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 101 (PD-101):

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CONDITIONS OF APPROVAL

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PLANNING AND ZONING COMMISSION

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

02223-017

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1, 4, 7}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE ROUND UP TO ONE (1) ACRE
⁴ 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 Mims Rd, TX

SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5 & A0128 J R Johnson, Tract 5, Acres 50 LOT _____ BLOCK _____

GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-101

CURRENT USE Single Family

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE 140.494

LOTS [CURRENT] 292

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 Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ 2,307.41 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF June, 2023 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

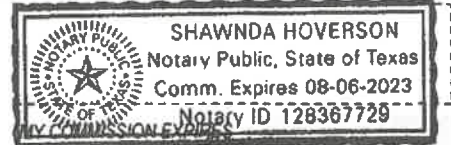
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF June 2023

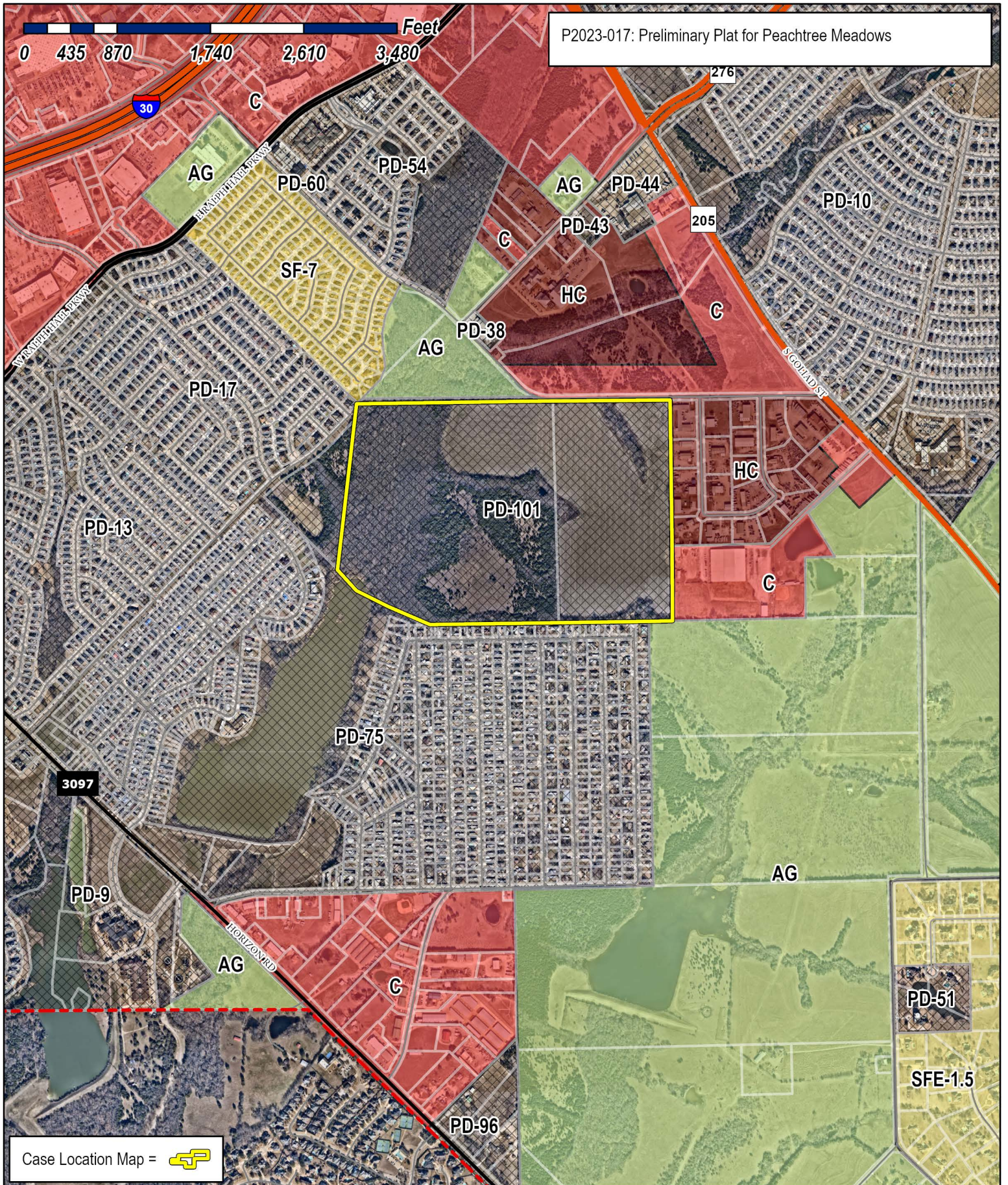
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shawnda Hoiverson





P2023-017: Preliminary Plat for Peachtree Meadows

Case Location Map =

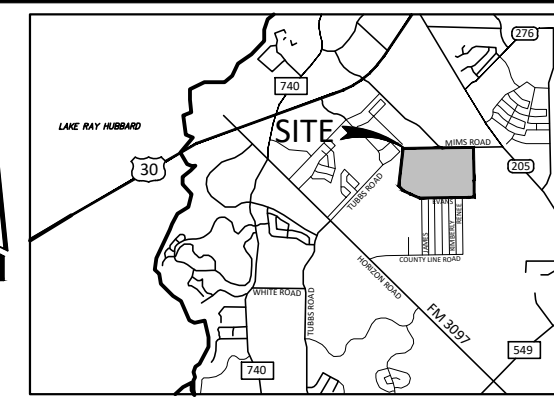


City of Rockwall

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.





VICINITY MAP
N.T.S.

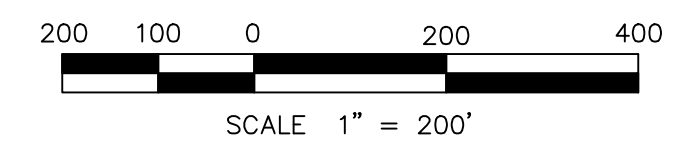
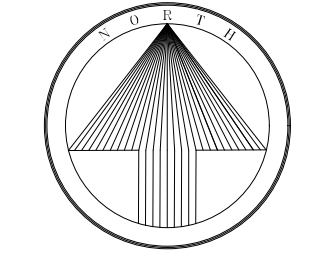
OPEN SPACE	ACRES
FLOOD PLAIN	43.8
OTHER	20.4
TOTAL	64.2
OPEN SPACE RATIO*	$[(43.8/2) + 20.4] / 140.5 = 30.1\%$

*ASSUMING HALF OF FLOODPLAIN

GENERAL NOTES:

- OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
- THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - ROADWAY - CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - DRAINAGE - DRAINAGE TO DETENTION PONDS
- SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.

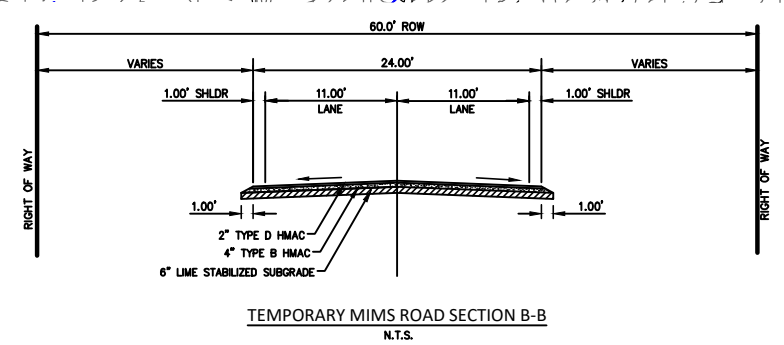
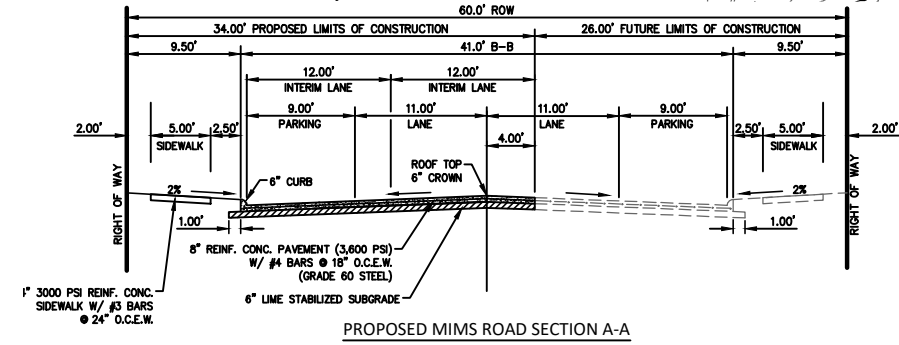
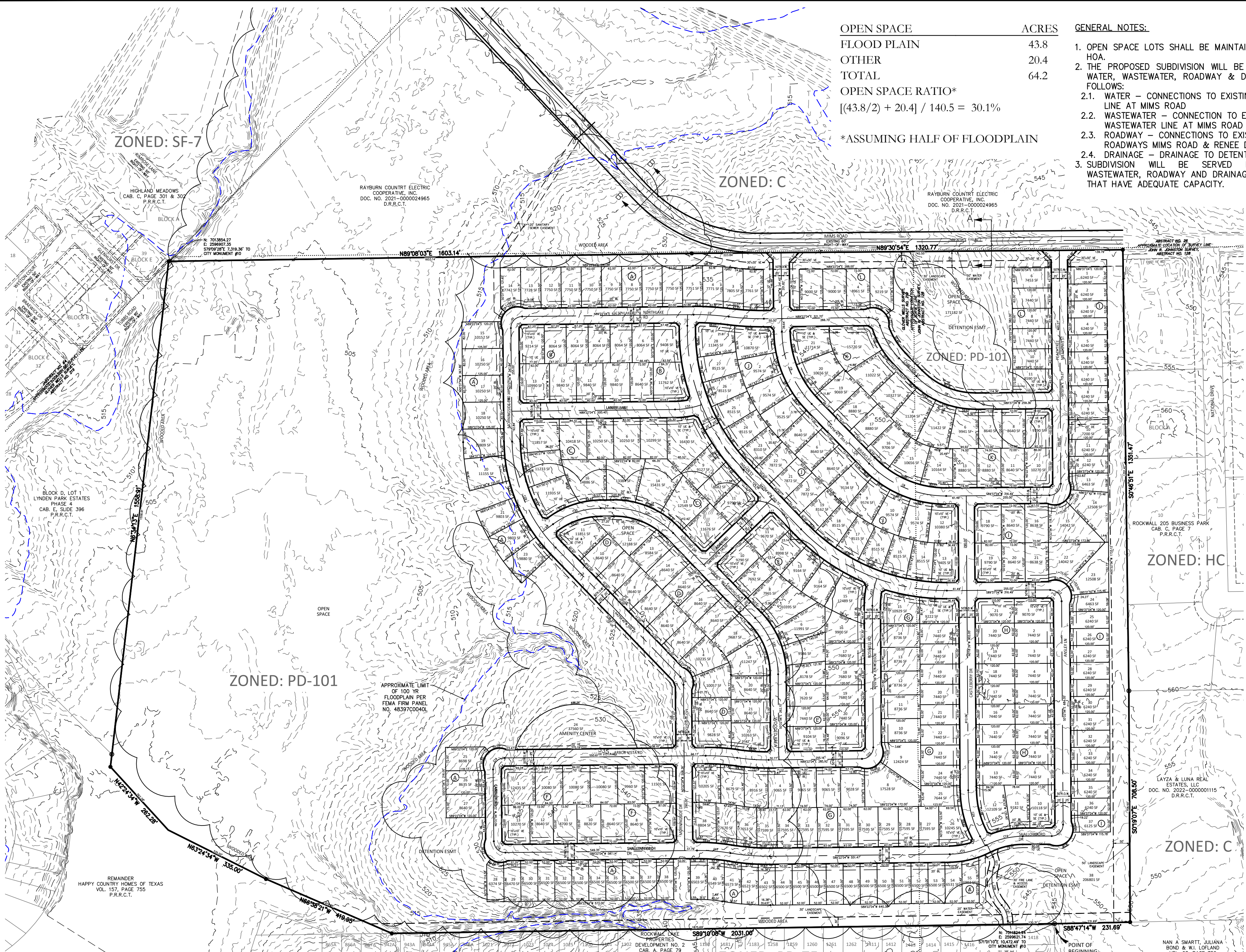
- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



PRELIMINARY PLAT
LOTS 1-55, BLOCK A; LOTS 1-13, BLOCK B;
LOTS 1-16, BLOCK C; LOTS 1-22, BLOCK D;
LOTS 1-21, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-38, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-38, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-11, BLOCK L;

**PEACHTREE MEADOWS
SUBDIVISION**

BEING
292 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
140.494 ACRES OR 6,119,939 SQ. FT.
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2023-017
June 30, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3



Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

**LEGAL DESCRIPTION:
140.494 ACRES**

BEING a 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to VICMAR I, LTD. According to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.)and being more particularly described as follows:

BEGINNING at a 1” iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10’ 08” W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, for a distance of 2031.00 feet to a 1/2” iron rod with yellow plastic cap stamped “JVC” set for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said VICMAR I tract the following three (3) courses and distances:

- N 66° 38’ 21” W, a distance of 419.95 feet to a 1/2” iron rod with yellow plastic cap stamped “JVC” set for a corner of this tract;
- N 63° 24’ 34” W, a distance of 335.00 feet to a point for corner of this tract, located within the limits of the current water level of a large pond;
- N 42° 24’ 34” W, a distance of 262.28 feet to a 1/2” iron rod with yellow plastic cap stamped “JVC” set for a corner of this tract;

THENCE N 06° 34’ 13” E, passing at a distance of 40.96 feet a 1/2” iron rod found for the southeast corner of Lot 1, Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the east line of said Lynden Park Estates, Phase 4 for a distance of 1558.91 feet to a 1/2” iron rod with yellow plastic cap stamped “JVC” set for the northeast corner of said Lynden Park Estates, same being the southeast corner of Highland Meadows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08’ 03” E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2” iron rod with yellow plastic cap stamped “JVC” set for a common corner of said tract and this tract, from which a found 60–D Nail found for a reference to said corner bears S 31° 40’ 24” E, 0.71 feet, also from said corner, a 5/8” iron rod found for reference to said corner bears S 43° 21’ 16” E, 28.37 feet;

THENCE N 89° 30’ 54” E, continuing with said common line, for a distance of 1320.77 feet to a 1/2” iron rod with yellow plastic cap stamped “JVC” set for the northeast corner of this tract, from which a 3/8” iron rod found for reference to said corner bears S 82° 16’ 02” E, 3.04 feet;

THENCE S 00° 46’ 51” E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1351.47 feet to a 1/2” iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19’ 07” E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2” iron rod with yellow plastic cap stamped “JVC” set in the north line of the above–mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47’ 14” W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

GENERAL NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
2. 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 SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
3. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
4. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON–SITE AND OFF–SITE FIRE LANE IMPROVEMENTS.
5. ALL DECORATIVE SIGNAGE, POSTS OR LIGHTS INSTALLED IN PUBLIC RIGHT–OR–WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED AND REPLACED BY THE HOMEOWNER’S ASSOCIATION (HOA).

OWNER’S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEACHTREE MEADOWS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS subdivision have been notified and signed this plat. I (we) understand and do hereby 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 or using same. I (we) 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 there 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 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 sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city’s engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City 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 secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary 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 shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exactions made herein 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 City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary public in and for the State of Texas My Commission Expires

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary public in and for the State of Texas My Commission Expires

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS::

THAT I, Ryan S. Reynolds, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

APPROVED:

I hereby certify that the above and foregoing Preliminary Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall for the preparation of a Final Plat on ____ day of _____, 2023.

Mayor, City of Rockwall

Planning & Zoning Commission Chairman

PRELIMINARY PLAT
LOTS 1-55, BLOCK A; LOTS 1-13, BLOCK B;
LOTS 1-16, BLOCK C; LOTS 1-22, BLOCK D;
LOTS 1-21, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-38, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-38, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-11, BLOCK L;
PEACHTREE MEADOWS
SUBDIVISION

BEING
292 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
140.494 ACRES OR 6.119,939 SQ. FT.
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017
June 30, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 2 OF 3



Line Table		
Line	Length	Direction
L1	34.00	S1° 17' 33"W
L2	76.12	N43° 59' 40"W
L3	88.96	N89° 37' 04"E
L4	32.43	N28° 31' 41"W
L5	16.94	N26° 21' 17"W
L6	10.02	S0° 49' 52"E
L7	39.38	N89° 22' 04"E
L8	40.36	S53° 31' 39"W
L9	14.69	S6° 14' 46"W
L10	3.96	S53° 31' 39"W
L11	3.96	S53° 31' 39"W
L12	14.69	N79° 11' 29"W
L13	6.08	N43° 59' 40"W
L14	6.08	S43° 59' 40"E
L15	14.14	N88° 59' 40"W
L16	14.14	S1° 00' 20"W
L17	14.14	N88° 59' 40"W
L18	14.14	S1° 00' 20"W
L19	15.39	S63° 57' 28"E
L20	15.11	N30° 45' 11"E
L21	14.14	S44° 22' 04"W
L22	14.14	S45° 37' 56"E
L23	14.14	S44° 22' 04"W
L24	20.00	N46° 56' 47"W
L25	14.35	N44° 45' 59"W

Line Table		
Line	Length	Direction
L26	14.28	S45° 44' 30"W
L27	20.00	N89° 22' 04"E
L28	14.14	S44° 22' 04"W
L29	14.14	S45° 37' 56"E
L30	20.00	S89° 22' 04"W
L31	14.14	S44° 22' 04"W
L32	4.64	N0° 37' 56"W
L33	4.64	S0° 37' 56"E
L34	14.14	S45° 37' 56"E
L35	20.00	N89° 22' 04"E
L36	14.64	S0° 37' 56"E
L37	15.97	S53° 37' 04"E
L38	28.93	S54° 36' 39"W
L39	23.00	S0° 22' 56"E
L40	21.50	S0° 22' 56"E
L41	14.14	S44° 37' 04"W
L42	14.14	S45° 22' 56"E
L43	14.14	S44° 37' 04"W
L44	10.14	N89° 37' 04"E
L45	14.14	S44° 37' 04"W
L46	14.14	S45° 22' 56"E
L47	14.14	S44° 37' 04"W
L48	14.14	S45° 22' 56"E
L49	14.14	S44° 37' 04"W
L50	14.14	S45° 22' 56"E

Line Table		
Line	Length	Direction
L51	14.14	S45° 22' 56"E
L52	14.14	S44° 37' 04"W
L53	15.06	S70° 28' 23"E
L54	12.86	S21° 27' 06"W
L55	20.91	S89° 22' 04"W
L56	20.91	S89° 22' 04"W
L57	2.68	S89° 22' 04"W
L58	14.02	S45° 30' 26"E
L59	14.27	S44° 29' 34"W
L60	12.08	S89° 22' 04"W
L61	20.00	N37° 01' 42"E
L62	14.14	S45° 37' 56"E
L63	20.75	N40° 07' 35"W
L64	14.14	S44° 22' 04"W
L65	14.20	S45° 30' 26"E
L66	14.17	S44° 29' 34"W
L67	14.11	S45° 30' 26"E
L68	14.08	S44° 29' 34"W
L69	14.16	S44° 41' 27"W
L70	14.11	S45° 30' 26"E
L71	18.57	S22° 11' 18"E
L72	14.17	S44° 29' 34"W
L73	13.43	S59° 20' 12"W
L74	15.27	S27° 12' 21"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	54.98	35.00	090°00'00"	49.50	S44° 22' 04"W
C2	107.91	775.00	007°58'39"	107.82	N86° 38' 36"W
C3	107.91	775.00	007°58'39"	107.82	S86° 38' 36"E
C4	44.91	35.00	073°31'21"	41.89	N53° 52' 15"W
C5	117.31	250.00	026°53'05"	116.23	S30° 33' 08"E
C6	202.40	250.00	046°23'15"	196.92	S67° 11' 18"E
C7	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C8	263.13	325.00	046°23'15"	256.00	S67° 11' 18"E
C9	245.97	325.00	043°21'45"	240.14	S22° 18' 48"E
C10	486.10	615.00	045°17'13"	473.54	S21° 21' 04"E
C11	497.91	615.00	046°23'15"	484.43	S67° 11' 18"E
C12	54.98	35.00	090°00'00"	49.50	N45° 22' 56"W
C13	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C14	116.77	250.00	026°45'44"	115.71	S76° 14' 12"W
C15	82.21	250.00	018°50'30"	81.84	N79° 56' 49"E
C16	120.91	675.00	010°15'47"	120.75	S85° 30' 02"E
C17	103.00	575.00	010°15'47"	102.86	N85° 30' 02"W
C18	54.98	35.00	090°00'00"	49.50	S45° 37' 56"E
C19	54.98	35.00	090°00'00"	49.50	S44° 22' 04"W
C22	54.83	35.00	089°45'00"	49.39	N44° 29' 34"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C23	85.13	250.00	019°30'36"	84.72	S09° 22' 22"W
C24	147.37	300.00	028°08'46"	145.90	S14° 27' 18"E
C25	32.85	42.00	044°48'48"	32.02	S03° 56' 53"E
C26	123.66	117.50	060°18'03"	118.03	S11° 41' 31"E
C27	53.68	75.00	041°00'40"	52.54	S21° 20' 12"E
C28	26.64	35.00	043°36'45"	26.00	N22° 11' 18"W
C29	359.49	475.00	043°21'45"	350.97	S22° 18' 48"E
C30	156.38	250.00	035°50'26"	153.85	S71° 26' 51"W
C31	203.49	250.00	046°38'15"	197.92	N67° 18' 48"W
C32	190.30	250.00	043°36'45"	185.73	N22° 11' 18"W
C33	82.86	250.00	018°59'27"	82.48	N79° 52' 21"E

PRELIMINARY PLAT
 LOTS 1-55, BLOCK A; LOTS 1-13, BLOCK B;
 LOTS 1-16, BLOCK C; LOTS 1-22, BLOCK D;
 LOTS 1-21, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-38, BLOCK G; LOTS 1-21, BLOCK H;
 LOTS 1-38, BLOCK I; LOTS 1-28, BLOCK J;
 LOTS 1-21, BLOCK K; LOTS 1-11, BLOCK L;
PEACHTREE MEADOWS
SUBDIVISION

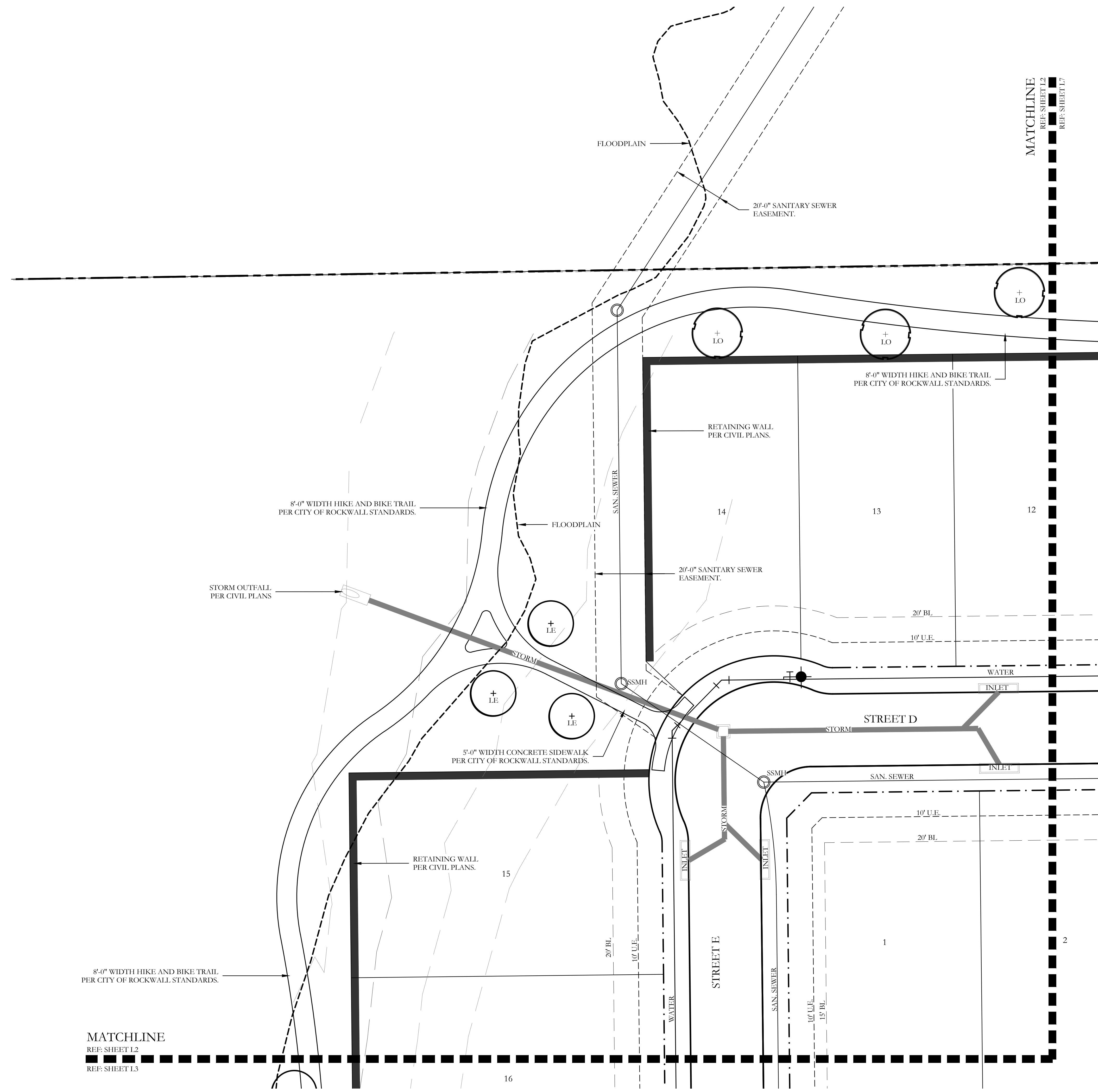
BEING
 292 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
 1 AMENITY CENTER
 140.494 ACRES OR 6,119,939 SQ. FT.
 SITUATED IN THE
 G. WELLS SURVEY, ABSTRACT NO. 219 AND
 J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
 P2023-017
 June 30, 2023
 EXIST. ZONING: PD-101
 LAND USE: SF-10
 SHEET 3 OF 3

Owner/Applicant:
 Qualico Developments (U.S.), Inc.
 6950 TPC Drive, Suite 350
 McKinney, Texas 75070
 Phone: 469-659-6150

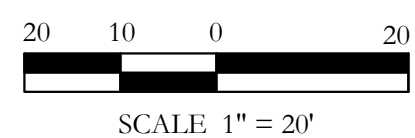
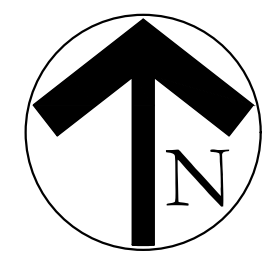
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Tom Dayton, PE



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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



MATCHLINE
 REF: SHEET L2
 REF: SHEET L3

MATCHLINE
 REF: SHEET L2
 REF: SHEET L7

MATCHLINE

REF: SHEET L2

REF: SHEET L3

8'-0" WIDTH CONCRETE TRAIL
PER CITY OF ROCKWALL STANDARDS.

MATCHLINE

REF: SHEET L3

REF: SHEET L4

FLOODPLAIN

8'-0" WIDTH CONCRETE TRAIL
PER CITY OF ROCKWALL STANDARDS.

RETAINING WALL
PER CIVIL PLANS.

RETAINING WALL
PER CIVIL PLANS.

FLOODPLAIN

STREET E

STREET E

SSMH

SAN. SEWER

STORM

WATER

WATER

SAN. SEWER

10' U.E.
15' BL.

20' BL.

10' U.E.

20' BL.
10' U.E.

10' U.E.
15' BL.

10' U.E.
15' BL.

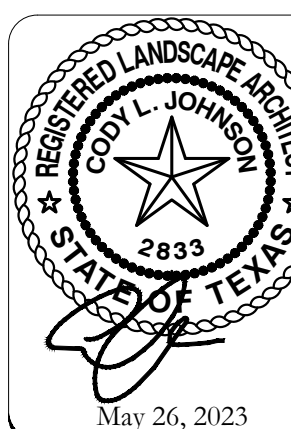
3

2

RETAINING WALL
PER CIVIL PLANS.

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
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	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

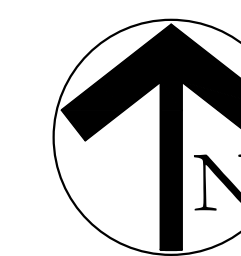


SCALE: 1" = 20'

One Inch

JVC No QCO501

L3 of 15



SCALE 1" = 20'

MATCHLINE

REF: SHEET L3

REF: SHEET L4

8'-0" WIDTH HIKE AND BIKE TRAIL
PER CITY OF ROCKWALL STANDARDS.

5'-0" WIDTH CONCRETE SIDEWALK
PER CITY OF ROCKWALL STANDARDS.

FLOODPLAIN

RETAINING WALL
PER CIVIL PLANS.

21

22

23

FLOODPLAIN

8'-0" WIDTH HIKE AND BIKE TRAIL
PER CITY OF ROCKWALL STANDARDS.

POND EDGE

DETENTION POND

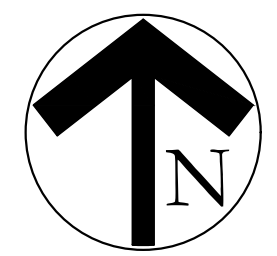
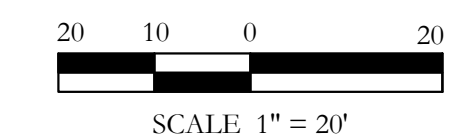
MATCHLINE

REF: SHEET L4

REF: SHEET L5

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



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MATCHLINE

REF: SHEET L4

REF: SHEET L5

M

REF

REF

MATCHLINE
REF: SHEET L5
REF: SHEET L9

8'-0" WIDTH HIKE AND BIKE TRAIL
PER CITY OF ROCKWALL STANDARDS.

FLOODPLAIN

POND EDGE

DETENTION
POND

POND EDGE

FUTURE AMENITY
CENTER

STORM OUTFALL PER
CIVIL PLANS.

POND EDGE

FLOODPLAIN

WATER

INLET

5'-0" WIDTH CONCRETE SIDEWALK
PER CITY OF ROCKWALL STANDARDS.

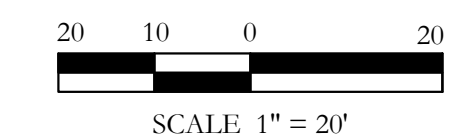
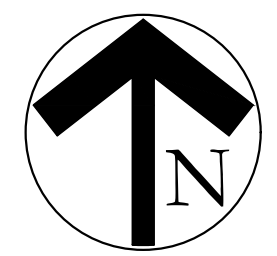
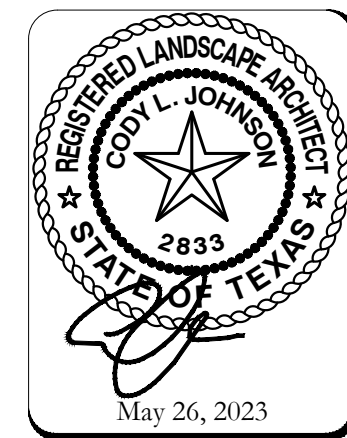
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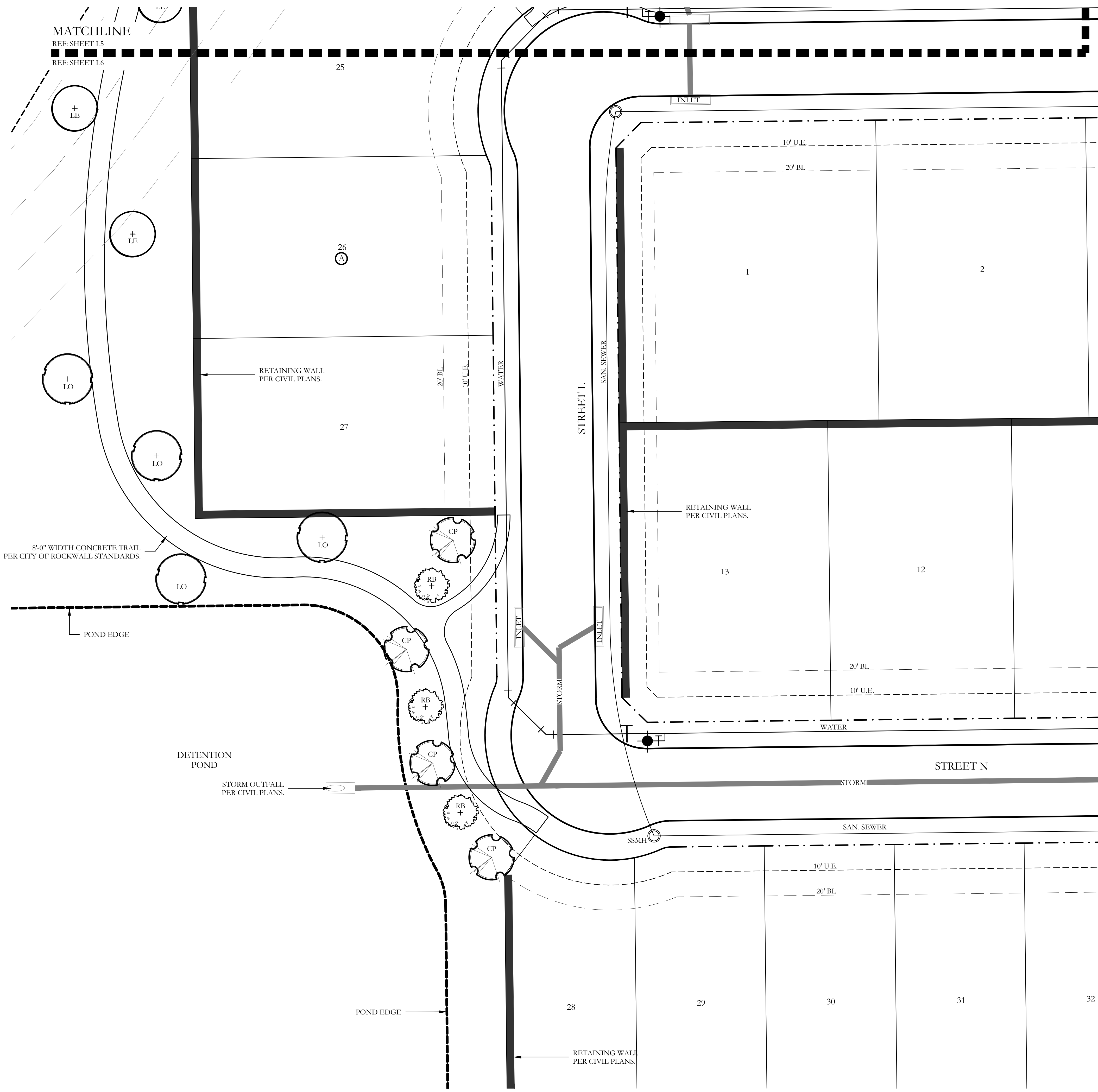
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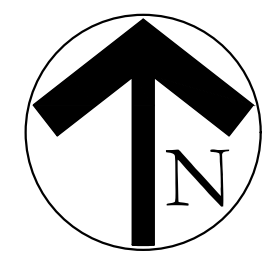
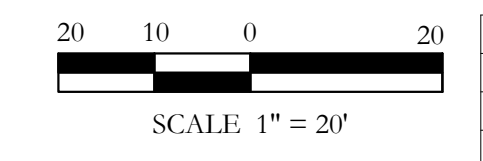
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



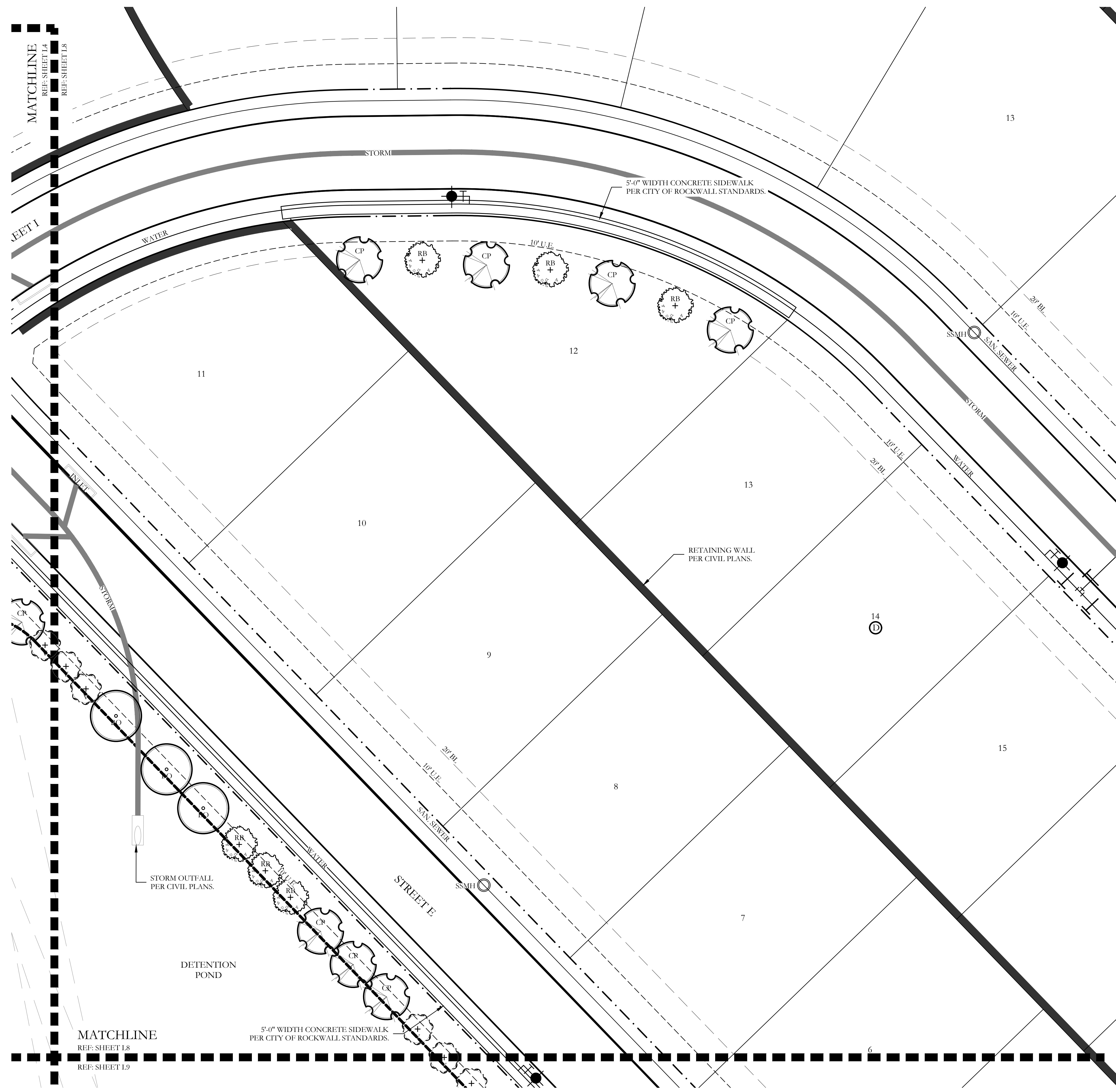
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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

MATCHLINE
REF: SHEET L8
REF: SHEET L9

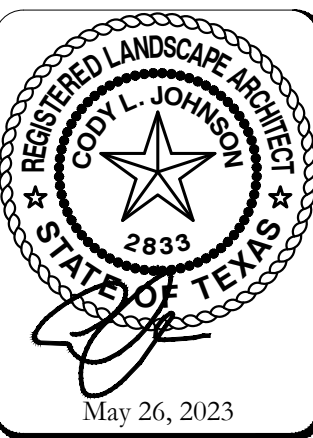
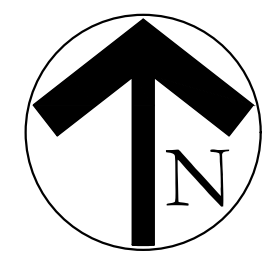
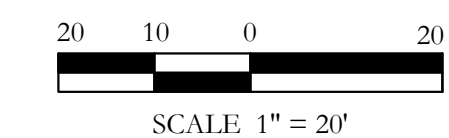
5'-0" WIDTH CONCRETE SIDEWALK
PER CITY OF ROCKWALL STANDARDS.

5'-0" WIDTH CONCRETE SIDEWALK
PER CITY OF ROCKWALL STANDARDS.

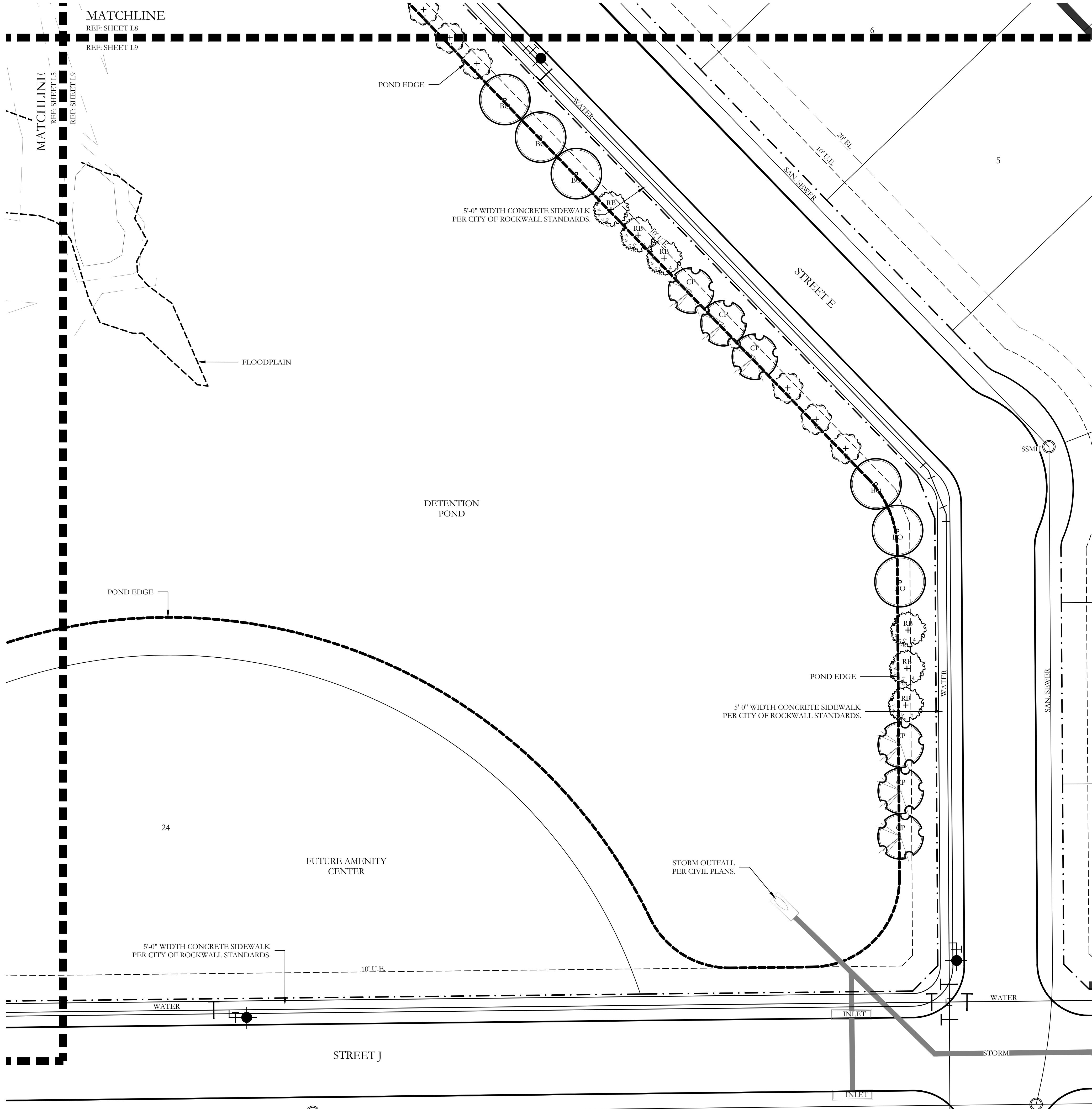
RETAINING WALL
PER CIVIL PLANS.

STORM OUTFALL
PER CIVIL PLANS.

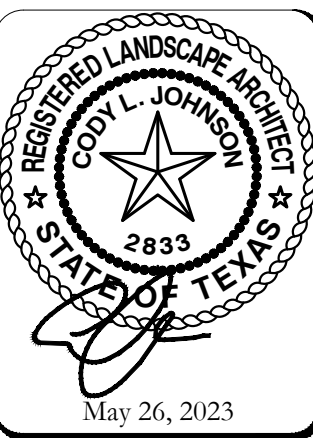
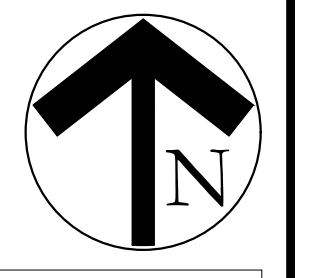
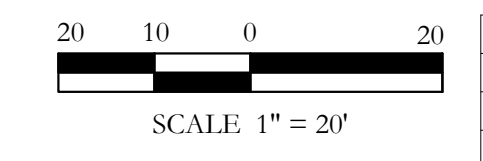
DETENTION
POND



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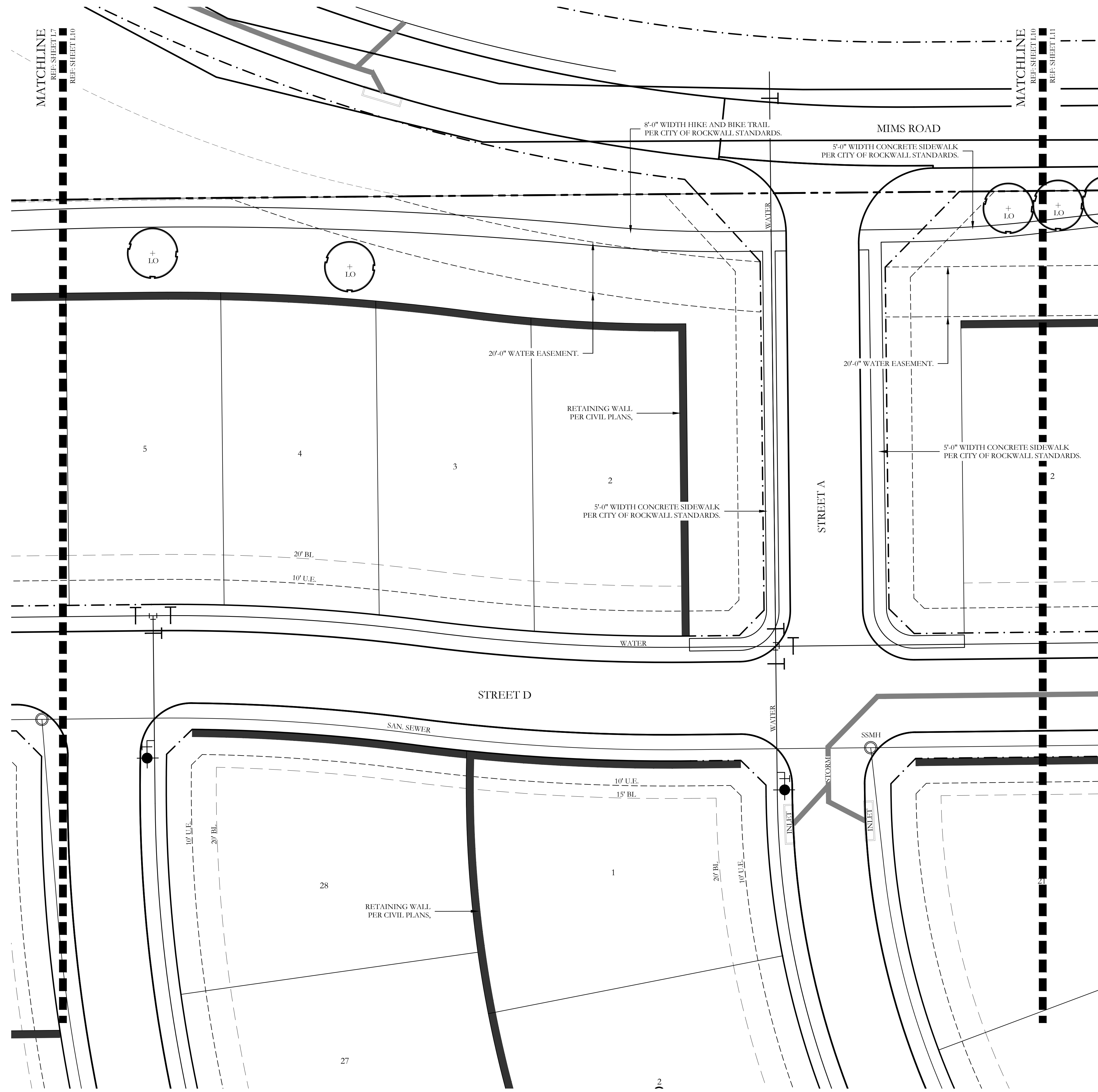


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
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	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

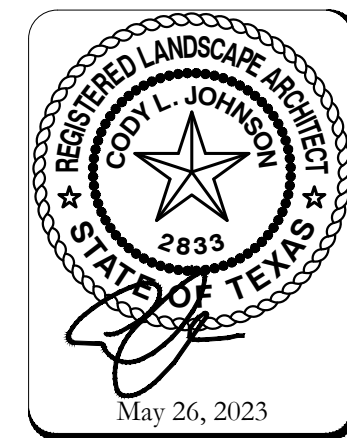
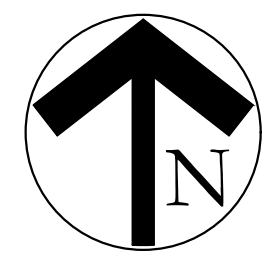
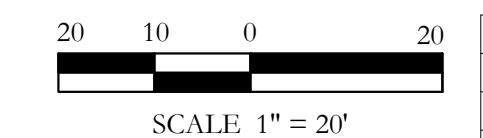


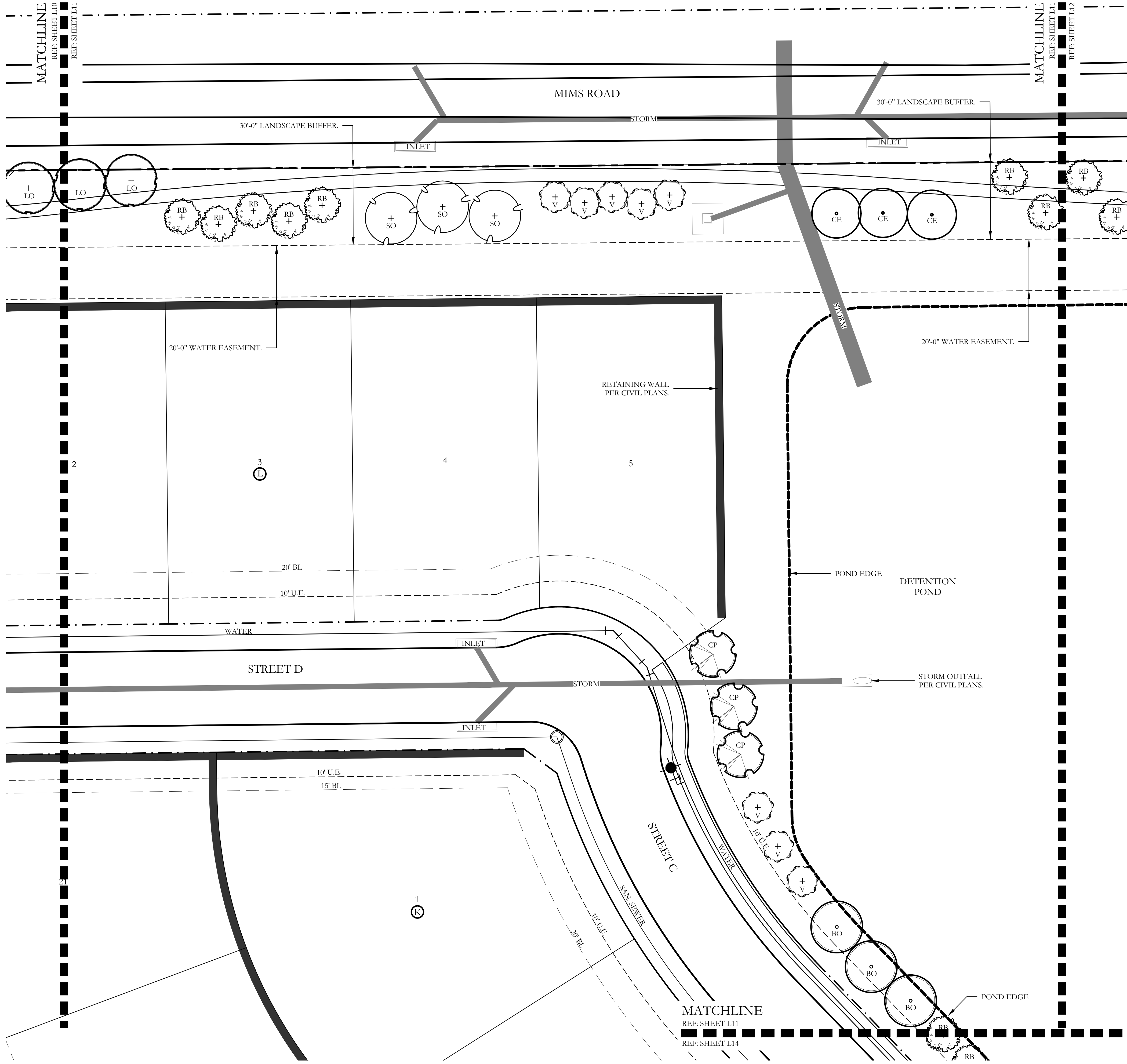
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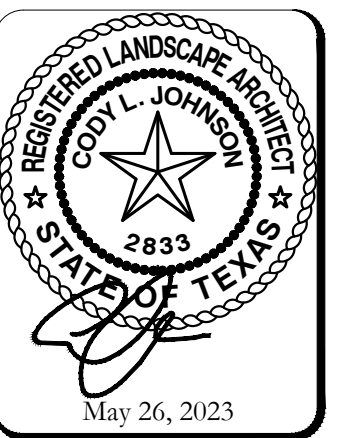
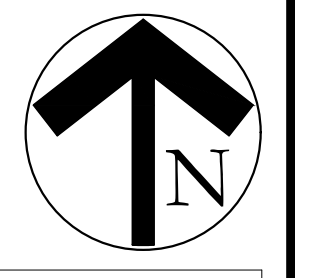
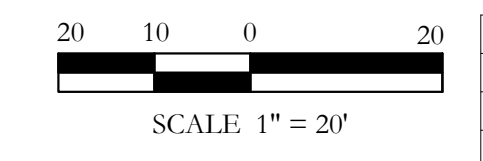


PLANT LEGEND					
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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



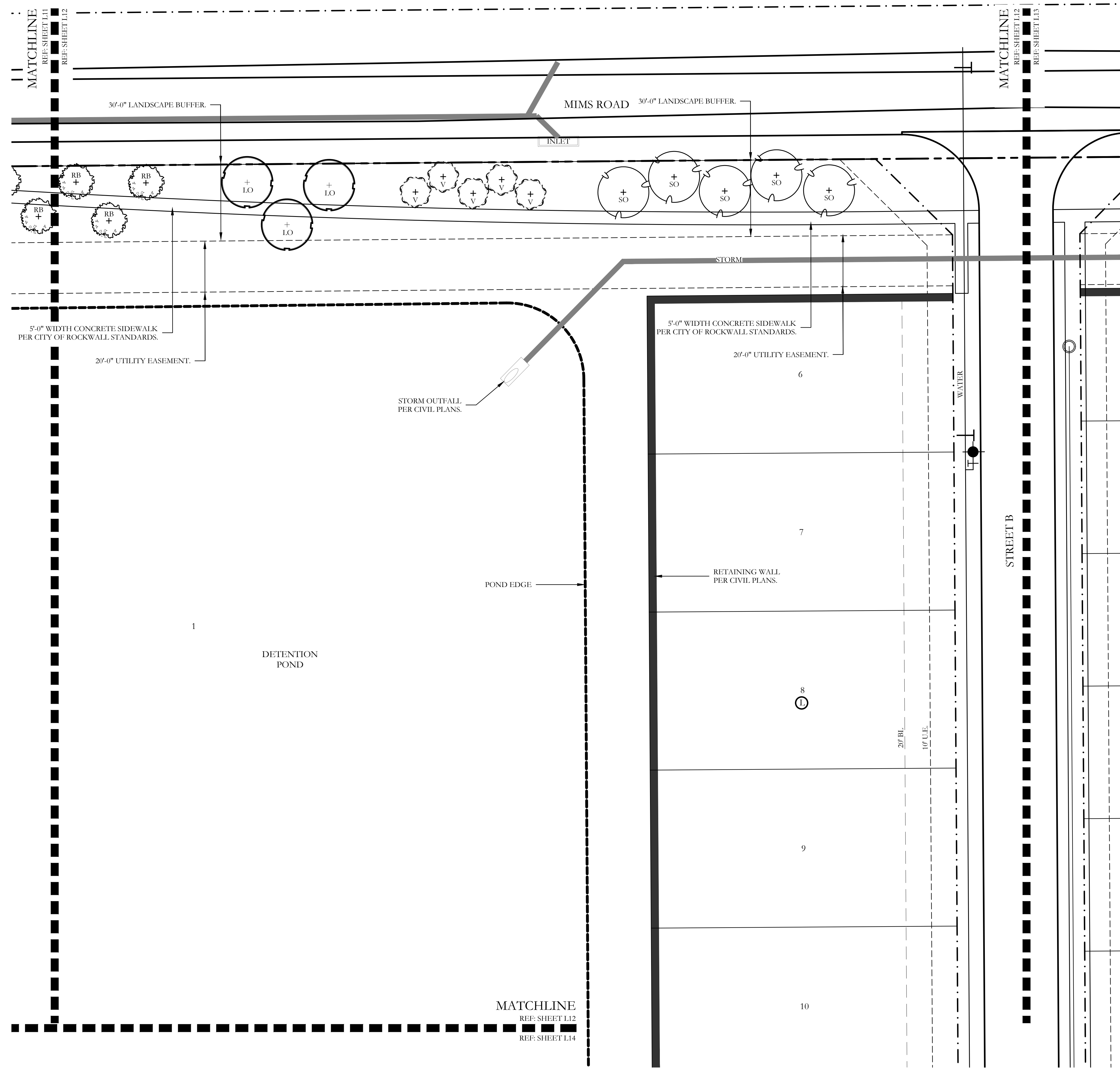


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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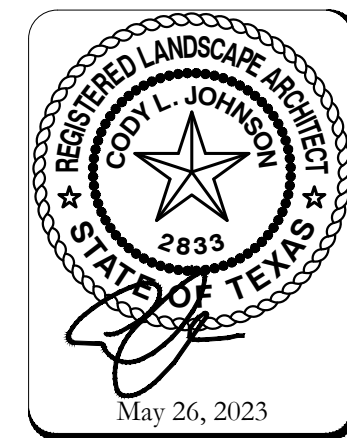
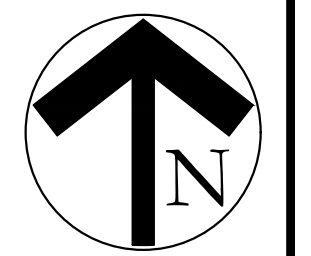
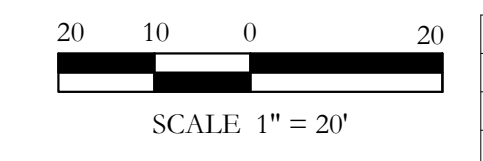


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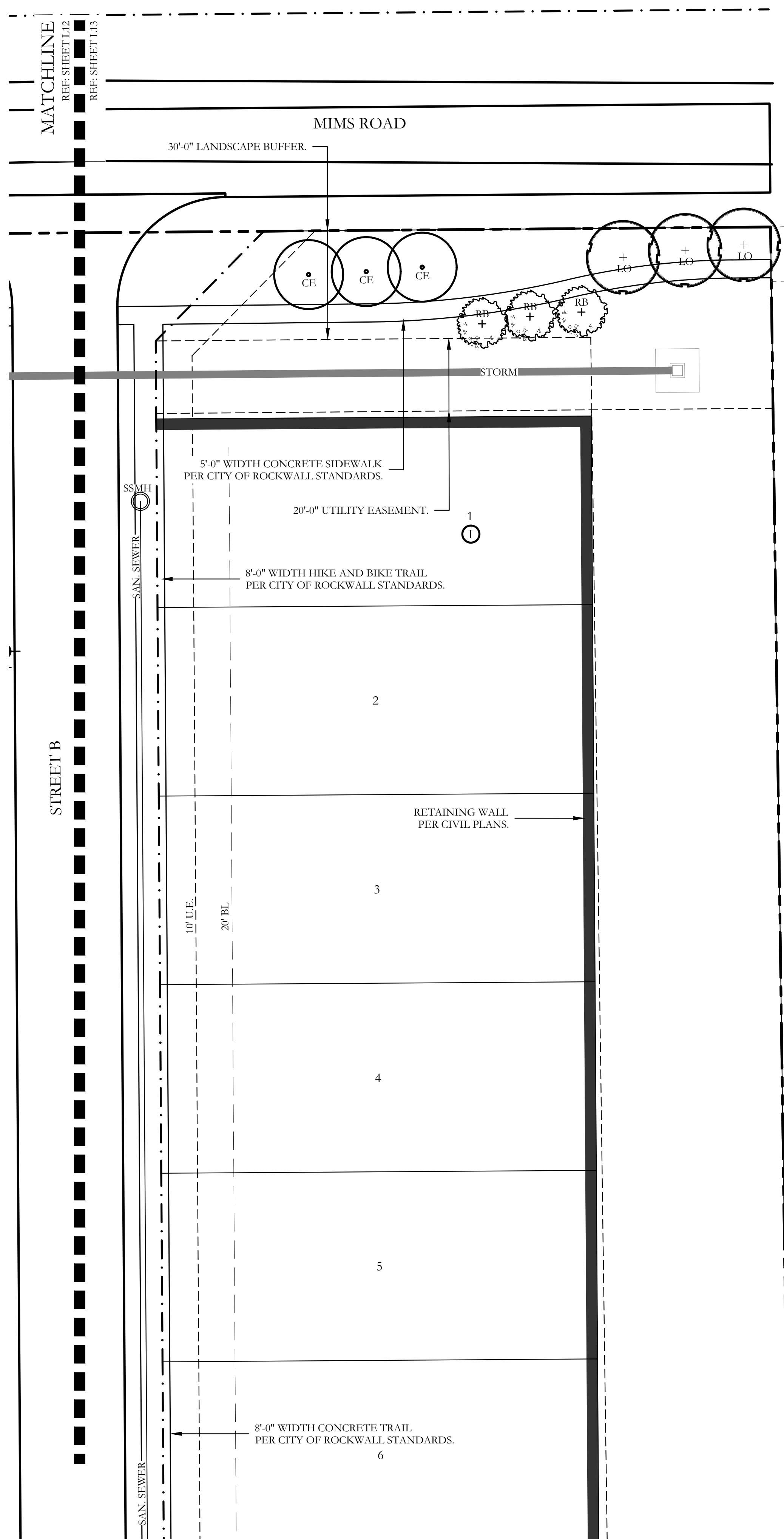
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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	LE	STORM ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	5'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.	CONCRETE	4" CALIPER	AS SHOWN
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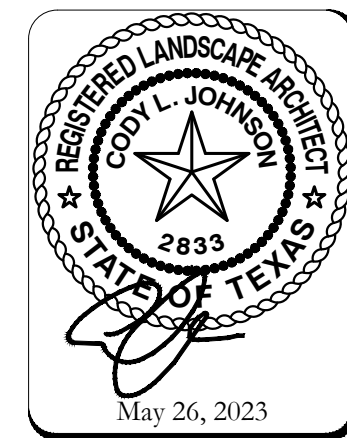
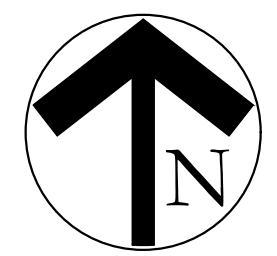
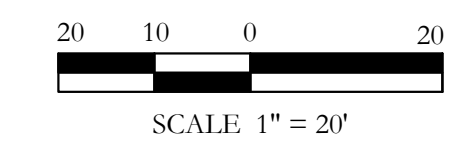


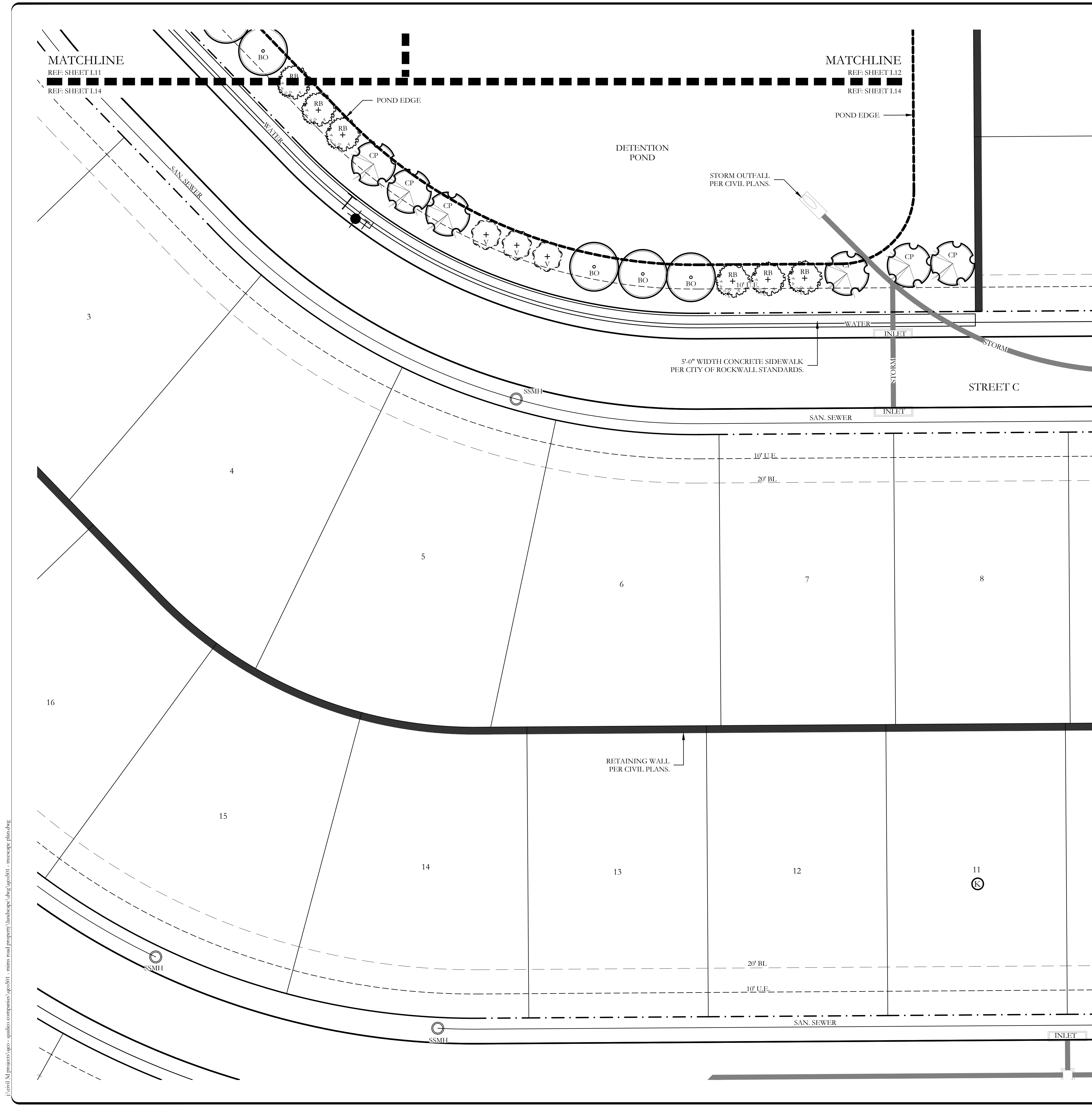
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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

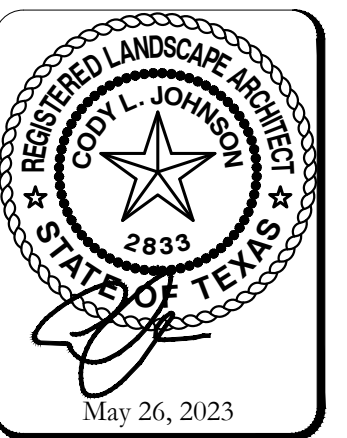
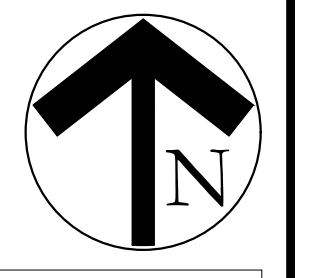
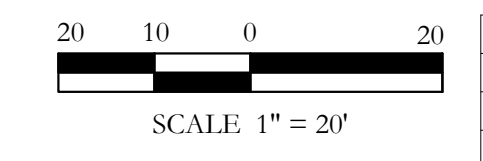
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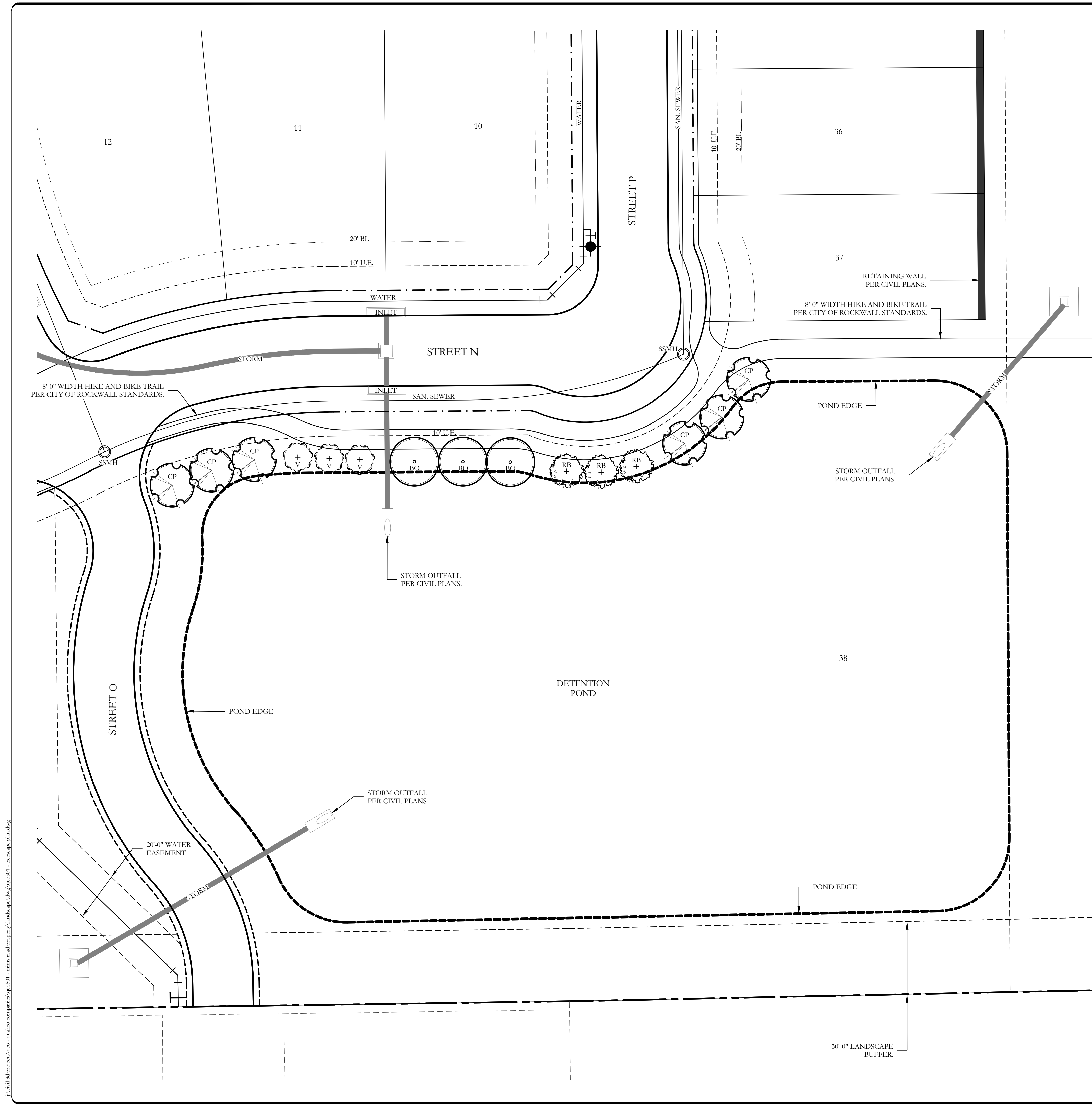


**GENERAL LANDSCAPE NOTES
PLANT LEGEND**

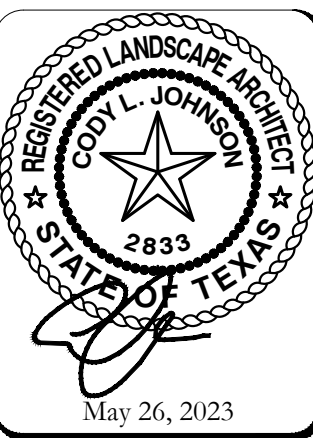
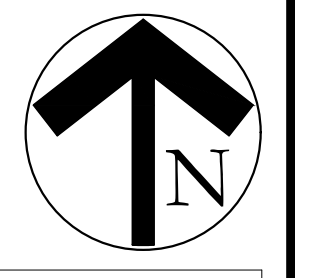
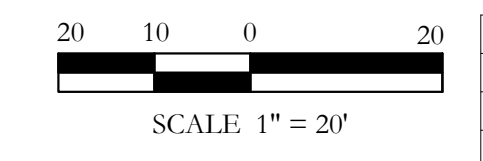
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



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LANDSCAPE PROVIDED

MIMS ROAD

- A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
1,087 LF OF FRONTAGE / 50 LF = 22 - 4" CAL. TREES REQUIRED.
PROVIDED: 23 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED
- A. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
1,087 LF OF FRONTAGE / 50 LF = 22 - 2" CAL. TREES REQUIRED.
PROVIDED: 23 - 2" CALIPER AND GREATER CANOPY TREES PROVIDED

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	24	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	8	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	24	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	20	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	6	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	38	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	28	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	40	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

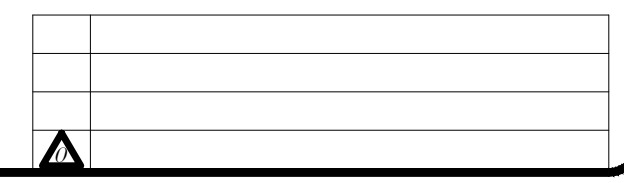


PEACHTREE MEADOWS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

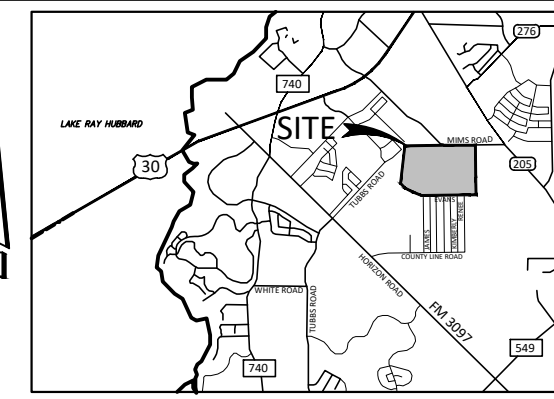
TREESCAPE PLAN
LANDSCAPE SCHEDULE & DETAILS



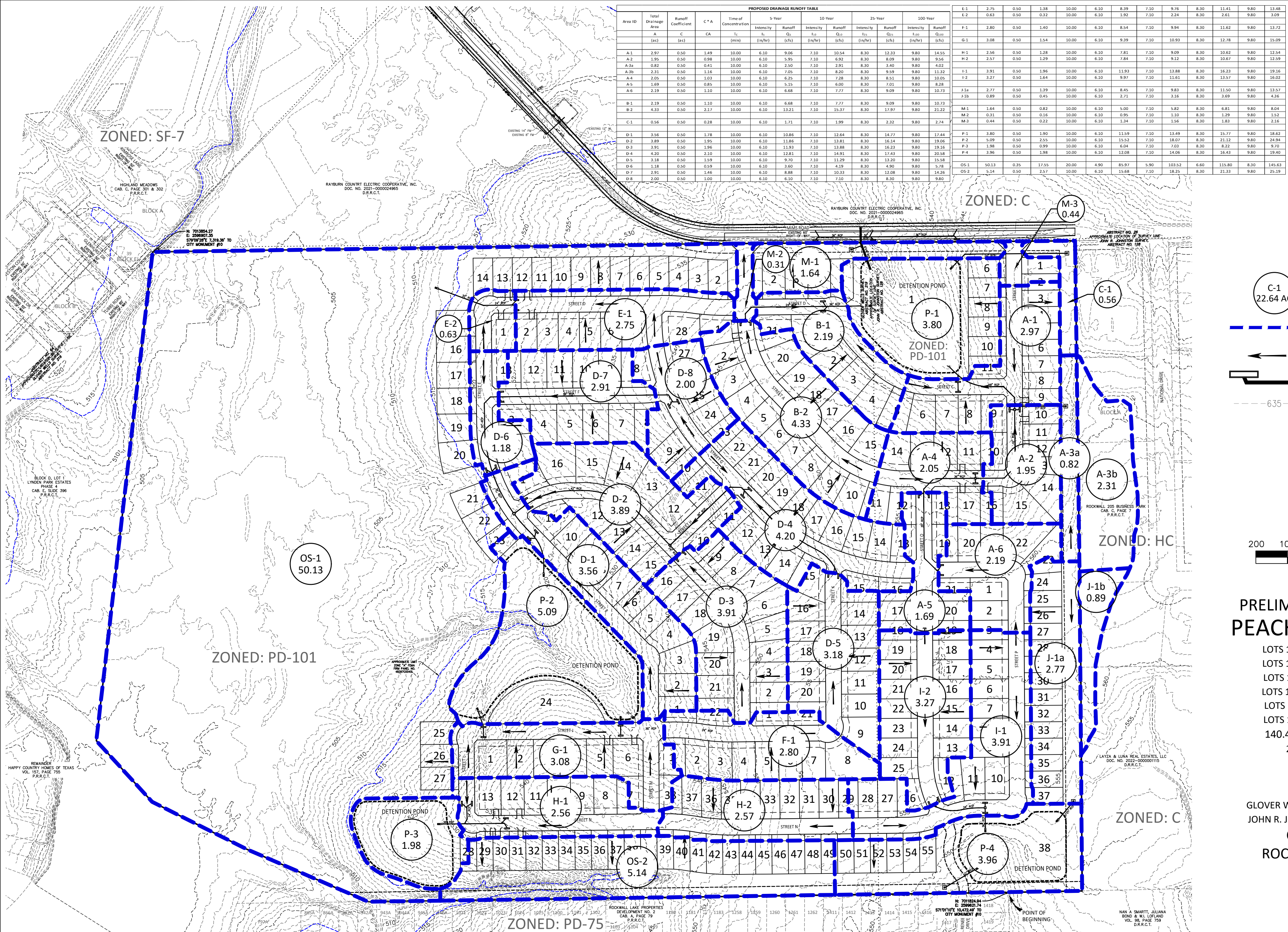
SCALE:
REFER TO
DETAILS
One Inch
JVC No QCO501



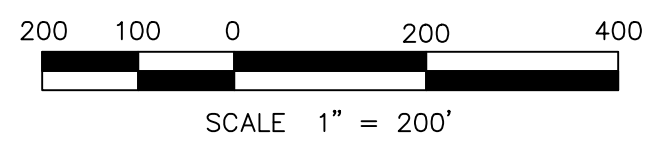
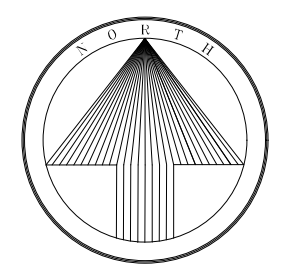
Area ID	Total Drainage Area (ac)	Runoff Coefficient	C * A	Time of Concentration (min)	PROPOSED DRAINAGE RUNOFF TABLE							
					5-Year Intensity (in/hr)	5-Year Runoff (cfs)	10-Year Intensity (in/hr)	10-Year Runoff (cfs)	25-Year Intensity (in/hr)	25-Year Runoff (cfs)	100-Year Intensity (in/hr)	100-Year Runoff (cfs)
A-1	2.97	0.50	1.49	10.00	6.10	9.06	7.10	10.54	8.30	12.33	9.80	14.55
A-2	1.95	0.50	0.98	10.00	6.10	5.95	7.10	6.92	8.30	8.09	9.80	9.56
A-3a	0.82	0.50	0.41	10.00	6.10	2.50	7.10	2.91	8.30	3.40	9.80	4.02
A-3b	2.31	0.50	1.16	10.00	6.10	7.05	7.10	8.20	8.30	9.59	9.80	11.32
A-4	2.05	0.50	1.03	10.00	6.10	6.25	7.10	7.28	8.30	8.51	9.80	10.05
A-5	1.69	0.50	0.85	10.00	6.10	5.15	7.10	6.00	8.30	7.01	9.80	8.28
A-6	2.19	0.50	1.10	10.00	6.10	6.68	7.10	7.77	8.30	9.09	9.80	10.73
B-1	2.19	0.50	1.10	10.00	6.10	6.68	7.10	7.77	8.30	9.09	9.80	10.73
B-2	4.33	0.50	2.17	10.00	6.10	13.21	7.10	15.37	8.30	17.97	9.80	21.22
C-1	0.56	0.50	0.28	10.00	6.10	1.71	7.10	1.99	8.30	2.32	9.80	2.74
D-1	3.56	0.50	1.78	10.00	6.10	10.86	7.10	12.64	8.30	14.77	9.80	17.44
D-2	3.89	0.50	1.95	10.00	6.10	11.86	7.10	13.81	8.30	16.14	9.80	19.06
D-3	3.91	0.50	1.96	10.00	6.10	11.93	7.10	13.88	8.30	16.23	9.80	19.16
D-4	4.20	0.50	2.10	10.00	6.10	12.81	7.10	14.91	8.30	17.43	9.80	20.58
D-5	3.18	0.50	1.59	10.00	6.10	9.70	7.10	11.29	8.30	13.20	9.80	15.58
D-6	1.18	0.50	0.59	10.00	6.10	3.60	7.10	4.19	8.30	4.90	9.80	5.78
D-7	2.91	0.50	1.46	10.00	6.10	8.88	7.10	10.33	8.30	12.08	9.80	14.26
D-8	2.00	0.50	1.00	10.00	6.10	6.10	7.10	7.10	8.30	8.30	9.80	9.80
E-1	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.48
E-2	0.63	0.50	0.32	10.00	6.10	1.92	7.10	2.24	8.30	2.61	9.80	3.09
F-1	2.80	0.50	1.40	10.00	6.10	8.54	7.10	9.94	8.30	11.62	9.80	13.72
G-1	3.08	0.50	1.54	10.00	6.10	9.39	7.10	10.93	8.30	12.78	9.80	15.09
H-1	2.56	0.50	1.28	10.00	6.10	7.81	7.10	9.09	8.30	10.62	9.80	12.54
H-2	2.57	0.50	1.29	10.00	6.10	7.84	7.10	9.12	8.30	10.67	9.80	12.59
I-1	3.91	0.50	1.96	10.00	6.10	11.93	7.10	13.88	8.30	16.23	9.80	19.16
I-2	3.27	0.50	1.64	10.00	6.10	10.97	7.10	11.61	8.30	13.57	9.80	16.02
J-1a	2.77	0.50	1.39	10.00	6.10	8.45	7.10	9.83	8.30	11.50	9.80	13.57
J-1b	0.89	0.50	0.45	10.00	6.10	2.71	7.10	3.16	8.30	3.69	9.80	4.36
M-1	1.64	0.50	0.82	10.00	6.10	5.00	7.10	5.83	8.30	6.81	9.80	8.04
M-2	0.31	0.50	0.16	10.00	6.10	0.95	7.10	1.10	8.30	1.29	9.80	1.52
M-3	0.44	0.50	0.22	10.00	6.10	1.34	7.10	1.56	8.30	1.83	9.80	2.16
P-1	3.80	0.50	1.90	10.00	6.10	11.59	7.10	13.49	8.30	15.77	9.80	18.62
P-2	5.09	0.50	2.55	10.00	6.10	15.52	7.10	18.07	8.30	21.12	9.80	24.94
P-3	1.98	0.50	0.99	10.00	6.10	6.04	7.10	7.03	8.30	8.22	9.80	9.70
P-4	3.96	0.50	1.98	10.00	6.10	12.08	7.10	14.06	8.30	16.43	9.80	19.40
OS-1	50.13	0.35	17.55	20.00	4.90	85.97	5.90	103.52	6.60	115.80	8.30	145.63
OS-2	5.14	0.50	2.57	10.00	6.10	15.68	7.10	18.25	8.30	21.33	9.80	25.19



VICINITY MAP
N.T.S.



- DRAINAGE AREA DESIGNATION
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR



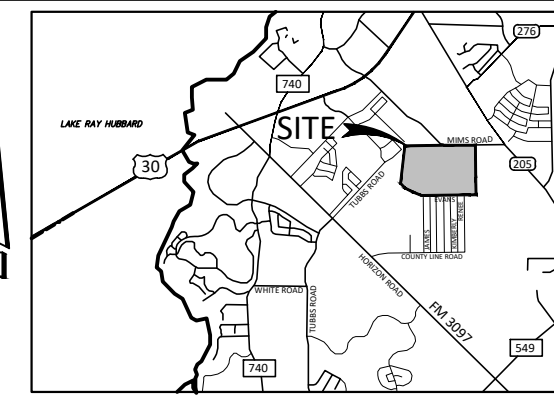
PRELIMINARY DRAINAGE PLAN PEACHTREE MEADOWS

LOTS 1-55, BLOCK A; LOTS 1-13, BLOCK B;
 LOTS 1-16, BLOCK C; LOTS 1-22, BLOCK D;
 LOTS 1-21, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-38, BLOCK G; LOTS 1-21, BLOCK H;
 LOTS 1-38, BLOCK I; LOTS 1-28, BLOCK J;
 LOTS 1-21, BLOCK K; LOTS 1-11, BLOCK L;
 140.494 ACRES OR 6,119,939 SQ. FT.
 292 SINGLE FAMILY LOTS AND
 4 OPEN SPACE LOTS AND
 1 AMENITY CENTER
 SITUATED WITHIN THE
 GLOVER WELLS SURVEY, ABSTRACT NO. 219 AND
 JOHN R. JOHNSTON SURVEY, ABSTRACT NO. 128
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2023-xxx
 June 12, 2023
 EXIST. ZONING: PD-101
 LAND USE: SF

Owner/Applicant:
 Qualico Developments (U.S.), Inc.
 6950 TPC Drive, Suite 350
 McKinney, Texas 75070
 Phone: 469-659-6150

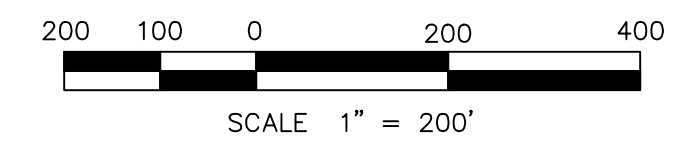
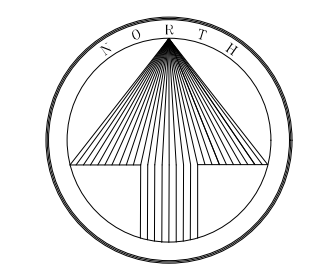
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Tom Dayton, PE

**JOHNSON VOLK
 CONSULTING**
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
 BL Building Line
 C1 Curve No.
 <CM> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VAM Visibility Easement
- D.R.R.C.T.= Deed Records of Rockwall County, Texas
 P.R.R.C.T.= Plat Records of Rockwall County, Texas

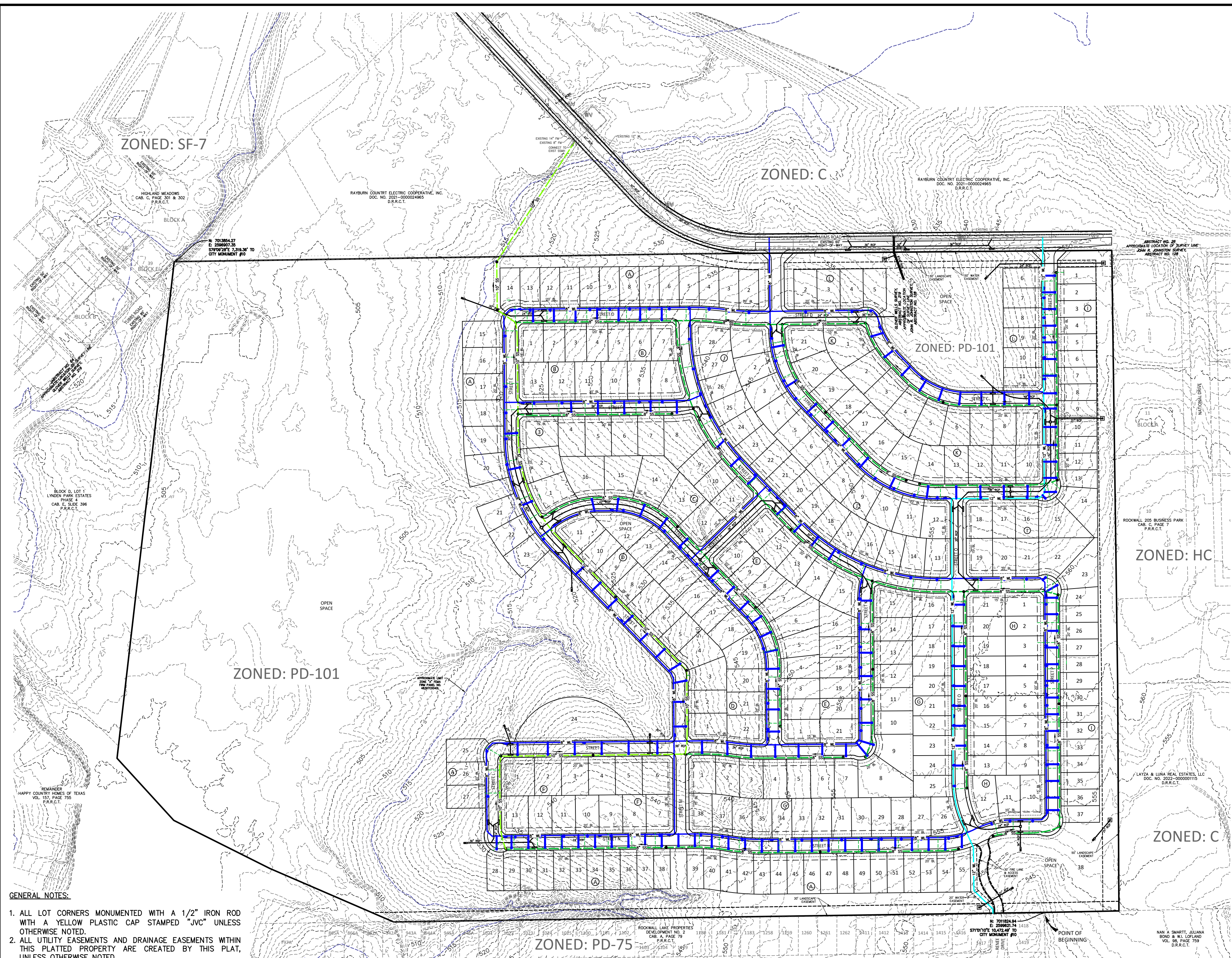


**PRELIMINARY UTILITY PLAN
PEACHTREE MEADOWS**

LOTS 1-55, BLOCK A; LOTS 1-13, BLOCK B;
 LOTS 1-16, BLOCK C; LOTS 1-22, BLOCK D;
 LOTS 1-21, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-38, BLOCK G; LOTS 1-21, BLOCK H;
 LOTS 1-38, BLOCK I; LOTS 1-28, BLOCK J;
 LOTS 1-21, BLOCK K; LOTS 1-11, BLOCK L;
 140.494 ACRES OR 6,119,939 SQ. FT.
 292 SINGLE FAMILY LOTS AND
 4 OPEN SPACE LOTS AND
 1 AMENITY CENTER
 SITUATED WITHIN THE
 GLOVER WELLS SURVEY, ABSTRACT NO. 219 AND
 JOHN R. JOHNSTON SURVEY, ABSTRACT NO. 128
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2023-xxx

June 12, 2023

EXIST. ZONING: PD-101
 LAND USE: SF



- GENERAL NOTES:**
1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
 3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
 4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48397C0040L, DATED SEPTEMBER 26, 2008.
 5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
 6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
 7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

Owner/Applicant:
 Qualico Developments (U.S.), Inc.
 6950 TPC Drive, Suite 350
 McKinney, Texas 75070
 Phone: 469-659-6150

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Tom Dayton, PE





MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: July 17, 2023

SUBJECT: P2023-018; FINAL PLAT FOR LOTS 1-3, BLOCK A, REC CAMPUS ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat
Closure Report

Summary/Background Information

Consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval of a *Final Plat* for Lots 1-3, Block A, REC Campus Addition being a 84.796-acre tract of land identified as a Lots 6-9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, 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: July 17, 2023
APPLICANT: Wayne Terry, *R-Delta Engineers, Inc.*
CASE NUMBER: P2023-018; *Final Plat for Lots 1-3, Block A, REC Campus Addition*

SUMMARY

Consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval of a Final Plat for Lots 1-3, Block A, REC Campus Addition being a 84.796-acre tract of land identified as a Lots 6-9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Final Plat on an 84.796-acre parcel of land (*i.e. Lots 6-9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26*) for the purpose of establishing three (3) non-residential lots (*i.e. Lots 1-3, Block A, REC Campus Addition*). The proposed Final Plat lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- The portion of the subject property located between Mims Road, Sids Road, and S. Goliad Street (SH-205) was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. According to the December 7, 1993 zoning map the subject property was zoned Agricultural (AG) District, Commercial (C) District, and Heavy Commercial (HC) District. The remaining tract of land, located south of the intersection of Sids Road and Mims Road, was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. According to the April 4, 2005 Zoning Map the remaining portion of the subject property was zoned Agricultural (AG) District. On August 11, 2014, the City Council approved a final plat of the subject property designating it as Lots 1-3, Block A, of Rayburn Country Addition. On May 15, 2018 the City Council approved to replat the subject property as Lots 4-7, Block A, Rayburn Country Addition. On January 30, 2019, the City Council approved a replat of the subject property establishing Lots 8 & 9, Block A, Rayburn Country Addition. A preliminary plat [*Case No. P2022-041*] for the subject property was also approved by the City Council on September 19, 2022, designating the lots as Lots 1-4, Block A, REC Campus Addition. On November 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-058*] to allow the construction of three (3) buildings on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final 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 Final 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 of a Final Plat for the *REC Campus Addition*, 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) Any construction resulting from the approval of this Final 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 June 27, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat with a vote of 6-0, with Chairman Deckard 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: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

SUBDIVISION **REC Campus Addition**

LOT **1-3**

BLOCK **A**

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **84.796**

LOTS [CURRENT] **Four (4)**

LOTS [PROPOSED] **Three (3)**

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 **Rayburn Country Electric Coop.**

APPLICANT **R-Delta Engineers, Inc.**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON **Wayne Terry**

ADDRESS **980 Sids Road**

ADDRESS **618 Main Street**

CITY, STATE & ZIP **Rockwall, Texas, 75087**

CITY, STATE & ZIP **Garland, Texas, 75040**

PHONE **(469) 402-2112**

PHONE **(972) 494-5031**

E-MAIL **sgeiger@rayburnelectric.com**

E-MAIL **wterry@rdelta.com**

NOTARY VERIFICATION [REQUIRED]

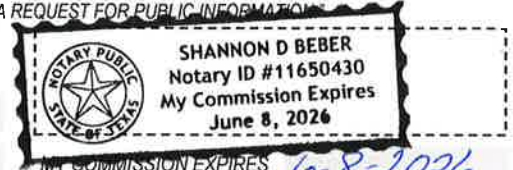
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ (469) 402-2112 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 20 23. 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 15 DAY OF June, 20 23.

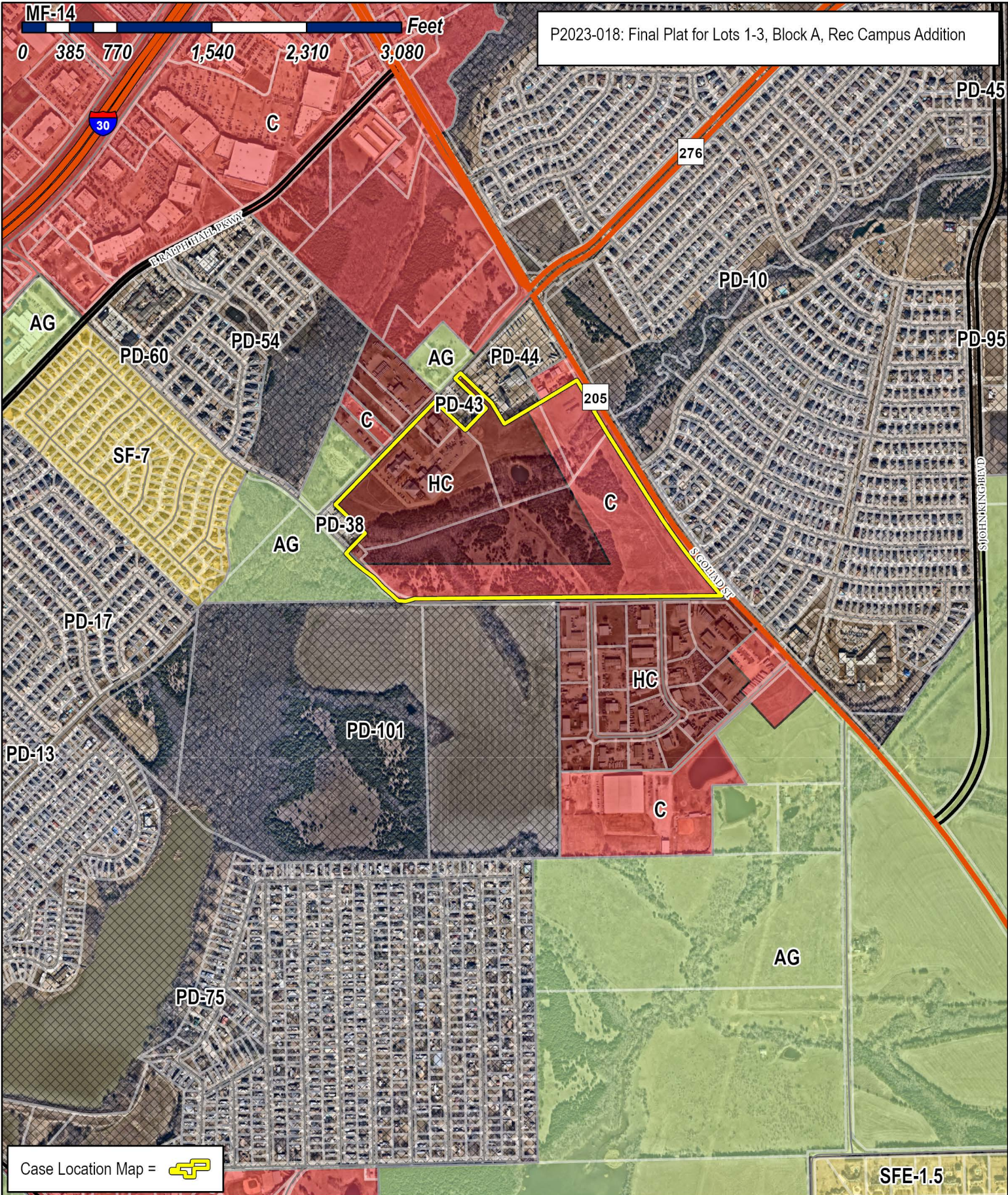
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MF-14
0 385 770 1,540 2,310 3,080 Feet

P2023-018: Final Plat for Lots 1-3, Block A, Rec Campus Addition



Case Location Map = 

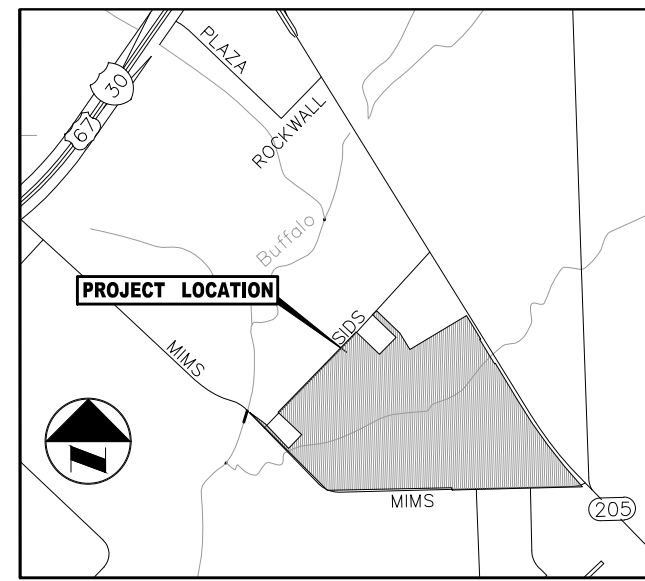


City of Rockwall

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.





VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°11'01"	5,779.71'	1,128.15'	S 36°43'43" E	1,126.36'
C2	46°17'44"	450.00'	363.60'	N 66°34'02" W	353.79'
C3	46°17'44"	417.50'	337.34'	N 66°34'02" W	328.24'
C4	36°44'03"	482.50'	309.35'	S 61°47'11" E	304.08'
C5	129°16'42"	40.00'	90.25'	S 23°55'53" W	72.29'
C6	7°41'42"	6,142.03'	824.89'	N 34°59'04" W	824.27'
C7	9°34'15"	5,789.71'	967.14'	S 35°55'20" E	966.01'

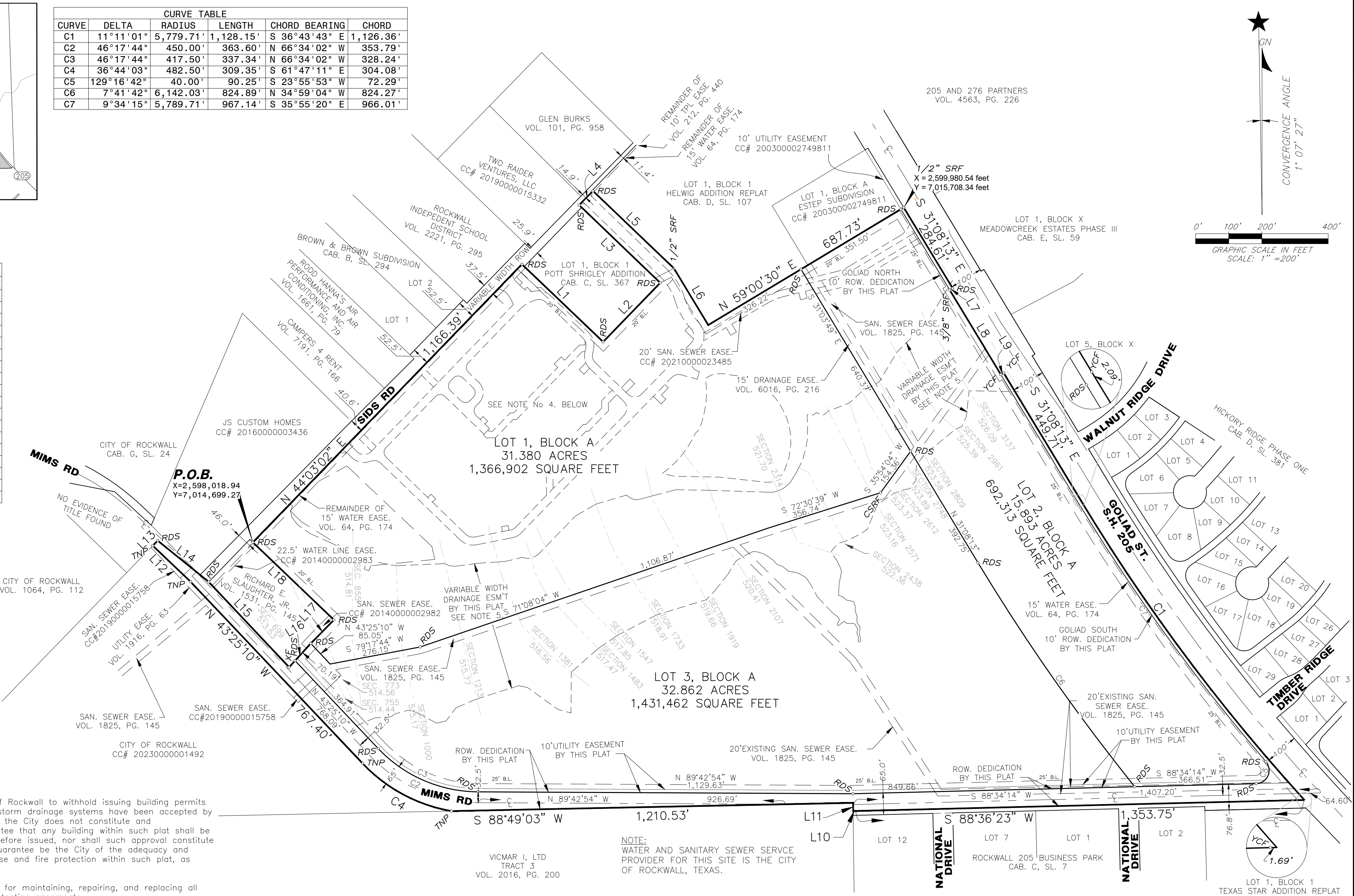
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°15'45" E	338.73'
L2	N 44°02'35" E	247.63'
L3	N 46°09'17" W	338.69'
L4	N 44°03'02" E	59.41'
L5	S 46°15'31" E	338.02'
L6	S 31°10'16" E	199.44'
L7	S 58°51'47" W	10.00'
L8	S 31°08'13" E	297.94'
L9	N 58°32'10" E	10.00'
L10	S 89°33'39" W	6.66'
L11	N 00°38'52" W	24.56'
L12	N 46°36'51" W	144.18'
L13	N 44°06'51" E	21.42'
L14	S 50°58'40" E	197.86'
L15	S 43°15'37" W	353.17'
L16	N 42°24'17" E	96.84'
L17	N 44°27'12" E	99.73'
L18	N 46°14'22" W	338.24'

- LEGEND**
- B.L. - Building Line
 - CC# - County Clerk's Number
 - CM - Controlling Monument
 - CSRF - 1/2-inch steel rod found with a capped stamped "OWENS 5560"
 - ROW - Right of way
 - P.O.B. - Point of Beginning
 - PG. - Page
 - RDS - 5/8-inch steel rod set with a pink cap stamped "R-DELTA | FIRM 10155000"
 - SRF - Steel rod found
 - TNP - 5/8-inch iron rod with cap stamped "TNP"
 - VOL. - Volume
 - XF - "X" cut Found
 - YCF - 5/8-inch steel rod found with a yellow cap stamped "RPLS 3963"

- NOTES**
- 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 and 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 be the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
 - Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
 - The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202) as tied to City of Rockwall published control station COR-11.

All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.999853886 as published by TxDOT for Rockwall County, Texas.

The convergence or mapping angle at the P.O.B. is 1°07'07"
 - See Sheets 2-3 for additional proposed Easement details by this plat.
 - A variable width drainage easement being ten feet outside of gradient lines defined by elevations two-feet above the fully developed 100-year flood plain water surface elevation. An approximation of this ambulatory line is graphically depicted here as a guide to the location of the actual boundary of the rights associated with this easement.
 - The property owner is responsible for the maintenance, repair and replacement of all drainage systems in drainage and detention easements.



AREA SUMMARY REPORT:

LOT 1	1,366,902 SQ FT	31.380 ACRES
LOT 2	692,313 SQ FT	15.893 ACRES
LOT 3	1,431,462 SQ FT	32.862 ACRES
LOTS	3,490,677 SQ FT	80.135 ACRES

GOLIAD NORTH 2,846 SQ FT 0.065 ACRES
 GOLIAD SOUTH 16,638 SQ FT 0.447 ACRES
 MIMS 183,535 SQ FT 4.213 ACRES
 DED: 203,020 SQ FT 4.661 ACRES

PARTS: 3,693,697 SQ FT 84.796 ACRES
 BOUNDARY: 3,693,697 SQ FT 84.796 ACRES

Water and sanitary sewer provided by the City of Rockwall, Texas.

SURVEYOR:
rdelta
 ENGINEERS

618 Main Street
 Garland, TX 75040
 Ph. (972) 494-5031
 Fax (972) 487-2270
 www.rdelta.com
 TBPE No. F-1515
 TBPLS No. 10155000

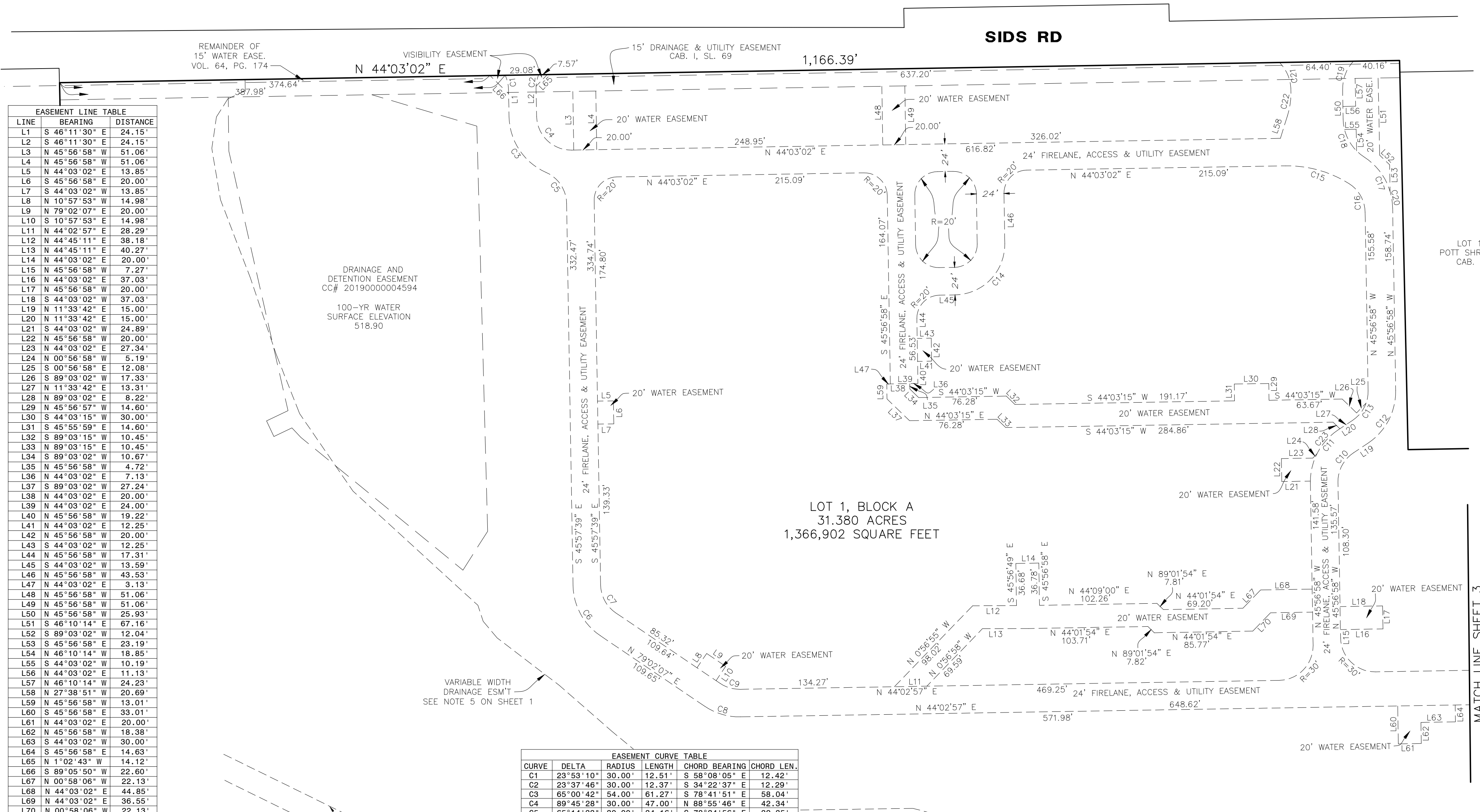
OWNER: Rayburn Electric Cooperative
 950 Sids Road
 Rockwall, Texas 75032
 TEL (469) 402-2100

CASE NO. P2022-041
 RDE Proj. No. 3036-22
 SHEET 1 OF 4

FINAL PLAT REC CAMPUS ADDITION

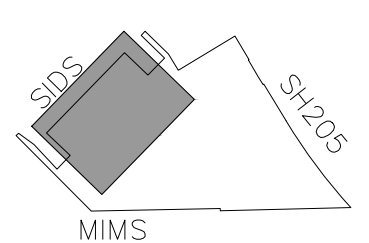
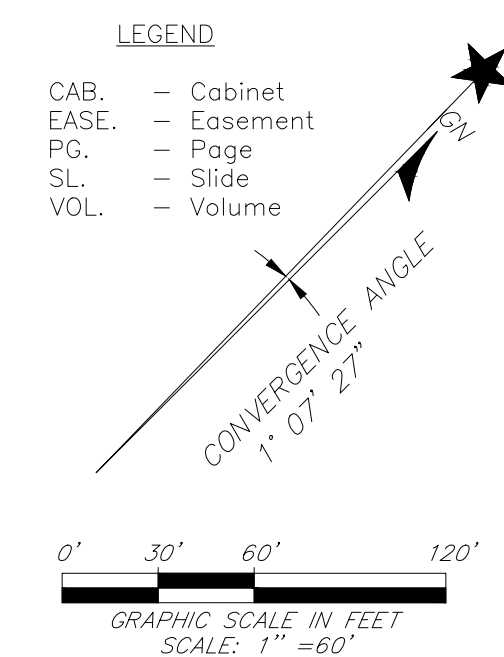
LOTS 1-3, BLOCK A
 BEING 84.796 ACRES or 3,693,697 SF
 3 LOTS SITUATED IN THE
 WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

EASEMENT DEDICATIONS BY THIS PLAT



LINE	BEARING	DISTANCE
L1	S 46°11'30" E	24.15'
L2	S 46°11'30" E	24.15'
L3	N 45°56'58" W	51.06'
L4	N 45°56'58" W	51.06'
L5	N 44°03'02" E	13.85'
L6	S 45°56'58" E	20.00'
L7	S 44°03'02" W	13.85'
L8	N 10°57'53" W	14.98'
L9	N 79°02'07" E	20.00'
L10	S 10°57'53" E	14.98'
L11	N 44°02'57" E	28.29'
L12	N 44°45'11" E	38.18'
L13	N 44°45'11" E	40.27'
L14	N 44°03'02" E	20.00'
L15	N 45°56'58" W	7.27'
L16	N 44°03'02" E	37.03'
L17	N 45°56'58" W	20.00'
L18	S 44°03'02" W	37.03'
L19	N 11°33'42" E	15.00'
L20	N 11°33'42" E	15.00'
L21	S 44°03'02" W	24.89'
L22	N 45°56'58" W	20.00'
L23	N 44°03'02" E	27.34'
L24	N 00°56'58" W	5.19'
L25	S 00°56'58" E	12.08'
L26	S 89°03'02" W	17.33'
L27	N 11°33'42" E	13.31'
L28	N 89°03'02" E	8.22'
L29	N 45°56'57" W	14.60'
L30	S 44°03'15" W	30.00'
L31	S 45°55'59" E	14.60'
L32	S 89°03'15" W	10.45'
L33	N 89°03'15" E	10.45'
L34	S 89°03'02" W	10.67'
L35	N 45°56'58" W	4.72'
L36	N 44°03'02" E	7.13'
L37	S 89°03'02" W	27.24'
L38	N 44°03'02" E	20.00'
L39	N 44°03'02" E	24.00'
L40	N 45°56'58" W	19.22'
L41	N 44°03'02" E	12.25'
L42	N 45°56'58" W	20.00'
L43	N 44°03'02" W	12.25'
L44	N 45°56'58" W	17.31'
L45	S 44°03'02" W	13.59'
L46	N 45°56'58" W	43.53'
L47	N 44°03'02" E	3.13'
L48	N 45°56'58" W	51.06'
L49	N 45°56'58" W	51.06'
L50	N 45°56'58" W	25.93'
L51	S 46°10'14" E	67.16'
L52	S 89°03'02" W	12.04'
L53	S 45°56'58" E	23.19'
L54	N 46°10'14" W	18.85'
L55	S 44°03'02" W	10.19'
L56	N 44°03'02" E	11.13'
L57	N 46°10'14" W	24.23'
L58	N 27°38'51" W	20.69'
L59	N 45°56'58" W	13.01'
L60	S 45°56'58" E	33.01'
L61	N 44°03'02" E	20.00'
L62	N 45°56'58" W	18.38'
L63	S 44°03'02" W	30.00'
L64	S 45°56'58" E	14.63'
L65	N 1°02'43" W	14.12'
L66	S 89°05'50" W	22.60'
L67	N 00°58'06" W	22.13'
L68	N 44°03'02" E	44.85'
L69	N 44°03'02" E	36.55'
L70	N 00°58'06" W	22.13'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LEN.
C1	23°53'10"	30.00'	12.51'	S 58°08'05" E	12.42'
C2	23°37'46"	30.00'	12.37'	S 34°22'37" E	12.29'
C3	65°00'42"	54.00'	61.27'	S 78°41'51" E	58.04'
C4	89°45'28"	30.00'	47.00'	N 88°55'46" E	42.34'
C5	65°14'33"	30.00'	34.16'	S 78°34'56" E	32.35'
C6	55°00'14"	54.00'	51.84'	S 73°27'46" E	49.87'
C7	55°00'14"	30.00'	28.80'	S 73°27'46" E	27.71'
C8	34°59'10"	54.00'	32.97'	N 61°32'32" E	32.46'
C9	34°59'10"	30.00'	18.32'	N 61°32'32" E	18.04'
C10	57°30'40"	30.00'	30.11'	N 17°11'38" W	28.86'
C11	57°30'40"	54.00'	54.20'	N 17°11'38" W	51.96'
C12	57°30'40"	54.00'	54.20'	N 17°11'38" W	51.96'
C13	57°30'40"	30.00'	30.11'	N 17°11'38" W	28.86'
C14	90°00'00"	44.00'	69.12'	S 00°56'58" E	62.23'
C15	33°19'57"	100.00'	58.18'	N 60°43'01" E	57.36'
C16	56°40'03"	30.00'	29.68'	S 74°16'59" E	28.48'
C17	56°16'39"	54.00'	53.04'	N 74°05'17" W	50.94'
C18	56°16'39"	40.00'	39.29'	N 74°05'17" W	37.73'
C19	43°59'56"	35.00'	26.88'	N 23°57'00" W	26.22'
C20	15°38'22"	54.00'	14.74'	N 53°46'09" W	14.69'
C21	41°22'59"	34.58'	24.98'	N 68°57'10" W	24.44'
C22	20°36'50"	67.50'	24.29'	N 37°57'16" W	24.15'
C23	29°54'54"	54.00'	28.19'	N 03°23'45" W	27.87'



MATCH LINE SHEET 3

FINAL PLAT REC CAMPUS ADDITION

LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
rdelta
ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-6031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

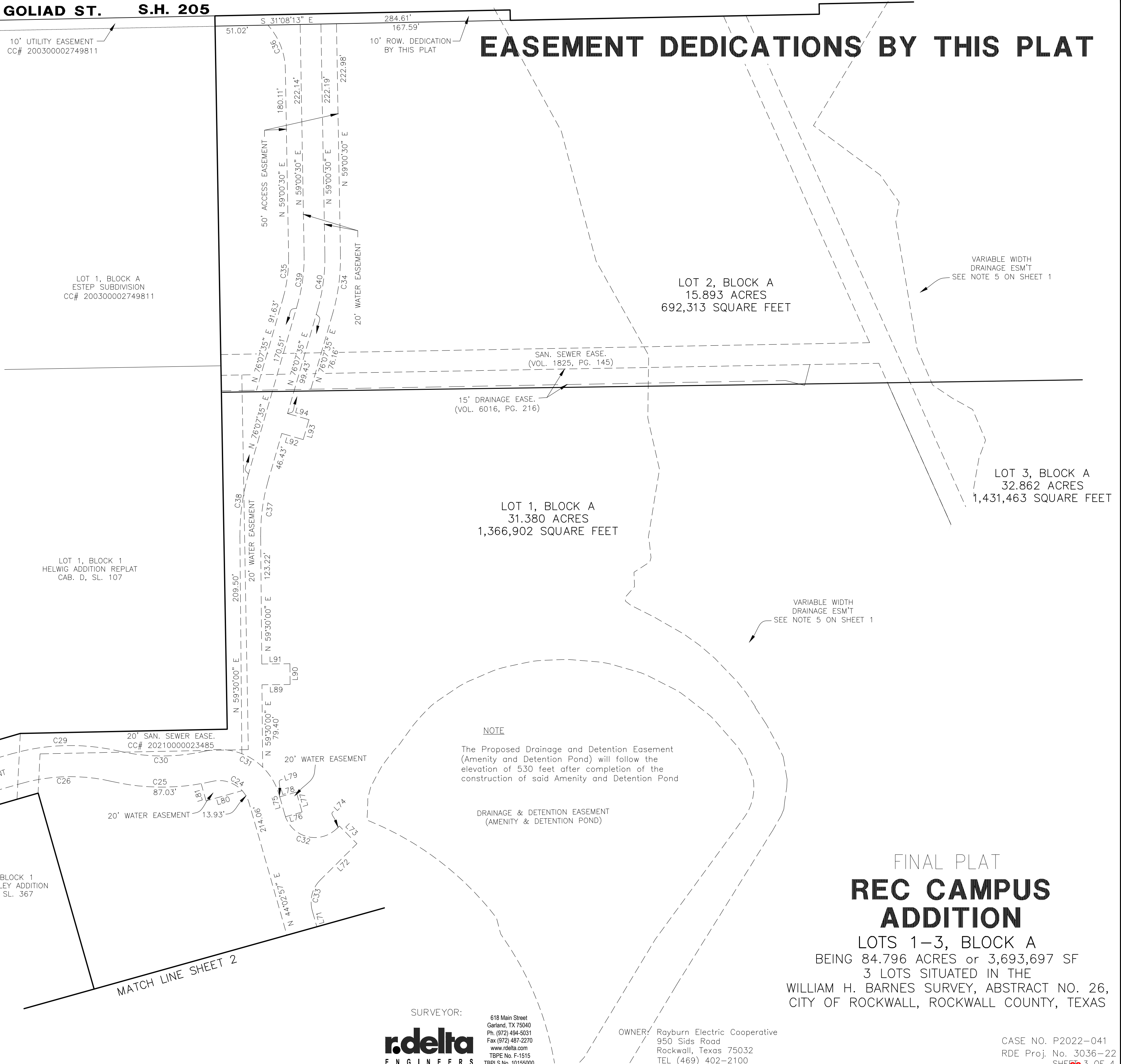
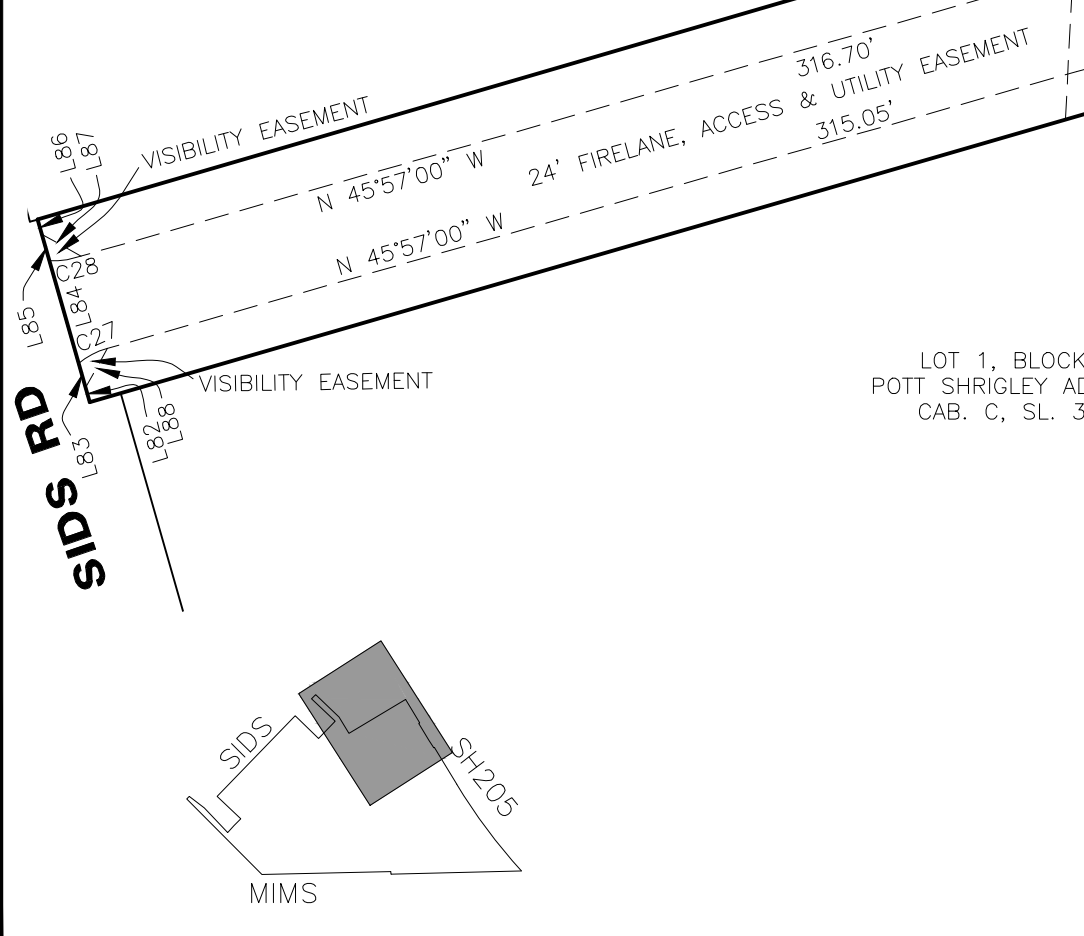
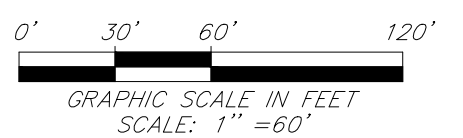
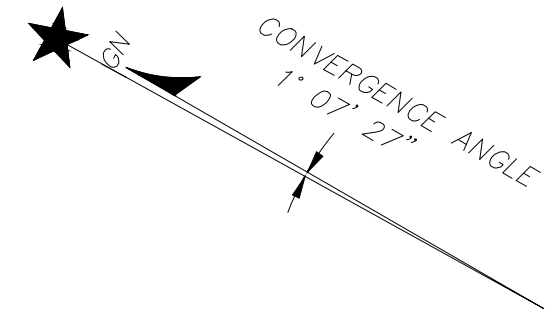
GOLIAD ST. S.H. 205

EASEMENT DEDICATIONS BY THIS PLAT

LINE	BEARING	DISTANCE
L71	N 44°02'57" E	26.63'
L72	N 45°14'54" E	49.68'
L73	N 44°45'06" W	24.00'
L74	S 45°14'54" W	3.51'
L75	N 44°02'57" E	20.49'
L76	S 45°56'58" E	16.63'
L77	N 44°03'02" E	20.00'
L78	N 45°56'58" W	16.63'
L79	N 44°02'57" E	2.27'
L80	S 45°56'58" E	36.13'
L81	S 44°03'02" W	17.35'
L82	N 44°03'02" E	4.68'
L83	N 44°03'02" E	7.94'
L84	N 44°03'02" E	33.48'
L85	N 44°03'02" E	8.58'
L86	N 44°03'02" E	4.73'
L87	S 00°56'58" E	14.14'
L88	S 89°03'02" W	14.14'
L89	S 30°30'00" E	27.13'
L90	N 59°30'00" E	20.00'
L91	N 30°30'00" W	27.13'
L92	S 13°52'25" E	21.50'
L93	S 76°07'35" W	20.00'
L94	N 13°52'25" W	21.50'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LEN.
C24	87°04'53"	30.00'	45.60'	N 00°30'30" E	41.33'
C25	26°05'17"	215.00'	97.89'	N 29°59'18" W	97.05'
C26	29°00'21"	175.00'	88.59'	N 31°26'50" W	87.65'
C27	23°26'52"	25.00'	10.23'	N 57°40'26" W	10.16'
C28	19°23'44"	25.00'	8.46'	S 36°15'08" E	8.42'
C29	29°00'21"	205.00'	103.78'	S 31°26'50" E	102.68'
C30	26°05'17"	185.00'	84.23'	S 29°59'18" E	83.51'
C31	87°04'53"	60.00'	91.19'	S 00°30'30" W	82.66'
C32	118°43'03"	30.00'	62.20'	S 15°21'04" E	51.64'
C33	61°11'57"	30.00'	32.04'	S 74°38'56" W	30.54'
C34	17°07'05"	190.00'	56.77'	N 67°34'03" E	56.56'
C35	17°07'05"	140.00'	41.83'	N 67°34'03" E	41.67'
C36	41°04'11"	65.00'	46.59'	N 38°28'24" E	45.60'
C37	16°37'35"	190.00'	55.14'	N 67°48'48" E	54.94'
C38	16°37'35"	210.00'	60.94'	N 67°48'48" E	60.73'
C39	17°07'05"	160.00'	47.80'	N 67°34'03" E	47.62'
C40	17°07'05"	180.00'	53.78'	N 67°34'03" E	53.58'

- LEGEND**
- CC# - County Clerk's Number
 - CM - Controlling Monument
 - ROW - Right of way
 - POB - Point of Beginning
 - PG. - Page
 - SRF - Steel rod found
 - VOL. - Volume
 - XF - "X" cut Found



SURVEYOR:
rdelta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 494-6031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

FINAL PLAT
REC CAMPUS ADDITION
LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2022-041
RDE Proj. No. 3036-22
SHEET 3 OF 4

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being a 84.796-acre tract of land situated within the City of Rockwall in the William N. Barnes Survey, Abstract No. 26 comprised of:
• Lot 6 and Lot 7, Block A, of the Replat of Rayburn Country Addition, Lots 4-7, Block A, according to the plat thereof recorded in Cabinet J, on Slide 342 of the Plat Records of Rockwall County, Texas (PRRCT) and also filed as Document Number 2018000008589 of the Official Public Records of Rockwall County, Texas (OPRRCT)
• Lot 8 and Lot 9, Block A, of the Replat of Rayburn Country Addition, Lot 8 and 9, Block A, according to the plat thereof recorded as Document Number 2019000004594 OPRRCT
• The remainder of a called 63.708-acre tract of land described in the deed dated the 13th day of September, 2021, from Peggy's Folly, LP to Rayburn Country Electric Cooperative, Inc. (RCEC) and recorded as Document Number 20210000024965 OPRRCT

And being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDS) to replace a called 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" which has been destroyed, marking the west corner of Lot 9, Block A of the above referenced Rayburn Country Addition, said RDS being in the northeast boundary line of a 1.50-acre tract of land described in the deed to Richard E. Slaughter, Jr. as recorded in Volume 1531, at Page 145 of the DRRCT and being on the southeasterly right-of-way line of Sids Road as dedicated to the City of Rockwall on the Final Plat of Rayburn Country Addition, Lots 1-3, Block A, according to the plat thereof recorded in Cabinet I, on Slide 169 PRRCT and also filed as Document Number 20140000011313 OPRRCT, and having coordinates of:
X = 2,598,018.94 feet,
Y = 7,014,699.27 feet;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road (a variable width right-of-way) for a distance of 1,166.39 feet to a RDS in the southwest line of Lot 1, Block 1 of Pott Shrigley Addition, an addition to the City Rockwall according to the plat thereof for the north corner of Lot 4, Block A of the above referenced Rayburn Country Addition, Lots 4-7, Block A;

THENCE with the perimeter of the last mentioned Lot 1, Block 1 of Pott Shrigley Addition, the following three (3) courses and distances:
S 46°15'45" E for a distance of 338.73 feet to a RDS;
N 44°02'35" E for a distance of 247.63 feet to a RDS;
N 46°09'17" W for a distance of 338.69 feet to a RDS for a west corner of Lot 6, Block A and being on the southeast right-of-way line of Sids Road as dedicated on the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road for a distance of 59.41 feet to a RDS in the southwest line of Lot 1, Block 1, of Helwig Addition Replot, according to the plat thereof recorded in Cabinet D, on Slide 107 of the PRRCT;

THENCE with the perimeter of said Lot 1, Block 1, of Helwig Addition, the following three courses and distances:
1.S 46°15'31" E for a distance of 338.02 feet to a 1/2-inch steel rod found;
2.S 31°10'16" E for a distance of 199.44 feet to a RDS;
3.N 59°00'30" E at a distance of 350.31 feet pass the east corner of said Lot 1, Block 1, of Helwig Addition, to a point in a rock fence pillar for the south corner of Lot 1, Block "A", Estep Subdivision, an addition to the city of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, on Slide 273 of the PRRCT, and continue on the same course with the southeast line of said Lot 1, Block "A", Estep Subdivision an additional distance of 337.42 feet for a total distance of 687.73 feet to a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly right-of-way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3rd day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT);

THENCE S 31°08'13" E 284.61 feet to a RDS;

THENCE S 58°51'47" W continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 feet to a 3/8-inch steel rod found;

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 at a distance of 205.57 feet pass a 5/8-inch steel rod with a yellow plastic cap found marked "RPLS 3963" marking the east corner of Lot 7, Block A of the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A, and continuing on the same course and with the southwesterly right-of-way line of SH No. 205 for an additional distance of 92.37 feet to for a total distance of 297.94 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE N 58°32'10" E continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 at a distance of 447.62 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963", and continue on the same course an additional distance of 2.09 feet for a total distance of 449.71 feet to the point of curvature (hereafter P.C.) of a curve to the left having a radius of 5,779.71 feet, a central angle of 11°11'01" and a chord that bears S 36°43'43" E for a distance of 1,126.36 feet;

THENCE in a southeasterly direction with the arc of said curve for a distance of 1,128.15 feet to a point on the south margin of Sids Road (a variable width right-of-way) marking the east corner of the aforementioned 63.708-acre tract of land to RCEC;

THENCE S 88°36'23" W along and within Mims Road and with the south line of the said 63.708-acre tract of land to RCEC at a distance of 1.69 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963" found and continue on the same course an additional distance of 1,352.06 feet for a total distance of 1,353.75 feet;

THENCE S 89°33'39" W continuing in the southerly margin of Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 6.66 feet to the point where said line intersects the east line a 141.3576-acre tract of land designated as Tract 3 in the deed dated November 21, 2000, from Victor Manson Wallace to VICMAR I, LTD. recorded in Volume 2016, at Page 200 of the DRRCT;

THENCE N 00°38'52" W with the east line of said VICMAR I, LTD. tract for a distance of 24.56 feet to the northeast corner thereof;

THENCE S 88°49'03" W along a line in the southerly margin of Mims Road for a distance of 1,210.53 feet to a 5/8-inch steel rod found with a cap stamped "TNP" (hereafter TNP) for the most easterly corner of a 15.053-acre tract of land described in the deed dated the 2nd day of February, 2003, from Rayburn Country Electric Cooperative, Inc. to The City of Rockwall as recorded in Instrument No. 2023000001492 in the OPRRCT, said TNP marking the beginning of a curve concave to the northeast, having a radius of 482.50 feet, a central angle of 36°44'03" and a chord that bears N 61°47'11"W for a distance of 304.08 feet;

THENCE in a northwesterly direction with the arc of said curve 309.35 feet to a TNP set for the point of tangency of said curve;

THENCE N 43°25'10" W for a distance of 767.40 feet to a TNP set;

THENCE N 46°36'51" W for a distance of 144.18 feet to a TNP set on the accepted southeasterly line of a tract of land described in the deed dated June 28, 1995, from Raymond B. Cameron and wife, Elizabeth R. Cameron to the City of Rockwall recorded in Volume 1064, at Page 112 of the DRRCT;

THENCE N 44°06'51" E for a distance of 21.42 feet;

THENCE S 50°58'40" E for a distance of 197.86 feet to a point on the southwesterly line of a 1.50-acre tract of land described in the deed dated the 22nd day of December, 1998, from Edrich Development to Richard E. Slaughter, Jr. recorded in Volume 1531, at Page 145 of the DRRCT;

THENCE with the perimeter of the 1.5-acre tract to Richard E. Slaughter the following three (3) courses and distances:
1.S 43°15'37" E for a distance of 353.17 feet to an "X" found for its south corner;
2.N 42°24'17" E for a distance of 96.84 feet to a RDS for the west corner of the aforementioned Lot 9, Block A of the Replat of Rayburn Country Addition, Lot 8 and 9;
3.N 44°27'12" E for a distance of 99.73 feet to a RDS for the east corner of said Slaughter tract;

THENCE N 46°14'22" W continuing with the northeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 338.24 feet to the POINT OF BEGINNING and containing 3,693,697 square feet or 84.796 acres of land.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REC CAMPUS ADDITION subdivision to the City 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 (we) further certify that all other parties who have a mortgage or lien interest in the REC CAMPUS ADDITION subdivision have been notified and signed this plat. I (we) understand and do hereby 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 or using same. I (we) 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. The property owner shall be responsible for maintenance of detention ponds and easements.

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 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 of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city 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 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 secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary 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 city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein 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 City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR:
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.delta.com
TBPE No. F-1515
TBPLS No. 10155000



OWNER: Rayburn Electric Cooperative
950 Sids Road
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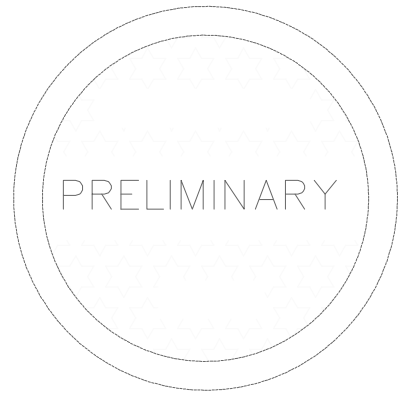
SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

THAT I, Wayne C. Terry, 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.

FOR REVIEW ONLY

Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184



STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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 the ___ day of _____, 2023.

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 _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
REC CAMPUS
ADDITION
LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS


```

*-----
* Prepared by: R-Delta Engineers, Inc
* Routine: Area Summary
* Coord File: A0026.cgc
* Date: 6/16/23
* Input Scale Factor: 0.999853886
* Output Scale Factor: 1.000146135
*-----

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REC Plat Perimeter Boundary:

Point ID	Bearing	Distance	Point ID
MTF22	N 44°03'02" E	1166.39	MTF24
MTF24	S 46°15'45" E	338.73	MTF40
MTF40	N 44°02'35" E	247.63	MTF30
MTF30	N 46°09'17" W	338.69	MTF32
MTF32	N 44°03'02" E	59.41	MTF33
MTF33	S 46°15'31" E	338.02	MTF26
MTF26	S 31°10'16" E	199.44	MTF35
MTF35	N 59°00'30" E	687.73	MTF36
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	S 31°08'13" E	205.57	MTF15
MTF15	S 31°08'13" E	92.37	MTF14
MTF14	N 58°32'10" E	10.00	MTF13
MTF13	S 31°08'13" E	449.71	MTF12

Radial In:

MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	N 58°51'47" E	5779.71	MTF11

CURVE DEF: Arc
CURVE DIR: CCW
RAD: 5779.71
CEN. ANG: 11°11'01"
CHORD: S 36°43'43"E 1126.36
LEN: 1128.15
TAN: 565.87

Radial Out:

MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	1210.53	CAL18

Radial In:

CAL18	N 09°50'47" E	482.50	CAL15
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CURVE DEF: Arc
CURVE DIR: CW
RAD: 482.50
CEN. ANG: 36°44'03"

CHORD: N 61°47'11"W 304.08
 LEN: 309.35
 TAN: 160.20

Radial Out:

CAL15 S 46°34'50" W	482.50	CAL19
CAL19 N 43°25'10" W	767.40	CAL20
CAL20 N 46°36'51" W	144.18	CAL21
CAL21 N 44°06'51" E	21.42	MTF7
MTF7 S 50°58'40" E	197.86	MTF41
MTF41 S 43°15'37" E	353.17	RC102
RC102 N 42°24'17" E	96.84	MM100
MM100 N 44°27'12" E	99.73	MTF21
MTF21 N 46°14'22" W	338.24	MTF22

Sq. Feet: 3,693,697 Acres: 84.796

 *-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 6/15/23 14:06:47
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

Lots 1, 2 and 3, Block A: Net Rights-of-way

Point ID	Bearing	Distance	Point ID
MTF33 S 46°15'31"E		338.02	MTF26
MTF26 S 31°10'16"E		199.44	MTF35
MTF35 N 59°00'30"E		677.73	CAL24
CAL24 S 31°08'13"E		284.64	MTF42
MTF42 S 31°08'13"E		747.60	CAL9

RADIAL IN:

CAL9 N 58°51'47"E 5789.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

RADIAL OUT:

MTF11 S 49°17'32"W	5789.71	CAL10
CAL9 S 35°55'20"E	966.01	CAL10

RADIAL IN:

CAL10 S 49°17'32"W 40.00 CAL11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

RADIAL OUT:

CAL11 S 01°25'46"E 40.00 CAL12

 CAL10 S 23°55'53"W 72.29 CAL12
 CAL12 S 88°34'14"W 1216.17 CAL13
 CAL13 N 89°42'54"W 1129.63 CAL14

RADIAL IN:

CAL14 N 00°17'06"E 417.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL15 S 46°34'50"W 417.50 CAL16

 CAL14 N 66°34'02"W 328.24 CAL16
 CAL16 N 43°25'10"W 364.91 CAL17
 CAL17 N 42°24'17"E 70.19 MM100
 MM100 N 44°27'12"E 99.73 MTF21
 MTF21 N 46°14'22"W 338.24 MTF22
 MTF22 N 44°03'02"E 1166.39 MTF24
 MTF24 S 46°15'45"E 338.73 MTF40
 MTF40 N 44°02'35"E 247.63 MTF30
 MTF30 N 46°09'17"W 338.69 MTF32
 MTF32 N 44°03'02"E 59.41 MTF33

Total - Sq. Feet: 3,490,677 Acres: 80.135

*-----

LOT 1

Point ID	Bearing	Distance	Point ID
MTF33	S 46°15'31"E	338.02	MTF26
MTF26	S 31°10'16"E	199.44	MTF35
MTF35	N 59°00'30"E	326.22	CAL1
CAL1	S 31°03'49"E	640.37	CAL2
CAL2	S 35°54'04"W	154.36	MM103

MM103 S 72°30'39"W	356.74	MM102
MM102 S 71°08'04"W	1106.87	MTF37
MTF37 S 79°17'44"W	276.15	MTF38
MTF38 N 43°25'10"W	85.05	MM100
MM100 N 44°27'12"E	99.73	MTF21
MTF21 N 46°14'22"W	338.24	MTF22
MTF22 N 44°03'02"E	1166.39	MTF24
MTF24 S 46°15'45"E	338.73	MTF40
MTF40 N 44°02'35"E	247.63	MTF30
MTF30 N 46°09'17"W	338.69	MTF32
MTF32 N 44°03'02"E	59.41	MTF33

Sq. Feet: 1,366,902 Acres: 31.380

LOT 2

Point ID	Bearing	Distance	Point ID
CAL24 S	31°08'13"E	1032.24	CAL9

RADIAL IN:

CAL9 N 58°51'47"E	5789.71	MTF11
CURVE DEF: Arc		
CURVE DIR: CCW		
RAD: 5789.71		
LEN: 967.14		
TAN: 484.70		
CEN. ANG: 9°34'15"		
CHORD: 966.01		

RADIAL OUT:

MTF11 S 49°17'32"W	5789.71	CAL10
CAL9 S 35°55'20"E	966.01	CAL10

RADIAL IN:

CAL10 S 49°17'32"W	40.00	CAL11
--------------------	-------	-------

CURVE DEF: Arc

CURVE DIR: CW

RAD: 40.00

LEN: 90.25

TAN: 84.39

CEN. ANG: 129°16'42"

CHORD: 72.29

RADIAL OUT:

CAL11 S 01°25'46"E	40.00	CAL12
CAL10 S 23°55'53"W	72.29	CAL12
CAL12 S 88°34'14"W	366.51	CAL22

RADIAL IN:

CAL22 N 51°10'05"E 6142.03 MTF11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27
 RADIAL OUT:
 MTF11 S 58°51'47"W 6142.03 CAL3
 CAL22 N 34°59'04"W 824.27 CAL3
 CAL3 N 31°08'13"W 392.75 CAL2
 CAL2 N 31°03'49"W 640.37 CAL1
 CAL1 N 59°00'30"E 351.50 CAL24

Sq. Feet: 692,313 Acres: 15.893

LOT 3

Point ID	Bearing	Distance	Point ID
CAL22	S 88°34'14"W	849.66	CAL13
CAL13	N 89°42'54"W	1129.63	CAL14

RADIAL IN:

CAL14 N 00°17'06"E 417.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

RADIAL OUT:

CAL15	S 46°34'50"W	417.50	CAL16
CAL14	N 66°34'02"W	328.24	CAL16
CAL16	N 43°25'10"W	364.91	CAL17
CAL17	N 42°24'17"E	70.19	MM100
MM100	S 43°25'10"E	85.05	MTF38
MTF38	N 79°17'44"E	276.15	MTF37
MTF37	N 71°08'04"E	1106.87	MM102
MM102	N 72°30'39"E	356.74	MM103
MM103	N 35°54'04"E	154.36	CAL2
CAL2	S 31°08'13"E	392.75	CAL3

RADIAL IN:

CAL3 N 58°51'47"E 6142.03 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW

RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27
 RADIAL OUT:
 MTF11 S 51°10'05"W 6142.03 CAL22
 CAL3 S 34°59'04"E 824.27 CAL22

Sq. Feet: 1,431,463 Acres: 32.862
 Total of Lots 1, 2 and 3, Block A
 Sq. Feet: 3,490,677 Acres: 80.135

*=====

Dedications:

*-----

GOLIAD North

Point ID	Bearing	Distance	Point ID
MTF36	S 31°08'13"E	284.61	MTF16
MTF16	S 58°51'47"W	10.00	MTF42
MTF42	N 31°08'13"W	284.64	CAL24
CAL24	N 59°00'30"E	10.00	MTF36

Sq. Feet: 2846 Acres: 0.065

GOLIAD South

Point ID	Bearing	Distance	Point ID
MTF13	S 31°08'13"E	449.71	MTF12

RADIAL IN:

MTF12 N 58°51'47"E 5779.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1058.65
 TAN: 530.81
 CEN. ANG: 10°29'41"
 CHORD: 1057.17

RADIAL OUT:

MTF11	S 48°22'06"W	5779.71	CAL30
MTF12S	36°23'03"E	1057.17	CAL30
CAL30S	88°34'14"W	98.28	CAL12

RADIAL IN:

CAL12 N 01°25'46"W 40.00 CAL11
 CURVE DEF: Arc

CURVE DIR: CCW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29
 CAL11 N 49°17'32"E 40.00 CAL10
 CAL12 N 23°55'53"E 72.29 CAL10

RADIAL IN:
 CAL10 N 49°17'32"E 5789.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

RADIAL OUT:
 MTF11 S 58°51'47"W 5789.71 CAL9
 CAL10 N 35°55'20"W 966.01 CAL9
 CAL9 N 31°08'13"W 449.66 MTF14
 MTF14 N 58°32'10"E 10.00 MTF13

Sq. Feet: 16,638 Acres: 0.382
 Total of Goliad - Sq. Feet: 19,485 Acres: 0.447

Mims Road

Point ID	Bearing	Distance	Point ID
MTF10	S 88°36'23"W	1353.75	MTF9
MTF9	S 89°33'39"W	6.66	MTF8
MTF8	N 00°38'52"W	24.56	MTF2
MTF2	S 88°49'03"W	1210.53	CAL18

RADIAL IN:
 CAL18 N 09°50'47"E 482.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08
 RADIAL OUT:
 CAL15 S 46°34'50"W 482.50 CAL19

CAL18 N 61°47'11"W	304.08	CAL19
CAL19 N 43°25'10"W	767.40	CAL20
CAL20 N 46°36'51"W	144.18	CAL21
CAL21 N 44°06'51"E	21.42	MTF7
MTF7 S 50°58'40"E	197.86	MTF41
MTF41 S 43°15'37"E	353.17	RC102
RC102 N 42°24'17"E	26.66	CAL17
CAL17 S 43°25'10"E	364.91	CAL16

RADIAL IN:

CAL16 N 46°34'50"E	417.50	CAL15
--------------------	--------	-------

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

RADIAL OUT:

CAL15 S 00°17'06"W	417.50	CAL14
CAL16 S 66°34'02"E	328.24	CAL14
CAL14 S 89°42'54"E	1129.63	CAL13
CAL13 N 88°34'14"E	1314.44	CAL30

RADIAL IN:

CAL30 N 48°22'06"E	5779.71	MTF11
--------------------	---------	-------

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 69.49
 TAN: 34.75
 CEN. ANG: 0°41'20"
 CHORD: 69.49

RADIAL OUT:

MTF11 S 47°40'46"W	5779.71	MTF10
CAL30 S 41°58'34"E	69.49	MTF10

Total of Mims Sq. Feet: 183,535 Acres: 4.213

Total of all dedications:

Sq. Feet: 203,020 Acres: 4.661
 Plus Area of lots 1, 2 and 3, Block A
 Sq. Feet: 3,490,677 Acres: 80.135
 Sum of Lots and Dedications:
 Sq. Feet: 3,693,697 Acres: 84.796

*=====



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: July 17, 2023

SUBJECT: P2023-019; REPLAT FOR PHASE 2 OF THE SOMERSET PARK SUBDIVISION

Attachments

Case Memo
Development Application
Location Map
Replat
Closure Report

Summary/Background Information

Consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Katherine Hamilton of Arcadia Lakes of Somerset Holdings, LLC for the approval of a *Replat* of Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Action Needed

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



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: July 17, 2023
APPLICANT: Greg Helsel, *Spiars Engineering, Inc.*
CASE NUMBER: P2023-019; *Replat for Phase 2 of the Somerset Park Subdivision*

SUMMARY

Consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Katherine Hamilton of Arcadia Lakes of Somerset Holdings, LLC for the approval of a Replat of Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for an 82.809-acre parcel of land (*i.e. Somerset Park, Phase 2 Addition*) for the purpose of establishing additional easements and adjusting the floodplain per the approved flood study. The single-family residential subdivision will be composed of 165 single-family homes zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.
- The subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. On November 17, 2014, the City Council approved *Ordinance No. 14-49 [Case No. Z2014-025]*, establishing the development standards for Planned Development District 63 (PD-63) [*i.e. the Lakes of Somerset Subdivision*]. On February 16, 2015, the City Council approved a Master Plat [*Case No. P2015-003*] that established the Lakes of Somerset Subdivision as Phase 1 [*i.e. 144 single-family homes*], Phase 2 [*i.e. 86 single-family homes*], and Phase 3 [*i.e. 79 single-family homes*]. This preliminary plat combines Phases 2 & 3 in to a single phase consisting of 165 single-family homes. On November 15, 2021, the City Council approved a Final Plat [*Case No. P2021-056*] that establish the subject property as Phase 2 of the Somerset Park Subdivision. On November 9, 2021, the Planning and Zoning Commission approved a PD Site Plan [*Case No. SP2021-029*] that outlined the hardscape and landscape elements for the Somerset Park Phase 2 Subdivision.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *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 Replat 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 Replat for Phase 2 of the *Somerset Park 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;

- (2) Any construction resulting from the approval of this Replat 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 July 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Conway absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 N/A

SUBDIVISION SOMERSET PARK PHASE 2 LOT - BLOCK -

GENERAL LOCATION NORTHEAST OF THE INTERSECTION OF S.M. 205 AND F.M. 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-63

CURRENT USE UNDER CONSTRUCTION

PROPOSED ZONING -

PROPOSED USE SINGLE-FAMILY RESIDENTIAL

ACREAGE 82.809

LOTS [CURRENT] 65 (Res) 6 (Hou) 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 ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

APPLICANT SPIARS ENGINEERING SURVEYING

CONTACT PERSON KATHERINE HAMILTON

CONTACT PERSON GREG HELSER

ADDRESS P.O. BOX 670069

ADDRESS 501 W. PRES. GEORGE BUSH HWY. SUITE 200

CITY, STATE & ZIP DALLAS, TX 75367

CITY, STATE & ZIP RICHARDSON, TX 75080

PHONE (214) 529-3642

PHONE (903) 408-7486

E-MAIL katherine@arcadia.realty.net

E-MAIL greg.helsel@sparsengineering.com

NOTARY VERIFICATION [REQUIRED]

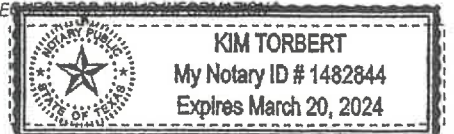
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Katherine Hamilton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

¹ 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 \$ 1,950.18 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30th DAY OF JUNE, 2023 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 INFORMATION.

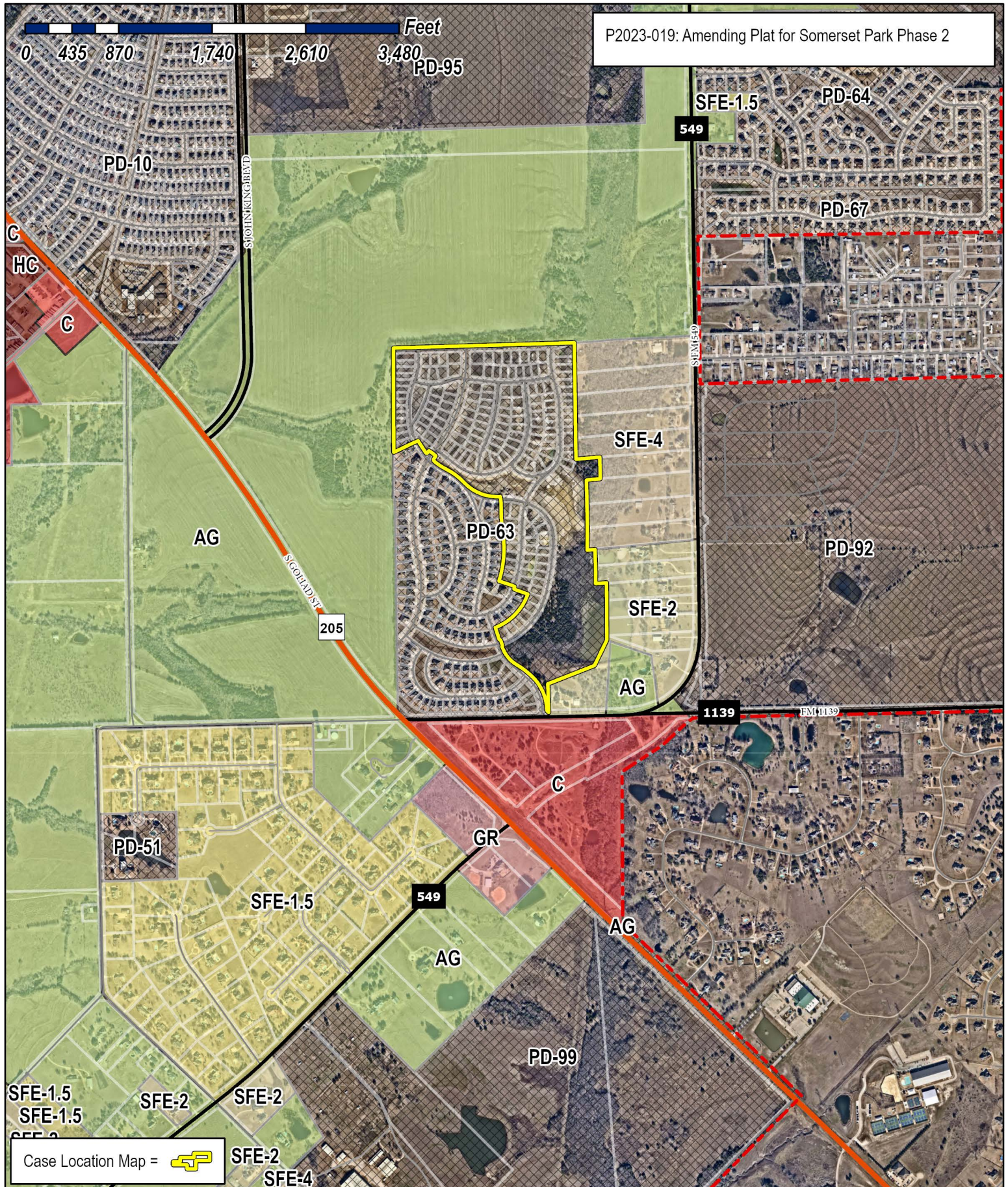
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF June 2023


OWNER'S SIGNATURE [Signature]

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



MY COMMISSION EXPIRES 3-20-2024



Case Location Map = 

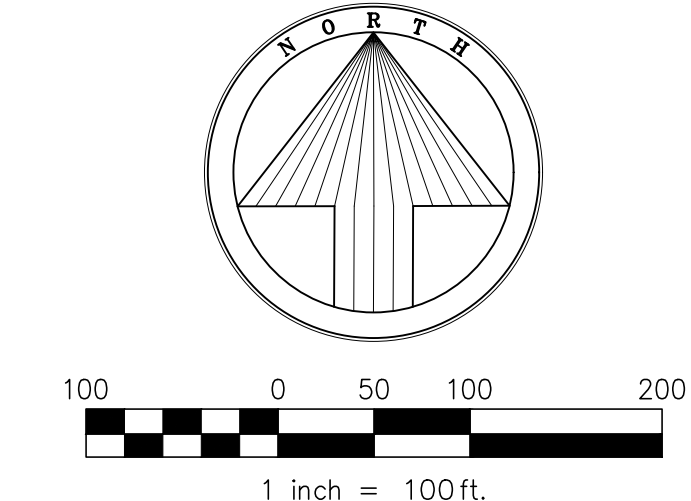
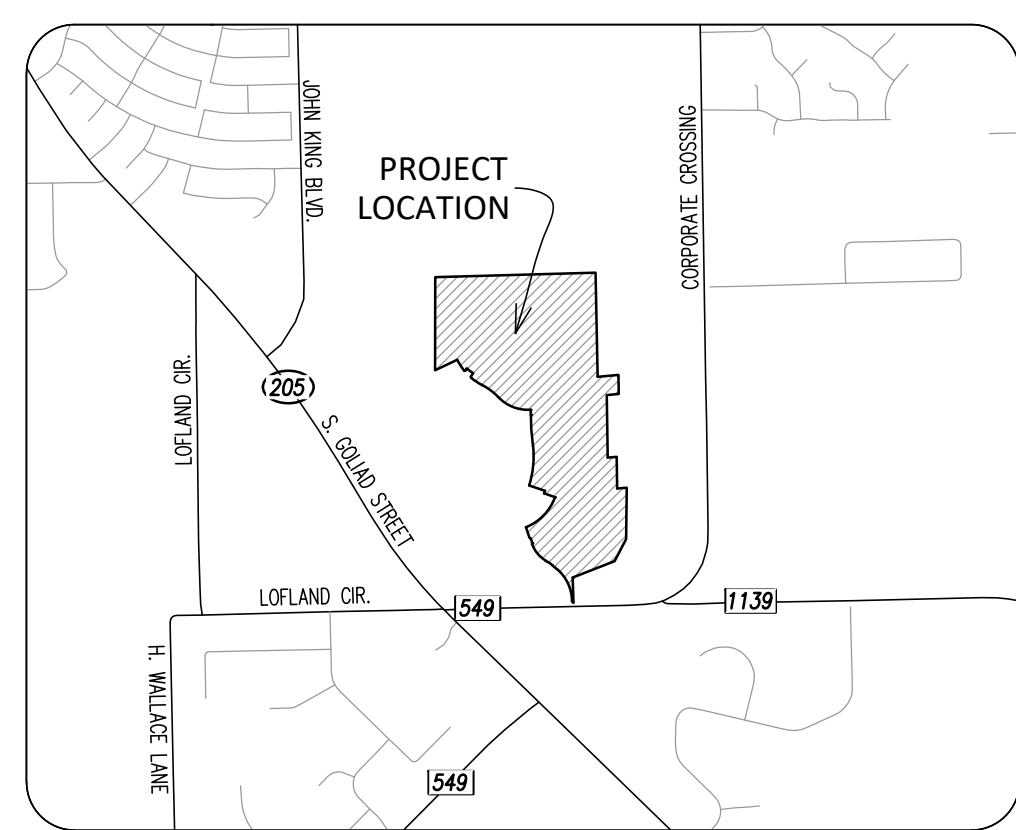


City of Rockwall

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.





Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENS" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esm't	EASEMENT
Util.	UTILITY
AC	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS, ROCKWALL COUNTY, TEXAS
(PRGCT)	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
(OPRGCT)	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

- NOTES:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - According to Flood Insurance Rate Map (FIRM) 48397C0045L dated September 26, 2008, prepared by the Federal Emergency Management Agency (FEMA) for Rockwall County, Texas, a portion of this property is within Zone AE.
 - All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENS" unless otherwise noted.
 - All open space/common areas, Lot 1, Block 11, Lot 1, Block 12, Lot 1, Block 13, Lot 7, Block 14, Lot 13 Block 18, Lot 17, Block 18 are to be owned and maintained by the H.O.A.
 - H.O.A. and Property owners shall maintain all Lot to Lot drainage.
 - All sidewalk trails not adjacent to houses to be maintained, repaired, and replaced by H.O.A.
 - All drainage and detention easements to be maintained, repaired, and replaced by property owner.
 - All decorative street signs, poles, foundations and appurtenances shall be owned and maintained by the H.O.A.
 - No building permits will be issued until all public improvements are accepted by the city.

City Benchmark #11:
NAD 1983 (2011) Texas North Central Zone (4202)
Brass disc stamped "City of Rockwall Survey Monument"
on the Northeast side of Mims Road at the southerly end of a concrete headwall at the intersection of the Northeast line of Mims Road with the Southeast line of Interstate 30.
N: 7016792.505
E: 2595405.639
Elevation: 565.98

PLAT AMENDMENT PURPOSE:
1. Removed Floodplain per Effective LOMR.

CASE NO. P2023-019
FINAL PLAT

SOMERSET PARK PHASE II

Being A Replat of
Somerset Park Phase II
Being
165 Residential Lots and 6 Open Space Lots
82.809-Acres or 3,607,167 SF
Situated in the
A. JOHNSON SURVEY, ABSTRACT NO. 123
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
Arcadia Lakes Of Somerset Holdings, LLC
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 642-1135
Contact: Katherine Hamilton

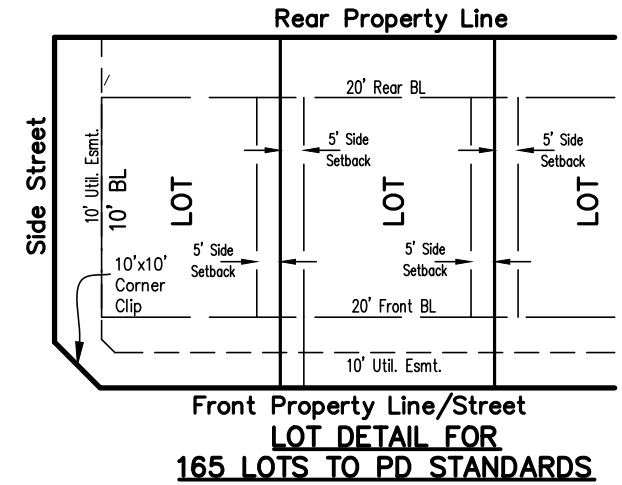
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Greg T. Helsel

R=574.00'
D=13°44'06"
T=64.13'
L=137.60'
CB=556°23'09"E
CL=137.27'

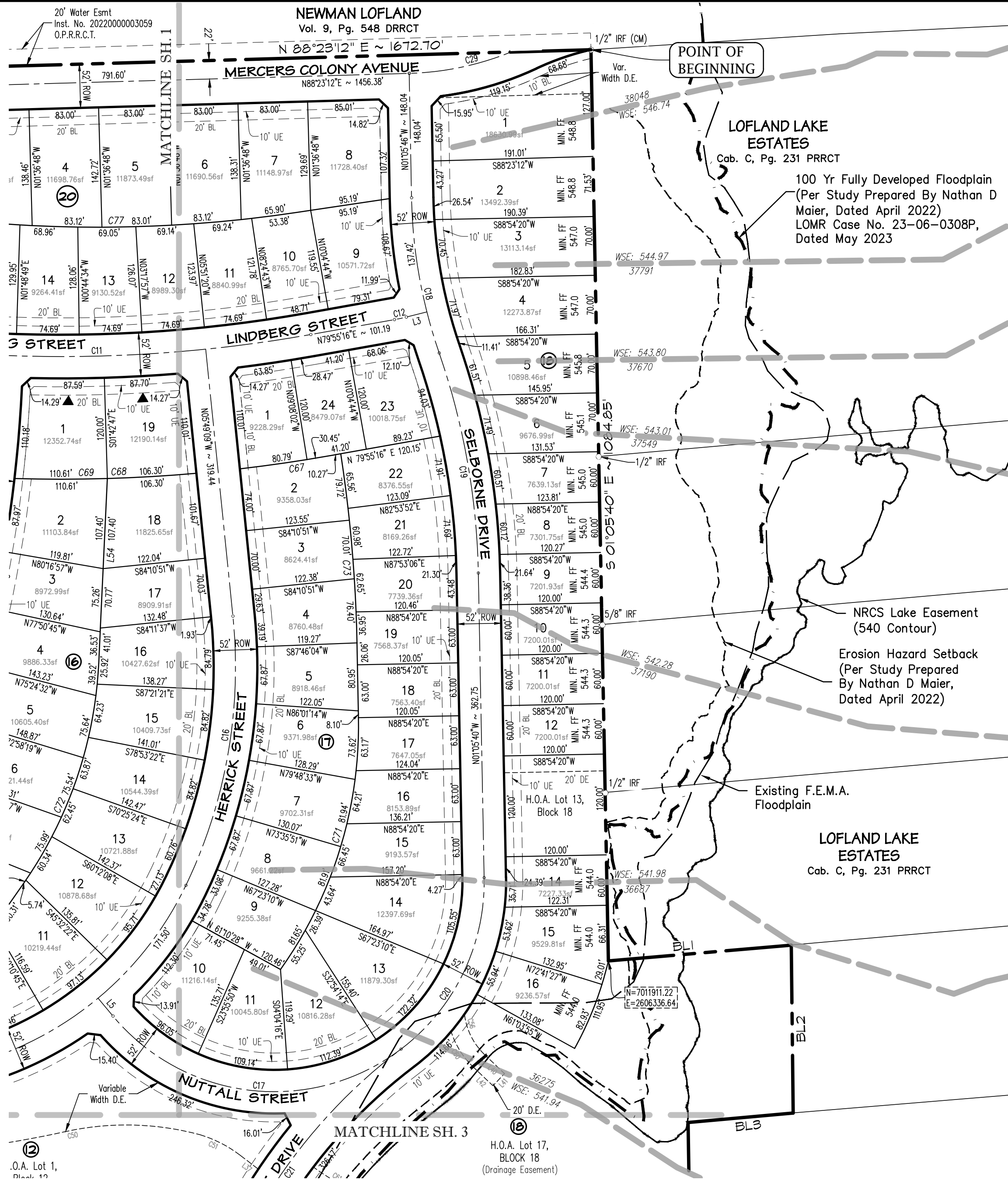
R=606.00'
D=19°54'48"
T=106.38'
L=210.62'
CB=N53°17'48"W
CL=209.56'

LAND USE SUMMARY	
RESIDENTIAL LOTS	165
H.O.A. LOTS (OPEN SPACE)	6
RIGHT-OF-WAY	14.58 AC.
TOTAL :	171 LOTS

Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'



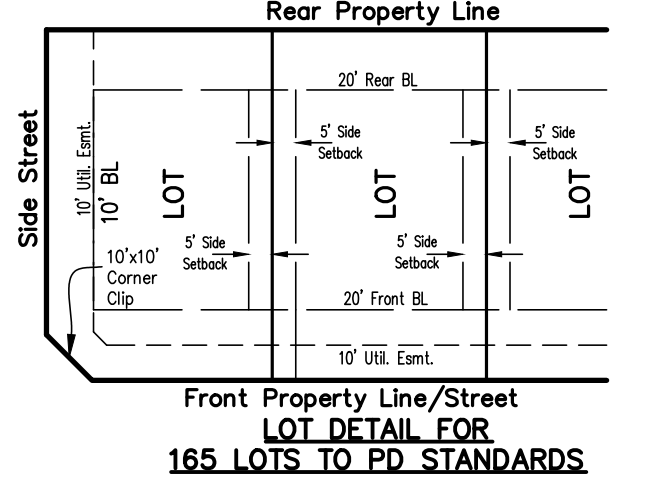
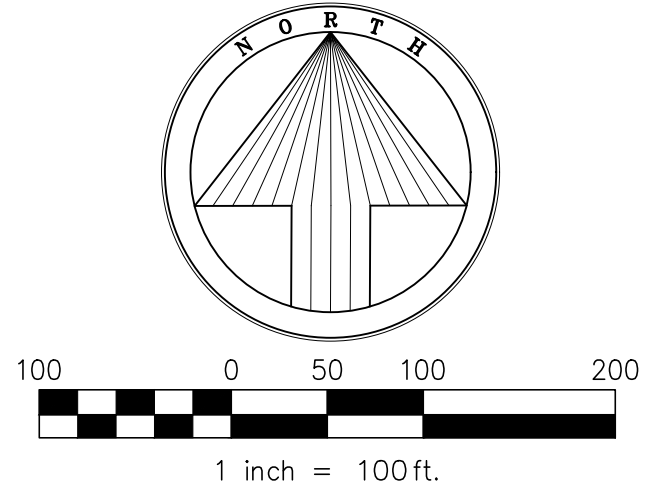
Drawing: © 2020, J05520-112 Somerset Park, 20-112 - Amending Platting. Saved By: Hlgpaula. Saw Time: 6/29/2023 3:59:15 PM
 Printed by: Hlgpaula. Plot Date: 6/29/2023 4:05 PM



Line #	Length	Direction
L26	90.40'	N 00°08'16" E
L27	34.79'	N 87°41'33" E
L28	21.76'	N 87°41'33" E
L29	22.17'	N 51°09'21" W
L30	16.52'	S 38°50'39" W
L31	16.86'	N 38°50'39" E
L32	7.58'	N 08°34'14" E
L33	83.49'	S 35°31'48" E
L34	83.64'	S 35°31'48" E
L36	10.05'	S 55°32'41" E
L37	27.71'	N 52°33'37" W
L38	77.46'	N 52°33'30" W
L40	32.49'	S 46°23'53" E

Line #	Length	Direction
L41	20.00'	S 43°36'07" W
L42	32.48'	N 46°23'53" W
L43	20.00'	N 22°30'23" E
L44	53.83'	N 89°36'56" E
L45	2.89'	N 00°59'52" E
L46	16.47'	N 90°00'00" E
L47	18.25'	S 00°00'00" E
L48	240.00'	S 84°20'20" E
L49	240.00'	S 84°20'20" E
L50	35.64'	S 84°20'20" E
L51	20.00'	S 05°39'40" W
L52	35.64'	N 84°20'20" W
L56	10.05'	S 55°32'41" E

Curve #	Radius	Delta	Length	Chord Bearing	Chord
C67	1846.00'	002°30'27"	80.79'	S 82°07'12" W	80.78'
C68	1846.00'	003°17'58"	106.30'	N 86°38'15" E	106.29'
C69	1846.00'	003°25'59"	110.61'	S 89°59'47" E	110.59'
C70	1160.00'	001°05'07"	21.97'	N 21°29'23" E	21.97'
C71	499.37'	003°14'01"	28.18'	N 15°08'14" E	28.18'
C72	500.00'	004°12'14"	36.68'	S 22°24'59" W	36.68'
C73	1694.21'	000°47'04"	23.20'	N 04°04'14" W	23.20'
C74	204.00'	016°51'06"	60.00'	N 37°13'15" W	59.78'
C75	1596.01'	002°20'42"	65.32'	N 09°44'12" E	65.32'
C76	526.00'	048°44'05"	447.41'	N 44°09'09" E	434.04'
C77	1600.00'	001°26'32"	40.27'	N 89°07'04" E	40.27'
C78	1500.00'	004°59'13"	130.56'	N 03°21'57" E	130.51'
C79	2763.08'	002°29'18"	120.00'	N 00°56'21" W	119.99'



PLAT AMENDMENT PURPOSE:
1. Removed Floodplain per Effective LOMR.

CASE NO. P2023-019
FINAL PLAT

SOMERSET PARK PHASE II

Being A Replat of
Somerset Park Phase II
Being
165 Residential Lots and 6 Open Space Lots
82,809-Acres or 3,607,167 SF
Situated in the
A. JOHNSON SURVEY, ABSTRACT NO. 123
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
Arcadia Lakes Of Somerset Holdings, LLC
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 642-1135
Contact: Katherine Hamilton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Greg T. Helsen

SHEET 2 OF 6

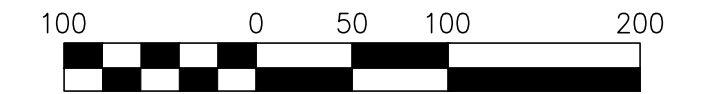
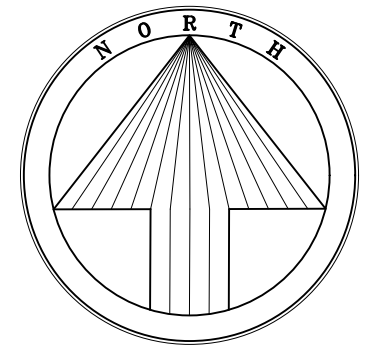
Scale: 1"=100' June, 2023 SEI Job No. 20-112

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C34	186.74'	476.00'	185.54'	N 11°22'35" E	22°28'39"
C36	46.83'	575.98'	46.81'	N 02°11'29" W	4°39'29"
C37	297.20'	990.00'	296.09'	N 24°03'10" E	17°12'02"
C38	37.21'	109.57'	37.03'	S 46°24'25" E	19°27'31"
C39	18.57'	94.57'	18.54'	S 42°23'27" E	11°15'04"
C42	25.33'	72.50'	25.20'	S 45°32'15" E	20°00'52"

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C43	30.57'	87.50'	30.41'	S 45°32'15" E	20°00'52"
C46	146.65'	571.40'	146.24'	N 55°51'24" W	14°42'16"
C47	142.97'	618.74'	142.65'	N 56°35'22" W	13°14'21"
C48	228.59'	311.25'	223.49'	N 71°00'35" W	42°04'47"
C49	226.59'	1246.58'	226.27'	S 82°44'36" W	10°24'52"
C50	162.01'	336.37'	160.45'	N 88°39'58" W	27°35'45"

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C51	53.34'	150.74'	53.06'	N 63°00'58" W	20°16'25"
C56	55.13'	79.57'	54.04'	S 26°35'00" E	39°42'01"
C60	50.19'	99.57'	49.66'	N 31°59'30" W	28°53'01"
C61	78.88'	335.00'	78.70'	S 60°44'52" E	13°29'30"
C62	83.73'	355.00'	83.53'	S 60°44'13" E	13°30'49"

Drawing: © 2020, JOES20-112 Somerset Park, 20-112 - Amending Platting. Saved By: Hagan, Saw Time: 6/29/2023 3:59:15 PM. Printed by: Hagan, Plot Date: 6/29/2023 4:05 PM.



1 inch = 100ft.

Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

LEGEND

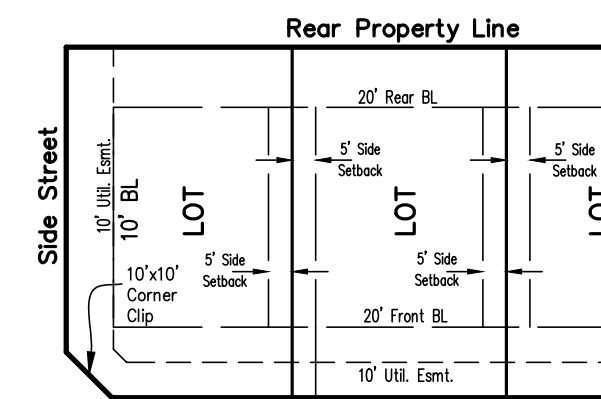
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENS" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
AC	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS, ROCKWALL COUNTY, TEXAS
(PRCT)	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'

Line #	Length	Direction
BL1	218.65'	N 85°04'06" E
BL2	199.86'	S 00°39'37" E
BL3	125.70'	S 84°51'02" W
BL4	93.68'	N 84°29'46" E
BL5	100.25'	N 85°06'41" E
BL6	24.04'	N 46°14'45" W
BL7	61.12'	N 49°52'36" W
BL8	26.18'	N 59°29'38" W
BL9	9.95'	N 26°04'37" E
BL10	52.01'	N 18°38'49" W

Line #	Length	Direction
BL11	14.08'	N 63°53'15" W
BL12	118.21'	N 18°38'49" W
BL13	120.00'	N 70°12'54" W
BL14	173.23'	N 71°48'05" W
BL15	142.77'	N 00°58'02" W
BL16	52.00'	N 03°59'25" W
BL17	15.18'	N 08°24'11" W
BL18	80.00'	N 55°02'47" W
BL19	11.91'	S 86°43'21" W



LOT DETAIL FOR 165 LOTS TO PD STANDARDS

LOFLAND LAKE ESTATES NO. 2
Cab. C, Pg. 251 PRRCT

PLAT AMENDMENT PURPOSE:
1. Removed Floodplain per Effective LOMR.

CASE NO. P2023-019
FINAL PLAT

SOMERSET PARK PHASE II

Being A Replat of
Somerset Park Phase II

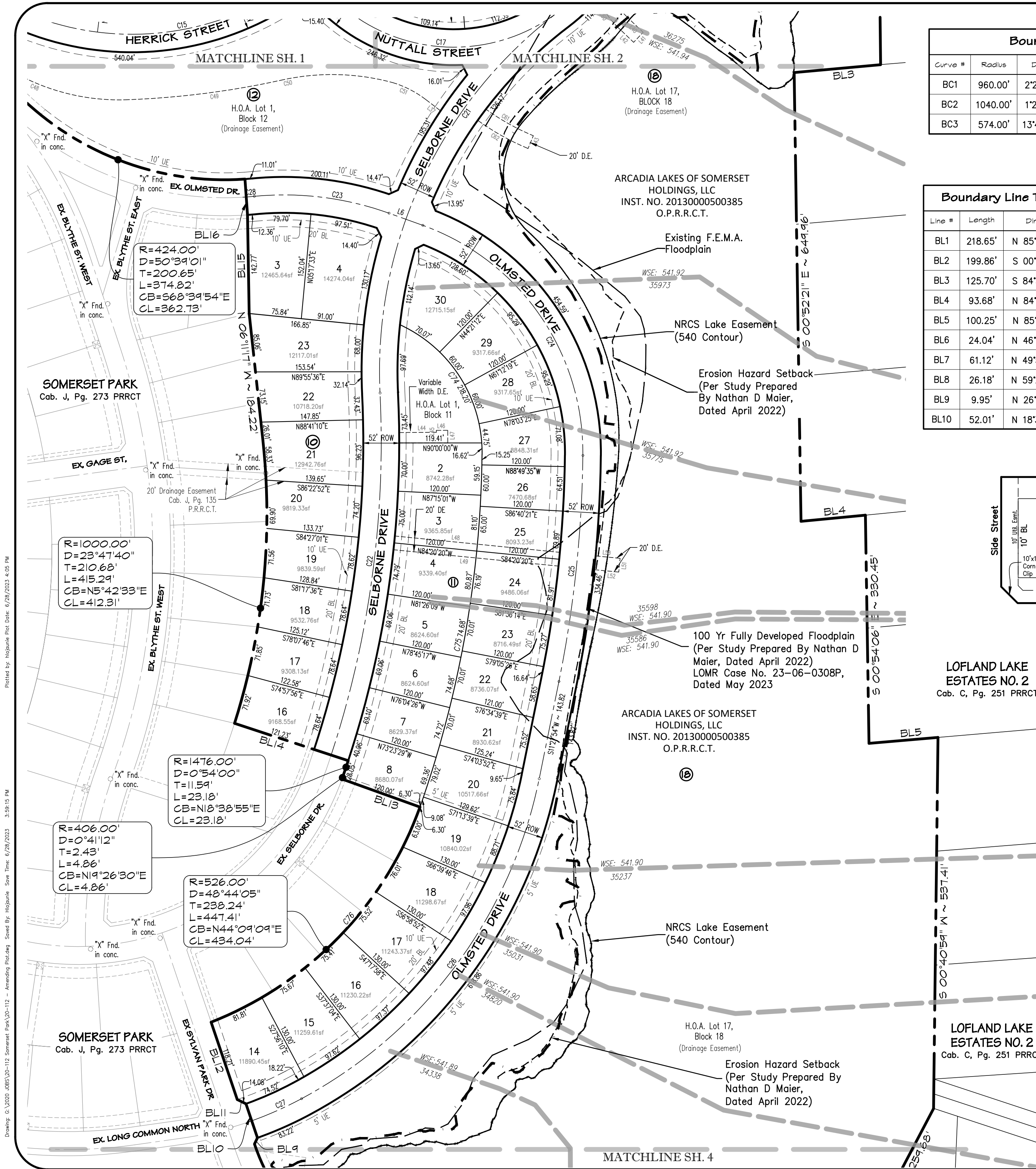
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165 Residential Lots and 6 Open Space Lots
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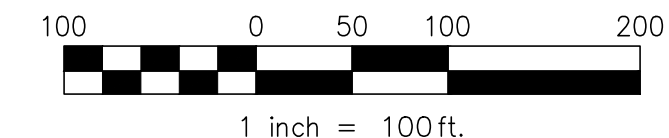
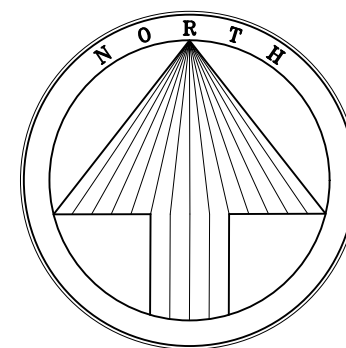
SHEET 3 OF 6

Scale: 1"=100' June, 2023 SBI Job No. 20-112

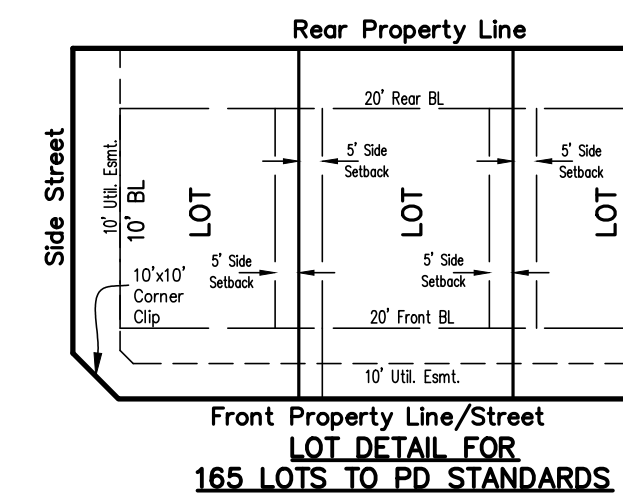


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Basis of bearing: State Plane
 Coordinate System, North Texas
 Central Zone 4202, North American
 Datum of 1983. Adjustment
 Realization 2011.



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Boundary Line Table		
Line #	Length	Direction
BL1	218.65'	N 85°04'06" E
BL2	199.86'	S 00°39'37" E
BL3	125.70'	S 84°51'02" W
BL4	93.68'	N 84°29'46" E
BL5	100.25'	N 85°06'41" E
BL6	24.04'	N 46°14'45" W
BL7	61.12'	N 49°52'36" W
BL8	26.18'	N 59°29'38" W
BL9	9.95'	N 26°04'37" E
BL10	52.01'	N 18°38'49" W

Boundary Line Table		
Line #	Length	Direction
BL11	14.08'	N 63°53'15" W
BL12	118.21'	N 18°38'49" W
BL13	120.00'	N 70°12'54" W
BL14	173.23'	N 71°48'05" W
BL15	142.77'	N 00°58'02" W
BL16	52.00'	N 03°59'25" W
BL17	15.18'	N 08°24'11" W
BL18	80.00'	N 55°02'47" W
BL19	11.91'	S 86°43'21" W

Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'

PLAT AMENDMENT PURPOSE:
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CASE NO. P2023-019
 FINAL PLAT

SOMERSET PARK PHASE II

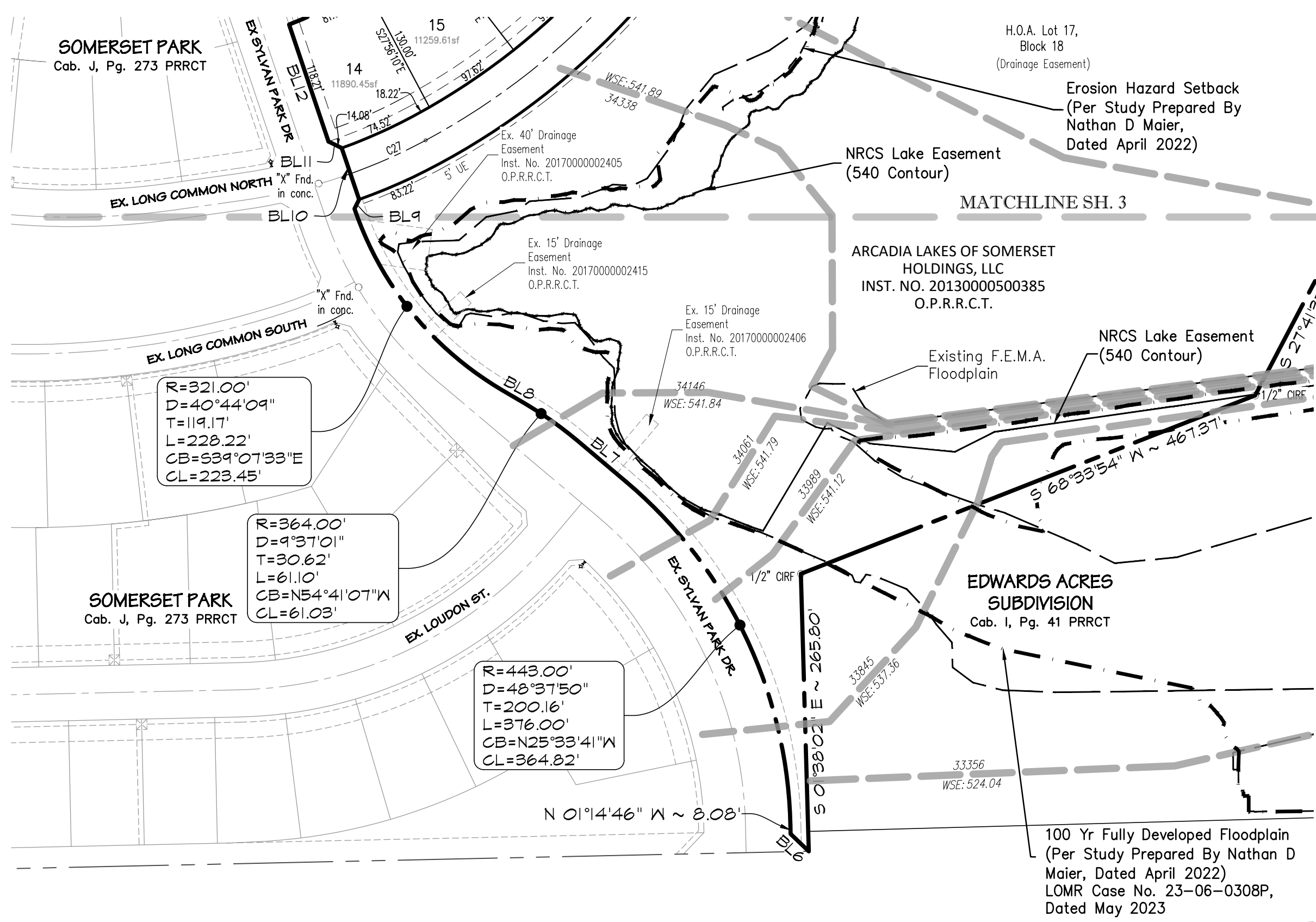
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 Contact: Greg T. Helsel

SHEET 4 OF 6

Scale: 1"=100' June, 2023 SEI Job No. 20-112



Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	188.52'	500.00'	187.41'	N09°11'17"E	21°36'10"
C2	173.24'	500.00'	172.37'	N10°03'49"E	19°51'06"
C3	269.61'	599.99'	267.34'	N12°44'06"W	25°44'45"
C4	425.49'	1014.00'	422.38'	N24°12'13"E	24°02'32"
C5	305.51'	391.35'	297.81'	N87°37'31"E	44°43'42"
C6	305.51'	391.35'	297.81'	N87°37'31"E	44°43'42"
C7	137.84'	250.00'	136.10'	N81°03'24"E	31°35'29"
C8	196.51'	1330.00'	196.34'	N02°37'11"E	8°27'57"
C9	717.10'	1330.00'	708.45'	N22°17'55"E	30°53'33"
C10	66.61'	1000.00'	66.60'	N35°50'12"E	3°49'00"
C11	502.37'	1700.00'	500.54'	N88°23'12"E	16°55'53"
C12	14.45'	200.00'	14.44'	N77°51'06"E	4°08'19"
C13	622.82'	1600.00'	618.90'	N13°32'29"E	22°18'12"
C14	106.99'	350.00'	106.57'	N15°56'08"E	17°30'52"
C15	712.81'	400.00'	622.17'	N76°41'36"E	102°06'11"

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C16	329.46'	600.00'	325.34'	N09°54'41"E	31°27'40"
C17	381.10'	250.00'	345.26'	S83°27'47"E	87°20'32"
C18	188.54'	600.00'	187.76'	N10°05'47"W	18°00'15"
C19	267.10'	850.00'	266.00'	N10°05'47"W	18°00'15"
C20	235.47'	249.73'	226.84'	N25°53'08"E	54°01'25"
C21	633.32'	652.00'	608.71'	N25°02'20"E	55°39'14"
C22	532.80'	1450.00'	529.81'	N07°42'24"E	21°03'12"
C23	198.17'	450.00'	196.57'	S82°51'45"E	25°13'53"
C24	432.94'	350.00'	405.86'	S34°48'37"E	70°52'24"
C25	329.54'	1742.00'	329.05'	S06°02'44"W	10°50'19"
C26	596.03'	679.00'	577.08'	S36°36'45"W	50°17'41"
C27	85.56'	529.56'	85.47'	S66°24'12"W	9°15'28"
C28	16.66'	450.00'	16.66'	N85°34'57"E	2°07'17"
C29	143.42'	350.00'	142.41'	N76°36'53"E	23°28'39"

Centerline Line Table		
Line #	Length	Direction
L1	25.43	S70° 00' 37.66"E
L2	10.25	S83° 08' 51.05"E
L3	25.28	N75° 46' 56.89"E
L4	26.00	N2° 23' 22.75"E
L5	27.76	S39° 47' 30.79"E
L6	26.02	S70° 14' 49.34"E

Drawing: C:\2020_J085\20-112_Somerset Park\20-112 - Amending Plat.dwg Saved By: Haganita, Saw Time: 6/29/2023 3:59:15 PM
 Printed By: Haganita Plot Date: 6/29/2023 4:05 PM

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	6	12,882	0.296
2	6	11,985	0.275
3	6	11,609	0.267
4	6	10,769	0.247
5	6	9,534	0.219
6	6	8,362	0.192
7	6	7,603	0.175
8	6	7,270	0.167
9	6	7,235	0.166
10	6	7,254	0.167
11	6	8,802	0.202
12	6	9,174	0.211
13	6	10,631	0.244
14	6	12,799	0.294

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
3	10	12,466	0.286
4	10	14,274	0.328
16	10	9,169	0.210
17	10	9,308	0.214
18	10	9,533	0.219
19	10	9,840	0.226
20	10	9,819	0.225
21	10	12,943	0.297
22	10	10,718	0.246
23	10	12,117	0.278

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
2	11	8,742	0.201
3	11	9,366	0.215
4	11	9,339	0.214
5	11	8,625	0.198
6	11	8,625	0.198
7	11	8,629	0.198
8	11	8,680	0.199
14	11	11,890	0.273
15	11	11,260	0.258
16	11	11,230	0.258
17	11	11,243	0.258
18	11	11,299	0.259
19	11	10,840	0.249
20	11	10,518	0.241
21	11	8,931	0.205

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
22	11	8,736	0.201
23	11	8,716	0.200
24	11	9,486	0.218
25	11	8,093	0.186
26	11	7,471	0.172
27	11	8,848	0.203
28	11	9,318	0.214
29	11	9,318	0.214
30	11	12,715	0.292

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	14	11,178	0.257
2	14	8,716	0.200
3	14	8,716	0.200
4	14	8,716	0.200
5	14	8,716	0.200
6	14	11,170	0.256
8	14	10,707	0.246
9	14	10,707	0.246
10	14	10,707	0.246
11	14	10,707	0.246
12	14	10,707	0.246
13	14	10,707	0.246
14	14	14,117	0.324

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	15	11,602	0.266
2	15	11,122	0.255
3	15	11,394	0.262
4	15	11,768	0.270
5	15	12,245	0.281
6	15	12,825	0.294
7	15	13,508	0.310
8	15	9,796	0.225
9	15	8,074	0.185
10	15	8,546	0.196
11	15	9,609	0.221
12	15	12,513	0.287
13	15	10,755	0.247
14	15	10,250	0.235
15	15	10,228	0.235

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
16	15	10,148	0.233
17	15	10,011	0.230
18	15	9,817	0.225
19	15	9,564	0.220
20	15	9,252	0.212
21	15	9,425	0.216

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	16	12,353	0.284
2	16	11,104	0.255
3	16	8,973	0.206
4	16	9,886	0.227
5	16	10,605	0.243
6	16	10,721	0.246
7	16	10,219	0.235
8	16	9,169	0.210
9	16	15,434	0.354
10	16	12,383	0.284
11	16	10,219	0.235
12	16	10,879	0.250
13	16	10,722	0.246
14	16	10,544	0.242
15	16	10,410	0.239

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
16	16	10,428	0.239
17	16	8,910	0.205
18	16	11,826	0.271
19	16	12,190	0.280

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	17	9,228	0.212
2	17	9,358	0.215
3	17	8,624	0.198
4	17	8,760	0.201
5	17	8,918	0.205
6	17	9,372	0.215
7	17	9,702	0.223
8	17	9,661	0.222
9	17	9,255	0.212
10	17	11,216	0.257
11	17	10,046	0.231
12	17	10,816	0.248
13	17	11,879	0.273
14	17	12,398	0.285
15	17	9,194	0.211
16	17	8,154	0.187
17	17	7,647	0.176
18	17	7,563	0.174
19	17	7,568	0.174
20	17	7,739	0.178

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
21	17	8,169	0.188
22	17	8,377	0.192
23	17	10,019	0.230
24	17	8,479	0.195

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	19	11,082	0.254
2	19	10,400	0.239
3	19	10,400	0.239
4	19	14,341	0.329
5	19	14,548	0.334
6	19	12,184	0.280
7	19	11,673	0.268
8	19	11,074	0.254

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	18	18,631	0.428
2	18	13,492	0.310
3	18	13,113	0.301
4	18	12,274	0.282
5	18	10,898	0.250
6	18	9,677	0.222
7	18	7,639	0.175
8	18	7,302	0.168
9	18	7,202	0.165
10	18	7,200	0.165
11	18	7,200	0.165
12	18	7,200	0.165
14	18	7,227	0.166
15	18	9,530	0.219
16	18	9,237	0.212

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	20	15,182	0.349
2	20	10,607	0.244
3	20	11,166	0.256
4	20	11,699	0.269
5	20	11,873	0.273
6	20	11,691	0.268
7	20	11,149	0.256
8	20	11,728	0.269
9	20	10,572	0.243
10	20	8,766	0.201
11	20	8,841	0.203
12	20	8,989	0.206
13	20	9,131	0.210
14	20	9,264	0.213
15	20	9,386	0.215
16	20	11,089	0.255
17	20	16,040	0.368

Open Space Area Table		
Lot #	Block #	Acres
1	13	0.736
1	12	3.072
1	11	0.333
7	14	0.261
13	18	0.331
17	18	24.664

Boundary Line Table		
Line #	Length	Direction
BL1	218.65'	N 85°04'06" E
BL2	199.86'	S 00°39'37" E
BL3	125.70'	S 84°51'02" W
BL4	93.68'	N 84°29'46" E
BL5	100.25'	N 85°06'41" E
BL6	24.04'	N 46°14'45" W
BL7	61.12'	N 49°52'36" W
BL8	26.18'	N 59°29'38" W
BL9	9.95'	N 26°04'37" E
BL10	52.01'	N 18°38'49" W

Boundary Line Table		
Line #	Length	Direction
BL11	14.08'	N 63°53'15" W
BL12	118.21'	N 18°38'49" W
BL13	120.00'	N 70°12'54" W
BL14	173.23'	N 71°48'05" W
BL15	142.77'	N 00°58'02" W
BL16	52.00'	N 03°59'25" W
BL17	15.18'	N 08°24'11" W
BL18	80.00'	N 55°02'47" W
BL19	11.91'	S 86°43'21" W

Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'

PLAT AMENDMENT PURPOSE:
 1. Removed Floodplain per Effective LOMR.

CASE NO. P2023-019
 FINAL PLAT

SOMERSET PARK PHASE II
 Being A Replat of
 Somerset Park Phase II
 Being
 165 Residential Lots and 6 Open Space Lots
 82.809-Acres or 3,607,167 SF
 Situated in the
 A. JOHNSON SURVEY, ABSTRACT NO. 123
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

OWNER
 Arcadia Lakes Of Somerset Holdings, LLC
 3500 Maple Avenue, Suite 1165
 Dallas, Texas 75219
 Telephone (214) 642-1135
 Contact: Katherine Hamilton

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPESL No. F-2121 and No. F-10043100
 Contact: Greg T. Hesel

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ARCADIA LAKES OF SOMERSET HOLDINGS, LLC, is the owner of a tract of land situated in the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, being part of a tract conveyed by deed recorded in Document No. 2013-0000500385, Deed Records, Rockwall County, Texas (DRRCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on a south line of a tract conveyed to N.L. Lofland and Annie Lofland, recorded in Volume 28, Page 487 DRRCT, for the northwest corner of Lofland Lake Estates, an addition recorded in Cabinet C, Page 231, Plat Records, Rockwall County, Texas (PRRCT);

THENCE along the west line of Lofland Lake Estates, the following:

- S 01°05'40" E, 1084.85 feet;
N 85°04'06" E, 218.65 feet;
S 00°39'37" E, 199.86 feet;
S 84°51'02" W, 125.70 feet;
S 00°52'21" E, 649.96 feet;

And N 84°29'46" E, 93.68 feet to the northwest corner of Lofland Lake Estates No. 2, an addition recorded in Cabinet C, Page 251 PRRCT;

THENCE along the west line of Lofland Lake Estates No. 2, the following:

- S 00°54'06" E, 330.45 feet;
N 85°06'41" E, 100.25 feet;

And S 00°40'59" W, 537.41 feet to a northerly corner of Lot 2, Block A, Edwards Acres Subdivision, an addition recorded in Cabinet I, Page 41 PRRCT;

THENCE along the common line thereof, the following:

- S 27°41'37" W, 259.68 feet to a 1/2" iron rod with plastic cap found;
S 68°33'54" W, 467.37 feet to a 1/2" iron rod with plastic cap found;

And S 01°38'02" E, 265.80 feet to a point in the north line of Farm to Market Road 549, a public right-of-way, for the most southerly southeast corner of Somerset Park, an addition recorded in Cabinet J, Page 273 PRRCT to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE along the easterly lines thereof, the following:

- N 46°14'45" W, 24.04 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;
N 01°14'46" W, 8.08 feet;

A tangent curve to the left having a central angle of 48°37'50", a radius of 443.00 feet, a chord of N 25°33'41" W - 364.82 feet, an arc length of 376.00 feet;

- N 49°52'36" W, 61.12 feet;

A tangent curve to the left having a central angle of 09°37'01", a radius of 364.00 feet, a chord of N 54°41'07" W - 61.03 feet, an arc length of 61.10 feet;

- N 59°29'38" W, 26.18 feet;

A tangent curve to the right having a central angle of 40°44'09", a radius of 321.00 feet, a chord of N 39°07'33" W - 223.45 feet, an arc length of 228.22 feet;

- N 26°04'37" E, 9.95 feet;
N 18°38'49" W, 52.01 feet;

- N 63°53'15" W, 14.08 feet;

N 18°38'49" W, 118.21 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

A non-tangent curve to the left having a central angle of 48°44'05", a radius of 526.00 feet, a chord of N 44°09'09" E - 434.04 feet, an arc length of 447.41 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

N 70°12'54" W, 120.00 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

A non-tangent curve to the left having a central angle of 00°41'12", a radius of 406.00 feet, a chord of N 19°26'30" E - 4.86 feet, an arc length of 4.86 feet;

A compound curve to the left having a central angle of 00°54'00", a radius of 1476.00 feet, a chord of N 18°38'55" E - 23.18 feet, an arc length of 23.18 feet;

N 71°48'05" W, 173.23 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

A non-tangent curve to the left having a central angle of 23°47'40", a radius of 1000.00 feet, a chord of N 05°42'33" E - 412.31 feet, passing at an arc length of 376.03 feet an "X" found in concrete, continuing a total arc length of 415.29 feet;

N 06°11'17" W, 184.22 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

- N 00°58'02" W, 142.77 feet;

N 03°59'25" W, 52.00 feet;

A non-tangent curve to the right having a central angle of 50°39'01", a radius of 424.00 feet, a chord of N 68°39'54" W - 362.73 feet, an arc length of 374.82 feet;

A reverse curve having a central angle of 19°54'48", a radius of 606.00 feet, a chord of N 53°17'48" W - 209.56 feet, an arc length of 210.62 feet;

A reverse curve having a central angle of 13°44'06", a radius of 574.00 feet, a chord of N 56°23'09" W - 137.27 feet, an arc length of 137.60 feet;

N 08°24'11" W, 15.18 feet;

A non-tangent curve to the right having a central angle of 02°27'29", a radius of 960.00 feet, a chord of N 33°44'27" E - 41.18 feet, an arc length of 41.19 feet;

N 55°02'47" W, 80.00 feet;

A non-tangent curve to the left having a central angle of 01°26'00", a radius of 1040.00 feet, a chord of S 34°15'07" W - 26.02 feet, an arc length of 26.02 feet;

S 86°43'21" W, 11.91 feet;

A non-tangent curve to the right having a central angle of 13°40'50", a radius of 574.00 feet, a chord of N 32°28'31" W - 136.73 feet, an arc length of 137.05 feet;

And S 64°21'54" W, 255.05 feet to a 5/8" iron rod with plastic cap found on an east line of said Lofland tract;

THENCE N 00°08'16" E, 973.07 feet along the east line thereof to a 1/2" iron rod found

THENCE N 88°23'12" E, 1672.70 feet to the POINT OF BEGINNING with the subject tract containing 3,607,167 square feet or 82.809 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, ARCADIA LAKES OF SOMERSET HOLDINGS, LLC, do hereby adopt this plat designating the hereinabove described property as SOMERSET PARK PHASE II, an Addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We Further understand and acknowledge the following:

- 1. No building 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 easements 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities and maintenance 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 the addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, and storm sewers, all according to the specifications of the City of Rockwall.

Witness our hands at Rockwall County, Texas, this ___ day of _____, 2023.

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

By: Katherine Hamilton, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Katherine Hamilton, known to me to be the person and officer whose name is subscribed to the foregoing 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 _____, 2023.

Notary Public, State of Texas

RECOMMENDED FOR FINAL APPROVAL

APPROVED

I hereby certify that the above and foregoing subdivision plat --- being an addition to the City of Rockwall, Texas --- was approved by City Council of the City of Rockwall, Texas on the ___ day of _____, 20____.

Mayor Of The City of Rockwall

Planning And Zoning Commission Chairman

Director Of Planning & Zoning

City Engineer

Public Improvement Statement:

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

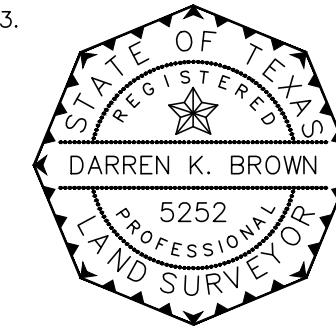
Drainage and Detention Easements:

The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the ___ day of _____, 2023.



darren.brown@spiarsengineering.com

DARREN K. BROWN, RPLS No. 5252

PLAT AMENDMENT PURPOSE:

- 1. Removed Floodplain per Effective LOMR.

CASE NO. P2023-019
FINAL PLAT

SOMERSET PARK PHASE II

Being A Replat of
Somerset Park Phase II
Being

165 Residential Lots and 6 Open Space Lots
82.809-Acres or 3,607,167 SF

Situated in the
A. JOHNSON SURVEY, ABSTRACT NO. 123
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
Arcadia Lakes Of Somerset Holdings, LLC
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 642-1135
Contact: Katherine Hamilton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Greg T. Helsel

SHEET 6 OF 6

June, 2023 SEI Job No. 20-112

PLAT CLOSURE

Segment #1 : Line

Course: S 1°05'40" E Length: 1084.85'

Segment #2 : Line

Course: N 85°04'06" E Length: 218.65'

Segment #3 : Line

Course: S 0°39'37" E Length: 199.86'

Segment #4 : Line

Course: S 84°51'02" W Length: 125.70'

Segment #5 : Line

Course: S 0°52'21" E Length: 649.96'

Segment #6 : Line

Course: N 84°29'46" E Length: 93.68'

Segment #7 : Line

Course: S 0°54'06" E Length: 330.45'

Segment #8 : Line

Course: N 85°06'41" E Length: 100.25'

Segment #9 : Line

Course: S 0°40'59" W Length: 537.41'

Segment #10 : Line

Course: S 27°41'37" W Length: 259.68'

Segment #11 : Line

Course: S 68°33'54" W Length: 467.37'

Segment #12 : Line

Course: S 1°38'02" E Length: 265.80'

Segment #13 : Line

Course: N 46°14'45" W Length: 24.04'

Segment #14 : Line

Course: N 1°14'46" W Length: 8.08'

Segment #15 : Curve

Length: 376.00' Radius: 443.00'

Delta: 48°37'50" Tangent: 200.16'

Chord: 364.82' Course: N 25°33'41" W

Segment #16 : Line
Course: N 49°52'36" W Length: 61.12'
Segment #17 : Curve
Length: 61.10' Radius: 364.00'
Delta: 9°37'01" Tangent: 30.62'
Chord: 61.03' Course: N 54°41'07" W
Segment #18 : Line
Course: N 59°29'38" W Length: 26.18'
Segment #19 : Curve
Length: 228.22' Radius: 321.00'
Delta: 40°44'09" Tangent: 119.17'
Chord: 223.45' Course: N 39°07'33" W
Segment #20 : Line
Course: N 26°04'37" E Length: 9.95'
Segment #21 : Line
Course: N 18°38'49" W Length: 52.01'
Segment #22 : Line
Course: N 63°53'15" W Length: 14.08'
Segment #23 : Line
Course: N 18°38'49" W Length: 118.21'
Segment #24 : Curve
Length: 447.41' Radius: 526.00'
Delta: 48°44'05" Tangent: 238.24'
Chord: 434.04' Course: N 44°09'09" E
Segment #25 : Line
Course: N 70°12'54" W Length: 120.00'
Segment #26 : Curve
Length: 4.86' Radius: 406.00'
Delta: 0°41'12" Tangent: 2.43'
Chord: 4.86' Course: N 19°26'30" E
Segment #27 : Curve
Length: 23.18' Radius: 1476.00'
Delta: 0°54'00" Tangent: 11.59'
Chord: 23.18' Course: N 18°38'55" E

Segment #28 : Line
Course: N 71°48'05" W Length: 173.23'
Segment #29 : Curve
Length: 415.29' Radius: 1000.00'
Delta: 23°47'40" Tangent: 210.68'
Chord: 412.31' Course: N 5°42'33" E
Segment #30 : Line
Course: N 6°11'17" W Length: 184.22'
Segment #31 : Line
Course: N 0°58'02" W Length: 142.77'
Segment #32 : Line
Course: N 3°59'25" W Length: 52.00'
Segment #33 : Curve
Length: 374.82' Radius: 424.00'
Delta: 50°39'01" Tangent: 200.65'
Chord: 362.73' Course: N 68°39'54" W
Segment #34 : Curve
Length: 210.62' Radius: 606.00'
Delta: 19°54'48" Tangent: 106.38'
Chord: 209.56' Course: N 53°17'48" W
Segment #35 : Curve
Length: 137.60' Radius: 574.00'
Delta: 13°44'06" Tangent: 69.13'
Chord: 137.27' Course: N 56°23'09" W
Segment #36 : Line
Course: N 8°24'11" W Length: 15.18'
Segment #37 : Curve
Length: 41.19' Radius: 960.00'
Delta: 2°27'29" Tangent: 20.60'
Chord: 41.18' Course: N 33°44'27" E
Segment #38 : Line
Course: N 55°02'47" W Length: 80.00'

Segment #39 : Curve

Length: 26.02' Radius: 1040.00'

Delta: 1°26'00" Tangent: 13.01'

Chord: 26.02' Course: S 34°15'07" W

Segment #40 : Line

Course: S 86°43'21" W Length: 11.91'

Segment #41 : Curve

Length: 137.05' Radius: 574.00'

Delta: 13°40'50" Tangent: 68.85'

Chord: 136.73' Course: N 32°28'31" W

Segment #42 : Line

Course: S 64°21'54" W Length: 255.05'

Segment #43 : Line

Course: N 0°08'16" E Length: 973.07'

Segment #44 : Line

Course: N 88°23'12" E Length: 1672.70'

Perimeter: 10810.81' Area: 3607166.94 Sq. Ft.

Error Closure: 0.0128 Course: S 52°23'00" W

Error North: -0.00782 East: -0.01015

Precision 1: 840987.50



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: July 17, 2023

SUBJECT: P2023-020; REPLAT FOR LOT 22 OF THE RAINBO ACRES SUBDIVISION

Attachments

Case Memo
Development Application
Location Map
Replat

Summary/Background Information

Consider a request by Fred Gans of Garages of America for the approval of a *Replat* for Lot 22, Block A, Rainbo Acres Addition being a 13.53-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbo Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 Horizon Road [FM-3097], and take any action necessary.

Action Needed

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



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: July 17, 2023
APPLICANT: Fred Gans, *Garages of America*
CASE NUMBER: P2023-020; *Replat for Lot 22 of the Rainbo Acres Subdivision*

SUMMARY

Consider a request by Fred Gans of Garages of America for the approval of a Replat for Lot 22, Block A, Rainbo Acres Addition being a 13.53-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbo Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 Horizon Road [FM-3097], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Replat on a 13.53-acre parcel of land (*i.e. Lots 8R, 9R, & 10 of the Rainbo Acres Addition*) for the purpose of establishing one (1) non-residential lots (*i.e. Lot 22 of the Rainbo Acres Addition*). The proposed Replat lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- The subject property was platted as Lots 8, 9 & 10 of the Rainbow Acres Subdivision on October 25, 1962. On May 17, 2004 the subject property was annexed into the City of Rockwall by Ordinance No. 04-34 [Case No. A2004-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 7, 2004, the subject property was changed from an Agricultural (AG) District to a Commercial (C) District by Ordinance No. 04-50 [Case No. Z2004-027]. On April 26, 2006, Lots 8 & 9 of the Rainbow Acres Subdivision were replatted [Case No. P2005-037] as Lots 8R & 9R of the Rainbow Acres Subdivision. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property are: [1] a 2,200 SF single-family home constructed in 2002, [2] a 1,200 SF detached garage constructed in 2002, [3] an 1,810 SF single-family home constructed in 1978, [4] a 340 SF barn constructed in 2003, [5] a 1,200 SF shop constructed in 2003, [6] an 80 SF storage building constructed in 2012, and [7] a 1,620 SF barn constructed in 2013. On June 6, 2022, the City Council approved a zoning change [Case No. Z2022-019; Ordinance No. 22-32] from Agricultural (AG) District to Planned Development District 96 (PD-96) for limited Commercial (C) District land uses. On July 26, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-031] to allow the construction a Mini-Warehouse and Office/Warehouse development (*i.e. Garages of Texas*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- 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 Replat 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 City Council chooses to approve of the Replat of the *Rainbo Acres Addition*, 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) Any construction resulting from the approval of this Replat 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 June 27, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat with a vote of 6-0, with Chairman Deckard 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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

² 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	5901 Horizon Road, Rockwall TX 75032		
SUBDIVISION	Rainbo Acres Addition	LOT	8R-1
GENERAL LOCATION	FM 3097 Horizon Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	
PROPOSED ZONING	PD	PROPOSED USE	
ACREAGE	13.53	LOTS [CURRENT]	8R, 9R, 10, 11
		LOTS [PROPOSED]	8R-1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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	Garages of America @ Rockwall LLC	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Fred A Gans	CONTACT PERSON	
ADDRESS	2323 Tarpley Rd, Suite 100	ADDRESS	
CITY, STATE & ZIP	Carrollton TX 75006	CITY, STATE & ZIP	
PHONE	214-341-9620	PHONE	
E-MAIL	fgans@cornerstonedev.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

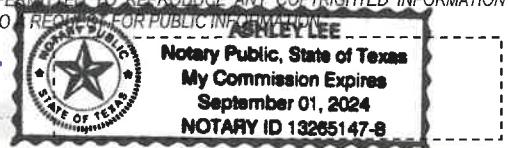
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 570.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF JUNE, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF JUNE, 2023

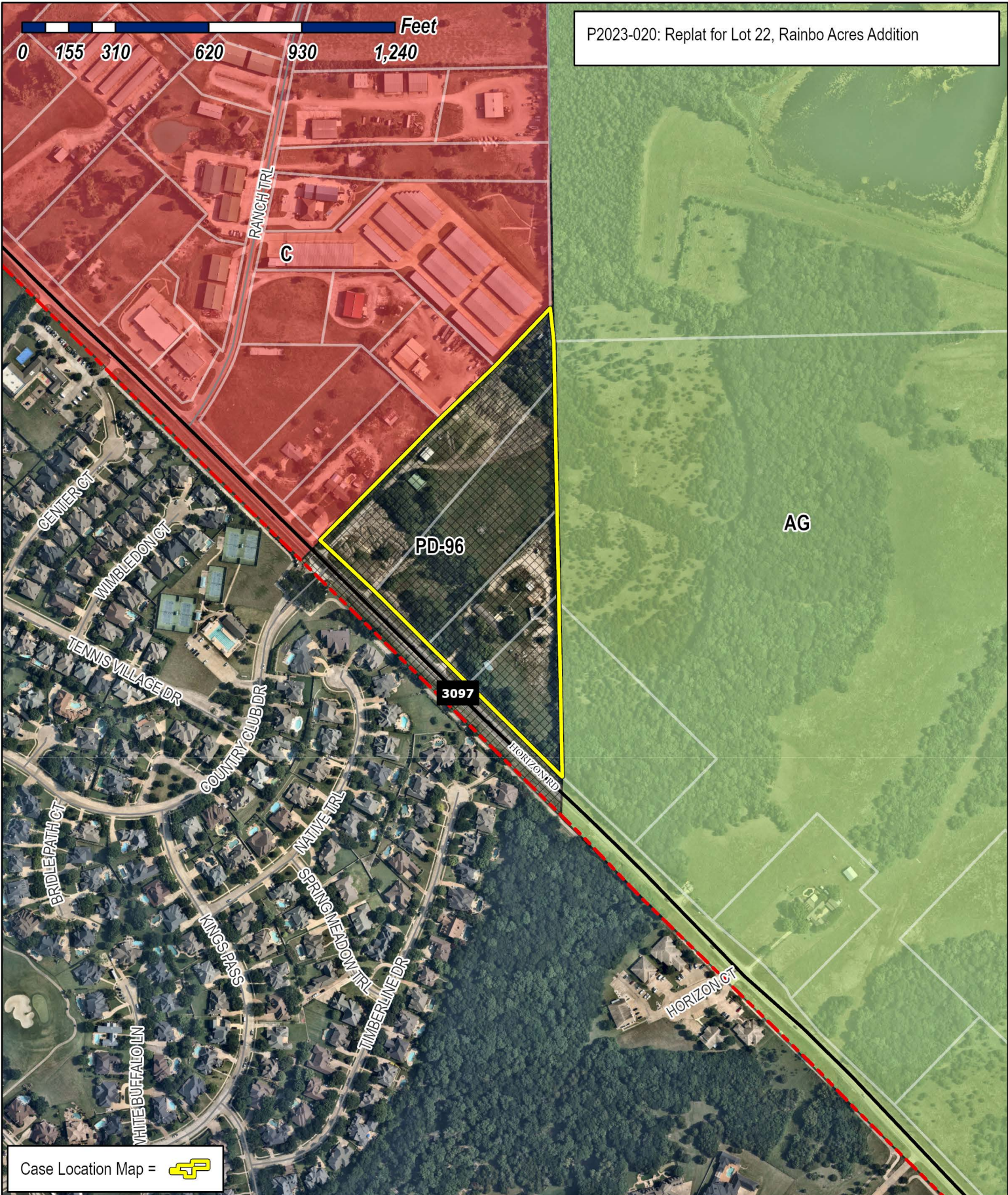
OWNER'S SIGNATURE

[Handwritten Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 09/01/2024



P2023-020: Replat for Lot 22, Rainbo Acres Addition

Case Location Map = 

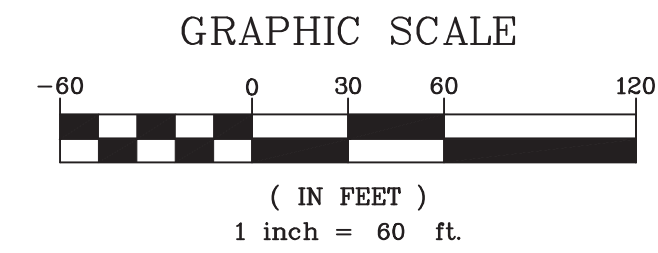
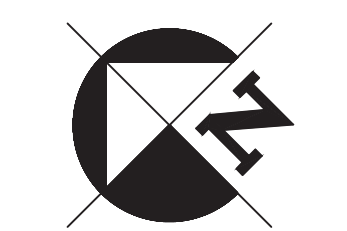
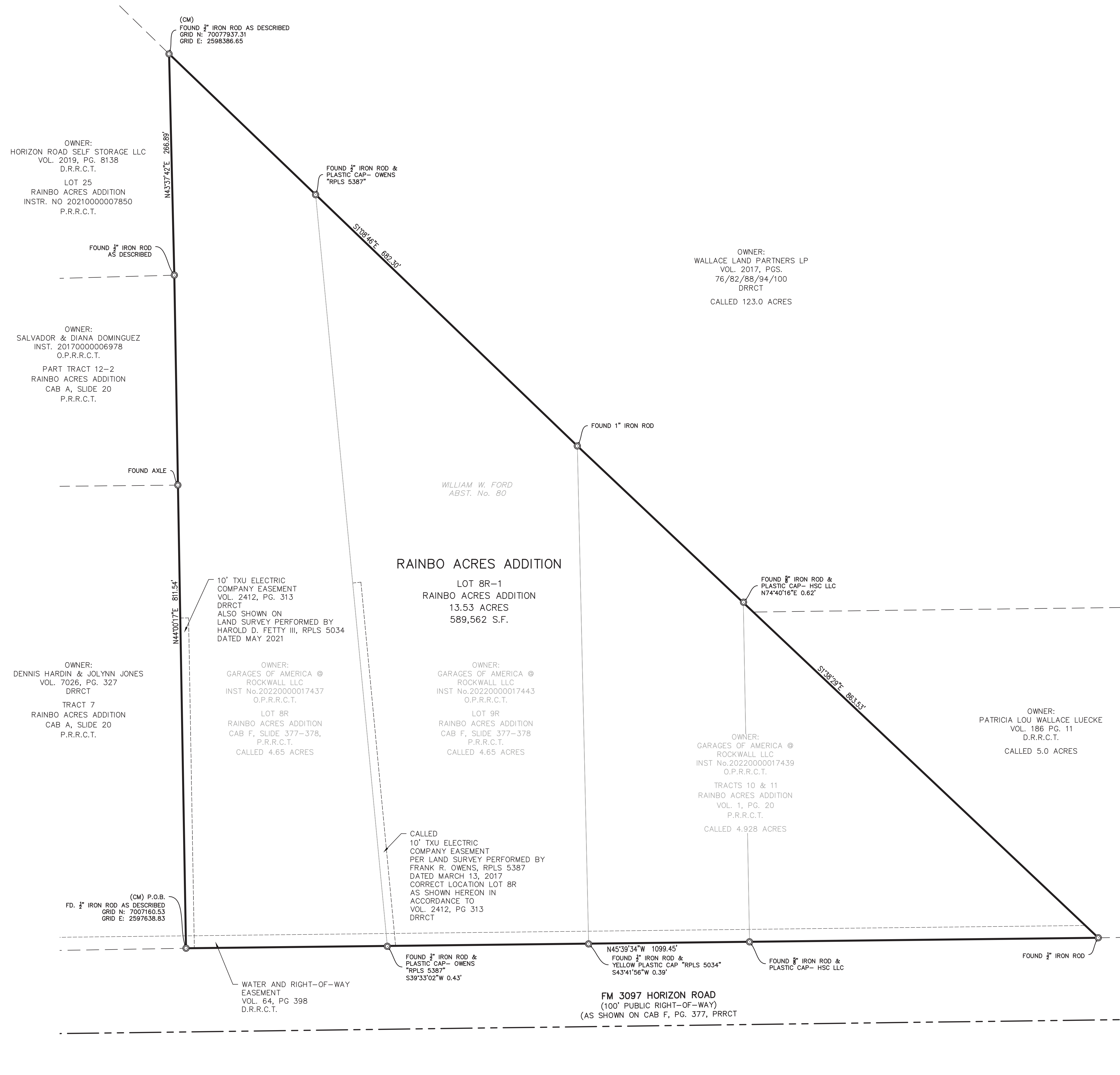


City of Rockwall

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.





LEGEND

—————	BOUNDARY LINE
—————	OLD LOT LINE
-----	ADJACENT PROPERTY LINE
-----	EASEMENT LINE
⊙	FOUND MONUMENT AS DESCRIBED
○	SET 5/8" REBAR & CAP "HSC LLC"
(CM)	CONTROLLING MONUMENT
INST. No	INSTRUMENT NUMBER
VOL.	VOLUME
CAB	CABINET
PG.	PAGE
M.R.	MAP RECORDS
P.R.	PLAT RECORDS
D.R.	DEED RECORDS
O.P.R	OFFICIAL PUBLIC RECORDS
R.C.T.	ROCKWALL COUNTY TEXAS
N	NORTHING
E	EASTING
FD.	FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.F.	SQUARE FEET
ESMT.	EASEMENT

FOR REVIEW PURPOSES ONLY
PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

BASIS OF BEARINGS

GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), US SURVEY FOOT, NAD83 (ADJUSTMENT 2011, EPOCH DATE 2010.00), DETERMINED BY GPS OBSERVATIONS BASED UPON ALLTERRA'S VRS REFERENCE NETWORK.
 GRID SCALE FACTOR: 0.9998566281
 PROJECT POINT OF ORIGIN:
 LATITUDE: N32°52'25.83"
 LONGITUDE: W96°27'00.03"

SURVEYOR

HUDSON SITE CONTROL, LLC
 2384 N. HWY. 287, SUITE 224
 MANSFIELD, TX 76063

OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC
 2323 TARPLEY RD STE 100
 CARROLLTON, TX 75006

PROJECT ADDRESS

FM 3097, ROCKWALL, TX

FINAL PLAT
 OF
 RAINBO ACRES ADDITION
 LOT 8R-1

A ONE LOT SUBDIVISION OF TRACTS 10 & 11, RAINBO ACRES SUBDIVISION, VOLUME 1, PAGE 20, P.R.R.C.T. TOGETHER WITH LOTS 8R & 9R, REPLAT OF RAINBO ACRES ADDITION, CABINET F, SLIDES 377 & 378, P.R.R.C.T. SITUATE IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PLAN FILE NO. S212-018
 ENGINEERING PLAN NO. DP 21-256

DATE: June 2023
 MICHAEL@HUDSONSITECONTROL.COM

DATE	JUNE 16, 2023
PROJECT MGR.	RMC
PROJECT TECH.	AJ
PROJECT NO.	22-048

HUDSON SITE CONTROL, LLC
 LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
 OFFICE - 817.225.6700 FAX - 817.225.6701
 T&P L.S. FIRM NO. 1094185

OWNER:
HORIZON ROAD SELF STORAGE LLC
VOL. 2019, PG. 8138
D.R.R.C.T.
LOT 25
RAINBO ACRES ADDITION
INSTR. NO 2021000007850
P.R.R.C.T.

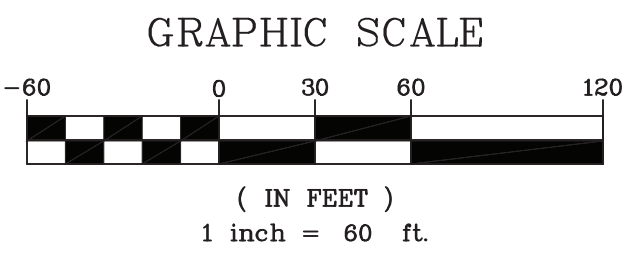
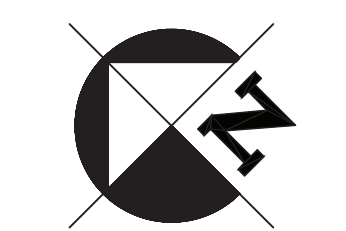
OWNER:
SALVADOR & DIANA DOMINGUEZ
INST. 2017000006978
O.P.R.R.C.T.
PART TRACT 12-2
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

OWNER:
DENNIS HARDIN & JOLYNN JONES
VOL. 7026, PG. 327
DRRCT
TRACT 7
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

OWNER:
WALLACE LAND PARTNERS LP
VOL. 2017, PGS.
76/82/88/94/100
DRRCT
CALLED 123.0 ACRES

OWNER:
PATRICIA LOU WALLACE LUECKE
VOL. 186 PG. 11
D.R.R.C.T.
CALLED 5.0 ACRES

WILLIAM W. FORD
ABST. No. 80
RAINBO ACRES ADDITION
LOT 8R-1
RAINBO ACRES ADDITION
13.53 ACRES
589,562 S.F.



- LEGEND**
- BOUNDARY LINE
 - - - - RIGHT-OF-WAY LINE
 - · - · - ADJACENT PROPERTY LINE
 - - - - EASEMENT LINE
 - L1 LINE SEGMENT DATA
 - C1 CURVE SEGMENT DATA
 - CAB CABINET DATA
 - VOL VOLUME
 - PG PAGE
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - D.R. DEED RECORDS
 - P.R. PLAT RECORDS
 - R.C.T. ROCKWALL COUNTY TEXAS
 - ABST ABSTRACT
 - No. NUMBER

LINE	LENGTH	BEARING
L1	36.00	N45°46'35"W
L2	15.08	N44°20'26"E
L3	44.31	N44°20'26"E
L4	45.00	S45°39'34"E
L5	23.99	S44°20'26"W
L6	65.00	S44°20'26"W
L7	143.98	S44°20'26"W
L8	67.14	S44°20'26"W
L9	30.00	N45°39'34"W
L10	20.50	N44°20'26"E
L11	9.44	N44°20'26"E
L12	71.10	N44°20'26"E
L13	120.01	S45°39'35"E
L14	60.51	S44°20'26"E
L15	69.93	N44°20'26"E
L16	12.85	S59°32'02"E
L17	120.01	N45°39'34"W
L18	71.00	N44°20'26"E
L19	65.00	S45°39'34"E
L20	24.00	N44°20'26"E
L21	65.00	N45°39'34"W
L22	76.00	N44°20'26"E
L23	29.22	N45°39'34"W
L24	12.85	N59°32'02"E
L25	76.00	S44°20'26"E
L26	33.66	S0°59'34"E
L27	34.68	S1°31'31"E
L28	66.26	S1°35'12"E
L29	61.51	S44°20'26"W
L30	40.50	S44°20'26"W
L31	40.50	N44°20'26"E
L32	10.38	S44°20'26"W
L33	20.00	N45°39'34"W
L34	2.72	N44°20'26"E
L35	5.00	N44°20'26"E
L36	20.02	N45°25'09"W
L37	4.92	N44°20'26"E
L38	10.71	N45°33'39"W
L39	17.71	N44°27'57"E
L40	61.65	N0°24'08"W
L41	9.00	N45°39'34"W
L42	10.00	N44°20'26"E
L43	9.00	S45°39'34"E
L44	8.04	S45°39'34"E
L45	27.29	S44°20'26"W
L46	18.40	S0°36'37"E
L47	6.98	S44°20'26"W
L48	10.00	N44°20'26"E
L49	20.00	S45°39'34"E
L50	10.00	S44°20'26"W
L51	1.66	N45°33'40"W
L52	19.61	N0°39'38"E
L53	22.82	N44°21'19"E
L54	3.11	S43°01'52"W
L55	4.93	S45°35'44"E
L56	19.99	S44°09'07"W
L57	5.07	N45°39'34"W
L58	36.53	S44°18'02"W
L59	4.97	S45°39'34"E
L60	10.00	S44°20'26"W

LINE	LENGTH	BEARING
L61	4.99	N45°39'34"W
L62	47.11	S44°20'26"W
L63	11.84	S44°20'26"E
L64	3.25	S45°39'34"E
L65	19.80	S44°20'26"W
L66	3.25	N45°39'34"W
L67	68.61	S44°20'26"W
L68	8.65	N45°39'34"W
L69	10.00	N44°20'26"E
L70	8.65	S45°39'34"E
L71	9.00	N45°39'34"W
L72	20.00	N44°20'26"E
L73	7.78	S45°39'34"E
L74	10.28	N44°20'26"E
L75	10.00	S45°39'34"E
L76	10.28	S44°20'26"W
L77	7.42	S0°39'34"E
L78	61.93	S44°20'26"W
L79	6.70	S45°39'34"E
L80	20.00	S44°20'26"W
L81	6.70	N45°39'34"W
L82	28.01	S68°13'36"E
L83	49.02	S45°39'34"E
L84	10.00	N44°20'26"E
L85	20.00	S45°38'56"E
L86	10.00	S44°20'59"W
L87	21.56	S45°39'38"E
L88	47.94	S44°18'37"W
L89	1.97	S45°39'34"E
L90	10.00	S44°20'26"W
L91	2.00	N45°39'34"W
L92	38.63	S44°20'26"W
L93	63.51	S44°20'44"W
L94	6.02	S45°37'50"E
L95	27.50	S44°20'36"W
L96	6.01	N45°38'06"W
L97	8.98	S44°20'26"W
L98	39.50	N0°39'34"W
L99	10.00	S44°20'07"W
L100	20.00	N45°39'53"W
L101	10.00	N44°20'26"E
L102	8.51	S88°32'40"W
L103	20.00	N12°27'20"W
L104	8.46	N88°32'40"E
L105	53.29	S44°20'26"W
L106	52.44	S45°39'34"E
L107	5.73	S0°39'34"E
L108	49.27	N44°20'26"E
L109	8.20	S44°20'26"W
L110	6.03	S45°38'33"E
L111	20.00	S44°20'26"W
L112	6.03	N45°39'12"W
L113	60.79	S44°20'27"W
L114	31.91	N45°33'40"W
L115	12.99	N29°39'50"W
L116	114.61	N44°26'49"E
L117	44.41	N33°55'03"E
L118	30.39	N44°20'26"E
L119	5.00	S45°39'34"E
L120	35.39	S44°20'26"W

LINE	LENGTH	BEARING
L121	120.00	N45°40'56"W
L122	26.13	S45°39'34"E
L123	5.13	N44°20'26"E
L124	5.00	S45°39'34"E
L125	10.13	S44°20'26"W
L126	31.13	N45°39'34"W
L127	32.00	S45°39'34"E
L128	10.13	S44°20'26"W
L129	5.00	N45°39'34"W
L130	5.13	N44°20'26"E
L131	27.00	N45°39'34"W
L132	5.13	N44°20'26"E
L133	10.13	S44°20'26"W
L134	5.00	N45°39'34"W
L135	5.13	N44°20'26"E
L136	27.00	N45°39'34"W
L137	30.86	S45°39'34"E
L138	5.00	S44°20'26"W
L139	30.86	N45°39'34"E
L140	75.18	S44°20'26"W
L141	37.54	S44°20'26"W
L142	44.42	S33°55'03"W
L143	110.06	S44°26'49"W
L144	13.00	S29°39'50"E
L145	31.21	S45°33'40"E
L146	5.00	S44°26'20"W
L147	34.55	N44°20'26"E
L148	5.00	S45°39'34"E
L149	34.55	S44°20'26"W
L150	29.03	S45°38'39"E
L151	28.00	S44°26'20"W
L152	27.76	N45°38'39"W
L153	5.00	N45°45'59"W
L154	4.47	N44°14'01"E
L155	12.41	N45°33'40"W
L156	51.71	N9°27'59"W
L157	49.87	N44°20'26"E
L158	204.00	N44°20'26"E
L159	5.00	S45°39'34"E
L160	44.50	S44°20'26"W
L161	204.00	N45°39'34"W
L162	42.33	S44°20'26"W
L163	47.54	S9°27'59"E
L164	15.77	S45°33'40"E
L165	9.45	S44°14'01"W
L166	5.00	N45°39'34"W
L167	30.62	N44°20'26"E
L168	176.00	N45°39'34"W
L169	1.61	S44°20'26"W
L170	5.00	N45°39'34"W
L171	6.61	N44°20'26"E
L172	21.15	N44°20'26"E
L173	26.72	N56°41'14"E
L174	66.59	N44°20'26"E
L175	28.58	N43°26'19"E
L176	20.41	N44°26'20"E
L177	4.98	S45°37'01"E
L178	19.95	S44°22'59"W
L179	28.58	S36°10'20"W
L180	67.59	S44°20'26"W

LINE	LENGTH	BEARING
L181	26.72	S56°41'14"W
L182	14.06	S44°20'26"W
L183	42.17	S44°20'26"W
L184	5.00	N45°33'40"W
L185	34.52	N44°26'20"E
L186	40.61	S63°31'54"E
L187	90.35	N44°20'26"E
L188	33.61	S44°26'20"E
L189	40.61	S63°31'54"W
L190	96.26	S44°20'26"W
L191	74.45	S45°39'34"E
L192	5.00	N44°19'58"E
L193	69.45	N45°39'34"W
L194	5.00	N45°33'40"E
L195	60.09	N44°26'20"E
L196	56.14	N45°33'40"W
L197	5.00	N44°20'26"E
L198	5.00	N44°20'26"E
L199	58.20	S45°33'40"E
L200	62.16	S45°39'34"E
L201	8.41	N45°39'35"W
L202	11.34	N44°20'21"E
L203	8.41	S45°39'35"E
L204	5.00	N45°34'18"W
L205	9.67	N44°25'42"E
L206	33.43	S45°33'40"E
L207	102.17	N44°26'20"E
L208	16.18	N0°39'34"W
L209	26.09	S45°33'33"W
L210	5.00	N44°20'27"E
L211	28.16	S45°39'33"E
L212	20.33	S0°39'34"E
L213	109.25	S44°26'20"W
L214	33.43	N45°33'40"W
L215	4.67	S44°25'01"W
L216	33.68	N44°20'26"E
L217	61.59	N45°39'34"W
L218	14.86	S45°39'34"E
L219	13.50	S45°39'34"E
L220	7.95	S22°00'43"E
L221	20.00	S67°59'17"W
L222	50.29	N22°00'43"W
L223	33.68	S44°20'26"W
L224	109.38	S42°18'15"W
L225	19.46	N47°41'45"W
L226	12.18	S45°54'10"E
L227	31.98	S43°40'50"W
L228	12.60	N45°34'26"E
L229	9.97	N44°05'50"E
L230	105.46	N44°05'50"E
L231	99.79	N44°05'50"E
L232	73.75	N43°57'32"E
L233	16.33	S45°39'34"E
L234	48.39	N89°27'22"E
L235	56.88	S89°27'22"W
L237	20.46	S44°20'26"W

CURVE	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	10.93	20.00	31°18'22"	N59°59'37"E	10.79
C2	11.45	20.00	32°47'55"	N59°14'50"E	11.29
C3	37.43	139.53	152°22'16"	N33°48'58"E	37.32
C4	44.46	140.00	181°14'22"	N35°14'36"E	44.27
C5	54.84	116.00	270°51'77"	N30°47'48"E	54.33
C6	77.53	164.00	270°51'77"	N30°47'48"E	76.81
C7	32.43	20.00	92°37'44"	S89°16'53"E	29.01
C8	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C9	15.53	20.00	44°29'03"	S23°25'02"E	15.14
C10	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C11	31.40	20.00	89°56'42"	S89°18'48"W	28.27
C12	31.40	20.00	89°56'42"	S89°18'48"W	28.27
C13	31.42	20.00	90°00'00"	N00°39'34"W	28.28
C14	31.42	20.00	90°00'00"	S89°20'26"W	28.28
C15	22.14	20.00	63°25'29"	N13°56'49"W	21.03
C16	9.67	140.00	37°57'32"	N15°47'09"E	9.67
C17	11.20	140.00	43°44'54"	N11°30'56"E	11.19
C18	12.26	20.00	35°06'57"	N26°46'58"E	12.07
C19	31.42	20.00	90°00'00"	N89°20'26"E	28.28
C20	23.89	20.00	68°26'52"	S11°26'07"E	22.50
C21	52.56	44.00	68°26'52"	S11°26'07"E	49.49
C22	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C23	31.42	20.00	90°00'00"	S89°20'26"W	28.28
C24	24.70	20.00	70°46'03"	N10°16'32"W	23.16
C25	46.51	135.75	193°51'51"	N34°55'26"E	46.29
C26	39.27	25.00	90°00'00"	N89°20'26"E	35.36
C27	12.11	50.00	13°52'28"	S52°35'48"E	12.08
C28	12.11	50.00	13°52'28"	S52°35'48"E	12.08
C29	31.42	20.00	90°00'00"	S00°39'34"E	28.28
C30	31.42	20.00	90°00'00"	S89°20'26"W	28.28
C31	31.42	20.00	90°00'00"	N00°39'34"W	28.28
C32	31.42	20.00	90°00'00"	N00°39'34"W	28.28
C33	39.27	25.00	90°00'00"	N00°39'34"W	35.36
C34	31.42	20.00	90°00'00"	N89°20'26"E	28.28
C35	31.42	20.00	90°00'		



VICINITY MAP

RECORD DOCUMENTS

- 1. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: DEBORAH BINDER, INDIVIDUALLY, AND AS INDEPENDENT EXECUTOR FOR THE ESTATE OF CARL BINDER, SR., DECEASED GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017439, O.P.R.R.C.T.
2. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: TI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
3. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: SHREE DAY MCCOY (F/K/A SHREE MANNING) GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.
4. (PLAT) RAINBO ACRES ADDITION IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: OCTOBER 25, 1962 CAB A, SLIDE 20, P.R.R.C.T.
5. (PLAT) REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: APRIL 26, 2006 CAB F, SLIDE 377-378, P.R.R.C.T.
6. (SURVEY) SURVEY OF THE REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SURVEYOR: FRANK R. OWENS, RPLS #5387 PLAT OR MAP DATE: MARCH 13, 2017 ADDRESSED EASEMENTS: MAY 29, 2018

GENERAL NOTES

- 1. The purpose of this plat is to create a one lot subdivision from tracts 10 & 11, Rainbo Arces Subdivision, together with lots 8R & 9R, Replat of Rainbo Acres Addition.
2. Coordinates shown on plat are grid, based upon Texas State Plane Coordinate System, North Central Zone (4202), US Survey Foot, NAD83 (Adjustment 2011, Epoch Eate 2010.00).
3. Distances shown on plat are at ground, US Survey Foot.
4. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
5. 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.
6. Property owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.

SHEET NOTES

COVER SHEET: LEGAL DESCRIPTION, OWNERS CERTIFICATE, AND ACKNOWLEDGEMENTS. SHEET 2: BOUNDARY, EXISTING EASEMENTS, OLD LOT LAYOUTS. SHEET 3: RIGHTS-OF-WAY AND EASEMENTS TO BE GRANTED PER THIS PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS § COUNTY OF ROCKWALL §

WHEREAS GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER of a 13.53 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

TOGETHER with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°00'17" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 811.54 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst No.20210000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 43°37'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.89 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 01°08'46" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, at 244.98 feet passing a 1/2" iron rod with red plastic cap 'Owens RPLS 5387' marking the corner of Lot 8R, continuing on for a total of 682.30 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

THENCE South 01°38'29" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 863.53 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°39'34" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.45 feet to the POINT OF BEGINNING and containing 13.53 Acres or 589,562 Square Feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS § COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the RAINBO ARCES ADDITION, LOT 8R-1 subdivision to the City 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 (we) further certify that all other parties who have a mortgage or lien interest in the RAINBO ARCES ADDITION, LOT 8R-1 subdivision have been notified and signed this plat. I (we) understand and do hereby 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 or using same. I (we) 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 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 of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city 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 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 secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary 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 city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein 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 City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

FOR: GARAGES OF AMERICA @ ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF TEXAS § COUNTY OF ROCKWALL §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared _____, A TEXAS LIMITED LIABILITY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he is authorized to do so.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

CITY SIGNATURE BLOCK

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 the _____ day of _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD M. CUMMOCK, 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.

FOR REVIEW PURPOSES ONLY PRELIMINARY RICHARD M. CUMMOCK, Registered Professional Land Surveyor Texas Registration Number 6416

Hudson Site Control, LLC 2384 Highway 287N Ste224 Mansfield, Texas 76063 Ph. 817.225.6700 TBPELS Firm#: 10194185

ACKNOWLEDGEMENT

STATE OF TEXAS § COUNTY OF TARRANT §

Before me, the undersigned, a notary public in and for the said county and state, on this day personally appeared RICHARD M. CUMMOCK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

given under my hand and seal of office this _____ day of _____ 20____.

Notary Public in and for the State of Texas

FINAL PLAT OF RAINBO ARCES ADDITION LOT 8R-1

A ONE LOT SUBDIVISION OF TRACTS 10 & 11, RAINBO ARCES SUBDIVISION, VOLUME 1, PAGE 20, P.R.R.C.T. TOGETHER WITH LOTS 8R & 9R, REPLAT OF RAINBO ACRES ADDITION, CABINET F, SLIDES 377 & 378, P.R.R.C.T. SITUATE IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CITY PLAN FILE NO. S212-018 ENGINEERING PLAN NO. DP 21-256

DATE: June 2023 MICHAEL@HUDSONSITECONTROL.COM

SURVEYOR

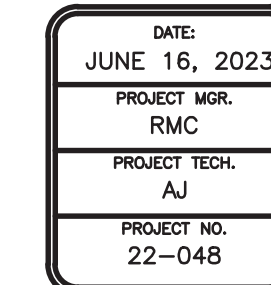
HUDSON SITE CONTROL, LLC 2323 TARPLEY RD STE 100 CARROLLTON, TX 75006

OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC 2323 TARPLEY RD STE 100 CARROLLTON, TX 75006

PROJECT ADDRESS

FM 3097, ROCKWALL, TX





City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members

FROM: Hotel Occupancy Tax Sub-Committee Members
Mary Smith, City Manager

DATE: July 14, 2023

SUBJECT: RPFA Charities Firefighters Ball

The Rockwall Professional Firefighters Charities is restarting the Firefighters Ball which was held several years Pre -Covid by another local non-profit. The event had historically sold out the Hilton where it was held. HOT funds are requested to help defray expenses and proceeds are used to provide assistance to injured or sick firefighters as has been the case in the past. The organization was cautiously modest in its revenue projections since it is a restart of a previously very successful event.

A complete application is attached for Council’s review. The subcommittee reviewed the request which totaled \$20,000.

Prior to Council action on the above, the Hotel Occupancy Tax budget is as follows:

Fund Balance carried forward	\$1,790,156
Budgeted Revenues	1,330,000
Previously Allocated Funding	<u>(1,400,430)</u>
Projected Fund Balance	\$1,719,735

Subcommittee members Campbell, Lewis, and McCallum reviewed the request and recommend \$20,000 be awarded from hotel occupancy taxes for this event. Council is asked to consider approving the funds as recommended by the subcommittee and authorizing the City Manager to execute the agreement with RPFA Charities.



City of Rockwall
The New Horizon

Hotel Occupancy Tax

Program Year 2023

Events held Oct. 1, 2022 - Sept. 30, 2023

Application

MUST BE TYPED or PRINTED

Deliver to:

City of Rockwall Finance Office

Attn: Misty Farris

385 S. Goliad St., Rockwall, TX 75087

Ph. 972-771-7700 Fax 972-771-7728 mfarris@rockwall.com

Organization Name: Rockwall Professional Firefighter Charities
Name of Event: RPFA Charities Firefighters Ball
Date(s) of Event: September 23, 2023
Funding Request \$: ~~500,000~~ \$20,000
Website Address: www.rockwallfirefighters.muradbid.com
Mailing Address: PO Box 411, Rockwall, TX 75087
Physical Address: 501 Wild Geese Court, Rockwall, TX 75032
Telephone: 214-802-2361 Fax: NA

Primary Contact Name: Michael Caffey
 (Project Director)
Mailing Address: 311 S. Fannin
 Rockwall, TX 75087
Email Address: mcaffey@rockwallfirefighters.org
Telephone: 214-802-2361 Fax: NA

Secondary Contact Name: Brad Vallance
 (President/Board Chairman)
Mailing Address: 501 Wild Geese Court
 Rockwall, TX 75087
Email Address: mbv8883@gmail.com
Telephone: 214-499-6664 Fax: NA

- ▶ COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS
- ▶ INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

Advertising/Tourism Requested funding amount \$
Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

Arts Requested funding amount \$
Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

Historical Requested funding amount \$
Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2022 - Sept. 30, 2023) that you are requesting Hotel Tax funding. What is your event and why are you having it?

The event will be an upscale gala/ball to be held annually. Funds will be raised to serve three purposes. First, to offer financial assistance to firefighters and their families who have been injured on or off duty or facing financial hardship brought on from illness. The recipients will be chosen from primarily the DFW area, but limited to the State of Texas. The second purpose is to fund the Rockwall Professional Firefighter Charities 501C3 so we can help our own Rockwall Firefighters and their families in case of serious injury or death. Third, funds will be allocated for local charities in Rockwall County including but not limited to: Meals on Wheels, Boys and Girls Club, Soroptimist, Women's League, scholarships and more.

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?

Through our professional marketing plan we will promote the event itself, the Hilton and surrounding hotels, The Harbor, and all that the City of Rockwall has to offer. In addition, auction items will be donated by several businesses in Rockwall, thus requiring attendees to spend money with those businesses and attend events after the Ball. We also expect many attendees will book a room for the entire weekend as well.

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?

Yes Name location: Hilton Dallas/Rockwall Lakefront

5. Will your organization provide special event insurance coverage for the event/program if held on City property?

Yes Name of Insurance Company:

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

Please note that this Ball has been well attended in the past, but the organization conducting the event is different this year. The past organization is not doing the

Ball any more. The last event was in 2019. That being said here are numbers from previous Balls.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms
2019 Firefighters Ball	2019	1	750	200
2018 Firefighters Ball	2018	1	750	200
2017 Firefighters Ball	2017	1	750	200

7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).
 We will target Fire Departments in DFW and around the State of Texas along with companies, business leaders, and key figures in the community. We will use heavy digital marketing and print media. In addition, we will advertise in the program at the upcoming Texas State Association of Fire Fighters at this year's convention in July taking place in El Paso, TX.
8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.
- a) Separate checking account without combining with any other revenues or maintained in any other bank account or
 - b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

Will the organization be able to segregate the accounting process in either a) or b) above? **Yes**

9. Provide all of the following documentation with this application and label each as outlined below.
- Exhibit A Proposed budget for each event/program using attached form
 - Exhibit B Letter of determination certifying federal tax exempt 501(c)(3) status
 - Exhibit C Examples and evidence of marketing area and readership (limit 3)
 - Exhibit D List members of the governing body including name, position, mailing address and phone number
 - Exhibit E W-9 Form <https://www.irs.gov/pub/irs-pdf/fw9.pdf>
 - Exhibit F Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

Exhibit A

Organization Name: Rockwall Professional Firefighter Charities
Event / Program Name: RPFC Firefighter Ball
Requested Funding: \$20,000

Expenses (for this project only)

	Total Expenses	Additional Justification for HOT Funding
1. Personal		
Administrative	\$6150	Software, technical, Web mgmt.
Artistic	0	
Technical	0	
Other personnel	\$1400	Committee expenses
2. Fees for outside professional services		
Administrative	\$1000	Attorney / Accountant
Artistic	\$15,200	Ad designs, Video pub, auctioneer, decor
Technical	\$10,000	Video, PR fees
3. Space Rental	\$44,268	
4. Equipment Rental	\$14,529	AV equipment, Entertainment
5. Travel/Transportation	0	
6. Promotion / Printing	\$22,539	Digital mktg., Challenge coins promoting city, program including city site and other event promotion, signage, photo backdrop
7. Costumes/Royalties	0	
8. Other (supplies, postage...)	\$2200	
9. Total Expenses	\$117,286	

Revenues (for this project only)

1. Total amount of HOT fund request	\$20,000	
2. Admissions (tickets)	\$62,500	Ticket sales
3. Donations	\$20,000	Sponsorships
4. Organizational funds budgeted	0	
5. Grants	0	
6. Total Revenues	\$102,500	

Exhibits B-F to follow

If you are submitting more than one application (one for each event/program funding) only provide one copy of the following documents/exhibits with your submittal:

- Exhibit B Letter of determination certifying federal tax exempt 501(c)(3) status
- Exhibit D List members of the governing body including name, position, mailing address and phone number
- Exhibit E W-9 Form <https://www.irs.gov/pub/irs-pdf/fw9.pdf>
- Exhibit F Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

Date of this notice: 04-26-2023

Employer Identification Number:
92-3722647

Form: SS-4

Number of this notice: CP 575 A

ROCKWALL PROFESSIONAL FIREFIGHTER
CHARITIES INC
501 WILD GEESE CT
ROCKWALL, TX 75032

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 92-3722647. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1120

04/15/2024

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents or other payroll service providers, are available to assist you. Visit www.irs.gov/mefbusproviders for a list of companies that offer IRS e-file for business products and services.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is ROCK. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, *Safeguarding Taxpayer Data: A Guide for Your Business*.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Rockwall Professional Firefighter Charities

Governing Body

Michael Caffey, President, RPFA
311 S. Fannin, Rockwall TX 75087
214-802-2361

Jay Mckee, Treasurer, RPFA
113 Midnight Drive, Royse City, TX 75189
214-726-5226

Sam Stephenson, Secretary, RPFA
17450 Chaparral Trot, Rockwall, TX 75087
214-304-0658

Brad Vallance, President, RPFC
501 Wild Geese Court, Rockwall, TX 75032
214-499-6664

Craig Eudy
4075 Highway 271 South, Bogata, TX 75417
903-573-0305

Request for Taxpayer Identification Number and Certification

Give Form to the
 requester. Do not
 send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Rochwell Professional Investment Services Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ non-profit corporation exempt under IRS code section 501(c)(3)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
501 Will Gessie Court

6 City, state, and ZIP code
Rochwell, TX 75032

7 List account number(s) here (optional)

Requester's name and address (optional)
501(c)3

Print or type.
 See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

--	--	--	--	--	--	--	--	--	--

or

Employer identification number

9	2	-	3	7	2	2	6	4	7
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [Signature] Date ▶ 5-26-23

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (Interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295


Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.	OFFICE USE ONLY
1 Name of business entity filing form, and the city, state and country of the business entity's place of business. <i>Rockwell Professional Firefighter Charities, Inc. / Rockwell TX</i>	
2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed. <i>City of Rockwell</i>	

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.
HOT Fund Report. Request is to bring revenue to the city by hosting a Firefighter Ball Charity event. These funds will assist in supporting the cost of bringing in tax dollars to Rockwell.

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary
<i>Michael Coffey</i>	<i>Rockwell, TX</i>	✓	
<i>Brod Vallance</i>	<i>Rockwell, TX</i>	✓	
<i>Craig Eddy</i>	<i>Rockwell, TX</i>	✓	
<i>Mitch Floyd</i>	<i>Rockwell, TX</i>	✓	

5 Check only if there is NO interested Party.

6 AFFIDAVIT I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



 Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____, 20____, to certify which, witness my hand and seal of office.

 Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath

ADD ADDITIONAL PAGES AS NECESSARY

CERTIFICATE OF INTERESTED PARTIES

FORM 1295


Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.	OFFICE USE ONLY
1 Name of business entity filing form, and the city, state and country of the business entity's place of business. <i>Rockwell Professional Firefighter Charities, Inc. / Rockwell TX</i>	
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HOT Fund Request. Request is to bring revenue to the city by hosting a Firefighter Ball Charity event. These funds will assist in supporting the cost of bringing in tax dollars to Rockwell.

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary
<i>Michael Coffey</i>	<i>Rockwell, TX</i>	<input checked="" type="checkbox"/>	
<i>Brad Vallance</i>	<i>Rockwell, TX</i>	<input checked="" type="checkbox"/>	
<i>Craig Eudy</i>	<i>Rockwell, TX</i>	<input checked="" type="checkbox"/>	
<i>Heck Floyd</i>	<i>Rockwell, TX</i>	<input checked="" type="checkbox"/>	

5 Check only if there is NO interested Party.

6 AFFIDAVIT I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



 Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____, 20____, to certify which, witness my hand and seal of office.

Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath

ADD ADDITIONAL PAGES AS NECESSARY



ROCKWALL PROFESSIONAL
FIREFIGHTERS FOUNDATION
FIRE FIGHTERS BALL

HONORING BRAVERY,
SUPPORTING OUR HEROES

SEPTEMBER 23RD, 2023

HILTON DALLAS/ROCKWALL LAKEFRONT
2055 SUMMER LEE DR, ROCKWALL, TX





MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Kristy Teague, City Secretary/Assistant to the City Manager

DATE: July 17, 2023

SUBJECT: ILA WITH NCT9-1-1 FOR REGIONAL 9-1-1 SERVICES

Attachments
Agreement

Summary/Background Information

This is a standard, recurring interlocal agreement that the City routinely enters into related to the provision of 9-1-1 services. City Manager, Mary Smith is available to answer any questions Council may have.

Action Needed

To authorize the city manager to execute the ILA on behalf of the City

**INTERLOCAL AGREEMENT BETWEEN THE
NORTH CENTRAL TEXAS EMERGENCY COMMUNICATIONS DISTRICT AND
City of Rockwall**

FOR REGIONAL 9-1-1 SERVICE

Section 1: Parties and Purpose

- 1.1.** The North Central Texas Emergency Communications District (hereinafter “NCT9-1-1”) is a regional emergency communications district and a political subdivision of the State of Texas organized under the Texas Health and Safety Code, Subchapter H, Chapter 772, as amended. NCT9-1-1 develops an annual budget to operate and maintain 9-1-1 service within the district.
- 1.2.** City of Rockwall (hereinafter “Public Agency”) is a local government that operates an Emergency Communications Center (“ECC”) that participates in NCT9-1-1 as authorized by Texas Health and Safety Code Chapter 772.
- 1.3.** This Interlocal Agreement is entered into between NCT9-1-1 and Public Agency pursuant to Texas Government Code Chapter 791 so that NCT9-1-1 can operate and maintain the systems utilized for the provision of 9-1-1 emergency communications services. For purposes of carrying out NCT9-1-1’s duties and obligations under this agreement, the parties understand and agree that references to NCT9-1-1 includes its employees, officers, directors, volunteers, agents (including North Central Texas Council of Governments, hereinafter “NCTCOG”), and their representatives individually, officially, and collectively.

Section 2: Rights and Duties of the Public Agency

The Public Agency will:

2.1 Financial/Insurance

- 2.1.1. Return or reimburse NCT9-1-1 any 9-1-1 funds used in noncompliance with applicable laws and/or rules within 60 days after the discovery of noncompliance and notice to the Public Agency of such noncompliance, unless an alternative repayment plan is approved, in writing, by both parties.
- 2.1.2. (May be required to) reimburse NCT9-1-1 for damage to 9-1-1 equipment caused by intentional misconduct, abuse, misuse, or negligence by Public Agency employees or other persons granted access to the ECC, as well as acts of force majeure. This provision does not include ordinary wear and tear or day-to-day use of the equipment.
- 2.1.3. Maintain accurate fiscal records and supporting documentation of all 9-1-1 funds distributed to Public Agency and all 9-1-1 funds spent by such Public Agency for 9-1-1 service, with specific detail for 9-1-1 funds received.
- 2.1.4. Purchase and maintain adequate insurance policies on all 9-1-1 equipment in amounts enough to provide for the full replacement of such equipment in cases of loss due to anything other than daily use and normal wear and tear. Public Agency shall name NCT9-1-1 and NCTCOG, including their representatives and agents,

as an additional insured or equivalent under the Public Agency's general liability insurance policy or membership agreement in any governmental risk pool or other similar entity with a duty to provide a defense, and which is provided by policy or membership agreement so that NCT9-1-1 and/or NCTCOG may seek coverage upon demand by NCT9-1-1 and/or NCTCOG in the event of a covered claim. Public Agency shall provide proof of coverage at the request of NCT9-1-1.

2.2. Equipment and Inventory

2.2.1 Report any lost, stolen, or nonfunctioning equipment in writing to NCT9-1-1 immediately upon discovery.

2.2.2 Notify NCT9-1-1 in writing 30 days in advance of disposition of equipment due to obsolescence, failure, or other planned replacement.

2.3. Security

2.3.1. To obtain login credentials for NCT9-1-1 equipment, ECCs are required to adhere to the Texas CJIS Systems Access Policy (Attachment A).

2.3.2. Protect all NCT9-1-1 provided equipment by implementing measures that secure the premises (including equipment room) of its ECC against unauthorized entrance or use.

2.3.3. Operate within local standard operating procedures and take appropriate security measures as may be necessary to ensure that non-approved third-party software applications cannot be integrated into the ECC's Call Handling Equipment (CHE) or workstations.

2.3.4. Refrain from touching or relocating NCT9-1-1 equipment within the rack/cabinet without written consent from NCT9-1-1.

2.3.5. Refrain from attaching or integrating any hardware device (i.e. external storage devices and cell phones to USB for charging purposes) or software application without prior written approval of NCT9-1-1. Further, no unauthorized person shall configure, manipulate, or modify any hardware device or software application. Such authority can only be granted by NCT9-1-1.

2.3.6. Adhere to Health and Safety Code, Section 772.002(C), Confidentiality of Information.

2.3.7. Ensure each person who is authorized to receive, store, process, and/or transmit CHE information has a unique identification login and be logged into such equipment identifying their legitimacy for use.

2.4. Maintenance

2.4.1. Ensure areas where NCT9-1-1 equipment is installed are clean and allows for unobstructed access by the NCT9-1-1 Technology Team.

2.4.2. (Whenever possible) Provide at least a two-week notice in writing to NCT9-1-1's Technology Team regarding any maintenance that could adversely affect 9-1-1 operations.

2.4.3. Have a commercial power backup generator in order to maintain the building housing your ECC and in order to maintain 9-1-1 availability. NCT9-1-1 provides Uninterruptable Power Supply (UPS) unless declined by the ECC.

- 2.4.4. Provide at least a 48-hour notice in writing to NCT9-1-1's Technology Team prior to work commencing on any scheduled maintenance on commercial power backup generators.
- 2.4.5. Notify NCT9-1-1's Technology Team immediately of any power or generator outages greater than 15 minutes. If the outage affects the 9-1-1 system, trouble reporting procedures should be followed.
- 2.4.6. Notify NCT9-1-1's Technology Team of technical issues immediately upon discovery. The Public Agency will utilize one of the following methods:
 - a. Via telephone by calling (888) 311-3911
 - b. Via email to Support@NCT911.org
 - c. Via the Trouble Ticket System (accessed by Self-Service Center located on the browser tabs)
 - d. Via the website at <https://SSC.NCT911.org> (only works with issued credentials)
- 2.4.7. Complete at minimum one preventive maintenance (PM) on generators and automatic transfer switch (ATS), and one generator and full load test per year. Test generators at least monthly to ensure that all NCT9-1-1 equipment remains functional. Report generator maintenance by providing maintenance logs to NCT9-1-1 within 30 days.
- 2.4.8. Maintain 24/7/365 availability for NCT9-1-1 staff to perform maintenance or NCT9-1-1 related business.

2.5. Training

- 2.5.1 Schedule telecommunicators to receive 9-1-1 equipment training within 120 days of his/her hire date.
- 2.5.2 Ensure that 9-1-1 ECC Supervisors/Managers (or designee) attend the ECC Supervisors' Meeting. NCT9-1-1 offers at least three ECC Supervisors' meetings per year and a minimum attendance of two meetings per year is required for each ECC.
- 2.5.3 Ensure ECC Telecommunicators, Training Coordinators, Supervisors/Managers, and other essential personnel identified by the Supervisor/Manager attend mandatory training associated with the implementation of new technology. This training is generally scheduled for specific dates and times. Make up sessions can be scheduled if ECC scheduling does not allow personnel to attend their designated time slot.
- 2.5.4 May request the use of training facilities by sending an email to 911OpsTeam@NCT911.org specifying the date of request, time of request and type of resources needed.
- 2.5.5 Ensure that all telecommunicators attend a 9-1-1 equipment and technology training refresher course every two years.

2.6. Facilities

- 2.6.1. Meet prescribed equipment room requirements (Attachment B). Any expenses associated with this requirement are the responsibility of the Public Agency.
- 2.6.2. Ensure areas with 9-1-1 equipment maintain a temperature between 65-85 degrees Fahrenheit.

- 2.6.3. Ensure area around NCT9-1-1 equipment remains clean. Do not stack equipment or store items on top of NCT9-1-1 equipment.
- 2.6.4. Ensure 9-1-1 equipment room and communications area complies with the Americans with Disabilities Act of 1990.
- 2.6.5. Provide access to NCT9-1-1 staff and contracted vendors that meet CJIS requirements on a 24/7/365 basis without prior notice.
- 2.6.6. Maintain facilities in a manner to ensure that equipment remains in functioning order. This includes, but is not limited to, HVAC and rodent extermination. The ECC is responsible for the cost of replacement should the equipment become non-functioning due to ECC's negligence.

2.7. Supplies

- 2.7.1. Purchase supplies such as printer paper, printer ink, cleaning materials, and other expendable items necessary for the continuous operations of its ECCs.

2.8. Monitoring/Reporting/Compliance

- 2.8.1. Maintain financial, statistical, and ANI/ALI records adequate to document performance, costs, and receipts under this contract in accordance with applicable records retention schedules. Public Agency agrees to maintain these records at Public Agency's offices and provide or make available for inspection upon request by NCT9-1-1.
- 2.8.2. Provide NCT9-1-1 staff access to all 9-1-1 equipment located in the equipment room and the 9-1-1 communications area within fifteen (15) minutes of access being requested.
- 2.8.3. Participate in quarterly monitoring ECC site visits conducted by NCT9-1-1. Site visits are unannounced due to staff's continuous travel throughout the 9-1-1 service area and to ensure compliance with this document.

2.9. Media Relations

- 2.9.1. Make every effort to communicate complete and accurate information in social media posts and/or interaction with the media, specifically as it relates to NCT9-1-1. Public Agency should first coordinate with NCT9-1-1 before making comments on social media and/or speaking to the media regarding 9-1-1 technology and service or issues with the 9-1-1 service providers.
- 2.9.2. Not disclose ECC correspondence that NCT9-1-1 has clearly noted as proprietary or confidential, unless required to do so by law.
- 2.9.3. Refer media directly to NCT9-1-1 for discussions related to NCT9-1-1 technology and other NCT9-1-1 service or program specific questions.

2.10. Operations

- 2.10.1. Sign the contingent ECC agreement provided by NCT9-1-1 and provide at NCT9-1-1's request. Changes to contingent ECCs must be approved by NCT9-1-1.
- 2.10.2. Receive and process 9-1-1 calls within an identified service area, defined as the geographic area within which a 9-1-1 placed is answered at the associated ECC. As part of the contingency plan, if a ECC requests another ECC to receive their 9-1-1 calls, NCT9-1-1 requires an official notification on department letterhead from both the requesting and participating ECC indicating the agreement to handle 9-1-1 calls during an established time period. The official notification must be signed by both ECC's administration (i.e. police chief or sheriff). This does not apply to ad-hoc routing.
- 2.10.3. Delegate ECC supervisory personnel or a designee and provide related contact information (to include after hour contact information) as a single point of contact for NCT9-1-1. A ECC's primary point of contact or designee must be a licensed public safety official (i.e. police, fire, EMS, or 9-1-1 communications).
- 2.10.4. Provide a minimum of 180 days' prior notice of any facility moves, adds, or changes that affect the 9-1-1 system.
- 2.10.5. If no calls have been received by the end of the current shift, test all 9-1-1 CHE for proper operation of wireless and wireline calls. Test the following for proper operation and user familiarity at least once a month: texts to 9-1-1 (if applicable), TDD, and TTYs (i.e. 9-1-1 transfers to 10-digit telephone number).
- 2.10.6. NCT9-1-1 recommends power cycles (reboot not shutdown) each 9-1-1 position at least once week.
- 2.10.7. NCT9-1-1 recommends logging all TDD/TTY calls and test calls.
- 2.10.8. Complete surveys distributed by NCT9-1-1 in a timely manner.
- 2.10.9. Ensure training bulletins and change management notifications provided by NCT9-1-1 are disseminated to all ECC personnel.
- 2.10.10. Admin lines supplied by NCT9-1-1 are to be used solely for ANI callback and should not be disseminated.
- 2.10.11. In the event of a service provider failure, must maintain at least one 10-digit telephone number for emergency use that is not part of the Public Agency's interactive voice response (IVR) systems to be used for receiving 9-1-1 transfer calls and default routing. These numbers shall be answered by a telecommunicator 24/7/365 and should have the ability to be call forwarded. Any change in the 10-digit telephone number must be reported to NCT9-1-1 in writing. The number shall be provided to the public during 9-1-1 service interruptions (via notification system, website, social media and/or emergency management).
- 2.10.12. In the event of a CHE failure, NCT9-1-1 strongly recommends that the 10-digit telephone number for emergency use should not appear on the 9-1-1 CHE as it could become unusable during CHE maintenance or service interruptions. If the 10-digit telephone line is integrated with the 9-1-1 CHE, a contingency plan identifying the back-up solution for the 10-digit telephone number for emergency use and any other integrated 10-digit administrative telephone lines should be maintained. If a contingency plan is not provided to NCT9-1-1 within 30 days of contract execution, NCT9-1-1 reserves the right to remove the administrative phone lines from the 9-1-1 equipment.

- 2.10.13. Notify NCT9-1-1 in writing at least 90 days prior to changing emergency services providers including medical, law enforcement, and fire.
- 2.10.14. Submit a signed Manual ALI Request form (Attachment C) to NCT9-1-1 annually and agree to use ALI lookup feature only in the handling and processing of an emergency telephone call.
- 2.10.15. Have an emergency plan for 9-1-1 communications that includes, at a minimum,
 - a. Emergency generator information and how to operate said generator.
 - b. Documented procedures for the transfer of administrative lines when the call center is evacuated.
- 2.10.16. Comply with NCT9-1-1 policy and procedures for ECC moves and changes.
- 2.10.17. Report discrepancies to NCT9-1-1 utilizing the tools in the dispatch mapping solution within 72 hours.
- 2.10.18. Ensure that all telecommunicators log into the 9-1-1 software at the beginning of his/her shift and logs out at the end of his/her shift.
- 2.10.19. Ensure that all telecommunicators refrain from sharing log in information with others.
- 2.10.20. In accordance with Texas Health and Safety Code 772.619 (c), the 9-1-1 database information is not available for public inspection and cannot be released to the public. If a Public Information Act request specified 9-1-1 database information, NCT9-1-1 must be notified within three (3) business days of the Public Agency receiving the request.
- 2.10.21. In accordance with Texas Health and Safety Code 771.061, do not disseminate data specific to the caller including ALI subscriber information other than during the active incident.
- 2.10.22. Be responsible for all furniture, administrative telephones, copier machines, and administrative desktop computers located within the Public Agency's operating area.
- 2.10.23. Work with the electrical transmission company to be designated as a critical load public safety/critical load industrial designation per PUC Rule 25.497. Submit application annually to maintain designation. This is for the protection of the ECC from rolling electrical service interruption. Please be aware that this designation does not guarantee an uninterrupted, regular, or continuous power supply. If electricity is a necessity, you must make other arrangements for on-site back-up capabilities or other alternatives in the event of loss of electric service.
- 2.10.24. Language translation services provided by NCT9-1-1 are only to be utilized for emergency call handling purposes.
- 2.10.25. Provide incident information related to a 9-1-1 request for service, in any format, in order for NCT9-1-1 to better analyze call data in accordance with 9-1-1 industry standards.

2.11. Implementations

- 2.11.1. Request to reschedule a planned implementation as soon as possible should an unforeseen event occur that could inhibit the ECC's operations if the implementation were to continue as planned.

- 2.11.2. Assign a contact to complete implementation checklists with NCT9-1-1. This allows the ECC and NCT9-1-1 to test the product and serves as a refresher training.
- 2.11.3. Report problems to NCT9-1-1 as soon as they occur. This allows NCT9-1-1 to fix the problem quickly and confirm errors are remedied prior to completing implementations with additional ECCs.

Section 3: Rights and Duties of NCT9-1-1

NCT9-1-1 will:

3.1. Financial

- 3.1.1. Develop a budget and strategic plan to meet Public Agency needs for the establishment and operation of 9-1-1 service throughout the region served, according to standards established and approved by the NCT9-1-1 Board of Managers.
- 3.1.2. Provide 9-1-1 service to include 9-1-1 equipment, software, services, and other items described in the current NCT9-1-1 Strategic Plan, throughout the region as funded by emergency services fees.
- 3.1.3. Maintain accurate fiscal records and supporting documentation of all 9-1-1 activities including specific details of funds distributed to Public Agency.

3.2. Equipment and Inventory

- 3.2.1. Allow Public Agency the opportunity to participate in the planning, implementation, and operation of 9-1-1 equipment.
- 3.2.2. Conduct a physical inventory of critical hardware annually and reconcile inventory periodically.

3.3. Training

- 3.3.1. Ensure telecommunicators have access to the NCT9-1-1 Training webpage.
- 3.3.2. Offer CHE training to all new telecommunicators and refresher training every two years.
- 3.3.3. Offer licensing training through the Regional Telecommunicator Academy that meets or exceeds Texas Commission on Law Enforcement (TCOLE) rules and regulations.
- 3.3.4. Offer continuing education training for Intermediate, Advanced, and Master Telecommunicator Certification as budget allows.

3.4. Maintenance

- 3.4.1. Practice preventative maintenance on all NCT9-1-1 owned or leased CHE, software, and databases including, at a minimum, backing up data as necessary. NCT9-1-1 shall be responsible for any maintenance costs on NCT9-1-1 owned or leased equipment.
- 3.4.2. Provide 24/7/365 technical support to the ECCs.

3.5. Operations

3.5.1. Register as an alerting authority through the Texas Department of Emergency Management and Federal Emergency Management Agency. NCT9-1-1 uses an approved Integrated Public Alert and Warning System (IPAWS) to alert the 9-1-1 service area of 9-1-1 service interruptions and other critical updates.

3.5.2. Inspect contingent ECC agreements periodically.

3.5.3. Implement upgrades of its ECC equipment and software, as authorized in the current annual budget, through the appropriate NCT9-1-1 processes for the purchase of new equipment and software.

3.6. Geographic Information Systems (GIS) / Data

3.6.1. Share public-safety specific spatial data layers via the dispatch mapping environment that do not contain health-related information or any information that is protected under HIPAA. Above and beyond the required spatial data layers, NCT9-1-1 will coordinate with the respective 9-1-1 Addressing Authorities and relevant NCT9-1-1 committees to share approved data layers that will be of benefit to public safety.

3.7. Crisis Communications

3.7.1. NCT9-1-1 will make every effort to communicate complete and accurate information to the Public Agency in a timely manner about 9-1-1 technology and services during 9-1-1 service interruptions.

3.7.2. NCT9-1-1 will post updates on its websites and social media sites. NCT9-1-1 recommends the Public Agency use the wording provided through those avenues when providing updates to the public.

Section 4: Effective Date and Term of Agreement

4.1. This Agreement shall take effect October 1, 2023, and shall continue until September 30, 2025, unless earlier terminated under 8.1 Early Termination of Contract.

Section 5: Ownership, Transference and Disposition of Equipment

5.1. NCT9-1-1 may purchase, lease, or otherwise procure, on Public Agency's behalf, the 9-1-1 equipment, software, services, and other items as described in the NCT9-1-1 Strategic Plan.

5.2. NCT9-1-1 shall establish ownership of all 9-1-1 equipment procured with 9-1-1 funds as defined herein and located within the Public Agency's jurisdiction. NCT9-1-1 may maintain ownership, or it may transfer ownership to Public Agency. Before any such transfer of ownership, NCT9-1-1 will evaluate the adequacy of controls of Public Agency to ensure that sufficient controls and security exist by which to protect and safeguard the equipment procured with 9-1-1 funds for the purpose of delivery of 9-1-1 calls. It is understood that the ancillary equipment may or may not be procured by NCT9-1-1 on behalf of Public Agency, according to NCT9-1-1's Strategic Plan.

5.3. The basic equipment categories are:

- a. Call Handling Equipment (CHE) – telephone equipment located at the ECCs which may include telephones, integrated workstations, servers, ANI controllers, software, monitors, gateways, routers, and any other equipment necessary for 9-1-1 call delivery to the ECC
- b. Telecommunications Device for the Deaf (TDD)/Teletypewriter (TTY)
- c. Uninterruptable Power Supply (UPS)

5.4. Transfer-of-ownership documents shall be prepared by NCT9-1-1 and signed by both parties upon transference of ownership of any 9-1-1 provided equipment. NCT9-1-1 shall maintain ownership of 9-1-1 CHE.

Section 6: Relationship between the Parties, Assignment, and Subcontracting

6.1. It is understood and agreed that the relationship described in this Agreement between the Parties is contractual in nature and is not to be construed to create a partnership or joint venture or agency relationship between the parties.

6.2. This Agreement may not be assigned to either Party without the prior written consent of the other Party. An attempted assignment in violation of this agreement is void.

6.3. Public Agency may not subcontract its duties under this Agreement without the prior written consent of NCT9-1-1. Any subcontract shall be subject to all terms and conditions contained in this Agreement and Public Agency agrees to furnish a copy of this Agreement to its subcontractor(s).

Section 7: Records and Monitoring

7.1. NCT9-1-1 is entitled to inspect and copy, on a 24/7/365 basis, at Public Agency's office, the records maintained under this Agreement for as long as they are maintained.

7.2. NCT9-1-1 is entitled to visit Public Agency's offices, talk to its personnel, and audit its applicable 9-1-1 records during normal business hours to assist in evaluating its performance under the Agreement.

Section 8: Early Termination of Contract

8.1 NCT9-1-1 reserves the right to terminate this Agreement in whole or in part upon default by Public Agency. Notice of termination shall be provided to Public Agency in writing, shall set forth the reason(s) for termination, and provide for a minimum of thirty (30) days to cure the defect(s). Termination is effective only in the event Public Agency fails to cure the defect(s) within the period stated in the notice subject to any written extensions. If the Agreement is terminated, Public Agency shall cooperate with NCT9-1-1 to ensure an orderly transition of services. Further, all equipment shall be returned to NCT9-1-1 in working condition and NCT9-1-1 shall only be liable for payment for services rendered before the effective date of termination. Either Party may terminate this Agreement for convenience upon 180 days written notice to the other Party. Certain reporting requirements in the Agreement shall survive termination.

Section 9: Notice to Parties

9.1. Notice under this contract must be in writing and received by the party or his/her representative or replacement, to which the notice is addressed. Notice is considered received by a party when it is:

- Delivered to the party personally;
- On the date shown on the return receipt if mailed by registered or certified mail, return receipt requested, to the party's address as specified in paragraph 9.2 and signed on behalf of the party; or
- Three business days after its deposit in the United States Mail, with first-class postage affixed, addressed to the party's address specified in paragraph 9.2.

9.2. Notices shall be sent to the following address for each party:

If to NCT9-1-1: PO Box 5888
Arlington, Texas 76005
Attn: Mike Eastland

If to Public Agency: 385 S Goliad St
Rockwall TX 75087

Attn: Mary Smith

Section 10: General Provisions

- 10.1. Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the State of Texas, United States of America. The mandatory and exclusive venue for the adjudication or resolution of any dispute arising out of this Agreement shall be in Tarrant County, Texas.
- 10.2. Liability.** The Parties agree and acknowledge that each Party is not an agent of the other Party and that each Party is responsible for its acts, forbearances, negligence, and deeds; and for those of its agents, contractors, officers and employees in conjunction with each Party's performance under this Agreement.
- 10.3. Limitation of Liability.** In no event shall either party be liable for special, consequential, incidental, indirect or punitive loss, damages or expenses arising out of or relating to this Agreement, whether arising from a breach of contract or warranty, or arising in tort, strict liability, by statute or otherwise, even if it has been advised of their possible existence or if such loss, damages, or expenses were reasonably foreseeable.
- 10.4. Procurement.** Both parties agree to comply with all applicable federal, State and local laws, rules and regulations for purchases under this Agreement. Failure to do so may result in ineligibility and denial of reimbursement by NCT9-1-1.
- 10.5. Force Majeure.** It is expressly understood and agreed by the Parties to this Agreement that if either party hereto is prevented from or delayed in the performance of any of its obligations hereunder by reason of force majeure, defined as acts of God, war, riots, storms, fires or any other cause whatsoever beyond the reasonable control of the party, the party so prevented or delayed shall be excused from the performance of any such obligation to the extent and during the period of such prevention or delay. The period of time applicable to such requirement shall be extended for a period of time equal to the period of time such party was delayed. Each Party must inform the other in writing within reasonable time the existence of such force majeure.
- 10.6. Entire Agreement.** This Agreement and any attachments/addendums, as provided herein, constitute the entire agreement of the parties and supersedes all other agreements, discussions, representations or understandings between the parties with respect to the subject matter hereof.
- 10.7. Availability of Funding.** Public Agency acknowledges that NCT9-1-1's sole source of funding for this Agreement is the 9-1-1 fees collected by service providers and remitted to NCT9-1-1. If fees sufficient to pay Public Agency under this contract are not paid to NCT9-1-1, the suspension of services will be effective 10 calendar days after Public Agency's receipt of notice. Upon suspension of payment, Public Agency's obligations under this contract are also suspended until NCT9-1-1 resumes receipt of funding.
- 10.8. Amendments.** This Agreement may be amended only by a written amendment executed by both Parties, except that any alterations, additions, or deletions to the terms of this Agreement, which are required by changes in Federal and State law or regulations or required by the funding source, are automatically incorporated into this

Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation. In the event of such occurrence, written notice of alterations, additions, or deletions to the terms of this Agreement will be provided to Public Agency.

10.9. Nondiscrimination and Equal Opportunity. Public Agency shall not exclude anyone from participating under this Agreement, deny anyone benefits under this Agreement, or otherwise unlawfully discriminate against anyone in carrying out this Agreement because of race, color, religion, sex, age, disability, handicap, or national origin.

10.10. Immunity. It is expressly understood and agreed that, in the execution of this Agreement, no party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions, including but not limited to sovereign and governmental immunity.

10.11. Attorney Fees. If any action is necessary to enforce the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney fees and costs in addition to any other relief which that party is entitled.

10.12. Dispute Resolution. The parties to this Agreement agree to the extent possible and not in contravention of any applicable State or Federal law or procedure established for dispute resolution, to attempt to resolve any dispute between them regarding this Agreement informally through voluntary mediation or any other local dispute mediation process before resorting to litigation.

The parties agree to continue performing their duties under this contract, which are unaffected by the dispute during the negotiation and mediation process.

City of Rockwall	NORTH CENTRAL TEXAS EMERGENCY COMMUNICATIONS DISTRICT
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By: _____
Name: Mary Smith
Title: City Manager
Date: _____

By: _____
Name: Mike Eastland
Title: Executive Director
Date: _____

Date of governing body approval: _____

Attachments:

Attachment A: Texas CJIS Systems Access Policy

Attachment B: Equipment Room and Electrical Requirements

Attachment C: Manual ALI Request Form

Attachment A
Texas CJIS Systems Access Policy
TEXAS CJIS SYSTEMS ACCESS POLICY

**APPLICANT'S, EMPLOYEE'S, AND CONTRACTOR'S
CRIMINAL HISTORY RECORD INFORMATION**

<u>ORIGINAL APPLICATION FOR ACCESS</u>	<u>PERSON WHO ALREADY HAS ACCESS</u>
FELONY CONVICTION Permanent Disqualifier	Permanent Revocation of Access
FELONY DEFERRED ADJUDICATION Permanent Disqualifier	Suspension of Access for 20 years
CLASS A MISDEMEANOR CONVICTION Permanent Disqualifier	Suspension of Access for 10 years
CLASS A MISDEMEANOR DEFERRED ADJUDICATION Permanent Disqualifier	Suspension of Access for term of deferral
CLASS B MISDEMEANOR CONVICTION Disqualifier for 10 years	Suspension of Access for 10 years
CLASS B MISDEMEANOR DEFERRED ADJUDICATION Disqualifier for 10 years	Suspension of Access for term of deferral
OPEN ARREST FOR ANY CRIMINAL OFFENSE (FELONY OR MISDEMEANOR) Disqualifier until disposition	Maintain Access pending court disposition
FAMILY VIOLENCE CONVICTION OR DEFERRED ADJUDICATION Permanent Disqualifier	Permanent revocation of Access

This System Access Policy applies to commissioned peace officers, terminal operators and others with network access to CJI systems, as well as, an employee who may have access to an area where this information is received, maintained or stored either manually or electronically if having access is not part of their job. (i.e. custodian, maintenance). Agencies are required to adjudicate applicants to the policy every time an individual/contractor is to be employed/contracted by an agency. Agencies should not assume an individual that had access at one Agency will automatically have access at the new Agency.

Both Class A and Class B convictions/deferred adjudications can receive an agency sponsored waiver after 5 years from final disposition. If approved, agency sponsored waivers are only valid at that agency and cannot transfer with the individual.

Waivers submitted where the individual has multiple convictions/deferred adjudications for class A misdemeanors or above will NOT be considered unless the individual holds an active valid license from the Texas Commission on Law Enforcement (TCOLE). The Department will not revoke a peace officer's access as long as the TCOLE license remains valid and active regardless of any criminal history background.

Offenses that were committed while the individual was a juvenile will receive the same consideration and will be held to the same standard as adult offenses.

Deferred Adjudications where the subject's conviction has been set aside resulting in the proceedings being dismissed and the individual discharged are not considered a permanent disqualifier. The criminal history will display a disposition coding of PROCEED DISM/DEF DISCHARGED. Please note a subject being solely discharged from deferred adjudication is a permanent disqualifier.

Revised 12/18/2019



Attachment B

Equipment Room and Electrical Requirements

Equipment:

- There should be enough space to remove equipment from the equipment room in the event of an upgrade or replacement of faulty equipment ie. removal of the Uninterruptible Power Supply (UPS) battery system, or large rack mounted servers.
- Do not attach any equipment that is not provided by NCT9-1-1 into rack being utilized for 9-1-1 call delivery. Equipment racks should remain segregated to allow NCT9-1-1 the ability to add/remove/change any of their equipment when necessary.
- Do not stack anything on or around NCT9-1-1 equipment or UPS, UPS bypass switch, or electrical distribution panel.
- There should be elevator access to the equipment room, or 9-1-1 demarcation closet located upstairs.

Fire Protection:

- Dry pipe high temperature type systems are recommended if sprinkler heads are to be located in the 9-1-1 equipment room.
- If possible, non-combustible material should be used for the room construction.

Security Precautions:

- Public Agency may need to extend and improve existing building security to provide adequate protection for the 9-1-1 equipment.
- Electric locks or push button access code or card readers are not recommended unless you provide a battery backup system.

Temperature and Humidity Control:

- A stable ambient operating temperature of 72 degrees Fahrenheit is recommended. Maximum tolerances are from 65 to 85 degrees non-condensing.
- Air conditioning units must be able to handle the heat produced by the 9-1-1 equipment.
- For estimates on BTU output of the equipment, please consult with onsite installation personnel.

Static Electricity:

Static can damage circuitry permanently, interrupt system operation and cause lost data. To prevent static:

- The equipment room humidity must be constant.
- The room floor should not be carpeted unless carpet is static free and grounded.
- The room floor should be sealed, (preferably tiled), but not waxed.

Lighting:

- Lighting must not be powered from the switch room service panel.
- Lighting should provide 50-75-foot candles measured 30" above the equipment room floor.

Grounding:

- A single point, isolated ground is required unless superseded by local code. The source should be XO of the transformer that feeds the phase conductors to the equipment room electrical service panel.
- Terminations must be accessible for inspection during the life of the installation.
- Conductors must be continuous with no splices or junctions.
- Conductors must be no load, non-current carrying.

Electrical:

- Voltage required is 208/120 V three phase; four wire “wye” service of 240/120 single phase 4 wire “delta” service.
- A dedicated transformer is preferred; however, a shared transformer or distribution is acceptable.
- IGL6-15, 20 or 30 receptacles are required, and the ground must terminate the IG buss.
- All circuit breakers must be clearly labeled.
- Terminal devices located in the equipment room will require local power. These outlets must be wired and fused independently from all other receptacles. They must also be IG type receptacles.
- NCT9-1-1 equipment should be plugged into independent circuits, and segregated from other non-9-1-1 equipment, such as floor heaters, radio equipment, etc. This will ensure that a failure of non-9-1-1 equipment will not adversely affect the performance of 9-1-1 CHE.



Attachment C
Manual ALI Request Form

For reference only. To be sent as a separate agreement to Chief/Sheriff and Communications Manager/Supervisor.

Updated: June 6, 2019

ECC Name: _____

Date: ____/____/____

This letter is to request that the “Manual ALI Query” feature be enabled at _____.
(ECC NAME)

The 9-1-1 call handling equipment (CHE) provided by NCT9-1-1 has been configured to allow manual queries and is compatible with the manual ALI query protocol of NCT9-1-1. MANUAL ALI QUERY SERVICES WILL ONLY BE USED IN THE HANDLING OF EMERGENCY CALLS. All manual ALI queries must also be documented using the reason feature.

This ECC and the Telecommunicators with access to 9-1-1 fully understand and agree to comply with the terms and conditions set forth under which this feature may be provided.

The NCT9-1-1 operations staff has access to a statistical report of Manual ALI Query per ECC. Misuse of the proprietary ALI information may be cause for the termination of this feature for the ECC.

Acknowledgement signatures by authorized representatives of contracting 9-1-1 agency:

Chief / Sheriff

Date

Communications Supervisor / Manager

Date



PLEASE SEE NEXT PAGE

MEMORANDUM

TO: Mary Smith, City Manager
CC: Honorable Mayor and City Council
FROM:
DATE: July 17, 2023
SUBJECT:

Attachments

Oncor Denial Resolution

Summary/Background Information

Action Needed

PLEASE SEE NEXT PAGE



City of Rockwall
The New Horizon
MEMORANDUM

TO: Rockwall City Council
FROM: Joey Boyd, Assistant City Manager
DATE: July 11, 2023
SUBJECT: Oncor Electric Delivery Cost Recovery Factor Denial Resolution

The information below is provided by the Steering Committee of Cities Served by Oncor and its General Counsel.

On June 30, 2023, Oncor Electric Delivery Company, LLC (“Oncor” or “Company”) filed an Application to Amend its Distribution Cost Recovery Factor (“DCRF”) and Update its Mobile Generation Riders to increase distribution rates within each of the cities in its service area. In the filing, the Company asserts it is seeking an increase in distribution revenues of approximately \$152.78 million. The Company is also seeking to update its Rider Mobile Generation and Rider Wholesale Mobile Generation to recover revenue related to mobile generation unit leasing and operation. The Rider would recover approximately \$1.07 million.

The City of Rockwall is a member of a 169-city coalition known as the Steering Committee of Cities Served by Oncor (“Steering Committee”). The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s when cities served by the former TXU gave up their statutory right to rate case expense reimbursement in exchange for higher franchise fee payments. The Steering Committee has been the primary public interest advocate before the Public Utility Commission, the Courts, and the Legislature on electric utility regulation matters for the last 30 years.

The resolution authorizes the City to join with the Steering Committee of Cities Served by Oncor (“OCSC”) to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF application proposed by Oncor.

Explanation of “Be It Resolved” Paragraphs:

1. This section authorizes the City to participate with OCSC as a party in the Company’s DCRF filing, PUC Docket No. 55190.

2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. Additionally, it authorizes Cities to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

3. This paragraph finds that the Company’s application is unreasonable and should be denied.

4. This section states that the Company’s current rates shall not be changed.

5. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by Cities will submit monthly invoices that will be forwarded to Oncor for reimbursement.

6. This section recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

7. This section provides that Oncor and counsel for OCSC will be notified of the City’s action by sending a copy of the approved and signed Resolution to counsel.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 23-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR AND UPDATE GENERATION RIDERS TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AUTHORIZING HIRING OF LEGAL COUNSEL; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC. ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("OCSC"), a membership of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about June 29, 2023, Oncor filed with the City an Application to Amend its Distribution Cost Recovery Factor and Update Mobile Generation Riders, PUC Docket No. 55190, seeking to increase electric distribution rates by approximately \$152.78 million and update Oncor's Rider Mobile Generation and Rider Wholesale Mobile Generation to recover \$1.07 million related to mobile generation facilities; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if it is granted; and

WHEREAS, OCSC is coordinating its review of Oncor's DCRF filing with designated attorneys and consultants to resolve issues in the Company's application; and

WHEREAS, OCSC members and attorneys recommend that members deny the DCRF.

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

Section 1. That the City is authorized to participate with Cities in PUC Docket No. 55190.

Section 2. That subject to the right to terminate employment at any time, the City hereby authorizes the hiring of the law firm of Lloyd Gosselink and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

Section 3. That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 4. That the Company shall continue to charge its existing rates to customers within the City.

Section 5. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of presentation of an invoice to Oncor.

Section 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 7. That a copy of this Resolution shall be sent to J. Michael Sherburne, Vice President – Regulatory, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202; to Tab R. Urbantke, Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 75202; and to Thomas L. Brocato, General Counsel to OCSC, at Lloyd Gosselink Rochelle & Townsend, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Section 8. That this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 17th day of JUNE, 2023.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary



City of Rockwall
The New Horizon
MEMORANDUM

TO: City Council

FROM: Joey Boyd, Assistant City Manager

DATE: July 6, 2023

SUBJECT: Plumbing Repair at Rockwall Police Department

The Internal Operations Department maintenance staff recently discovered a plumbing leak underneath the slab of the Rockwall Police Department while investigating and repairing a shift in the foundation. Further testing of the plumbing system has identified the location of the leak and the pipe now needs to be excavated and replaced. The scope of this repair is to trench under the building, replace the affected line, and restore and refinish the entry point.

City Council is asked to consider approval of a proposal by Bluefrog Plumbing in the amount of \$31,750 to perform this work and to amend the FY 23 Internal Operations Department operating budget for the same amount from General Fund Reserves.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mary Smith, City Manager
Joey Boyd, Assistant City Manager

FROM: Travis Sales, Parks, Recreation and Animal Services Director

DATE: July 17, 2023

SUBJECT: The Harbor Pump Control Room and Panels

Staff contacted Control Specialist Services to assist with our quarterly inspection to determine repair or replacement. Parks and Recreation utilizes Control Specialist Services for all control room, fountain, basin and pump repair and replacement needs due to their expertise. During their routine preventative maintenance inspection of the Harbor large fountain control room vault, staff and Control Specialist Services found that the control panel enclosure and all the electrical components including contactors, breakers and motor control switches are severely corroded, compromised and starting to fail. This panel is responsible for controlling all lighting and water features on the fountain and multiple basins on the Cinemark side of the property. Given the age and condition of all components, Control Specialist Services recommended full replacement due to safety concerns and to avoid a catastrophic failure in the near future that could impact and damage several pumps resulting in hundreds of thousands of dollars in damages. This corrosion and failure are the direct result of a chlorine gas leak several years ago and Chlorine gas is no longer utilized at this location.

Their proposed emergency repair estimate of \$77,885.00 is attached for consideration. We will be utilizing the City of Plano contract with Control Specialist Services for this repair project. City of Rockwall has executed an Interlocal Agreement with Plano that allows us to piggyback their competitively bid contracts and agreements and as a partner in this Agreement; the City has met all formal bidding requirements pertaining to this repair project.

For Council consideration is the bid award to Control Specialist Services for \$77,885.00 utilizing General Fund Reserves and authorize the City Manager to initiate a purchase order for the scope of work and proceed with repairs for this emergency project.



ESTIMATE

Control Specialist Services, L.P. Priced per Service Contract: 2021-0125-AC
PO Box 1479
Decatur, TX 76234
www.csstex.com

DATE: June 30, 2023

To: City of Rockwall
Location: Harbour Fountains
Attn: Mr. Trenton Scruggs

This estimate is priced using the agreement that the City of Rockwall is piggybacking off of The City of Plano's Contract 2021-0125-AC.

This estimate includes the following services:

- Procure new Stainless-steel panel
- Replace all circuit breakers and replace all pump contactors and overload protection
- Remove existing panel, install new and reconnect all wires in new panel
- Test operation of everything once complete

Material

1. <u>1 Nema 4X Stainless Steel Panel</u>	<u>\$ 15,794.00</u>
2. <u>6 HOA Switches Mounted in Door</u>	<u>\$ 905.00</u>
3. <u>6 Red Run Indicator Lights Mounted in Door</u>	<u>\$ 969.00</u>
4. <u>6 Hour Meters Mounted in Door</u>	<u>\$ 451.00</u>
5. <u>6 Nema 3 Starters with Adjustable Overloads (20A-90A)</u>	<u>\$ 13,053.00</u>
6. <u>1 450 Amp Square D Main Breaker</u>	<u>\$ 5,521.00</u>
7. <u>1 400 Amp Square D Secondary Breaker</u>	<u>\$ 5,521.00</u>
8. <u>6 100 Amp Square D Mag Guard Breakers</u>	<u>\$ 11,864.00</u>
9. <u>2 Distribution Terminal Blocks</u>	<u>\$ 587.00</u>
10. <u>Wire Duct and Covers</u>	<u>\$ 1,096.00</u>
11. <u>Misc. Electrical Material and Supplies</u>	<u>\$ 3,500.00</u>
12. <u>Stainless Steel Sheeting to Cover Legs and Wiring</u>	<u>\$ 723.00</u>
13. <u>Exhaust Fittings to extend suction to floor</u>	<u>\$ 261.00</u>
<u>Labor to Build Panel in Shop</u>	<u>\$ 3,360.00</u>
<u>Labor to Install and Test</u>	<u>\$ 12,480.00</u>
<u>Transportation Energy Fee</u>	<u>\$ 1,800.00</u>
	Total \$ 77,885.00

Note: price is an estimate due to any unforeseen developments

Note: price does not include any unforeseen parts or labor

Note: price does not include freight pre pay & add

Note: price does not include initial call out

Note: Due to logistical volatility, partial billing for stored materials shall apply

Note: Price does not include the replacement of any feeder wires. If the feeders to any pump need changed, approval will be needed before proceeding.

Note: delivery can be made in 15 to 17 weeks after approval

EXCLUSIONS:

Bypassing of station and/or operating of city valves. It is the responsibility of the city to provide safe working conditions.

If extra labor or materials not described above are required due to unforeseen problems the owner will be notified for approval before work is completed. This ESTIMATE is good for 30 days from the date referenced above. We thank you for considering Control Specialist Services for your service needs.

Please call if you have any questions.

Sincerely,
Aaron Holt
Service Manager
940-626-1415
Email aaronh@csstex.com



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: July 17, 2023

SUBJECT: P2023-020; REPLAT FOR LOT 22 OF THE RAINBO ACRES SUBDIVISION

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
Drainage Plan
Floor Plan
Foundation Plan
Roof Plan
Building Elevations
Housing Analysis
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by Chris Curra 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 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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). This case will require a supermajority vote (*i.e.* a 3/4-majority vote) for approval.



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: July 17, 2023
APPLICANT: Christopher Curra
CASE NUMBER: Z2023-024; *Specific Use Permit (SUP) for a Residential Infill for 311 Valiant Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Chris Curra 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 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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*. The subject property was platted as Lot 6, Block C, Chandler's Landing, Phase 16 Addition on August 5, 1985 by *Case No. PZ1985-050-01*. 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 311 Valiant Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are various parcels of land along Valiant Drive and Victory Lane 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 Phase 20 of the Chandlers Landing Subdivision, which consists of 63 lots on 12.11-acres and is zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property are two (2) parcels of land (*i.e. 313 and 315 Valiant Drive*) developed with a single-family homes and zoned Planned Development District 8 (PD-8). Beyond this are various parcels of land along Freedom Court that are in Phase 15 of the Chandler's Landing Subdivision, which consists of 88-lots with single-family homes on 37.37-acres.

East: Directly east of the subject property are various parcels of land developed with single-family homes. Beyond this is Freedom 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 is Phase 19 of the Chandlers Landing Subdivision, which sits on 22-acres and consists of 77 lots.

West: Directly west of the subject property is Valiant Drive, 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 two (2) parcels of land (*i.e. 314 and 318 Valiant Drive*) developed with single-family homes and zoned Planned Development District 8 (PD-8). Beyond this is Phase 20 of the Chandlers Landing Subdivision, which consists of 63 lots on 12.11-acres.

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 16 of the Chandler’s Landing Subdivision, which has been in existence since 1985, consists of 59 single-family residential lots, and is 96.61% 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 Valiant Court compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Valiant Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Valiant Drive are oriented towards Valiant Drive	The front elevation of the home will face onto Valiant Drive.
Year Built	1992-2000	N/A
Building SF on Property	2,534 SF – 4,101 SF	3,188 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.	20-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	Brick, Stone and Siding	Stone Veneer, Stucco Siding
Paint and Color	White, Cream, and Red	White
Roofs	Composite Shingles	N/A
Driveways	Driveways are all in the front and visible from Valiant Drive 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 2-feet from the front façade of the home.

In this case, the applicant is proposing a home that is not conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

- (1) Garage Orientation. 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. Staff estimates that the garage will protrude approximately two (2)

feet in front of the front façade of the home. When looking at this non-conformity, staff should point out that since the construction range for housing in this phase of the Chandler's Landing Subdivision extends from 1992-2000, there are several examples of houses in this area that have a similar garage configuration.

- (2) Roof Pitch. According to Subsection 03.01(A), *General Residential District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) all residential structures shall be constructed with a minimum 3:12 roof pitch. In this case, the applicant is requesting a single-family home with a flat roof. Staff should point out that all of the homes in this phase of the Chandler's Landing Subdivision have pitched roofs, and that the proposed roof design is not characteristic of the existing housing stock in this area.

With this being said, the approval of a waiver to the garage orientation or roof pitch requirements 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 these requirements. With the exception of these two (2) deviations from the *General Residential Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC). Previously, staff had added a condition of approval that the applicant be required to meet the applicable setbacks for Planned Development District 8 (PD-8). This was to ensure that a minimum of a ten (10) foot maintenance easement was provided for the property north of the subject property (i.e. 309 Valliant Drive). However, the applicant has made changes to the residential plot plan and proposes to follow the traditional zero-lot-line development scheme present on the lots to the north and south of the subject property.

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 Valiant Drive and the proposed building elevations in the attached packet. Staff is obligated to reiterate that the proposed home does not appear to be consistent in terms of architecture compared to the existing homes in the surrounding area; however, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 24, 2023, staff mailed 120 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 of the request, two (2) responses to our online Zoning and Specific Use Permit Input Form in opposition to the request, one (1) email from a property owner expressing concerns regarding the request. In addition, staff received one (1) notice in favor of the request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of 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 'A'* 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 'B'* 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) The applicant will be required to meet all applicable building setbacks stipulated by Planned Development District 8 (PD-8) and the Unified Development Code (UDC).
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On June 27, 2023, the Planning and Zoning Commission approved a motion to recommend denial without prejudice of the Specific Use Permit (SUP) by a vote of 5-1, with Commissioner Womble dissenting and Commissioner Deckard absent. The Planning and Zoning Commission based this decision on the failure of the applicant to be present at both the Planning and Zoning Commission work session meeting and the public hearing to answer questions and/or concerns about the request. In addition, the Planning and Zoning Commission expressed concerns about the architecture of the home and that it did not match the architectural styles of the surrounding homes in this phase of the Chandler's Landing Subdivision. According to the Unified Development Code (UDC), "...if such change [*i.e. zoning change or Specific Use Permit (SUP)*] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) 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."



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-024

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 311 Valiant Dr.
 SUBDIVISION Chandlers Landing LOT 6 BLOCK C
 GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-8 CURRENT USE Residential
 PROPOSED ZONING _____ PROPOSED USE _____
 ACREAGE 0.1278 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]

<input checked="" type="checkbox"/> OWNER	<u>Chris Curra</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Chris Curra</u>
CONTACT PERSON	<u>Chris Curra</u>	CONTACT PERSON	<u>Chris Curra</u>
ADDRESS	<u>2975 Blackburn St #1321</u>	ADDRESS	<u>2975 Blackburn St. #1321</u>
CITY, STATE & ZIP	<u>Dallas TX 75204</u>	CITY, STATE & ZIP	<u>Dallas TX 75204</u>
PHONE	<u>512 785 3518</u>	PHONE	<u>512 785 3518</u>
E-MAIL	_____	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Christopher Curra [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 10 DAY OF May, 2023.
OWNER'S SIGNATURE [Signature]

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


JUANALEJANDRO
 My Notary ID # 129168470
 Expires October 30, 2024
 MY COMMISSION EXPIRES Oct 30, 2024

0 25 50 100 150 200 Feet

Z2023-024; Specific Use Permit for Residential Infill at 311 Valiant Drive



PD-8

Case Location Map = 



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.

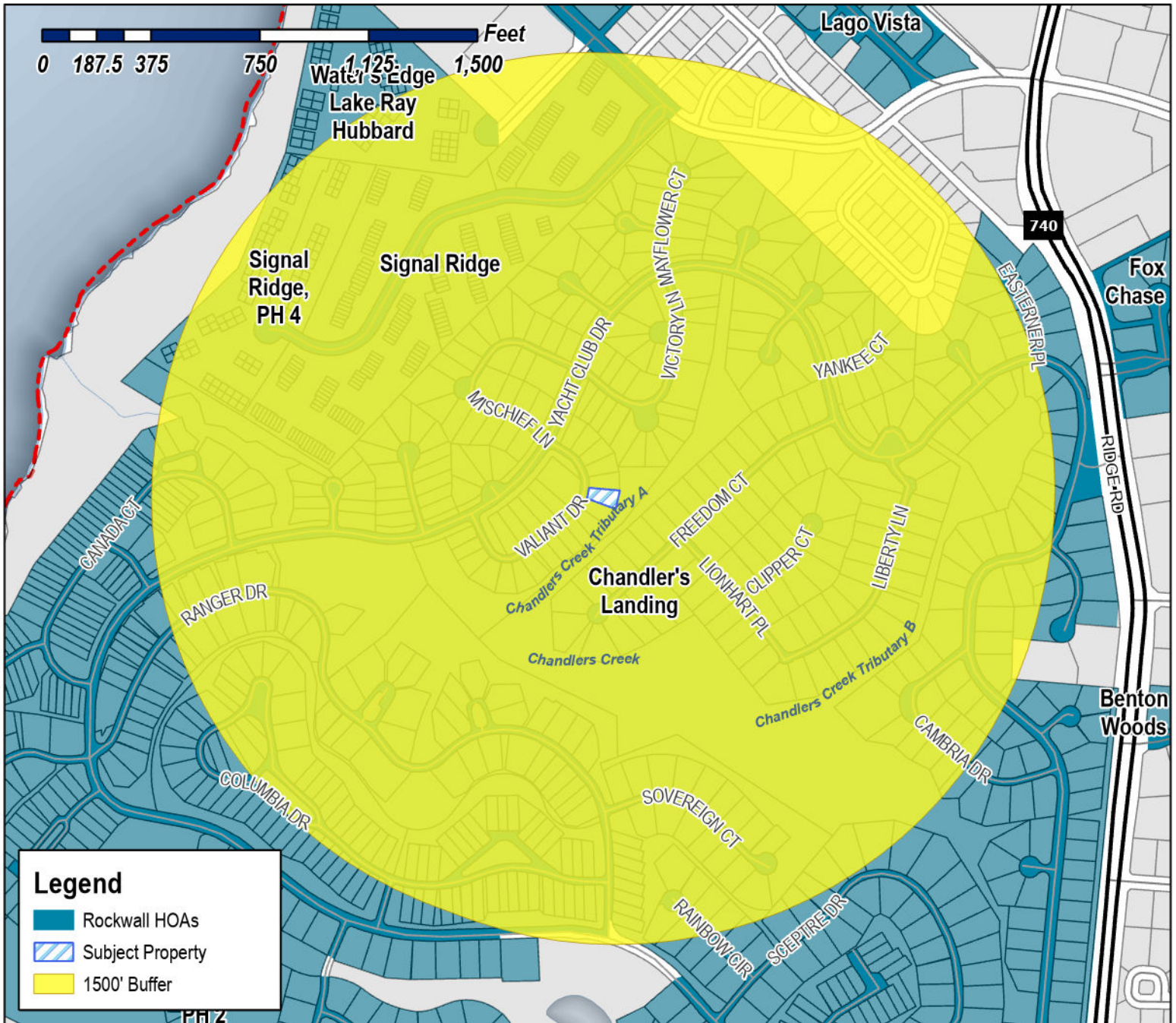




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Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023
 For Questions on this Case Call (972) 771-7745



Guevara, Angelica

From: Zavala, Melanie
Sent: Tuesday, May 23, 2023 3:20 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-024]
Attachments: Public Notice (05.23.2023).pdf; HOA Map (05.23.2023).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on May 26, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 2023 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 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>.

Z2023-024: SUP for Residential Infill at 311 Valiant Drive

Hold a public hearing to discuss and consider a request by Chris Curra 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 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary.

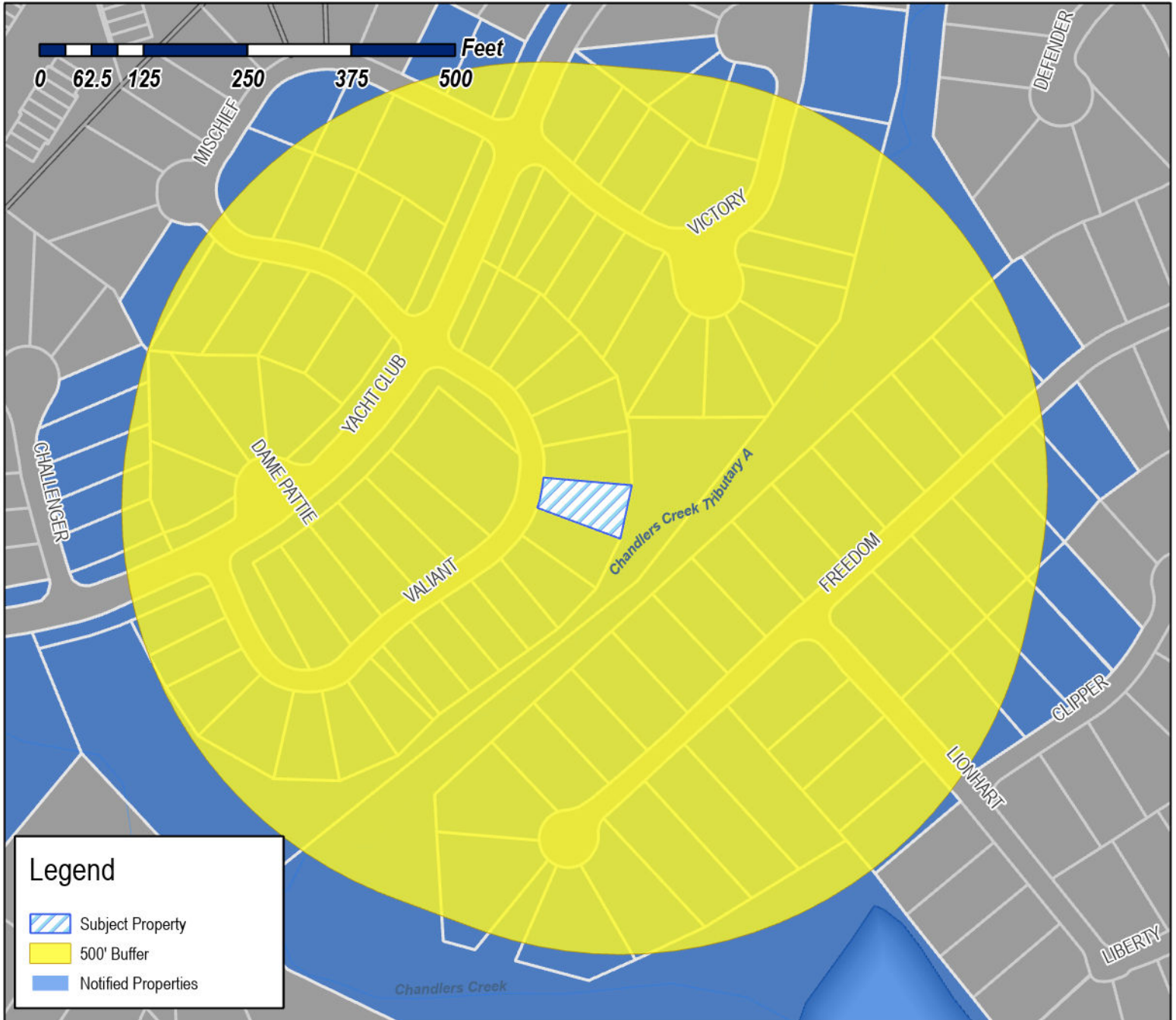
Thank You,
Melanie Zavala
Planning Coordinator
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-771-6568



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023

For Questions on this Case Call: (972) 771-7746



GOODMAN CARLA
101 DAME PATTIE DR
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HALL CORI
102 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
103 DAME PATTIE
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

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

RESIDENT
113 CLIPPER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

ROGERS RYAN
117 CLIPPER COURT
ROCKWALL, TX 75032

CUMMINGS ATANIA ROLDAN AND ERIC JOSEPH
118 FREEDOM COURT
ROCKWALL, TX 75032

PUSTEJOVSKY MARK
11875 CR 4026
KEMP, TX 75143

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

RESIDENT
122 FREEDOM CT
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
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

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

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

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

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

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

KOCUREK MICHELLE
205 FREEDOM COURT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

NORRIS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

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

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

DEMARS GREGORY SCOTT AND
CYNTHIA LEE FLOYD
281 VICTORY LANE
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

JOHNSON DAVID
291 VICTORY LN
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1019
DALLAS, TX 75204

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

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
303 VALIANT DR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLEE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
309 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

SMITH THOMAS M
443 CHIPPENDALE DR
ROCKWALL, TX 75032

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

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

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

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

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2023-024: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Chris Curra 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 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 2023 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:

Angelica Guevara
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 19, 2023 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. Z2023-024: SUP 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 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

From: [Bruce Robison](#)
To: [Planning](#)
Subject: Z2023-024 SUP for Residential Infill
Date: Monday, May 29, 2023 11:32:10 AM

My name is Bruce Robison and I live at [REDACTED]

I am opposed to the request. This area is densely populated and to wedge another home in the crowded neighborhood would just make the area more congested.

Regards
Bruce

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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 area]

Name:

Jan Moltzan

Address:

[Redacted 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.

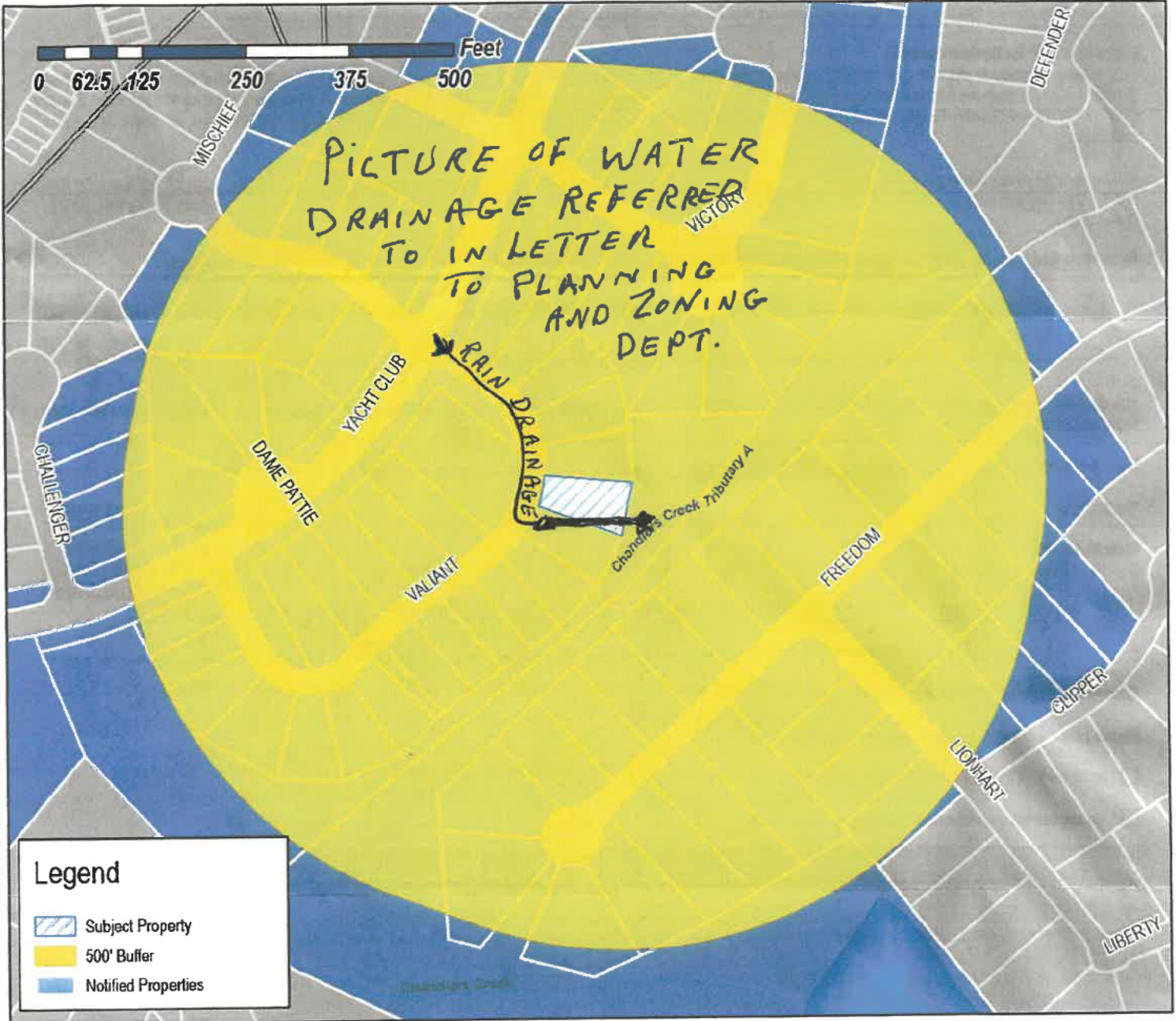
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



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.



Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive



Date Saved: 5/23/2023

For Questions on this Case Call: (972) 771-7746

PUBLIC NOTICE



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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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. Z2023-024: SUP 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.

SENT: JUNE 1, 2023

We have included a letter of two concerns!

Please CONTACT US

Home:

DR Jerry & Tommie households Cell:

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

Building plans of Property at 311 Valiant Dr.

1 message

Tommie Loveless <[Redacted]>
To: Jerry Loveless ICE <[Redacted]>

Thu, Jun 1, 2023 at 12:41 PM

ATTENTION: Ryan Miller and Angelica Guevara
June 1st 2023-Case #22023-024

This request is made by Jerry and Tommie Loveless.

We have lived in Chandler's Landing, at [Redacted] for 24 years. We love and appreciate Chandler's and certainly welcome new neighbors. However, when we realized the possibility of plans to build a house at 311 Valiant, we felt sharing our two main concerns is a must.

1.) There are two VERY large trees, over a 100 feet tall, which are located about 10 feet from our foundation. The roots of these trees are under the foundation of our home and probably extend out to the 311 lot. Through the years, when prospective buyers were interested in building on this property, different surveyors were sent to measure size, elevation and determine considerations involved in building.

Each time we were told that due to the size and location of the two trees by our property, the roots would crack the foundation of our home, if the trees were compromised by the building activities! It was also stated that it would be impossible to pull up these trees and cutting them down would be hazardous to both properties. (A portion if these trees are on our property).

2). Another grave concern is drainage problems.

During rains, water drains from the beginning of the top of our street, down to our property (313 Valiant) into a drainage that crosses the entire length of our driveway; it then drains under the front and side of our property.

Any excess water continues draining underground through a PVC to the back portion of 311 property where it drains into the Chandler's creek.

The concern is:

If this pipe is covered or damaged, our property (and street) will experience flooding.

(Because of these and other considerations, this lot has never been built upon.)

PLEASE SCHEDULE A TIME WHEN AN ENGINEER FROM THE ROCKWALL CITY WATER DEPARTMENT CAN COME TO OBSERVE AND HELP US CONCERNING THESE AREAS OF CONCERN.

THANKS SO MUCH FOR YOUR CONSIDERATION WITH THIS IMPORTANT SITUATION.

Dr. Jerry and Tommie Loveless

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Sent from my iPad

Sorry for the "small font!"

*It would not print larger!
We also sent this by email to you*

*TO: Planning@Rockwall.com
Also plan to attend the meetings
Thanks Again*

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023 024

Please place a check mark on the appropriate line below: *

I am in favor of the request

I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

Respondent Information

Please provide your information.

First Name *

Jonah

Last Name *

Mirfendereski

Address *

[Redacted]

City *

[Redacted]

State *

[Redacted]

Zip Code *

[Redacted]

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

I received a property owner notification in the mail.

I read about the request on the City's website.

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023 024

Please place a check mark on the appropriate line below: *

I am in favor of the request

I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

Respondent Information

Please provide your information.

First Name *

Nalina

Last Name *

Shapiro

Address *

[Redacted]

City *

[Redacted]

State *

[Redacted]

Zip Code *

[Redacted]

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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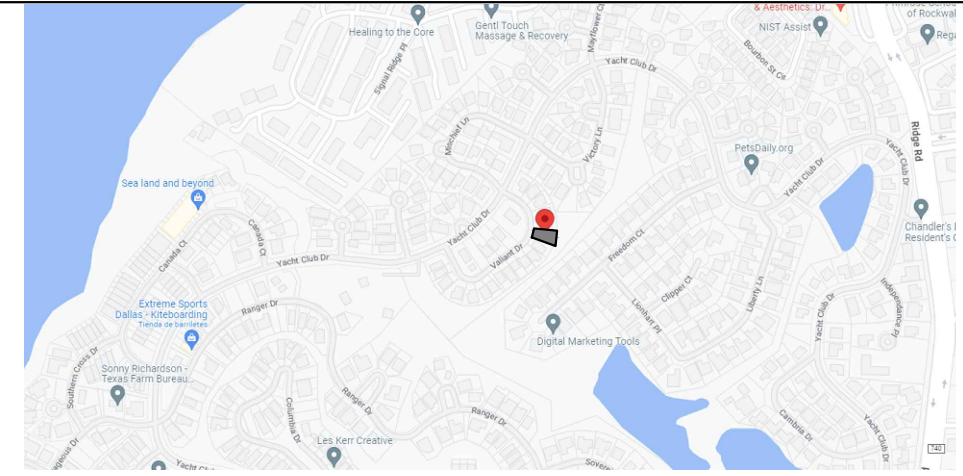
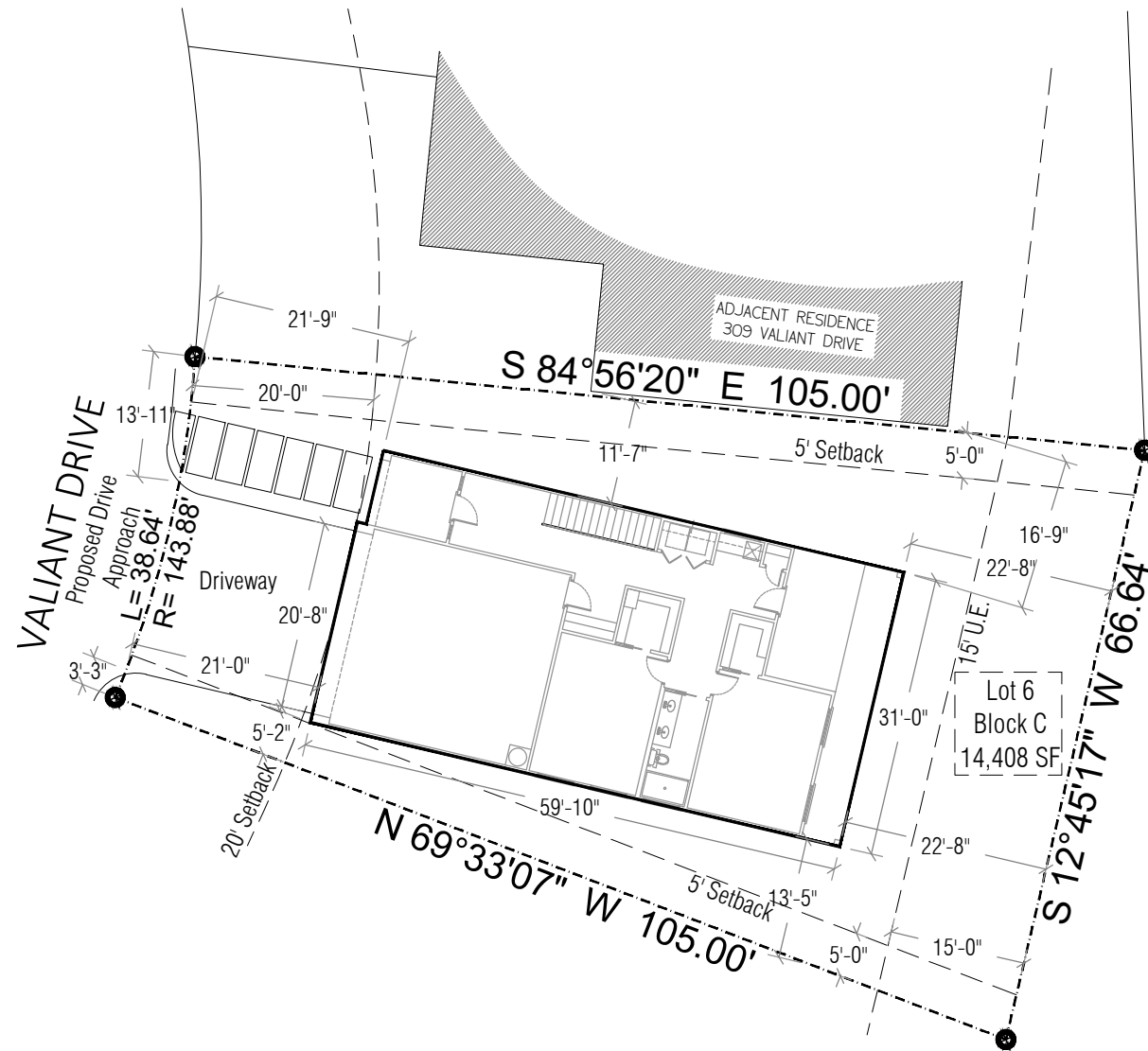
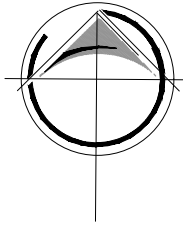
My neighbors told me about the request.

Other: _____

This content is neither created nor endorsed by Google.

Google Forms

NORTH



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
CHANDLERS LANDING #16 &
REPLAT, BLOCK C, LOT 6
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN
SCALE: 1'-0" = 20'-00" 1

SITE PLAN INFORMATION	
LOT SIZE	5,431 SQFT
TOTAL BUILDING AREA	3,188 SQFT
PERCENT LOT COVERED	22 %

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	217 SQFT
PROPOSED GARAGE	484 SQFT
PROPOSED PORCH/ENTRY	67 SQFT
PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

311 VALIANT DR,
ROCKWALL, TX 75032

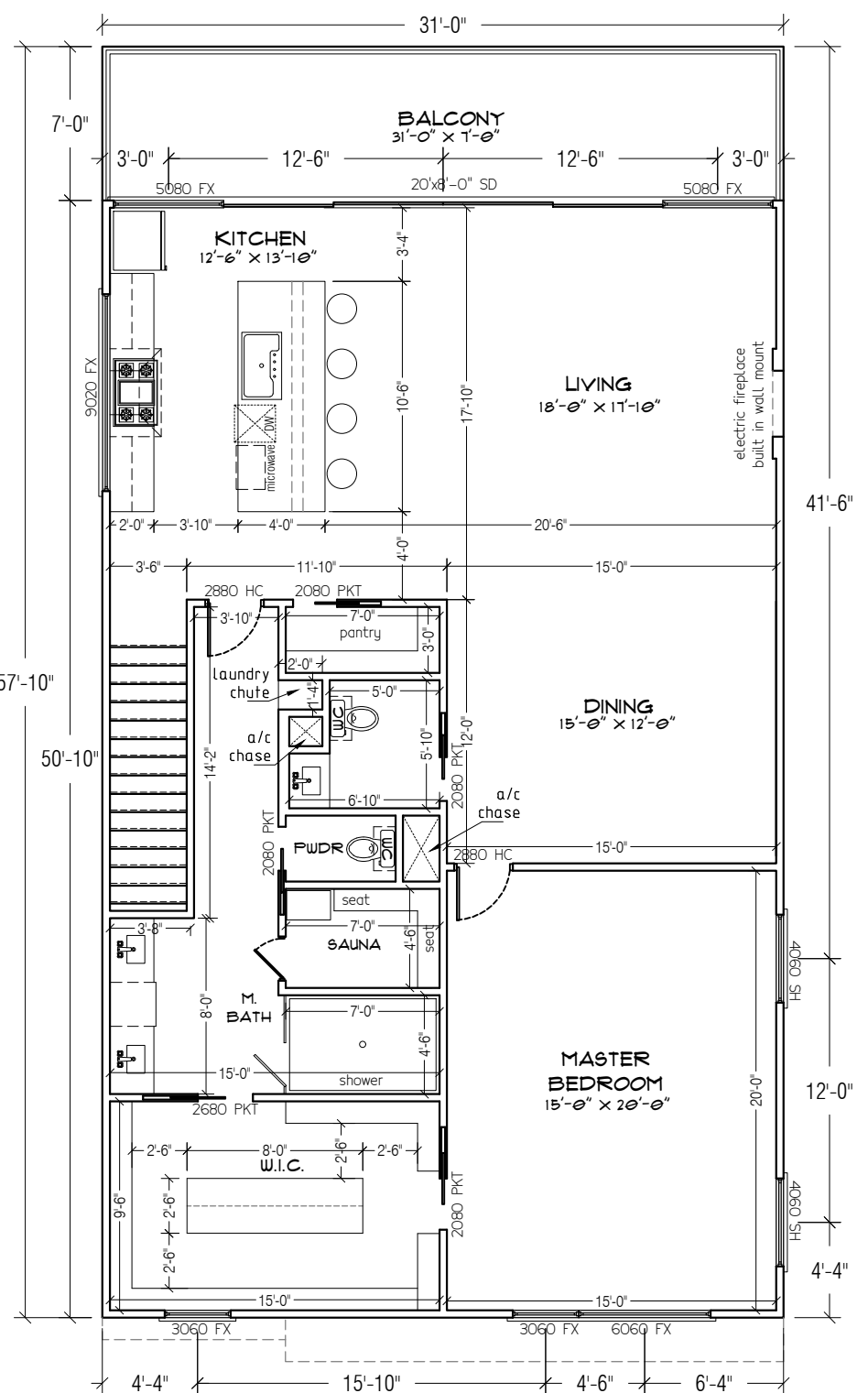
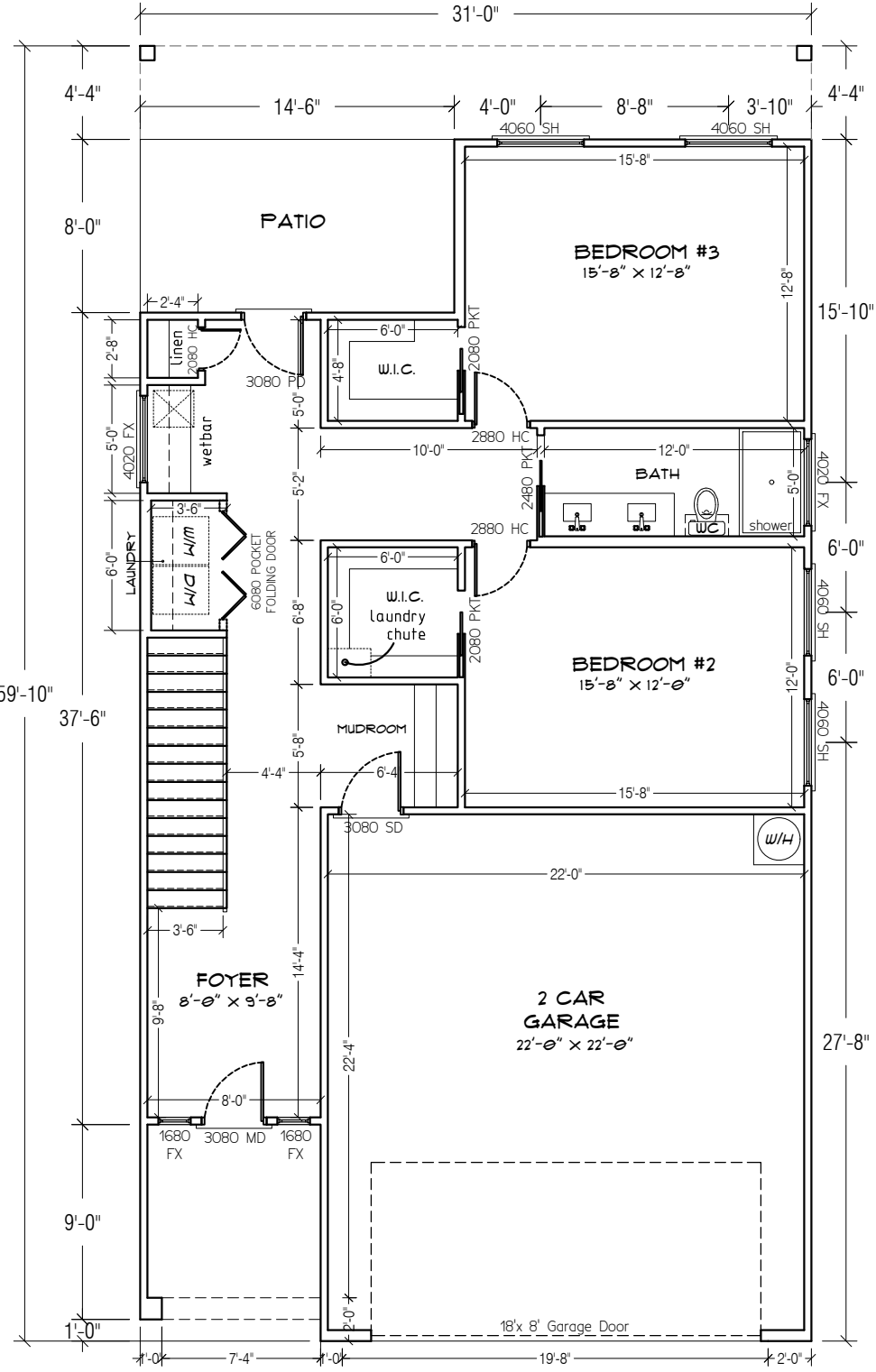
P&E TITLE: SITE PLAN

SCALE: 1'-0" = 20'-00"

DATE: 4/13/2023

PAGE: 1

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE BUILDER AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE BUILDER AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE BUILDER AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.



KEY	
KEY	DESCRIPTION
SH	SINGLE HUNG WINDOW
HC	HOLLOW CORE DOOR
SC	SOLID CORE DOOR
SD	SLIDING DOOR
FX	FIXED WINDOW
BID	BI-FOLD DOOR

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	211 SQFT
PROPOSED GARAGE	484 SQFT
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PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

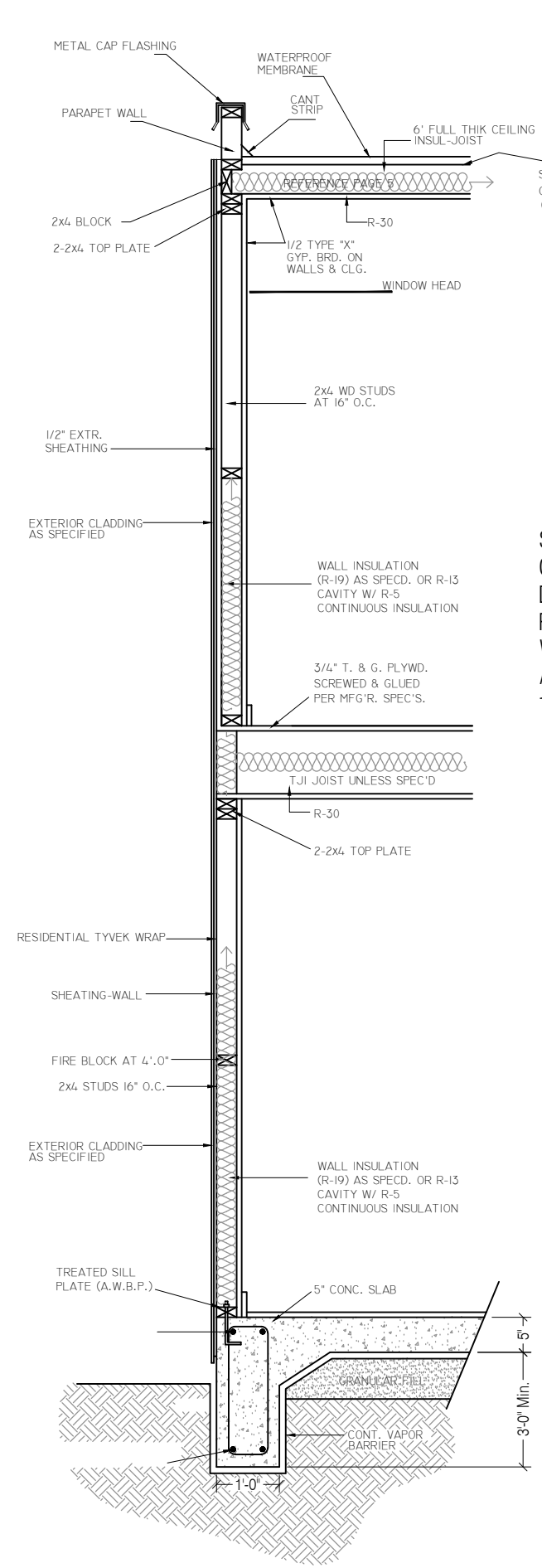
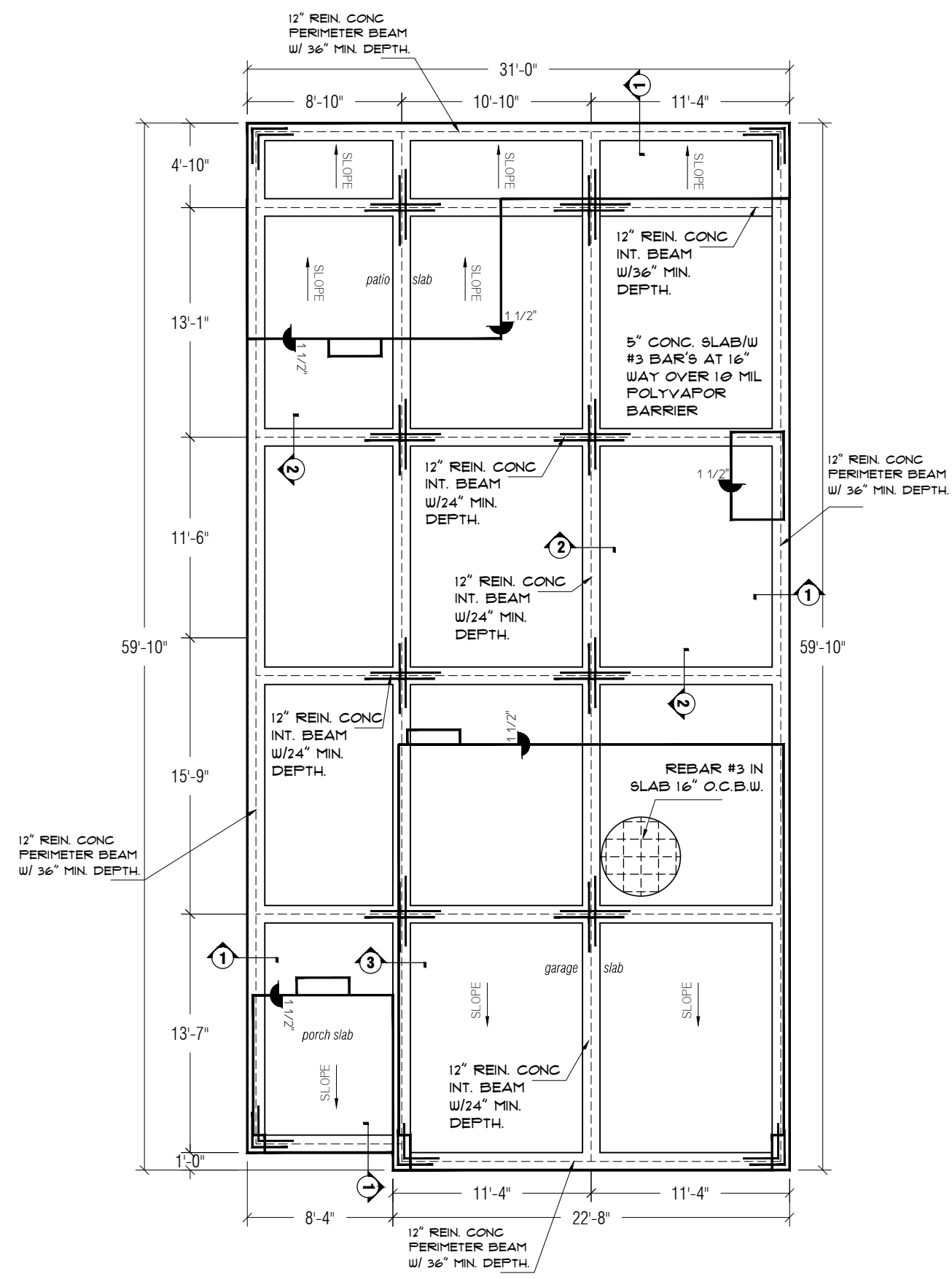
FLOOR PLAN
SCALE: 1/8"=1'-0"

2

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311 VALIANT DR,
ROCKWALL, TX 75082

TITLE: FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 4/13/2023
PAGE: 2



SLAB THICKNESS T=5"
GRADE BEAMS:
DEPTH H=24"
PERIMETRAL
WIDTH B=12"
ALL BEAMS MUST BE FOUNDED IN
12" MINIMUM OF UNDISTURBED SOIL

VERIFY ALL DIMENSIONS WITH
ARCHITECT'S PLANS PRIOR TO
CONSTRUCTION.

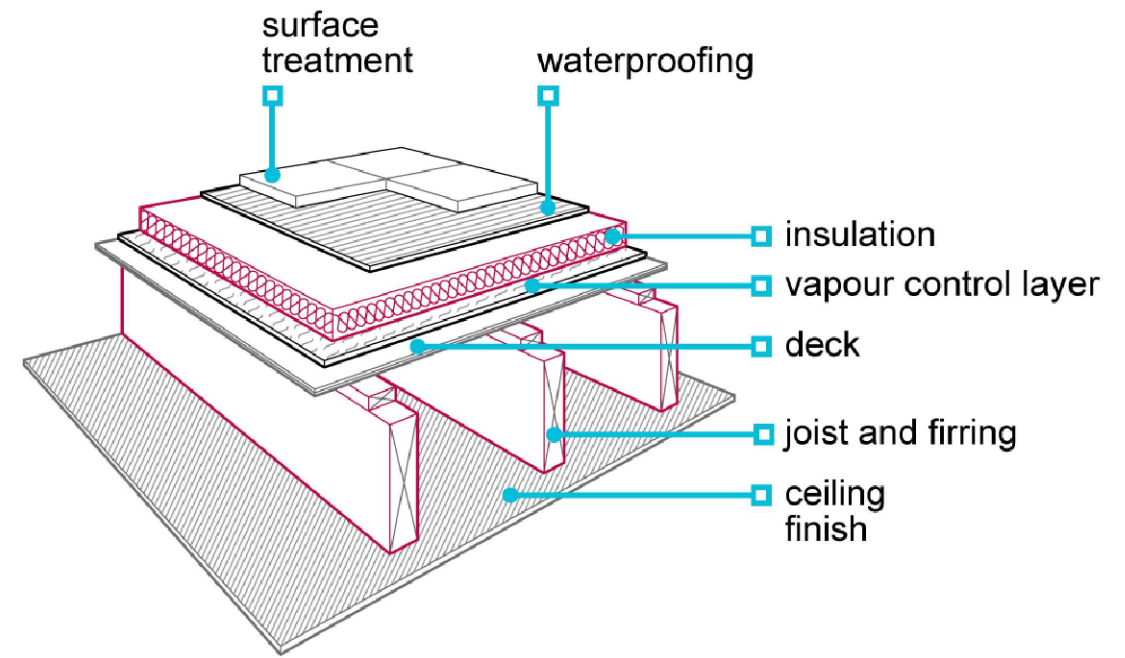
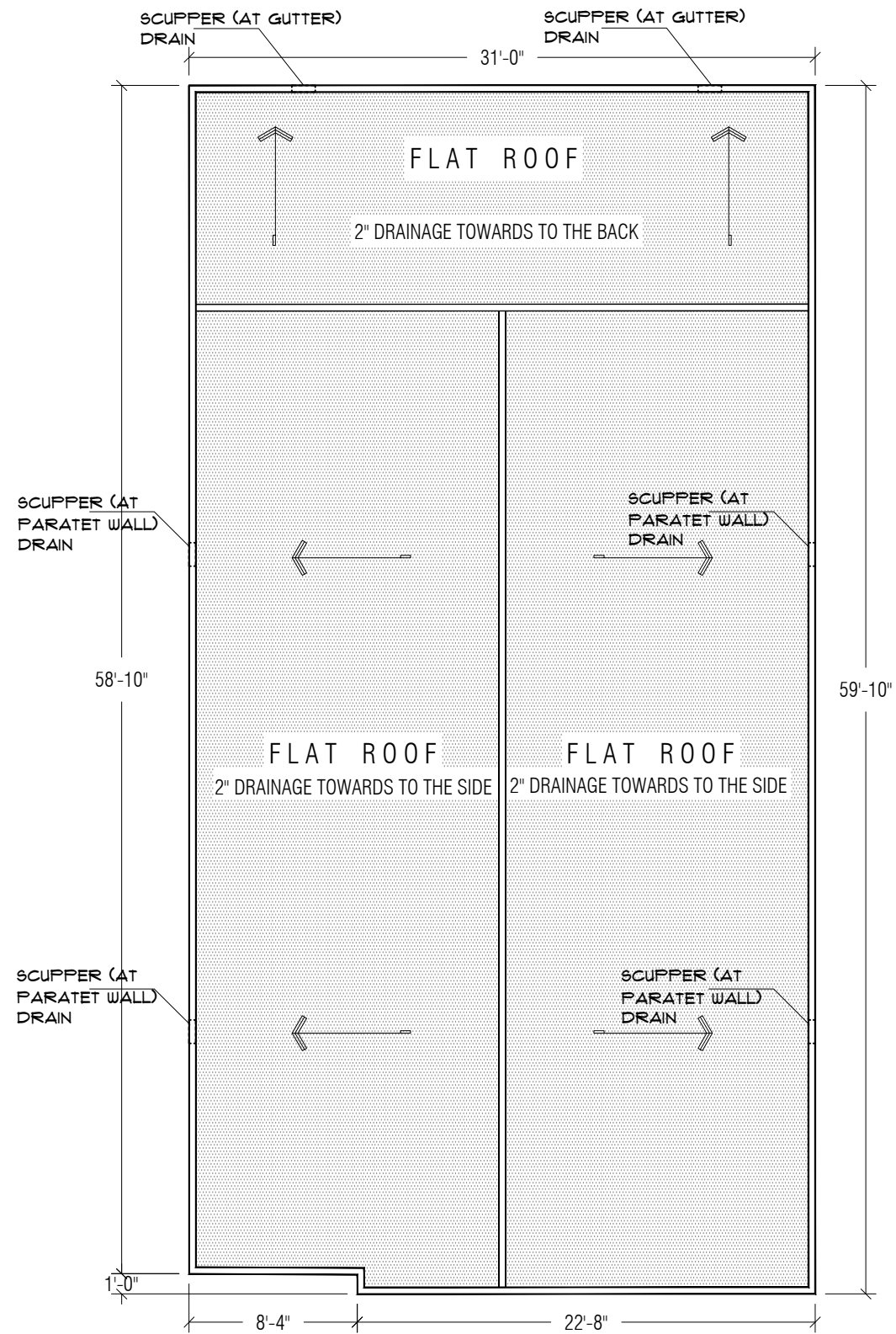
(A) WALL SECTION - STUCCO-CLADDING/SLAB/TWO STORY
not to scale



Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

<p>THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. THE SUBSTANTIAL BUILD OF THIS STRUCTURE, THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, HOMEOWNER AND ALL CONTRACTORS PRIOR TO CONSTRUCTION. THE BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.</p>	
<p>311 VALIANT DR, ROCKWALL, TX 75082</p>	
PAGE TITLE:	FOUNDATION PLAN
SCALE:	1/8" = 1'-0"
DATE:	4/13/2023
PAGE:	3



falls can be created by firrings or tapered insulation

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311 VALIANT DR,
ROCKWALL, TX 75082



Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

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

5

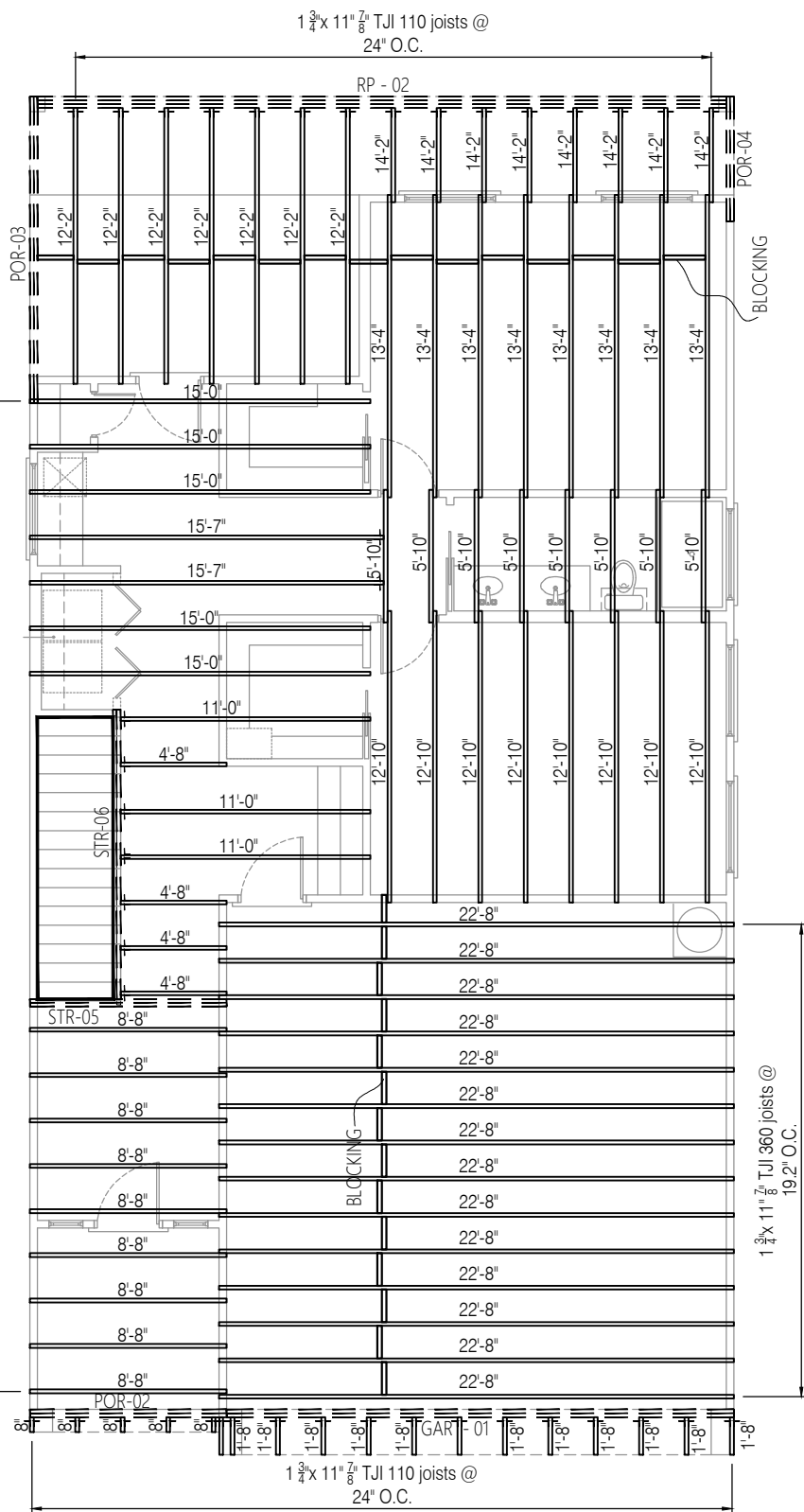
PAGE TITLE: ROOF & FRAMING PLAN

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

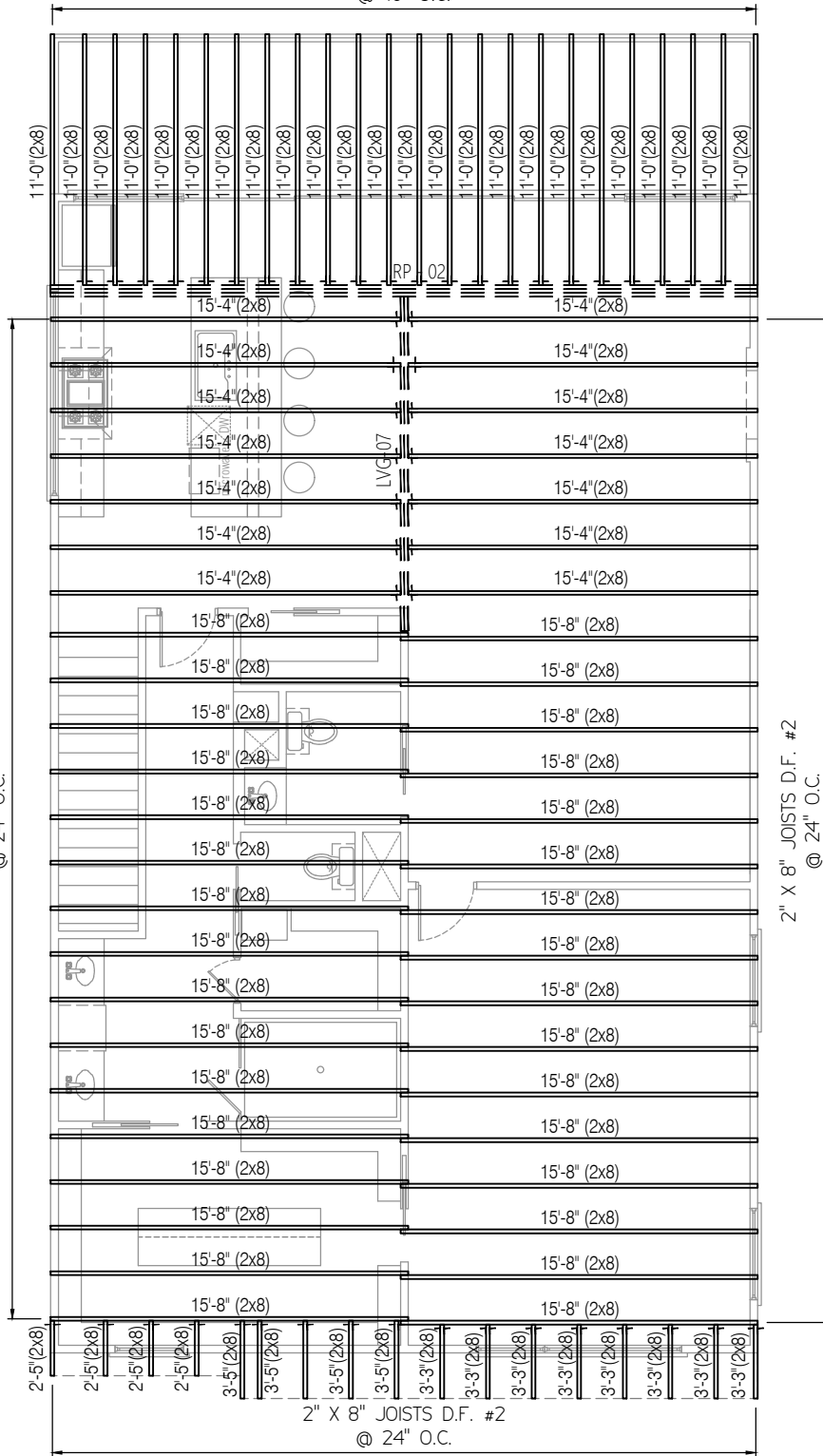
DATE: 4/13/2023

PAGE: 5

1 3/4" x 11 7/8" TJI 110 joists @ 24" O.C.



2" X 8" JOISTS D.F. #2 @ 16" O.C.



2" X 8" JOISTS D.F. #2 @ 24" O.C.

2" X 8" JOISTS D.F. #2 @ 24" O.C.

CEILING ROOF PLAN
SCALE: 1/8" = 1'-0"

5.1

LVL VERSA-LAM 2.1E 3100 BEAM

1 3/4" x 14"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
GAR-01	LVL VERSA-LAM 2.1E 3100			1	2		22'-4"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		13'-6"
POR-04	LVL VERSA-LAM 2.1E 3100			1	2		5'-6"
SRT-05	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
SRT-06	LVL VERSA-LAM 2.1E 3100			1	2		12'-9"
LVG-07	LVL VERSA-LAM 2.1E 3100			1	2		14'-8"

LVL VERSA-LAM 2.1E 3100 BEAM

Triple Ply 1 3/4" or 5 1/4" x 24"

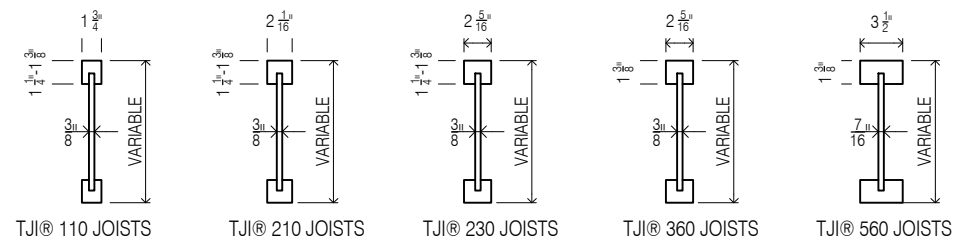
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
RP-01	LVL VERSA-LAM 2.1E 3100			1	3		30'-4"
RP-02	LVL VERSA-LAM 2.1E 3100			1	3		31'-0"



Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

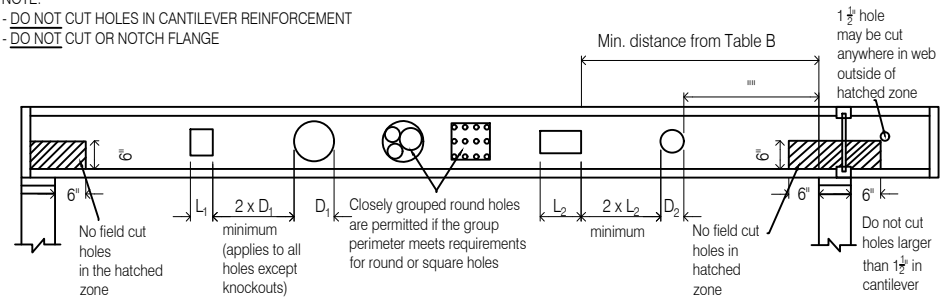
04/13/2023

TJI® JOISTS DIMENSIONS



ALLOWABLE HOLES - TJI® JOISTS

- NOTE:
- DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT
- DO NOT CUT OR NOTCH FLANGE



311 VALIANT DR,
ROCKWALL, TX 75082

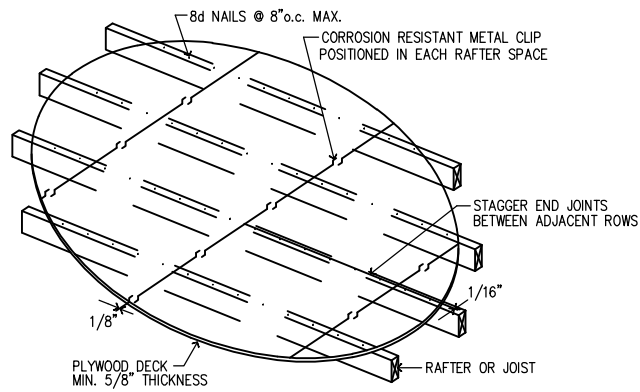
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SCALE: 1/8" = 1'-0"

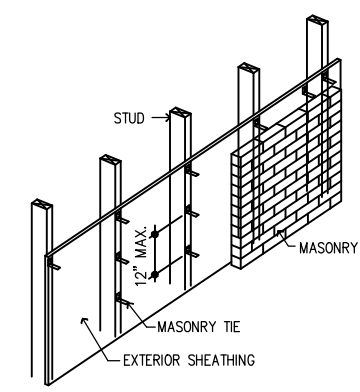
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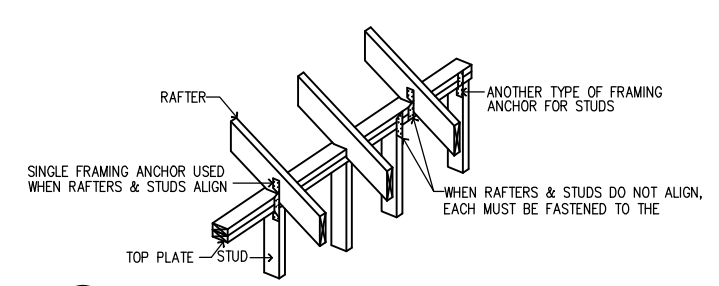
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THE STRUCTURE. THESE PLANS MUST BE REVISIONS, CHECKED BY THE BUILDER, ARCHITECT, ENGINEER, AND ALL CONTRACTORS PRIOR TO CONSTRUCTION. THE BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE BUILDER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MAP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.



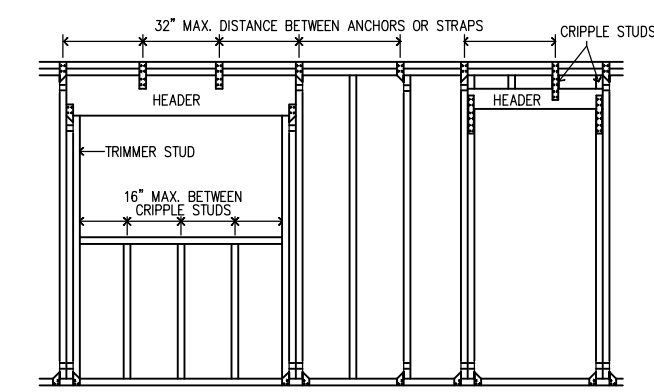
1 SOLID PLYWOOD SHEATHING



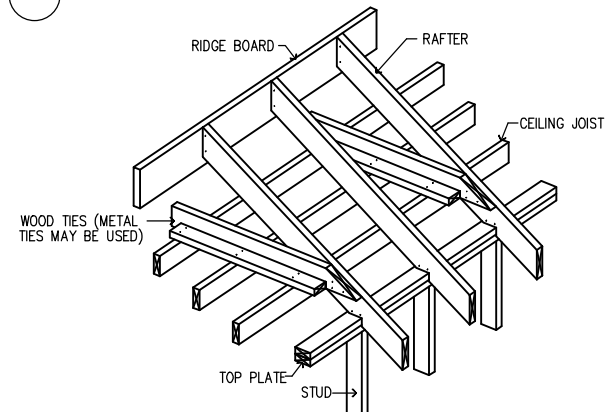
13 ANCHORING MASONRY VENEER TO WALL FRAMING



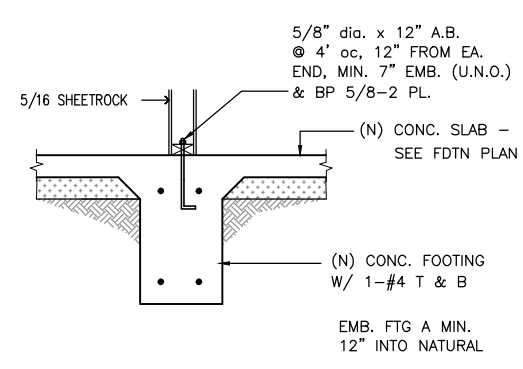
3 FASTENING RAFTERS TO THE WALL FRAMING



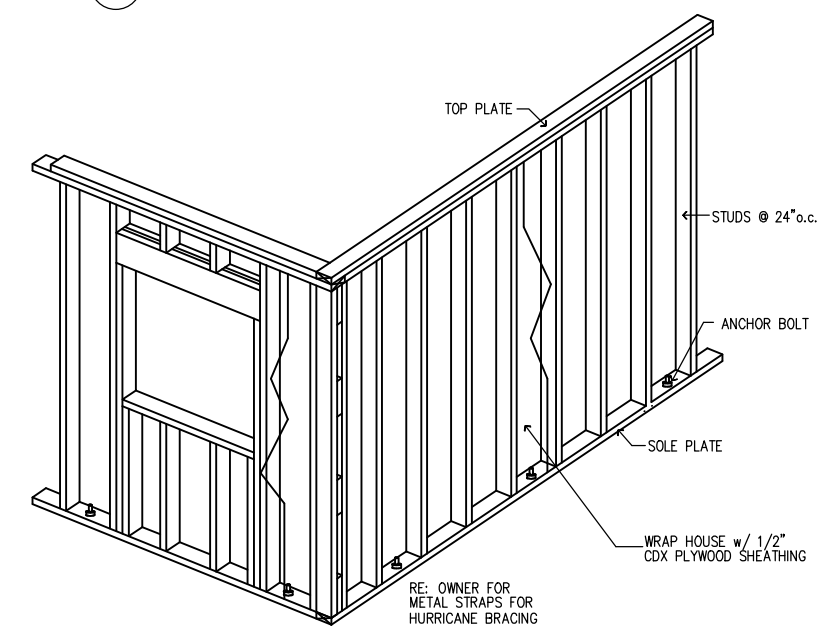
14 ANCHORAGE OF HEADERS



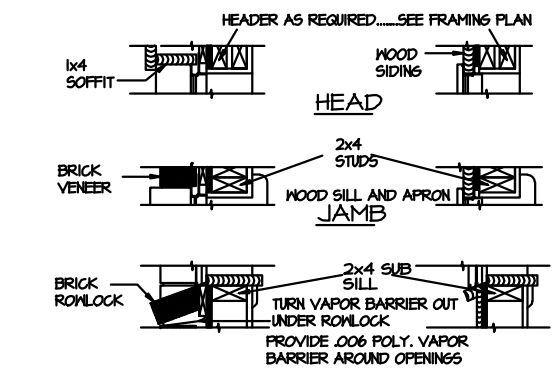
4 SECURING RAFTERS TO PERPENDICULAR JOISTS BELOW



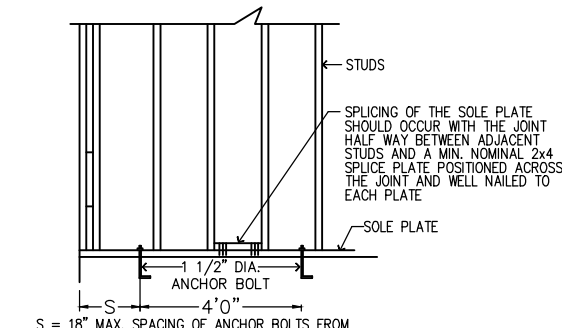
16 INTERIOR WALL TO FOUNDATION BEAM ANCHORAGE



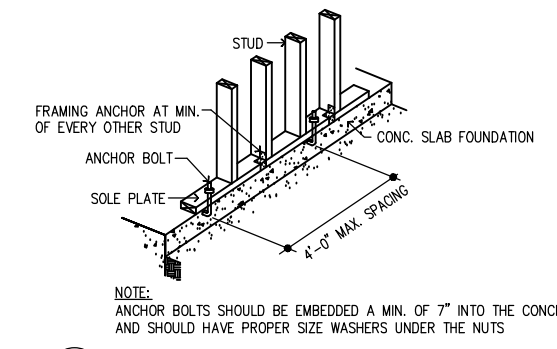
6 LATERAL BRACING OF EXTERIOR WALLS



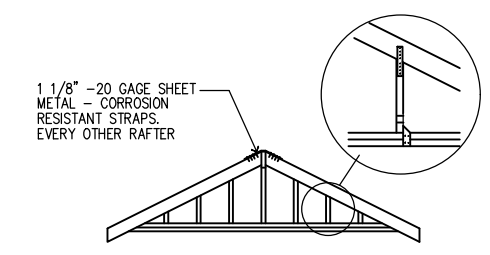
19 SILL CONSTRUCTION DETAILS



8 SPLICING OF SILLS OR SOLE PLATES

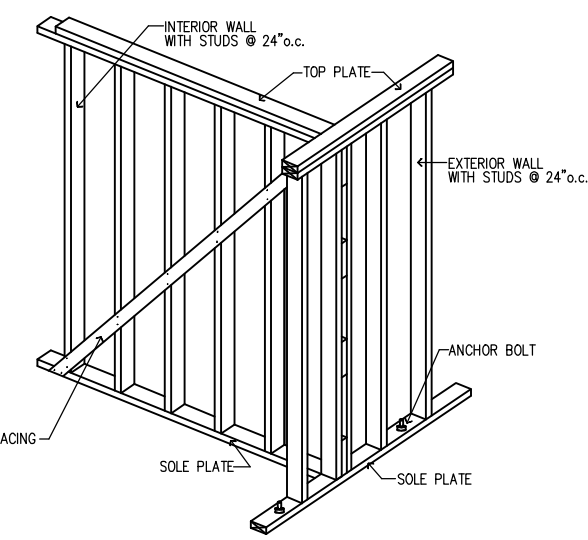


12 ANCHOR SILL PLATE TO FOUNDATION

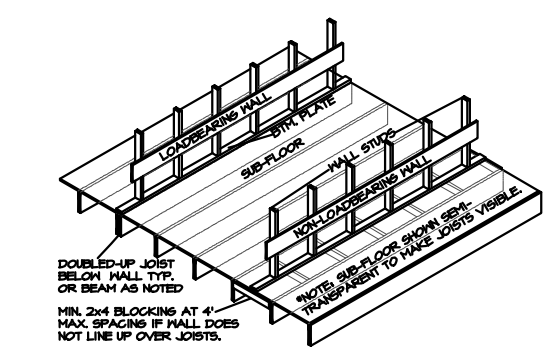


15 CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE

NOTE: 1 1/8" -20 GAGE SHEET METAL - CORROSION RESISTANT STRAPS, TYPICAL TO ALL STRAPS



11 LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL



20 INTERIOR WALLS CONSTRUCTION (NON LOAD-BEARING)

THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.I.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.I.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUAL" FROM THE T.C.P.I.A. AND COMPLY WITH IT.

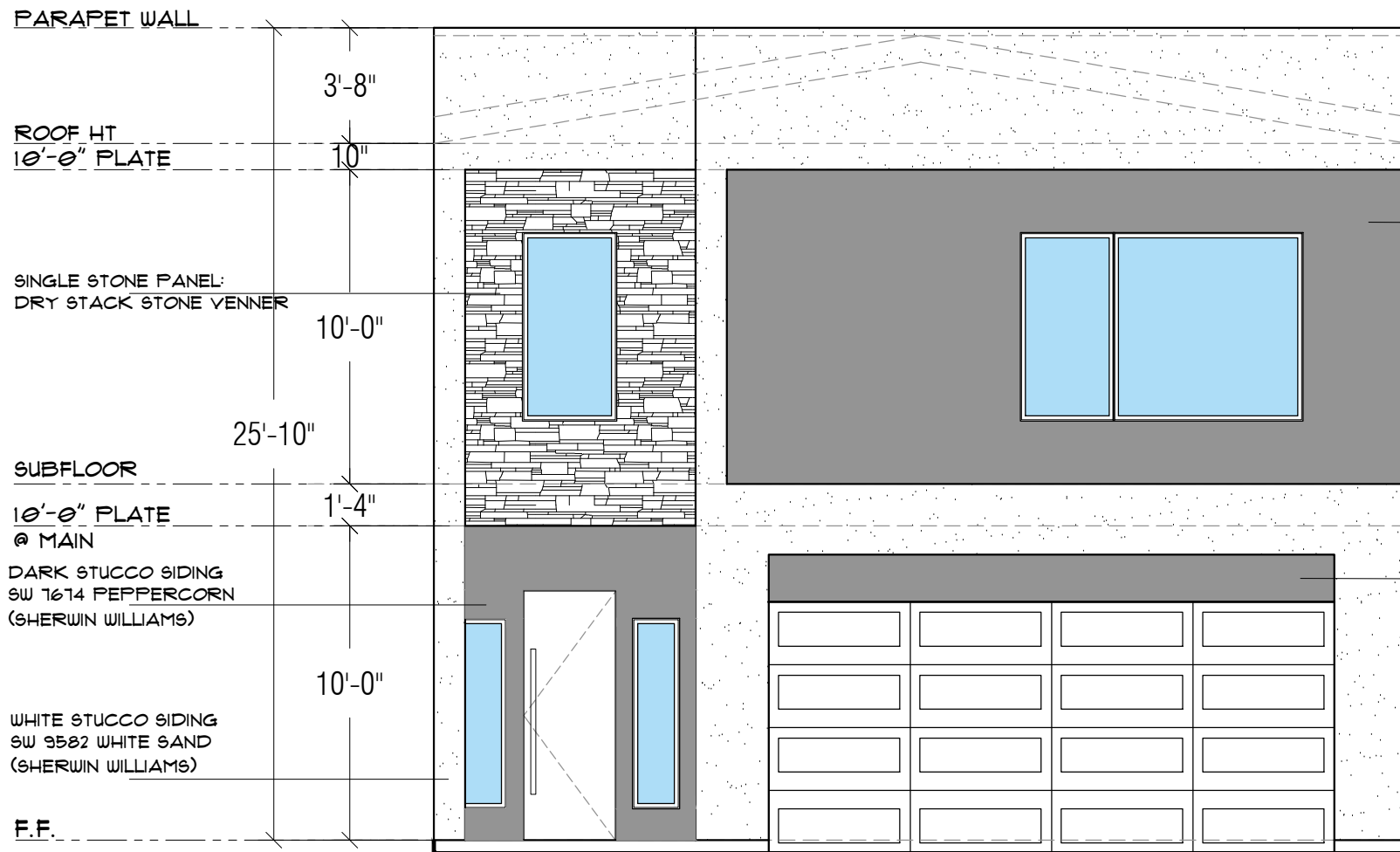
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVERSED, CHECKED BY THE BUILDER, ENGINEER, ARCHITECT, AND ALL CONTRACTORS PRIOR TO CONSTRUCTION. THE BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, LOCAL BUILDING CODES MAY VARY FROM THE NATIONAL BUILDING CODES. THE BUILDER MUST OBTAIN THE LOCAL BUILDING CODES PRIOR TO CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

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ROCKWALL, TX 75082



Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023



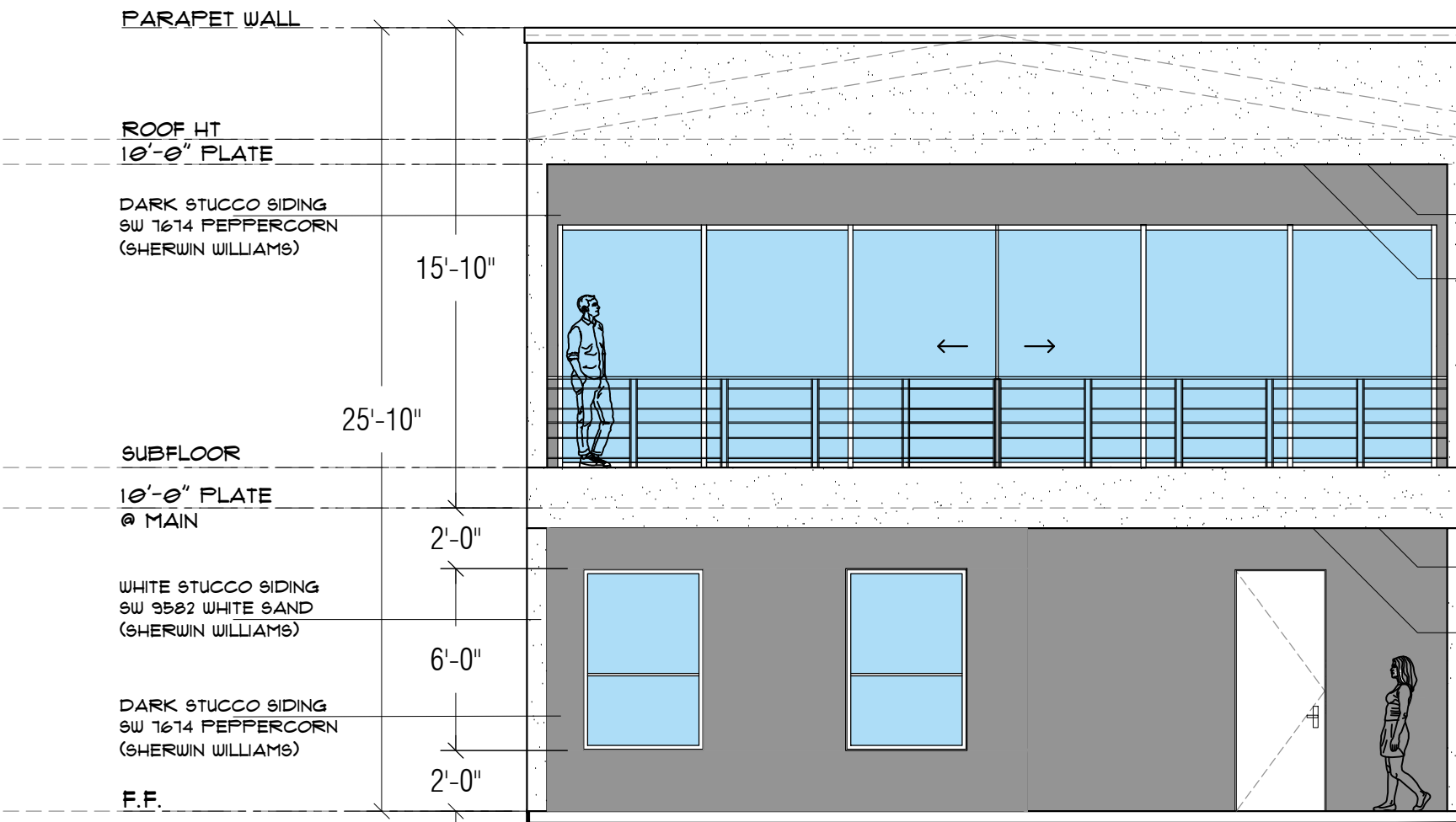
DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

MATERIAL SELECTION				EXTERIOR COVERAGE			
MATERIAL	MANUFACTURER	NAME	COLOR	FRONT	REAR	RIGHT SIDE	LEFT SIDE
STUCCO	QUIKRETE		WHITE/DARK	654 SQ. FT.	483 SQ. FT.	1,288 SQ. FT.	1,220 SQ. FT.
DRY STACK STONE VANNER	ELDORADO		BROWN	65 SQ. FT.			
							65 SQ. FT.
							TOTAL
							3,710 SQ. FT.
							100%

CUSTOMER/CONTRACTOR TO HAVE FINAL APPROVAL OF ACTUAL MATERIALS TO BE SELECTED FOR CONSTRUCTION WORK.

DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

FRONT ELEVATION 8
SCALE: 3/16"=1'-0"



UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

REAR ELEVATION 8
SCALE: 3/16"=1'-0"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVERSED, CHANGED, OR AMENDED BY THE OWNER OR CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE CONTRACTOR SHALL EXERCISE GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATION, THE CONTRACTOR SHALL VERIFY ALL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MAP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

311 VALIANT DR,
ROCKWALL, TX 75082

PARAPET WALL

ROOF HT
10'-0" PLATE

UNDERCEILING:
4" LIP STUCCO

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

SUBFLOOR

10'-0" PLATE
@ MAIN

RIGHT ELEVATION

SCALE: 3/16"=1'-0"

8.1

F.F.

11'-4"

4'-6"

10'-0"

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8'-0"

1'-6"

6"



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
301 Valiant Drive	Single-Family Home	1995	3,428	N/A	Brick and Siding
303 Valiant Drive	Single-Family Home	2001	3,289	N/A	Brick
305 Valiant Drive	Single-Family Home	1994	2,788	N/A	Brick
307 Valiant Drive	Single-Family Home	2005	3,331	N/A	Brick and Stone
309 Valiant Drive	Single-Family Home	1992	3,459	N/A	Brick
311 Valiant Drive	Vacant	N/A	N/A	N/A	Vacant
313 Valiant Drive	Single-Family Home	1994	2,534	N/A	Brick and Siding
315 Valiant Drive	Single-Family Home	2001	3,031	N/A	Brick
314 Valiant Drive	Single-Family Home	1993	4,101	N/A	Brick
318 Valiant Drive	Single-Family Home	2000	3,198	N/A	Brick
320 Valiant Drive	Single-Family Home	1996	3,073	N/A	Brick
AVERAGES:		1997	3,223		



CITY OF ROCKWALL

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301 Valiant Drive



303 Valiant Drive



CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

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305 Valiant Drive



307 Valiant Drive



CITY OF ROCKWALL

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309 Valiant Drive



311 Valiant Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

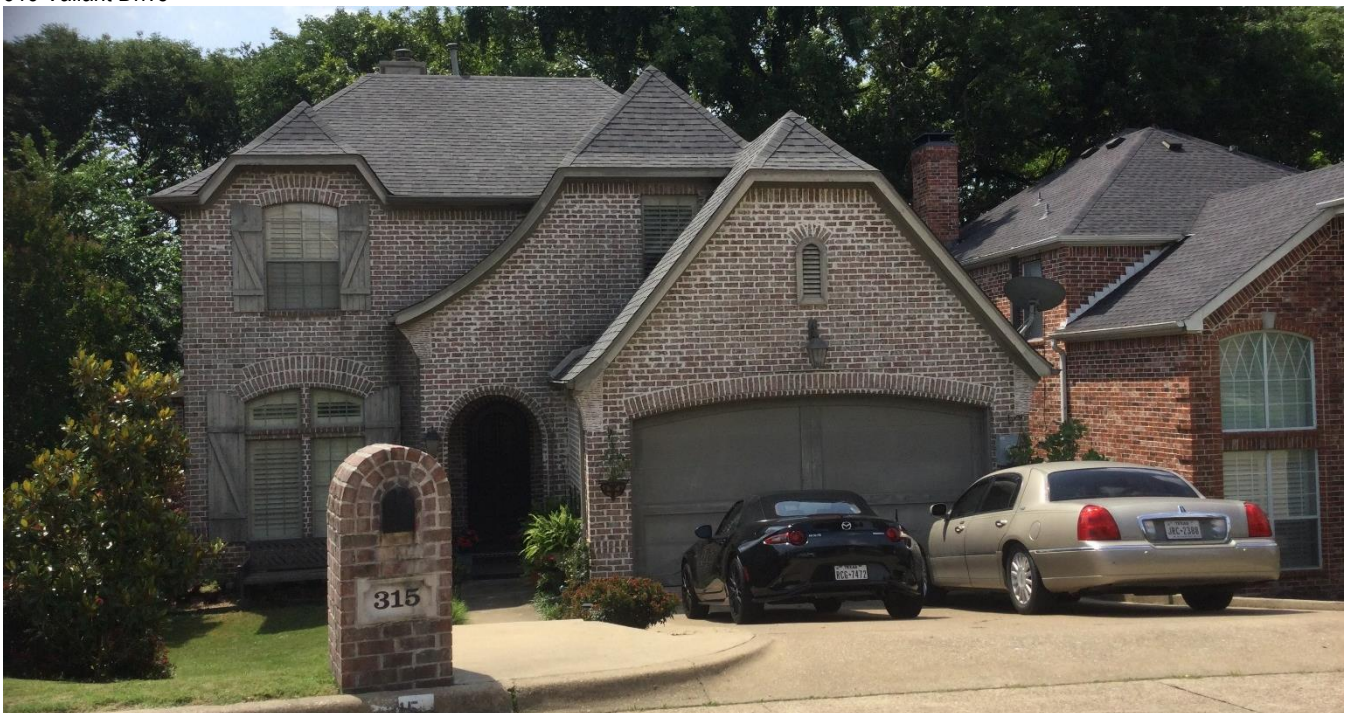
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313 Valiant Drive



315 Valiant Drive



CITY OF ROCKWALL

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314 Valiant Drive



318 Valiant Drive



CITY OF ROCKWALL

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385 S. GOLIAD STREET • ROCKWALL, TX 75087

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320 Valiant Drive

CITY OF ROCKWALL

ORDINANCE NO. 23-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 0.1278-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK C, OF THE CHANDLER'S LANDING #16 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.

WHEREAS, the City has received a request by Chris Curra 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 0.1278-acre parcel of land identified as Lot 6, Block C, of the Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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 Planned Development District 8 (PD-8) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 Planned Development District 8 (PD-8) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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*, of 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

Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- 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 'A'* 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 'B'* 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 17th DAY OF JULY, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 19, 2023

2nd Reading: July 17, 2023

Exhibit 'A':
Location Map and Residential Plot Plan

Address: 311 Valiant Drive

Legal Description: Lot 6, Block C, Chandler's Landing #16 Addition



Exhibit 'A':
 Location Map and Residential Plot Plan

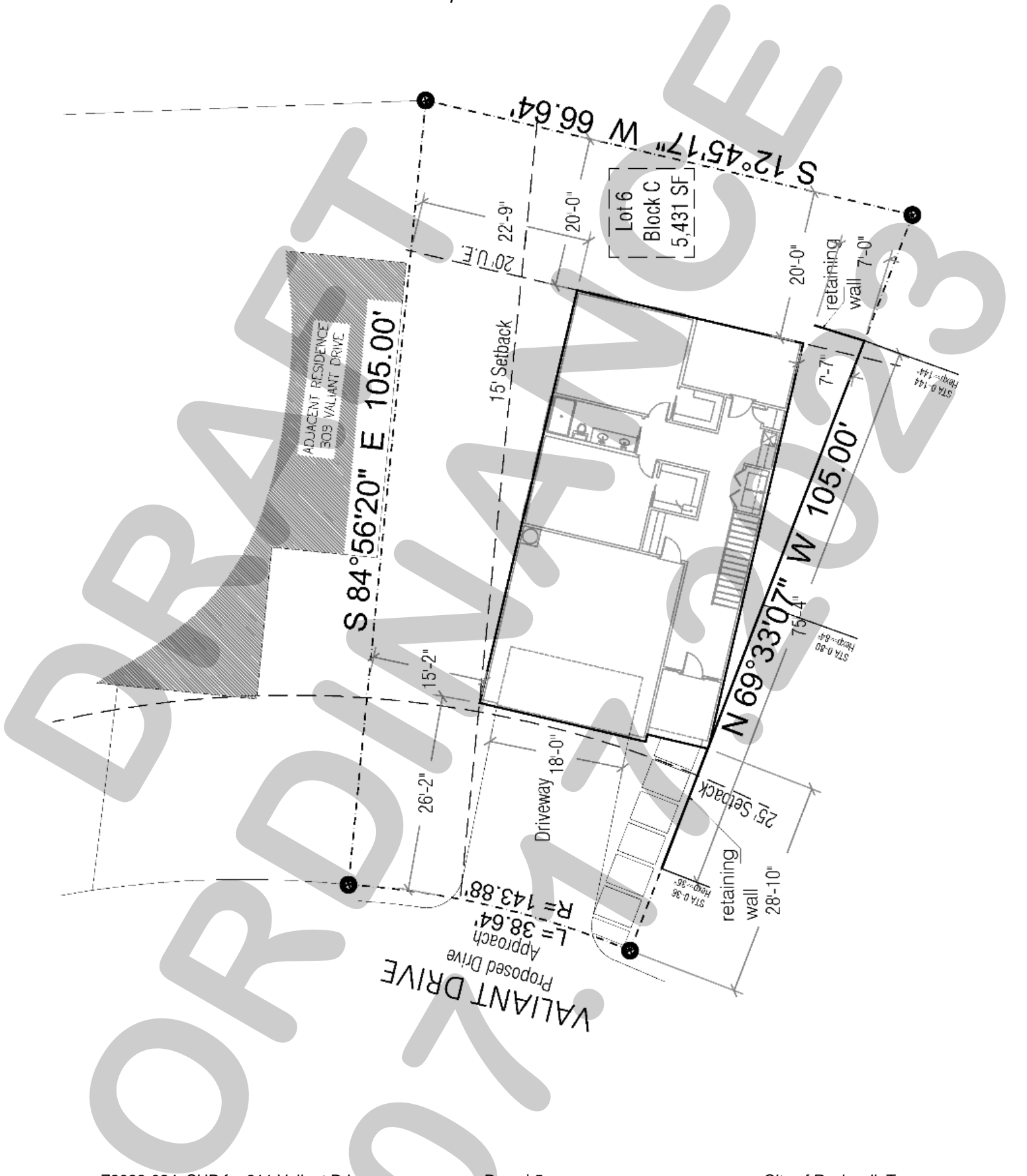
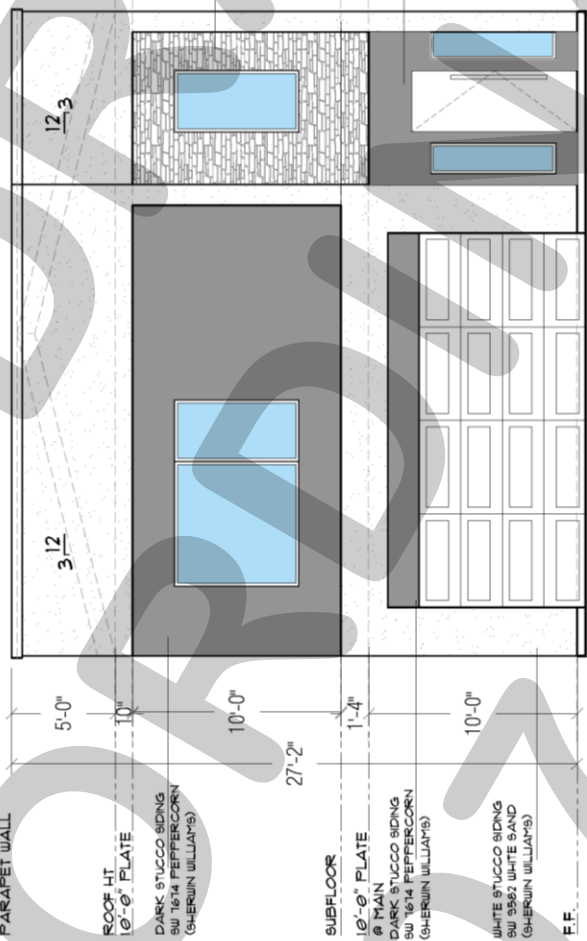


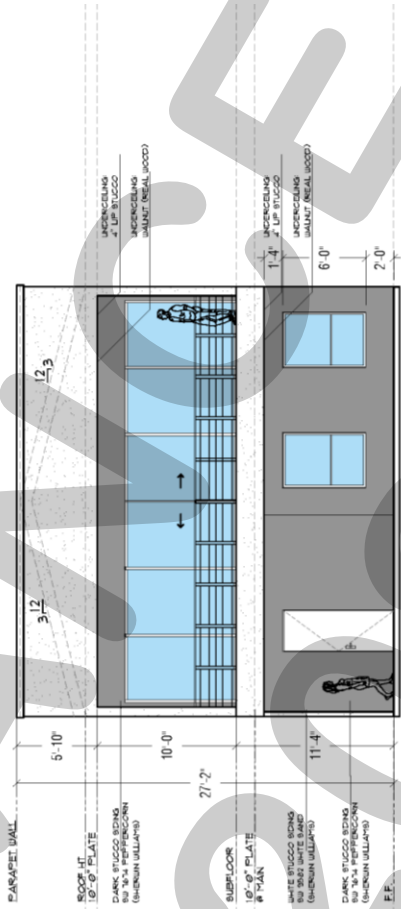
Exhibit 'B':
Building Elevations

MATERIAL SELECTION				EXTERIOR COVERAGE			
MATERIAL	MANUFACTURER	NAME	COLOR	FINISH	NSA	RIGHT SIDE	LEFT SIDE
STUCCO	SHERRILL		SHERRILL	654 SQ. FT.	1,328 SQ. FT.	1,328 SQ. FT.	3,644 SQ. FT.
DRY STACK STONE VENEER	ELWOOD		BROWN	85 SQ. FT.			85 SQ. FT.
TOTAL							3,729 SQ. FT.

CUSTOMER CONTRACTOR TO HAVE FINAL APPROVAL OF ACTUAL MATERIALS TO BE SELECTED FOR CONSTRUCTION WORK.

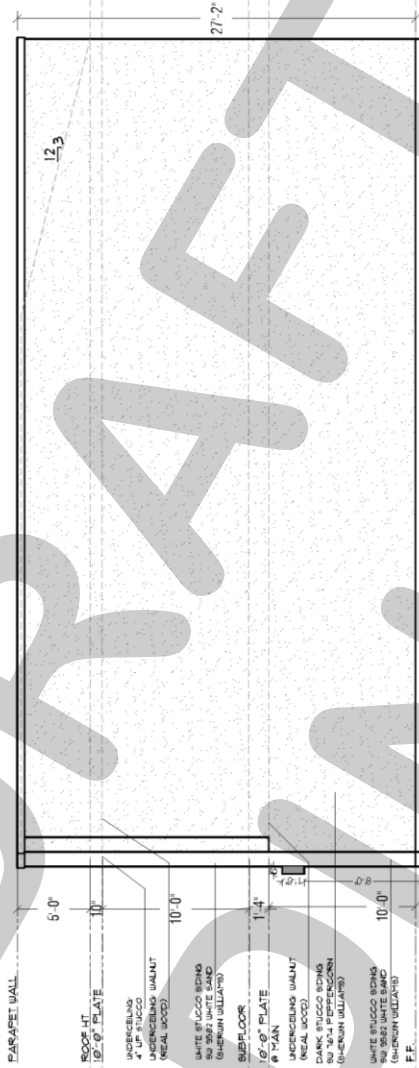


FRONT ELEVATION 8
SCALE 3/16"=1'-0"

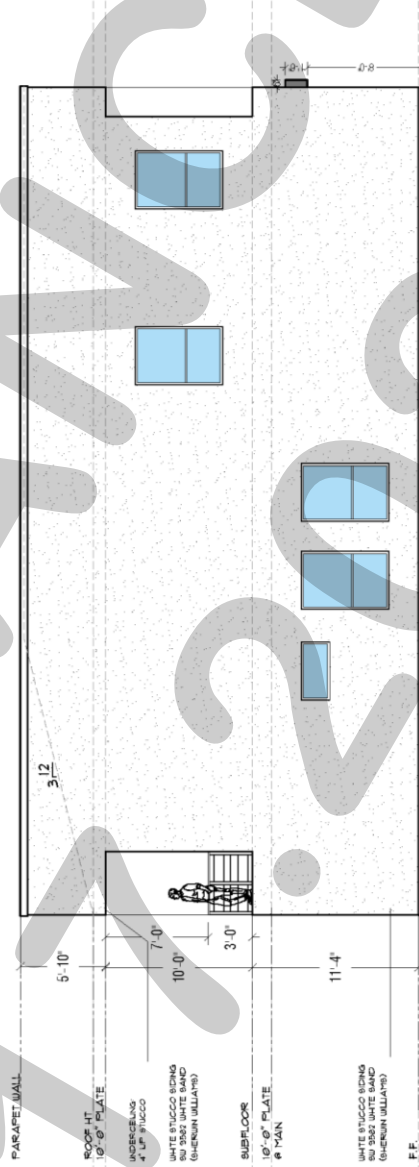


REAR ELEVATION 8
SCALE 1/8"=1'-0"

Exhibit 'B':
Building Elevations



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



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



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: July 17, 2023

SUBJECT: Z2023-029; AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 8 (PD-8)

Attachments

Memorandum
Location Map
HOA Notification Map
Neighborhood Notification Email
Property Owner Notification Map
Property Owner Notification List
Public Notice
Public Notice Letter
Property Owner Notifications
PD-008 (1)
PD-008 (2)
PD-008 (3)
PD-008 (4)
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38 and Resolution No.'s 87-19 & 87-20*] for the purpose of consolidating the regulating ordinances and resolutions for a 230.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), generally located south of Summer Lee Drive and west of Ridge Road [*FM-740*], and take any action necessary (**1st Reading**).

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed amendment to Planned Development District 8 (PD-8).



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

TO: Mayor and City Council
CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: July 17, 2023
SUBJECT: Z2023-029; *Amendment to Planned Development District 8 (PD-8)*

As the City Council is aware, Planned Development Districts have become a common practice within the City's zoning code, with there being over 100 active Planned Development Districts currently regulating the majority of property within the City. When a Planned Development District is created, a regulating ordinance is written, and -- *prior to 2015* -- when a Planned Development District was amended an additional regulating ordinance was written that may have superseded or changed sections of the original regulating ordinance without completely superseding it. The issue with this process is that older Planned Development Districts -- *or Planned Development Districts that have been amended multiple times* -- tend to accumulate a large number of regulating ordinances. In these cases, unless the person interpreting the Planned Development District understands the timing and intent of each of the ordinances, it can be difficult to determine what the actual development requirements are for a particular property. Based on this, the City Council directed staff on June 5, 2023 to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts that have multiple regulating ordinances.

In accordance with this direction staff has prepared a consolidating ordinance (*i.e. writing one [1] ordinance that superseded all previous ordinances for a Planned Development District*) for Planned Development District 8 (PD-8), also known as the Chandler's Landing Subdivision. Planned Development District 8 (PD-8) currently consists of over 200 pages of regulations within 20 regulating ordinances and two (2) resolutions and over 100 development cases (*see attached Planned Development District 8 [PD-8]*). To give an idea of the size of this Planned Development District, the current Unified Development Code (UDC) (*i.e. the zoning code for the City of Rockwall*) is only 248 pages. The proposed draft ordinance consolidates these regulating ordinances, resolutions, and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance will not change any of the requirements, concept plans, or development standards stipulated for any property in the Chandler's Landing Subdivision.

The main purpose of this consolidated ordinance is to [1] make the document easier for residents, homebuilders, and City staff to interpret, and [2] to make staff more efficient when reviewing and issuing permits in the subdivision. Currently, there are only 37 vacant lots left in the Chandler's Landing Subdivision; however, from June 2022 to the date of this memorandum the City has received 355 permit requests for properties in the subdivision. These permits consist of requests for new homes, remodels of existing homes, and accessory structures. Due to the number of ordinances associated with the existing Planned Development District and the disjointed nature of these ordinances, it can take staff an extended amount of time and effort to research zoning requirements for simple permits in this Planned Development District. The consolidated ordinance should alleviate this moving forward.

This being a zoning case, staff sent out 1,809 notices to all property owners and occupants of the Chandler's Landing Subdivision and within 500-feet of the Chandler's Landing Subdivision. In addition, staff notified the Chandler's Landing, The Cabana's at Chandler's Landing, Cutter Hill, Spyglass, Benton Woods, Rainbow Lakes, Fox Chase, Signal Ridge, Water's Edge at Lake Ray Hubbard, and the Lago Vista Homeowner's Associations (HOA's), which were the only HOA's within 1,500-feet of the subject property. Included within the notice was a link to the City's website -- *which has all of the zoning documents (i.e. the old Planned Development District 8 (PD-8) ordinances and the proposed draft ordinance) associated with the case* --, and included with the notice was a letter explaining the purpose of the zoning amendment. To date, staff has received nine (9) property owner notifications from nine (9) property owners in the Chandler's Landing Subdivision. Three (3) of these notices were in favor of the amendment and six (6) notices were opposed to the amendment. Staff should note that two (2) of

the notices stated opposition to the amendment indicating that the amendment would create an *unsafe* condition or was *suspicious*; however, as stated by staff the proposed amendment does not change any of the requirements, concept plans, or development standards stipulated for any property in the Chandler's Landing Subdivision. In addition, staff received one (1) email from a resident of the subdivision requesting a work session with the neighborhood, City staff, and the Chandler's Landing Homeowner's Association (HOA); however, staff did not receive a request for a work session from the Chandler's Landing Homeowner's Association (HOA), and as a result did not hold a work session. Staff has included all of these responses in the attached packet.

For the City Council's review, staff has included a copy of the current and proposed Planned Development District 8 (PD-8) in the attached packet. In accordance with the requirements of the Unified Development Code (UDC), staff brought the proposed zoning amendment to the Planning and Zoning Commission. On July 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the case by a vote of 6-0, with Commissioner Conway absent. Should the City Council have any questions, staff will be available at the July 17, 2023 City Council meeting.



Z2023-029: Amendment to Planned Development District 8 (PD-8)



Case Location Map = 



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.

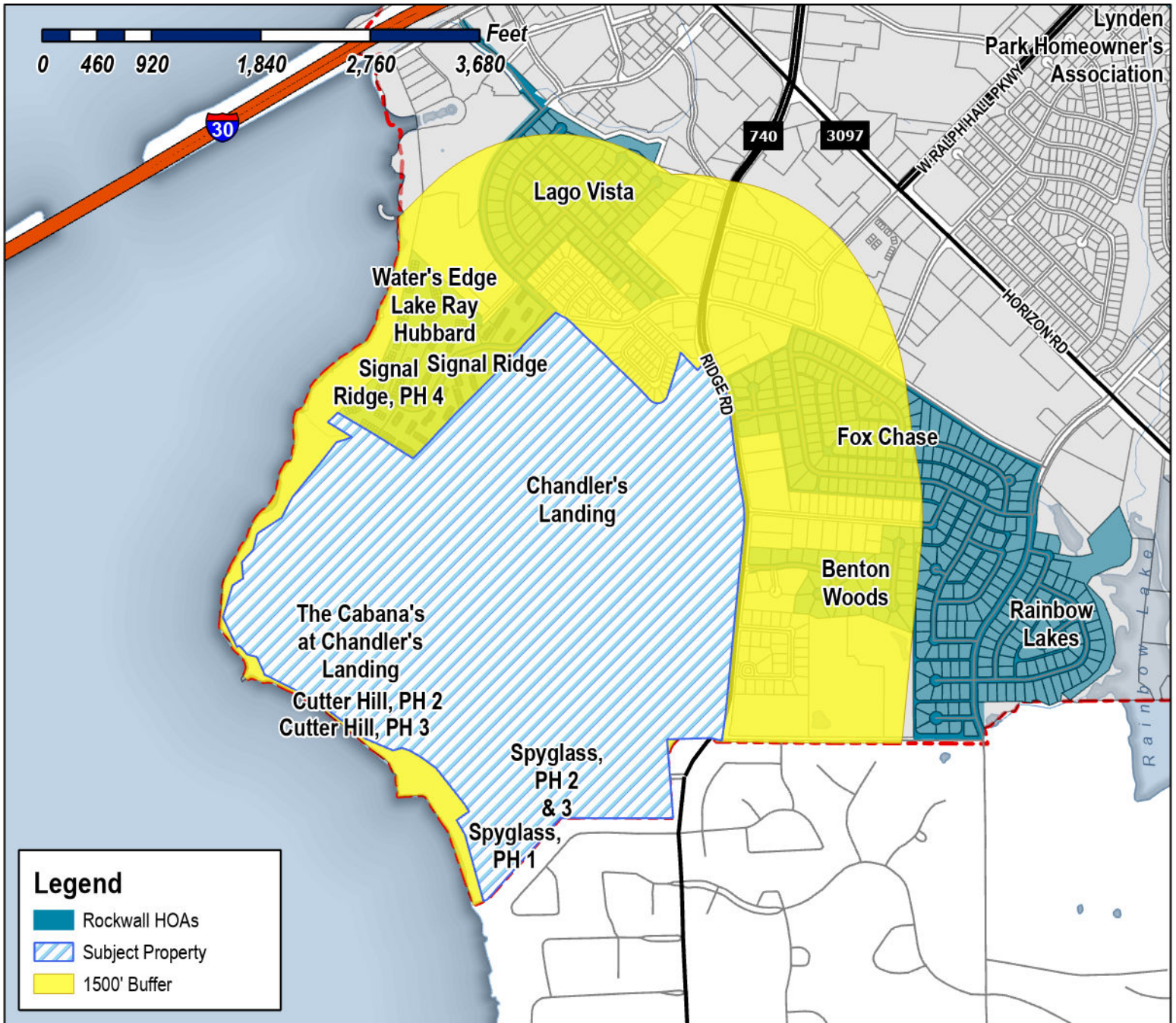




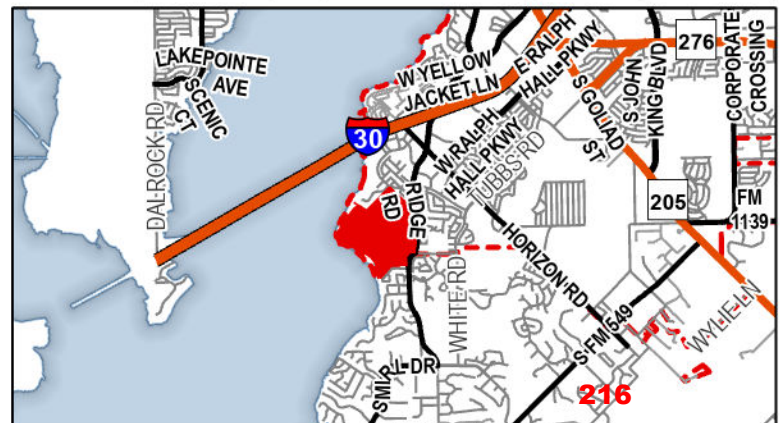
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Case Number: Z2023-029
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Chandler's Landing Subdivision



Date Saved: 6/15/2023
 For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Zavala, Melanie
Sent: Monday, June 19, 2023 3:53 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-029]
Attachments: Public Notice Letter (06.16.2023).pdf; HOA Map (06.15.2023).pdf; Public Notice (P&Z) (06.16.2023).pdf

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [June 23, 2023](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 11, 2023 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 17, 2023 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 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>.

Z2023-029: Amendment to PD-8

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a [Zoning Change](#) amending Planned Development District 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38 and Resolution No.'s 87-19 & 87-20*] for the purpose of consolidating the regulating ordinances and resolutions for a 230.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), generally located south of Summer Lee Drive and west of Ridge Road [*FM-740*], and take any action necessary.

Thank you,

Melanie Zavala

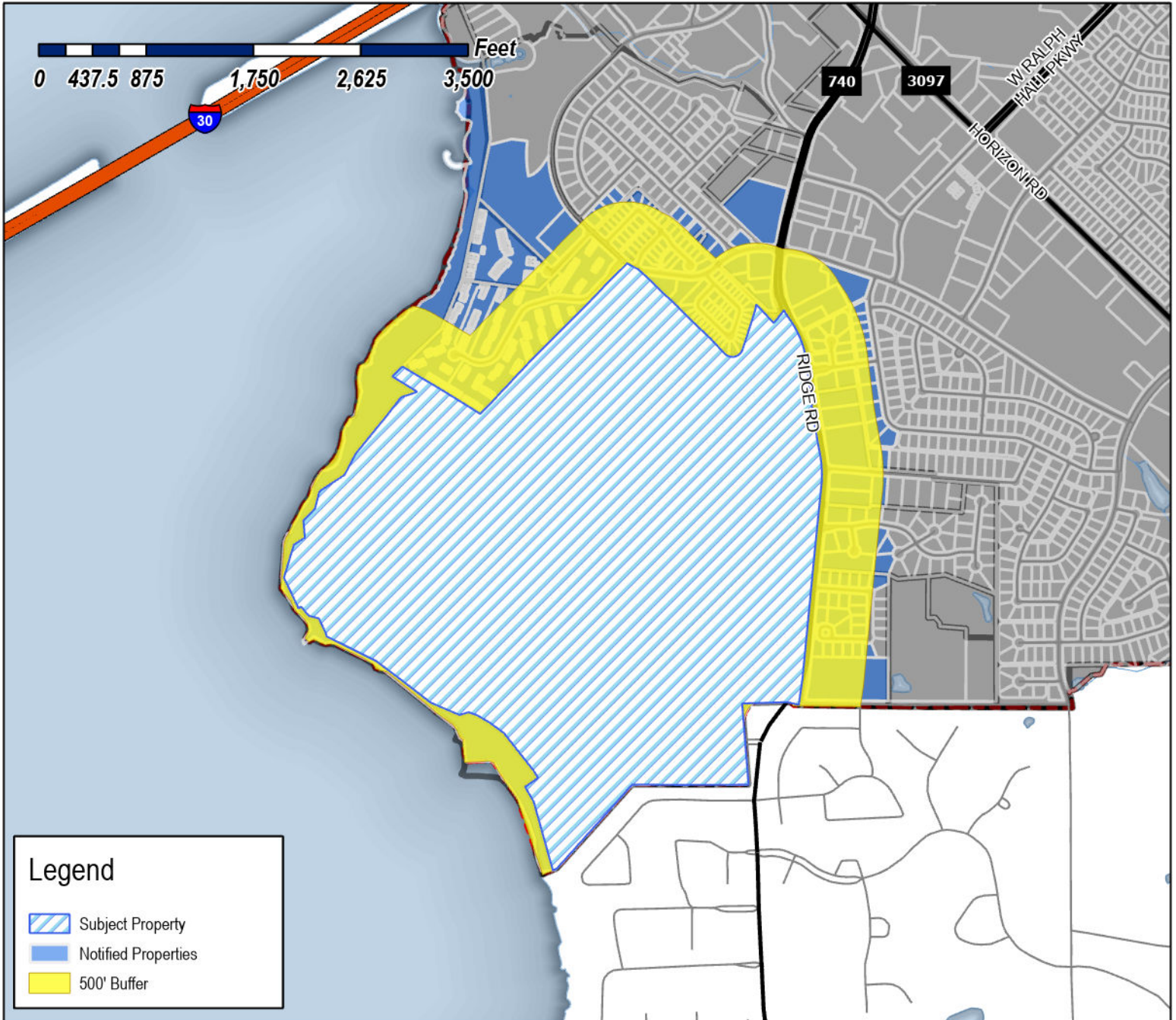
Planning Coordinator
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-771-6568



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: Z2023-029
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Adjacent to 1 Harborview Drive

Date Saved: 6/14/2023

For Questions on this Case Call: (972) 771-7746



Case No. Z2023-029: Amendment to PD-8

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 area]

Name: Carol Inman
Address: 5806 Constellation Cir 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.

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

Case No. Z2023-029: Amendment to PD-8

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.

I am opposed because I, being an older person, would feel unsafe --- being a gated community, my late husband thought I would be safer

Name: Sarah Decker

Address: 1520 Signal Ridge Place

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

Case No. Z2023-029: Amendment to PD-8

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 area]

Name:

JAMES W BROWN AKA DEVILE HOMES

Address:

16 Intrepid CR Rockwell TX 75082

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

Case No. Z2023-029: Amendment to PD-8

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.

YOUR REQUEST IS TOO COMPLICATED. LOOKS
SUSPICIOUS TO ME.

Name:

JAMES + LINDA CROSTER

Address:

228 HENRY CHANDLER DR 75032

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. Z2023-029: Amendment to PD-8

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.

I see no reason to make a change

Name:

Sara Vaughan

Address:

1128 Signal Ridge, Rockwall TX 75087

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 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.

How About the City Assuming ROAD
Maintenance since you want us
to conform to your view of what
our PD should look like - tit for TAT

Name:

C C Benson

Address:

114 Liberty Lane, Rockwall 75087

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

Case No. Z2023-029: Amendment to PD-8

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 area containing several horizontal lines for text input]

Name:

Debra A Bailey

Address:

5018 Lambra Dr - Rockwall - TX 75087

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

Case No. Z2023-029: Amendment to PD-8

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.

Constructive consolidation of regulatory ordinances

Name: Janet R. Moltzan

Address: 236 Lionhart Place Rockwall 75082

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

Case No. Z2023-029: Amendment to PD-8

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.

NOT IN FAVOR TO CHANGE ANYTHING.

Name: SHAIKH RASOOL + FARNANA ZAFAR
Address: 114 MISCHIEF LANE ROCKWALL TX, 75032

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

From: [Pam Mundo](mailto:Pam.Mundo@chandlerlanding.org)
To: CLCADirector3@ChandlersLanding.org; CLCAPresident@ChandlersLanding.org
Cc: khartani@chandlerlanding.org; [Miller, Ryan](mailto:Miller.Ryan@chandlerlanding.org)
Subject: Request for community workshop on zoning consolidation
Date: Wednesday, June 28, 2023 12:57:50 PM
Attachments: [Memorandum \[CC\] \(06.05.2023\).pdf](#)
[Draft Ordinance \[PD-81 \(04.18.2023\)\].pdf](#)

See below my public information request and the documents that the Planning Director provided. I appreciate obtaining these documents very much. Other citizens and property owners of Chandlers Landing have most likely not been given the documents unless they are wise enough to request them. Is that properr? The attached Draft Ordinance is well prepared and from the other documents provided it was a great task to produce the Draft Ordinance. But the citizens and land owners have not be given the opportunity to verified that nothing has changes and it will take time to verify that nothing has changed.

On behalf of citizens and property owners of Chandlers Landing I request that CLCA hold a public workshop with the City Planning department who would review the draft ordinance and show the evidence that nothing has changed. There can be Q & A and discussion. The July 11th public hearing is not for Q & A and citizen education. While for some these may be just a consolidation, for others is a serious land use regulating document that requires a careful look and citizen examination of the proposal. What is the hurray to get this done with a prescribed schedule and without any citizen education. Why disregard or disrespect the right of citizens to be fully informed. There are hundreds of pages of documentation and to verify that “nothing has changed” one needs time to review and understand the changes. I would think that if the City of Rockwall and the Chandler’s Landing Administration and Board of Directors is interested in support and respect from voting citizens and property owners that an opportunity can be provided to them for full distribution of the proposed ordinance, a workshop for education, Q & A and then time to review the hundreds of pages in the draft ordinance.

Pam Mundo
5542 Canada Court
214 773 0966

From: Planning <planning@rockwall.com>
Sent: Monday, June 26, 2023 9:40 AM
To: Pam Mundo <pmundo@mandoandassociates.com>; Planning <planning@rockwall.com>
Cc: Smith, Mary <MSmith@rockwall.com>; joe@mandoandassociates.com; Teague, Kristy <KTeague@Rockwall.com>; khartani@chandlerlanding.org
Subject: RE: Request to receive proposed ordinance and redline of consolidations

Pam ... Thank you for your request. Below and attached I have provided links to the proposed draft ordinance and the previous ordinances for your review. I have also provided a link to the resolutions for the Chandler’s Landing Subdivision. For the subdivision plats, you will have to access them through the Plat Viewer, which is

fairly simple to use; however, if you have any questions please feel free to call or email me for assistance. With regard to the development cases, we are currently in the process of digitizing our older case files and don't have all the documents from these cases available through the website (though a number of these cases are currently available and I have provided a link below to where we store these cases on our website). Since we don't have many of these cases digitized you would need to work with the City Secretary (CC'ed on this email) to request these documents since there would be staff time required to create digital versions of the files (the case numbers to these development cases are provided in the proposed draft ordinance that is attached). I have also included a copy of the memorandum that was provided to the City Council concerning the program that was proposed to clean up older Planned Development Districts, and I provided a link below to the meeting where staff proposed this to the City Council (Item X 3 on the Video Index). This provides additional information that may better clarify our objectives.

Our goal in this process is to make sure that we have a document that can [1] be easy for residents and developers to understand, and [2] to provide staff with the tools to be efficient when reviewing and issuing permits to homeowners in the subdivision. As you will see when reading through the existing Planned Development District ordinances, they are convoluted and in many cases unclear. My goal is to clear up this ambiguity. I am open to meeting with any residents or the HOA prior to the scheduled meetings, and can make myself available to do so at your convenience; however, the intent again is not to change any of the land uses or development requirements associated with any of the properties in Chandler's Landing Subdivision. We are just trying to be as efficient as possible. With regard to your comments about the notices, the City has an established development calendar and treats all zoning cases in the manner prescribed by the Texas Local Government Code. In this case, we sent the notices out in the State mandated manner and are in compliance with all local and state requirements. The letter was an attempt to try and alleviate any concerns or to initiate questions much like yours prior to the meetings.

If you have any questions or would like to schedule a meeting with me I would be happy to accommodate you, and feel free to forward on this email and any of its information to any other concerned citizens. At your request I have CC'ed the registered contact of the Chandler's Landing Homeowner's Association (HOA) per our Neighborhood Notification Program. Again, our intent is to be as transparent and accessible as possible through this process. If you need anything please let me know. Thank you.

June 5, 2023 City Council Meeting: <https://rockwalltx.new.swagit.com/videos/245728>

Current Planned Development District 8 (PD-8) Ordinances:

<http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008.pdf>

Resolutions: <http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008-R.pdf>

Development Case Packet: <http://www.rockwall.com/pz/Planning/Development%20Cases/2023/Z2023-029.pdf>

Subdivision Plats for Chandler's Landing Subdivision (Subdivision Plat Viewer):

<https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=e55362607b0544728f65ae9790309809>

Development Cases on the City's Website:

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

RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6441 OFFICE

RMILLER@ROCKWALL.COM



385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
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- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

From: Pam Mundo <pmundo@mandoandassociates.com>

Sent: Sunday, June 25, 2023 1:17 PM

To: Planning <planning@rockwall.com>

Cc: Smith, Mary <MSmith@rockwall.com>; joe@mandoandassociates.com

Subject: Request to receive proposed ordinance and redline of consolidations

My husband and I are residents of Chandler's Landing in Rockwall and yesterday June 24, received your P & Z notice dated June 16th, post marked June 22, for a July 11 public hearing to consolidate the regulating ordinances and resolutions and 100 development cases of the Planned Development District 8. Please provide us with an electronic or digital copy of the proposed ordinance and the redline or highlighted changes occurring of all previous regulating ordinances, two resolutions and 100 development cases that impacted the PD #8 regulations. Consider this an open record request. Digital or electronic copy is sufficient. No need for paper.

There is a statement in the notice sent that the proposed amendment will not change the zoning or development requirements. What about the regulations within the Unified Development Code? There is no proof of that statement provided.

Each property owner is certainly interested in obtaining the proof of such a statement prior to the public hearing. We are definitely interested in receiving this proof prior to the public hearing so that we may have time to review the documents and responsibly prepare adequate questions for the public hearing.

We also would recommend that you provide the homeowners association with similar electronic copies of the documents requested so that the property owners of Chandler's may reasonably be informed. The announcement letter only stirred up doubts. The letter notice we received yesterday was 9 days after the date of the notice. We all have the 4th of July Holiday. And very quickly thereafter is this hearing with a significant amendment. In our opinion the Planning Department needs to hold an open house at Chandlers prior to the public hearing where we can all learn far more about your efforts than is noted in this letter. You have just instilled a lot of unnecessary doubt and mistrust in your effort to consolidate.

Serious citizen/homeowner involvement is needed in your effort and I am surprised by the lack of such involvement. We would certainly like to support your effort but significant information is lacking to obtain our support.

Pamela Mundo, AICP
5542 Canada Court
Rockwall, TX 75032

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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:

Z2023-029: Amendment to PD-8

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 8 (PD-8) [Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38 and Resolution No.'s 87-19 & 87-20] for the purpose of consolidating the regulating ordinances and resolutions for a 230.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), generally located south of Summer Lee Drive and west of Ridge Road [FM-740], 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, July 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, July 17, 2023 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. Z2023-029: Amendment to PD-8

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 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



June 16, 2023

TO: The Residents of the Chandler's Landing Subdivision

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

SUBJECT: Case No. Z2023-029; Amendment to Planned Development District 8 (PD-8)

Property Owners and/or Residents of the Chandler's Landing Subdivision,

The City of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 8 (PD-8) -- *which currently regulates the Chandler's Landing Subdivision* -- consists of over 200 pages of regulations within 20 regulating ordinances, two (2) resolutions, and over 100 development cases. The proposed amendment does not change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances, resolutions, and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and home builders looking to do work in the Chandler's Landing Subdivision.

WHY AM I GETTING THIS NOTICE?

The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Chandler's Landing Subdivision or within 500-feet of its boundaries. The attached map is a visual representation of the subject property (*i.e. Chandler's Landing Subdivision*) and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?

NO. The proposed amendment to Planned Development District 8 (PD-8) will not change your zoning or any development requirements associated with your property or any other properties located within Chandler's Landing Subdivision. It will only make it easier to find the development requirements associated with property for property owners, home builders, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within the Chandler's Landing Subdivision* -- will not be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?

The Planning and Zoning Commission will hold a **PUBLIC HEARING** on Tuesday, July 11, 2023 at 6:00 PM, and the City Council will hold a **Public Hearing** on Monday, July 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live (*or after the meeting is over*) through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email planning@rockwall.com.

Ryan Miller, AICP
Director of Planning and Zoning

Case No. Z2023-029: Amendment to PD-8

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 area]

Name: Carol Inman
Address: 5806 Constellation Cir 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.

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

Case No. Z2023-029: Amendment to PD-8

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.

I am opposed because I, being an older person, would feel unsafe --- being a gated community, my late husband thought I would be safer

Name: Sarah Decker

Address: 1520 Signal Ridge Place

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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Case No. Z2023-029: Amendment to PD-8

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 area]

Name:

JAMES W BROWN AKA DEVILE HOMES

Address:

16 Intrepid CR Rockwell TX 75082

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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Case No. Z2023-029: Amendment to PD-8

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.

YOUR REQUEST IS TOO COMPLICATED. LOOKS
SUSPICIOUS TO ME.

Name:

JAMES + LINDA CROSTER

Address:

228 HENRY CHANDLER DR 75032

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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PLEASE RETURN THE BELOW FORM

Case No. Z2023-029: Amendment to PD-8

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.

I see no reason to make a change

Name:

Sara Vaughan

Address:

1128 Signal Ridge, Rockwall TX 75087

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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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.

How About the City Assuming ROAD
Maintenance since you want us
to conform to your view of what
our PD should look like - tit for TAT

Name:

C C Benson

Address:

114 Liberty Lane, Rockwall 75087

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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Case No. Z2023-029: Amendment to PD-8

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 area containing several horizontal lines for text input]

Name:

Debra A Bailey

Address:

5018 Lambra Dr - Rockwall - TX 75087

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: [Pam Mundo](mailto:Pam.Mundo@chandlerslanding.org)
To: CLCADirector3@ChandlersLanding.org; CLCAPresident@ChandlersLanding.org
Cc: khartani@chandlerslanding.org; [Miller, Ryan](mailto:Miller.Ryan@chandlerslanding.org)
Subject: Request for community workshop on zoning consolidation
Date: Wednesday, June 28, 2023 12:57:50 PM
Attachments: [Memorandum \[CC\] \(06.05.2023\).pdf](#)
[Draft Ordinance \[PD-81 \(04.18.2023\)\].pdf](#)

See below my public information request and the documents that the Planning Director provided. I appreciate obtaining these documents very much. Other citizens and property owners of Chandlers Landing have most likely not been given the documents unless they are wise enough to request them. Is that properr? The attached Draft Ordinance is well prepared and from the other documents provided it was a great task to produce the Draft Ordinance. But the citizens and land owners have not be given the opportunity to verified that nothing has changes and it will take time to verify that nothing has changed.

On behalf of citizens and property owners of Chandlers Landing I request that CLCA hold a public workshop with the City Planning department who would review the draft ordinance and show the evidence that nothing has changed. There can be Q & A and discussion. The July 11th public hearing is not for Q & A and citizen education. While for some these may be just a consolidation, for others is a serious land use regulating document that requires a careful look and citizen examination of the proposal. What is the hurray to get this done with a prescribed schedule and without any citizen education. Why disregard or disrespect the right of citizens to be fully informed. There are hundreds of pages of documentation and to verify that “nothing has changed” one needs time to review and understand the changes. I would think that if the City of Rockwall and the Chandler’s Landing Administration and Board of Directors is interested in support and respect from voting citizens and property owners that an opportunity can be provided to them for full distribution of the proposed ordinance, a workshop for education, Q & A and then time to review the hundreds of pages in the draft ordinance.

Pam Mundo
5542 Canada Court
214 773 0966

From: Planning <planning@rockwall.com>
Sent: Monday, June 26, 2023 9:40 AM
To: Pam Mundo <pmundo@modoandassociates.com>; Planning <planning@rockwall.com>
Cc: Smith, Mary <MSmith@rockwall.com>; joe@modoandassociates.com; Teague, Kristy <KTeague@Rockwall.com>; khartani@chandlerslanding.org
Subject: RE: Request to receive proposed ordinance and redline of consolidations

Pam ... Thank you for your request. Below and attached I have provided links to the proposed draft ordinance and the previous ordinances for your review. I have also provided a link to the resolutions for the Chandler’s Landing Subdivision. For the subdivision plats, you will have to access them through the Plat Viewer, which is

fairly simple to use; however, if you have any questions please feel free to call or email me for assistance. With regard to the development cases, we are currently in the process of digitizing our older case files and don't have all the documents from these cases available through the website (though a number of these cases are currently available and I have provided a link below to where we store these cases on our website). Since we don't have many of these cases digitized you would need to work with the City Secretary (CC'ed on this email) to request these documents since there would be staff time required to create digital versions of the files (the case numbers to these development cases are provided in the proposed draft ordinance that is attached). I have also included a copy of the memorandum that was provided to the City Council concerning the program that was proposed to clean up older Planned Development Districts, and I provided a link below to the meeting where staff proposed this to the City Council (Item X 3 on the Video Index). This provides additional information that may better clarify our objectives.

Our goal in this process is to make sure that we have a document that can [1] be easy for residents and developers to understand, and [2] to provide staff with the tools to be efficient when reviewing and issuing permits to homeowners in the subdivision. As you will see when reading through the existing Planned Development District ordinances, they are convoluted and in many cases unclear. My goal is to clear up this ambiguity. I am open to meeting with any residents or the HOA prior to the scheduled meetings, and can make myself available to do so at your convenience; however, the intent again is not to change any of the land uses or development requirements associated with any of the properties in Chandler's Landing Subdivision. We are just trying to be as efficient as possible. With regard to your comments about the notices, the City has an established development calendar and treats all zoning cases in the manner prescribed by the Texas Local Government Code. In this case, we sent the notices out in the State mandated manner and are in compliance with all local and state requirements. The letter was an attempt to try and alleviate any concerns or to initiate questions much like yours prior to the meetings.

If you have any questions or would like to schedule a meeting with me I would be happy to accommodate you, and feel free to forward on this email and any of its information to any other concerned citizens. At your request I have CC'ed the registered contact of the Chandler's Landing Homeowner's Association (HOA) per our Neighborhood Notification Program. Again, our intent is to be as transparent and accessible as possible through this process. If you need anything please let me know. Thank you.

June 5, 2023 City Council Meeting: <https://rockwalltx.new.swagit.com/videos/245728>

Current Planned Development District 8 (PD-8) Ordinances:

<http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008.pdf>

Resolutions: <http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-008-R.pdf>

Development Case Packet: <http://www.rockwall.com/pz/Planning/Development%20Cases/2023/Z2023-029.pdf>

Subdivision Plats for Chandler's Landing Subdivision (Subdivision Plat Viewer):

<https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=e55362607b0544728f65ae9790309809>

Development Cases on the City's Website:

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Sent: Sunday, June 25, 2023 1:17 PM

To: Planning <planning@rockwall.com>

Cc: Smith, Mary <MSmith@rockwall.com>; joe@mandoandassociates.com

Subject: Request to receive proposed ordinance and redline of consolidations

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Serious citizen/homeowner involvement is needed in your effort and I am surprised by the lack of such involvement. We would certainly like to support your effort but significant information is lacking to obtain our support.

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P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539		8543	AMENITIES	Z	REVISED MASTER PARTIAL
8662		8687	AMENITIES	Z	REVISED MASTER
8753		0	AMENITIES	SP	REVISED SITE PLAN

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 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 Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

ber 8: Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8: Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 8: Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".
- D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

- E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.
- F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

Section 3. 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 ONE THOUSAND DOLLARS(\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

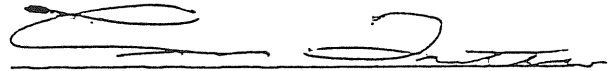
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

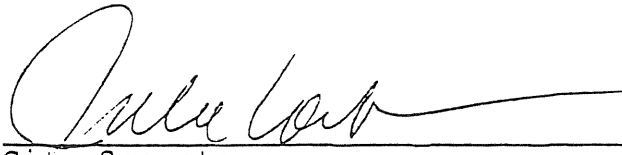
DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 8/5/85

2nd reading 8/26/85

AMENITY IMPROVEMENTSYacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

Start Fall. 1985

Open lawn area, Spring 1986

Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985

Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986

Completion Fall 1987

LE 4411 ID 1

- ① general (overhead) view of site
- ② plan view (site plan) of site
- ③ section (side) view of site
- ④ section (side) view of site
- ⑤ section (side) view of site
- ⑥ section (side) view of site
- ⑦ section (side) view of site
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an environmental design project for
CHANDLER LA NADA PARK

Planning
 Design
 Construction
 Maintenance
 Operation
 Evaluation

Date: _____
 Drawn by: _____
 Checked by: _____
 Appr. by: _____

ORDINANCE No. 86-87

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall should be amended as follows:

NOT, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8, Chandlers Landing on the property described in Exhibit A.

SECTION 2. That Planned Development District Number 8, Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8, Chandlers Landing to the above described tract of land is subject to the following conditions:

A. The tract or land described in Exhibit A shall only be used for the following uses:

1. Park and recreation purposes as shown on Exhibit "B" and provided for in Ordinance No. 85-43.
2. Community Association maintenance facility as shown on Exhibit "B".

B. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

C. Development of the above described tract within Planned Development No. 8, Chandlers Landing shall be regulated by the approved development plan attached as Exhibit "B".

D. Development of the amenities and maintenance facility within the above described tract located in Planned Development No. 8, Chandlers Landing shall be regulated by the requirements and phasing timetable approved in Exhibit "B".

SECTION 3. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED THIS 3rd day of November, 1986.

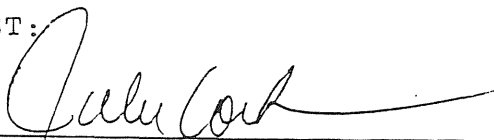
APPROVED:



Mayor

ATTEST:

BY:



1st reading 10/20/86
2nd reading ~~254~~ 11/3/86

Exhibit "A"

RECREATION PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 285.2916 acre tract of land conveyed to Clarke-Frutes Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.), at the Southeast corner of Chandlers Landing, Phase 18, Section 1, as recorded in Slide B, Page 163 of the Plat Records of Rockwall County, Texas;

THENCE: North 4° 37' 31" East along the East line of said Chandlers Landing, Phase 18, Section 1, a distance of 80.40 feet to a point for a corner;

THENCE: North 23° 37' 54" West, continuing along the East line of the said Chandlers Landing, Phase 18, Section 1, a distance of 71.44 feet to a point for a corner in the Southerly R.O.W. line of Yacht Club Drive (44 foot R.O.W.);

THENCE: Along the Southerly R.O.W. line of Yacht Club Drive the following: North 80° 02' 38" East a distance of 120.06 feet to a point for a corner and the beginning of a circular curve to the right, said curve having a central angle of 16° 58' 21" and a radius of 278 feet;

THENCE: In an Easterly direction with said circular curve to the right, an arc distance of 82.35 feet to a point for a corner;

THENCE: South 82° 59' 01" East a distance of 194.40 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of 17° 03' 57" and a radius of 222 feet;

THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 66.12 feet;

THENCE: North 79° 57' 02" East a distance of 17.29 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of 9° 55' 43" and a radius of 572.29 feet;

THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 99.17 feet to a point for a corner;

THENCE: South 26° 43' 04" East a distance of 116.95 feet to a point for a corner;

THENCE: South 35° 04' 45" East a distance of 80.16 feet to a point for a corner;

THENCE: South 59° 55' East a distance of 53.04 feet to a point for a corner;

THENCE: South 84° 45' 09" East a distance of 117.86 feet to a point for a corner;

THENCE: North 70° 17' 39" East a distance of 82.11 feet to a point for a corner;

THENCE: South 32° 49' 50" East a distance of 74.69 feet to a point for a corner;

THENCE: South 08° 36' 10" East a distance of 43.84 feet to a point for a corner;

THENCE: South 29° 29' 24" West a distance of 102.97 feet to a point for a corner;

THENCE: South 67° 28' 06" East a distance of 203.35 feet to a point for a corner;

THENCE: North 69° 04' 05" East a distance of 58.29 feet to a point for a corner;

THENCE: South 75° 02' 19" East a distance of 41.90 feet to a point for a corner;

THENCE: North 72° 19' 24" East a distance of 42.00 feet to a point for a corner;

THENCE: North 88° 36' 46" East a distance of 39.01 feet to a point for a corner;

THENCE: North 85° 57' 21" East a distance of 48.20 feet to a point for a corner;

THENCE: South 80° 36' 13" East a distance of 43.83 feet to a point for a corner;

THENCE: South 06° 52' 12" East a distance of 257.27 feet to a point for a corner;

THENCE: South 69° 40' 47" West a distance of 286.34 feet to a point for a corner;

THENCE: South 30° 16' 31" West a distance of 55.36 feet to a point for a corner in the Northeast R.O.W. line of Ranger Drive (34 foot R.O.W.);

THENCE: North 40° 09' 30" West along the Northeast R.O.W. line of Ranger Drive, a distance of 18.45 feet to a point for a corner;

THENCE: North 32° 23' 32" East a distance of 69.22 feet to a point for a corner;

THENCE: North 06° 16' 50" West a distance of 62.16 feet to a point for a corner;

THENCE: North 15° 24' 34" West a distance of 50.66 feet to a point for a corner;

THENCE: North 57° 29' 51" West a distance of 156.00 feet to a point for a corner;

THENCE: South 32° 30' 09" West a distance of 10.00 feet to a point for a corner;

THENCE: North 57° 29' 51" West a distance of 36.00 feet to a point for a corner;

THENCE: North 61° 54' 20" West a distance of 99.30 feet to a point for a corner;

THENCE: South 89° 16' 42" West a distance of 94.02 feet to a point for a corner;

THENCE: North 50° 12' 48" West a distance of 14.21 feet to a point for a corner;

THENCE: North 25° 08' 38" West a distance of 83.19 feet to a point for a corner;

THENCE: South 77° 58' 06" West a distance of 64.54 feet to a point for a corner;

THENCE: North 85° 30' 45" West a distance of 100.79 feet to a point for a corner;

THENCE: North 56° 16' 16" West a distance of 124.00 feet to a point for a corner;

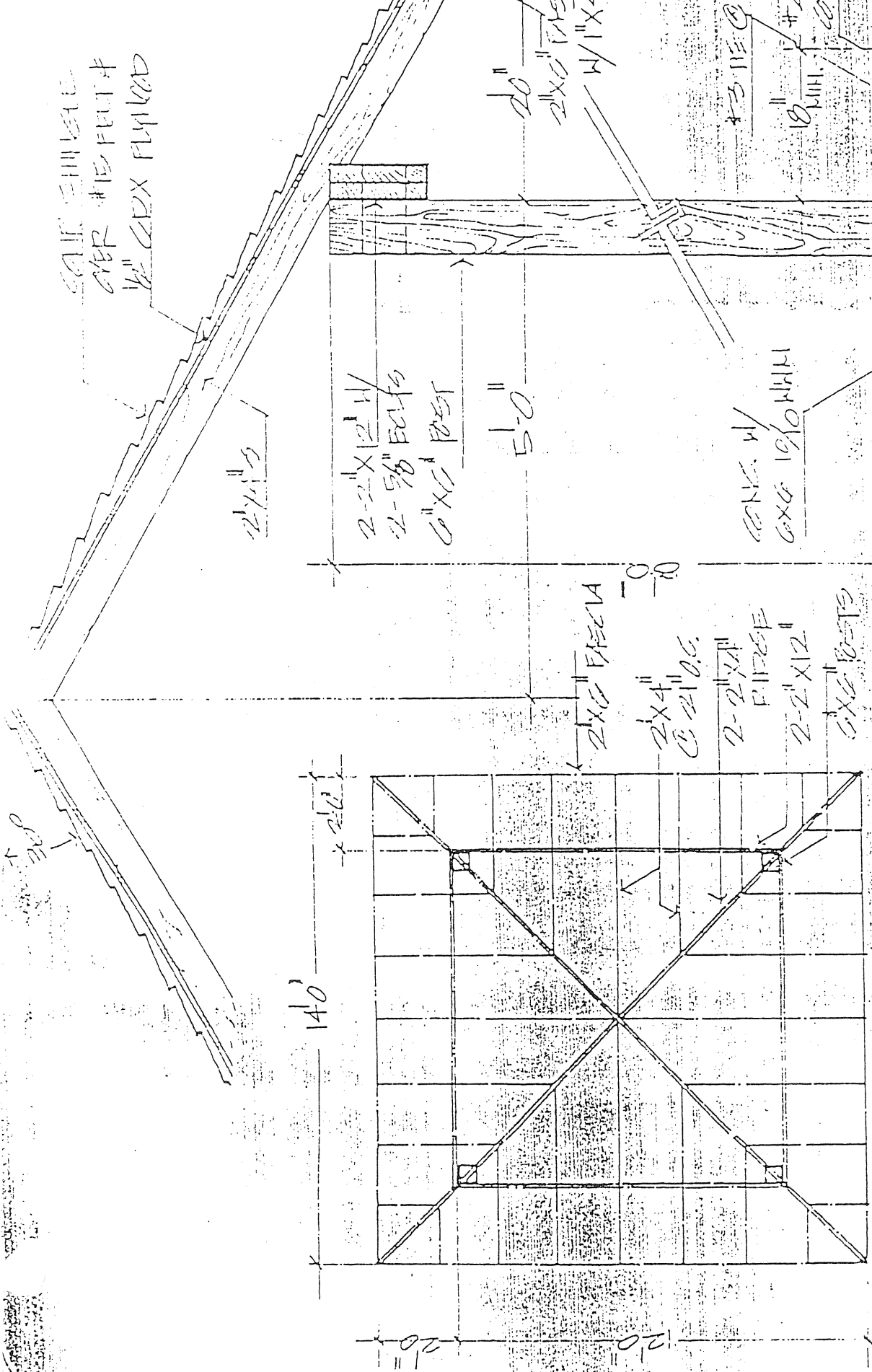
THENCE: South 83° 34' 48" West a distance of 87.90 feet to a point for a corner;

THENCE: North 13° 54' 57" West a distance of 120.45 feet to a point for a corner;

THENCE: North $73^{\circ} 51' 06''$ West a distance of 86.96 feet to a point for a corner;
THENCE: South $62^{\circ} 17' 57''$ West a distance of 70.90 feet to a point for a corner in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said curve having a chord bearing of North $53^{\circ} 25' 54''$ West, a chord of 137.18 feet, a central angle of $47^{\circ} 26' 29''$ and a radius of 170.50 feet;
THENCE: In a Northwesterly direction along the Northerly R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;
THENCE: North $77^{\circ} 09' 08''$ West along the Northerly R.O.W. line of Ranger Drive a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of Land.

Harold L. Evans, Consulting Engineer

July 2, 1985



SAFETY FINISH
OVER #15 FIBER
1/2" GEX FLYKOD

2x4

2-2x12
2-5/8" FIBER
6" X 6" POST

5'-0"

20"
2x6 FASCIA
W/ 1" X 4" TRU

CONC. W/
6x6 19% W/MI

#3 11E @ 20" OC
#4 BAR
8" MIN. CONC.

2x6 FASCIA

2x4
CEILING

2-2x12
PIPE

2-2x12
POSTS

6x6 POSTS

STRUCTURE PLAN

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

7
3

PARK SHELTER DETAILS

SCALE: 3/4" = 1'-0"

4" SAND

CONC. FOOTING
RAPID SET

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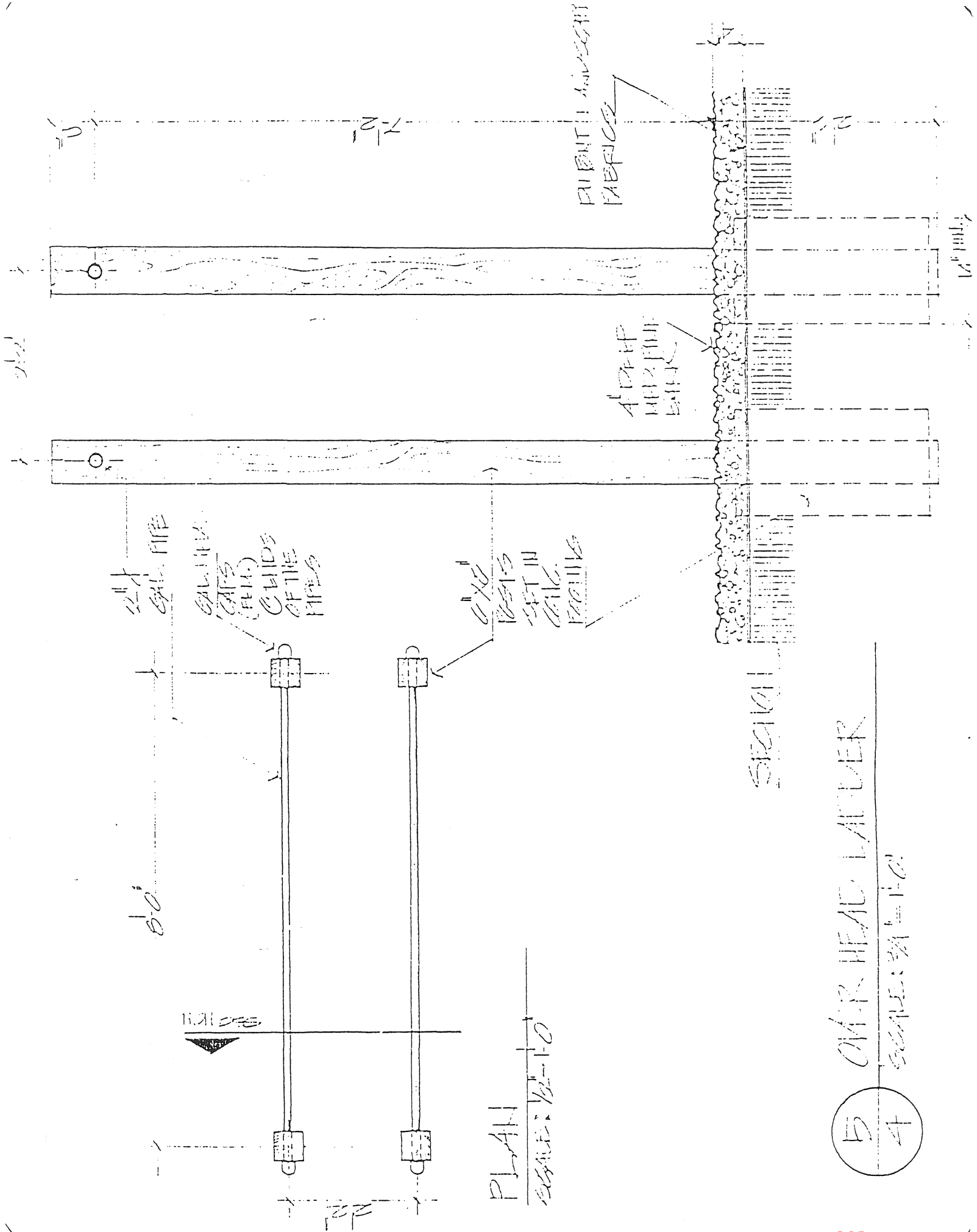
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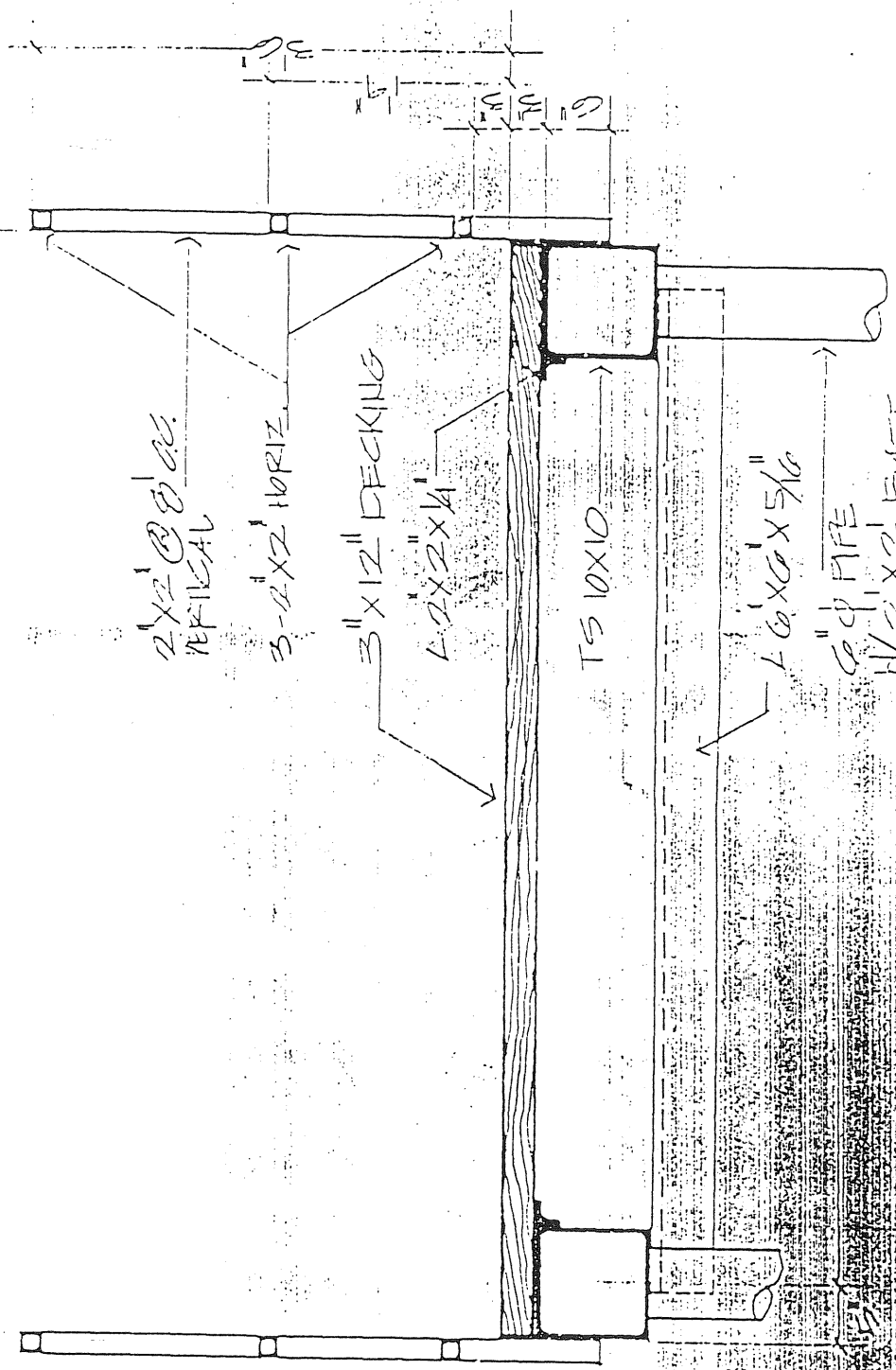
16" X 16"

16" X 16"



5 OVER HEAD LATCHER
 4 SCALE: 3/4"=1'-0"

8'-0"



2x2 @ 8' OC
VERTICAL

3-2x2 HORIZ.

3" x 12" DECKING

4-2x2x1/4"

TS 10x10

1-6x6x5/16"

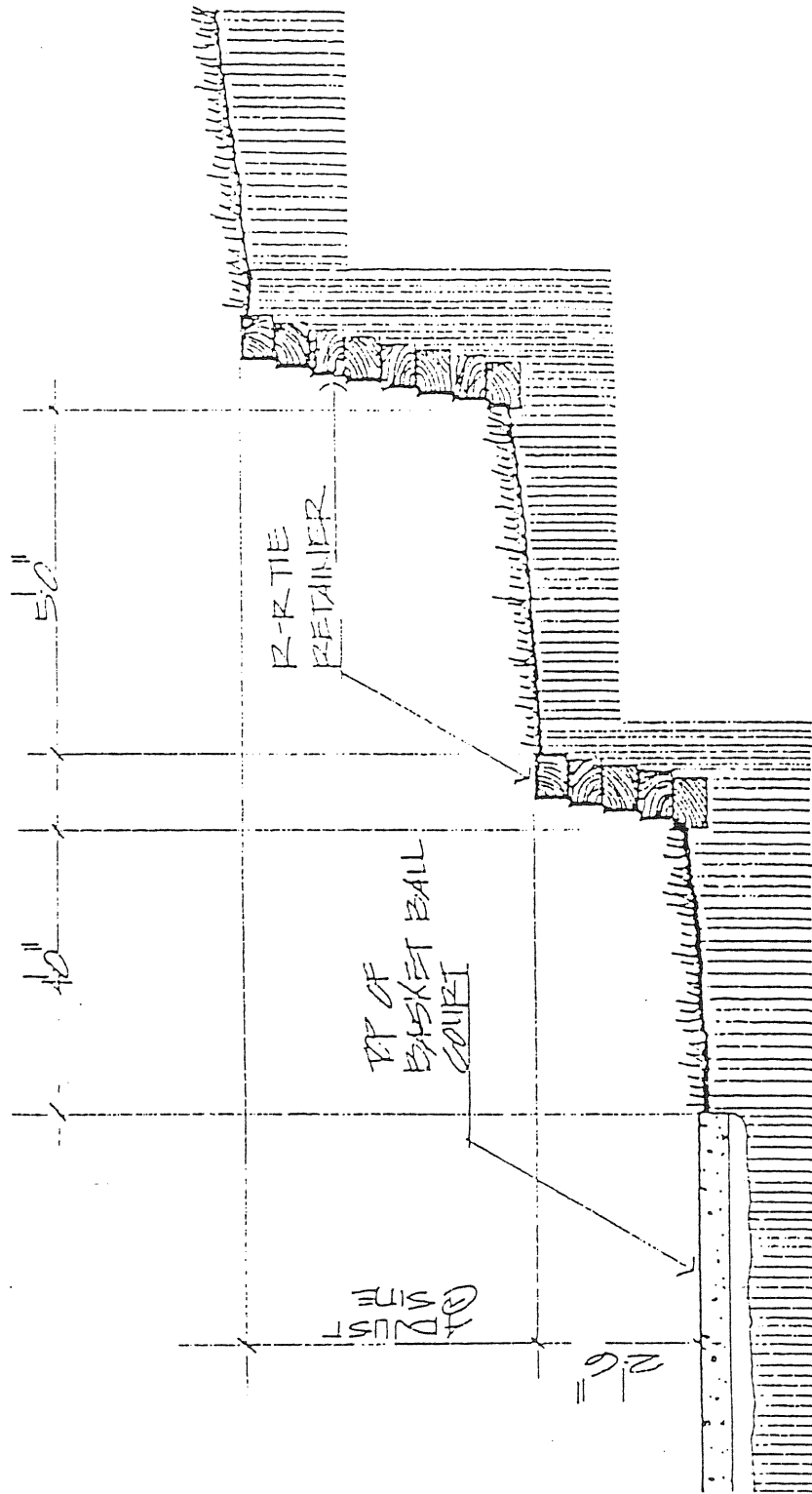
6" COP FIRE
1/2x2x2 BRSE

PLATE @ BOTTOM
ANCHOR TO CONC.
FOOTING

BRIDGE DETAILS

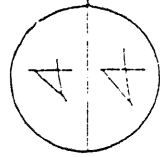
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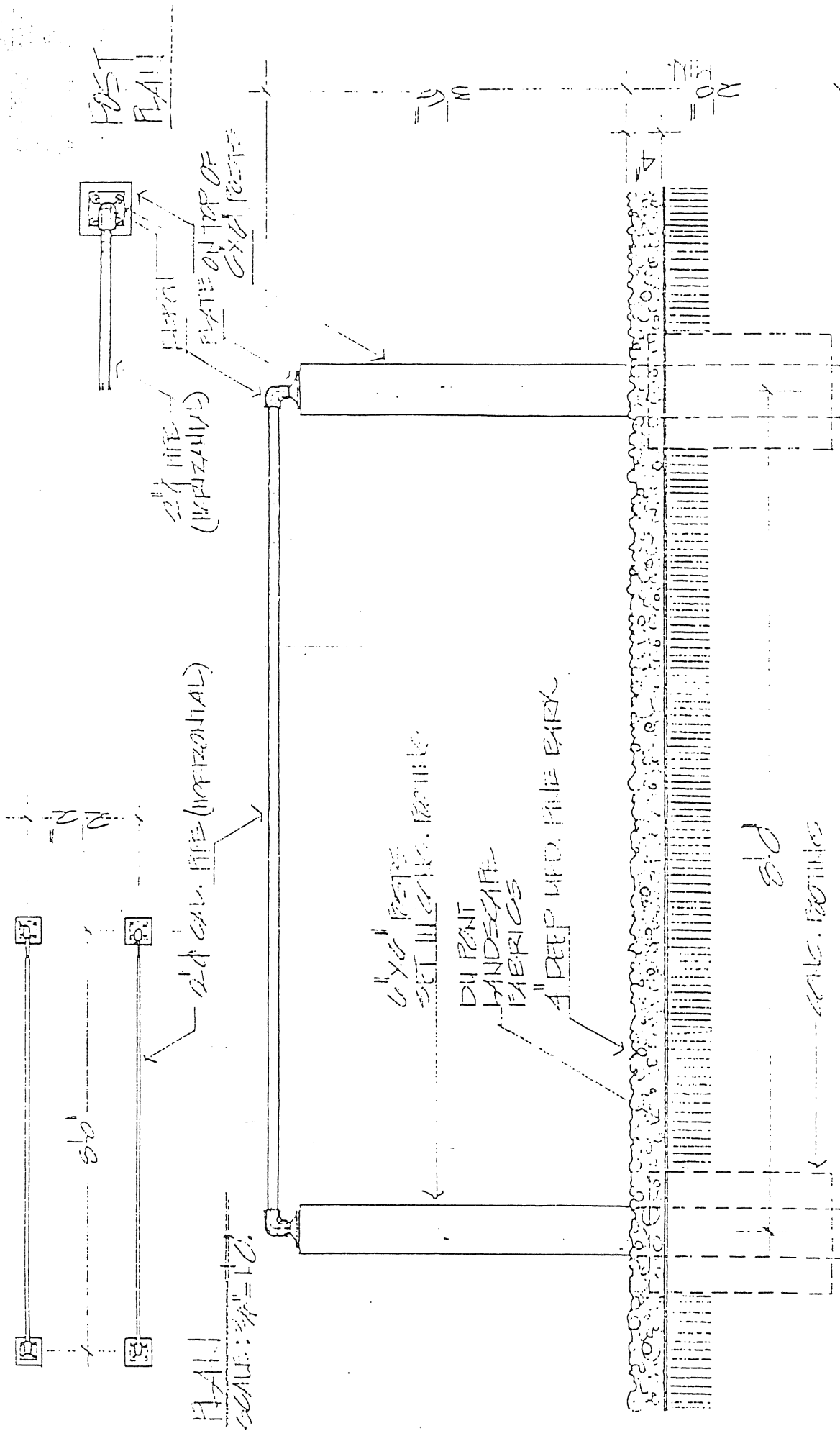




4 R-R TIE RETAINING WALL

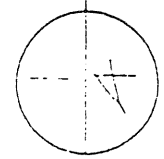
SCALE : 3/8" = 1'-0"

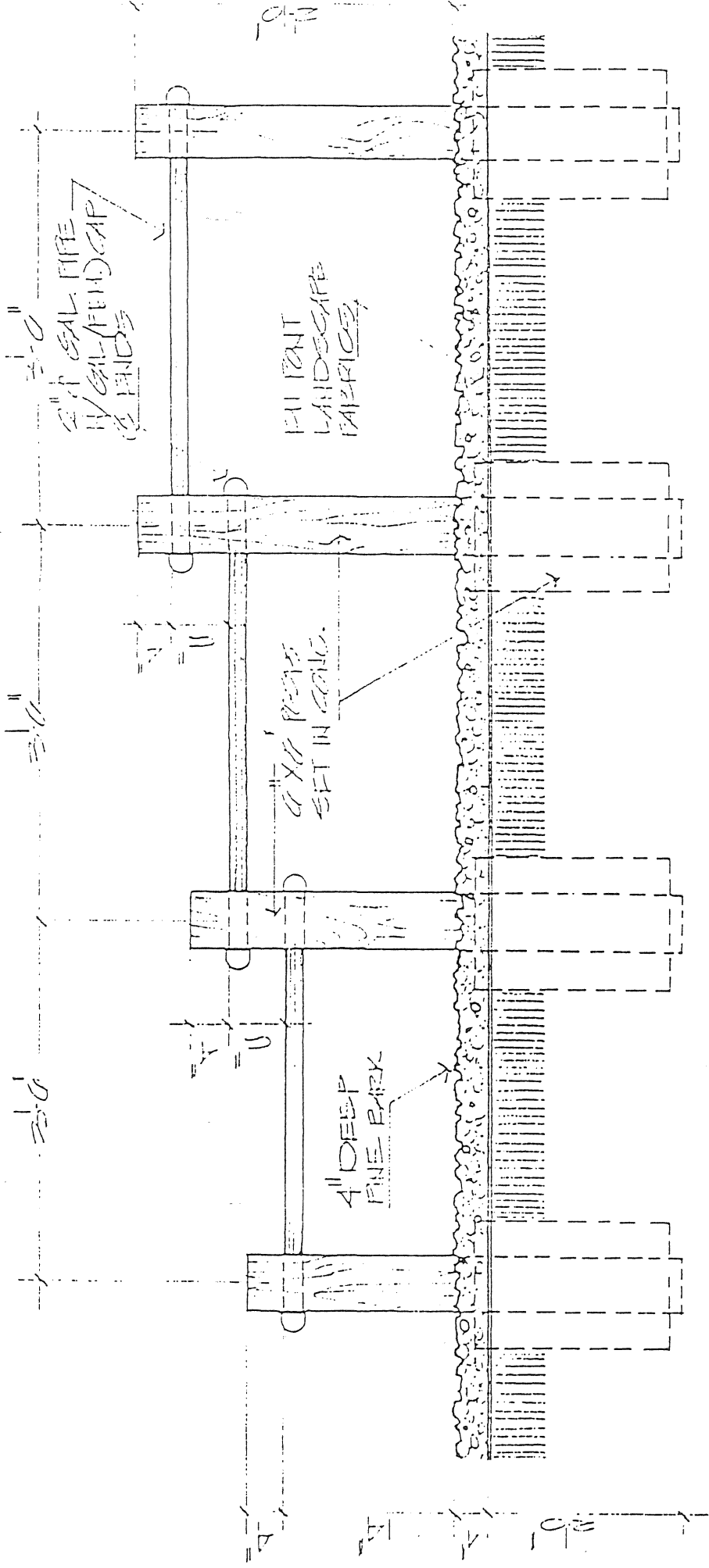




Hand Rail

Hand Rail - 2 1/2" Dia. Pipe
 4" Deep Wood Frame Bark



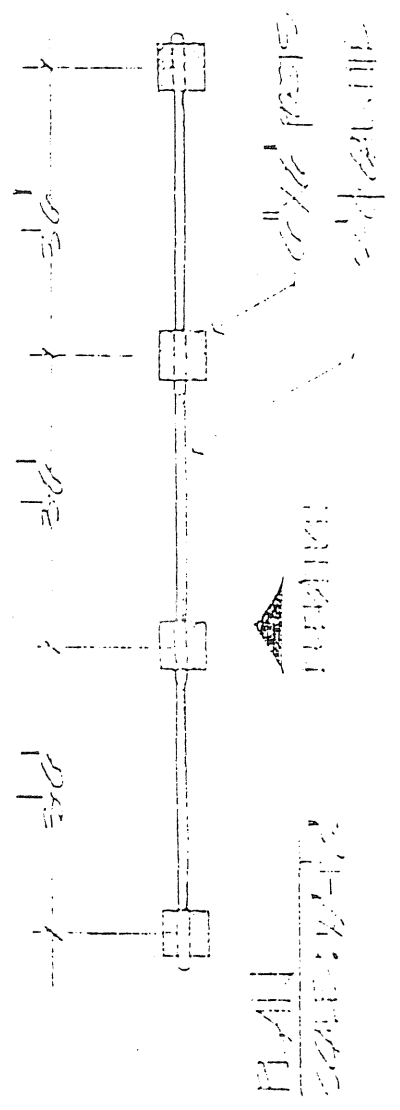
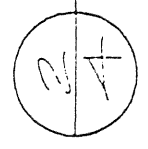


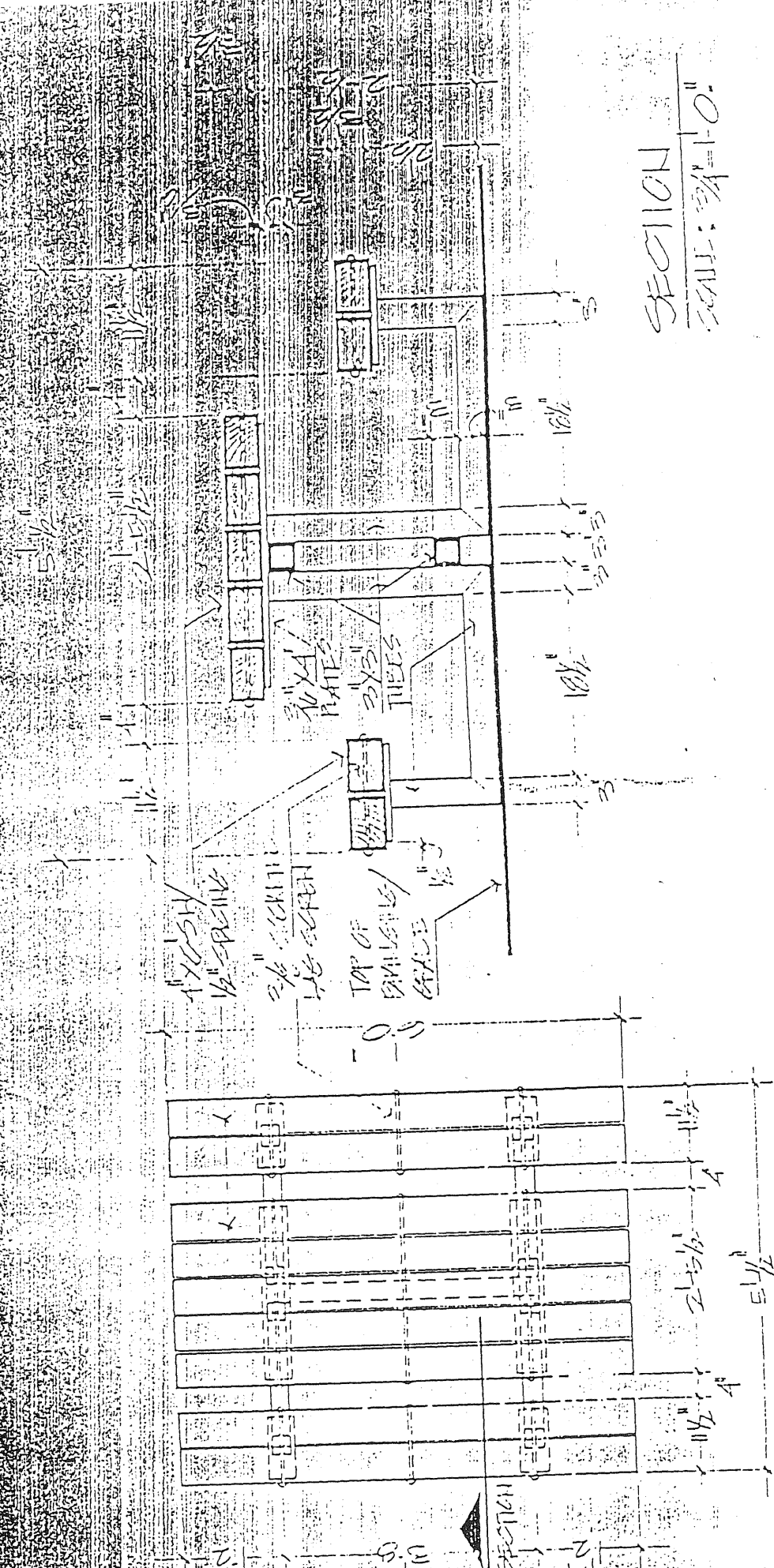
ELEVATION

SCALE: 3/4"=1'-0"

FUSH UP +
LINE STRETCH

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





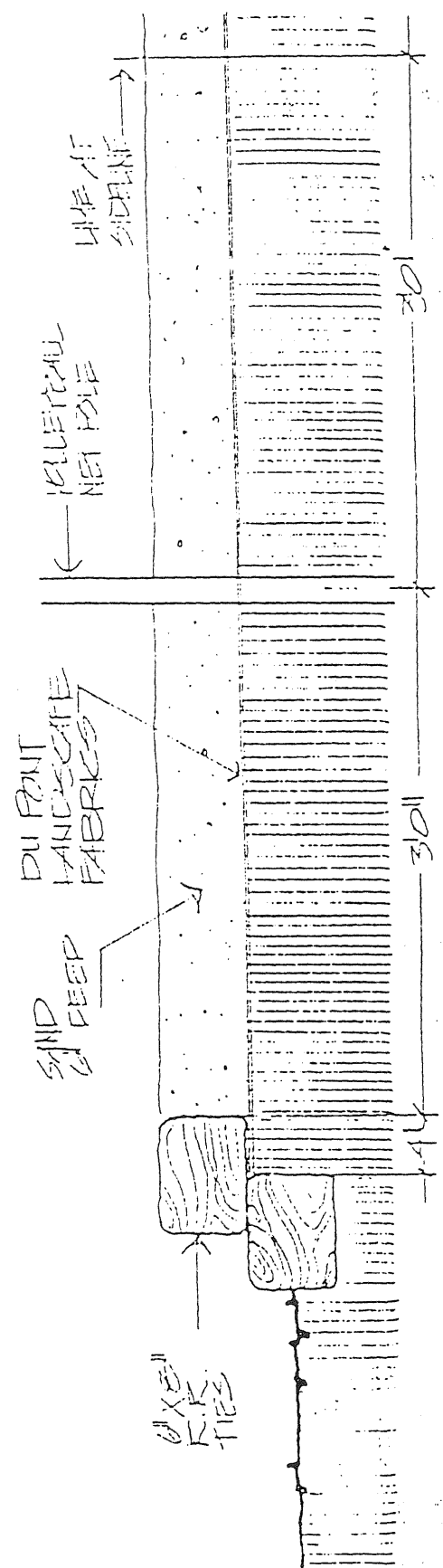
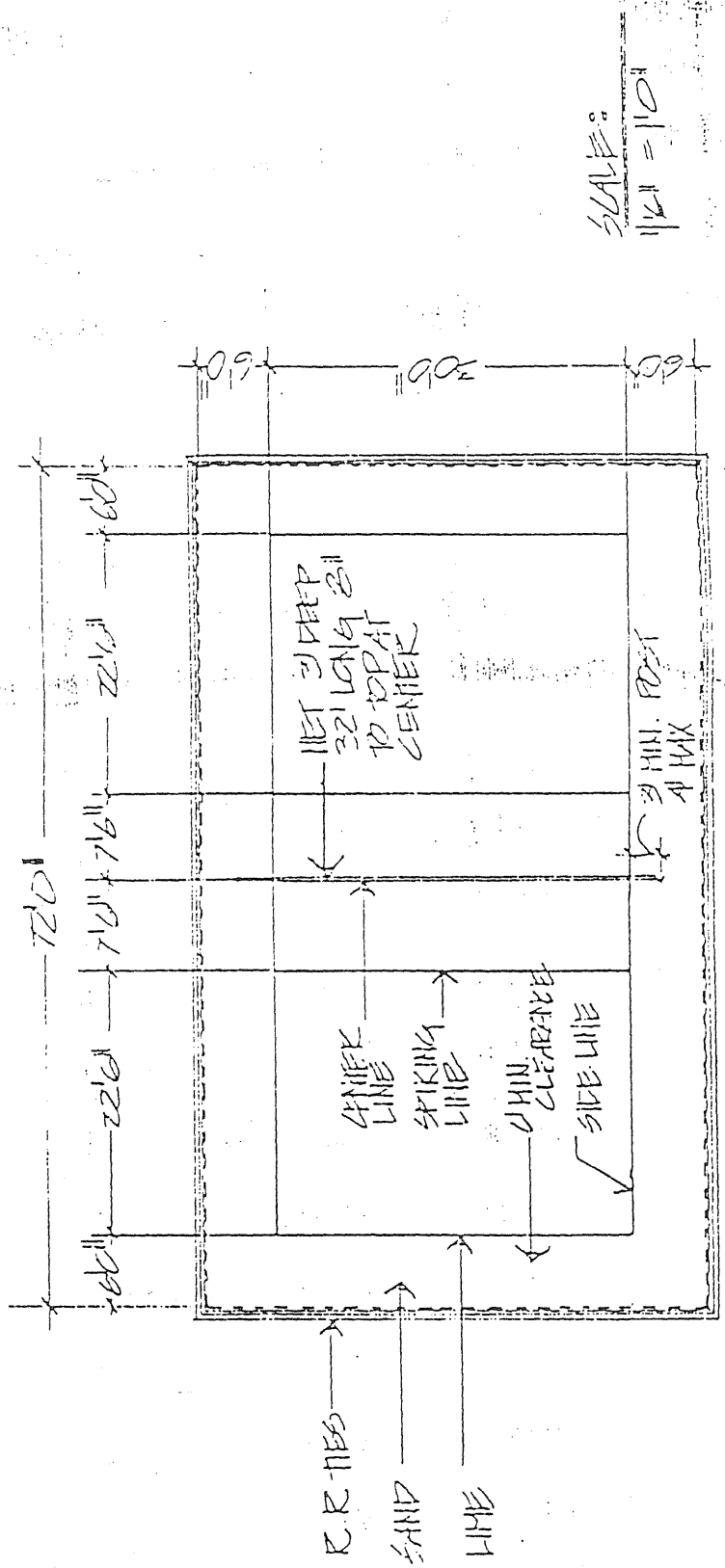
SECTION
SCALE: 1/2" = 1'-0"

PICNIC TABLE HIGH
METAL FRAME

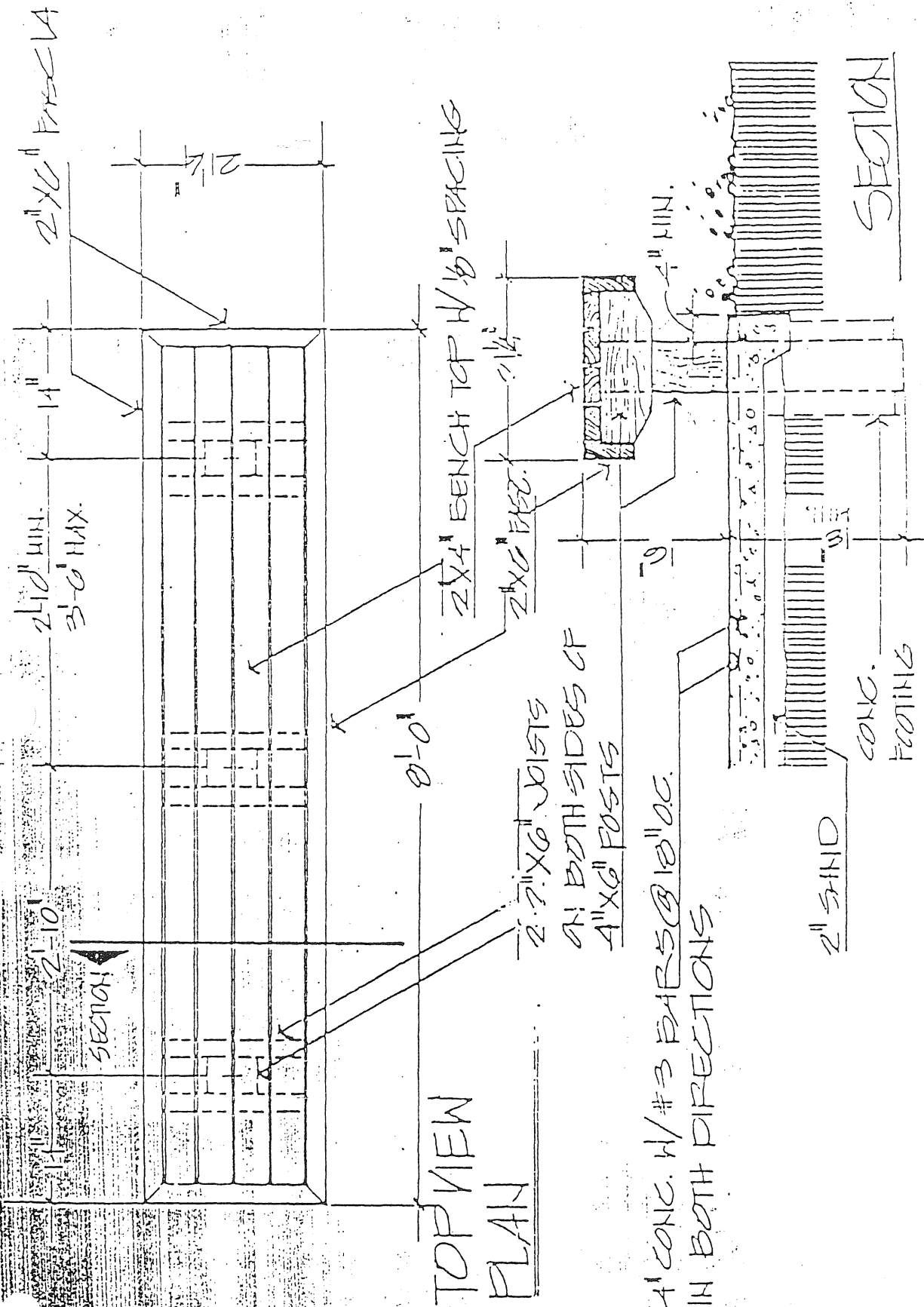
SCALE: AS SHOWN

6
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PLAN
SCALE: 1/2" = 1'-0"



VOLEYBALL COURT LAYOUT PLAN.



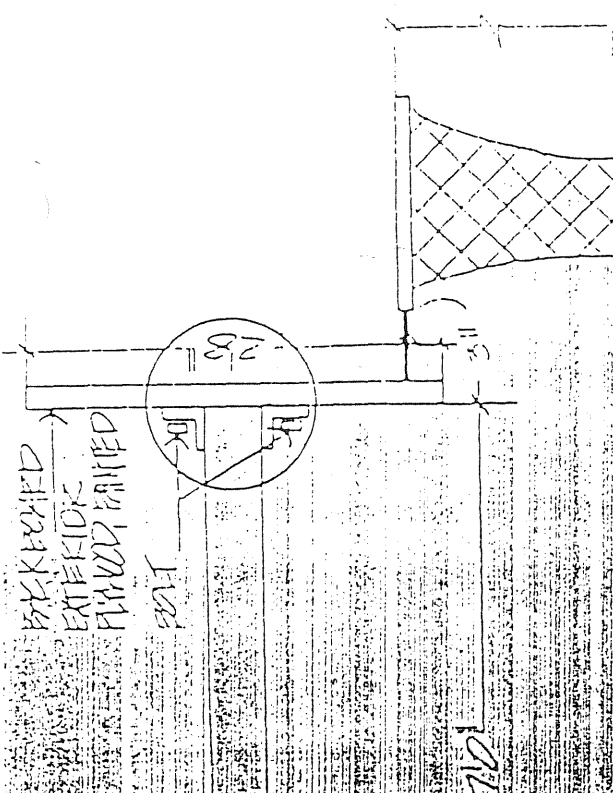
TOP VIEW
PLAN

SECTION

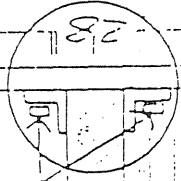
WOOD BENCH (8' LONG)

SCALE: 3/4" = 1'-0"

4
3



EXTERIOR
EXTENSIVE
FLUOROPOLYMER
PAINT

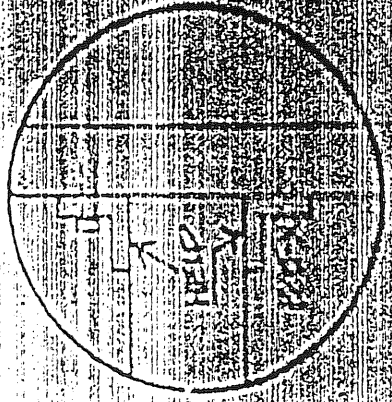


PAINT

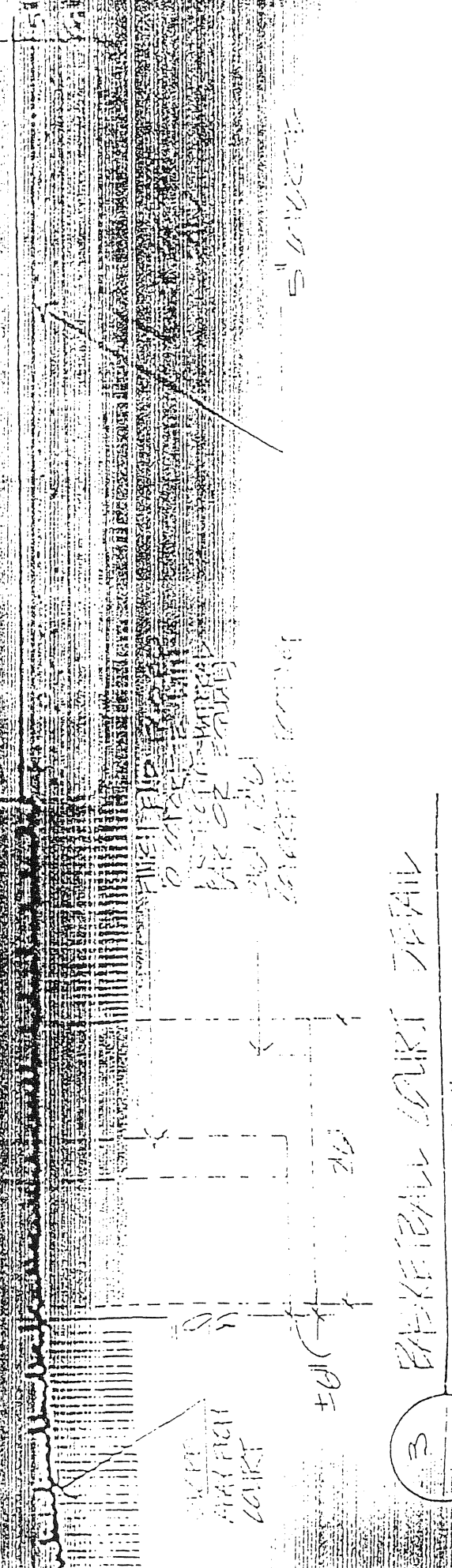
HEAVY

WELDED
STEEL PIPE

20



HEAVY
WELDED
STEEL PIPE



HEAVY
WELDED
STEEL PIPE
20
10
5
10

5

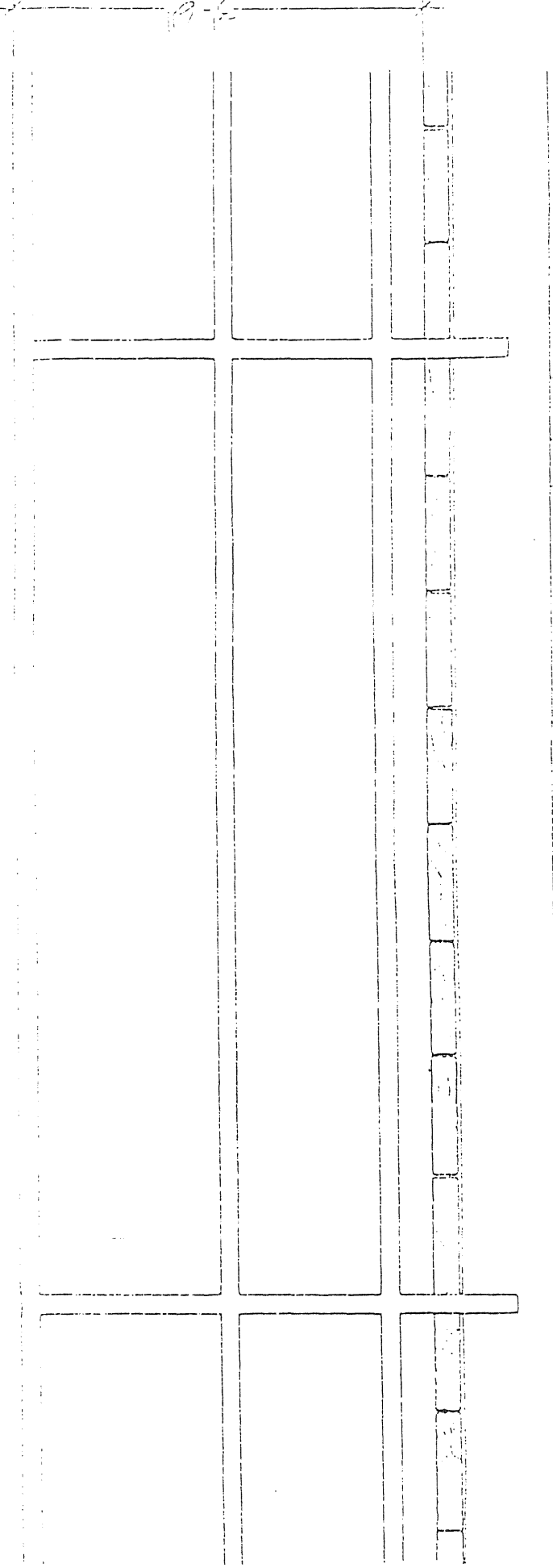
20

10

HEAVY WELDED STEEL PIPE

25
10
5
10

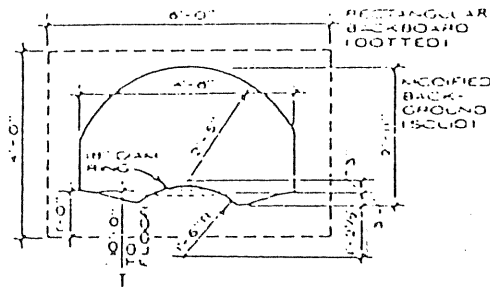




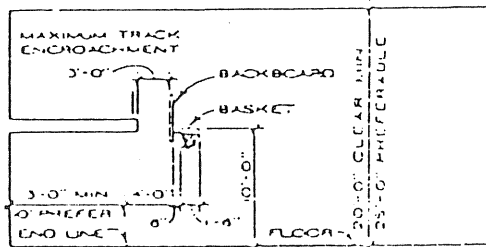
PARTIAL BRIDGE ELEVATION

SCALE: 3/4" = 1'-0"

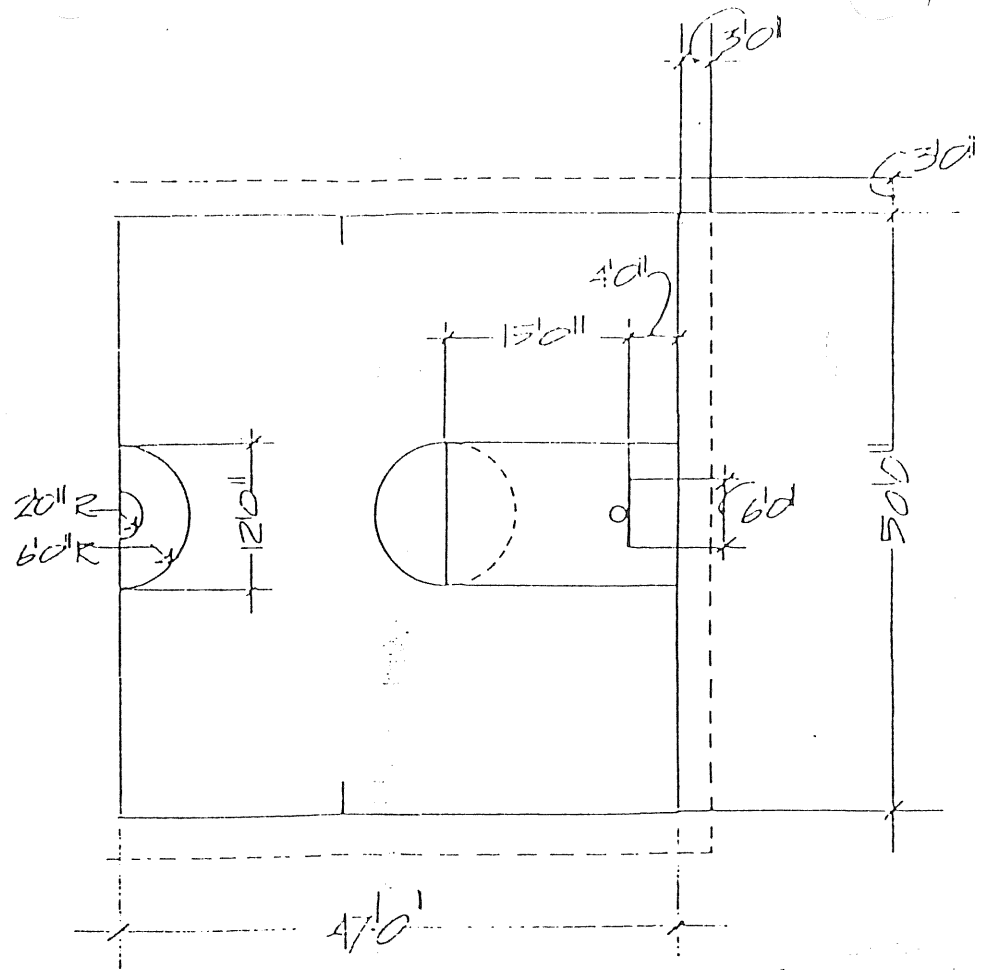
9
3



BACKBOARD DETAIL
 COLLEGE - TRANSPARENT RECTANGULAR BACKBOARD
 HIGH SCHOOL - EITHER TYPE WITH FAN SHAPE REQUIRED IN NEW EQUIPMENT



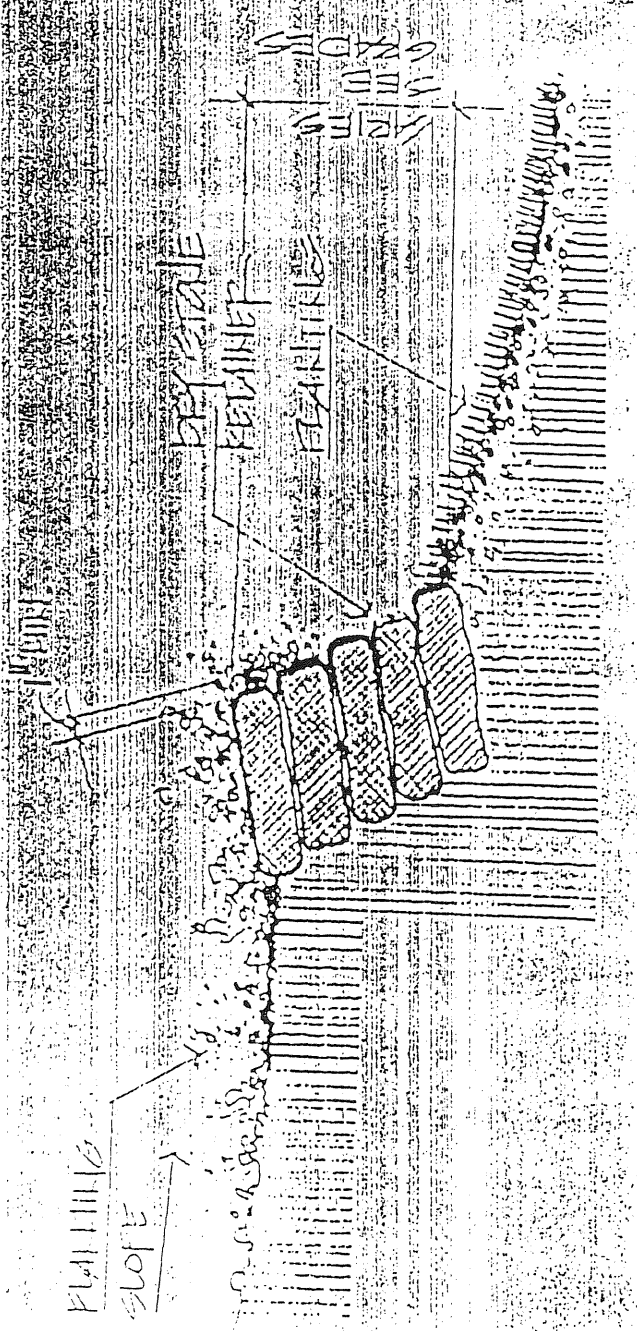
SECTION SHOWING BASKET AND ENCROACHMENTS



2
3

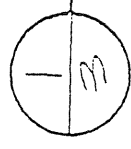
BASKETBALL COURT LAYOUT PLAN

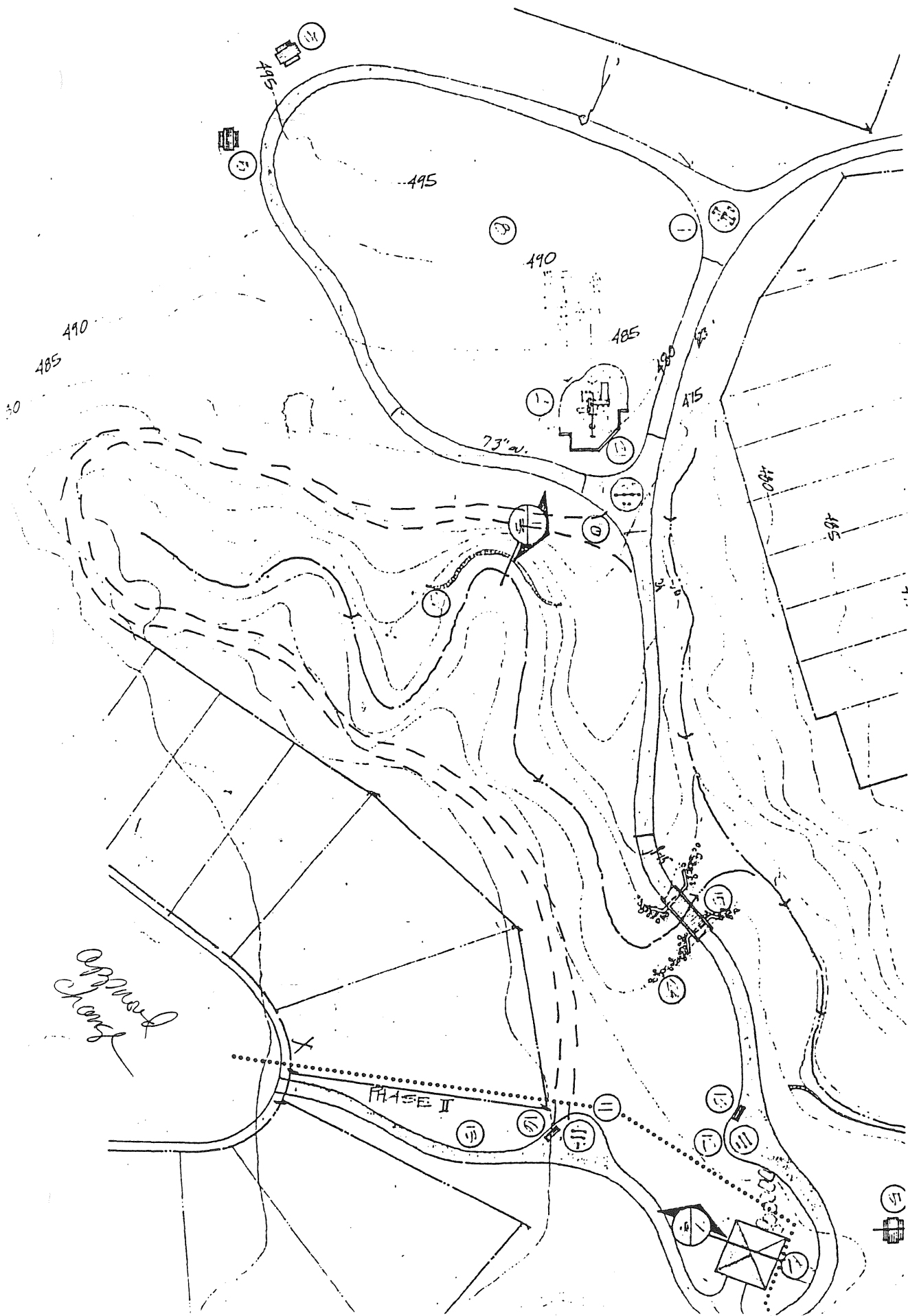
SCALE: 1/16" = 1'-0"

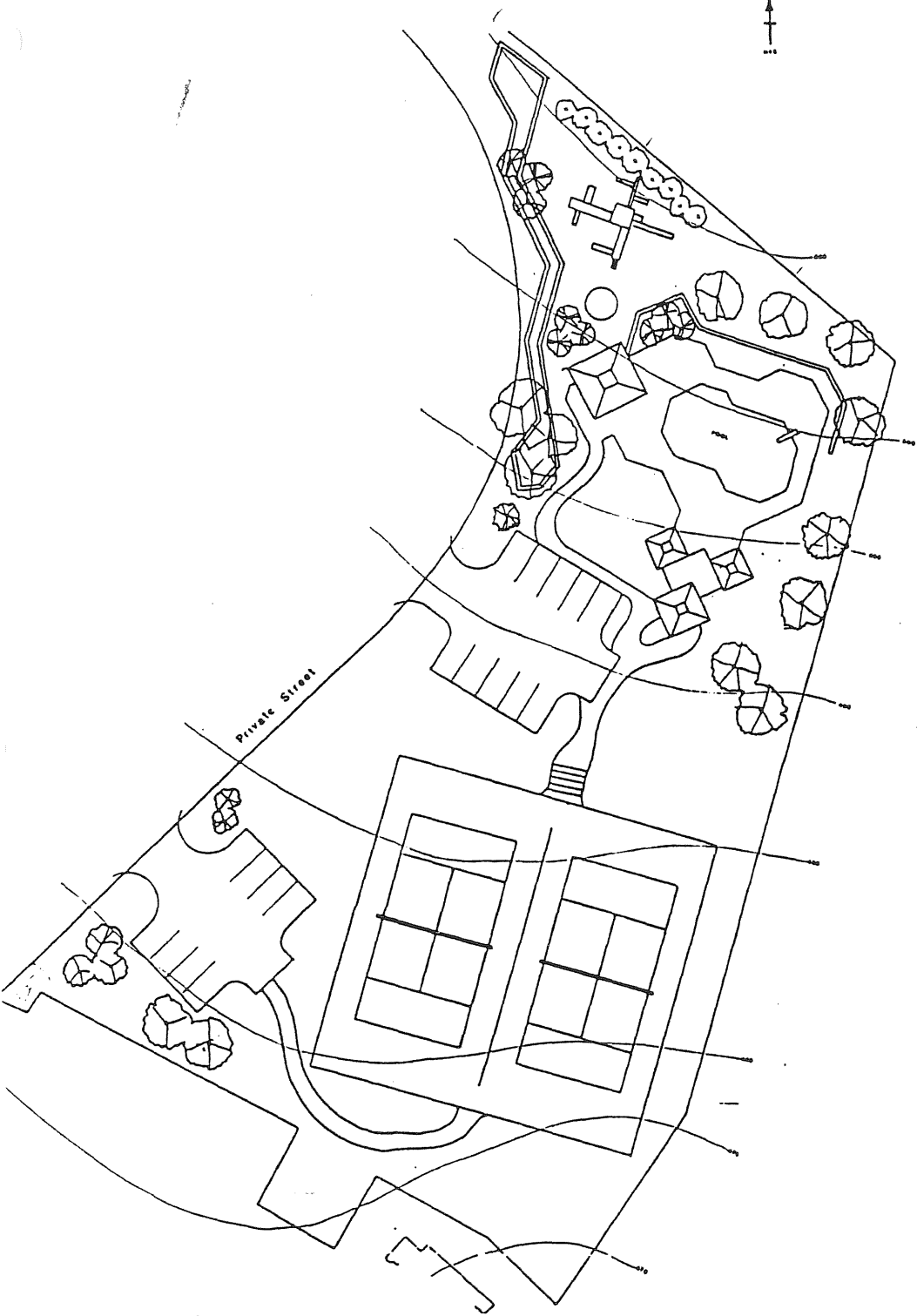


DRY STONE RET. WALL DET.

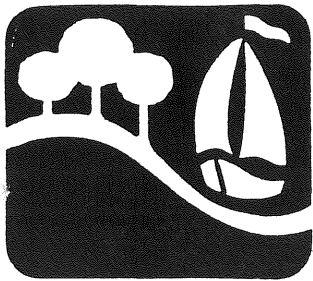
SCALE: 3/4" = 1'







Swim And Tennis Park
Chandlers Landing



CITY OF ROCKWALL
"THE NEW HORIZON"

February 25, 1988

Mr. Larry Walker
Chandlers Landing Development Co.
1717 South Boulder
Tulsa, Oklahoma 75119

Re: Completion of Amenities in Chandlers Landing

Dear Mr. Walker:

This letter is to verify that, based on field inspections, the required improvements relating to the swim and tennis park in Chandlers Landing have been completed in compliance with the requirements of the site plans and ordinances applicable to these improvements.

If you have any other questions, please don't hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch", with a long, sweeping flourish extending to the right.

Julie Couch
Assistant City Manager

JC/mmp

VIEW: Pdffile
RESTRICT: PHASE_NO = "CABANAS" "

SORT: PHASE_NO

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
9029	9038		CABANAS	Z	AR TOWNHOUSE
9029	0		CABANAS	RPP	TOWNHOUSE LOTS 1-6

ORDINANCE NO. 90-38

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING 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; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance and No. 84-4 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to a change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

SECTION 2. That Planned Development district Number 8: Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended ;and as amended hereby, provided that the granting of Planned Development District No. 8: Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Development of property covered by Planned Development District No. 8: Chandlers Landing shall be in accordance with the provisions of this ordinance and the approved comprehensive development plan and list of approved uses, attached hereto as Exhibit "B", and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- B. Development or redevelopment of the above described tract shall conform to the building style as shown on the attached exhibit "C".

C. Development or redevelopment of the above described tract shall be limited to no more than six (6) single family townhouse lots.

SECTION 3. 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 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 of this ordinance are declared to be severable.

SECTION 5. That all ordinance of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 5th day of November 1990

APPROVED:

Jack R. Miller
Mayor

ATTEST:

BY Mary A. Nichols
City Secretary

1st reading 10/15/90

2nd reading 11/5/90

CABANAS CHANDLERS LANDING
LAND USE SPECIFICATIONS

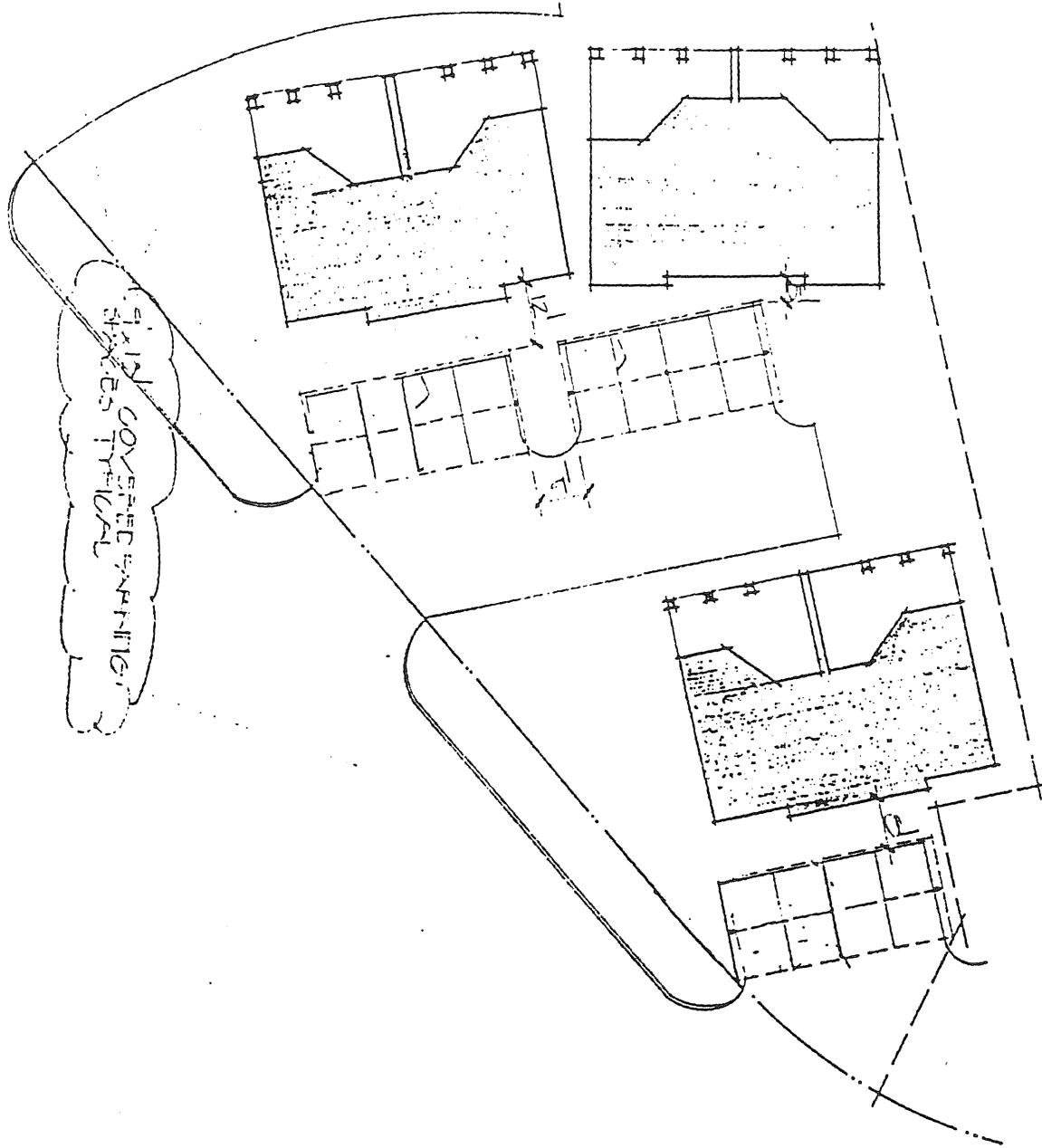
I. PLANNED DEVELOPMENT SINGLE FAMILY

A. Permitted Uses

1. One attached townhouse unit with fire walls on an individual lot with a maximum of two attached units on two separate lots.

B. Area Requirements

1. Minimum lot area - 1,050 square feet
2. Maximum number of single family attached dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1200 square feet
4. Minimum lot frontage on a public street or approved private access - 25 feet
5. Minimum lot depth - 42 feet
6. Minimum depth of front setback - 0 feet
7. Minimum depth of rear setback - 0 feet
8. Minimum width of side setback -
 - a. Abutting Structures - separated by fire retardant walls - 0 feet
 - b. Internal Lot - 0 feet meeting all building code requirements
9. Maximum building coverage as a percentage of lot area - 100% of lot area
10. Maximum height of structures - 23 feet
11. Minimum number of paved parking spaces required for each residential dwelling unit - 2 off street spaces



Existing Development Plan
Matchpoint Homes

CITY OF ROCKWALL

ORDINANCE NO. 14-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [ORDINANCE NO. 73-48 & 84-04] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE DENSITY AND DIMENSIONAL REQUIREMENTS STIPULATED BY PLANNED DEVELOPMENT DISTRICT 8 (PD-8) FOR A 1.131-ACRE PORTION OF A PARCEL OF LAND IDENTIFIED AS THE CABANAS AT CHANDLER'S LANDING, ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY 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.

WHEREAS, the City has received a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing, for an amendment to the density and development standards contained within Planned Development District 8 (PD-8) [specifically contained within *Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to allow for a lot layout similar to the lot layout depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Zoning Exhibit* and incorporated by reference herein, for a 1.131-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, 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 [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That the subdivision of the *Subject Property* shall generally be in accordance with the *Zoning Exhibit*, described in *Exhibit 'B'* of this ordinance, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That the development or redevelopment of the *Subject Property* shall generally be in

accordance with the *PD Development Standards*, described 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. The *Official Zoning Map* of the City of Rockwall, Texas shall be amended to reflect the change in zoning for the *Subject Property* as described in this ordinance;

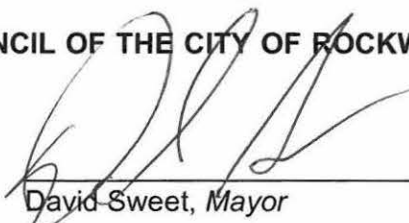
Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such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

Section 6. 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 7. 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;

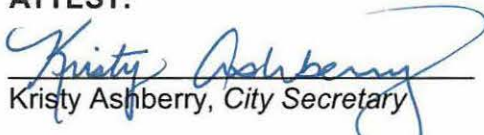
Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF APRIL, 2014.**



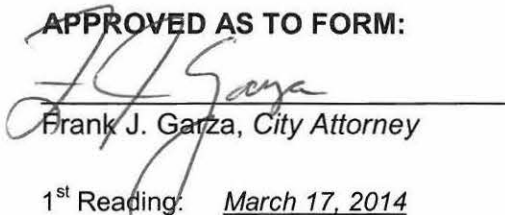
David Sweet, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: March 17, 2014

2nd Reading: April 7, 2014

Exhibit 'A':
Legal Description

13

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of the Cabanas at Chandlers Landing, an addition to the city of Rockwall, recorded in Slide B, Page 3 & 4, Plat Records Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the North corner of said Cabanas at Chandlers Landing, said iron rod bears North 6° 20' 10" West, a distance of 950.39 feet from City of Dallas Take Line monument for Lake Ray Hubbard marked T-13-1 and T-11-6, said iron rod being on a circular curve to the left having a central angle of 24° 27' 31", a radius of 168.23 feet, and a chord that bears South 56° 35' 00" East, a distance of 71.27 feet;

THENCE: Along said curve and with the Northeast line of said Cabanas at Chandlers Landing an arc distance of 71.82 feet to an iron rod at the point of tangency of said curve;

THENCE: South 68° 48' 46" East a distance of 17.62 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 15° 29' 42" and a radius of 114.09 feet;

THENCE: Along said curve and along said Northeast line an arc distance of 30.86 feet to an iron rod at the point of tangency of said curve;

THENCE: South 53° 19' 04" East, a distance of 103.07 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 80° 42' 31" and a radius of 112.00 feet;

THENCE: Along said curve and continuing along said Northeast and then the East line an arc distance of 157.77 feet to an iron rod for a corner;

THENCE: Leaving said East line and traversing said Addition as follows: North 68° 48' 11" West, a distance of 33.74 feet to an iron rod for a corner, South 74° 46' 05" West a distance of 20.00 feet to an iron rod for a corner, North 15° 13' 55" West, a distance of 18.00 feet to an iron rod for a corner, South 74° 46' 05" West, a distance of 160.58 feet to an iron rod for a corner, on a Westerly line of said Addition;

THENCE: North 13° 40' 35" East, a distance of 114.76 feet with said Westerly line to an iron rod for a corner;

THENCE: Along the most Northerly South lines of said Addition as follows:

North 76° 19' 25" West, a distance of 36.34 feet to an iron rod for a corner, North 69° 07' 25" West, a distance of 28.00 feet to an iron rod for a corner, and North 61° 59' 55" west, a distance of 79.50 feet to an iron rod for a corner at the most Northerly West corner of said Addition;

THENCE: North 20° 52' 35" East, a distance of 79.84 feet along the most Northerly Northwest line of said Addition to an iron rod for a corner; said iron rod being on a circular curve to the left having a central angle of 18° 44' 09", a radius of 234.00 feet, and a chord that bears North 60° 29' 27" East, a distance of 76.18 feet;

THENCE: Along said curve an arc distance of 76.52 feet to an iron rod at the point of compound curvature of a circular curve to the left having a central angle of 0° 32' 08" and a radius of 300.00 feet;

THENCE: Along said curve an arc distance of 2.80 feet to the Point of Beginning and containing 49,268 square feet or 1.131 Acres of Land.

FILED:	5th	DAY OF:	Oct.	1982	9:20 A.M.
RECORDED	7th	DAY OF:	Nov.	1982	3:00 P.M.
JUNE WIMPEE, COUNTY CLERK, ROCKWALL COUNTY, TEXAS					
BY:	Jana Davis	DEPUTY			

**Exhibit 'B':
Zoning Exhibit**

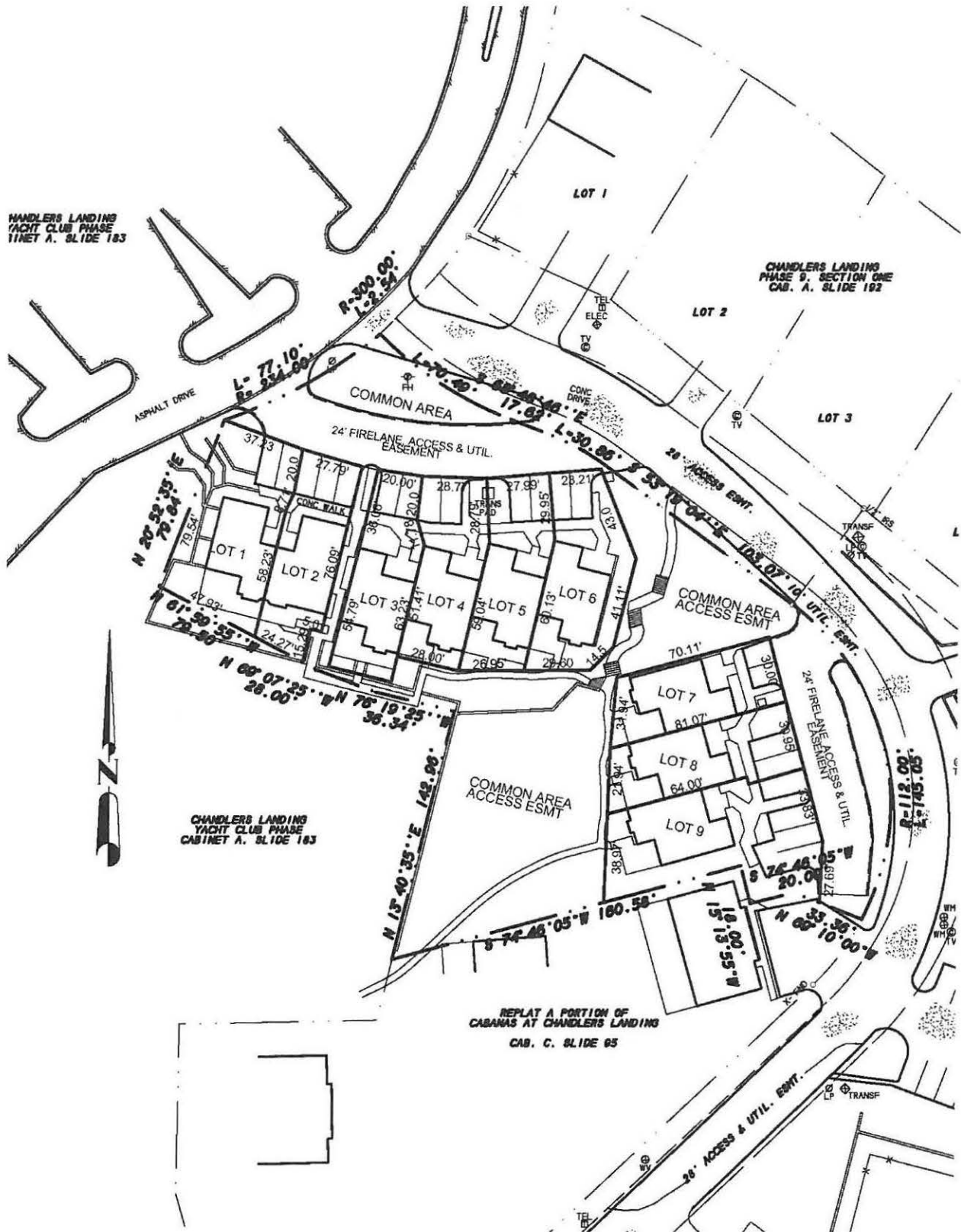


Exhibit 'C':
PD Development Standards

PD Development Standards.

1. *Purpose.* It is the intent of this zoning ordinance to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.
2. *Allowed Uses.* The following are the only permitted land uses that shall be established on the *Subject Property*:
 - a. *Permitted Uses.* Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*]. Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting an *SUP* as set forth in Article XI, *Zoning-Related Applications*, of the Unified Development Code.
 - b. *Townhomes.* A single family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

NOTE: All development of the Subject Property should conform to the Zoning Exhibit in Exhibit 'B'.

3. *Maximum Number of Units.* The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Zoning Exhibit* in *Exhibit 'B'*.
4. *Area Requirements.*
 - i. *Minimum Lot Area:* 2,200 Square Feet
 - ii. *Minimum Lot Width:* 20 Feet
 - iii. *Minimum Lot Depth:* 40 Feet
 - iv. *Maximum Number of Dwelling Units per Lot:* One
 - v. *Minimum Front Yard Building Setback:* 0 Feet
 - vi. *Minimum Rear Yard Setback:* 0 Feet
 - vii. *Minimum Side Yard Setback:*
 - a. *Internal Side Yard Setback:* 0 Feet [*subject to all building code requirements*]
 - b. *Side Yard Abutting a Structure:* 0 Feet [*required to be separated by a fire retardant wall*]
 - viii. *Maximum Lot Coverage:* 100% [*as a percentage of lot area*]
 - ix. *Maximum Height:* 30 Feet
 - x. *Minimum Number of Paved Parking Spaces per Lot:* Two (2) Off-Street Spaces
5. *Additional Restrictions.* No fences or any other type of barricade shall be permitted on any property depicted in the *Zoning Exhibit* in *Exhibit 'B'*.

RESTRICT: PHASE_NO = "CHAND" ES"

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
1		7348	CHAND	Z	MASTER PLAN ORIGINAL
2		8404	CHAND	Z	MASTER PLAN REVISED
8539		8543	chand	Z	various changes

ORDINANCE NO. 73-48

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND OTHER USES AS SET OUT HEREIN, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 8 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 8 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 8, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(4) Area 1. of Planned Development District No. 8 shall contain no more than 500 dwelling units, subject to the setbacks, yards, parking spaces and other requirements set out in Exhibit "B" hereto.

(5) Area 2. of Planned Development District No. 8 shall contain any single-family, multiple-family or non-residential use permitted in a Planned Development District under the Comprehensive Zoning Ordinance of the City of Rockwall, except the following:

- (a) Automobile-type uses under Section 8-106;
- (b) Retail and service-type uses under Section 8-107;
- (c) Commercial and service-type uses under Section 8-108;
- (d) Industrial uses under Section 8-109.

(6) The number of dwelling units in Area 2. shall not exceed six (6) per gross acre, or 1,520 unit total.

TRACT I.

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A. L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, and being all of Lot 5, Scenic Estates Subdivision, as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas;
THENCE S 56° 53' 59" E, 732.68 feet to a point for a corner;
THENCE N 44° 37' 56" E, 1751.07 feet to a point for corner;
THENCE S 45° 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet;
THENCE Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116° 29' 35", an arc distance of 162.66 feet to the point of tangency;
THENCE N 18° 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road;
THENCE S 45° 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner;
THENCE N 39° 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740;
THENCE S 37° 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point;
THENCE S 12° 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point;
THENCE S 8° 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision;
THENCE N 84° 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner;
THENCE S 2° 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision;
THENCE S 84° 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740;
THENCE S 6° 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner;
THENCE N 89° 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard;
THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard:

N 17° 56' 12" E 235.24 feet; N 17° 48' 56" E, 45.55 feet; N 57° 22' 11" E 107.47 feet; N 4° 36' 56" W, 137.44 feet; N 44° 11' 50" E, 137.84 feet; N 14° 30' 54" E, 137.19 feet; N 56° 08' 28" E, 255.03 feet; N 28° 15' 05" E, 192.07 feet; N 39° 23' 13" E, 599.08 feet; N 72° 30' 52" E, 138.00 feet; N 57° 05' 40" W, 236.77 feet; N 46° 18' 05" E, 120.00 feet to the POINT OF BEGINNING and containing 162.6 acres of land.

All of Lots 1, 3 & 4 out of the E. Teal Survey of the Scenic Estates Subdivision according to the Map or Plat thereof recorded in Vol. 1, Page 42, of the Rockwall County Map Records.

TRACT II.

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A. L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, all shown in Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the West right-of-way line of Farm-Market Road 740, said point being 310 feet S 6° 05' 20" West of Southeast corner of Lot 4, of Scenic Estates Subdivision as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas;
THENCE S 6° 05' 20" W along westerly line of F. M. Road 740, 897.40 feet to the beginning of a circular curve to the right, having a radius of 100.00 feet;
THENCE Southwesterly, continuing along the said Westerly line of Farm-Market Highway 740, with said circular curve to the right thru a central angle of 82° 36' 10", an arc distance of 144.17 feet to the point of tangency;
THENCE S 88° 41' 30" W, continuing along the Westerly line of Farm-Market Highway 740, 344.81 feet to a point for a corner;
THENCE S 3° 02' 01" E, continuing along the said Westerly line of Farm-Market Highway 740, 695.57 feet to a point for a corner;
THENCE N 89° 31' 20" W, 948.14 feet to a point for a corner;
THENCE S 40° 57' W, 965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard;
THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard:
N 14° 46' 41" W, 442.02 feet; N 1° 33' 58" W, 69.07 feet; N 20° 52' 35" W, 148.60 feet; N 31° 30' 06" W, 107.01 feet; N 58° 29' 49" E, 120.00 feet; N 38° 21' 05" W, 481.00 feet; N 56° 39' 37" W, 227.43 feet; N 86° 45' 01" W, 101.52 feet; N 67° 27' 32" W, 298.03 feet; N 3° 55' 02" W, 50.12 feet; N 44° 59' 06" W, 56.57 feet; S 86° 04' 55" W, 47.54 feet; N 46° 18' 55" W, 374.23 feet; N 7° 58' 58" E, 19.06 feet; N 58° 06' 47" W, 47.17 feet; N 81° 08' 45" W, 192.35 feet; N 61° 21' 03" W, 290.90 feet; N 51° 20' 46" W, 32.99 feet; N 24° 34' 31" W, 131.11 feet; N 76° 04' 56" W, 82.46 feet; N 40° 01' 45" W, 101.03 feet, S 44° 58' 04", W 22.73 feet; N 24° 50' 43" W, 276.57 feet; to a point for a corner;
THENCE S 89° 17' 49" E a distance of 4,268.99 feet to the POINT OF BEGINNING, and containing 122.7 acres of land.

SECTION 3. 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 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

David Myers
MAYOR

ATTEST:

James C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

Set Backs, Yards, Pa Spaces, Etc., Proposed

EXHIBIT B

	<u>Min. Resi- dential Lot Area</u>	<u>Min. Resi- dential Lot Width</u>	<u>Min. Resi- dential Lot Depth</u>	<u>Max. Building Coverage</u>	<u>Min. Front Yard</u>	<u>Min. Side Yard</u>	<u>Min. Rear Yard</u>	<u>Min. Number of Parking Spaces</u>
Single-Family Structures With Side Yards On Both Sides	6000 sq. ft.	50 ft.	100 ft.	40%	25 ft.	5 ft.	10 ft.	2 per unit
Single-Family Structures With Side Yard On One Side Only.	4000 sq. ft.	40 ft.	100 ft.	60%	25 ft.	10 ft.*	10 ft.	2 per unit
Single-Family Structure With No Side Yard	3000 sq. ft.	20 ft.	100 ft.	60%	25 ft.	-	10 ft.**	2 per unit
Multi-Family Structure Or Condominium	2000 sq. ft. per unit	70 ft.	100 ft.	40%	25 ft.	as per 9-602 (2)&(3)	10 ft.	1 1/2 per unit
Non-Residential	-	-	-	40%	25 ft.	None	10 ft.	As per 10-102

* No side yard required on one side

** Except none required where adjoining a common area

PLANNED DEVELOPMENT DISTRICT NO. 8
EXHIBIT "B"



ON TOWNHOUSE LOTS
THIRTY
NINE VILLAS

LAKE HUBBARD

BOAT LAUNCHING

VILLAGE

ENTRANCE CENTER

TE HOUSE & GENTRY

PRIVATE SCHOOL


NDLERS LANDING
MASTER SITE PLAN
Kiyotaki/Bell & Associates
Architects & Land Planners
10000 WILSON BLVD., SUITE 100
DALLAS, TEXAS 75243
JAN. 12, 1977



ROUTE 140
TO INTERSTATE 3
& DALLAS

ORDINANCE NO. 84-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO: PROVIDING FOR ORDERLY DEVELOPMENT OF SAID PLANNED DEVELOPMENT DISTRICT NO. 8; PROVIDING FOR LAND USE WITHIN SAID PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS, AMENITIES AND DENSITIES OF DEVELOPMENT; DIRECTING THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL TO INSTITUTE A STUDY OF THE BEST LAND USE OF THE AREA PREVIOUSLY DESIGNATED 1-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

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 due 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 Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall as relates to Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of The City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said Ordinance, and that such changed circumstances, land uses and development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

Section 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 2 thereof and by adding a new section to be numbered Section 2 and to read as follows:

Section 2.

The granting of the Planned Development Number 8 to the above described property is subject to the following special conditions and provisions:

- (1) Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is attached hereto and made a part hereof as Exhibit "A".
- (2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.
- (3) Prior to the issuance of any Building Permit in Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking, space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or

fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

- (4) That all development of Planned Development District Number 8 shall generally occur in the sequence according to the phasing plan consisting of six (6) separate phases as graphically depicted in Exhibit "B" which is attached hereto and made a part hereof.

- (5) That the area North of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt A) be designated and maintained as permanent greenbelt area, and that the area South of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt B) may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM 740, and the governing body of the City of Rockwall must consider and specifically approve further development of said area. That all development, construction and other improvements be in strict accordance with the Comprehensive Zoning Ordinance (Ordinance No. 83-23) of the City of Rockwall as presently existing, as amended herein, or hereafter amended prior to any such development, construction or improvement,

except to the extent that the minimum square footages specifically stated on the preliminary development Plan attached hereto as Exhibit "A" exceed the minimum requirements of the Comprehensive Zoning Ordinance in which case said minimum square footages as specifically stated on Exhibit "A" attached hereto shall be applicable, and with the further exception relating to zero lot line requirements which shall be as follows:

- Minimum floor area per unit 1200 - 1500 sq. ft.
See Master Plan for minimum floor areas for any given tract.
- Maximum building height 30 ft.
- Minimum lot width 40 ft.
- Minimum lot depth 100 ft.
- Minimum front yard 20 ft.
- Minimum side yard 0 ft. and 10 ft.
- Minimum rear yard 15 ft.
- Minimum lot area 4000 ft.
- Maximum building coverage 60%
- Minimum distance between building 15 ft.
- Building setback from less dense use (One story construction) 25 ft.
- Building setback from less dense use (Two story construction) 35 ft.
- Minimum garage space one car
- Minimum number of parking spaces/unit 2 spaces

(6) That the area North of the existing Cutter Hill multi-family development within Planned Development District Number 8 shall be designated as recreational area. (On Exhibit "A" attached hereto.)

(7) That all densities of development as stated on Exhibit "A" attached hereto shall be construed as exact maximum densities of development and not approximations.

(8) That the construction and development of amenities for Planned Development District Number 8 for all future development thereof shall be based upon recreational units

with each single family dwelling unit equalling one-half recreation unit and each multi-family dwelling unit equalling one recreation unit, said minimum amenities to consist of the following;

<u>ITEM</u>	<u>NUMBER</u>	<u>RATIO</u>
a. Sports Park	3	one per 300 Rec. Unit
b. Swim Club	4	one per 225 Rec. Unit
c. Play Parks	4	one per 250 Rec. Unit
d. Upland Lakes (two existing to be improved)	3	one per 300 Rec. Unit
e. Security Entrances		
f. Landscape Entry Developments		
g. Architectural Graphic and Signs		
h. Common Greenbelts and Paths		

(9) That each amenity provided for herein shall be in accordance with the description of same attached hereto as Exhibit "C" and made a part hereof.

(10) That all multi-family development permitted hereby, as designated on Exhibit "A" North of Yacht Club Drive shall not exceed thirteen (13) dwelling units per acre.

(11) That all multi-family development permitted hereby North of Yacht Club Drive shall contain a minimum square footage of 1300 square feet per dwelling unit, and no more than fifteen percent (15%) of the total multi-family dwelling units shall be developed at such minimum square footage requirement and all other such multifamily dwelling units shall be in excess thereof.

(12) That all references herein to multi-family dwelling units and all such references contained on any attachments hereto, shall refer specifically to condominiums as defined in the

Comprehensive Zoning Ordinance of The City of Rockwall and shall specifically exclude any authorization for the development of apartment projects, all multi-family units shall be built to condominium construction standards.

- (13) That the residential product types that are permitted hereby as designated on Exhibit "A" are as specifically stated in Exhibit "D" attached hereto and made a part hereof.
- (14) That the governing body of the City of Rockwall does not by this Ordinance authorize the development of any specific total number of dwelling units, but authorizes the maximum densities for residential development, as designated on the preliminary plan attached hereto as Exhibit "A".
- (15) That the governing body of the City of Rockwall hereby directs the Planning and Zoning Commission of the City of Rockwall to institute a study of possible and appropriate land usages for the development of the area designated as I-A in the Site Plan attached as Exhibit "A".

Section 2. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 5 thereof and by adding a new Section to be numbered Section 5 to read as follows:

Section 5.

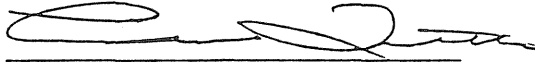
Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than ONE THOUSAND DOLLARS (\$1,000) for each offense, and each and every day that the violation of

the Ordinance shall be permitted to
continue shall constitute a
separate offense.

Section 3. This Ordinance shall take effect
and be in full force on and after the 9th day
of January, 1984, and upon the publication of
the caption as the law in such cases
required.

PASSED AND APPROVED this 9th day of January, 1984.

APPROVED:



MAYOR

ATTEST:



CITY SECRETARY

Tract I - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A.L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, and being all of Lot 5, Scenic Estates Subdivision, as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a

point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas Take-Line for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

All of Lots 1, 3 & 4 out of the E. Teal Survey of the Scenic Estates Subdivision according to the Map or Plat thereof recorded in Vol. 1, Page 42, of the Rockwall County Map Records.

Tract II - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A.L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, all shown in Deed Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for a corner in the West right-of-way line of Farm-Market Road 740, said point being 310 feet S 6 degrees 05' 20" West of Southeast corner of Lot 4, of Scenic Estates Subdivision as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas;

Thence S 6 degrees 05' 20" W along Westerly line of F.M. Road 740, 897.40 feet to the beginning of a circular curve to the right, having a radius of 100.00 feet; Thence Southwesterly, continuing along the said Westerly line of Farm-Market Highway 740, with said circular curve to the right thru a central angle of 82 degrees 36' 10", an arc distance of 144.17 feet to the point of tangency; Thence S 88 degrees 41' 30" W, continuing along the Westerly line of Farm-Market Highway 740, 344.81 feet to a point for a corner; Thence S 3 degrees 02' 01" E, continuing along the said Westerly line of Farm-Market Highway 740, 695.57 feet to a point for a corner; Thence N 89 degrees 31' 20" W, 948.14 feet to a point for a corner; Thence S 40 degrees 57' W, 965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard; Thence, the following courses and distance along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 14 degrees 46' 41" W, 442.02 feet; N 1 degree 33' 58" W, 69.07 feet; N 20 degrees 52' 35" W, 148.60 feet; N 31 degrees 30' 06" W, 107.01 feet; N 58 degrees 29' 49" E, 120.00 feet; N 38 degrees 21' 05" W, 481.00 feet; N 56 degrees 39' 37" W, 227.43 feet; N 86 degrees 45' 01" W, 101.52 feet; N 67 degrees 27' 32" W, 298.03 feet; N 3 degrees 55' 02" W, 50.12 feet; N 44 degrees 59' 06" W, 56.57 feet; S 86 degrees 04' 55" W, 47.54 feet; N 46 degrees 18' 55" W, 374.23 feet; N 7 degrees 58' 58" E, 19.06 feet; N 58 degrees 06' 47" W, 47.17 feet; N 81 degrees 08' 45" W, 192.35 feet; N 61 degrees 21' 03" W, 290.90 feet; N 51 degrees 20' 46" W, 32.99 feet; N 24 degrees 34' 31" W, 131.11 feet; N 76 degrees 04' 56" W, 82.46 feet; N 40 degrees 01' 45" W, 101.03 feet; S 44 degrees 58' 04" W, 22.73 feet; N 24 degrees 50' 43" W, 276.57 feet; to a point for a corner; Thence S 89 degrees 17' 49" E a distance of 4,268.99 feet to the Point of Beginning, and containing 122.7 acres of land.

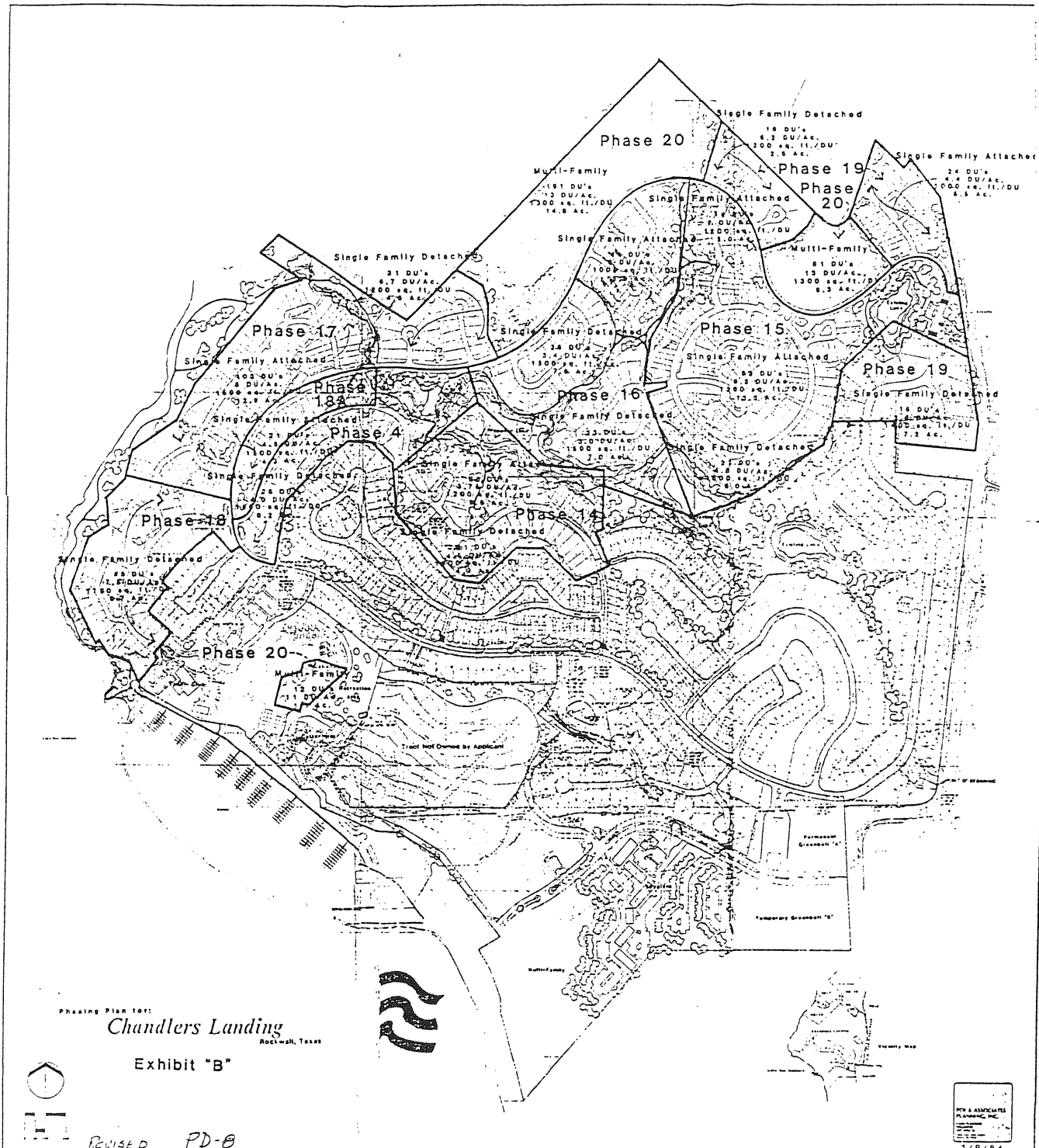


EXHIBIT C

AMENITY DESCRIPTIONS

- a. SPORTS PARK - A sports park will include a combination of one sports court, (lighted if properly located as not to disturb residences), exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.
- b. SWIM CLUB - The swim club will contain a minimum of a 1,500 sq. ft. swimming pool, 1,800 sq. ft. club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.
- c. PLAY PARK - Each play park will be devoted to the young residents of Chandlers Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults. Each park will be strategically located for the benefit of the selected neighborhood.
- d. UPLAND LAKES - These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shore line for residents to enjoy. No swimming or motorized boating will be allowed.
- e. SECURITY ENTRANCES - These entries will be well lighted, landscaped and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

LANDSCAPED ENTRY DEVELOPMENTS - These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fences.

- g. ARCHITECTURAL GRAPHICS - These graphics and signs will be designed in harmony for all developable parcels in the remainder of Chandlers Landing. These signs will be very pleasing and will direct visitors through the development.
- h. COMMON GREENBELTS AND PATHS - These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

It should be noted that all of the above described recreation uses must be designated in detail at the time of final plat.

EXHIBIT D

PRODUCT TYPES

SINGLE FAMILY DETACHED (Type "A") homes will consist of single family detached units that are clustered in groups of a slightly higher density than conventional single family homes. This concept promotes a slightly higher density in the area that is actually developed while creating more open space which is commonly owned and maintained by the homeowners and/or the Property Owners' Association. Ownership of these homes will involve the units as well as the lot on which the units are sited. These lots will have front, rear and side yards. These units will be one and one and a half story structures. This type unit will meet the area requirements for zero lot line units as specified in Section 2.(5) herein, except for side yard requirements which shall meet the requirements of the townhouse zoning district for side yards not constructed on the zero lot line.

SINGLE FAMILY DETACHED (Type "B") units are proposed as another form of single family detached housing being attached only by means of a garden wall. These units are proposed as zero lot line homes in which a unit is sited on one of the lot lines. This concept provides a more efficient use of the lot, having three yards instead of four, and therefore creates more open space within the common areas. Ownership of these homes involves the unit as well as the lot. This type unit shall meet the requirements for zero lot line units as specified in section 2.(5) herein.

SINGLE FAMILY DETACHED (Type "C") dwelling units are proposed as another form of detached housing. These lots will consist of parcels of land having access and frontage on a private road. Ownership of these homes would involve the unit as well as the lot. This type unit shall meet the area requirements of the "SF-7" Zoning District.

Note: The Single Family Detached unit Type "A", "B", and "C" shall be designated on each development plan as submitted.

SINGLE FAMILY ATTACHED UNITS are proposed as single family attached homes with party walls. The units are characteristically built as individual units in a series of four to eight units with common walls between units, and a side yard on the end units only. These units would be two story construction, and in some cases with enclosed garages that may or may not be attached. Ownership of these units would involve the unit as well as the lot. Greenspace would be commonly owned through the Community Owners' Association. This type unit shall meet the area requirements of the "TH" Townhouse Zoning District.

MULTIFAMILY ATTACHED UNITS shall meet the densities as established on Exhibit "A" attached herein, and shall meet the applicable area requirements as set forth in section 2.(11) herein, and as set forth in the Comprehensive Zoning Ordinance.

Note: A minimum of 20' will be maintained along both sides of the proposed collector road for landscape purposes.

All units located within the interior portion of the proposed collector road will be a maximum of 30' in height.

ORDINANCE NO. 85-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 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 Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

ber 8: Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8: Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 8: Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".
- D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

- E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.
- F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

Section 3. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

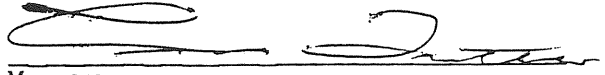
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

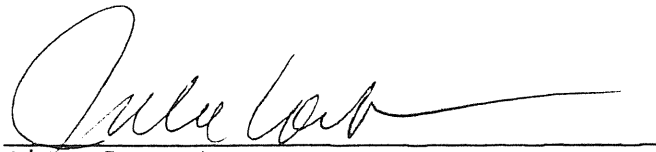
DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 8/5/85

2nd reading 8/26/85

Tract I - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A.L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, and being all of Lot 5, Scenic Estates Subdivision, as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 28.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 118 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a

point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas Take-Line for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

All of Lots 1, 3 & 4 out of the E. Teal Survey of the Scenic Estates Subdivision according to the Map or Plat thereof recorded in Vol. 1, Page 42, of the Rockwall County Map Records.

Tract II - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A.L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, all shown in Deed Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for a corner in the West right-of-way line of Farm-Market Road 740, said point being 310 feet S 6 degrees 05' 20" West of Southeast corner of Lot 4, of Scenic Estates Subdivision as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas;

Thence S 6 degrees 05' 20" W along westerly line of F.M. Road 740, 897.40 feet to the beginning of a circular curve to the right, having a radius of 100.00 feet; Thence Southwesterly, continuing along the said Westerly line of Farm-Market Highway 740, with said circular curve to the right thru a central angle of 82 degrees 36' 10", an arc distance of 144.17 feet to the point of tangency; Thence S 88 degrees 41' 30" W, continuing along the Westerly line of Farm-Market Highway 740, 344.81 feet to a point for a corner; Thence S 3 degrees 02' 01" E, continuing along the said Westerly line of Farm-Market Highway 740, 695.57 feet to a point for a corner; Thence N 89 degrees 31' 20" W, 948.14 feet to a point for a corner; Thence S 40 degrees 57' W, 965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard; Thence, the following courses and distance along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 14 degrees 46' 41" W, 442.02 feet; N 1 degree 33' 58" W, 69.07 feet; N 20 degrees 52' 35" W, 148.60 feet; N 31 degrees 30' 06" W, 107.01 feet; N 58 degrees 29' 49" E, 120.00 feet; N 38 degrees 21' 05" W, 481.00 feet; N 56 degrees 39' 37" W, 227.43 feet; N 86 degrees 45' 01" W, 101.52 feet; N 67 degrees 27' 32" W, 298.03 feet; N 3 degrees 55' 02" W, 50.12 feet; N 44 degrees 59' 06" W, 56.57 feet; S 86 degrees 04' 55" W, 47.54 feet; N 46 degrees 18' 55" W, 374.23 feet; N 7 degrees 58' 58" E, 19.06 feet; N 58 degrees 05' 47" W, 47.17 feet; N 81 degrees 08' 45" W, 192.35 feet; N 61 degrees 21' 03" W, 290.90 feet; N 51 degrees 20' 46" W, 32.99 feet; N 24 degrees 34' 31" W, 131.11 feet; N 76 degrees 04' 56" W, 82.46 feet; N 40 degrees 01' 45" W, 101.03 feet; S 44 degrees 58' 04" W, 22.73 feet; N 24 degrees 50' 43" W, 276.57 feet; to a point for a corner; Thence S 89 degrees 17' 49" E a distance of 4,268.99 feet to the Point of Beginning, and containing 122.7 acres of land.

EXHIBIT C

CHANDLERS LANDING, PHASE 14, BLOCK A

AREA REQUIREMENTS

1. Minimum lot area----- 6,500 ft.
2. Maximum Units per lot----- 1
3. Minimum dwelling unit----- 1,200 sq. ft.
4. Minimum lot width----- 50 ft.
5. Minimum lot depth----- 100 ft.
6. Minimum front setback----- 20 ft.
7. Minimum rear setback----- 10 ft.
8. Minimum side setback----- 5 ft.
9. Minimum distance between buildings on same lot--- 10 ft.
10. Maximum building coverage----- 40%
11. Maximum height----- 30 ft.
12. Minimum distance between buildings----- 10 ft.
13. Minimum parking----- 2 spaces
14. Minimum garage----- 2 car

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1. Minimum lot area----- 6,000 sq. ft.
2. Maximum units per lot----- 1
3. Minimum dwelling unit----- 1,200 sq. ft.
4. Minimum lot width----- 50 ft.
5. Minimum lot depth----- 100 ft.
6. Minimum front setback----- 20 ft.
7. Minimum rear setback----- 10 ft.
8. Minimum side setback----- 5 ft.
9. Minimum distance between buildings on same lot---- 10 ft.
10. Maximum building coverage----- 40%
11. Maximum height----- 30 ft.
12. Minimum distance between buildings----- 10 ft.
13. Minimum parking----- 2 spaces
14. Minimum garage----- 2 car

AMENITY IMPROVEMENTSYacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

Start Fall. 1985

Open lawn area, Spring 1986

Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985

Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986

Completion Fall 1987



LEGEND:

- 1. parking lot
- 2. parking lot
- 3. parking lot
- 4. parking lot
- 5. parking lot
- 6. parking lot
- 7. parking lot
- 8. parking lot
- 9. parking lot
- 10. parking lot
- 11. parking lot
- 12. parking lot
- 13. parking lot
- 14. parking lot
- 15. parking lot
- 16. parking lot
- 17. parking lot
- 18. parking lot
- 19. parking lot
- 20. parking lot



an environmental design project for
CHANDLER'S LANDING PARK
 ASSOCIATES

dwg
 chk
 app

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8423		0	CHAND 4	PP	AR ZLL ALL ESTAB.
8445		0	CHAND 4	FP	ALL

2516 Chantilly Ct. in Rockwell

CRJ 1984

CHANDLERS LANDING/PHASE 4
January 20, 1984

AREA REQUIREMENTS:

- Minimum Lot Area.....4000 sq.ft.
- Minimum Floor Area per D.U.....1500 sq.ft.
- Minimum Lot Frontage.....40 ft.
- Minimum Lot Depth.....100 ft.
- Minimum Front Setback.....20 ft.
- Minimum Rear Setback.....15 ft.
- Minimum Side Yard.....0 ft. and 10 ft.
- Minimum Bldg. Separation.....10 ft.
- Maximum Bldg. Coverage.....60 %
- Maximum Bldg. Height.....30 ft.
- Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539	8543*		CHAND 14	Z	AR SFD BLOCK A
8340	0		CHAND 14	PP	AR ZZL BLOCK B, 1-21
8359	0		CHAND 14	FP	ALL (VACATED)
84112	0		CHAND 14	FP	ALL (VACATED)
8546	0		CHAND 14	FP	ALL

* See Chand Master Plan for full ordinance

EXHIBIT C

CHANDLERS LANDING, PHASE 14, BLOCK A

AREA REQUIREMENTS

- 1. Minimum lot area----- 6,500 ft.
- 2. Maximum Units per lot----- 1
- 3. Minimum dwelling unit----- 1,200 sq. ft.
- 4. Minimum lot width----- 50 ft.
- 5. Minimum lot depth----- 100 ft.
- 6. Minimum front setback----- 20 ft.
- 7. Minimum rear setback----- 10 ft.
- 8. Minimum side setback----- 5 ft.
- 9. Minimum distance between buildings on same lot--- 10 ft.
- 10. Maximum building coverage----- 40%
- 11. Maximum height----- 30 ft.
- 12. Minimum distance between buildings----- 10 ft.
- 13. Minimum parking----- 2 spaces
- 14. Minimum garage----- 2 car

111 J. 2

OVERALL DATA:

Total Gross Area -----App. 13.9 ac.
 Total No. of Units -----57 units
 No. of D.U.'s per gross ac.-----4.1 u/ac.
 Total Net Area (lots only)-----App. 5.9 ac.
 No. of D.U.'s per net ac. -----9.7 u/ac
 Total No. of Parking Spaces -----128 spaces
 (excluding garage parking)
 No. of Parking Spaces Per Unit -----2.25 spaces
 (excluding garage parking)
 Total Parking and Street Coverage-----App. 1.2 ac.
 Total Open Space -----App. 6.8 ac.

PATIO HOMES: Lots 1-21, Blk. 2

Gross Area -----App. 4.3 ac.
 Total No. of Units -----21 Units
 No. of D.U.'s per Gross ac.-----4.9 u/ac.
 Total Net Area (lots only)-----App. 2.7 ac.
 No. of D.U.'s per Net ac.-----7.8 u/ac.
 Total No. of Parking Spaces -----42 spaces
 (excluding garage parking)
 No. of Parking Spaces per Unit-----2.0 spaces
 (excluding garage parking)
 Total Street Coverage -----App. 0.5 ac.
 Total Open Space -----App. 1.1 ac.

AREA REQUIREMENTS:

Minimum Lot Area-----4200 sq. ft.
 Minimum Floor Area per D.U.-----1500 sq. ft.
 Minimum Lot Frontage -----40' (at bldg. line)
 Minimum Lot Depth -----105'
 Minimum Front Setback -----25'
 Minimum Rear Setback -----10'
 Minimum Side Yard -----0' and 10'
 Minimum Bldg. separation -----10'
 Maximum Bldg. coverage -----60%
 Maximum Bldg. height -----28'
 Minimum Off-street parking -----2 spaces/unit
 (excluding garage)

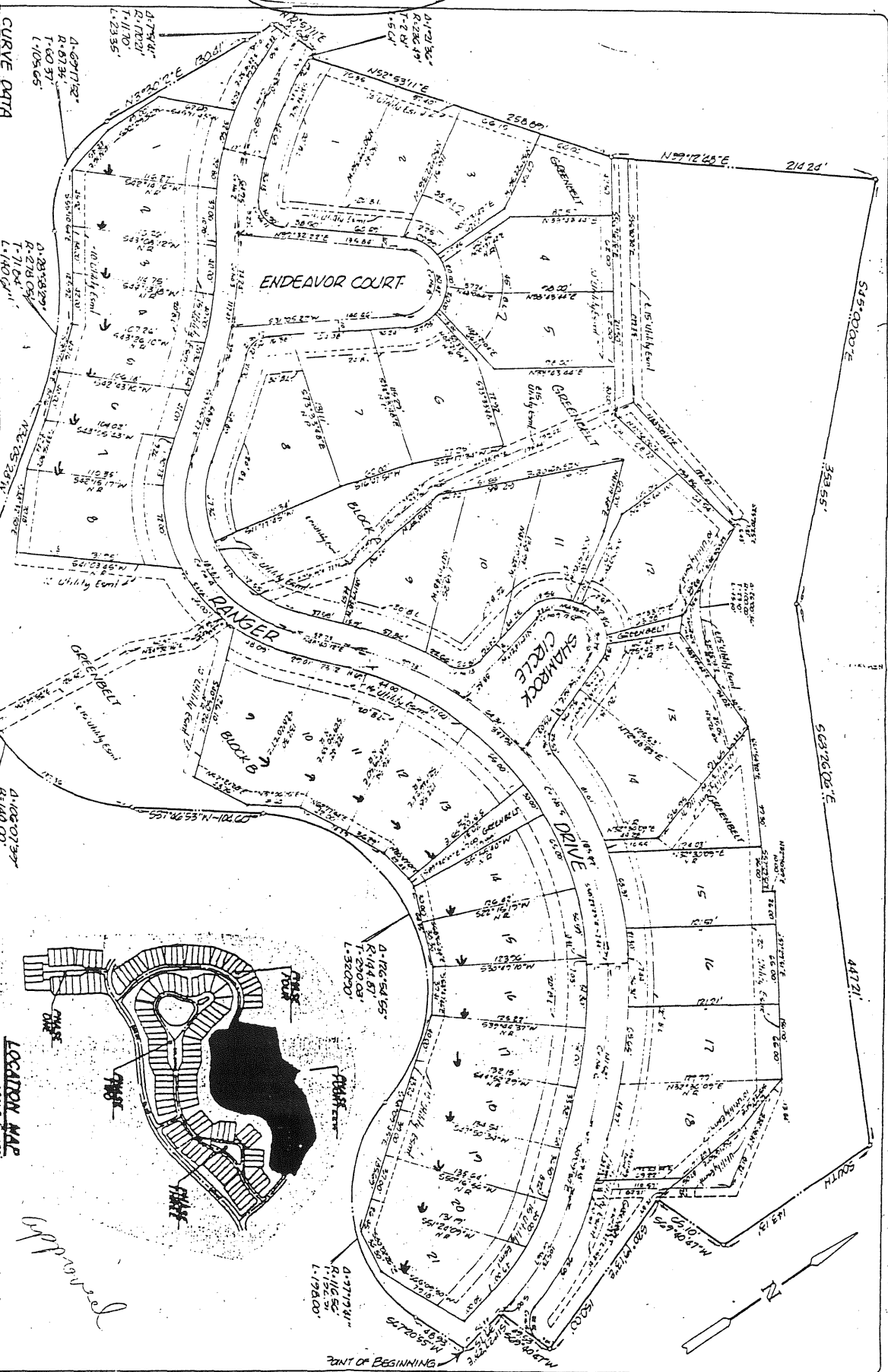
Feb 3 2
 Brett
 5/4/17

CURVE DATA			
C.M.	C.V.	R.	L.
1	22.04%	291.31'	1.10565
2	26.17%	114.74'	1.10565
3	51.85%	122.79'	1.10565
4	1.0140%	101.81'	1.10565
5	12.21%	227.15'	1.10565
6	37.70%	347.95'	1.10565
7	3.72%	209.65'	1.10565
8	64.79%	347.95'	1.10565
9	17.92%	209.65'	1.10565
10	22.71%	227.15'	1.10565
11	22.71%	227.15'	1.10565
12	22.71%	227.15'	1.10565
13	22.71%	227.15'	1.10565
14	22.71%	227.15'	1.10565
15	22.71%	227.15'	1.10565

HAROLD L EVANS
CONSULTING ENGINEER
211 S.W. INDEPENDENCE RD. SUITE 02
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE DATE JOB NO
1"=50' 11-8-84 72122

CHANDLERS LANDING
PHASE FOURTEEN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LOCATION MAP
REVISED FINAL PLAT OF
CHANDLERS LANDING
PHASE FOURTEEN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



VIEW: Pdffile
RESTRICT: PHASE_NO = "CHAND 15"

SORT: PHASE_NO

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8376		0	CHAND 15	PP	ALL
8432		0	CHAND 15	FP	ALL - VACATED
8645		8664	CHAND 15	Z	ALL ZLL AND SFD
8658		0	CHAND 15	FP	ALL
9238		9241	CHAND 15	Z	ALL SFD, AR
9243		0	CHAND 15	PP	ALL

ORDINANCE NO. 86-64

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District No. 8, Chandlers Landing on the property described in

Exhibit "A" herein attached and being further described as a portion of Phase 15, Chandlers Landing.

SECTION 2. That Planned Development District No. 8, Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 8, Chandlers Landing, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 8, Chandlers Landing Phase 15 as described herein shall be regulated by the requirements listed in Exhibit "C". All area requirements not specifically listed on Exhibit "C" shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

SECTION 3. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 28th day of July, 1986.

APPROVED:

15/ R. L. Tuttle
Mayor

ATTEST:

BY: Joseph J. Powell

1st reading 7/21/86

2nd reading 7/28/86

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner being the West corner of Lot 1 Block B of Chandlers Landing Phase 19 according to the plat recorded in Slide B at Page 282-285 of the Plat Records of Rockwall County, Texas, said point being on the Southerly line of Yacht Club Drive;

THENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to a point for a corner;
THENCE: South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to a point for a corner;
THENCE: South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to a point for a corner;
THENCE: South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to a point for a corner;
THENCE: Leaving said line of Phase 19 and traversing said 285.2916 acre tract as follows;
North 44° 10' 15" West a distance of 51.54 feet to a point for a corner,
South 86° 50' 03" West a distance of 114.55 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 49° 56' 05", and a radius of 319.64 feet, along said curve an arc distance of 278.58 feet to a point for a corner, South 41° 59' 14" West a distance of 26.70 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 51° 35' 21", and a radius of 331.06 feet, along said curve an arc distance of 298.08 feet to a point for a corner at the point of compound curvature of a circular curve to the right, having a central angle of 42° 00' 30", a radius of 209.58 feet, along said curve an arc distance of 153.66 feet to a point for a corner, North 44° 24' 53" West a distance of 105.73 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 28° 44' 09", a radius of 355.25; along said curve an arc distance of 178.17 feet to a point for a corner, at the point of compound curvature of a circular curve to the right having a central angle of 15° 16' 31", a radius of 133.87 feet, along said curve an arc distance of 35.69 feet to a point for a corner,
South 71° 09' 15" West a distance of 75.74 feet to a point for a corner,
North 73° 09' 06" West a distance of 63.00 feet to a point for a corner,
North 09° 21' 14" West a distance of 134.79 feet to a point for a corner,
North 51° 49' 23" West a distance of 97.76 feet to a point for a corner on the Southeast line of a replat of part of Chandlers Landing Phase 16 according to the plat recorded in Slide B at Page 270-272 of the Plat Records of Rockwall County, Texas;
THENCE: North 38° 10' 37" East a distance of 295.76 feet along said line of Phase 16 to a point for a corner;
THENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;
THENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;

THENCE: South $74^{\circ} 19' 02''$ East a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of $27^{\circ} 44' 26''$, and a radius of 382.98 feet;

THENCE: Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;

THENCE: South $46^{\circ} 34' 36''$ East a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of $23^{\circ} 51' 44''$, and a radius of 232.83 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of $09^{\circ} 43' 11''$, a radius of 989.46 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;

THENCE: South $12^{\circ} 59' 41''$ East a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of $24^{\circ} 00' 19''$, a radius of 311.51 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having a central angle of $105^{\circ} 56' 38''$, a radius of 188.00 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of $01^{\circ} 29' 24''$, and a radius of 555.36 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the Point of Beginning and Containing 16.956 Acres of Land.

PHASE 15

AREA REQUIREMENTS AND PORTION PHASE 16

Zoning Change from Townhouse to Patio Lots and S.F.10 Single Family Residential District. Change request in Block "A", Block "C" and a portion of Block "B".

AREA REQUIREMENTS PATIO HOMES: (100 Lots)

1. Minimum Lot Size	4,000 S.F.
2. Minimum Floor Area Per D.U.	1,200 S.F.
3. Minimum Lot Frontage At Bldg. Line	40 FT.
4. Minimum Lot Depth	100 FT.
5. Minimum Front Setback	20 FT.
6. Minimum Rear Setback	15 FT.
7. Minimum Side Yard	0 FT. and 10 FT.
8. Minimum Bldg. Separation	10 FT.
9. Maximum Bldg. Coverage	60%
10. Maximum Bldg. Height	30 FT.
11. Minimum Off-Street Parking Excluding Garage	2 Spaces/Unit
12. Minimum Garage Space	2 Each

AREA REQUIREMENTS S.F. 10 SINGLE FAMILY RESIDENCE: (6 Lots)

1. Minimum Lot Size	10,000 S.F.
2. Maximum Number of S.F. Detached Units/Lot	1 Each
3. Minimum Floor Area Per D.U.	1,500 S.F.
4. Minimum Lot Frontage At Building Line	60 FT.
5. Minimum Lot Depth	100 FT.
6. Minimum Depth of Front Setback	20 FT.
7. Minimum Depth of Rear Setback	15 FT.
8. Minimum Width of Side Setback	
a) Internal Lot	6 FT.
b) Sideyard Abutting Street	15 FT.
9. Minimum Distance Between Buildings	10 FT.

PHASE 15

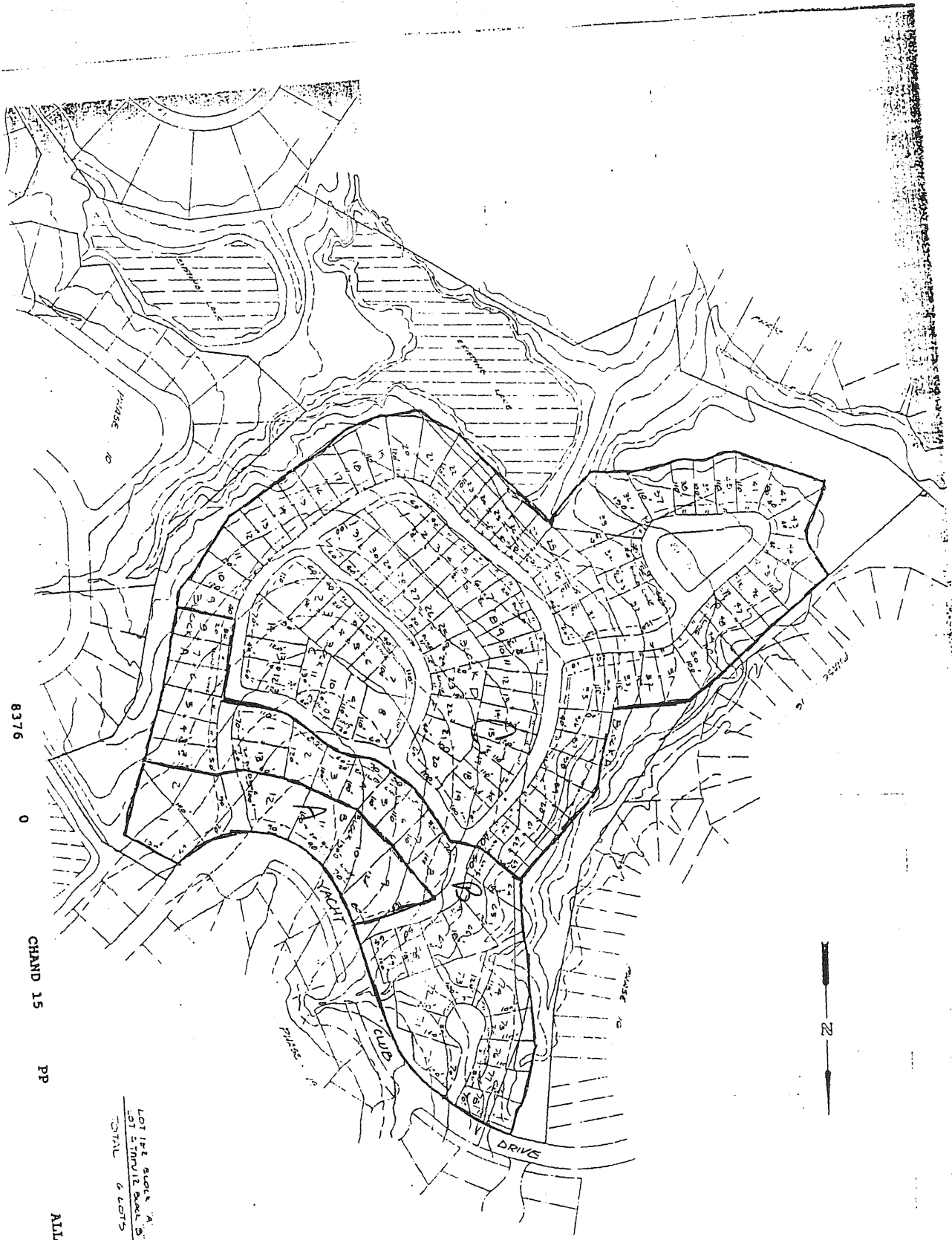
AREA REQUIREMENTS AND PORTION PHASE 16

PAGE 2

10.	Minimum Length of Driveway Pavement	18 FT.
11.	Maximum Bldg. Coverage	35%
12.	Maximum Bldg. Height	30 FT.
13.	Minimum Off-Street Parking Excluding Garage	2 Spaces/Unit
14.	Minimum Garage	2 Each
15.	Circular Drive Per D.U.	1 Each

AREA REQUIREMENTS PATIO LOTS: (30 Lots)

1.	Minimum Lot Size	5,000 S.F.
2.	Minimum Floor Area Per D.U.	1,200 S.F.
3.	Minimum Lot Frontage At Bldg. Line	50 FT.
4.	Minimum Lot Depth	100 FT.
5.	Minimum Front Setback	20 FT.
6.	Minimum Rear Setback	15 FT.
7.	Minimum Side Yard	0 FT. and 10 FT.
8.	Minimum Bldg. Separation	10 FT.
9.	Maximum Bldg. Coverage	50%
10.	Maximum Bldg. Height	30 FT.
11.	Maximum Off-Street Parking Excluding Garage	2 Spaces/Unit
12.	Minimum Garage Space	2 Each



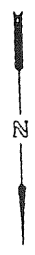
8376 0

CHAND 15

PP

ALL

LOT 1 & 2, SUEK A, 10,000 sq ft
 LOT 3, SUEK B, 10,000 sq ft
 TOTAL 6 LOTS 30,000 sq ft



LOT 1 & 2 BLOCK "A" 10,000 ☐
LOT 9 THRU 12 BLOCK "B" 10,000 ☐

A. TOTAL 6 LOTS 10,000 ☐

LOT 3 THRU 8 BLOCK "A" 5000 ☐
LOT 1 THRU 8 BLOCK "B" 5000 ☐
LOT 64 THRU 78 BLOCK "A" 5000 ☐

B. TOTAL 30 LOTS 5000 ☐

LOT 9 THRU 43 BLOCK "A" 4000 ☐
LOT 1 THRU 14 BLOCK "C" 4000 ☐
LOT 1 THRU 31 BLOCK "D" 4000 ☐

C. TOTAL 100 LOTS 4000 ☐
TOTAL 136 LOTS

L. EVANS
ENGINEER
SSON RD. SUITE 102
TEXAS 75228
(940) 328-8133

DATE	JOB NO.
23-86	72122

CHANDLERS LANDING

PHASE 15 & PORTION OF PHASE 16

CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

TEXAS FRATES CORPORATION OWNER
ONE COMMODORE PLAZA → ROCKWALL, TEXAS

ORDINANCE NO. 92-41

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM ZERO LOT LINE TO SINGLE FAMILY DETACHED LAND USE AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-8 from zero lot line residential to single family detached residential was submitted by C.L. Associates on a 37.155 acre tract of land; 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 Comprehensive Zoning Ordinance and Ordinance 84-4 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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That Planned Development District No. 8, Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance.
- B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements set forth in the SF-7 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:
 - 1. Minimum Sq. Footage per Unit - 1,500 sq. ft.
 - 2. Minimum Side Setback, internal lot - 5 feet
- C. All development of this tract shall be in accordance with and regulated by the approved development plan, which shall be attached hereto and made a part hereof upon its final approval by the City Council.

Section 3. 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.

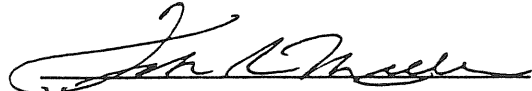
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 16th day of November, 1992.

APPROVED:


Mayor

ATTEST:

By: Hilda Crangle

1st reading 11/2/92

2nd reading 11/16/92

MINNING at an Iron rod for a corner being the West corner of Lot 1, Block B of Chandlers Landing Phase 19 according to the plat recorded in Slide B at Page 282-285 of the Plat Records of Rockwall County, Texas, said point being on the Southerly line of Yacht Club Drive;

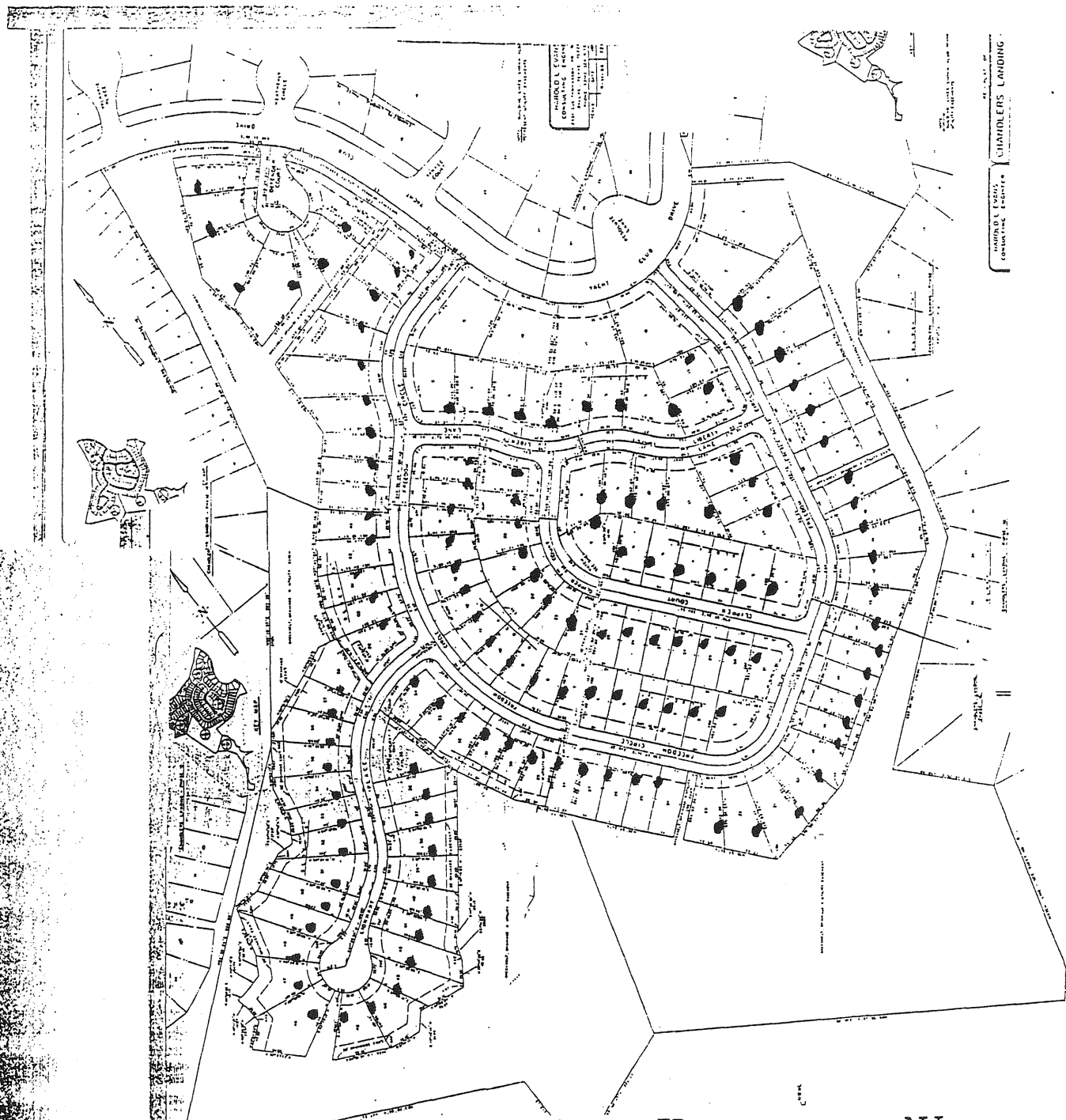
ENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to an Iron rod for a corner;
EN South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to an Iron rod for a corner;
EN South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to an Iron rod for a corner;
EN South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to an Iron rod for a corner;
ENCE: South 13° 28' 23" West a distance of 232.66 feet along said line of Phase 19 to an Iron rod for a corner being the Southwest corner of Lot 17, Block B of Chandlers Landing Phase 19 and the Northwest corner of Lot 25 Block B of Chandlers Landing Phase 19 Section One, according to the plat recorded in Slide A, Page 193 of the plat records of Rockwall County, Texas;
ENCE: Traversing the Westerly line of Phase Ten Section One as follows:

th 18° 28' 04" West a distance of 106.23 feet to an Iron rod for a corner; South 52° 00' 00" West a distance of 370.08 feet to an Iron rod for a corner; South 42° 16' 25" East a distance of 158.88 feet to an Iron rod for a corner; South 79° 12' 35" East a distance of 95.00 feet to an Iron rod for a corner; South 47° 35' 07" East a distance of 70.00 feet to an Iron rod for a corner; South 09° 13" East a distance of 84.39 feet to an Iron rod for a corner; South 22° 28' 48" East a distance of 107.46 feet to an Iron rod for a corner; East a distance of 38.00 feet to an Iron rod for a corner; South 01° 20' 34" East a distance of 65.00 feet to an Iron rod for a corner; South 69° 53' 03" East a distance of 95.00 feet to an Iron rod for a corner; North 83° 23' 00" East a distance of 50.00 feet to an Iron rod for a corner; South 63° 10' 51" West a distance of 154.33 feet to an Iron rod for a corner, South 27° 05" West a distance of 90.12 feet to an Iron rod for a corner; South 24° 40' 58" East a distance of 156.59 feet to an Iron rod for a corner; South 83° 54' 40" East a distance of 40.03 feet to an Iron rod for a corner; South 06° 05' 20" West a distance of 136.66 feet to an Iron rod for a corner; South 23° 33' 25" East a distance of 111.19 feet to an Iron rod for a corner; South 83° 40" East a distance of 75.00 feet to an Iron rod for a corner on the West Line of Yacht Club Drive;
ENCE: South 06° 05' 20" West a distance of 106.35 feet along said line of Yacht Club Drive to an Iron rod for a corner at the West corner of Lot 5-J of a replat of Chandlers Landing Phase Six according to the plat recorded in Slide A at Page 257 of the plat records of Rockwall County, Texas;
ENCE: Traversing the East Line and the Northerly Line of said replat of Chandlers Landing Phase Six as follows: North 83° 40" North a distance of 119.30 feet to an Iron rod for a corner; North 06° 47' 12" East a distance of 68.11 feet to an Iron rod for a corner; North 03° 00' 08" West a distance of 286.39 feet to an Iron rod for a corner; North 31° 22' 49" West a distance of 131 feet to an Iron rod for a corner; North 70° 41' 42" West a distance of 188.68 feet to an Iron rod for a corner; South 86° 18" West a distance of 183.08 feet to an Iron rod for a corner; South 40° 07' 58" West a distance of 52.39 feet to an Iron rod for a corner of the most Northerly East corner of Chandlers Landing Phase Five, according to the plat recorded in Volume 3 at Page 45 of the Plat Records of Rockwall County, Texas;

ENCE: North 55° 56' 10" West a distance of 638.29 feet along the Northerly line of said Phase Five to an Iron rod for a corner;
ENCE: South 69° 40' 47" West a distance of 221.24 feet along said line of Phase Five to an Iron rod for a corner at the intersection of the said Northerly line of Phase Five and the most Northerly East line of a replat of the revised final plat of Chandlers Landing Phase Fourteen, according to the plat recorded in Slide B at Page 249-250 of the plat records of Rockwall County, Texas;
ENCE: North a distance of 143.13 feet along the North line of said Phase Fourteen to an Iron rod for a corner;
ENCE: North 63° 26' 06" West a distance of 447.21 feet along said line of Phase Fourteen to an Iron rod for a corner;
ENCE: North 45° 00' 00" West a distance of 97.17 feet along said line of Phase Fourteen to an Iron rod for a corner; being the most Southerly corner of a replat of Chandlers Landing Phase 16, according to the plat recorded in Slide B at Page 270-272 of the plat records of Rockwall County, Texas;
ENCE: North 51° 39' 21" East a distance of 622.99 feet along the Easterly line of said Phase 16 to an Iron rod for a corner;
ENCE: North 38° 10' 37" East a distance of 397.35 feet along said line of Phase 16 to a point for a corner;
ENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;
ENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;
ENCE: South 74° 19' 02" East a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 27° 44' 26", and a radius of 382.98 feet;
ENCE: Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;
ENCE: South 46° 34' 36" East a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 23° 51' 44", and a radius of 232.83 feet;
ENCE: Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of 09° 43' 11", a radius of 989.46 feet;
ENCE: Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;
ENCE: South 12° 59' 41" East a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of 24° 00' 19", a radius of 311.51 feet;
ENCE: Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having a central angle of 105° 56' 38", a radius of 188.00 feet;
ENCE: Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 01° 29' 24", and a radius of 555.36 feet;
ENCE: Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the Point of Beginning and Containing 155 Acres of Land.

ATTACHMENT "A"

Replac Phase 15
Approved 12/86



8658

0

CHAND 15

FP

ALL

341

RESTRICT: PHASE_NO = "CHAND 16" "

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8409		0	CHAND 16	PP	AR ZLL C1-19, D1-7 ESTAB.
8463		0	CHAND 16	FP	ALL - (VACATED)
8550		0	CHAND 16	FP	ALL - (VACATED)
8574		8604	CHAND 16	Z	ZLL E1-22, F1-12
8582		0	CHAND 16	FP	ALL

ORDINANCE NO. 86-4

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING QR AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District No. 8: Chandlers Landing on the property described as Block E, Lots 1-26; Block F, Lots 1-11, Phase 16, Chandlers Landing.

Section 2. That Planned Development District No. 8: Chandlers Landing shall be used only in the manner and for the purposes authorized

by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8: Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phase 16, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 8: Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 8: Chandlers Landing Phase 16 shall be regulated by the requirements listed in Exhibit "B".

Section 3. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. 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

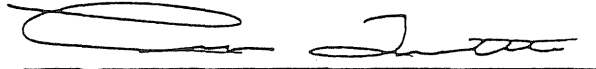
or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, not shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would 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 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.


DULY PASSED AND APPROVED this 20th day of January, 1986.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 1/6/86

2nd reading 1/20/86

EXHIBIT "A"

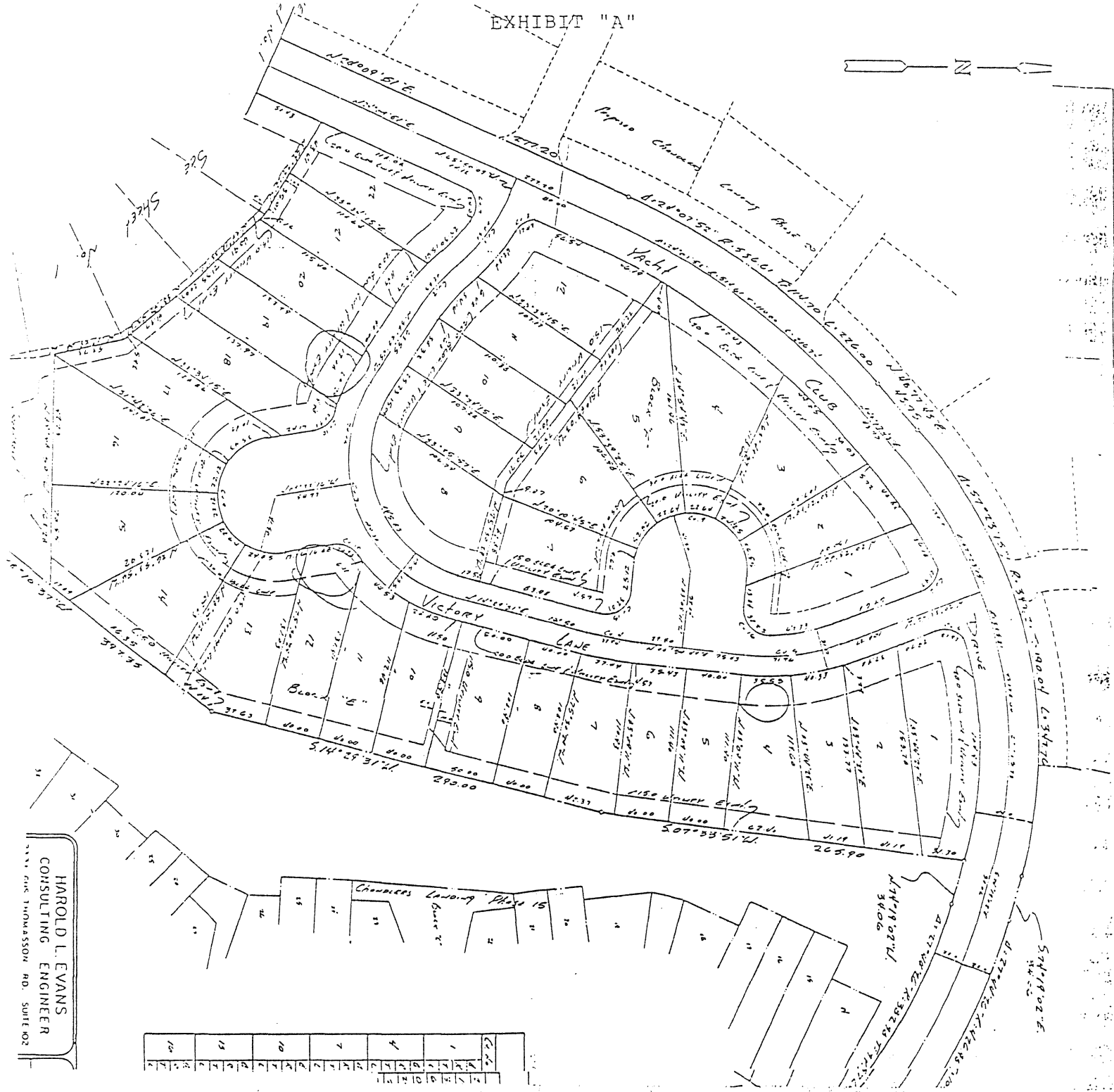
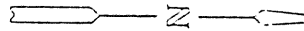


EXHIBIT "B"

ZERO LOT LINE DEVELOPMENT

BLOCK E, LOTS 1-26; BLOCK F, LOTS 1-11, PHASE 16, CHANDLERS LANDING

Area Requirements

Minimum Lot Area-----4000 sq. ft.

Minimum Floor Area per D.U.-----1500 sq. ft.

Minimum Lot Frontage-----40 ft.

Minimum Lot Depth-----100 ft.

Minimum Front Setback-----20 ft.

Minimum Rear Setback-----15 ft.

Minimum Side Yard-----0 ft. & 10 ft.

Minimum Building Separation-----10 ft.

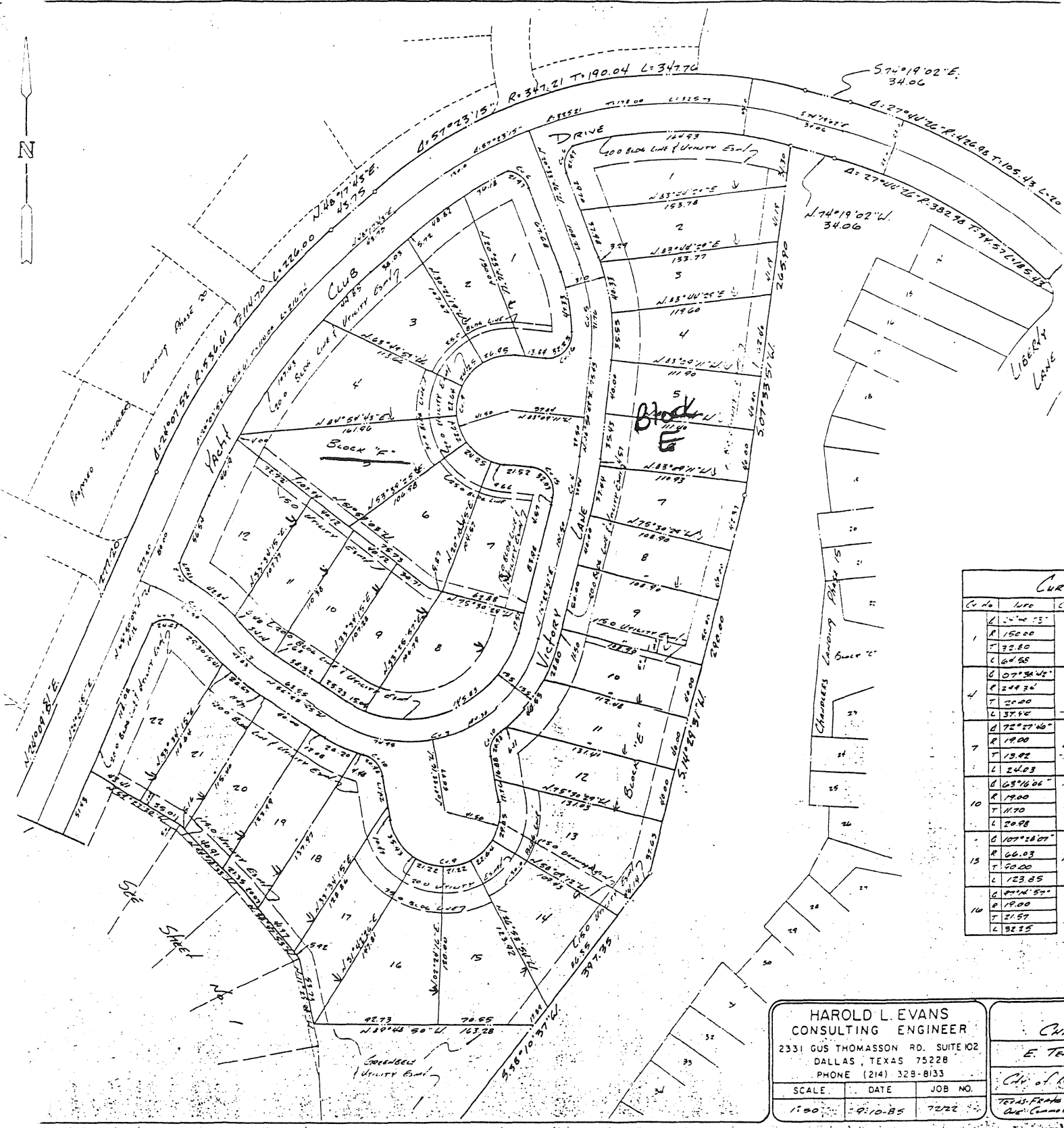
Maximum Building Coverage-----60%

Maximum Building Height-----30 ft.

Minimum Off-Street Parking-----2 spaces/unit
(excluding garage)

Garage Requirement-----2 car garage

All other area requirements of "ZLL-5" Zero Lot Line Classification not specifically addressed above are hereby incorporated as area requirements for Phase 16, Chandlers Landing.



CUR		
Code	Area	C
1	150.00	
2	153.78	
3	153.77	
4	119.00	
5	119.00	
6	119.00	
7	119.00	
8	119.00	
9	119.00	
10	119.00	
11	119.00	
12	119.00	
13	119.00	
15	150.00	
16	150.00	
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23	150.00	
24	150.00	
25	150.00	
26	150.00	
27	150.00	
28	150.00	
29	150.00	

HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE: 1" = 100' DATE: 9-10-85 JOB NO.: 7272

CH
 E. T
 City of Ho
 Texas State
 Civil Comm.

PATIO HOMES: LOTS ~~21-39~~¹⁻¹⁹, BLOCK ~~Z~~^C; LOTS 1-7, BLOCK ~~A~~^D

Gross Area.....±7.6 acres
Total Number of Units.....26.0 units
No. of D.U.'s per Gross Acre.....3.4 U/ac.
Total Net Area (Lots only).....2.9 acres
No. of D.U.'s per Net Acre.....8.9 U/ac.
Total No. of Parking Spaces.....68.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.6 spaces
(excluding garage parking)
Total Parking & Street Coverage.....2.1 acres
Total Open Space.....2.6 acres

AREA REQUIREMENTS:

Minimum Lot Area.....4000 sq.ft.
Minimum Floor Area per D.U.....1500 sq.ft.
Minimum Lot Frontage.....40 ft. (at bldg. line)
Minimum Lot Depth.....100 ft.
Minimum Front Setback.....20 ft.
Minimum Rear Setback.....15 ft.
Minimum Side Yard.....0 ft. and 10 ft.
Minimum Bldg. Separation.....10 ft. 15 ft ✓
Maximum Bldg. Coverage.....60 %
Maximum Bldg. Height.....30 ft.
Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)

RESTRICT: PHASE_NO = "CHAND 17"

P&Z CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8410	0	CHAND 17	PP	AR-ZLL A, -TH B, C, D, E, F
8446	0	CHAND 17	FP	ALL
8547	0	CHAND 17	RPP	A1-25
8740/	8745	CHAND 17	Z	AR ZLL C1-4
8740	0	CHAND 17	RPP	PARTIAL, C1-4 (C1-3)
9125	9143	CHAND 17	Z	AR SFD B1-8R, F13-14R, C1R
9125	0	CHAND 17	RPP	B1-16, F13-17, C1-2SEE ABOV

01-94-11

lots 1-25, Block A

AREA REQUIREMENTS:

- Minimum Lot Area.....4000 sq.ft.
- Minimum Floor Area per D.U.....1500 sq.ft.
- Minimum Lot Frontage.....40 ft.(at bldg.line)
- Minimum Lot Depth.....100 ft.
- Minimum Front Setback.....20 ft.
- Minimum Rear Setback.....15 ft.
- Minimum Side Yard.....0 ft. and 10 ft.
- Minimum Bldg. Separation.....10 ft.
- Maximum Bldg. Coverage.....60 %
- Maximum Bldg. Height.....30 ft.
- Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)

Ord 84-C

Block B, C, D, E, F

AREA REQUIREMENTS:

Minimum Lot Area.....	3000 sq.ft.
Minimum Floor Area per D.U.....	1000 sq.ft.
Minimum Lot Frontage.....	26 ft.
Minimum Front Setback.....	20 ft. (15 ft. w/side entry garage)
Minimum Rear Setback.....	10 ft.
Minimum Side Yard (abutting structure)....	0 ft.
Minimum Side Yard (abutting street).....	10 ft.
Minimum Bldg. Separation.....	10 ft. (20' every 250')
Maximum Bldg. Coverage.....	60 %
Maximum No. of Attached Units.....	8 units
Maximum Bldg. Height.....	30 ft.

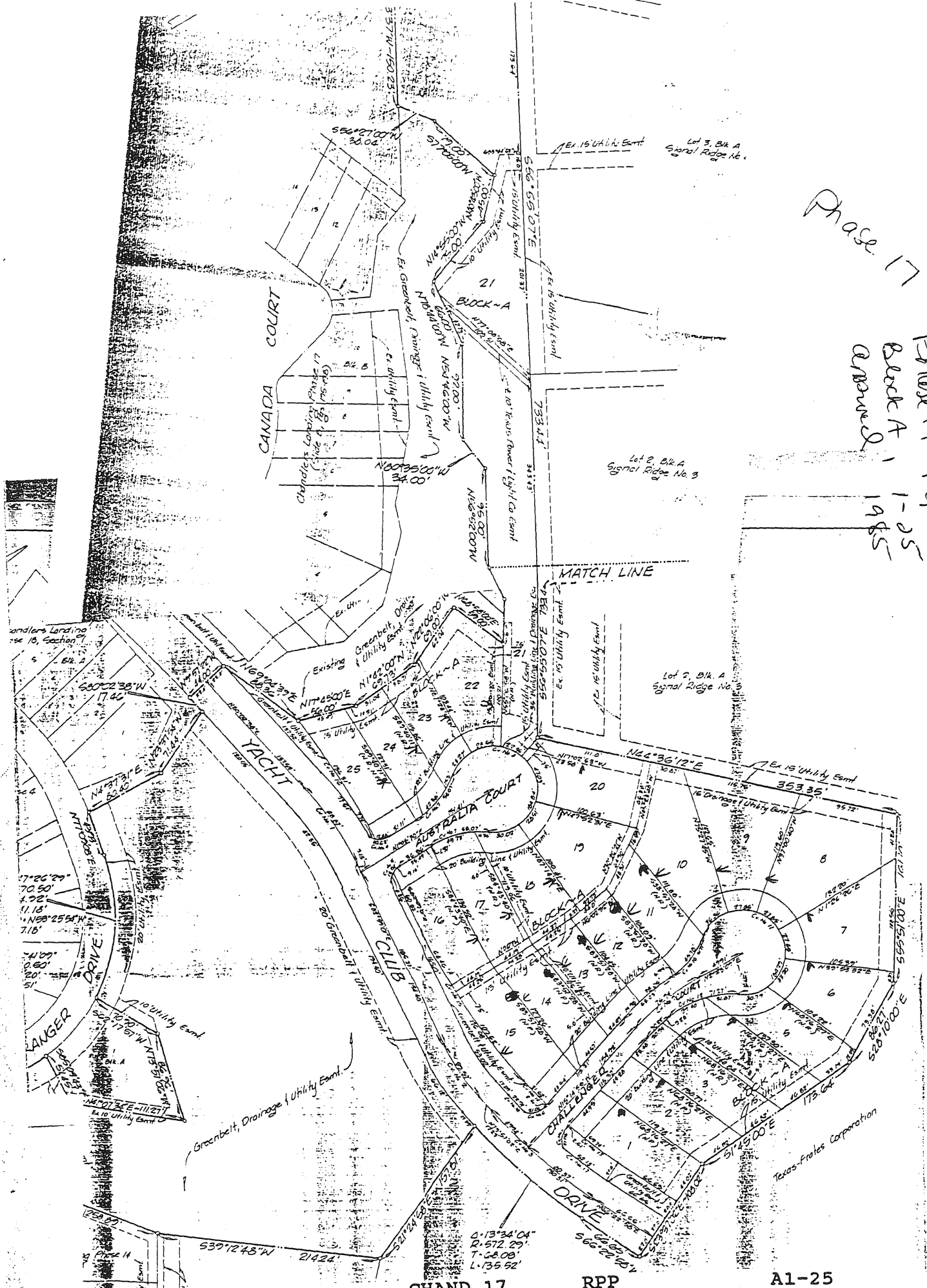
1-25 Block A

PATIO HOMES: LOTS 51-73, BLOCK B

Gross Area.....	±5.7 acres
Total Number of Units.....	23.0 units
No. of D.U.'s per Gross Acre.....	4.0 U/ac.
Total Net Area (Lots only).....	4.2 acres
No. of D.U.'s per Net Acre.....	5.5 U/ac.
Total No. of Parking Spaces..... (excluding garage parking)	46.0 spaces
No. of Parking Spaces per Unit..... (excluding garage parking)	2.0 spaces
Total Parking & Street Coverage.....	0.5 acres
Total Open Space.....	1.0 acres

Phase 17

Phase 17 Replat
Block A
Approved
1-25
1985



8547

0

CHAND 17

RPP

A1-25
REPLAT OF PAKI C
354

HAROLD L. EVANS

Phase 17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLIARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD" Planned Development District No. 8, Chandlers Landing, on the property described as Block C, Lots 1-4, Phase 17. Chandlers Landing.

Section 2. That the above described tract of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8, Chandlers Landing, to the above described tract of land is subject to the following special conditions:

A. The above described tract of land shall be developed for Zero Lot Line single family dwellings meeting the requirements listed on Exhibit "A" attached hereto and made a part hereof.

B. Development of the above described tract of land shall comply with the development plan attached hereto as Exhibit "B" and made a part hereof.

Section 3. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 17th day of August, 1987.

APPROVED:



Mayor

ATTEST:

By 

1st reading 8/3/87
2nd reading 8/17/87

EXHIBIT "A"

ZERO LOT LINE DEVELOPMENT

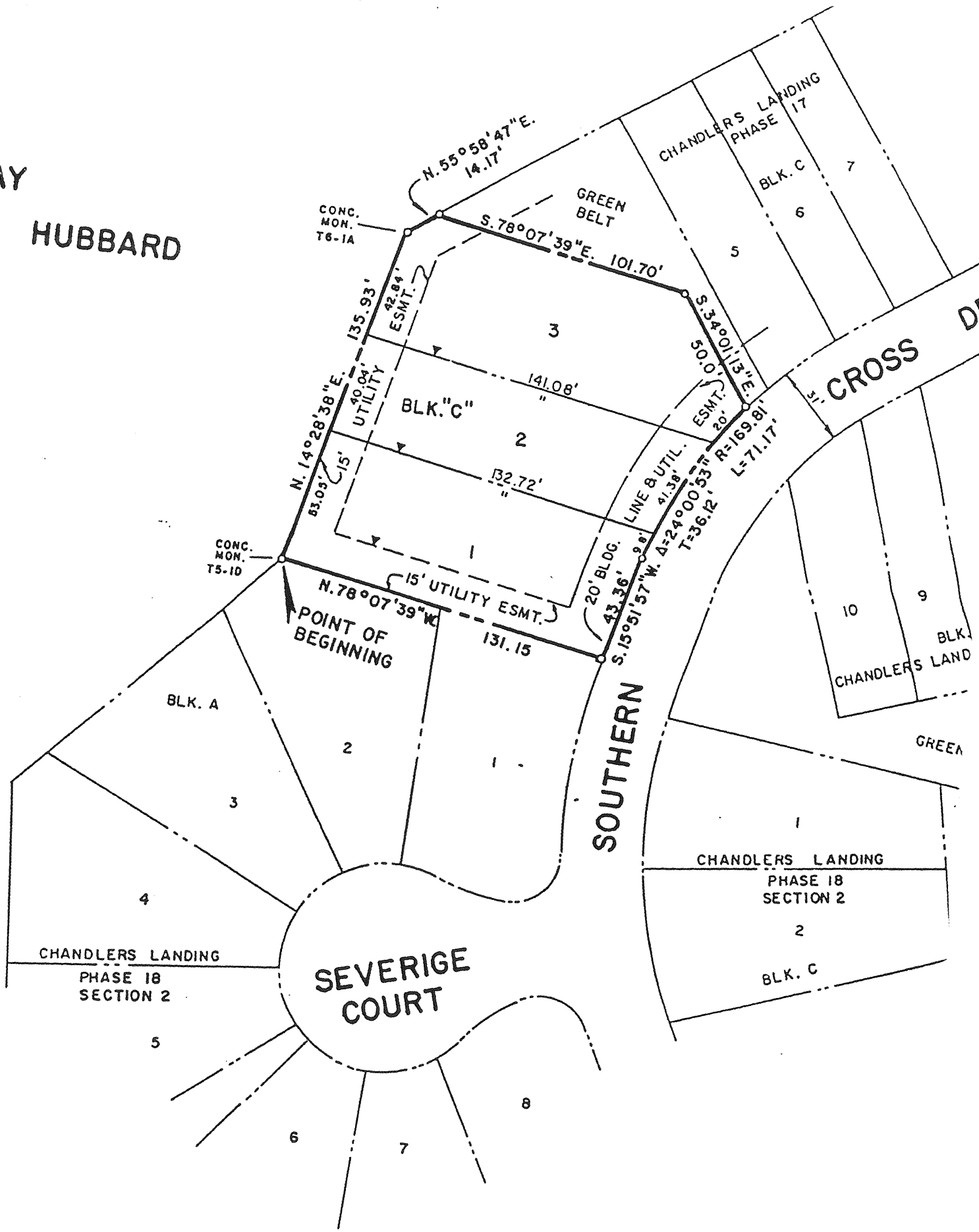
Block C, Lots 1-4, Phase 17

Area Requirements

Minimum Lot area-----	5,000 sq. ft.
Minimum Floor Area per Dwelling Unit-----	1,750 sq. ft.
Minimum Lot Frontage-----	40 ft.
Minimum Lot Depth-----	100 ft.
Minimum Front Setback-----	20 ft.
Minimum Rear Setback-----	15 ft.
Minimum Side Yard-----	0 ft. & 10 ft.
Minimum Building Separation-----	10 ft.
Maximum Building Coverage-----	60%
Maximum Building Height-----	30 ft.
Minimum Off-Street Parking-----	2 spaces/unit (excluding garage)

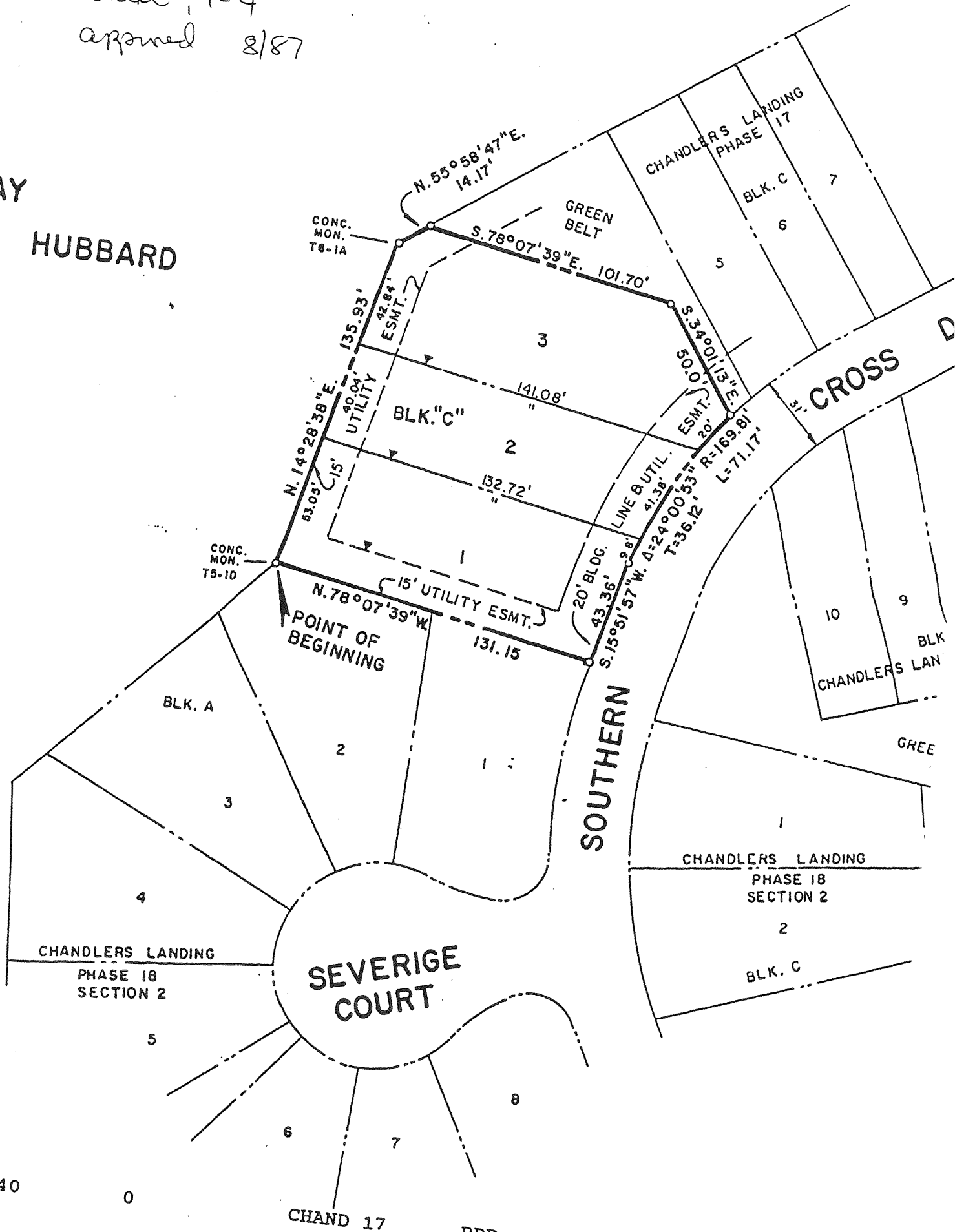
All other area requirements of "ZLL-5" Zero Lot Line classification not specifically addressed above are hereby incorporated as area requirements for Block C, Lots 1-4, Phase 17.

RAY
HUBBARD



Kiplat Phase 17
Block 1-4
approved 8/87

RAY
HUBBARD



8740

0

CHAND 17

RPP

PARTIAL, C1-4 (C1-3) **359**

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance and Ordinance 84-4 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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described (see attachments for lot description).

Section 2. That Planned Development District No. 8, Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

- B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

Section 3. 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 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 7th day of October 1991,
1991.

APPROVED:



Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO. _____

EXHIBIT "A"

Page 1 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO. _____

EXHIBIT "A"

Page 2 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO. _____

EXHIBIT "A"

Page 3 of 4

AREA REQUIREMENTS

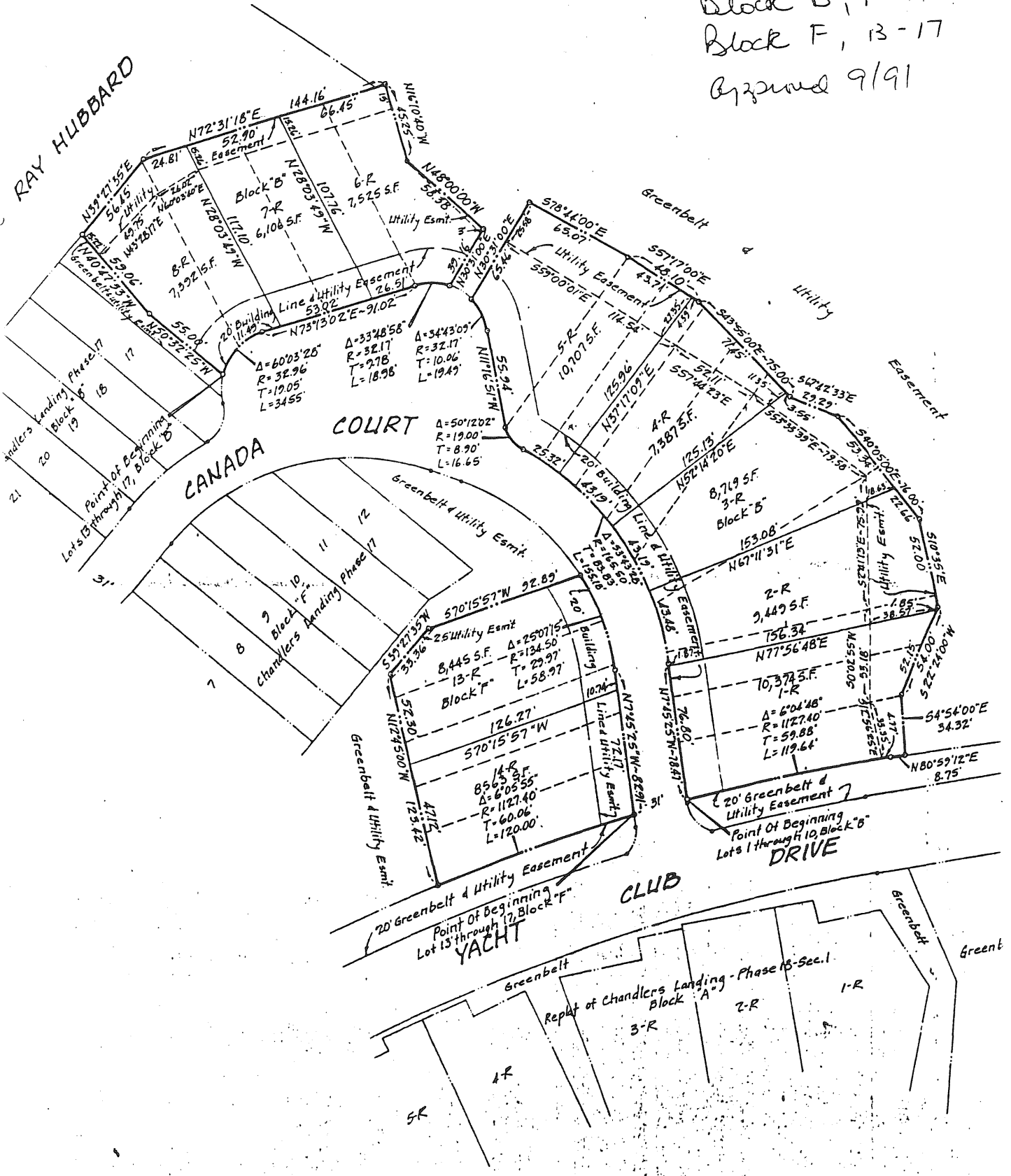
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

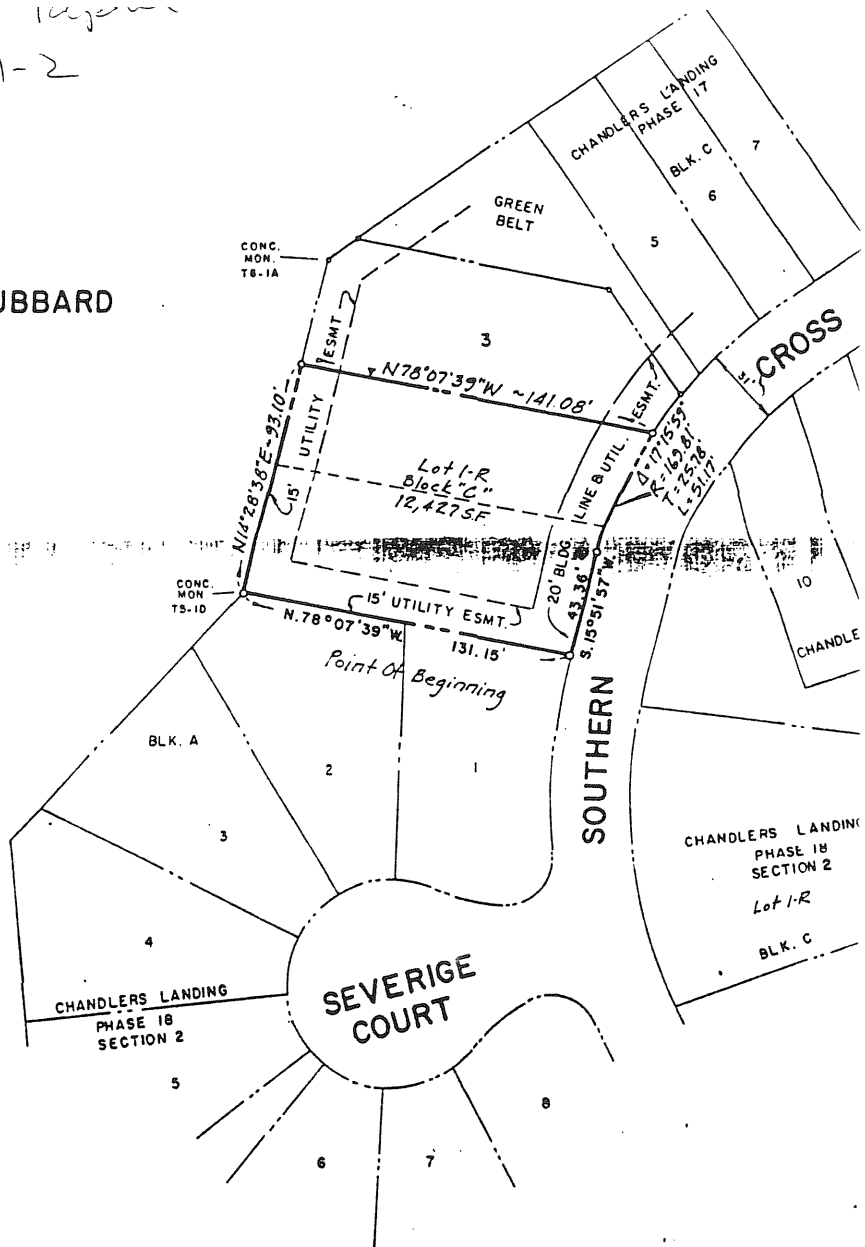
All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 17
 Block B, 1-16
 Block F, 13-17
 Approved 9/91



Phase 11
Block C, 1-2

LAKE
RAY
HUBBARD



Approved
9/91

TELETYPE POST N7174

Phase 1

VICINITY MAP

NOTE: 1. Numbers in parentheses indicate degrees of Curve data is located on page 4 of 5
2. The arc curve on this sheet are shown for each of the Centerline of the Streets shown for Fire Lanes are hereby Designated as

9/91 Replotted
Replotted
Replotted

Replotted
Revised to SF
9/91

Block A
Replotted
1985

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539		8543*	CHAND 18-1	Z	AR ALL TH
8424		0	CHAND 18-1	PP	ALL
8469		0	CHAND 18-1	FP	ALL
9125		9143	CHAND 18-1	Z	AR SFD BLOCK A, 1R-5R
9241		9243	CHAND 18-1	Z	AR SFD BLOCK A, 6R-8R
9125		0	CHAND 18-1	RPP	BLOCK A, 1-10(1R-5R)
9241		0	CHAND 18-1	RPP	BLOCK A, 11-15(6R-8R)

* See "Chand" master plan section for full ordinance

EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1. Minimum lot area----- 3,000 sq. ft.
2. Maximum dwelling units per lot----- 1
3. Minimum sq. ft. per dwelling unit----- 1,000 sq. ft.
4. Minimum lot width----- 26 ft. at
building line
5. Minimum lot depth----- 100 ft.
6. Minimum front setback
front entry garage----- 20 ft.
side or rear----- 15 ft.
7. Minimum rear setback----- 10 ft.
8. Minimum side setback----- 0 ft.
abutting street----- 10 ft.
9. Minimum separation between attached buildings- 20 ft. every
250 ft.
10. Minimum length of driveway pavement
on side or rear yard----- 20 ft.
11. Minimum landscaping----- 10%
12. Maximum density----- 8 per acre
13. Maximum height----- 30 ft.
14. Minimum off street parking----- 2 spaces
15. Minimum garage----- 2 car
16. Maximum number attached units----- 8 up to 250 ft.
17. Maximum building coverage----- 60%

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance and Ordinance 84-4 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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described (see attachments for lot description).

Section 2. That Planned Development District No. 8, Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

- B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

Section 3. 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 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 7th day of October 1991,
1991.

APPROVED:



Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991
2nd reading October 7, 1991

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

AREA REQUIREMENTS

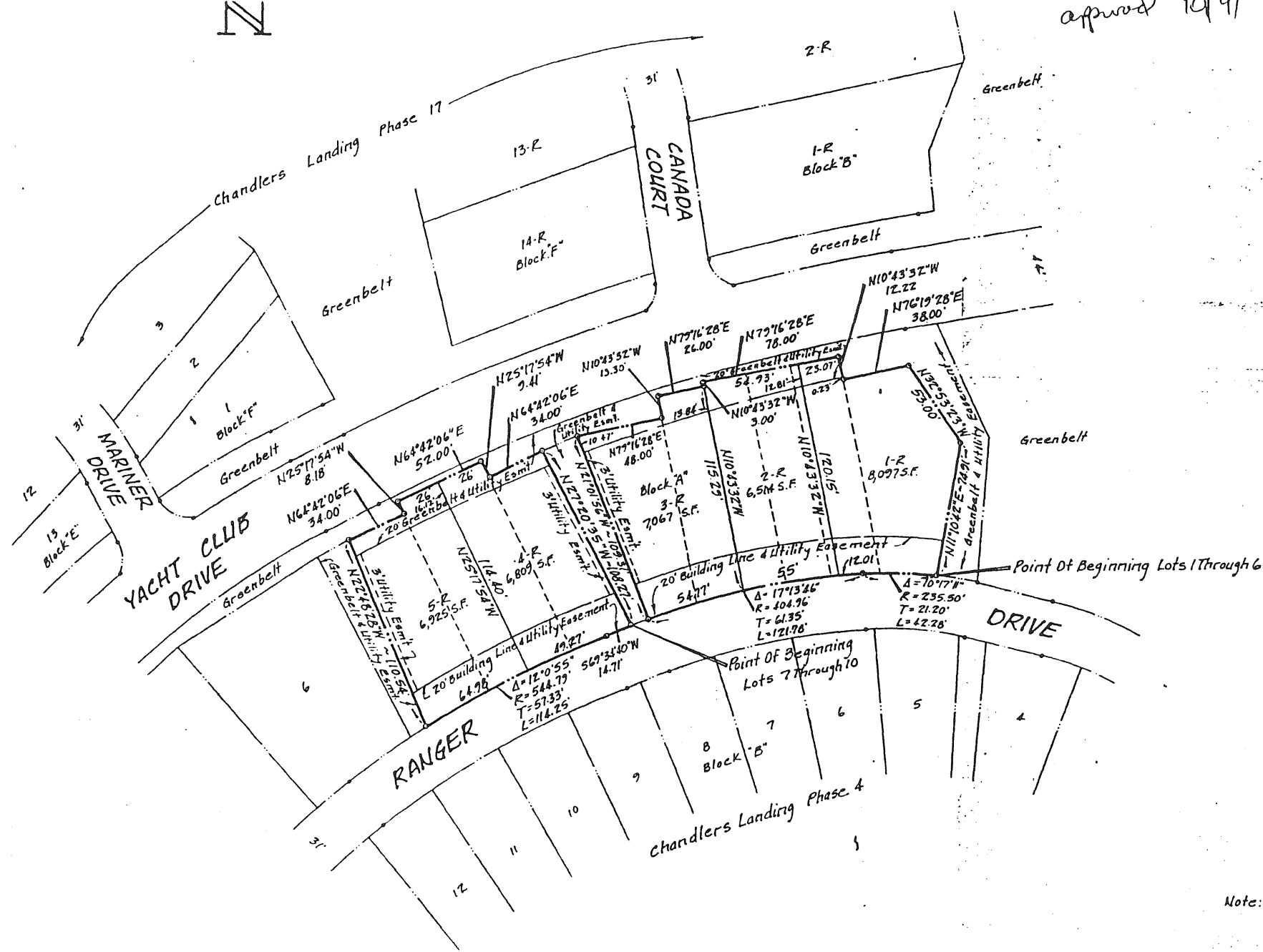
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

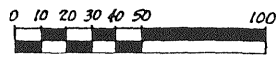
All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 18-1
 Block A, 1-10
 approved 10/9/91



BLOCK A, 1-10 (1R-5R)
 RPP
 CHAND 18-1
 0
 9125

Note: All property are iron



HAROLD EV
 INC 378 INC EN
 2331 THOMAS V F
 DALLAS TX

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM TOWNHOUSE TO SINGLE FAMILY DETACHED LAND USE AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-8 from zero lot line residential to single family detached residential was submitted by C.B.N. Development Corporation on Lots 6-R, 7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing; 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 Comprehensive Zoning Ordinance and Ordinance 84-4 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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described as Lots 6-R, 7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing.

Section 2. That Planned Development District No. 8, Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance.
- B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements as set forth on Exhibit "A", attached hereto and made a part hereof.
- C. All development of this tract shall be in accordance with and regulated by the approved development plan, which is attached hereto and made a part hereof As Exhibit "B".

Section 3. 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 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 7th day of December, 1992,
1992.

APPROVED:


Mayor

ATTEST:

By: Hilda Crangle

1st reading 11/16/92

2nd reading 12/7/92

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 6-R, 7-R AND 8-R, BLOCK A

Minimum Lot Area.....	5,700 Sq. FT
Minimum Floor Area per Dwelling Unit.....	1,750 Sq. Ft.
Minimum Lot Frontage.....	40 Lin. Ft
Minimum Lot Depth.....	100 Lin. Ft.
Minimum Front Set Back.....	25 Lin. Ft.
Minimum Rear Set Back.....	20 Lin. Ft.
Minimum Side Yard (internal lot).....	5 Lin. Ft.
Minimum Building Separation.....	10 Lin. Ft.
Maximum Building Coverage.....	40 %
Maximum Building Height.....	30 Vert. Ft.
Minimum Off-Street Parking (Excluding Garage).....	2 Sps./Unit
Minimum Garage Space.....	2 Vehicles

All other area requirements of "SF-10" Single Family zoning classification, not specifically addressed above, are hereby incorporated as area requirements for lots 6-R, 7-R and 8-R, Block A, Phase 18, Section 1.

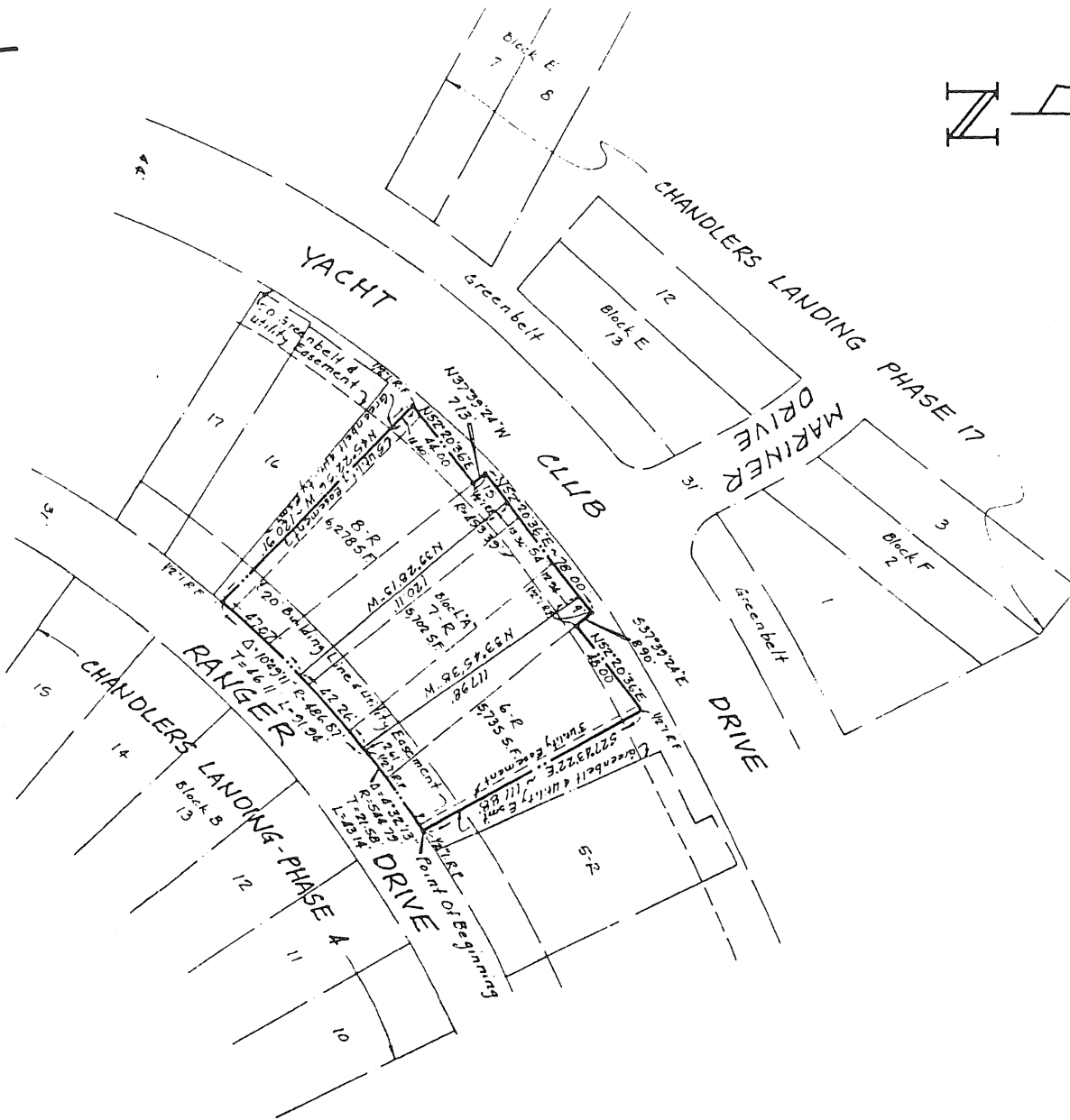
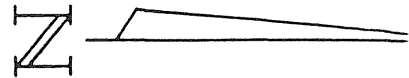
OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CBN Development Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lots 11 through 15, Block A of Chandlers Landing, Phase 18, Section 1, an addition to the City of Rockwall, recorded in Slide B, Page 163, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the East corner of said Lot 11 and on the Northwesterly line of Ranger Drive, a 31 foot roadway, said point being on a curve to the left, having a central angle of $4^{\circ} 32' 13''$, a radius of 544.79 feet, and a chord that bears South $54^{\circ} 13' 50''$ West a distance of 43.13 feet;
THENCE: Along said curve and with said Northwesterly line an arc distance of 43.14 feet to a 1/2" iron rod found at the point of compound curvature of a curve to the left, having a central angle of $10^{\circ} 49' 11''$, a radius of 486.87 feet, and a chord that bears South $46^{\circ} 33' 07''$ West a distance of 91.80 feet;
THENCE: Along said curve and continuing with said Northwesterly line an arc distance of 91.94 feet to a 1/2" iron rod found at the South corner of said Lot 15;
THENCE: North $45^{\circ} 22' 56''$ West a distance of 120.91 feet to a 1/2" iron rod found at the West corner of said Lot 15;
THENCE: Along the Northwesterly lines of Lots 15, 14, 13, 12, and 11, all to 1/2" iron rods found for corners as follows: North $52^{\circ} 20' 36''$ East a distance of 44.00 feet; North $37^{\circ} 39' 24''$ West a distance of 7.13 feet; North $52^{\circ} 20' 36''$ East a distance of 78.00 feet; South $37^{\circ} 39' 24''$ East a distance of 8.90 feet; and North $52^{\circ} 20' 36''$ East a distance of 48.00 feet, the North corner of said Lot 11;
THENCE: South $27^{\circ} 43' 22''$ East a distance of 111.88 feet to the Point of Beginning and containing 0.4067 acres of land.

W

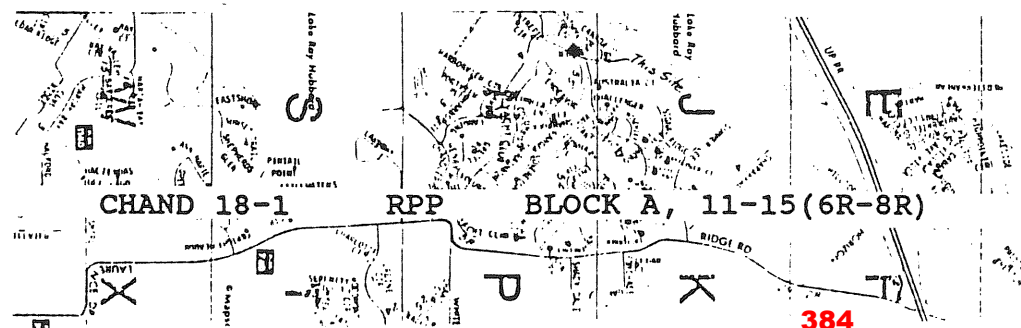


Phase B-1
 Parcel Report
 Block A, 11-15
 approved 11/92

9241

0

LOCATIC
Scale:



384

RESTRICT: PHASE_NO = "CHAND 18-2" GE"

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8424		0	CHAND 18-2	PP	AR ZLL ALL
8477		0	CHAND 18-2	FP	ALL
8808		0	CHAND 18-2	RPP	A1,7,8, C1-3(VOID)
8832		0	CHAND 18-2	RPP	A9-32(9-23), B4-16(4-13)
8838	8851		CHAND 18-2	Z	AR SFD BLOCK A9-23
8859		0	CHAND 18-2	RPP	A1,7,8(1,7), C1-3(1-3)
9125	9143		CHAND 18-2	Z	AR SFD B1-R;C1-R,4-R,5-R
9125		0	CHAND 18-2	RPP	B1-2(1R);C1,2,4-7(1,4-5R)

AREA REQUIREMENTS:

Minimum Lot Area.....4000 sq.ft.
Minimum Floor Area per D.U..... 1,750 sq.ft.
Minimum Lot Frontage.....40 ft.(at bldg.line)
Minimum Lot Depth.....100 ft.
Minimum Front Setback.....20 ft.
Minimum Rear Setback.....15 ft.
Minimum Side Yard.....0 ft. and 10 ft.
Minimum Bldg. Separation.....10 ft.
Maximum Bldg. Coverage.....60 %
Maximum Bldg. Height.....30 ft.
Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)



Phase 18 Section 2

- Replatted 3189 (See Replat)
- Replatted 1188 (See Replat)
- Replatted 10191 (See Replat)
- Redesignated to SFD
- Remainder of hand used zero lot line

LANDING PHASE 18 SECTION 2
 SURVEY ABSTRACT No. 207

ROCKWALL COUNTY, TEXAS

ORDINANCE NO. 8⁸-51

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING 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; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance and Ordinance 84-4 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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described as Lots 9 through 23, Block A, Section II, Chandlers Landing, Phase 18.

SECTION 2. That Planned Development District No. 8, Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 8, Chandlers Landing, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No.

- B. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 8, Chandlers Landing Phase 18 as described herein shall be regulated by the requirements as follows. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

Use-Single Family Detached

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 9 THROUGH 23, BLOCK A

1. Minimum lot area - 6,500 square feet
2. Maximum number of single family detached dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot width - 45 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 15 feet
8. Minimum width of side setback - 5 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building coverage as a percentage of lot area - 40 percent
11. Maximum height of structures - 30 feet
12. Minimum distance between buildings - 10 feet
13. Minimum garage space - 2 cars
14. Minimum number of parking spaces/unit - 2 spaces

SECTION 3. 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 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 of this ordinance are declared to be severable.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 3rd day of October, 1988.

APPROVED:

Frank R. Miller
Mayor

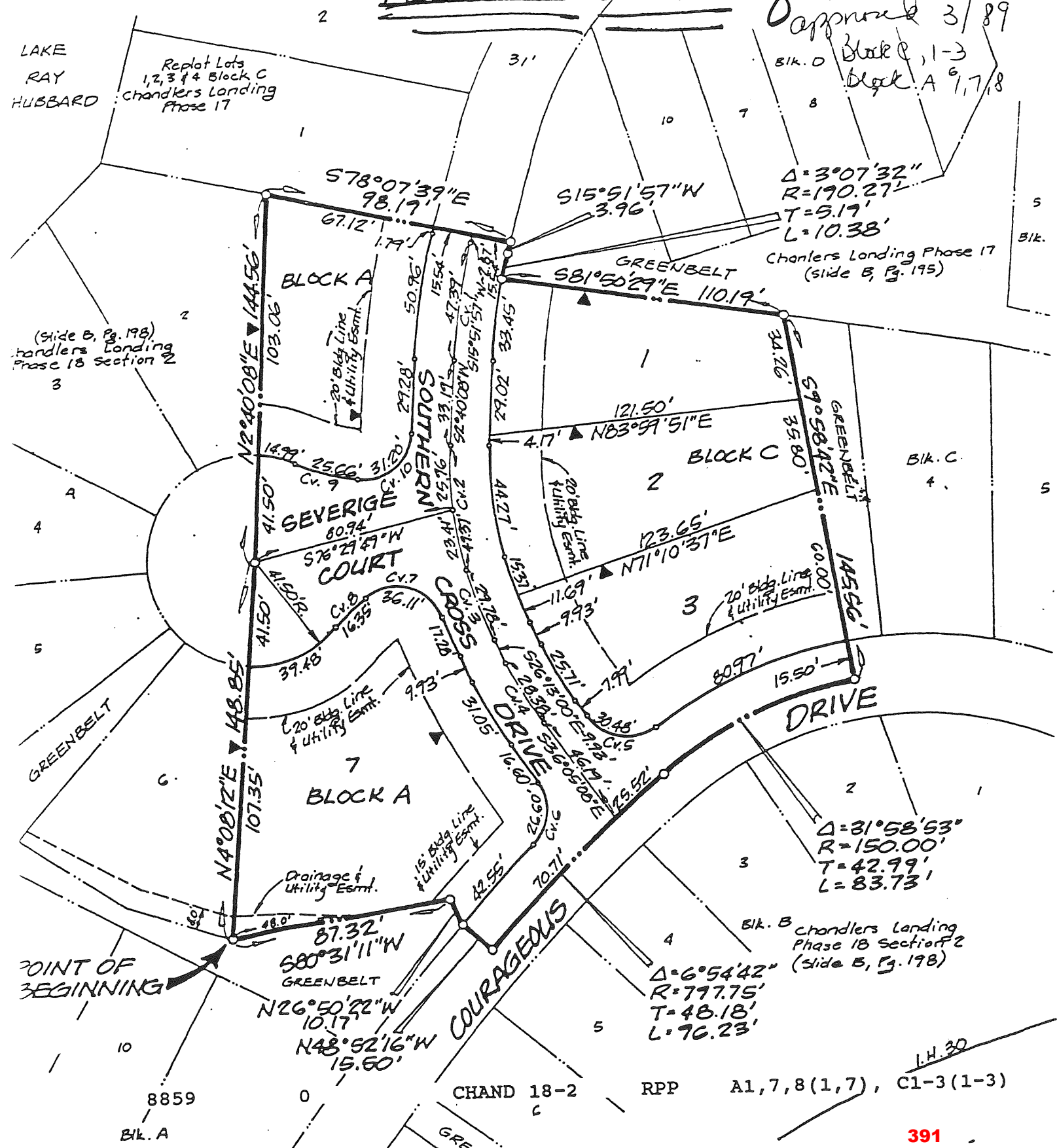
ATTEST:

By Julie Court

1st reading 9/19/88
2nd reading 10/3/88

and with said centerline an arc distance of 83.73 feet to the point of compound curvature of a central angle of $6^{\circ} 54' 42''$, and a radius of 797.75 feet;
 and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersecting Courageous Drive, and continuing a total arc distance of 96.23 feet to a point for a corner;
 West a distance of 15.50 feet to the Southwest corner of Lot 8, Block A;
 West a distance of 10.17 feet to the Southeast corner of Lot 7, Block A;
 West a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.

~~DEED~~
PROPOSED REPLAT of Phase 18-2
 approved 3/89



ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance and Ordinance 84-4 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 Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described (see attachments for lot description).

Section 2. That Planned Development District No. 8, Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

- B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

Section 3. 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 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 7th day of October 1991,
1991.

APPROVED:



Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO. _____

EXHIBIT "A"

Page 1 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

AREA REQUIREMENTS

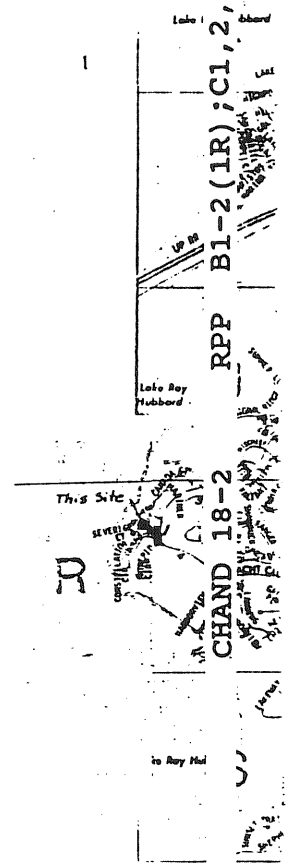
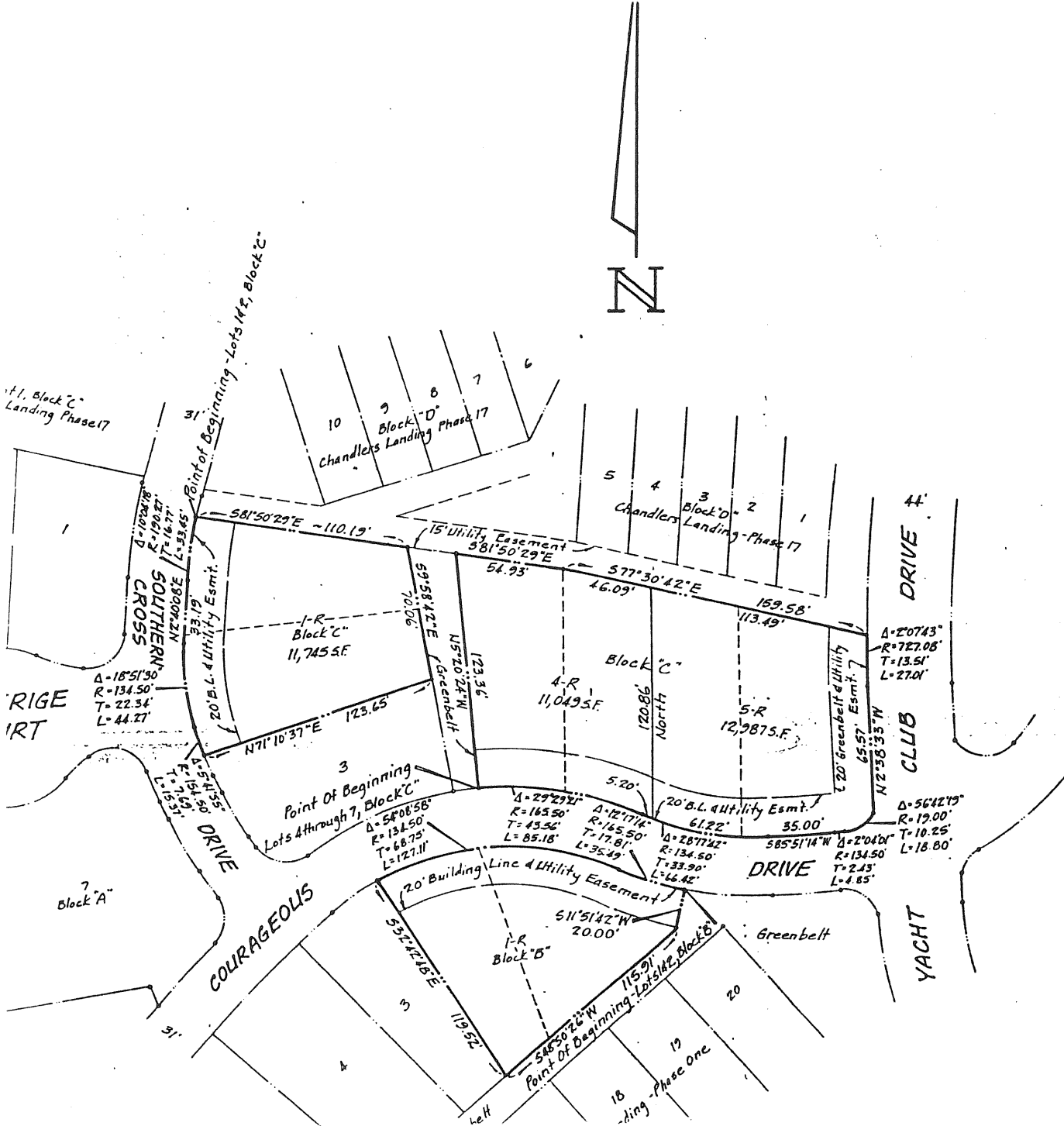
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

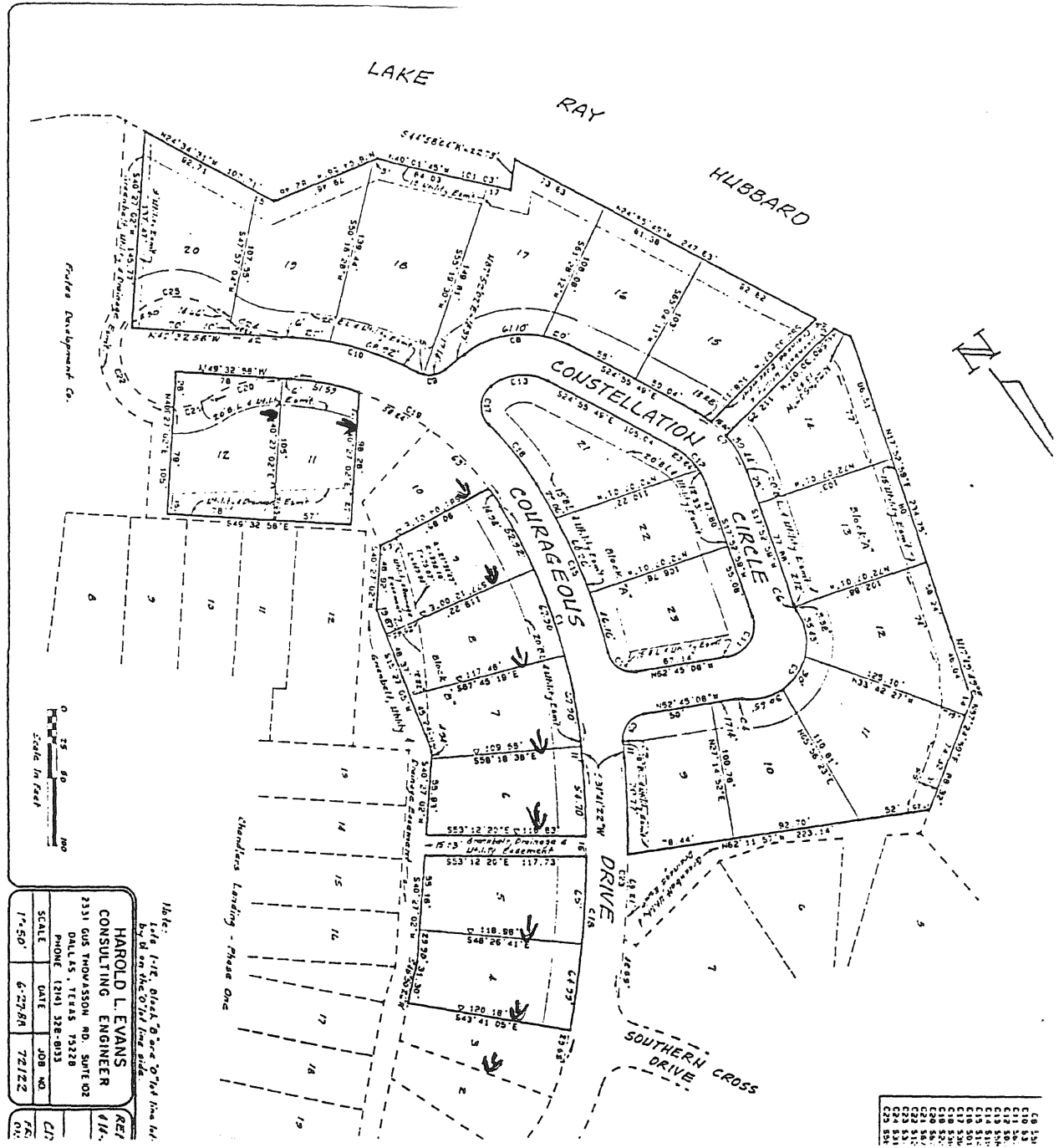
Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replot Phase 18-2
 Block B, 1-2
 Block C, 1, 2, 4, 5, 6, 7
 10/91



9125
 CHAND 18-2 RPP B1-2(1R); C1, 2, 4-7(1, 4-5R)



1/4 Sec. 1-19, Block 9, Twp. 20° N, R. 14° W.
 Subd. on the 0' Plat from 1/4 Sec. 1-19.

HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMPSON RD. SUITE 03
 DALLAS, TEXAS 75228
 PHONE (214) 328-9133

SCALE	DATE	JOB NO.
1"=50'	6-27-84	72122

REL
 111
 C/L
 761
 072

C10	134
C11	135
C12	136
C13	137
C14	138
C15	139
C16	140
C17	141
C18	142
C19	143
C20	144
C21	145
C22	146
C23	147
C24	148
C25	149

~~Proposed~~ Replat
 Phase P-2
 amended 11/8

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8525		0	CHAND 19	PP	ALL
8545		0	CHAND 19	PP	REVISED ALL
8556		0	CHAND 19	FP	ALL
8539		8543*	CHAND 19	Z	AR SFD ALL

* See "Chand" master plan for full ordinance

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1. Minimum lot area----- 6,000 sq. ft.
2. Maximum units per lot----- 1
3. Minimum dwelling unit----- 1,200 sq. ft.
4. Minimum lot width----- 50 ft.
5. Minimum lot depth----- 100 ft.
6. Minimum front setback----- 20 ft.
7. Minimum rear setback----- 10 ft.
8. Minimum side setback----- 5 ft.
9. Minimum distance between buildings on same lot---- 10 ft.
10. Maximum building coverage----- 40%
11. Maximum height----- 30 ft.
12. Minimum distance between buildings----- 10 ft.
13. Minimum parking----- 2 spaces
14. Minimum garage----- 2 car

The Council then considered the final plat of the Smith Addition submitted by John Smith. Mr. Smith explained to the Council his one lot residential subdivision. Couch explained that this plat was adjacent to the Chenault residential subdivision. She also explained that Smith was agreeable to dedication of additional right-of-way to meet the requirements of the Thoroughfare Plan, but, as was the case with the Chenault residential subdivision, he was requesting that he not be required to place funds in escrow for improvement of the State highway.

Gournay made a motion that the final plat for the Smith Addition be approved with a waiver of the requirements for escrowing of funds with the restriction that if the use becomes anything other than single family the waiver would expire. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered vacating a portion of Chandlers Landing, Phase 15 and approval of a final plat on Chandlers Landing, Phase 19. Couch explained the items under consideration.

Welborn made a motion that the Council approve vacating a portion of Chandlers Landing, Phase 15 and approve a final plat for Chandlers Landing, Phase 19 subject to the following stipulations:

1. That the designation labeled "area of widening" be changed to read "right-of-way".
2. That the right-of-way be obtained from the center of the existing right-of-way line rather than the center of the existing pavement.
3. That funds be escrowed for paving 24 ft. of FM-740 and for curb, gutter, and engineering to be paid prior to construction of any portion of this phase.
4. That a deceleration lane be built prior to construction of any portion of this phase.
5. That the street name "Lavonia Court" be changed since there is already such a street so named on file with the County Clerk.
6. That the variances from the City's horizontal and vertical curve standards be granted.
7. That credit for the turn lane be given for the amount of pavement used in the deceleration lane in calculation of the amount of funds to be escrowed.

Eubank's seconded the motion. The motion was voted on and carried unanimously.

The Council then considered a resolution requesting the rural water supply corporations to reconsider their contracts with

of this sort was by property ownership and told the Council that this was the method under which the Staff would proceed.

Davis asked if Freese and Nichols had looked into the possibility of taking sewer north to Camp Creek Basin. Eisen stated that he would discuss this matter with Freese and Nichols and told the Council that the City of Lavon would be making a presentation to the Council on the subject of bringing sewage to the Rockwall system. He stated that Lavon was making this request based on recommendations from the North Central Texas Council of Governments.

Eisen reported on the status of improving traffic flow at SH-205 and SH-66 as requested at a previous meeting by Davis. Eisen stated that several alternatives had been considered and that his recommendation involved re-striping of several areas. He presented the detailed plan for the Council to comment on. The Council indicated support for the proposal as presented and expressed their appreciation for the work done on the plan. Tuttle stated that the Council had previously made a commitment about eighteen months ago to continue the improvements made to the Square and asked if it would be possible to take the sidewalks in to obtain more room for the street.

Eubanks suggested that the City also consider the need that no-parking periods be provided in the morning as well as in the afternoon to accommodate the traffic generated by school traffic. Eisen indicated that this option would be considered.

Welborn asked if the Staff had completed work toward providing a plan for additional planning in the downtown area. Eisen indicated that the Staff had been trying to schedule a meeting with the committee of downtown merchants to discuss this matter but had not, as yet, held the meeting. Tuttle stated that it was his opinion that for the plan improving the traffic flow to be acceptable, it would be necessary for the City to offer additional parking. He stated that it was his feeling that the old City Hall site would have to be opened along with the plans being discussed for the intersection of Goliad and SH-66.

Eisen stated that if there was no objection the City would proceed with the improvements on the northbound lanes and continue to work on the other aspects of the problem.

The Council then considered approval of a preliminary plat development plan for Phase 19 of Chandlers Landing. Couch reviewed the recommendations of the Staff and the Planning and Zoning Commission.

Welborn made a motion to approve the preliminary plat development plan for Phase 19 of Chandlers Landing with the following stipulations:

1. That a determination of whether "eyebrow" streets proposed meet the City's engineering requirements be made.
2. That the ten lots fronting on Yacht Club Drive be required to have circular driveways.

3. That a deceleration and acceleration lane be required to be built on SH-740 simultaneously with the opening of the construction entrance to this phase as well as a left turn lane for traffic going north on SH-740 (contingent upon Texas Department of Highways and Public Transportation approval).

4. That dedication and escrowing of funds in accordance with present City ordinances be required at the time of final platting of any portion of Phase 19.

Eubanks seconded the motion. The motion was voted on and passed unanimously.

Tuttle agreed with a suggestion by Davis that it might be advantageous to meet with representatives from the City of Heath regarding planning in areas near that City. He suggested that Eisen contact Mayor Burns for establishing groundwork for such meetings and suggested use of Council committees to work out these details.

The Council then considered approval of a preliminary plat development plan for Phase 20 of Chandlers Landing. Couch stated that comments from Staff were the same as had been discussed under the previous items. She reviewed these matters in the motion.

Motion was made by Welborn that the preliminary plat development plan for Phase 20 of Chandlers Landing be approved subject to engineering review of "eyebrow" streets to insure they meet the City standards. Eubanks seconded the motion. The motion was voted on and passed unanimously.

Van Hall, representing Chandlers Landing, told the Council that the developers had gone to a great deal of engineering expense to preserve trees and natural areas in the development. He explained that this produced some odd-shaped cul-de-sacs to preserve the natural terrain. He asked the Council to ask the Staff to work with them in engineering review of the-odd shaped cul-de-sacs and noncompliant curves. The Council generally agreed that such review could be done by the Staff and that if the Staff and developers were unable to come to agreement, the developer could come back to the Council for final resolution of any such problem.

The Council then considered vacating the existing plats on Phases 8 and 14 and approving a replat of Chandlers Landing, Phase 14. Couch pointed out that as a part of the preliminary plan already considered the previous night the land use involved changing a portion of Phase 14 from Townhome to Single Family Detached. She stated that the Council would need to take three actions to revise the plat:

1. Vacate existing Phase 14 and approve the replatting of Phase 14.
2. Vacate old Phase 8 plat which was platted in the new Phase 14.

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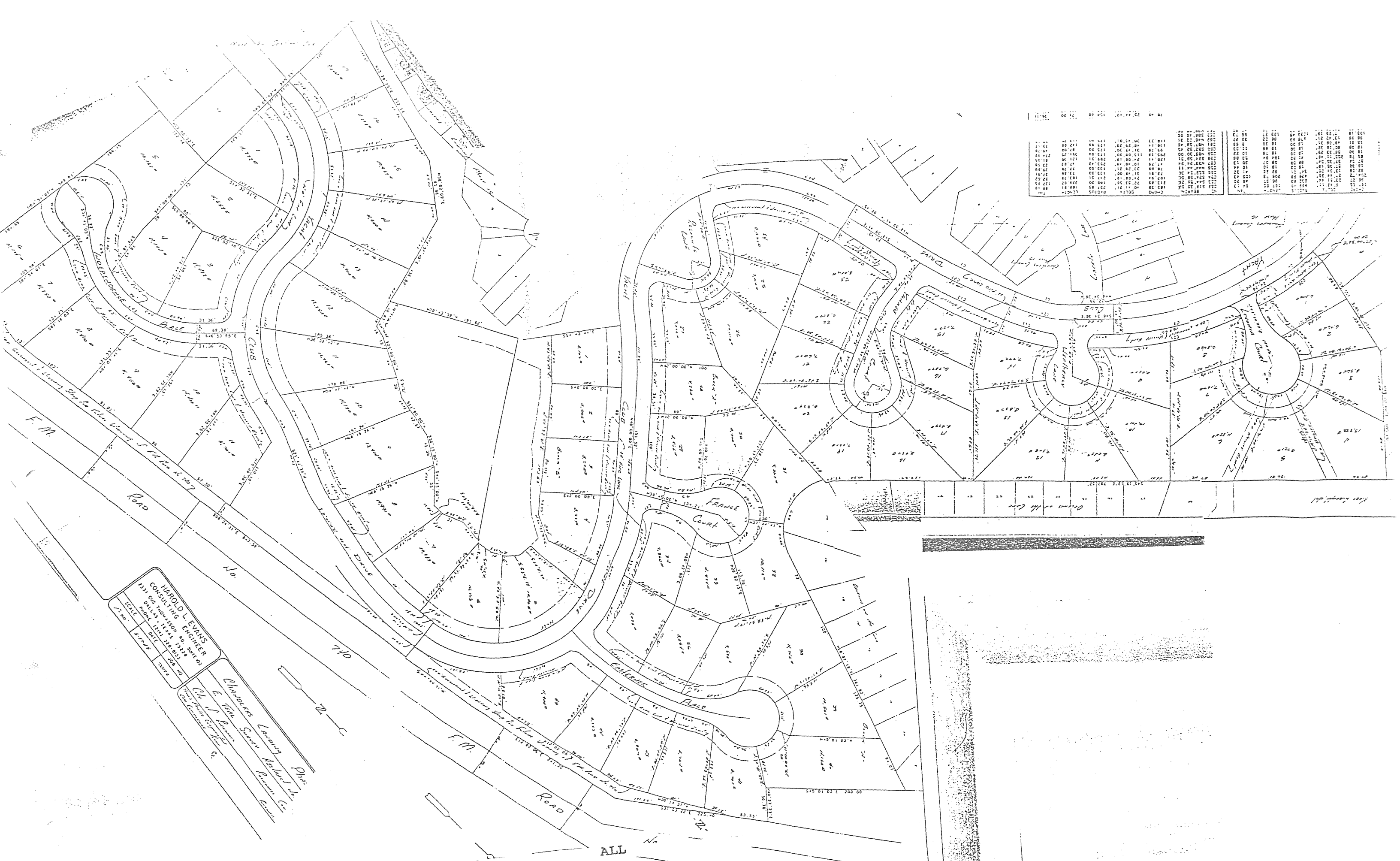
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Lot No.	Area (sq. ft.)	Area (sq. m.)	Notes
1	10,000	914.4	
2	10,000	914.4	
3	10,000	914.4	
4	10,000	914.4	
5	10,000	914.4	
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98	10,000	914.4	
99	10,000	914.4	
100	10,000	914.4	

HAROLD L. EVANS
 CONSULTING ENGINEER
 2310 S. HOUSTON RD. SUITE 101
 HOUSTON, TEXAS 77058
 PHONE: (713) 284-1011
 FAX: (713) 284-1012

CHANDLER LANDING PHASE II
 CIVIL ENGINEER

PREPARED BY
 G. E. TATE, SURVEYOR
 R. J. BROWN, SURVEYOR
 D. J. BROWN, SURVEYOR

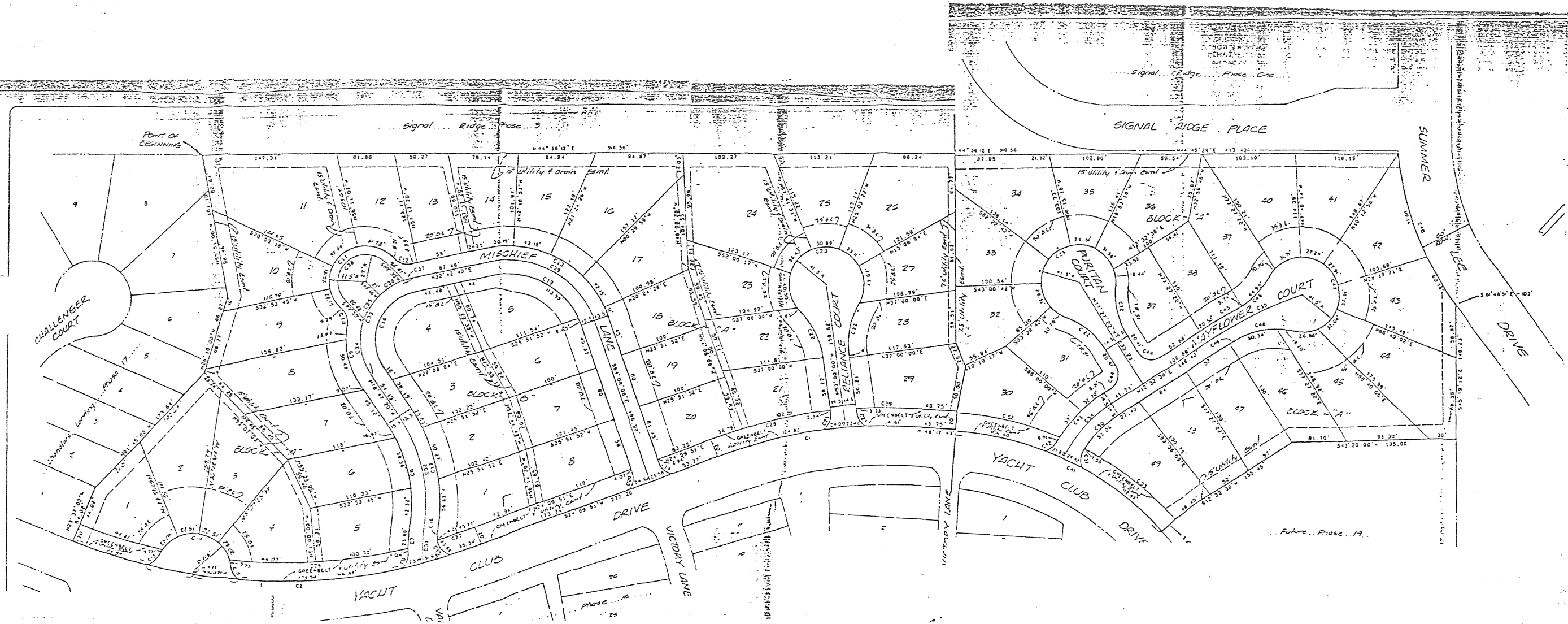
P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8539		8543*	CHAND 20	Z	AR SFD ALL
8549		0	CHAND 20	PP	ALL
8551		0	CHAND 20	FP	ALL

* See "Chand" master Plan Section for full ordinance

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

- 1. Minimum lot area----- 6,000 sq. ft.
- 2. Maximum units per lot----- 1
- 3. Minimum dwelling unit----- 1,200 sq. ft.
- 4. Minimum lot width----- 50 ft.
- 5. Minimum lot depth----- 100 ft.
- 6. Minimum front setback----- 20 ft.
- 7. Minimum rear setback----- 10 ft.
- 8. Minimum side setback----- 5 ft.
- 9. Minimum distance between buildings on same lot---- 10 ft.
- 10. Maximum building coverage----- 40%
- 11. Maximum height----- 30 ft.
- 12. Minimum distance between buildings----- 10 ft.
- 13. Minimum parking----- 2 spaces
- 14. Minimum garage----- 2 car



VIEW: Profile
RESTRICT: PHASE_NO = "HARBOR LANDING"

SORT: PHASE_NO

CASE_NO	ORD_NO	PHASE_NO	TYPE	DESC	ADOPTED
8430	8416	HARBOR LANDING	Z	AR SFD SF-10, SF-7	00/00/00
8430	8416	HARBOR LANDING		RES 87-19 SETTLEMENT	00/00/00
8430	8416	HARBOR LANDING		RES 87-20 SETTLEMENT	00/00/00
8648	0	HARBOR LANDING	FP	ALL - PHASE 1	01/01/86
8722	0	HARBOR LANDING	PP	ALL - PHASE 2	01/01/87
8730	0	HARBOR LANDING	FP	ALL - PHASE 2	01/01/87

Exhibit "C"
Harbor Landing Phase 2

BLOCK B

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
4	488	466		22'	
5	488	459		29'	
6	471	448	450	23'	21'
7	471	448		23'	
8	471	448		23'	
9	469	447		22'	
10	469	447		22'	
11	478.5	452		26.5'	
12	489	451		29'	
13	474.5	451.5		23'	
14	469	446		23'	
15	469	446		23'	
16	468	445	446	23'	22'
17	468	445	447	23'	21'
18	468	445	448	23'	20'
19	477	449		28'	
20	480	450		30'	
21	477	450		27'	
22	484	458	454	26'	30'
23	490	460		30'	

BLOCK C

Lot #	Maximum Rooftop Elevation Per Court Order	Maximum Pad Elevation Per Court Order	As-Built Pad Elevation	Maximum House Height Per Court Order	Adjusted Maximum House Height
14	479	456	459	23'	20'
15	481	456		25'	
16	482	457		25'	
17	485.5	462.5		23'	
18	495	470		25'	
19	496.5	473.5		23'	
20	493	470		23'	
21	492	466.5		26.5'	
22	478.5	456		22.5'	
23	479	457		22'	
24	479	457		22'	
25	489	467		22'	

ORDINANCE NO. 84-16

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID TRACT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO; PROVIDING FOR ORDERLY DEVELOPMENT OF SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR LAND USE WITHIN SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

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 due 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 Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall as relates to Tract I-A of Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of the City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

SECTION 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by adding a new section to be numbered Section 2a and to read as follows:

Section 2a. The granting of the Planned Development Number 8 to to the above described property is subject to the following special conditions and provisions:

- (1) Tract IA of Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is

attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", and no substantial change in the development shall be permitted except after obtaining approval of the change of such preliminary plan in the manner required for amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Tract I-A of Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets of drive, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development in Area "A" on the attached site plan meet the requirements of "SF-10" Single Family Residential District.

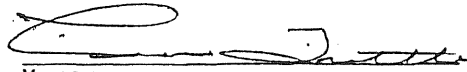
(5) That all development in area "B" on the attached site plan meet the requirements of "SF-7" Single Family Residential district.

(6) That all development shall meet the height restrictions of no more than 30 feet above existing grade nor 12 feet above the building line of the uphill lot.

SECTION 3. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases requires.

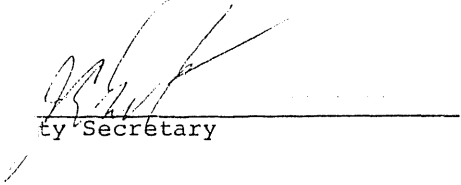
PASSED AND APPROVED this 2nd day of April, 1984.

APPROVED:



Mayor

ATTEST:



City Secretary

32

TRACT IA

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and said tract being a part of a 285.2916 acre tract of land conveyed to Clarke-Prates Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most southerly Southeast corner of Cutter Hill, Phase Three an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas said commencing point being on the City of Dallas take line for Lake Ray Hubbard and also being North $46^{\circ} 18' 55''$ West, a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6.

THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North $54^{\circ} 39' 29''$ East, a distance of 54 feet to an iron rod for a corner;

THENCE: North $74^{\circ} 47' 07''$ East, a distance of 24.70 feet to an iron rod for a corner and the point of Beginning of this tract.

THENCE: North $74^{\circ} 47' 07''$ East, along the Southeast line of Cutter Hill, Phase Two, an addition to the City of Rockwall, Rockwall County, Texas recorded in Slide A, Page 285 of the Deed Records of Rockwall County, Texas, a distance of 61.24 feet to an iron rod for a corner;

THENCE: North $33^{\circ} 38' 08''$ East, continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 363 feet to an iron rod for a corner;

THENCE; North $14^{\circ} 47' 36''$ East, a distance of 191.50 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a chord bearing of South $75^{\circ} 25' 44''$ East, a central angle of $29^{\circ} 08' 32''$ and a radius of 190.70 feet;

THENCE: In an Easterly direction with said curve to the left, an arc distance of 96.99 feet to an iron rod for a corner;

THENCE: East, a distance of 20 feet to an iron rod for a corner and the beginning of circular curve to the right, said curve having a central angle of $36^{\circ} 07' 46''$ and a radius of 245.27 feet.

THENCE: In an Easterly direction with said curve to the right, an arc distance of 154.66 feet to an iron rod for a corner;

THENCE: South $53^{\circ} 52' 14''$ East, a distance of 67.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of $55^{\circ} 50' 15''$ and a radius of 188.72 feet;

THENCE: In an Easterly direction with said curve to the left, an arc distance of 183.91 feet to an iron rod for a corner;

THENCE: North $70^{\circ} 17' 31''$ East, a distance of 74.68 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of $70^{\circ} 29' 43''$ and a radius of 155.66 feet.

THENCE: In an Easterly direction with said curve to the right, an arc distance of 191.52 feet to an iron rod for a corner;

THENCE: South $39^{\circ} 12' 46''$ East, a distance of 10.38 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of $60^{\circ} 15' 01''$ and a radius of 155.10 feet.

THENCE: In a Southerly direction with said curve to the right, an arc distance of 163.10 feet to an iron rod for a corner;

THENCE: South $21^{\circ} 02' 15''$ West, a distance of 130.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of $49^{\circ} 55' 27''$ and a radius of 214.24 feet.

THENCE: In a Southerly direction with a curve to the left, an arc distance of 186.68 feet to an iron rod for a corner and the point of compound curvature of a circular curve to the left having a central angle of $56^{\circ} 22' 10''$ and a radius of 184.75 feet;

THENCE: In a Southeasterly direction with said curve to the left, an arc distance of 181.77 feet to an iron rod for a corner;

THENCE: South $85^{\circ} 15' 22''$ East, a distance of 83.83 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of $42^{\circ} 14' 23''$ and a radius of 152.74 ft.;

THENCE: In a Southeasterly direction with said curve to the right, an arc distance of 112.61 feet to an iron rod for a corner;

THENCE: South $43^{\circ} 0' 59''$ East, a distance of 19.74 feet to an iron rod for a corner in the Northerly right-of-way line of Henry M. Chandler Drive;

THENCE: South $46^{\circ} 59' 01''$ West, along the Northerly right-of-way line of Henry M. Chandler Drive, a distance of 153.61 feet to an iron rod for a corner and the beginning of a circular curve to the right having a central angle of $21^{\circ} 41' 24''$ and a radius of 782.99 feet;

THENCE: In a Southwesterly direction with said curve to the right, an arc distance of 296.41 feet to an iron rod for a corner;

THENCE: South $68^{\circ} 40' 25''$ West, a distance of 11.91 feet to an iron rod for a corner and the beginning of a circular curve to the left having a central angle of $23^{\circ} 11' 15''$ and a radius of 136.48 feet;

THENCE: In a Southwesterly direction with said curve to the left, an arc distance of 55.23 feet to an iron rod for a corner;

THENCE: South $45^{\circ} 29' 10''$ West, a distance of 120.24 feet to an iron rod for a corner;

THENCE: North $38^{\circ} 21' 05''$ West, a distance of 402.14 feet to an iron rod for a corner;

THENCE: North $56^{\circ} 39' 37''$ West, a distance of 232.26 feet to an iron rod for a corner;

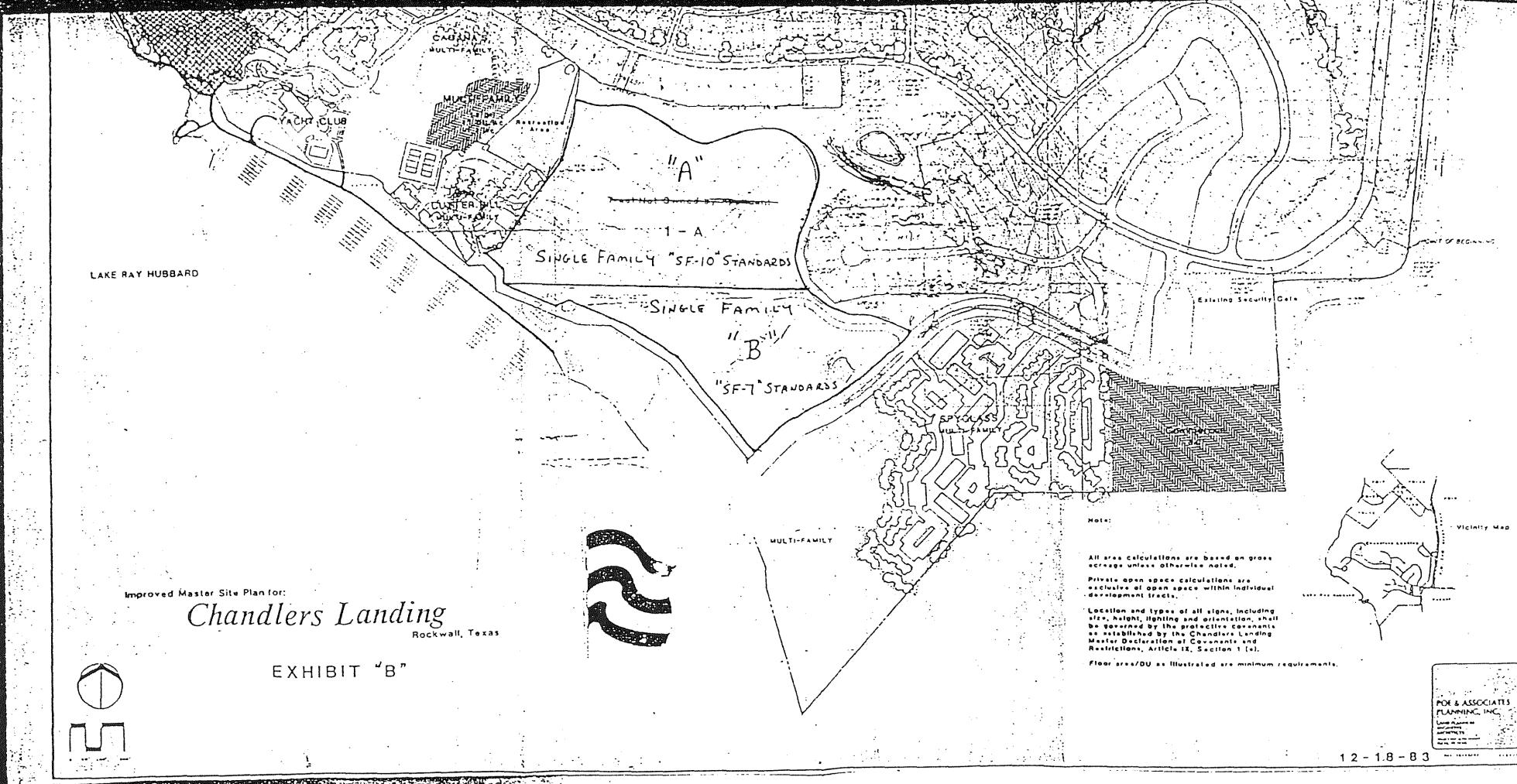
THENCE: North $67^{\circ} 16' 48''$ West, a distance of 162.79 feet to an iron rod for a corner;

THENCE: South $62^{\circ} 44' 42''$ West, a distance of 43.88 feet to an iron rod for a corner;

THENCE: North $67^{\circ} 27' 32''$ West, a distance of 189.78 feet to an iron rod for a corner;

THENCE: North $3^{\circ} 55' 02''$ West, a distance of 42.77 feet to an iron rod for a corner;

THENCE: North $44^{\circ} 59' 06''$ West, a distance of 89.31 feet to the Point of Beginning and containing 17.7348 acres (772,529 sq. ft.) of land.



Improved Master Site Plan for:
Chandlers Landing
 Rockwall, Texas

EXHIBIT "B"

Note:
 All area calculations are based on gross acreage unless otherwise noted.
 Private open space calculations are exclusive of open space within individual development tracts.
 Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (a).
 Floor area/DU as illustrated are minimum requirements.

PKA & ASSOCIATES
 PLANNING, INC.
 12000 Rockwall Road
 Rockwall, Texas 75087
 Phone: 972-967-1111

12-18-83

A RESOLUTION AUTHORIZING THE AGREEMENT AND SETTLEMENT OF ALL MATTERS IN CONTROVERSY BETWEEN THE CITY OF ROCKWALL AND PLAINTIFF AND INTERVENORS IN THAT CERTAIN ACTION STYLED ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION VS. CITY OF ROCKWALL, TEXAS, CAUSE NUMBER 87-124; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1

That the Mayor is hereby authorized to sign an agreement settling and compromising all matters in controversy between the City of Rockwall and Plaintiff and Intervenor in that certin action styled Rockwall Harbor Landing, Inc., A Texas Corporation vs. City of Rockwall, Texas, as shown on the attached Exhibit "A".

Section 2

That this Resolution shall in no way be construed to be an admission of liability by the City of Rockwall with respect to any matter in controversy between the City and Plaintiff and Intervenor.

Section 3

That this Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED: June 15, 1987.

CITY OF ROCKWALL, TEXAS


MAYOR

ATTESTED TO BY:


CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

ROCKWALL HARBOR LANDING, INC.,)	IN THE DISTRICT COURT
TEXAS CORPORATION,)	
Plaintiff,)	
)	
VS.)	86TH JUDICIAL DISTRICT
)	
CITY OF ROCKWALL, TEXAS,)	
Defendant.)	ROCKWALL COUNTY, TEXAS

AGREED JUDGMENT

On the ____ day of _____, 1987, came on to be heard the above-entitled and numbered cause wherein Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors, appeared in person and by their attorneys of record. Defendant, having been duly and legally cited to appear and answer, has filed an answer in this matter, Intervenors have duly appeared and filed their Plea Of Intervention; all parties have reached an agreement to settle all matters of controversy pending before the Court and have agreed to the terms and conditions of this Agreed Judgment.

The parties have announced to the Court that they have reached an agreement in this cause and have executed a Settlement Agreement, which has been filed with the Court, the terms of said Settlement Agreement are incorporated herein by reference as if set forth anew. The Court, after having reviewed the Settlement Agreement, approves said Settlement Agreement and the terms and conditions recited therein, and after considering same,

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that, subject to the terms and conditions of the Settlement Agreement, the above-entitled

and numbered cause of action be in all things dismissed, and that all costs of court are to be taxed against the party incurring same.

SIGNED AND ENTERED this _____ day of _____, 1987.

JUDGE PRESIDING

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By: _____
Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

y: _____
Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By: _____
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS

AGREED JUDGMENT - PAGE 2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLARIFYING THE CONTENT OF ORDINANCE NUMBER 84-16

WHEREAS, the zoning and platting of a subdivision within the City of Rockwall named Harbor Landing Phase I has been approved by the City Council, and

WHEREAS, a lawsuit has been filed against the City of Rockwall by Rockwall Harbor Landing, Inc., and

WHEREAS, the lawsuit seeks from the Court a judicial interpretation of the meaning of Section 1(6) of Ordinance Number 84-16, and

WHEREAS, certain residents of the area adjacent to Harbor Landing Phase I have intervened in this lawsuit, and

WHEREAS, the City of Rockwall, Rockwall Harbor Landing, Inc., and the intervenors in the lawsuit have agreed to the interpretation and application of the Ordinance Number 84-16 as it pertains to Harbor Landing Phase I, and

WHEREAS, the agreed interpretation and application specifies the building pad elevations and maximum elevations of buildings in the subdivision, as shown in "Exhibit A" to this resolution, and the term "house height" shall be defined as the distance between a monument located at the front building line of each lot and the highest point of the structure on each such lot; and

WHEREAS, the Rockwall Harbor Landing, Inc., Plaintiff in the lawsuit, has agreed to dismiss with prejudice all claims as to each party to the lawsuit upon the approval and enactment of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rockwall that:

1. It is the intent of the City Council that Ordinance Number 84-16 be interpreted, applied and enforced as specified in Exhibit A, and

2. The City Manager is instructed to enforce Ordinance Number 84-16 in such a manner that the pad elevations and maximum building elevations shown in Exhibit A are adhered to.

0320h/4

PASSED AND APPROVED the 15th day of June,
1987.

APPROVED:

J. R. Mester

ATTEST:

By *Julie Cook*



Revised June 3 1987
 Revised June 10, 1987

ROCKWALL HARBOR LANDING, INC.,)	IN THE DISTRICT COURT
A TEXAS CORPORATION,)	
Plaintiff,)	
)	
VS.)	86TH JUDICIAL DISTRICT
)	
CITY OF ROCKWALL, TEXAS,)	
Defendant.)	ROCKWALL COUNTY, TEXAS

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 1987, by and between Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors.

WHEREAS, Plaintiff has filed a suit in the 86th Judicial District Court in Rockwall County, Texas, against Defendant in Cause Number 87-124; the City has duly appeared and filed an Answer in said proceeding; and, Intervenors have duly appeared and filed their Plea of Intervention in said proceedings.

WHEREAS, the parties have reached an agreement to settle the matters in controversy recited in Plaintiff's Original Petition and have agreed to enter into an Agreed Judgment to dismiss the pending litigation, subject to the provisions recited therein.

NOW THEREFORE, in consideration of the terms, conditions and covenants recited herein, the parties agree as follows:

1. Approval of Plat Plan. Defendant, by and through the authorized actions of its City Council, hereby approves for all purposes the Plat Plan which is attached hereto and incorporated herein as Exhibit "A", which sets forth the maximum

roof top elevation, maximum building pad elevation and maximum height for single family residences in Rockwall Harbor Landing Phase I. Defendant agrees and acknowledges that under its Zoning Ordinance 84-16, attached hereto as Exhibit "B", and the previously filed Plat applicable to Plaintiff's property which is described in Exhibit "C" attached hereto and incorporated herein by reference, Plaintiff may sell and/or construct single family residences on its property. The approval of Exhibit "A" does hereby interpret the Zoning Ordinance 84-16, attached hereto as Exhibit "B", and specifically incorporates the terms of this Agreement as the official interpretation of said ordinance.

Defendant recognizes and agrees that Plaintiff or any subsequent purchaser of Plaintiff's property shall have the right to construct single family residences on said property subject to (i) the terms recited in Exhibit "A" and (ii) compliance with other standard requirements (in addition to site plan approval) required by city ordinances to obtain a building permit for single family residences.

2. Plat Restrictions. The parties agree, that pursuant to Resolution Number _____, concerning the attached Exhibit "A" submitted by Plaintiff for the Rockwall Harbor Landing Plat, in connection therewith, the attached Exhibit "A" establishes for each lot within said Plat the following: (i) maximum roof-top elevation; (ii) maximum building pad elevation; (iii) maximum height for single-family residences. Intervenors and Defendant agree to take no action of any kind to amend, alter, revise or relocate in any manner the restrictions contained in Exhibit "A" which would interfere or impede Plaintiff's development of said property. Defendant further agrees that no action of any nature is pending or contemplated to attempt to amend Ordinance number 84-16, or to otherwise change or restrict the current use allowed under the existing ordinances and as provided in the filed plat, as amended herein.

3. Settlement of Litigation. The parties agree that upon the approval of Resolution number _____, the parties shall execute and deliver to the 86th Judicial

Court of Rockwall County, Texas, the Agreed Judgment in the form attached hereto as Exhibit "D", to be entered in the pending litigation referenced above. Pursuant to the terms of the Agreed Judgment, the pending cause of action and claims of Plaintiff and Intervenor shall be dismissed and all court costs assessed against the party incurring the same. Further, in consideration of the terms and conditions recited herein, Plaintiff hereby agrees that upon the occurrence of the Conditions Precedent recited above, and the performance by Defendant of the terms recited herein, Plaintiff shall release, remise and discharge Defendant from all claims, demands, damages, costs and expenses of any nature, including attorney's fees, alleged in Plaintiffs' Original Petition filed in the pending litigation. Defendant, in consideration of the release by Plaintiff recited herein, shall hereby release, remise and discharge Plaintiff from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Plaintiff's Original Petition or any other action of Plaintiff's related thereto. Intervenor, in consideration of the release by Plaintiff and Defendant recited herein, shall hereby release, remise and discharge Plaintiff and Defendant from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Intervenor's Plea Of Intervention or any other action of Intervenor's related thereto. All parties acknowledge that this Agreement has been executed of their own free will and volition, and that each party has consulted its own counsel to review and advise them of the matter contained herein prior to execution of this Agreement. Further, this Agreement is binding and fully enforceable against the parties recited herein and may be introduced into evidence in any court proceedings related to the matters referenced herein.

4. Invalidity. Except as expressly provided to the contrary herein, each section, part, term or provision of this Agreement shall be considered severable; and if for any reason any section, part, term or provision herein is determined to be invalid and contrary to or in conflict with any existing or future law or regulation by a Court or agency having valid jurisdiction, such determination shall not impair the operation

of or have any other affect on other sections, parts, terms or provisions of this agreement as may remain otherwise intelligible, and the latter shall cotinue to be given full force and effect and bind the parties hereto, and said invalid sections, parts, terms or provisions shall not be deemed to be a part of this Agreement.

5. State Law. This Agreement has been executed and delivered in the State of Texas and shall be construed in accordance with the laws of the State of Texas. Any action brought to enforce or interpret this Agreement shall be brought in the court of appropriate jurisdiction in Rockwall County, Texas. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or considering same shall not apply the presumption that the terms hereof shall be more strictly construed against a party by reason of the rule or conclusion that a document should be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that all parties hereto have participated in the preparation of this Agreement and that legal counsel was consulted by each responsible party before the execution of this Agreement.

6. Successors and Assigns. This Agreement and the terms and provisions hereof shall inure to the benefit of and binding upon the parties hereto and their respective successors and assigns whenever the context so requires or permits.

EXECUTED this _____ day of _____, 1987.

Plaintiff:

ROCKWALL HARBOR LANDING, INC., A
TEXAS CORPORATION

By: _____

Title: _____

Defendant:

CITY OF ROCKWALL, TEXAS

By: _____

Title: _____

Intervenors:

Rick S. Burgy

Leigh Burgy

Charles N. Capri

Thelma L. Capri

Claude F. Fulton

Francis Fulton

Peter G. Oetking

Maude Oetking

REVIVAL TABERNACLE ASSOCIATION, INC.

By: _____

Title: _____

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By: _____

Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

By: _____

Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

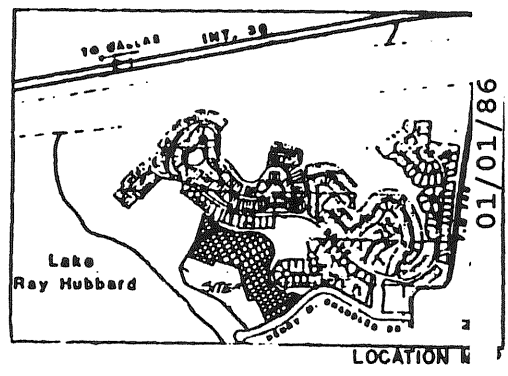
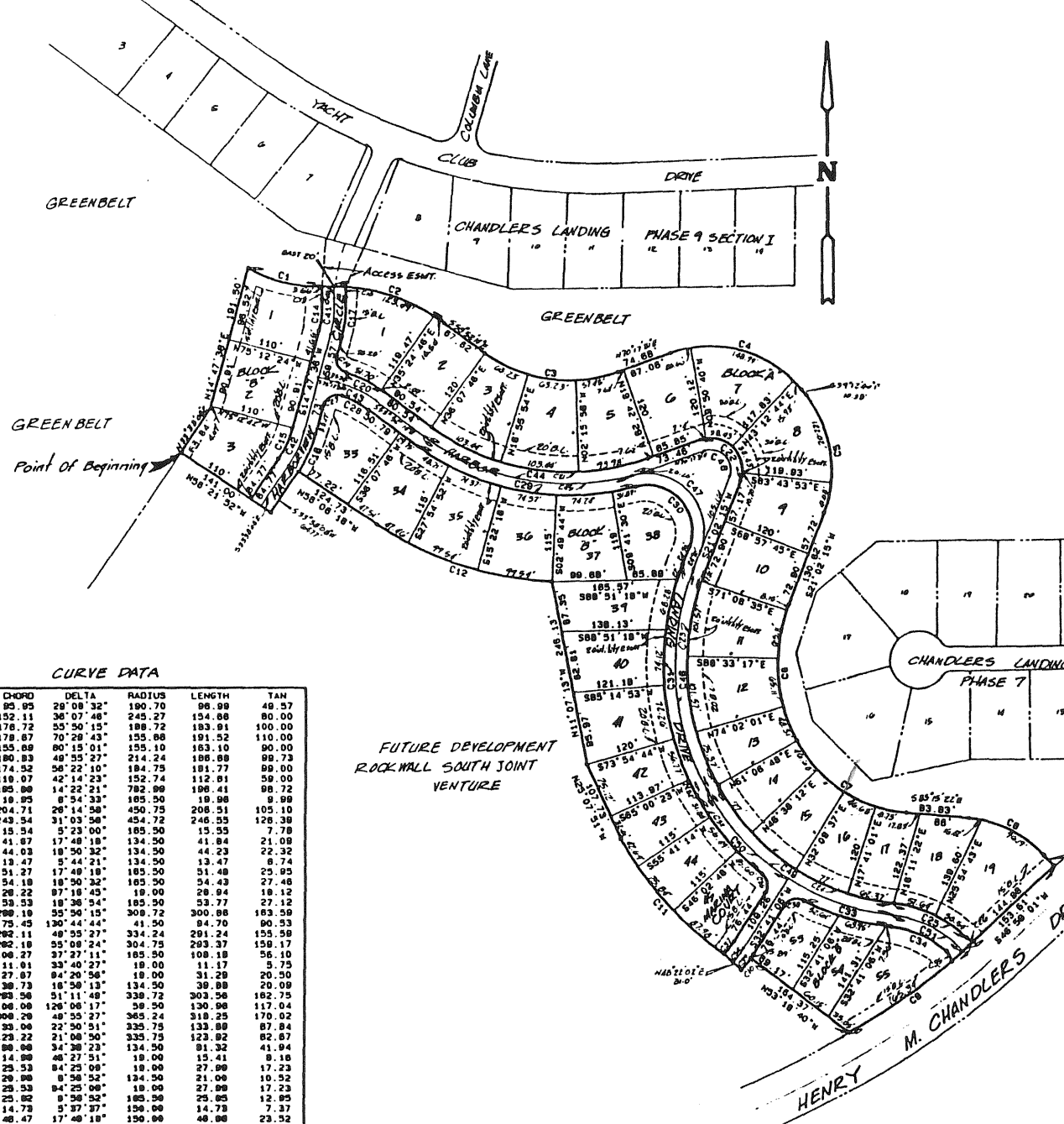
ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By: _____

D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS



86-48

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	575° 25' 44" E	85.95	29° 08' 32"	190.70	98.99	49.57
C2	571° 56' 07" E	152.11	36° 07' 46"	245.27	154.86	80.00
C3	581° 47' 21" E	178.72	55° 50' 15"	188.72	183.91	100.00
C4	574° 27' 38" E	178.87	70° 28' 43"	155.88	191.52	110.00
C5	508° 05' 18" E	155.89	60° 15' 01"	155.10	163.10	90.00
C6	503° 55' 20" E	180.83	49° 55' 27"	214.24	186.89	99.73
C7	557° 04' 17" E	174.52	56° 22' 10"	184.75	181.77	99.00
C8	564° 06' 11" E	119.07	42° 14' 23"	152.74	112.81	59.00
C9	854° 10' 11" W	185.86	14° 22' 21"	782.99	196.41	98.72
C10	538° 10' 41" W	10.95	8° 54' 33"	185.50	19.98	8.99
C11	N42° 00' 41" W	204.71	26° 14' 58"	450.75	208.51	105.10
C12	N71° 56' 17" W	243.54	31° 03' 58"	454.72	246.55	126.38
C13	S00° 20' 11" E	15.34	5° 23' 00"	185.50	15.35	7.78
C14	S05° 52' 57" W	41.87	17° 48' 18"	134.50	41.84	21.09
C15	S24° 12' 52" W	44.03	18° 50' 32"	134.50	44.23	22.32
C16	S00° 08' 35" E	13.47	5° 44' 21"	134.50	13.47	8.74
C17	S05° 52' 57" W	51.27	17° 48' 18"	185.50	51.48	25.95
C18	S24° 12' 52" W	54.18	18° 50' 32"	185.50	54.43	27.46
C19	S28° 50' 48" E	28.22	87° 18' 45"	19.00	28.94	18.12
C20	S63° 10' 41" E	53.53	18° 38' 54"	185.50	53.77	27.12
C21	S81° 47' 22" E	289.18	55° 50' 15"	308.72	300.88	183.59
C22	S44° 20' 07" E	75.45	130° 44' 44"	41.50	84.70	90.53
C23	S03° 55' 20" E	282.11	48° 55' 27"	334.24	291.24	155.58
C24	S56° 27' 54" E	282.10	55° 08' 24"	304.75	293.37	159.17
C25	S85° 18' 00" E	106.27	37° 27' 11"	185.50	108.18	56.10
C26	S83° 25' 38" E	11.81	33° 40' 27"	18.00	11.17	5.75
C27	N81° 58' 04" E	27.87	84° 20' 56"	18.00	31.29	20.50
C28	S82° 21' 51" E	38.73	18° 50' 13"	134.50	39.88	20.09
C29	S78° 28' 08" E	283.56	51° 11' 48"	338.72	303.56	162.75
C30	S42° 00' 54" E	106.08	126° 08' 17"	59.50	117.30	96.00
C31	S03° 55' 20" E	308.29	48° 55' 27"	365.24	318.25	170.02
C32	S40° 18' 37" E	133.06	22° 50' 51"	335.75	133.88	87.84
C33	S73° 28' 10" E	123.22	21° 08' 50"	335.75	123.82	82.87
C34	S86° 43' 24" E	88.86	34° 38' 23"	134.50	81.32	41.94
C35	S28° 10' 17" E	14.88	48° 27' 51"	19.00	15.41	8.18
C36	S08° 31' 28" E	25.53	84° 25' 08"	19.00	27.09	17.23
C37	S37° 08' 32" W	28.88	8° 58' 52"	134.50	21.00	10.52
C38	S74° 53' 41" W	25.53	84° 25' 08"	19.00	27.09	17.23
C39	S37° 08' 32" W	25.82	8° 58' 52"	185.50	25.85	12.85
C40	S00° 12' 53" E	14.73	5° 37' 37"	158.00	14.73	7.37
C41	S05° 52' 57" W	48.47	17° 48' 18"	158.00	48.88	23.52
C42	S24° 12' 52" W	48.11	18° 50' 32"	158.00	48.38	24.88
C43	S84° 32' 18" E	55.34	21° 20' 10"	158.00	55.88	28.28
C44	S81° 47' 21" E	308.81	55° 50' 15"	324.22	315.87	171.80
C45	S78° 28' 08" E	280.18	51° 11' 48"	324.22	288.71	155.39
C46	S44° 20' 07" E	47.27	130° 44' 44"	28.00	56.39	58.52
C47	S42° 00' 54" E	129.71	126° 08' 17"	78.00	188.87	147.53
C48	S03° 55' 20" E	285.10	48° 55' 27"	348.74	304.74	182.81
C49	S58° 27' 54" E	288.58	55° 08' 24"	329.25	308.38	187.27
C50	S43° 08' 03" E	157.27	26° 25' 42"	329.25	158.98	81.12
C51	S83° 32' 38" E	88.86	41° 00' 02"	158.00	187.34	96.88
C52	S37° 08' 32" E	88.86	8° 58' 52"	190.00	23.42	11.74

FUTURE DEVELOPMENT
ROCKWALL SOUTH JOINT
VENTURE

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

HARBOR LANDING PHASE ONE
EDWARD TEAL SURVEY ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY TEXA
ROCKWALL SOUTH JOINT VENTURE
P.O. BOX 1234 GREENVILLE, TX

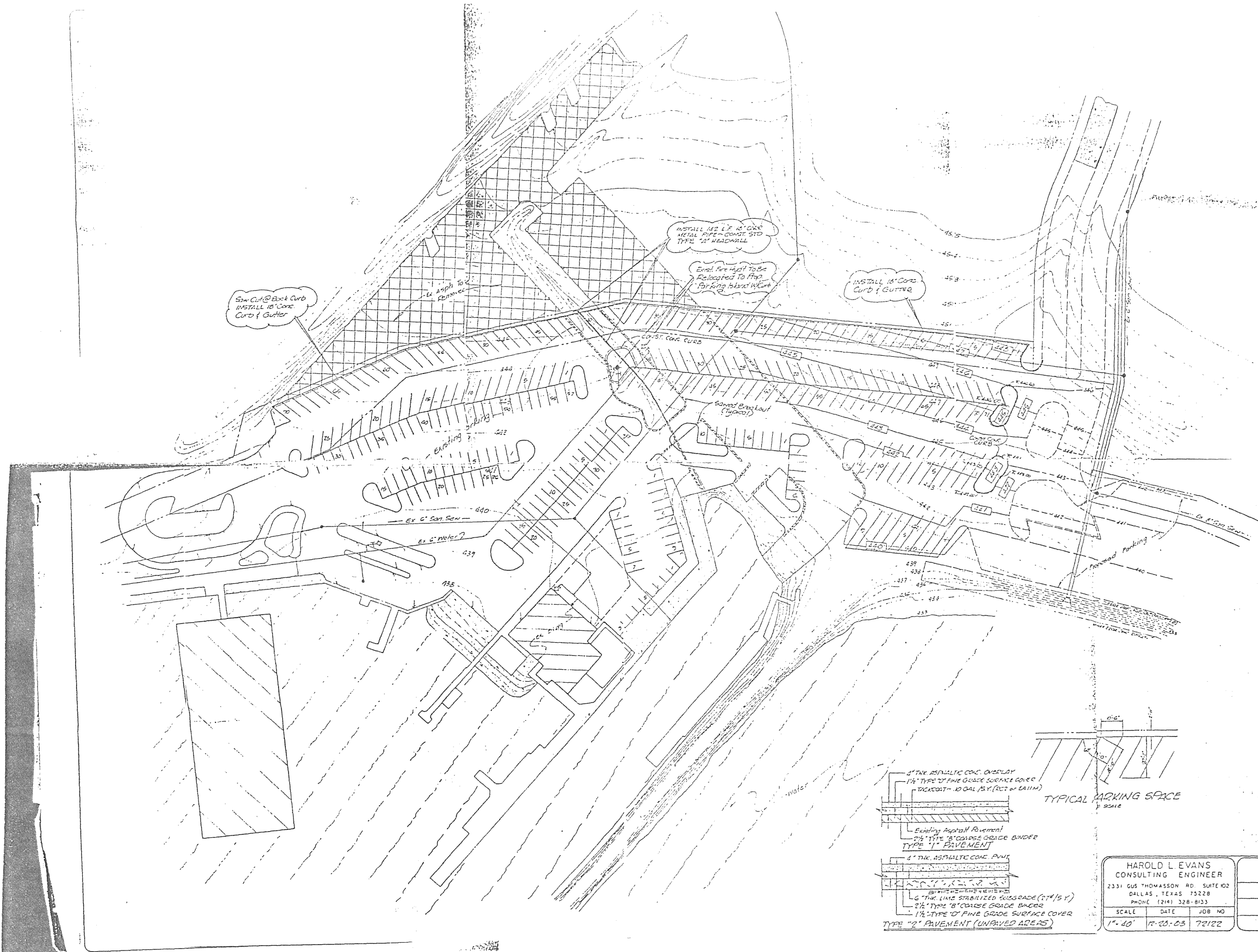
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ALL - PHASE 1
HARBOR LANDING FP
01/01/86

FINAL PLAT

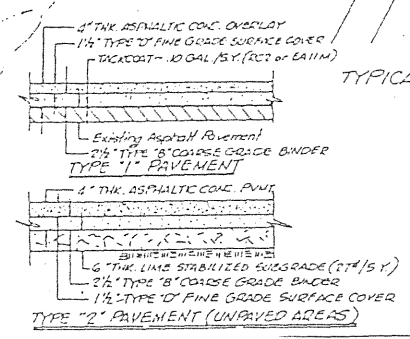
SCALE	DATE	JOB NO.
1" = 100'	5-12-86	84186

429
ON
214-458

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8417	8419		MARINA	Z	LAND USE AND SITE PLAN
8810	0		MARINA	Z	REVISED SITE PLAN <i>(added guard house, not included herein)</i>



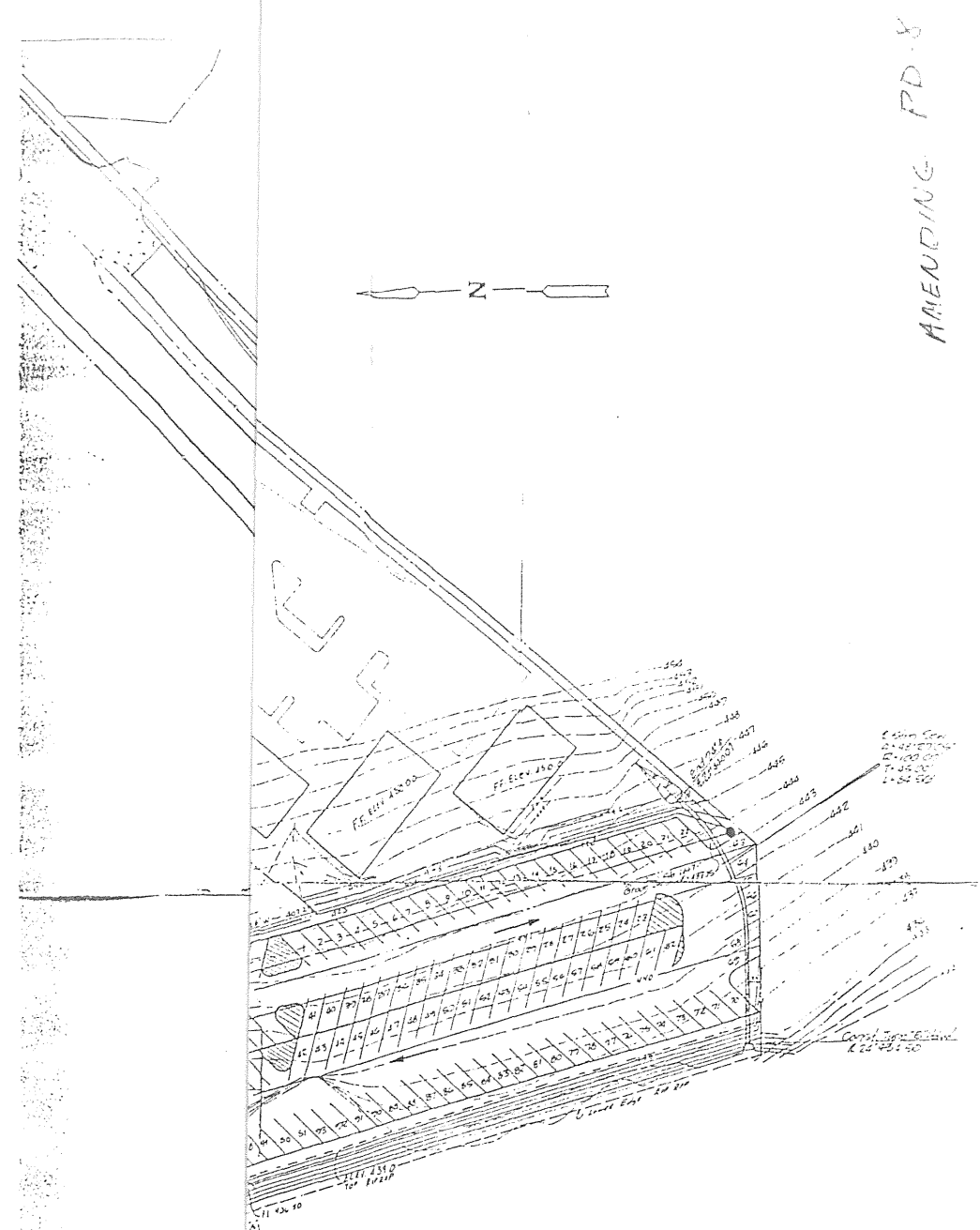
- GENERAL NOTES:
- Contractor shall inspect the Existing Parking Areas That Are to Be Overlaid With Asphalt and Determine by His Own Means if There Are Any Deteriorated Areas That Should Be Removed and Replaced Before the Overlaying Operation Begins.
 - In Areas Where New Asphalt Joins Existing Asphalt, the Existing Pavement Shall Be Saw Cut On Outside Edge and Removed to Provide A Neat Edge to Join New Asphalt Pavement to Old Pavement.



HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 402
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO
1" = 40'	11-25-03	72122

PARKING LAYOUT
CHANDLERS LANDING
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



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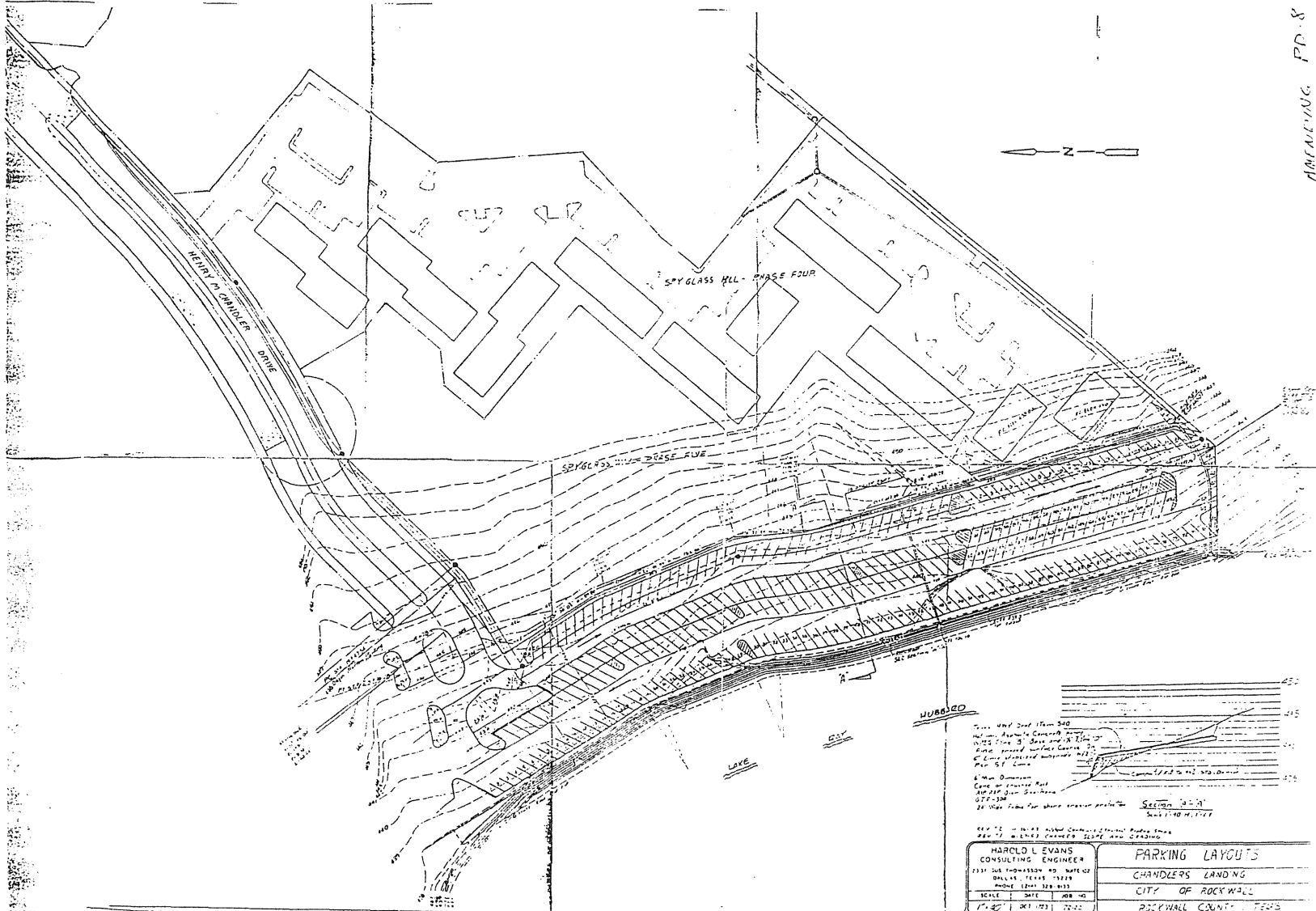
Section A-A
Scale 1" = 40' H, 1" = 10'

TEXAS HWY Dept Item 340
 1 1/2" min. Asphalt Concrete paving
 W/2 1/2" Type "B" Base and 1 1/2" Type "D"
 FINE graded surface Course On
 6" Lime stabilized subgrade W/2 1/2"
 Per 5% Lime
 6" Min Dimension
 Conc or crushed Falt
 RIP RAP Over Gas-tanks
 GTF-300
 24" Wide Fabric for shore erosion protection

HAROLD L EVANS
 CONSULTING ENGINEER
 2331 JUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

PARKING LAYOUTS
 CHANDLERS LANDING
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

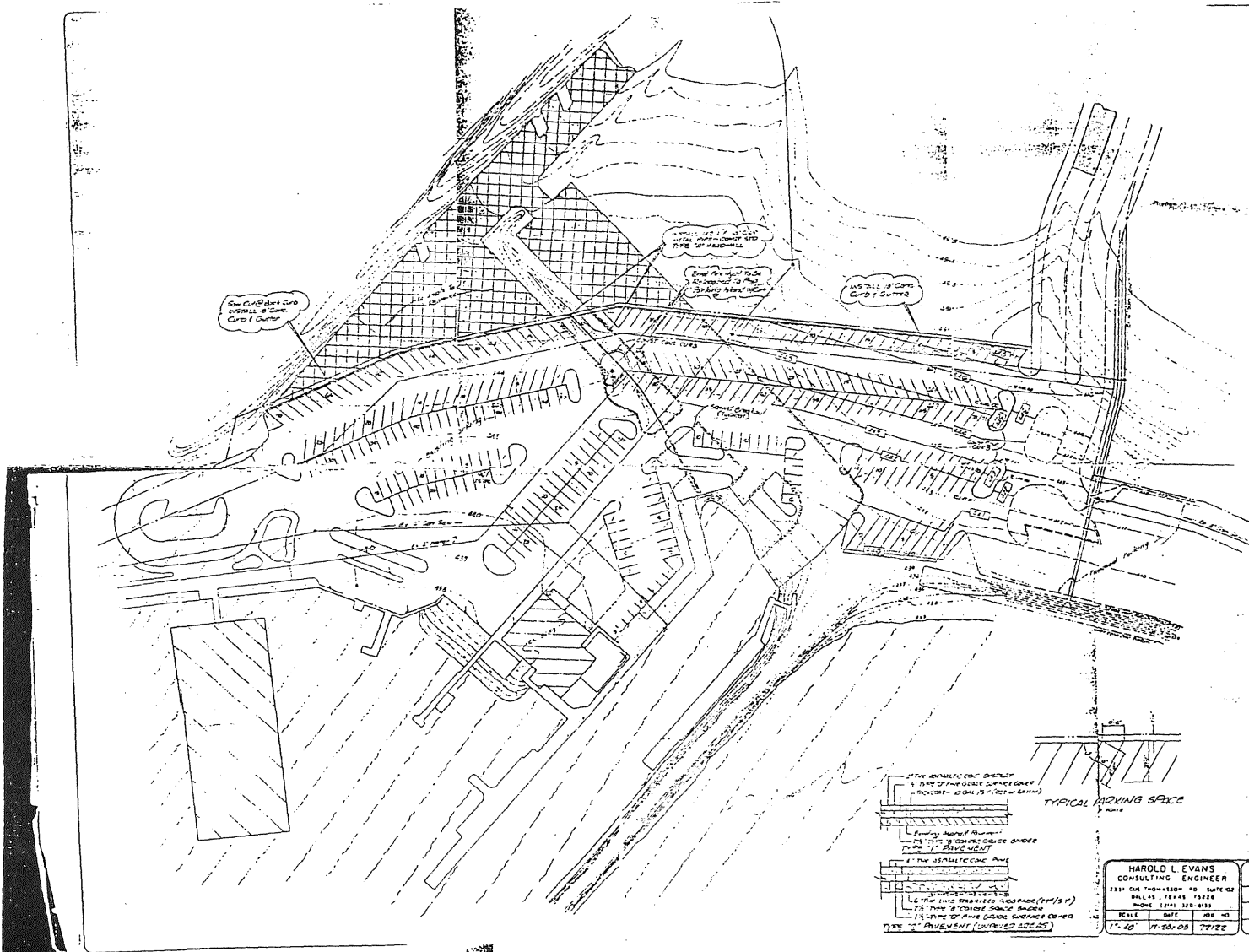
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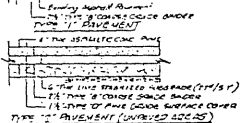
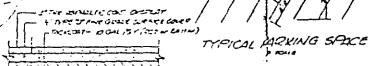
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HAROLD L EVANS CONSULTING ENGINEER 2331 JUB DRUMMOND RD. SUITE 402 DALLAS, TEXAS 75214 PHONE: (214) 359-1015		PARKING LAYOUTS CHANDLERS LANDS CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
SCALE	DATE	JOB NO.	
1" = 20'	01/19/77	77-02	



- GENERAL NOTES:
1. Contractor shall inspect the existing parking areas that are to be disturbed and determine by the own means if there are any deteriorated areas that should be removed and replaced before the construction operation begins.
 2. In areas where new asphalt is being installed, the existing pavement shall be cut on outside edge and removed to provide a neat edge to the new asphalt pavement to old pavement.



HAROLD L. EVANS
CONSULTING ENGINEER
2111 Oakwood Street, Suite 202
Rockwall, Texas 75087
Phone (972) 218-8131

SCALE DATE JOB NO.
1" = 40' 11-01-03 77122

PARKING LAYOUT
CHANDLERS LANDING
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ORDINANCE NO. 84-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PD NO 8 SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PD DISTRICT NO. 8 AND IN AN AGRICULTURAL ZONED DISTRICT ON THE FOLLOWING TRACT: BEING A TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO 207, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 97.79 ACRE, MORE OR LESS, TRACT KNOWN AS MARINA SITE K, PART OF A TRACT OF LAND CONVEYED TO WHILDEN CONSTRUCTION COMPANY BY DEED RECORDED IN VOLUME 44, PAGE 618, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID WHILDEN TRACT AND AT THE SOUTHEAST CORNER OF SAID MARINA SITE K; THENCE: WEST, A DISTANCE OF 98.17 FEET ALONG THE SOUTH LINE OF SAID MARINA SITE K TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID MARINA SITE K AS FOLLOWS: NORTH 14° 35' 26" WEST A DISTANCE OF 416.96 FEET TO A POINT FOR A CORNER; NORTH 1° 33' 59" WEST A DISTANCE OF 63.76 FEET TO A POINT FOR A CORNER; NORTH 20° 51' 59" WEST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER; NORTH 31° 30' 08" WEST A DISTANCE OF 252.98 FEET TO A POINT FOR A CORNER; NORTH 38° 21' 05" WEST A DISTANCE OF 70.00 FEET TO A POINT FOR A CORNER; NORTH 77° 39' 39" EAST A DISTANCE OF 65.30 FEET TO A POINT FOR A CORNER; AND NORTH 3° 08' 55" EAST, PASSING AT 205.73 FEET THE EAST LINE OF SAID MARINA SITE K AND THE WEST LINE OF SAID WHILDEN TRACT AND CONTINUING A TOTAL DISTANCE OF 251.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 325.00 FEET TO A POINT FOR A CORNER; AND SOUTH 54° 29' 10" WEST A DISTANCE OF 30.17 FEET TO A POINT FOR A CORNER ON THE WEST LINE OF SAID WHILDEN TRACT AND THE EAST LINE OF SAID MARINA SITE K; THENCE: ALONG SAID LINE AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 80.46 FEET TO A POINT FOR A CORNER; AND SOUTH 58° 29' 50" WEST A DISTANCE OF 90.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 31° 30' 08" EAST A DISTANCE OF 109.80 FEET TO A POINT FOR A CORNER; SOUTH 20° 51' 59" EAST A DISTANCE OF 156.54 FEET TO A POINT FOR A CORNER; SOUTH 1° 33' 59" EAST A DISTANCE OF 70.75 FEET TO A POINT FOR A CORNER; AND SOUTH 14° 35' 26" EAST A DISTANCE OF 407.29 FEET TO A POINT FOR A CORNER ON THE SOUTH LINE OF SAID WHILDEN TRACT; THENCE: SOUTH 41° 32' 55" WEST A DISTANCE OF 36.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.5488 ACRES OF LAND; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons 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 Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That Ordinance no. 73-48 of the City of Rockwall is hereby amended to add the allowed use of marina dry storage and parking lot as shown on Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That the Comprehensive Zoning Ordinance 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 grant a Conditional Use Permit for marina dry storage and parking lot on the following described property:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 97.79 acre, more or less, tract known as Marina Site K, as on file with the City of Dallas Department of Parks and Recreation, and also being a part of a tract of land conveyed to Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most Southerly corner of said Whilden tract and at the Southeast corner of said Marina Site K;

THENCE; West, a distance of 98.17 feet along the South line of said Marina Site K to a point for a corner;

THENCE: Traversing said Marina Site K as follows: North $14^{\circ} 35' 26''$ West a distance of 416.96 feet to a point for a corner; North $1^{\circ} 33' 59''$ West a distance of 63.76 feet to a point for a corner; North $20^{\circ} 51' 59''$ West a distance of 123.65 feet to a point for a corner; North $31^{\circ} 30' 08''$ West a distance of 252.98 feet to a point for a corner; North $38^{\circ} 21' 05''$ West a distance of 70.00 feet to a point for a corner; North $77^{\circ} 39' 39''$ East a distance of 65.30 feet to a point for a corner; and North $3^{\circ} 08' 55''$ East, passing at 205.73 feet the East line of said Marina Site K and the West line of said Whilden Tract and continuing a total distance of 251.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South $38^{\circ} 21' 05''$ East a distance of 325.00 feet to a point for a corner; and south $54^{\circ} 29' 10''$ West a distance of 30.17 feet to a point for a corner on the West line of said Whilden tract and the East line of said Marina Site K;

THENCE: Along said line as follows: South $38^{\circ} 21' 05''$ East a distance of 80.46 feet to a point for a corner; and South $58^{\circ} 29' 50''$ West a distance of 90.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South $31^{\circ} 30' 08''$ East a distance of 109.80 feet to a point for a corner; South $20^{\circ} 51' 59''$ East a distance of 156.54 feet to a point for a corner; South $1^{\circ} 33' 59''$ East a distance of 70.75 feet to a point for a corner; and South $14^{\circ} 35' 26''$ East a distance of 407.29 feet to a point for a corner on the South line of said Whilden tract;

THENCE: South $41^{\circ} 32' 55''$ West a distance of 36.13 feet to the Point of BEginning and Containing 3.5488 Acres of Land,

as shown on Exhibit "A".

SECTION 3. That the paved area shown on Exhibit "A" must have landscaped screening from the adjacent property in Windward Slope.

SECTION 4. That the paved area must have screening from the area the east generally known as Spyglass Hill when such area shall develop.

SECTION 5. That the expansion shall follow the design included as Exhibit "A".

SECTION 6. That there shall be no time limit on the Conditional Use Permit.

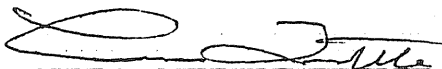
SECTION 7. That the above described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

SECTION 8. Any person, firm, corporation or firm violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended hereby, and as may be amended in the future, and upon conviction shall be punished by a penalty of not to exceed the sum of \$1,000.00 for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 9. WHEREAS, it appears that the above described property requires classification so as to grant a Conditional Use Permit for marina dry storage and parking lot in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

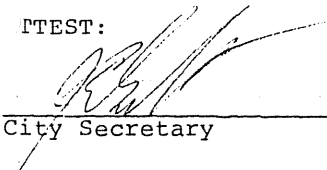
DULY PASSED by the City Council of the City of Rockwall, Texas, on the 2nd day of April, 1984.

APPROVED:



Mayor

TEST:



City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 02-50

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND AMENDING ORDINANCE NO. 84-19, AS PREVIOUSLY AMENDED, AS IT RELATES TO PLANNED DEVELOPMENT DISTRICT NO. 8, SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PLANNED DEVELOPMENT DISTRICT NO. 8 AND IN AN "A", AGRICULTURAL ZONED DISTRICT ON THE PROPERTY BEING MORE FULLY DESCRIBED IN EXHIBIT "A"; 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 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 Ordinance No. 84-19 and the Comprehensive Zoning Ordinance 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 Ordinance No. 84-19 of the City of Rockwall is hereby amended to allow the use of marina dry storage and parking lot as shown on Exhibit "B" attached hereto and made a part thereof.

Section 2. That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in Ordinance No. 73-48 and Ordinance 84-19 and the Conditional Use Permit shall be subject to the following additional conditions:

1. That the property be subject to site plan review and all other development requirements of the City of Rockwall prior to any future development.
2. That marina dry storage and boat sales shall be limited to the paved area south of Henry M. Chandler Drive as indicated on Exhibit "B".
3. That parking of vehicles and parking of boats awaiting repair shall be limited to the paved area north of Henry M. Chandler Drive in the locations specified on Exhibit "B".
4. The storage of "RV", Recreational Vehicles, shall be limited to the marina dry storage area as indicated on Exhibit "B".
5. Parking of "RV", Recreational Vehicles, shall be limited to a maximum of seventy two (72) hours per vehicle for any period of time extending more than one day (24 hours) and shall be limited to the paved parking area north of Henry M. Chandler Drive as indicated on Exhibit "B".

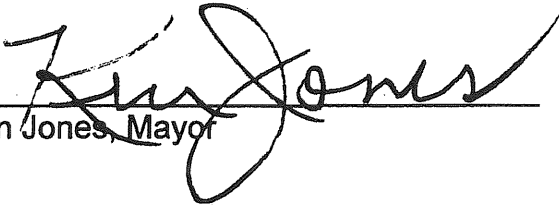
Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense 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 Comprehensive Zoning Ordinance No. 83-23 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 to the extent of that conflict.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

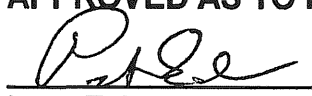
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
ROCKWALL, TEXAS, this 4th day of November, 2002.



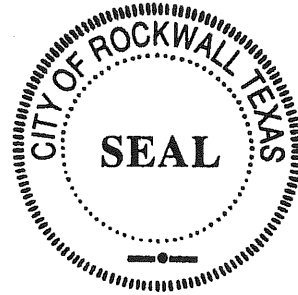
Ken Jones, Mayor

ATTEST:


Dorothy Brooks, City Secretary

APPROVED AS TO FORM:


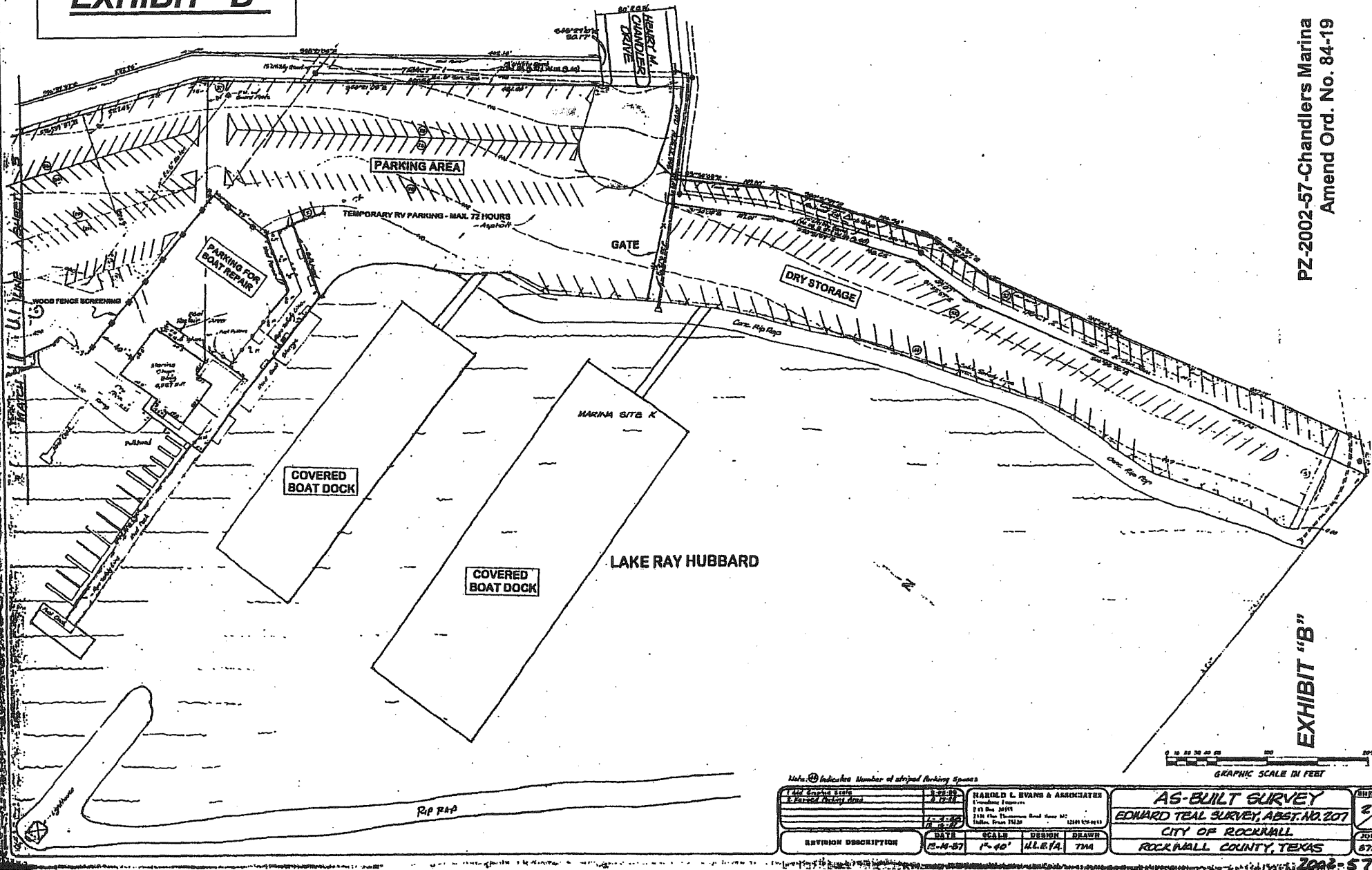
Pete Eckert, City Attorney



1st Reading: October 21, 2002

2nd Reading: November 4, 2002

EXHIBIT "B"



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

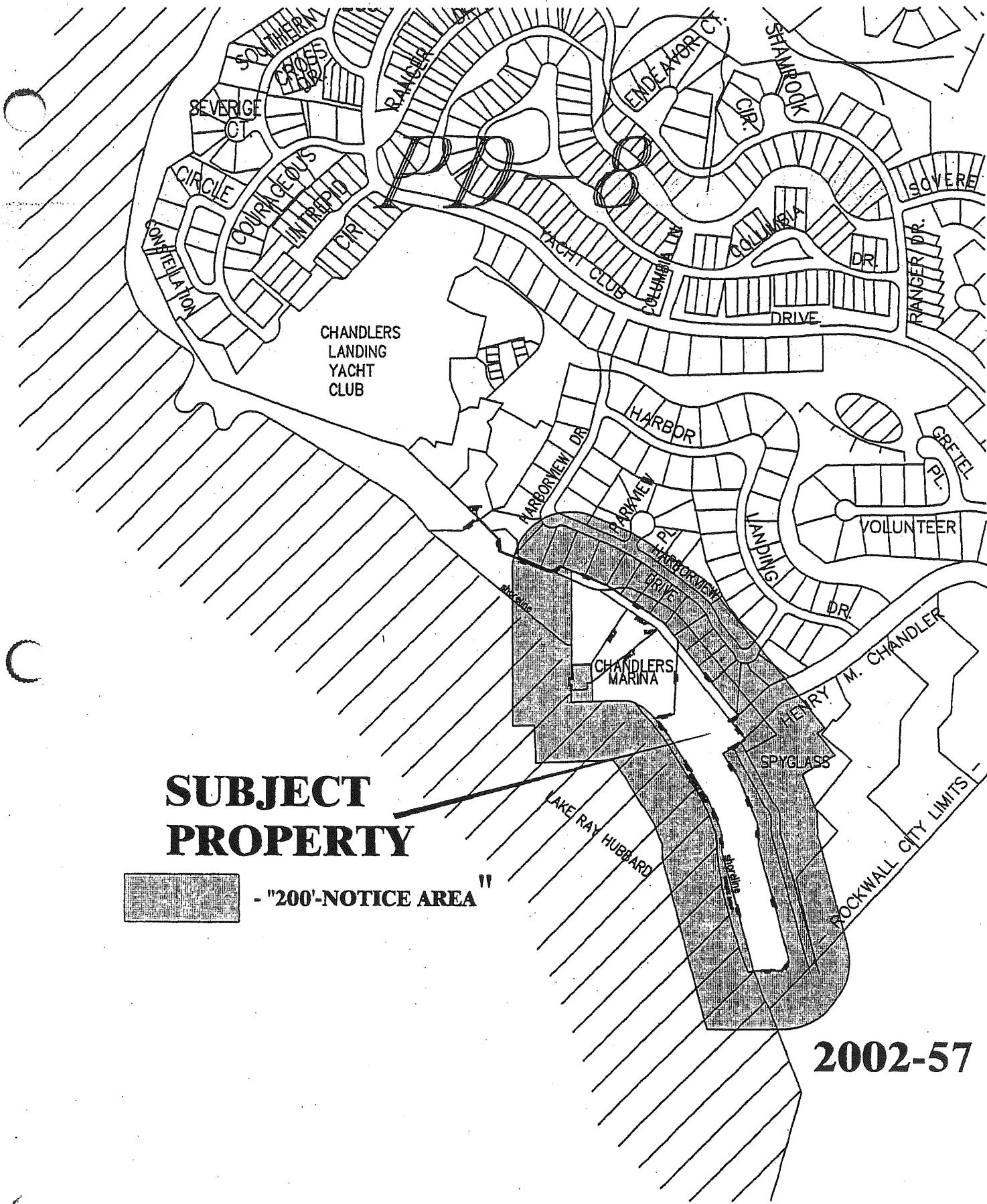
EXHIBIT "B"

Notes: (1) Indicates Number of striped parking spaces

AS-BUILT SURVEY	DATE	SCALE	DESIGN	DRAWN
EDWARD TEAL SURVEY, ABST. NO. 207	2-14-07	1"=40'	M.L.B./A.	TMA
CITY OF ROCKWALL				
ROCKWALL COUNTY, TEXAS				

GRAPHIC SCALE IN FEET

2002-57



**SUBJECT
PROPERTY**



- "200'-NOTICE AREA "

2002-57

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.

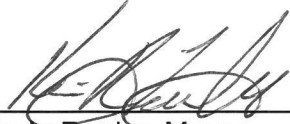
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such 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 2ND DAY OF AUGUST, 2021.



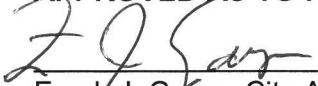
Kevin Fowler, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: August 2, 2021

2nd Reading: August 16, 2021



Exhibit 'A':
Legal Description

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;

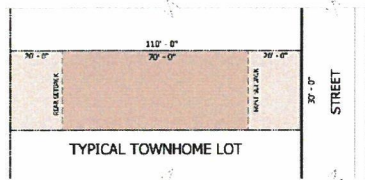
THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" iron stake found for corner;

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.

Exhibit 'C': Concept Plan



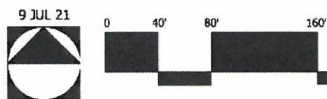
Data Summary

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

Applicant:
NEWSTREAM CAPITAL PARTNERS, LLC
 311 South Dix St. #250
 Rockwall, Texas 75087
 617-464-8153

Planner:

SAGE GROUP, INC.
 Master Planning
 Urban Design
 Architecture
 Landscape Architecture
 1180 N. Coit Ave., Ste. 200
 Rockwall, Texas 75087
 417-404-2828



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

Exhibit 'D':
Density and Development Standards

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 ⁽¹⁾	20'
Minimum Side Yard Setback ⁽²⁾	0'/10'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Front Property Line	25'
Maximum Height ⁽³⁾	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:

- ¹: 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.
- ²: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.
- ³: 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

Exhibit 'D':

Density and Development Standards

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.

Exhibit 'D':

Density and Development Standards

- (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

P&Z	CASE NO	ORDINANCE	PHASE NAME	ACTION	DESCRIPTION
8811	8817		SCENIC ESTATES	Z	LAND USE AND CONDITIONS

ORDINANCE NO. 88-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED AND AS IT RELATES TO PD-8, SO AS TO GRANT A CHANGE IN ZONING FROM "A" AGRICULTURAL TO "PD-8" PLANNED DEVELOPMENT ON A TRACT OF LAND DESCRIBED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR ORDERLY DEVELOPMENT OF "PD-8"; PROVIDING FOR LAND USE WITHIN PLANNED DEVELOPMENT NO. 8; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Chandlers Landing Development Corporation for the property described as Lot 2, Scenic Estates; 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 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give PD-8 District Classification to the tract of land described as Lot 2, Scenic Estates.

Section 2. That the property described as Lot 2, Scenic Estates shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, providing that granting of "PD-8" classification to the above described tract is subject to the following conditions:

- A. The tract of land described as Lot 2, Scenic Estates shall only be used for the following uses:
 - 1. Swimming amenities for PD-8 property owners

2. Community meeting center for small social and meeting functions of community members of PD-8
 3. Play area and large toy for children in PD-8
 4. Administrative offices for overall project management of PD-8; the facility is not to be used as sales offices
- B. All development of this tract shall be in accordance with and regulated by the approved site plan attached as Exhibit "A" and the following requirements:
1. A security fence of not less than six feet in height will be constructed around the sides and rear of the lot and will be of a material stronger than a cedar fence
 2. Men and women's restrooms will be constructed outside the house in the pool area
- or
- direct entry will be provided from the outside to indoor restroom facilities
3. Additional parking will be built in the rear of the house to provide space for a minimum of five (5) vehicles
 4. Additional screening/landscaping will be provided in the island area of the front parking lot including closing access to Ridge Road and constructing a berm along the property frontage on FM-740
 5. Drive access will be provided from Independence Place to the parking area adjacent to Ridge Road

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance 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 5. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 shall remain in full force and effect.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

John S. Miller
Mayor

ATTEST:

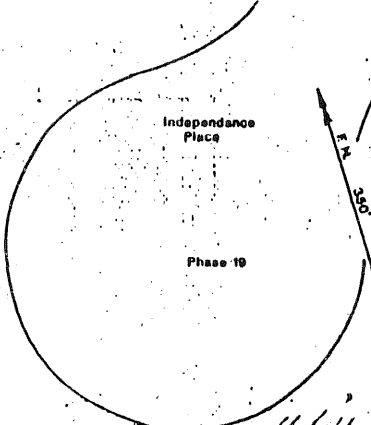
By: *[Signature]*

1st reading 4/18/88

2nd reading 5/2/88



NTS.



Phase 10

Independence Place

330'

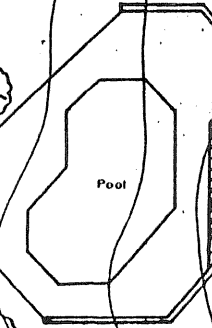
Photinia (Screening)
Approx. 2 1/2 Ft. Centers (Typ)

Existing
Entrance
Sign

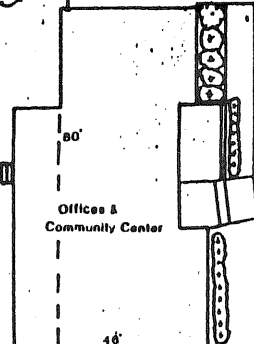
R/W



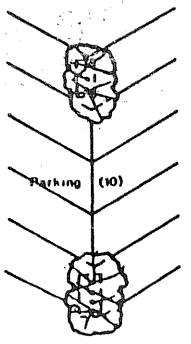
Play Area



Pool



80'
Offices &
Community Center
16'



Parking (10)



FM
740



R/W

Photinia

Photinia

Existing
Exit
Sign

Area-Front of Bldg.	16,800 SF ±
Green Area-Front	3,800 SF ±
Area Behind Bldg.	30,000 SF ±
Comm. Center Rooms	910
Parking Spaces-Req'd.	10

Phase 10

**CHANDLERS LANDING
COMMUNITY CENTER**



FH

CITY OF ROCKWALL

ORDINANCE NO. 05-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 88-17, AS HERETOFORE AMENDED, SO AS TO AMEND (PD-8) PLANNED DEVELOPMENT DISTRICT NO. 8 TO ALLOW FOR SINGLE-FAMILY RESIDENTIAL USES ON A 1.21-ACRE TRACT KNOWN AS LOT 2, SCENIC ESTATES AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kama Roux of the Chandlers Landing Community Association for an amendment to (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; 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 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 of the City of Rockwall and Ordinance No. 88-17, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to amend (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 3.6, Single Family Residential (SF-7) District** of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future and subject to the following additional conditions:

1. No Access shall be permitted from Ridge Road (FM 740).

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

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance

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 5. 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, nor shall adjudication affect any other section 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 of this ordinance shall remain in full force and effect.

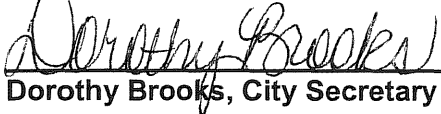
Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2005.


William R. Cecil, Mayor

ATTEST:

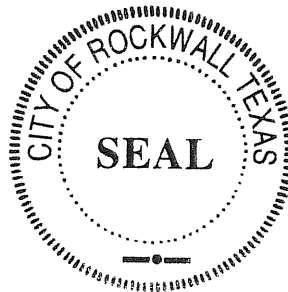

Dorothy Brooks, City Secretary

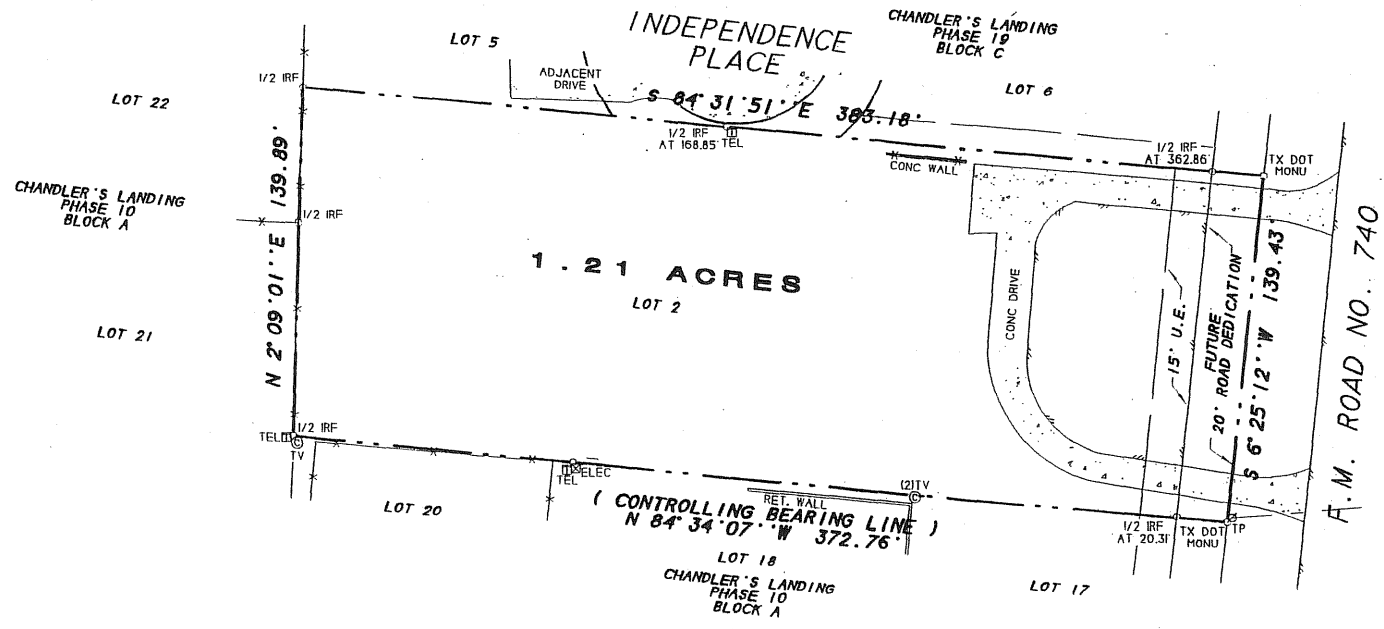
APPROVED AS TO FORM:


Pete Eckert, City Attorney

1st Reading: 06-20-05

2nd Reading: 07-05-05





RECEIVED
MAY 20 2005
By _____

DESCRIPTION

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being out of the E. Teal Survey, and being all of Lot (2) of the Scenic Estate Subdivision, according to the Map thereof, recorded in Cabinet A, Slide 42, Map Records of Rockwall County, Texas.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CHANDLER'S LANDING COMMUNITY ASSOCIATION at F.M. ROAD NO. 740, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 2nd day of May, 2005.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEY ACCEPTED BY:

DATE _____

DATE _____

[Signature]
Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND

TV	GAS	TEL	FH	FP
TELEVISION	GAS	PHONE	POLE	POWER
CABLE POST	METER	ROSK	HYDRANT	
ELEC	TU ELEC	WATER	1/2" IRF	
ELECTRIC	BOX	METER	RIGHT ROD FOUND	
JUNCTION BOX			1 CORNER	
FENCE		APL	POST	
		CD. DATE	LIGHT	
			POLE	
			PROPANE	
			TANK	

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SURVEY DATE MAY 2, 2005
SCALE 1" = 50' FILE # 20050733
CLIENT C.L.C.A. GF # NONE

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

EXHIBIT "A"

FILE COP

2005 023

CITY OF ROCKWALL

ORDINANCE NO. **23-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 CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 230.80-ACRE TRACT OF LAND SITUATED WITHIN 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 of Rockwall has initiated an amendment to the Planned Development District 8 (PD-8) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*].

WHEREAS, Planned Development District 8 (PD-8) is a 293.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is 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.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*] 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.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*;

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. Prior to the issuance of any building permit in Planned Development District 8 (PD-8), a final development plan prepared in accordance with the requirements of the Unified Development Code (UDC) [*Ordinance No. 20-02*] shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation from the Planning and Zoning Commission and filed as a part of this ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan contain in the OURHometown Vision 2040 Comprehensive Plan of the City of Rockwall, sidewalks, utilities, drainage, parking, open space, all area requirements and maximum lot coverage, screening walls or fences, amenities, greenbelt areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

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 7TH DAY OF AUGUST, 2023.**

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 17, 2023

2nd Reading: August 7, 2023

Exhibit 'A':
Legal Description

BEING 293.80 acres of land situated in the Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North Right of Way of Henry M. Chandler Dr. at the City of Rockwall Geodetic Control Monument #5. (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,589,936.483, N 7,007,500.489 Feet) bearing South 37° 22' 04" East, a distance of 488.384 feet to the *POINT OF BEGINNING*;

BEGINNING at a Southeastern corner of Abstract 207, E. Teal Survey, Tract 134-02, also known as Henry M. Chandler Park, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,590,225.307, N 7,007,160.123 Feet);

- 1 *THENCE* North 88°-18'-11" West along the Southern City of Rockwall Limits line, a distance of 582.443 feet to a point;
- 2 *THENCE* North 89°-48'-59" West continuing along said City Limits line, a distance of 355.507 feet to a point;
- 3 *THENCE* South 43°-0'-23" West, a distance of 919.737 feet to a point;
- 4 *THENCE* South 67°-4'-25" West, a distance of 35.098 feet for a corner;
- 5 *THENCE* North 14°-30'-14" West along the City of Dallas Lake Ray Hubbard Takeline, a distance of 583.017 feet to a point;
- 6 *THENCE* North 29°-2'-31" West continuing along said Takeline, a distance of 137.581 feet for a corner;
- 7 *THENCE* North 56°-8'-41" East, a distance of 128.545 feet for a corner;
- 8 *THENCE* North 30°-32'-7" West, a distance of 69.156 feet to a point;
- 9 *THENCE* North 37°-8'-45" West, a distance of 390.351 feet to a point;
- 10 *THENCE* North 52°-36'-21" West, a distance of 145.287 feet to a point;
- 11 *THENCE* North 58°-32'-34" West, a distance of 118.386 feet to a point;
- 12 *THENCE* North 69°-16'-12" West, a distance of 73.067 feet to a point;
- 13 *THENCE* South 74°-15'-59" West, a distance of 77.354 feet to a point;
- 14 *THENCE* North 65°-43'-7" West, a distance of 256.437 feet to a point;
- 15 *THENCE* North 51°-11'-9" West, a distance of 281.288 feet to a point;
- 16 *THENCE* North 51°-53'-10" West, a distance of 279.71 feet to a point;
- 17 *THENCE* North 62°-32'-22" West, a distance of 447.671 feet to a point;
- 18 *THENCE* North 17°-20'-59" West, a distance of 37.541 feet to a point;
- 19 *THENCE* North 26°-11'-34" West, a distance of 17.364 feet to a point;
- 20 *THENCE* North 23°-38'-49" West, a distance of 92.977 feet to a point;
- 21 *THENCE* North 29°-3'-32" West, a distance of 15.446 feet to a point;
- 22 *THENCE* North 75°-11'-11" West, a distance of 79.16 feet to a point;
- 23 *THENCE* North 40°-51'-30" West, a distance of 103.986 feet to a point;
- 24 *THENCE* South 48°-53'-36" West, a distance of 22.644 feet to a point;
- 25 *THENCE* North 24°-19'-40" West, a distance of 248.667 feet to a point;
- 26 *THENCE* North 26°-7'-15" West, a distance of 28.5 feet to a point;
- 27 *THENCE* North 17°-59'-7" East, a distance of 281.413 feet to a point;
- 28 *THENCE* North 57°-36'-17" East, a distance of 106.753 feet to a point;
- 29 *THENCE* North 3°-51'-8" West, a distance of 137.544 feet to a point;
- 30 *THENCE* North 44°-49'-51" East, a distance of 136.993 feet to a point;
- 31 *THENCE* North 15°-21'-46" East, a distance of 138.342 feet to a point;
- 32 *THENCE* North 39°-56'-11" East, a distance of 15.252 feet to a point;
- 33 *THENCE* North 57°-56'-35" East, a distance of 236.839 feet to a point;
- 34 *THENCE* North 28°-19'-43" East, a distance of 98.253 feet to a point;
- 35 *THENCE* North 29°-9'-48" East, a distance of 92.112 feet to a point;
- 36 *THENCE* North 36°-59'-49" East, a distance of 15.953 feet to a point;
- 37 *THENCE* North 40°-49'-32" East, a distance of 64.585 feet to a point;
- 38 *THENCE* North 39°-57'-21" East, a distance of 79.555 feet to a point;
- 39 *THENCE* North 40°-17'-52" East, a distance of 102.428 feet to a point;
- 40 *THENCE* North 39°-59'-46" East, a distance of 45.353 feet to a point;

Exhibit 'A':
Legal Description

41 *THENCE* North 41°-24'-4" East, a distance of 55.609 feet to a point;
42 *THENCE* North 39°-1'-18" East, a distance of 102.883 feet to a point;
43 *THENCE* North 39°-56'-1" East, a distance of 51.761 feet to a point;
44 *THENCE* North 36°-1'-35" East, a distance of 21.146 feet to a point;
45 *THENCE* North 40°-3'-54" East, a distance of 55.794 feet to a point;
46 *THENCE* North 70°-51'-23" East, a distance of 25.361 feet to a point;
47 *THENCE* North 74°-3'-0" East, a distance of 53.495 feet to a point;
48 *THENCE* North 71°-19'-43" East, a distance of 59.736 feet to a point;
49 *THENCE* North 57°-6'-5" West, a distance of 85.273 feet for a corner;
50 *THENCE* North 57°-21'-4" West, a distance of 153.393 feet for a corner;
51 *THENCE* North 46°-48'-21" East, a distance of 115.66 feet for a corner;
52 *THENCE* South 58°-8'-28" East along the boundary of the Signal Ridge Place Addition, a distance of 390.89 feet to a point;
53 *THENCE* South 56°-59'-48" East continuing along said Signal Ridge Place boundary, a distance of 351.404 feet for a corner;
54 *THENCE* North 45°-48'-4" East, a distance of 112.664 feet to a point;
55 *THENCE* North 44°-19'-51" East, a distance of 247.254 feet to a point;
56 *THENCE* North 44°-19'-51" East, a distance of 206.252 feet to a point;
57 *THENCE* North 46°-3'-5" East, a distance of 314.449 feet to a point;
58 *THENCE* North 46°-3'-5" East, a distance of 303.267 feet to a point;
59 *THENCE* North 46°-3'-6" East, a distance of 93.323 feet to a point;
60 *THENCE* North 44°-27'-14" East, a distance of 188.011 feet to a point;
61 *THENCE* North 46°-20'-42" East, a distance of 211.787 feet to a point;
62 *THENCE* North 45°-53'-44" East, a distance of 40.132 feet to the beginning of a curve found in the Centerline of Summer Lee Dr.
63 said being the beginning of a curve to the left having a tangent of 49.883 feet and a radius of 525.622 feet with a chord distance of 99.319 feet and a chord bearing of South 60°-9'-24" East to a point;
64 *THENCE* South 46°-32'-42" East, a distance of 65.598 feet to a point;
65 *THENCE* South 45°-32'-36" East along the Southern boundary of the Newport Place Addition, a distance of 61.079 feet to a point;
66 *THENCE* South 44°-4'-56" East continuing along said Newport Place boundary, a distance of 90.696 feet to a point;
67 *THENCE* South 45°-42'-7" East, a distance of 127.883 feet to a point;
68 *THENCE* South 44°-41'-28" East, a distance of 93.59 feet to a point;
69 *THENCE* South 44°-12'-37" East along the Southern boundary of the Orleans on the Lake Addition, a distance of 91.186 feet to a point;
70 *THENCE* South 44°-11'-59" East continuing along said Orleans on the Lake boundary, a distance of 288.305 feet to a point;
71 *THENCE* South 44°-9'-51" East, a distance of 140.065 feet to a point;
72 *THENCE* South 43°-26'-16" East along said Orleans on the Lake boundary, a distance of 39.385 feet to the beginning of a curve,
73 said being the beginning of a curve to the left having a tangent of 117.273 feet and a radius of 86.764 feet with a chord distance of 139.499 feet and a chord bearing of North 77°-17'-18" East to a point;
74 *THENCE* North 19°-17'-22" East, a distance of 69.972 feet to a point;
75 *THENCE* North 19°-8'-59" East, a distance of 101.965 feet to a point;
76 *THENCE* North 18°-34'-28" East, a distance of 179.36 feet to a point;
77 *THENCE* North 9°-3'-26" East, a distance of 40.216 feet for a corner;
78 *THENCE* South 42°-45'-6" East, a distance of 208.889 feet for a corner;
79 *THENCE* North 41°-41'-29" East, a distance of 52.007 feet to a point;
80 *THENCE* North 38°-39'-57" East to the Centerline of Ridge Road, a distance of 80.613 feet to the beginning of a curve,
81 said being the beginning of a curve to the left having a tangent of 34.265 feet and a radius of 486.839 feet with a chord distance of 68.36 feet and a chord bearing of South 30°-3'-27" East to the beginning of a curve,
82 Continuing along a curve to the right having a tangent of 43.415 feet and a radius of 728.077 feet with a chord distance of 86.675 feet and a chord bearing of South 32°-43'-26" East to the beginning

Exhibit 'A':
Legal Description

- of a curve,
- 83 Continuing along a curve to the right having a tangent of 159.757 feet and a radius of 766.621 feet
with a chord distance of 312.794 feet and a chord bearing of South 17°-33'-54" East to a point;
- 84 *THENCE* South 5°-54'-11" East, a distance of 252.075 feet to the beginning of a curve,
- 85 said being the beginning of a curve to the left having a tangent of 121.934 feet and a radius of
3593.301 feet with a chord distance of 243.727 feet and a chord bearing of South 6°-48'-53" East to
the beginning of a curve,
- 86 Continuing along a curve to the left having a tangent of 115.369 feet and a radius of 15094.377 feet
with a chord distance of 230.732 feet and a chord bearing of South 8°-49'-25" East to the beginning
of a curve,
- 87 Continuing along a curve to the right having a tangent of 123.432 feet and a radius of 938.92 feet
with a chord distance of 244.758 feet and a chord bearing of South 3°-34'-39" East to a point;
- 88 *THENCE* South 6°-45'-10" West, a distance of 726.609 feet to a point;
- 89 *THENCE* South 6°-36'-9" West, a distance of 894.838 feet to a point;
- 90 *THENCE* South 19°-43'-59" West to a point intersecting the City of Heath City Limits, as described
in the adopted Boundary Agreement, City of Rockwall Ordinance 21-15 (exhibit area 1, dated March
23, 2021), a distance of 236.664 feet for a corner;
- 91 *THENCE* North 38°-39'-37" West continuing along said City Limits line, a distance of 88.874 feet to
the beginning of a curve,
- 92 said being the beginning of a curve to the left having a tangent of 20.272 feet and a radius of
1327.182 feet with a chord distance of 40.539 feet and a chord bearing of North 89°-14'-41" West
to the beginning of a curve,
- 93 Continuing along a curve to the left having a tangent of 44.837 feet and a radius of 3408.623 feet
with a chord distance of 89.666 feet and a chord bearing of South 87°-26'-59" West to the beginning
of a curve,
- 94 Continuing along a curve to a curve to the left having a tangent of 42.557 feet and a radius of
3577.031 feet with a chord distance of 85.108 feet and a chord bearing of South 84°-41'-24" West
to the beginning of a curve,
- 95 Continuing along a curve to the left having a tangent of 153.911 feet and a radius of 213.23 feet with
a chord distance of 249.594 feet and a chord bearing of South 34°-28'-51" West to a point;
- 96 *THENCE* South 2°-41'-7" East, a distance of 100.099 feet to a point;
- 97 *THENCE* South 5°-36'-7" East, a distance of 80.149 feet to a point;
- 98 *THENCE* South 1°-55'-40" East, a distance of 308.063 feet, to the *POINT OF BEGINNING AND
CONTAINING* 293.80 acres of land (12,797,923.461 square feet) more or less.

Exhibit 'C':
Concept Plan



Exhibit 'D':
Density and Development Standards

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Exhibit 'D':
Density and Development Standards

GENERAL REQUIREMENTS

- (A) PD Concept Plan. Planned Development District 8 (PD-8) shall be developed in accordance with the Concept Plan depicted in Exhibit 'C' of this ordinance, and no substantial change in the development shall be permitted except after obtaining approval of the change in the manner required for amendments as stipulated by the Unified Development Code (UDC) of the City of Rockwall, as heretofore amended, as amended herein by this zoning change, and as maybe amended in the future.
- (B) Development Plan. Prior to the issuance of any *Building Permit* in Planned Development District 8 (PD-8), a final *Development Plan* prepared in accordance with the requirements of the Unified Development Code (UDC) shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as part of this ordinance. Such required *Development Plan* shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking spaces, all area requirements and maximum lot coverage, yards and open space, screening walls or fences, amenities, greenbelts areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final *Development Plan* shall be considered as an amendment to this ordinance and shall be applicable to the property involved.
- (C) Greenbelts and Open Space.
- (1) Greenbelt 'A'. That the area north of the existing entrance at the southeast corner of Planned Development District 8 (PD-8) [*designated as Greenbelt 'A' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] shall be designated and maintained as a permanent greenbelt area.
 - (2) Greenbelt 'B'. That the area south of the existing entrance at the southeast corner of Planned Development District 8 (PD-) [*designated as Greenbelt 'B' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM-740 [*i.e. Ridge Road*], and the governing body of the City of Rockwall must consider and specifically approve further development of said area.
- (D) Amenities (Per Ordinance No. 84-04). That the construction and development of amenities for Planned Development District 8 (PD-8) for all future development thereof shall be based upon recreational units with each single-family dwelling unit equaling one-half (½) recreation unit and each multi-family dwelling unit equaling one (1) recreation unit, said amenities are to consist of the follow:
- (1) Sports Park. A sports park will include a combination of one (1) sports court -- *lighted if properly located as not to disturb residences* --, exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

Ratio Required: 1/300 Recreation Unit
Number Required: 3
 - (2) Swim Club. The swim club will contain a minimum of a 1,500 SF swimming pool, 1,800 SF club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

Ratio Required: 1/225 Recreation Unit
Number Required: 4
 - (3) Play Park. Each play park will be devoted to the young residents of Chandler's Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults.

Ratio Required: 1/250 Recreation Unit
Number Required: 4

Exhibit 'D':
Density and Development Standards

- (4) Upland Lakes. These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shoreline for residents to enjoy. No swimming or motorized boating will be allowed.

Ratio Required: 1/300 Recreation Unit
Number Required: 3

- (5) Security Entrances. These entries will be well lighted, landscaped, and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.
- (6) Landscape Developments. These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fences.
- (7) Architectural Graphics. These graphics and signs will be designated in harmony for all developable parcels in the remainder of Chandler's Landing. These signs will be very pleasing and will direct visitors through the development.
- (8) Common Greenbelts and Paths. These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

NOTE: It should be noted that all of the above described recreation uses must be designated in detail at the time of Final Plat.

- (E) Amenities (Per Ordinance No. 85-43). That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in the *Concept Plan* depicted in Subsection (G) below and as follows:

(1) Yacht Club Area.

- (a) Seven (7) tennis courts to be resurfaced.
- (b) A new improved lighting system will be installed on five (5) courts.
- (c) Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
- (d) A subsurface drainage system will be installed to pick up surface run-off.
- (e) A new sidewalk system will be installed to accommodate golf carts that is a minimum of six (6) feet wide around the existing golf courts.
- (f) Major grading will be performed to improve landscaping and better maintain the erosion ditch.
- (g) The courts will have spectator accommodations where the terrain permits.
- (h) The existing children's play area will be renovated and enlarged.
- (i) Outdoor tennis pavilion.
- (j) Additional major improvements will be made to the Yacht Club, which will include better acoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics, and landscaping.

(2) Area 'A': Swimming and Tennis Park.

- (a) Parking.
- (b) Swimming Pool.
- (c) Gazebo.
- (d) Children's Play Area.
- (e) Restrooms/Dressing.
- (f) Two (2) Tennis Courts with Lights.
- (g) General Landscaping.
- (h) Large Trees, Small Trees, Shrubs and Ground Cover, Lawn, Elevated Planters and Lights.

(3) Area 'B': Recreation Park.

- (a) Limited Parking and Access.

Exhibit 'D':
Density and Development Standards

- (b) Park Shelter.
- (c) Two (2) Children's Play Areas.
- (d) Four (4) Picnic Spots.
- (e) Volleyball Court.
- (f) Half Basketball Court.
- (g) Open Lawn Area.
- (h) Seven (7) Exercise Stations.
- (i) Pedestrian Trail.
- (j) Four (4) Bridges.
- (k) General Clearing and Channel Work.
- (l) Tree Pruning, Stone Boulders, Retaining Walls and Fencing, Flowering Trees, and Plants.

(F) Amenities (Per Ordinance No. 86-87). That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in *Concept Plan* depicted in Subsection (G) below and as follows:

- (1) The tract of land shown in the *Concept Plan* depicted in Subsection (G) shall only be used for park and recreation purposes and as a Community Association maintenance facility.
- (2) The development of the tract of land shown in the *Concept Plan* depicted in Subsection (G) shall be in conformance with the *Concept Plan* depicted in Subsection (G) below.

(G) Concept Plan.

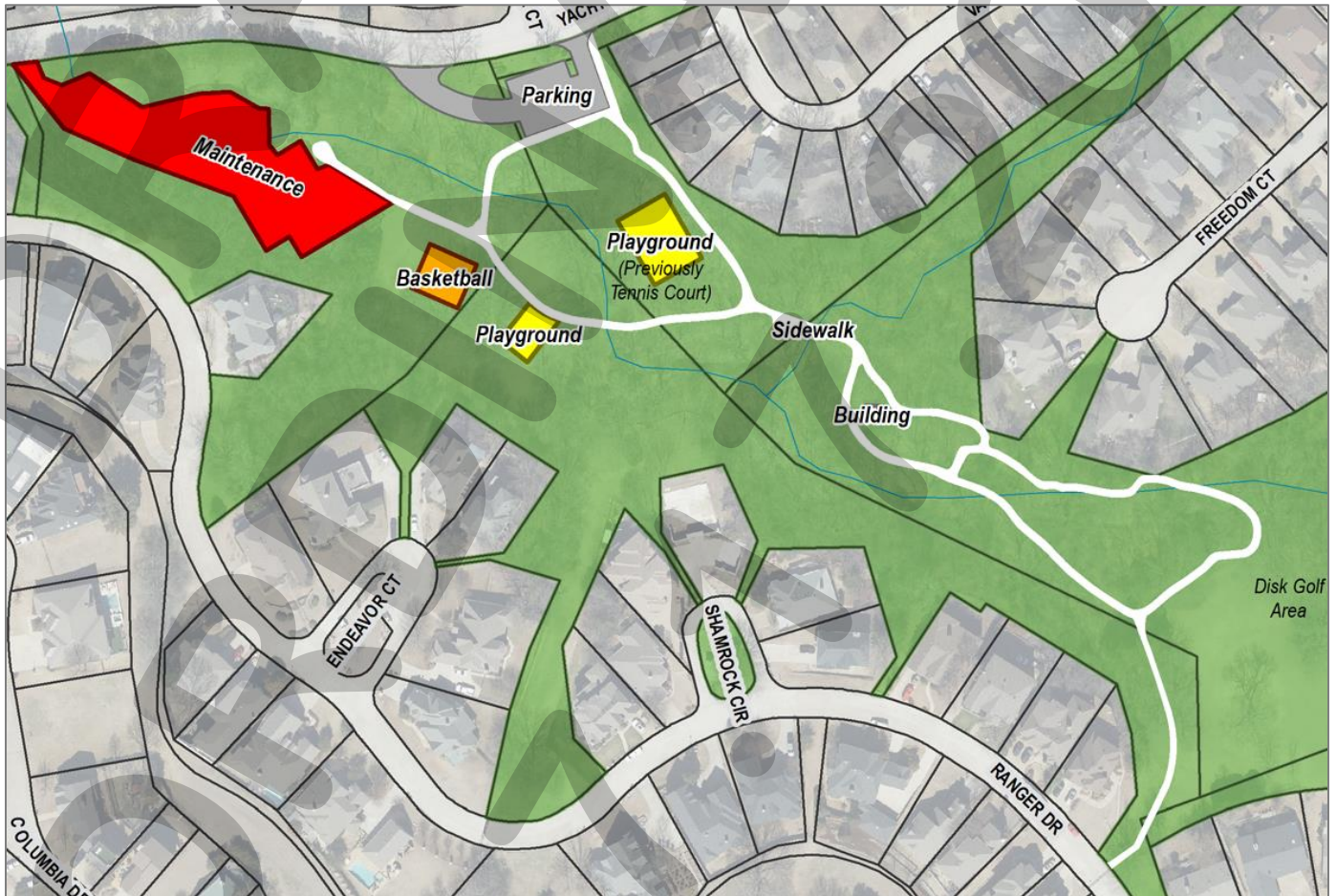


Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING, PHASES 1, 2 & 3

(H) Land Uses. Zero Lot Line Homes

(I) Development Cases.

PHASE 1.

- (1) Subdivision Plat. Approved by the Commissioners Court on July 9, 1973.
- (2) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.

PHASE 2.

- (3) Subdivision Plat. Approved by the Commissioners Court on July 9, 1973.
- (4) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.

PHASE 3.

- (5) Subdivision Plat. Approved by the Commissioners Court on July 9, 1973.
- (6) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.

(J) Regulating Ordinance. Ordinance No. 73-48

(K) Concept Plans.

PHASE 1. ZERO LOT LINE HOMES.



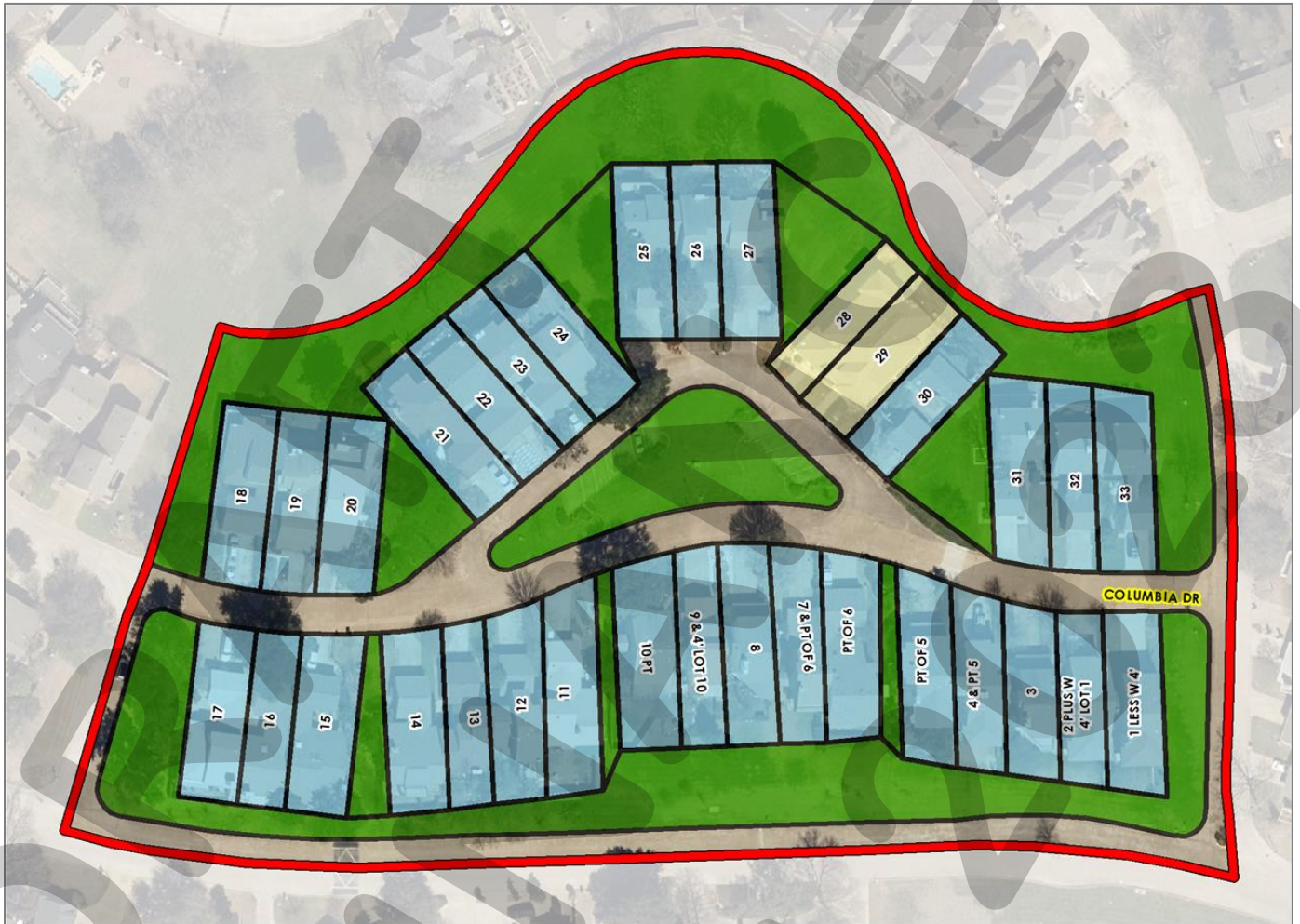
Exhibit 'D':
Density and Development Standards

PHASE 2. ZERO LOT LINE AND SINGLE-FAMILY HOMES.



Exhibit 'D':
Density and Development Standards

PHASE 3. ZERO LOT LINE SINGLE-FAMILY ATTACHED HOMES.



(L) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF
MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' ⁽¹⁾	0'	(2) & (3) ⁽³⁾
MINIMUM REAR YARD SETBACK	10'	10'	10' ⁽²⁾	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:

- ¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
- ²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
- ³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

Exhibit 'D':
Density and Development Standards

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT
ORDINANCE
07.17.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING, PHASE 4

(A) Land Uses. Zero Lot Line Homes

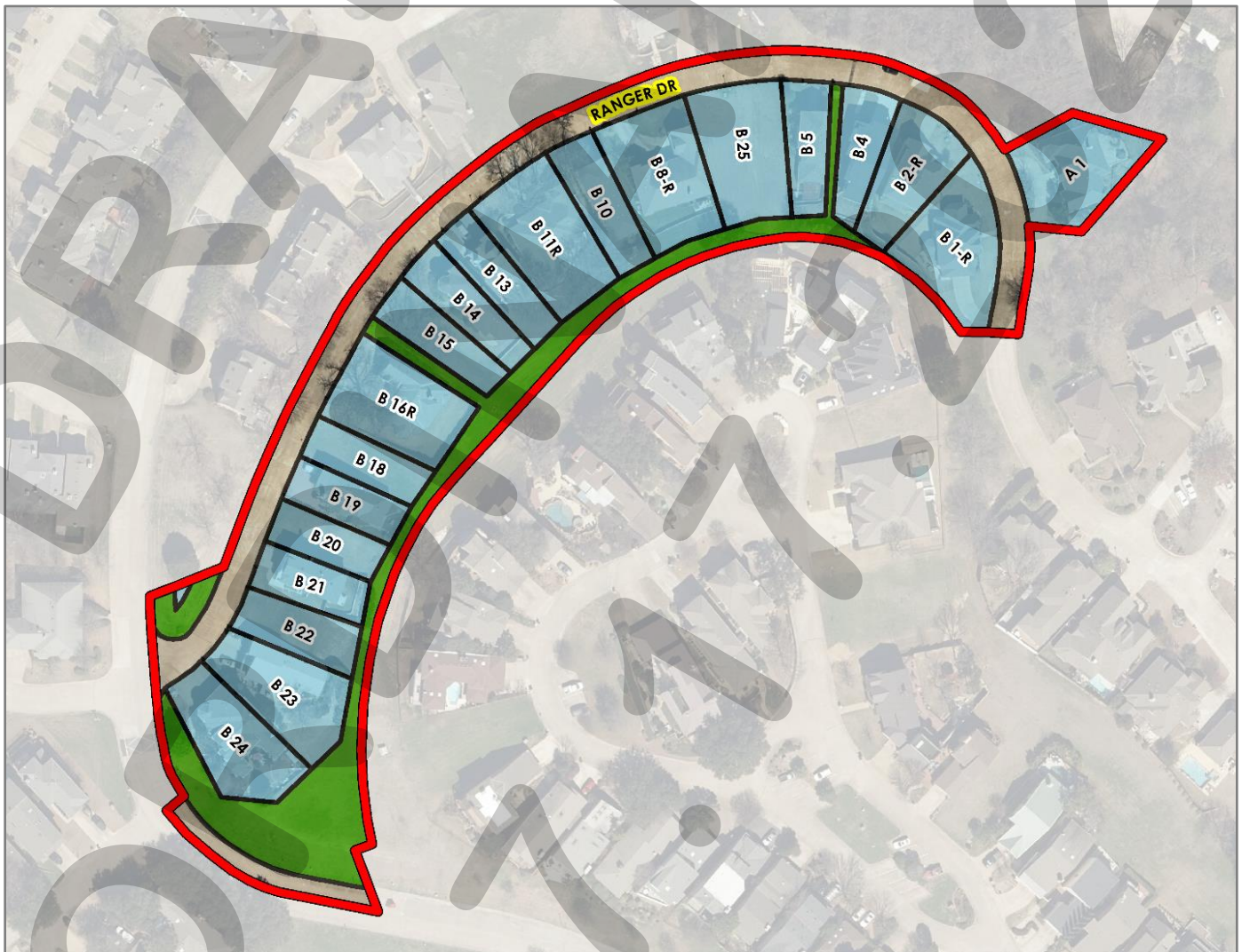
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan, and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
- (4) PZ1984-023-01. Preliminary Plat. Adopted on March 5, 1985.
- (5) PZ1984-023-02. Concept Plan. Adopted on March 5, 1985.
- (6) PZ1984-045-01. Final Plat. Adopted on May 7, 1984.
- (7) PZ1996-005-01. Replat. Adopted on March 18, 1996.
- (8) PZ1999-030-01. Replat. Adopted on May 17, 1999.

(C) Original Regulating Ordinance. Ordinance No. 84-04

(D) Concept Plans.

PHASE 4. ZERO LOT LINE HOMES.



(E) Development Standards.

Exhibit 'D':
Density and Development Standards

ZERO LOT LINE HOMES.

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED ⁽¹⁾	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:

¹: EXCLUDING GARAGE SPACES.

DRAFT
ORDINANCE
07.17.2023

**Exhibit 'D':
Density and Development Standards**

CHANDLER'S LANDING, PHASE 5

(A) Land Uses. Single-Family, Single-Family Attached, and Zero Lot Line Homes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1976: Replat. Adopted on September 7, 1976.
- (3) 1977: Replat. Adopted on March 7, 1977.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(M) Concept Plans.

PHASE 5. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(N) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

**Exhibit 'D':
Density and Development Standards**

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' ⁽¹⁾	0'	(2) & (3) ⁽³⁾
MINIMUM REAR YARD SETBACK	10'	10'	10' ⁽²⁾	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:

¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':
Density and Development Standards**

CHANDLER'S LANDING, PHASE 6

(A) Land Uses. Single-Family, Single-Family Attached, and Zero Lot Line Homes

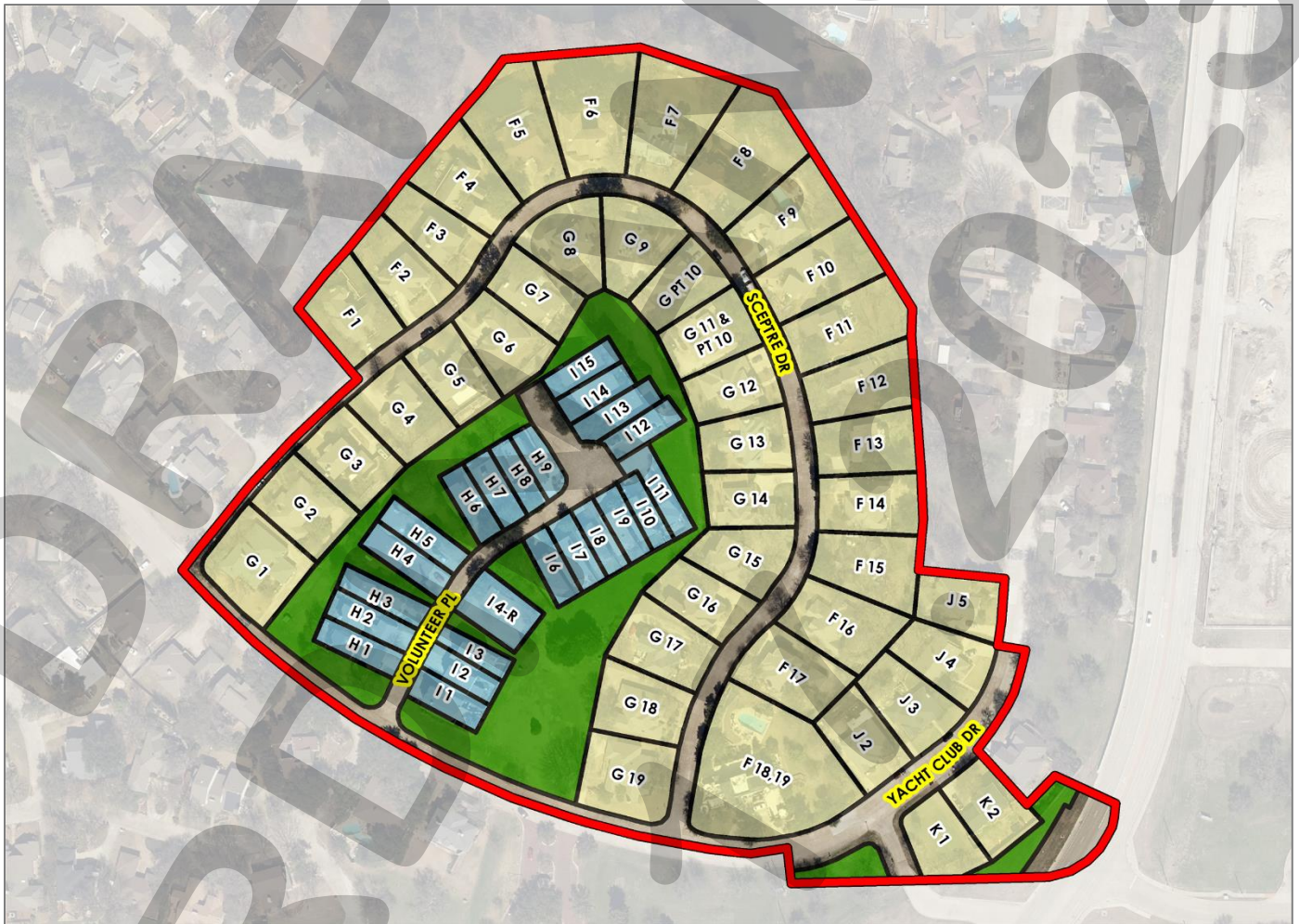
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1977: Replat. Adopted on February 1, 1977.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plans.

PHASE 6. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(E) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

**Exhibit 'D':
Density and Development Standards**

MINIMUM FRONT YARD SETBACK	25'	25'	25'	25'
MINIMUM SIDE YARD SETBACK	5'	10' ⁽¹⁾	0'	(2) & (3) ⁽³⁾
MINIMUM REAR YARD SETBACK	10'	10'	10' ⁽²⁾	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	2	2	2	1½
MAXIMUM BUILDING COVERAGE	40%	60%	60%	40%

NOTES:

¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35- FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15- FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':
Density and Development Standards**

CHANDLER'S LANDING, PHASE 7

(A) Land Uses. Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1976: Final Plat of Phase 7, Installment 1. Adopted on June 7, 1976.
- (3) 1976: Final Plat of Phase 7, Installment 2. Adopted on June 7, 1976.

(C) Original Regulating Ordinance. Ordinance No. 73-48

(D) Concept Plans.

PHASE 7. SINGLE-FAMILY HOMES.



(E) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

Exhibit 'D':
Density and Development Standards

<i>MINIMUM FRONT YARD SETBACK</i>	25'	25'	25'	25'
<i>MINIMUM SIDE YARD SETBACK</i>	5'	10' ⁽¹⁾	0'	(2) & (3) ⁽³⁾
<i>MINIMUM REAR YARD SETBACK</i>	10'	10'	10' ⁽²⁾	10'
<i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i>	2	2	2	1½
<i>MAXIMUM BUILDING COVERAGE</i>	40%	60%	60%	40%

NOTES:

¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35- FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15- FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':
Density and Development Standards**

CHANDLER'S LANDING, PHASE 9

(A) Land Uses. Single-Family and Zero Lot Line Homes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1975: Replat. Adopted on April 1, 1975.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plans.

PHASE 9. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

Exhibit 'D':
Density and Development Standards

<i>MINIMUM FRONT YARD SETBACK</i>	25'	25'	25'	25'
<i>MINIMUM SIDE YARD SETBACK</i>	5'	10' ⁽¹⁾	0'	(2) & (3) ⁽³⁾
<i>MINIMUM REAR YARD SETBACK</i>	10'	10'	10' ⁽²⁾	10'
<i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i>	2	2	2	1½
<i>MAXIMUM BUILDING COVERAGE</i>	40%	60%	60%	40%

NOTES:

¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35- FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15- FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':
Density and Development Standards**

CHANDLER'S LANDING, PHASE 9, SECTION 1

(A) Land Uses. Single-Family Home

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1975: Replat. Adopted on April 1, 1975.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plans.

PHASE 9, SECTION 1. SINGLE-FAMILY HOME.



(E) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
<i>MINIMUM LOT WIDTH</i>	50'	40'	20'	70'
<i>MINIMUM LOT DEPTH</i>	100'	100'	100'	100'
<i>MINIMUM LOT AREA</i>	6,000 SF	4,000 SF	3,000 SF	2,000 SF

Exhibit 'D':
Density and Development Standards

<i>MINIMUM FRONT YARD SETBACK</i>	25'	25'	25'	25'
<i>MINIMUM SIDE YARD SETBACK</i>	5'	10' ⁽¹⁾	0'	(2) & (3) ⁽³⁾
<i>MINIMUM REAR YARD SETBACK</i>	10'	10'	10' ⁽²⁾	10'
<i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i>	2	2	2	1½
<i>MAXIMUM BUILDING COVERAGE</i>	40%	60%	60%	40%

NOTES:

¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

**Exhibit 'D':
Density and Development Standards**

CHANDLER'S LANDING, PHASE 10

(A) Land Uses. Single-Family and Zero Lot Line Homes

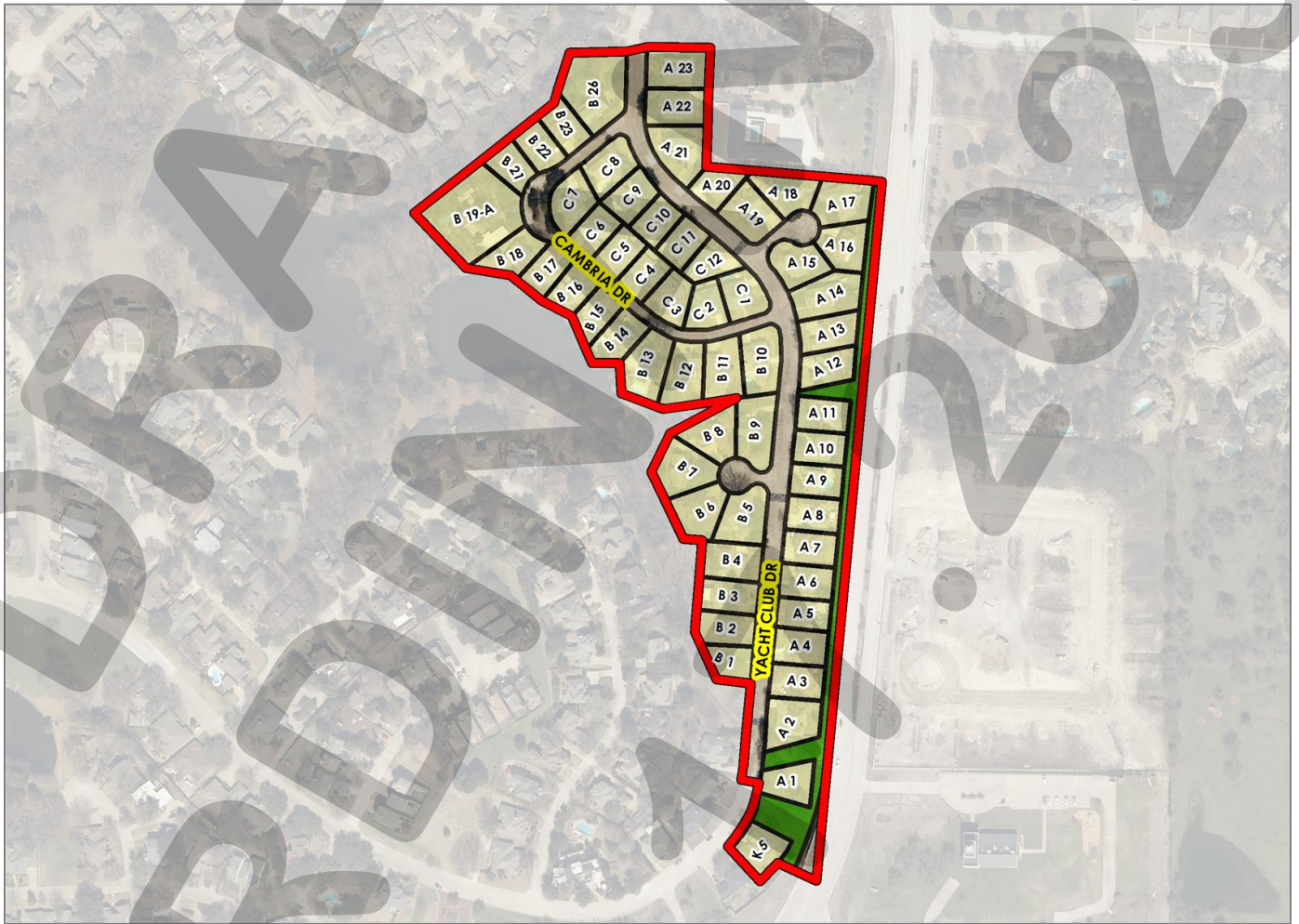
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1975: Replat. Adopted on August 1, 1975.
- (3) PZ1996-051-01. Replat [*Lot 11 and part of Lot 10*]. Adopted on August 19, 1996.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plans.

PHASE 10. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) Density and Development Standards.

	SINGLE-FAMILY	ZERO-LOT-LINE	SINGLE-FAMILY ATTACHED	MULTI-FAMILY OR CONDOMINIUM
MINIMUM LOT WIDTH	50'	40'	20'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM LOT AREA	6,000 SF	4,000 SF	3,000 SF	2,000 SF

Exhibit 'D':
Density and Development Standards

<i>MINIMUM FRONT YARD SETBACK</i>	25'	25'	25'	25'
<i>MINIMUM SIDE YARD SETBACK</i>	5'	10' ⁽¹⁾	0'	(2) & (3) ⁽³⁾
<i>MINIMUM REAR YARD SETBACK</i>	10'	10'	10' ⁽²⁾	10'
<i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i>	2	2	2	1½
<i>MAXIMUM BUILDING COVERAGE</i>	40%	60%	60%	40%

NOTES:

¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35- FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15- FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING, PHASE 14

(A) Land Uses. Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1983-040-01. Preliminary Plat [Lots 1-21, Block B]. Adopted on December 5, 1983.
- (5) PZ1983-059-01. Final Plat. Adopted on December 5, 1983.
- (6) PZ1984-112-01. Final Plat. Adopted on December 3, 1984.
- (7) PZ1985-039-01. Zoning [Ordinance No. 85-43]. Adopted on August 26, 1985.
- (8) PZ1985-046-01. Final Plat. Adopted on July 2, 1985.
- (9) PZ1994-030-01. Replat. Adopted on November 21, 1994.
- (10) PZ1999-045-01. Replat [Lots 6 & 7, Block A]. Adopted on July 19, 1999.
- (11) PZ1999-046-01. Replat [Lots 6 & 7, Block B into Lot 6R, Block B]. Adopted on July 19, 1999.
- (12) PZ1999-111-01. Replat [Lots 11 -13, Block B into Lots 11R & 12R, Block B]. Adopted on January 28, 2000.
- (13) PZ2000-083-01. Replat [Lots 3-6, Block D]. Adopted on October 2, 2000.

(C) Original Regulating Ordinance. Ordinance No. 85-43

(D) Concept Plans.

PHASE 14. SINGLE-FAMILY HOMES.



**Exhibit 'D':
Density and Development Standards**

(E) Density and Development Standards.

BLOCK A. SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

BLOCK B. PATIO HOMES.

MINIMUM LOT WIDTH ¹	40'
MINIMUM LOT DEPTH	105'
MINIMUM LOT AREA	4,200 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF PARKING SPACES ²	2
MAXIMUM HEIGHT	28'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM FLOOR AREA PER DWELLING UNIT	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:

¹: AT FRONT BUILDING LINE.

²: EXCLUDING GARAGE PARKING SPACES.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING, PHASE 15

(A) Land Uses. Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1983-076-01. Preliminary Plat. Adopted on January 9, 1984.
- (5) PZ1983-076-02. Concept Plan. Adopted on January 9, 1984.
- (6) PZ1984-032-01. Final Plat. Adopted on April 2, 1984.
- (7) PZ1986-045-01. Zoning [Ordinance No. 86-64; Zero Lot Line and Single-Family Homes]. Adopted on July 28, 1986.
- (8) PZ1986-058-01. Final Plat. Adopted on December 15, 1986.
- (9) PZ1992-038-01. Zoning (Ordinance No. 92-41; Superseded 84-04 & 86-64) [Single-Family Homes]. Adopted on November 16, 1992.
- (10) PZ1992-043-01. Preliminary Plat. Adopted on November 16, 1992.
- (11) PZ1994-012-01. Final Plat. Adopted on November 16, 1992.

(C) Original Regulating Ordinance. Ordinance No. 92-41

(D) Concept Plan.

PHASE 15. SINGLE-FAMILY HOMES.

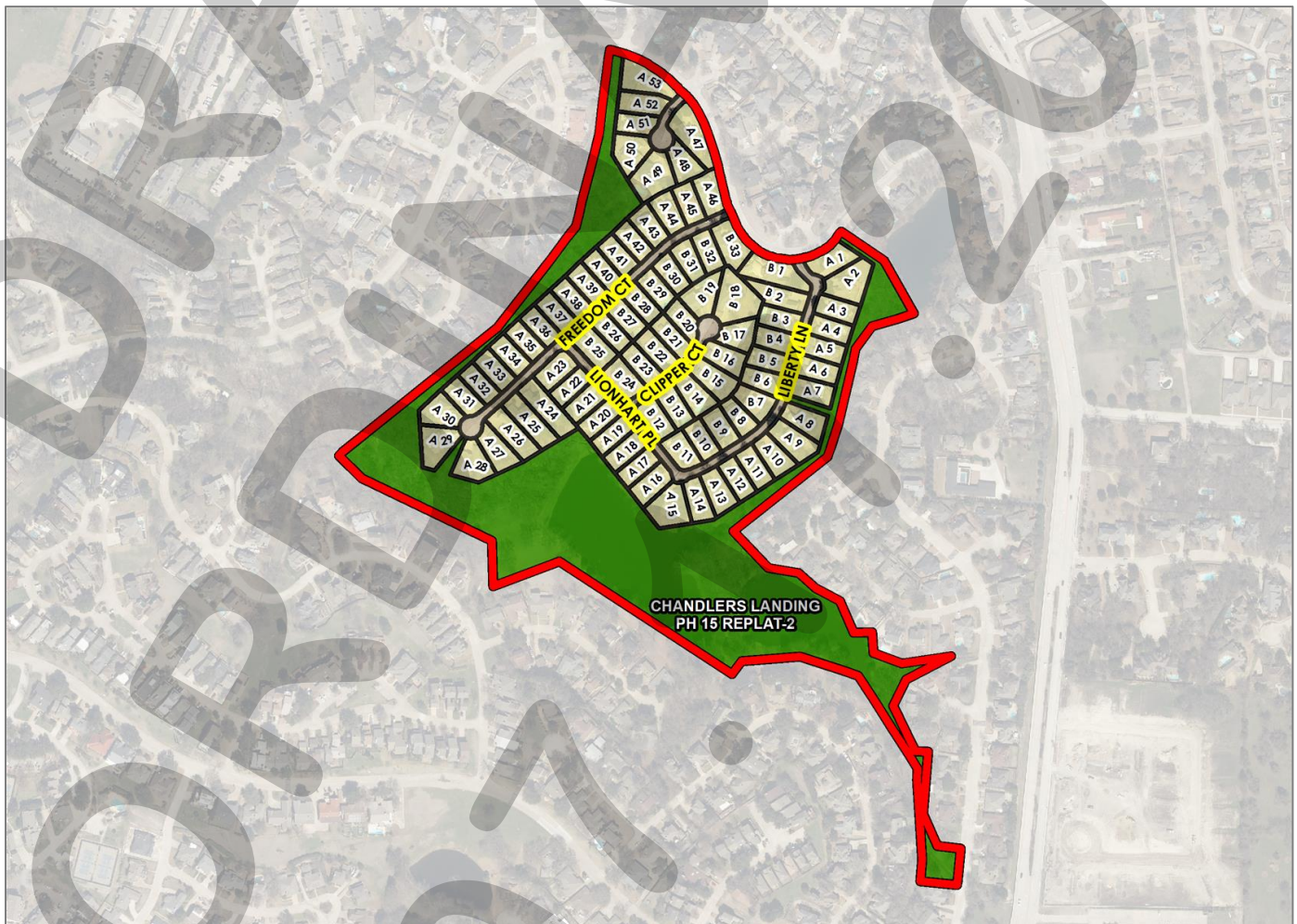


Exhibit 'D':
Density and Development Standards

(E) Development Standards. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 15 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 7 (SF-7) 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; however the following additional requirements shall apply:

MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MINIMUM INTERNAL SIDE YARD SETBACK	5'

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ORDINANCE
07.17.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING, PHASE 16

(A) Land Uses. Zero Lot Line Homes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1984-009-01. Preliminary Plat [Lots 1-19, Block C and Lots 1-7, Block D]. Adopted on February 6, 1984.
- (5) PZ1984-063-01. Final Plat. Adopted on June 11, 1984.
- (6) PZ1985-082-01. Final Plat and Zoning [Ordinance No. 86-04; Lots 1-22, Block E and Lots 1-12, Block F]. Adopted on January 20, 1986.
- (7) PZ1996-093-01. Replat [Lots 1 & 2, Block D]. Adopted on December 16, 1996.
- (8) PZ1999-034-01. Replat [Lots 1 & 2, Block E]. Adopted on May 17, 1999.
- (9) PZ2000-025-01. Replat [Lots 5-9 & 17-19, Block E and Lots 8-10, Block F]. Adopted on April 3, 2000.

(C) Original Regulating Ordinance. Ordinance No. 86-04

(D) Concept Plan.

PHASE 16. ZERO LOT LINE HOMES.



(E) Dimensional Standards. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 16 shall be subject to the density and dimensional requirements required for a property

**Exhibit 'D':
Density and Development Standards**

situated within the Zero Lot Line (ZL-5) 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; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED ⁽¹⁾	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:

¹: EXCLUDING GARAGE SPACES.

DRAFT
ORDINANCE
07.17.2023

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING, PHASE 17

(A) Land Uses. Townhomes, Single-Family Homes, and Zero Lot Line Homes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1984-010-01. Preliminary Plat. Adopted on February 6, 1984.
- (5) PZ1984-046-01. Final Plat. Adopted on June 11, 1984.
- (6) PZ1985-047-01. Replat. Adopted on July 2, 1985.
- (7) PZ1987-040-01. Replat [Lots 1-4, Block C]. Adopted on August 17, 1987.
- (8) PZ1987-041-01. Preliminary Plat and Zoning [Ordinance No. 87-45; Single-Family to Townhomes]. Adopted on August 17, 1987.
- (9) PZ1991-025-01. Replat. Adopted September on 16, 1991.
- (10) PZ1991-025-02. Zoning [Ordinance No. 91-43]. Adopted on October 7, 1991.
- (11) PZ1994-047-01. Replat [Lot 21, Block A]. Adopted on January 12, 1995.
- (12) PZ1996-025-01. Replat [Lots 1-6, Block A into Lots 1R – 3R, Block A]. Adopted on May 20, 1996.
- (13) PZ1996-042-01. Replat and Zoning Change [Ordinance No. 96-18; Changed Zoning for Lots 1R – 3R, Block A]. Adopted on July 1, 1996.
- (14) PZ2002-017-01. Replat [Lot 21, Block A]. Adopted on March 18, 2002.

(C) Original Regulating Ordinance. Ordinance No.'s 87-45, 91-43 & 96-18

**Exhibit 'D':
Density and Development Standards**

(D) Concept Plan.

PHASE 17. TOWNHOMES, SINGLE-FAMILY HOMES, AND ZERO LOT LINE HOMES.



(E) Dimensional Standards.

LOTS 1-25, BLOCK A, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH ⁽¹⁾	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED ⁽²⁾	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:

- 1: AT FRONT YARD BUILDING SETBACK.
- 2: EXCLUDING GARAGE SPACES.

BLOCKS B, C, D, E, & F, CHANDLER'S LANDING PHASE 17.

MINIMUM LOT WIDTH	26'
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**Exhibit 'D':
Density and Development Standards**

MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK ⁽¹⁾	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ⁽²⁾	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:

- ¹: 15-FEET WITH A SIDE ENTRY GARAGE.
- ²: MINIMUM OF 20-FEET BETWEEN BUILDINGS EVERY 250-FEET.

LOTS 1-4, BLOCK C, CHANDLER'S LANDING PHASE 17.

Unless specifically provided by this Planned Development ordinance, any development on Lots 1-4, Block C, Chandler's Landing, Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Zero Lot Line (ZL-5) 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; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM PARKING SPACES REQUIRED ⁽¹⁾	2
MINIMUM REAR YARD SETBACK	15'
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:

- ¹: EXCLUDING GARAGE SPACES.

LOTS 1-R – 8-R, BLOCK B; LOTS 1-R, BLOCK C; AND LOTS 13-R & 14-R, BLOCK F, CHANDLER'S LANDING PHASE 17.

Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 8-R, Block B; Lots 1-R, Block C; and Lots 13-R & 14-R, Block F, Chandler's Landing Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) 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; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,500 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED ⁽¹⁾	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:

- ¹: EXCLUDING GARAGE SPACES.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING, PHASE 18/SECTION 1

(A) Land Uses. Townhomes and Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1984-024-01. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
- (5) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning [Ordinance No 85-43]. Adopted on August 26, 1985.
- (6) PZ1985-048-01. Final Plat. Adopted on July 2, 1985.
- (7) PZ1991-025-01. Replat [Lots 1-10, Block A to Lots 1-R – 5-R, Block A]. Adopted on September 16, 1991.
- (8) PZ1991-025-02. Zoning [Ordinance No. 91-43; Lots 1-R – 5-R, Block A]. Adopted on October 7, 1991.
- (9) PZ1992-041-01. Replat [Lots 11-15, Block A to Lots 6-R – 8-R, Block A] and Zoning [Ordinance No. 92-43; Lots 6-R – 8-R]. Adopted on December 7, 1992.
- (10) PZ1994-006-01. Replat [Lots 1-R & 2-R, Block A]. Adopted on March 21, 1994.
- (11) PZ1999-002-01. Replat [Lots 7 & 8, Block A to Lot 7RA, Block A]. Adopted on February 9, 1999.

(C) Original Regulating Ordinance. Ordinance No. 's 85-43, 91-43 & 92-43

(F) Concept Plan.

PHASE 18/SECTION 1, TOWNHOMES AND SINGLE-FAMILY HOMES.



**Exhibit 'D':
Density and Development Standards**

(D) Dimensional Standards.

TOWNHOMES.

MINIMUM LOT WIDTH ⁽¹⁾	26'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	3,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK [FRONT ENTRY GARAGE] ⁽²⁾	20'
MINIMUM SIDE YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ON SIDE OR REAR	20'
MINIMUM DISTANCE BETWEEN BUILDINGS ⁽³⁾	20'
MAXIMUM NUMBER OF ATTACHED UNITS ⁽⁴⁾	8
MAXIMUM DENSITY [DWELLING UNITS PER ACRE]	8
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,000 SF
MINIMUM LANDSCAPING PERCENTAGE	10%
MAXIMUM BUILDING COVERAGE	60%

NOTES:

- 1: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
- 2: THE FRONT YARD SETBACK CAN BE REDUCED TO 15-FEET FOR SIDE AND REAR ENTRY GARAGES.
- 3: EVERY 250-FEET.
- 4: UP TO 250-FEET.

LOTS 1-R – 5-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.

Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 5-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) 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; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED ⁽¹⁾	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:

- 1: EXCLUDING GARAGE SPACES.

LOTS 6-R – 8-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.

Unless specifically provided by this Planned Development ordinance, any development on Lots 6-R – 8-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) 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; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
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**Exhibit 'D':
Density and Development Standards**

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	5,700 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	20'
MINIMUM PARKING SPACES REQUIRED ⁽¹⁾	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:

¹: EXCLUDING GARAGE SPACES.

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING, PHASE 18/SECTION 2

(A) Land Uses. Zero Lot Line Homes and Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1984-024-01. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
- (5) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning [Ordinance No 85-43]. Adopted on August 26, 1985.
- (6) PZ1985-048-01. Final Plat. Adopted on July 2, 1985.
- (7) PZ1988-008-01. Replat [Lots 1, 7 & 8, Block A and Lots 1-3, Block C]. Adopted on May 2, 1988.
- (8) PZ1988-032-01. Replat [Lots 1-32, Block A and Lots 4-16, Block B]. Adopted on August 1, 1988.
- (9) PZ1988-038-01. Zoning [Ordinance No. 88-51; Single Family Homes for Lots 9-23, Block A]. Adopted on October 3, 1988.
- (10) PZ1988-059-01. Replat [Lots 1, 7 & 8, Block A and Lots 1-3, Block C]. Adopted on March 20, 1989.
- (11) PZ1991-025-01. Replat [Lots 1-10, Block A to Lots 1-R – 5-R, Block A]. Adopted on September 16, 1991.
- (12) PZ1991-025-02. Zoning [Ordinance No. 91-43; Lots 1-R – 5-R, Block A]. Adopted on October 7, 1991.

(C) Original Regulating Ordinance. Ordinance No.'s 84-04, 88-51 & 91-43

(D) Concept Plan.

PHASE 18/SECTION 2, ZERO LOT LINE HOMES AND SINGLE-FAMILY HOMES

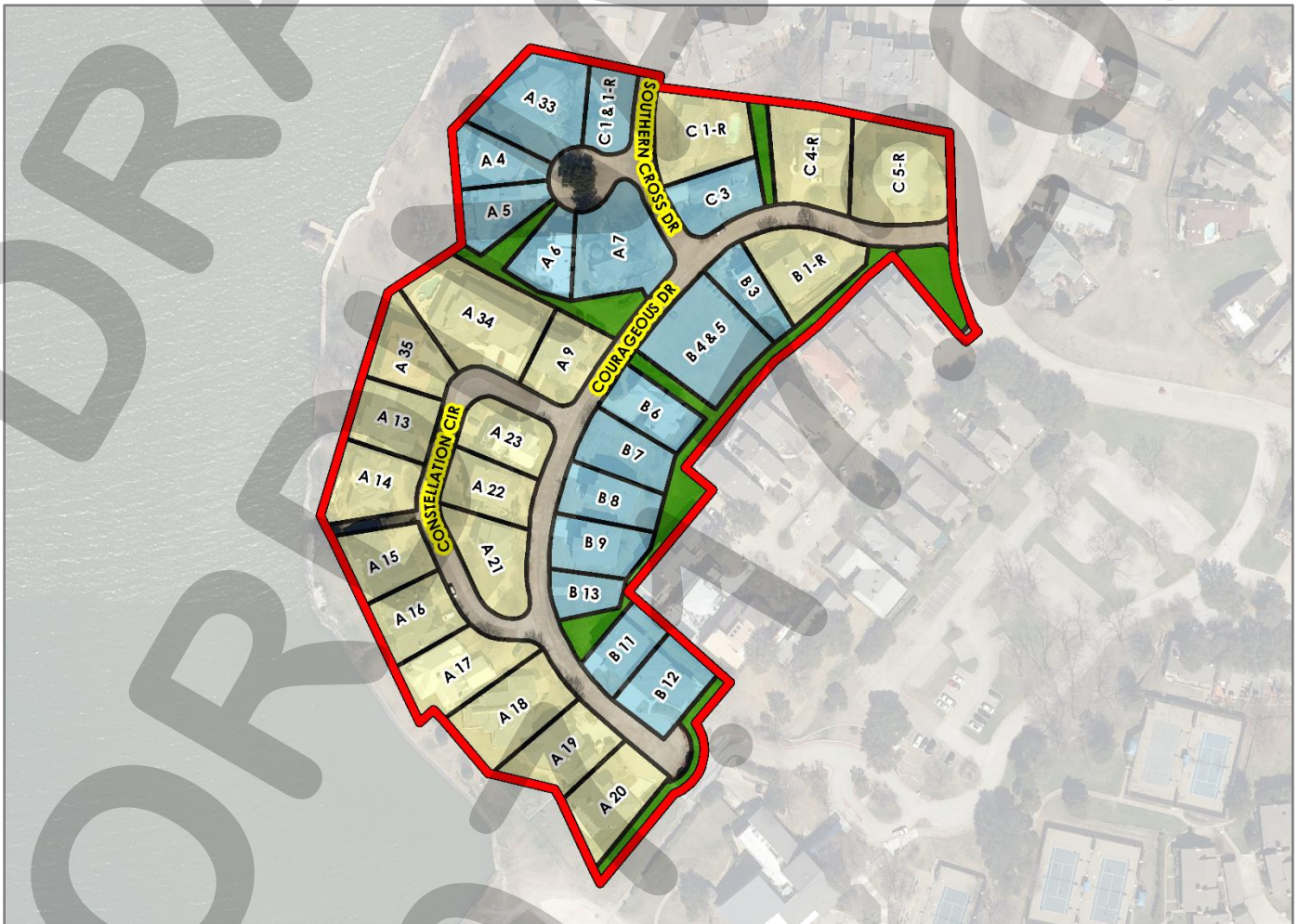


Exhibit 'D':
Density and Development Standards

(E) Dimensional Standards.

ZERO LOT LINE HOMES.

MINIMUM LOT WIDTH ⁽¹⁾	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	4,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	0'/10'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED ⁽²⁾	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	60%

NOTES:

- ¹: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
- ²: EXCLUDING GARAGE SPACES.

LOTS 9-23, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 2 (SINGLE-FAMILY DETACHED HOMES).

MINIMUM LOT WIDTH ⁽¹⁾	45'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,500 SF
MAXIMUM HOMES PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	15'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN SEPARATE BUILDINGS ⁽²⁾	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,500 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:

- ¹: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
- ²: ON THE SAME LOT OR PARCEL OF LAND.

LOT 1-R, BLOCK B AND LOTS 1-R, 4-R & 5-R, BLOCK C, CHANDLER'S LANDING PHASE 18/SECTION 2.

Unless specifically provided by this Planned Development ordinance, any development on Lot 1-R, Block B and Lots 1-R, 4-R, & 5-R, Block C, Chandler's Landing Phase 18/Section 2 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) 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; however the following additional requirements shall apply:

MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED ⁽¹⁾	2
MINIMUM GARAGE PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,750 SF
MAXIMUM BUILDING COVERAGE	40%

NOTES:

- ¹: EXCLUDING GARAGE SPACES.

Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING, PHASE 19

(A) Land Uses. Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1985-025-01. Preliminary Plat. Adopted on April 2, 1984.
- (5) PZ1985-025-01. Concept Plan. Adopted on April 2, 1984.
- (6) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [Ordinance No. 85-43]. Adopted on July 2, 1985.
- (7) PZ1985-045-01. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
- (8) PZ1985-056-01. Final Plat. Adopted on July 2, 1985.
- (9) PZ1996-015-01. Replat [Lots 7 & 8, Block A to Lot 7R, Block A]. Adopted on May 20, 1996.
- (10) PZ1998-040-01. Replat [Lots 33 & 34, Block A]. Adopted on September 21, 1998.
- (11) PZ1999-015-01. Replat. Adopted on March 15, 1999.
- (12) PZ2000-009-01. Replat [Lot 1R, Block B]. Adopted on March 20, 2000.

(C) Original Regulating Ordinance. Ordinance No. 85-43

(D) Concept Plan.

PHASE 19. SINGLE-FAMILY HOMES



**Exhibit 'D':
Density and Development Standards**

(E) Dimensional Standards.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

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Exhibit 'D':
Density and Development Standards

CHANDLER'S LANDING, PHASE 20

(A) Land Uses. Single-Family Homes

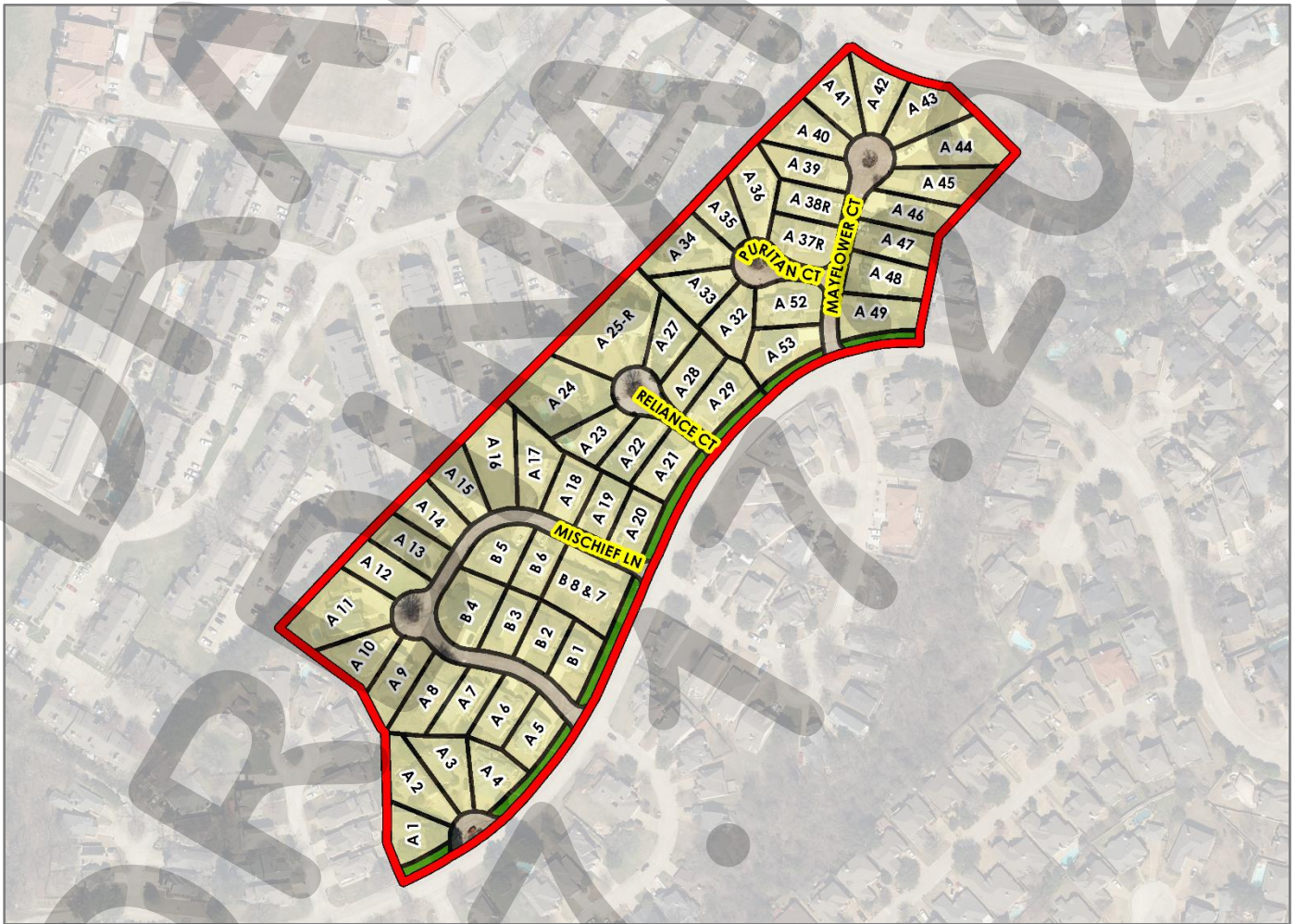
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [Ordinance No. 85-43]. Adopted on July 2, 1985.
- (5) PZ1985-049-01. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
- (6) PZ1985-051-01. Final Plat. Adopted on July 2, 1985.
- (7) PZ1994-029-01. Replat. Adopted on November 21, 1994.
- (8) PZ2002-034-01. Replat [Lots 37 & 38, Block A to Lot 37A, Block A]. Adopted on May 20, 2002.

(C) Original Regulating Ordinance. Ordinance No. 85-43

(D) Concept Plan.

PHASE 20. SINGLE-FAMILY HOMES



(E) Dimensional Standards.

SINGLE-FAMILY HOMES.

<u>MINIMUM LOT WIDTH</u>	50'
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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	6,000 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED	2
MINIMUM NUMBER OF GARAGE PARKING SPACES	2
MAXIMUM HEIGHT	30'
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	10'
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,200 SF
MAXIMUM BUILDING COVERAGE	40%

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Exhibit 'D':
Density and Development Standards

THE CABANAS AT CHANDLER'S LANDING.

(A) Land Uses. Townhomes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1984-081-01. Development Plan. Adopted on September 10, 1984.
- (3) PZ1985-072-01. Concept Plan. Adopted on September 10, 1984.
- (4) PZ1990-029-01. Zoning Change [Ordinance No. 90-38]. Adopted on November 5, 1990.
- (5) Z2014-006. Zoning [Ordinance No. 14-15]. Adopted on April 7, 2014.
- (6) P2014-007. Replat. Adopted on July 7, 2014.

(C) Original Regulating Ordinance. Ordinance No. 14-15

(D) Concept Plan.

THE CABANAS AT CHANDLER'S LANDING. TOWNHOMES



(E) Development Standards.

- (1) Purpose. It was the intent of Ordinance No. 14-15 to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the Chandler's Landing Homeowner's Association.

**Exhibit 'D':
Density and Development Standards**

(2) Permitted Uses. The following are the only permitted land uses that shall be established on the *Subject Property*:

- (a) Permitted Uses. Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8). Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting a *SUP* as set forth in Article 11, *Development Applications and Review Procedures*, of the Unified Development Code.
- (b) Townhomes. A single-family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

NOTE: All development of the *Subject Property* should conform to the *Concept Plan* depicted above.

(3) Maximum Number of Units. The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Concept Plan* depicted above.

(4) Density and Development Requirements.

TOWNHOMES

MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	40'
MINIMUM LOT AREA	2,200 SF
MAXIMUM UNITS PER LOT	1
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK ¹	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PARKING SPACES REQUIRED	2
MAXIMUM HEIGHT	30'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:

¹: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

(5) Additional Restrictions. No fences or any other type of barricade shall be permitted on any property depicted in the *Concept Plan* depicted above.

Exhibit 'D':
Density and Development Standards

THE CABANAS.

(A) Land Uses. Townhomes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1990-029-01. Zoning Change [*Ordinance No. 90-38*]. Adopted on November 5, 1990.
- (3) PZ1990-029-02. Final Plat. Adopted on November 5, 1990.

(C) Original Regulating Ordinance. Ordinance No. 90-38

(D) Concept Plan.

THE CABANAS. TOWNHOMES



(E) Development Standards.

- (1) Permitted Uses. One (1) attached townhouse unit with fire walls on an individual lot with a maximum of two (2) attached units on two (2) separate lots.
- (2) Density. Development or redevelopment of the above described tract shall be limited to no more than six (6) single-family townhouse lots.

Exhibit 'D':
Density and Development Standards

(3) Density and Development Requirements.

TOWNHOMES

MINIMUM LOT WIDTH ¹	25'
MINIMUM LOT DEPTH	42'
MINIMUM LOT AREA	1,050 SF
MAXIMUM UNITS PER LOT	1
MINIMUM SQUARE FOOT PER DWELLING UNIT	1,200 SF
MINIMUM FRONT YARD SETBACK	0'
MINIMUM SIDE YARD SETBACK ²	0'
MINIMUM REAR YARD SETBACK	0'
MINIMUM OFF-STREET PAVED PARKING SPACES REQUIRED ³	2
MAXIMUM HEIGHT	23'
MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA)	100%

NOTES:

¹: ON A PUBLIC STREET OR APPROVED PRIVATE ACCESS.

²: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

³: REQUIRED FOR EACH RESIDENTIAL DWELLING UNIT.

**Exhibit 'D':
Density and Development Standards**

MATCH POINT.

(A) Land Uses. Townhomes

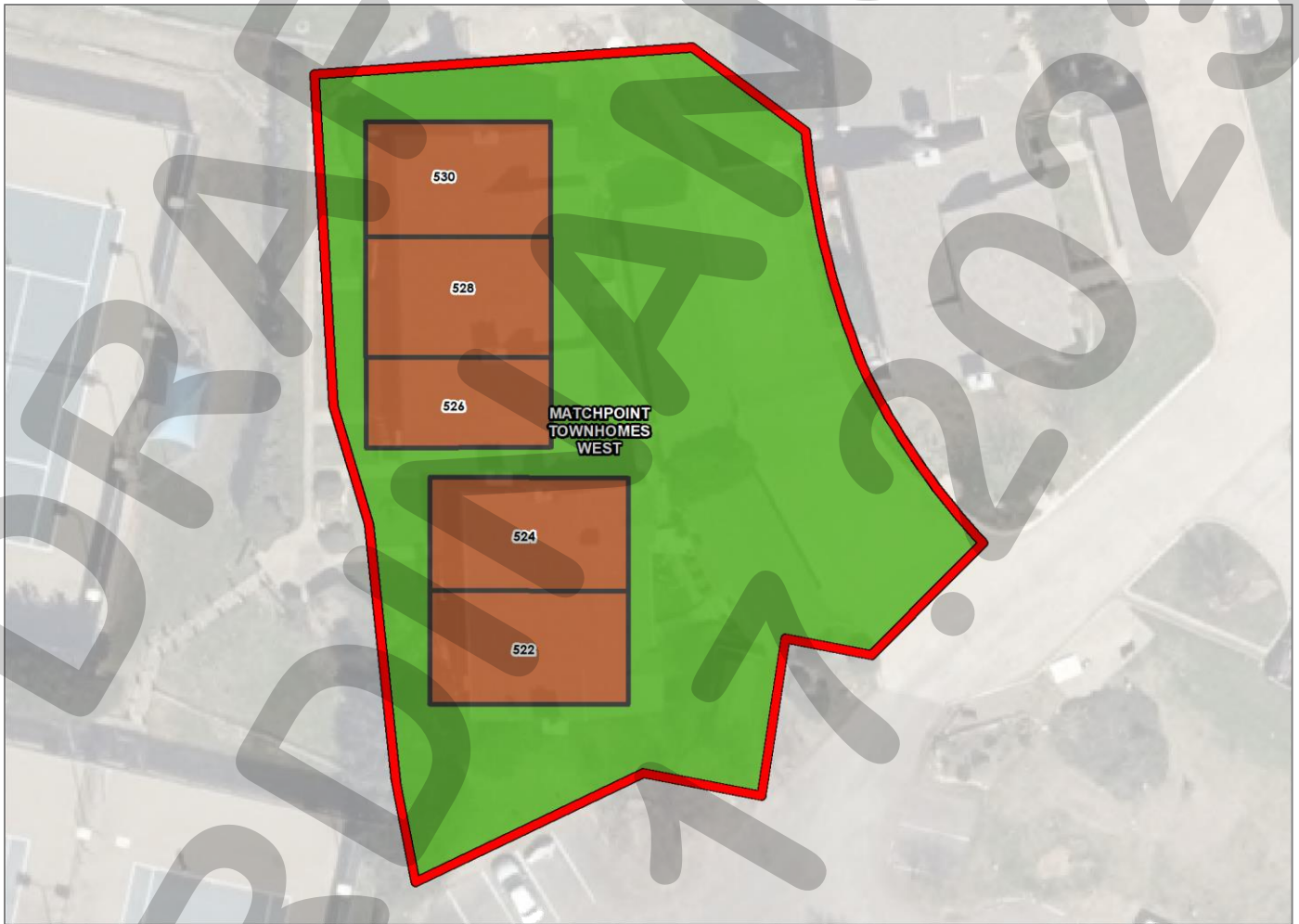
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1981: Final Plat. Adopted on August 5, 1981.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plan.

MATCH POINT. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) Density and Development Standards.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	(2) & (3) ⁽¹⁾
MINIMUM REAR YARD SETBACK	10'

Exhibit 'D':
Density and Development Standards

MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

¹: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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Exhibit 'D':
Density and Development Standards

CUTTER HILL, PHASES 1, 2, & 3

(A) Land Uses. Condominiums

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1977: Final Plat for Phase 1. Adopted on January 4, 1977.
- (3) 1977: Final Plat for Phase 2. Adopted on November 17, 1977.
- (4) 1981: Final Plat for Phase 3. Adopted on June 15, 1981.

(C) Original Regulating Ordinance. Ordinance No. 73-48

(D) Concept Plan.

CUTTER HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) Density and Development Standards.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

<u>MINIMUM LOT WIDTH</u>	70'
<u>MINIMUM LOT DEPTH</u>	100'
<u>MINIMUM LOT AREA</u>	2,000 SF
<u>MINIMUM FRONT YARD SETBACK</u>	25'

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) ⁽¹⁾
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

¹: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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**Exhibit 'D':
Density and Development Standards**

HARBOR LANDING, PHASES 1 & 2

(A) Land Uses. Single-Family Homes

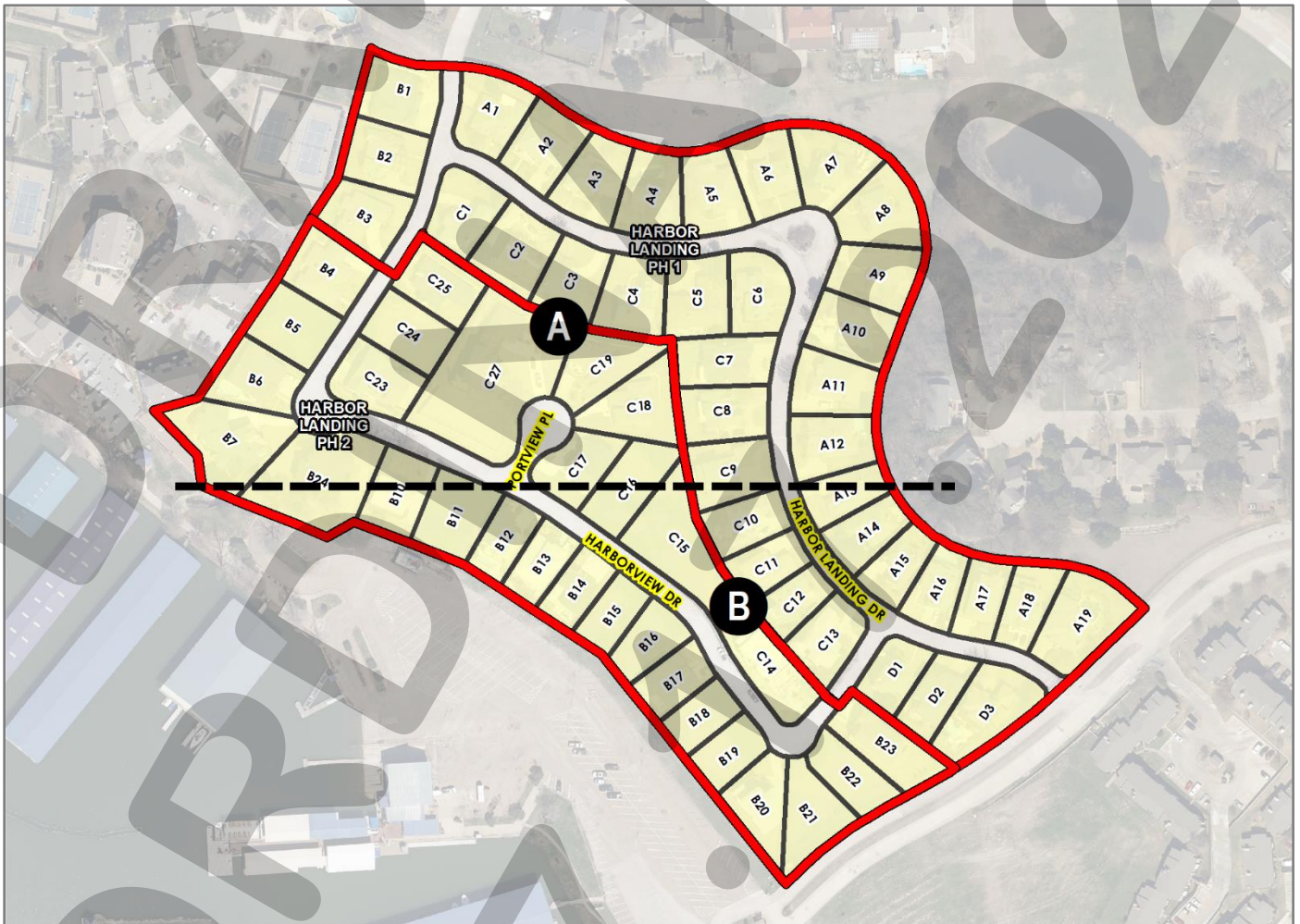
(B) Development Cases.

- (1) PZ1984-030-01: Zoning Change [Ordinance No. 84-16; Single-Family 10 (SF-10) District & Single-Family 7 (SF-7) District Land Uses]. Adopted on April 2, 1984.
- (2) PZ1984-030-01: Resolution [Resolution No. 87-19; Settlement Agreement]. Adopted on June 15, 1987.
- (3) PZ1984-030-01: Resolution [Resolution No. 87-20; Settlement Agreement]. Adopted on June 15, 1987.
- (4) PZ1986-048-01: Final Plat for Phase 1. Adopted on December 15, 1986.
- (5) PZ1987-022-01: Preliminary Plat for Phase 2. Adopted on April 20, 1987.
- (6) PZ1987-030-01: Final Plat for Phase 2. Adopted on June 15, 1987.

(C) Original Regulating Ordinance. Ordinance No. 84-16

(D) Concept Plan.

PHASES 1 & 2. SINGLE-FAMILY HOMES



(E) Elevations Per Settlement Agreement.

**Exhibit 'D':
Density and Development Standards**

BLOCK B.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
4	488.00	466.00		22.00'	
5	488.00	459.00		29.00'	
6	471.00	448.00	450.00	23.00'	21.00'
7	471.00	448.00		23.00'	
8	471.00	448.00		23.00'	
9	469.00	447.00		22.00'	
10	469.00	447.00		22.00'	
11	478.50	452.00		26.50'	
12	489.00	451.00		29.00'	
13	474.50	451.50		23.00'	
14	469.00	446.00		23.00'	
15	469.00	446.00		23.00'	
16	468.00	445.00	446.00	23.00'	22.00'
17	468.00	445.00	447.00	23.00'	21.00'
18	468.00	445.00	448.00	23.00'	20.00'
19	477.00	449.00		28.00'	
20	480.00	450.00		30.00'	
21	477.00	450.00		27.00'	
22	484.00	458.00	454.00	26.00'	30.00'
23	490.00	460.00		30.00'	

BLOCK C.

LOT NO.	MAXIMUM ROOFTOP ELEVATION PER COURT ORDER	MAXIMUM PAD ELEVATION PER COURT ORDER	AS-BUILT PAD ELEVATION	MAXIMUM HEIGHT PER COURT ORDER	ADJUSTED MAXIMUM HEIGHT
14	479.00	456.00	459.00	23.00'	20.00'
15	481.00	456.00		25.00'	
16	482.00	457.00		25.00'	
17	485.50	462.50		23.00'	
18	495.00	470.00		25.00'	
19	496.50	473.50		23.00'	
20	493.00	470.00		23.00'	
21	492.00	466.50		26.50'	
22	478.50	456.00		22.50'	
23	479.00	457.00		22.00'	
24	479.00	457.00		22.00'	
25	489.00	467.00		22.00'	

(F) Dimensional Standards. That all development in Area 'A' (i.e. Lots A1 – A12; Lots B1 - B7, & B24; Lots C1 – C9, C17 – C19, C23 – C25; & C27) on the above *Concept Plan* shall meet the requirements of the Single-Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). That all development in Area 'B' (i.e. Lots A13 – A19; Lots B10 – B23; C10 – C16; Lots D1 – D3) on the above *Concept Plan* shall meet the requirements of the Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC).

(G) Maximum Height. That all development shall meet the height restrictions of no more than 30-feet above existing grade nor 12-feet above the building line of the uphill lot.

Exhibit 'D':
Density and Development Standards

MARINA VILLAGE.

(A) Land Uses. Townhomes

(B) Development Cases.

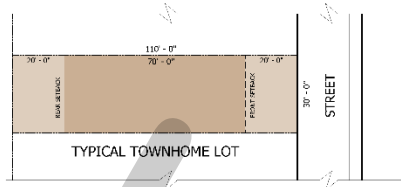
- (1) PZ1992-008-01. Zoning Change [*Ordinance No. 92-39*]. Adopted on October 19, 1992.
- (2) PZ1992-008-02. Preliminary Plat. Adopted on November 5, 1992.
- (3) Z2021-026. Zoning Change [*Ordinance No. 21-38*]. Adopted on August 16, 2021.

(C) Original Regulating Ordinance. *Ordinance No. 21-38*

(D) Concept Plan.

**Exhibit 'D':
Density and Development Standards**

MARINA VILLAGE, TOWNHOMES HOMES



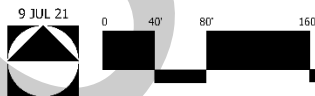
Data Summary

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

Applicant:
NEWSTREAM CAPITAL PARTNERS, LLC
311 South Oak St., #250
Rockwall, Texas 75087
817-464-8193

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1180 N. Central Ave., Ste. 300
Southlake, Texas 76092
817-464-8206



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

**Exhibit 'D':
Density and Development Standards**

(E) Dimensional 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	100'
MINIMUM LOT AREA	3,000 SF
MINIMUM FRONT YARD SETBACK ⁽¹⁾	20'
MINIMUM SIDE YARD SETBACK ⁽²⁾	0'/25'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM FRONT PROPERTY LINE	25'
MAXIMUM HEIGHT ⁽³⁾	30'
MINIMUM REAR YARD SETBACK	10'
MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S]	1,900 SF
MAXIMUM LOT COVERAGE	90%

NOTES:

- ¹: PORCHES, STOOPS, BAY WINDOWS, BALCONIES, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCR OACH 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 ENCR OACH INTO THE PRIVATE RIGHT-OF-WAY.
- ²: THE SIDE YARD SETBACK ON THE ATTACHED SIDE MAYBE ZERO (0) IF DIRECTLY ABUTTING A STRUCTURE ON AN ADJACENT LOT.
- ³: 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.

Exhibit 'D':
Density and Development Standards

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 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,

Exhibit 'D':
Density and Development Standards

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

DRAFT
ORDINANCE
07.17.2023

Exhibit 'D':
Density and Development Standards

SPYGLASS HILL, PHASES 1, 2, & 3

(A) Land Uses. Condominiums

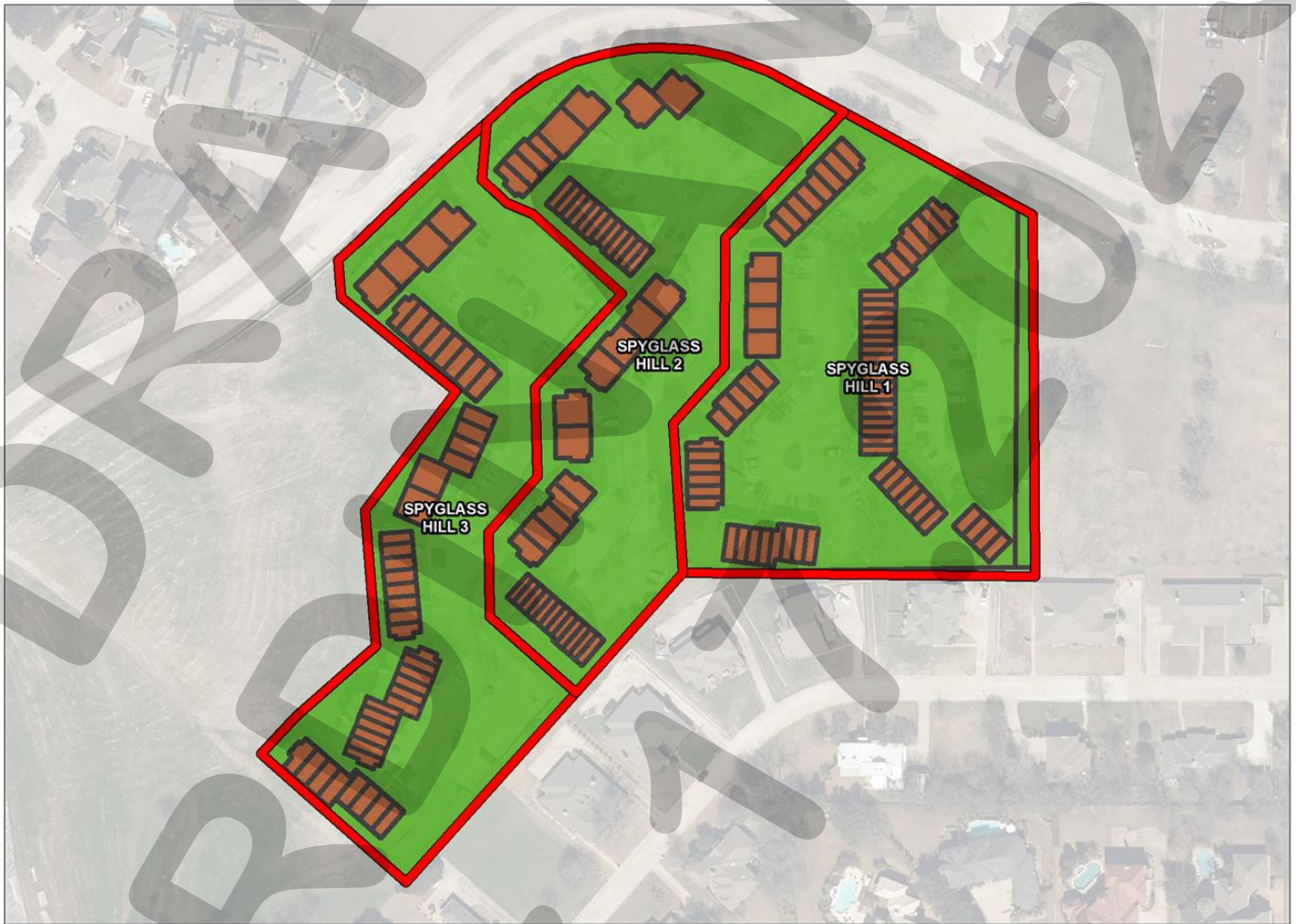
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1982: Final Plat for Phase 1. Adopted on April 5, 1982.
- (3) 1982: Final Plat for Phase 2. Adopted on August 2, 1982.
- (4) 1985: Final Plat for Phase 3. Adopted on January 15, 1985.

(C) Original Regulating Ordinance. Ordinance No. 73-48

(D) Concept Plan.

SPYGLASS HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) Density and Development Standards.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
MINIMUM LOT AREA	2,000 SF
MINIMUM FRONT YARD SETBACK	25'

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK	(2) & (3) ⁽¹⁾
MINIMUM REAR YARD SETBACK	10'
MINIMUM PARKING SPACES REQUIRED PER UNIT	1½
MAXIMUM BUILDING COVERAGE	40%

NOTES:

¹: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT
ORDINANCE
07.17.2023



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: July 17, 2023

SUBJECT: Z2023-030; ZONING CHANGE FROM AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT

Attachments

Case Memo
Development Application
Location Map
HOA Notification Map
Property Owner Notification Map
Property Owner Notification List
Public Notice
Zoning Exhibit
Permitted Use Charts for the Light Industrial (LI) District
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by Christopher Touoboun on behalf of Dennis Lewis of Meals on Wheels Senior Service of Rockwall County for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to Light Industrial (LI) District on a 6.21-acre tract of land identified as a portion of Tract 4 and all of Tract 2 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1780 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: July 17, 2023
APPLICANT: Christopher Touoboun
CASE NUMBER: Z2023-030; *Zoning Change from Agricultural (AG) District to a Light Industrial (LI) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Christopher Touoboun on behalf of Dennis Lewis of Meals on Wheels Senior Service of Rockwall County for the approval of a Zoning Change from an Agricultural (AG) District to Light Industrial (LI) District on a 6.21-acre tract of land identified as a portion of Tract 4 and all of Tract 2 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1780 Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall Central Appraisal District, there was an 1,892-SF single-family residential home that was constructed on the property in 1975; however, according to the newest aerial images, the residential home has been removed from the subject property. Staff could not find a demolition permit for this removal. The subject property is currently vacant.

PURPOSE

On June 16, 2023, the applicant -- *Christopher Touoboun* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1780 Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north 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. North of Airport Road is one (1) tract of land (*i.e. Tract 22 of the D. Harr Survey, Abstract No. 102*). Beyond this is a 42.66-acre vacant tract of land (*i.e. Tract 7 of the D. Harr Survey, Abstract No. 102*) that forms part of a 43.66-acre tract of land zoned Agricultural (AG) District. North of this is E. State Highway 66, which is classified as a P6D (*i.e. principal arterial, six (6) 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 the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond this is a vacant 4.114-acre tract of land (*i.e. which is part of a larger 10.291-acre tract of land and is identified as Tract 2-2 of the D Harr. Survey, Abstract No. 102*). Beyond this is a vacant two (2) acre tract of land (*i.e. Tract 2-8, of the D. Harr Survey, Abstract 102*). Both of these properties are zoned Agricultural (AG) District. Beyond that is an 18.5175-acre vacant tract of land (*i.e. Tract 3-5, of the J Lockhart Survey, Abstract 134*) zoned Light Industrial (LI) District and Commercial (C) District.

East: Directly east of the subject property is a 16.89-acre tract of land (*i.e. Tract 4 of the D. Harr Survey, Abstract No. 102*) zoned Light Industrial District. Beyond this are two (2) tracts of land (*i.e. 1890 and 1930 Airport Road*), which are

developed with the Blackland Water Supply Pump Station and the other with a single-family home. Both of these lots are zoned Agricultural (AG) District. East of this is an 8.415-acre tract of land (i.e. *Tract 25-01 of the E.M. Elliot Survey, Abstract No. 77*) that is zoned Agricultural (AG) District.

West: Directly west of the subject property is a 6.177-acre tract of vacant land (i.e. *Tract 2-01 of the D. Harr Survey, Abstract No. 102*), which is zoned Agricultural (AG) District and belongs to *Rockwall Presbyterian Church*. Beyond this is a 5.784-acre tract of vacant land (i.e. *Tract 2-03 of the D. Harr Survey, Abstract No. 102*), which is zoned Agricultural (AG) District. West of this is a vacant 5.07-acre tract of vacant land (i.e. *Tract 2-06 of the D. Harr Survey, Abstract No. 102*) also zoned Agricultural (AG) District. Beyond this is S. John King Boulevard, which is identified as a P6D (i.e. a principal 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 6.21-acre parcel of land from an Agricultural (AG) District to a Light Industrial (LI) District. It should be noted, that if this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Light Industrial (LI) District and is situated within the Airport Overlay (AP OV) District.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses ... [and] is intended for industrial parks and larger, cleaner types of industries.” In this case, the properties adjacent to the subject property are zoned Light Industrial (LI) and Agricultural (AG) District. Based on this, the requested zoning change does appear to conform to the surrounding area. 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 Light Industrial (LI) District, which are summarized as follows:

TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT DEVELOPMENT STANDARDS

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

General Notes:

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

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Technology/Employment Center land uses. The Central District is defined as being “...composed of a wide range of uses that vary from single-family to industrial... [and] (t)he Central District also incorporates a high volume of industrial land uses adjacent to the Union Pacific/Dallas Garland and Northeastern Railroad line that bisects the district.” Based on this the proposed zoning change conforms to the Technology/Employment Center land use designation and with the District Strategies of the Central District.

NOTIFICATIONS

On June 22, 2023, staff notified 16 property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA) 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 written, staff had not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Light Industrial (LI) 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 July 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commissioner Conway absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 1770 + 1780 Airport Road

SUBDIVISION D. Harr Survey

Traff 2 Abstract 102

GENERAL LOCATION E of the intersection of S. John King Boulevard & Airport Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural

CURRENT USE Vacant

PROPOSED ZONING Light Industrial

PROPOSED USE _____

ACREAGE 6.21

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 Dennis Lewis

APPLICANT Christopher Touchoun

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS _____

ADDRESS 1628 Trowbridge Circle

Rockwall, TX, 75032

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE 316-377-4770

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

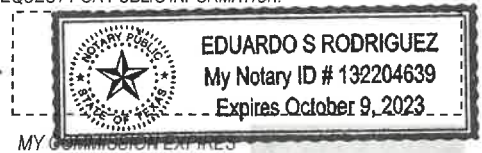
"I HEREBY CERTIFY THAT, I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$293.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 2023. BY SIGNING THIS APPLICATION, 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 15th DAY OF June, 2023

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

Eduardo S Rodriguez

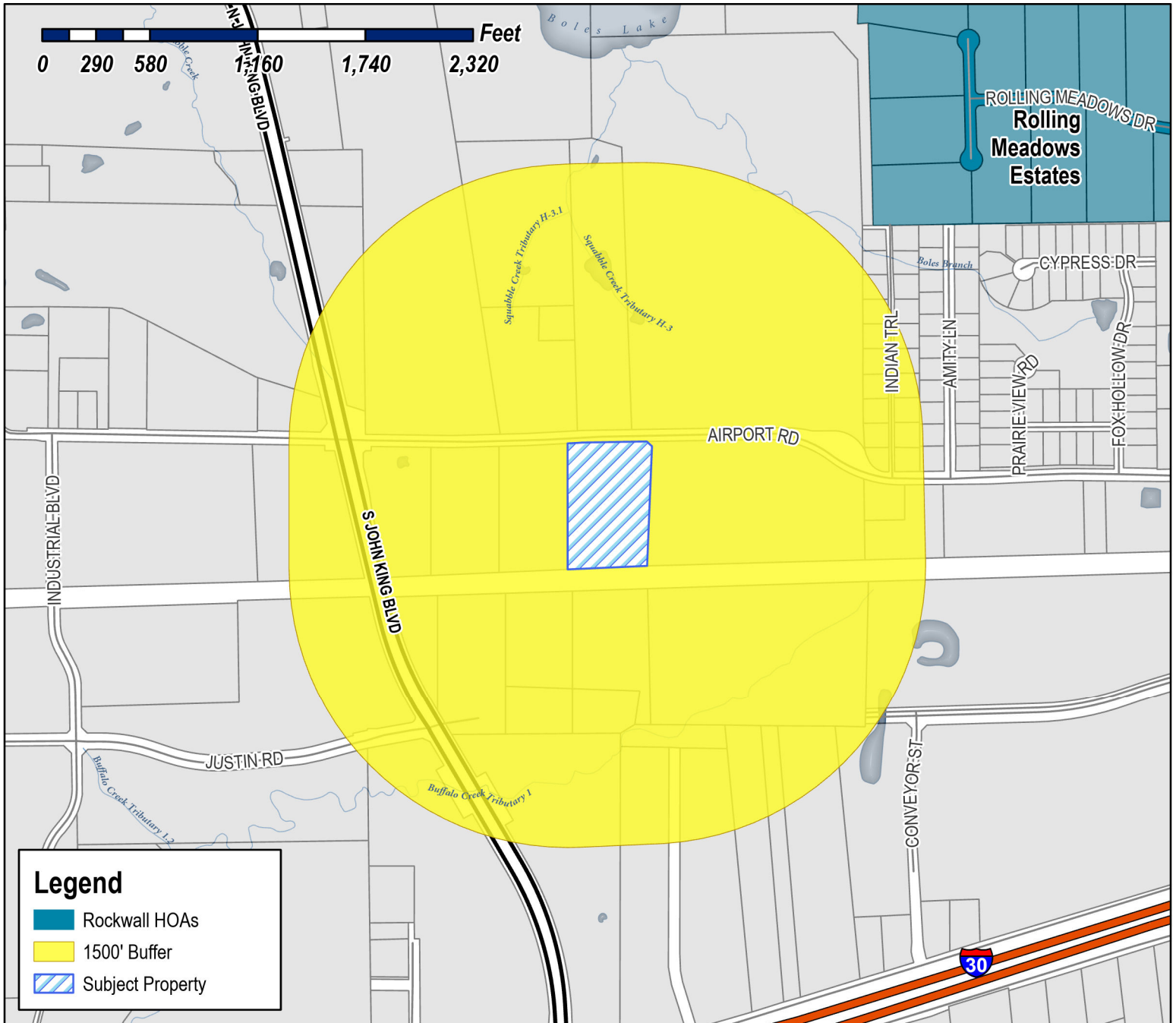




City of Rockwall

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.



Case Number: Z2023-030
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1770 Airport Road

Date Saved: 6/19/2023
 For Questions on this Case Call (972) 771-7745

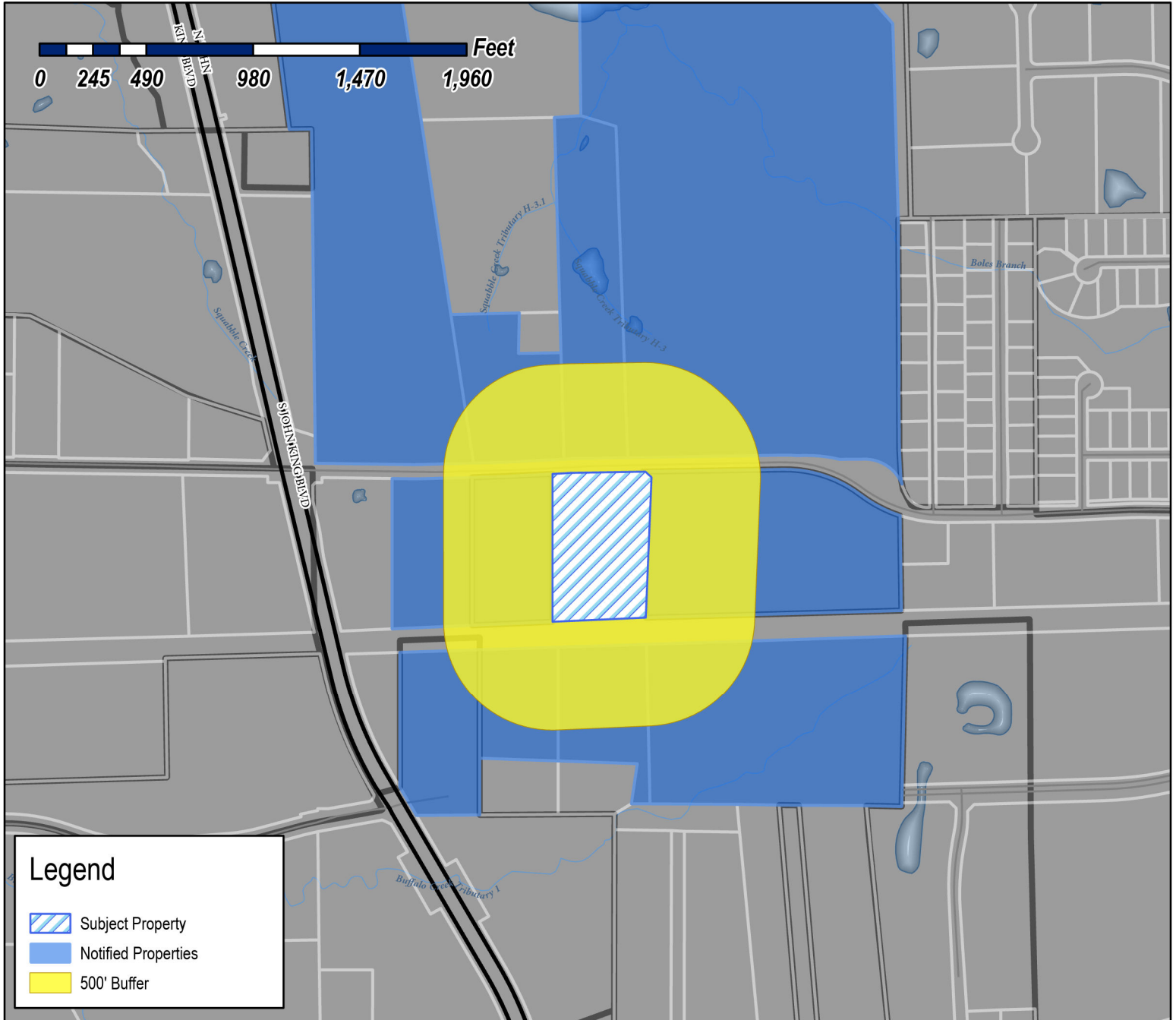




City of Rockwall

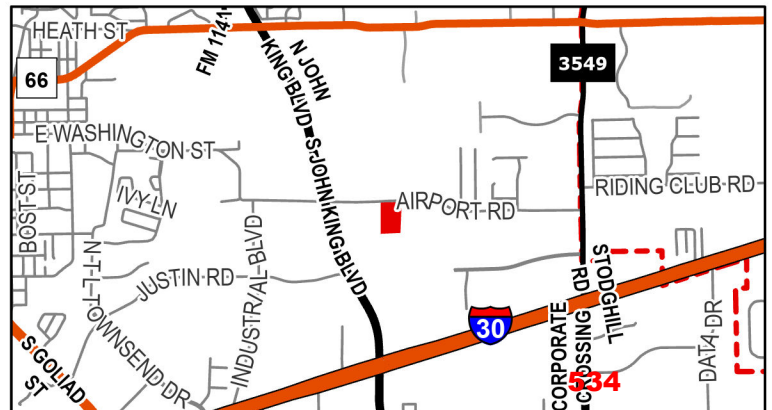
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Date Saved: 6/19/2023
 For Questions on this Case Call: (972) 771-7746



RESIDENT
1701 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1765 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1780 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1815 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1820 JUSTIN RD
ROCKWALL, TX 75087

RESIDENT
1824 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

ATHEY JACKIE R
212 JOE WHITE
ROCKWALL, TX 75087

ROCKWALL PRESBYTERIAN CHURCH
306 EAST RUSK ST
ROCKWALL, TX 75087

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JCP JUSTIN LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

PLATFORM ROCKWALL LP
ATTN JUSTIN T DAY
4131 SPICEWOOD SPRINGS RD SUITE E4
AUSTIN, TX 78759

ADD REAL ESTATE LTD
PO BOX 679
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF
ROCKWALL COUNTY
PO BOX 910
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2023-030: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Christopher Touoboun on behalf of Dennis Lewis of Meals on Wheels Senior Service of Rockwall County for the approval of a Zoning Change from an Agricultural (AG) District to Light Industrial (LI) District on a 6.21-acre tract of land identified as a portion of Tract 4 and all of Tract 2 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1780 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, July 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 17, 2023 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:

Angelica Guevara
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 17, 2023 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. Z2023-030: Zoning Change from AG to LI

Please place a check mark on the appropriate line below:

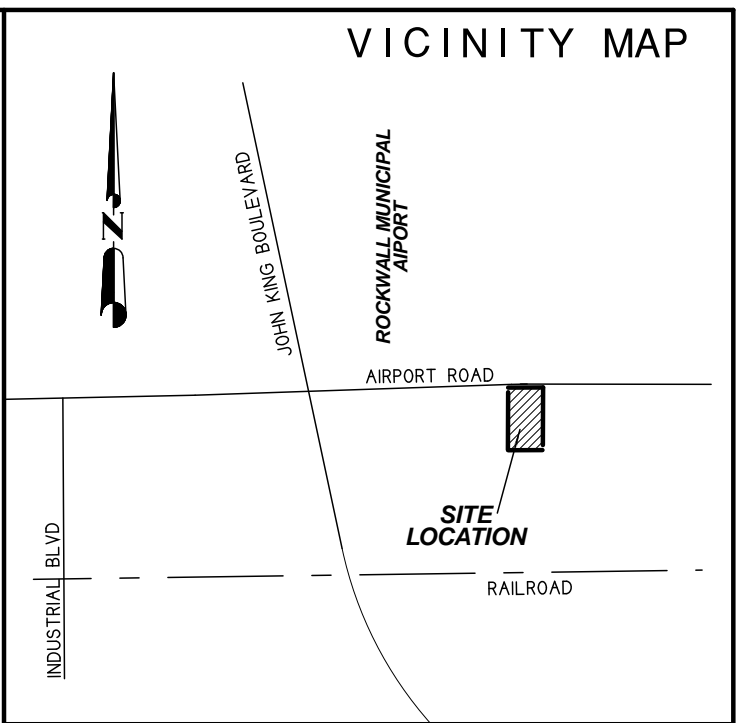
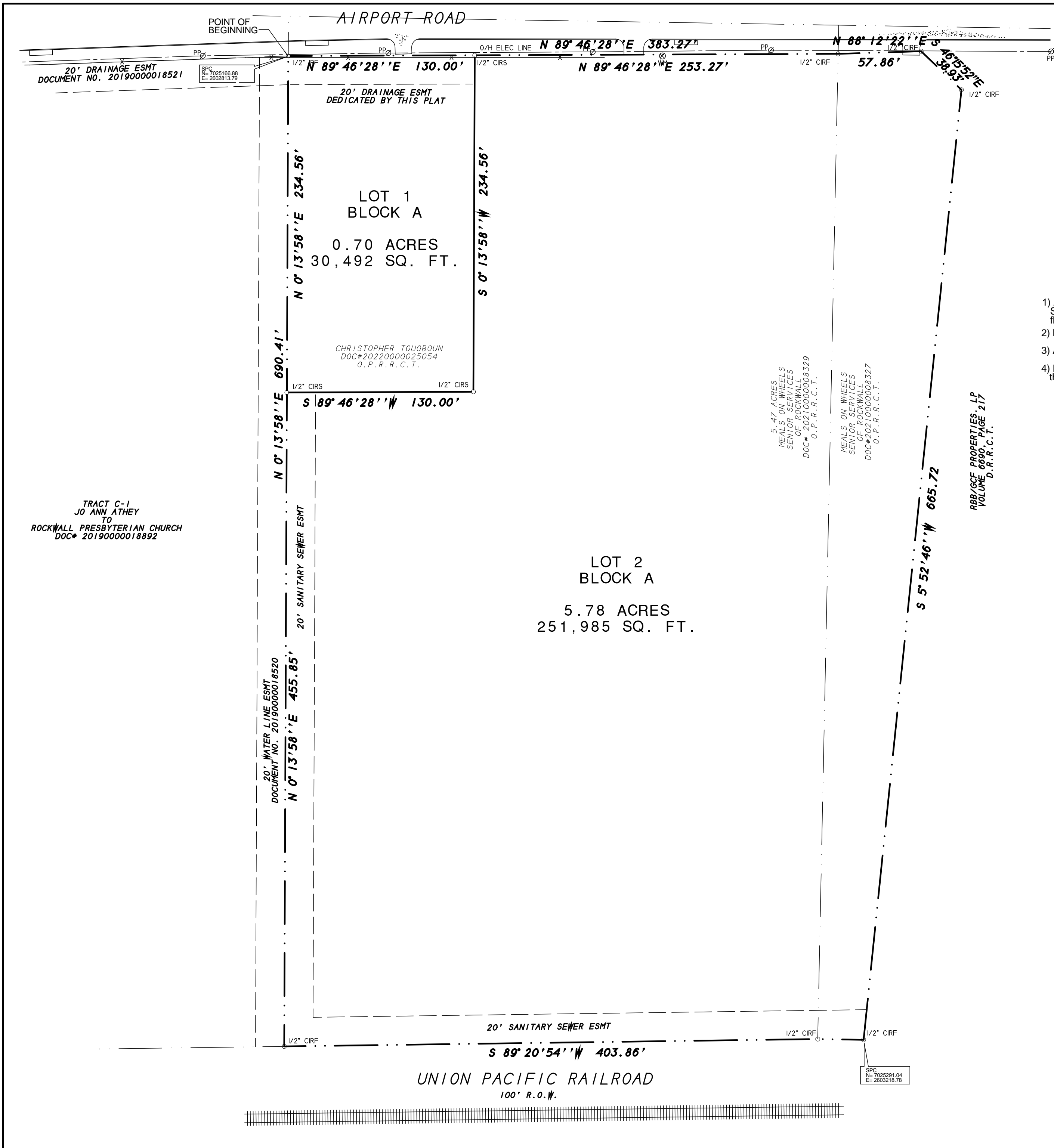
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

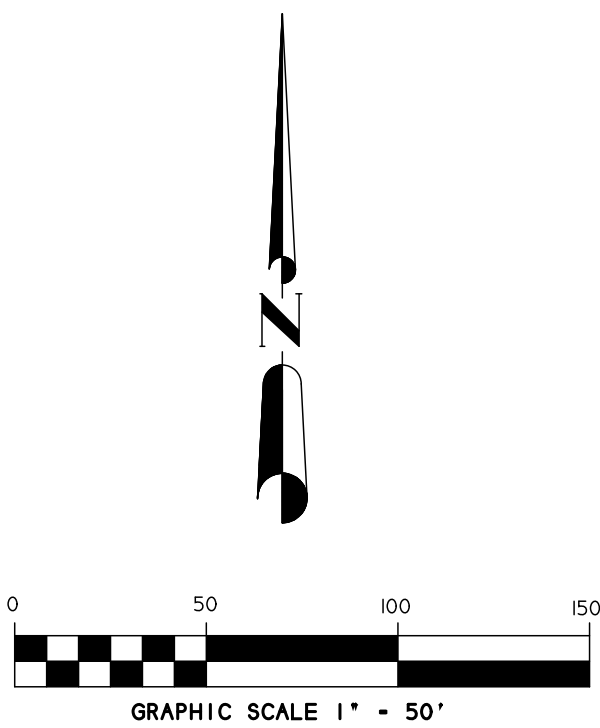
Name: [Grey box]
Address: [Grey box]

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



- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) Property owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.



FINAL PLAT
AIRPORT SOUTH ADDITION
LOT 1 AND 2, BLOCK A

6.92 ACRES 301,247 S.F.

DAVID HARR SURVEY, ABSTRACT NO. 102
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
 MEALS ON WHEELS
 SENIOR SERVICES
 OF ROCKWALL
 P.O. BOX 910
 ROCKWALL, TEXAS 75087

OWNER:
 CHRISTOPHER TOUOBOUN
 1648 TROWBRIDGE CIR
 ROCKWALL, TEXAS 75032

SYMBOL LEGEND	
⊙	TELEVISION CABLE CROSS
⊕	GAS METER
⊖	ELEC. BOX
⊗	SUBSURFACE JUNCTION BOX
⊘	TEL. POLE
⊙	FH. HYDRANT
⊕	POWER POLE
⊖	1/2" IRF
⊗	IRON ROD FOUND IN CORNER
---	EASEMENT LINE
---	Phone/Etc. Lines

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE NOVEMBER 29, 2022
 SCALE 1" = 50' FILE # 20200471-FP
 CLIENT ARUPA HOLDINGS, LLC

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CHRISTOPHER TOUBOUB and MEALS ON WHEELS SENIOR SERVICES OF ROCKWALL COUNTY, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of Tract D-1 described in a deed to Jackie Ray Athey, as recorded in Volume 4875, Page 140 of the Official Public Records of Rockwall County, Texas, and being the same tract of land as described in a Warranty deed from Arupa Holdings, LLC to Christopher Touobou, as recorded in Document no. 2022000025054 of the Official Public Records of Rockwall County, Texas and the same tract as described in a Warranty deed to Meals on Wheels Senior Services of Rockwall County, as recorded in Document no. 20210000014426 and Document no. 2021000008327 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the west boundary line of said Tract D-1, with the south line of Airport Road, said point also being in the east boundary of a tract of land as described in a Warranty deed to Rockwall Presbyterian Church, dated October 23, 2019 and being recorded in Document number 2019000018892 of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg 46 min. 28 sec. E. along the south line of Airport Road, a distance of 383.27 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 12 min. 22 sec. E. a distance of 57.86 feet to a 1/2" iron rod found for corner;

THENCE S. 05 deg. 52 min. 46 sec. W. a distance of 665.72 feet to a 1/2" iron rod found for corner in the north right-of-way of the Union Pacific Railroad;

THENCE S. 89 deg. 20 min. 54 sec. W. along said railroad right-of-way, a distance of 403.86 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 13 min. 58 sec. E. along the west boundary line of said tract, a distance of 690.41 feet to the POINT OF BEGINNING and containing 301,247 square feet or 6.92 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as AIRPORT SOUTH ADDITION, LOT 1 AND 2, BLOCK A, an Addition to the City 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 AIRPORT SOUTH ADDITION, LOT 1 AND 2, BLOCK A have been notified and signed this plat.

We understand and do hereby 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 or using same.

We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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, maint aining, 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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, curbs and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city 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 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 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 secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary 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 city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein 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 City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

Christopher Touobou

for Meals on Wheels Senior Services of Rockwall County

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Christopher Touobou known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: 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, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of AIRPORT SOUTH ADDITION, LOT 1 AND 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT
AIRPORT SOUTH ADDITION
LOT 1 AND 2, BLOCK A
6.92 ACRES 301,247 S.F.

DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
MEALS ON WHEELS
SENIOR SERVICES
OF ROCKWALL COUNTY
P.O. BOX 910
ROCKWALL, TEXAS 75087

OWNER:
CHRISTOPHER TOUBOUB
1648 TROWBRIDGE CIR
ROCKWALL, TEXAS 75032

SYMBOL LEGEND	
TV	TELEVISION
⊗	CABLE ROSS
⊕	GAS
⊖	WATER
⊙	ELEC
⊚	BOX
⊛	WATER
⊜	METER
⊝	SURFACE
⊞	JUNCTION BOX
⊟	PI
⊠	FL
⊡	PP
⊢	POWER
⊣	POLE
⊤	HOBBAT
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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 LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses [Art. XI; CH. 12: Municipal Code]	(13)	(7)	S
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Taxidermist Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Outside Storage	(2)	(1)	P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		P
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		S
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Research and Technology or Light Assembly	(15)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	S
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks}	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		S
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	(1)	(1)	S
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Bottle Works for Milk or Soft Drinks	(3)		P
Brewery or Distillery	(4)	(3)	P
Carpet and Rug Cleaning	(5)		P
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		P
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Metal Plating or Electroplating	(11)		S
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		P
Salvage or Reclamation of Products Outdoors	(15)		S
Sheet Metal Shop	(16)		P
Tool, Dye, Gauge and/or Machine Shop	(17)		P
Welding Repair	(18)		P
Winery	(19)	(6)	P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		P
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		P
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna, as an Accessory	(2)	(1)	P

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	LIGHT INDUSTRIAL (LI) DISTRICT
Commercial Antenna	(3)	(2)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	P
Mounted Commercial Antenna	(7)	(6)	P
Bus Charter Service and Service Facility	(8)		P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Trucking Company	(19)		P
TV Broadcasting and Other Communication Service	(20)		P
Utilities Holding a Franchise from the City of Rockwall	(21)		P
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 23-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 LIGHT INDUSTRIAL (LI) DISTRICT FOR A 6.21-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 4 AND ALL OF TRACT 2 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Christopher Touoboun on behalf of Dennis Lewis of Meals on Wheels for the approval of a Zoning Change from an Agricultural (AG) District to Light Industrial (LI) District on a 6.21-acre tract of land identified as a portion of Tract 4 and all of Tract 2 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 05.01, *General Industrial District Standards*; Section 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 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 (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 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 7th DAY OF AUGUST, 2023.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 17, 2023

2nd Reading: August 7, 2023

Exhibit 'A'
Legal Description

EXHIBIT A

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of Tract D-1 described in a deed to Jackie Ray Athey, as recorded in Volume 4875, Page 140 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the south line of Airport Road, said point also being at the northeast corner of a 0.70 acres tract of land as described in a Warranty deed to Arupa Holdings, LLC, dated January 21, 2021 and being recorded in Document number 20210000001559 of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg 46 min. 28 sec. E. along the south line of Airport Road, a distance of 253.27 feet to a 1/2" iron rod found for corner at the northwest corner of said tract as recorded in Deed to Jo Ann Athey and Jackie Ray Athey, as recorded in Document no. 20200000022373 of the Official Public Records of Rockwall County, Texas,

THENCE S. 01 deg. 11 min. 10 sec. W. a distance of 686.93 feet to a 1/2" iron rod found for corner in the north right-of-way of Union Pacific Railroad, at the southeast corner of Tract D-1;

THENCE S. 89 deg. 12 min. 30 sec. W. along said right-of-way line, a distance of 371.89 feet to a 1/2" iron rod found for corner at the southwest corner of said Tract D-1;

THENCE N. 00 deg. 13 min. 58 sec. E. along the west boundary line of said tract, a distance of 455.85 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the southwest corner of said 0.70 acres tract of land;

THENCE N. 89 deg. 46 min. 28 sec. E. a distance of 130.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the southeast corner of said 0.70 acres tract of land;

THENCE N. 00 deg. 13 min. 58 sec. E. a distance of 234.56 feet to the POINT OF BEGINNING and containing 5.27 acres of land.

Exhibit 'A'
Legal Description

EXHIBIT A

BEING a 0.940 acre tract of land situated in the **DAVID HARR SURVEY, ABSTRACT NO. 102**, in the City Rockwall, Rockwall County, Texas, being a portion of that certain tract of land described in a deed to Ruby L. Athey, recorded in Volume 254, Page 916, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northwest corner of a tract of land described in a deed to RBB/GCF Properties, LP, recorded in Volume 6690, Page 217, Deed Records, Rockwall County, Texas, said point being in the south right-of-way line of Airport Road (a variable width public right-of-way);

THENCE S 47°15'09" E, crossing said Ruby L. Athey tract, and along the west line of said RBB/GCF Properties, LP tract, a distance of 38.73 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 04°48'43" W, crossing said Ruby L. Athey tract, and along the west line of said RBB/GCF Properties, LP tract, a distance of 665.73 feet to a 1/2 inch iron rod found for the southwest corner of said RBB/GCF Properties, LP tract, said point being in the north right-of-way line of M. K. & T. Railroad;

THENCE S 89°37'27" W, crossing said Ruby L. Athey tract, a distance of 32.02 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of a tract of land described in a deed to Jackie Ray Athey, recorded in Volume 4875, Page 140, Deed Records, Rockwall County, Texas;

THENCE N 00°10'05" E, crossing said Ruby L. Athey tract, and along the east line of said Jackie Ray Athey tract, a distance of 638.17 feet to a 1/2 inch iron rod with cap stamped "BRITTON & CRAWFORD" set for corner, said point being in the south right-of-way line of said Airport Road;

THENCE N 88°17'24" E, crossing said Ruby L. Athey tract, a distance of 57.43 feet to the **POINT OF BEGINNING** and containing 40,959 square feet or 0.940 acres of land more or less.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: July 17, 2023

SUBJECT: Z2023-031; SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION AT 709 FOREST TRACE

Attachments
Memorandum

Summary/Background Information

Hold a public hearing to discuss and consider a request by Manuel Tijerina for the approval of a n **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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary (**1st Reading**).

Action Needed

The City Council will need to announce the new public hearing date of August 7, 2023. No further actions or motions are required.



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

TO: Mayor and City Council

DATE: July 17, 2023

APPLICANT: Manuel Tijerina

CASE NUMBER: Z2023-031; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 709 Forest Trace*

On July 11, 2023, the Planning and Zoning Commission held a public hearing on Case No. Z2023-031, and approved a motion to continue the public hearing to the July 25, 2023 Planning and Zoning Commission meeting. The purpose of this action was to allow the applicant time to make changes to their building elevations and address concerns raised by the Planning and Zoning Commission during the public hearing. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(a) public hearing may be continued by the Planning and Zoning Commission or City Council any time after the public hearing has commenced. The continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A continued public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required.” This means the City Council will need to announce the new public hearing date of August 7, 2023. No further action or motions are required. Should the City Council have any questions, staff will be available at the July 17, 2023 City Council Meeting.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: July 17, 2023

SUBJECT: Z2023-032; SPECIFIC USE PERMIT (SUP) FOR THE EXPANSION OF AN EXISTING MOTOR VEHICLE DEALERSHIP AT 1540 E. IH-30

Attachments

Memorandum
Case Memo
Development Application
Location Map
HOA Notification Map
Property Owner Notification Map
Property Owner Notification List
Public Notice
Property Owner Notifications
Applicant's Letter
Concept Plan
Conceptual Building Elevations
Conceptual Landscape Plan
Subdivision Plat
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, 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 MEMORANDUM

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: July 17, 2023

APPLICANT: Drew Donosky; *Claymoore Engineering*

CASE NUMBER: Z2023-032; *Specific Use Permit (SUP) for the Expansion of an Existing Motor Vehicle Dealership at 1540 E. IH-30*

On July 11, 2023, the Planning and Zoning Commission held a public hearing on *Case No. Z2023-032*, and approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent. In approving this motion, the Planning and Zoning Commission cited the applicant's failure to address staff's comments. On July 12, 2022, the applicant -- *Drew Donosky of Claymoore Engineering* -- requested to remand the case back to the Planning and Zoning Commission to allow the applicant time to make changes to their concept plan and building elevations to address staff comments (see *Exhibit 'A': Applicant's Letter*). According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(n)ew matters of evidence not presented to the Planning and Zoning Commission shall not be heard or considered by the City Council with relation to public hearing for zoning changes, Specific Use Permits (SUP), or text amendments. In the event new evidence develops between the date of the public hearing by the Planning and Zoning Commission and the hearing of the City Council on any zoning change, Specific Use Permit (SUP), or text amendment, or if for any other valid reason a person wishes to present new evidence to the City Council -- which was not presented to the Planning and Zoning Commission -- the City Council shall refer the zoning change, Specific Use Permit (SUP), or text amendment back to the Planning and Zoning Commission for a further public hearing to consider the new evidence." In this case, the applicant is requesting to be remanded back to the Planning and Zoning Commission to allow time to make the necessary changes; however, since the applicant has not provided the information, the City Council has the discretion to allow the applicant's request or to move forward with the case. This matter will need to be voted on by the City Council prior to hearing the case. If approved, the City Council will need to announce the new public hearing date for the Planning and Zoning Commission of July 25, 2023, and no further action or motions will be required. Should the City Council have any questions, staff will be available at the July 17, 2023 City Council Meeting.

From: [Drew Donosky](#)
To: [Ross, Bethany](#); [Miller, Ryan](#)
Cc: [Lynn Rowland](#); [Zack Amick](#); [Mike Smith](#); [Jim Hardin](#)
Subject: RE: Project Comments Z2023-032
Date: Wednesday, July 12, 2023 7:09:00 AM

Bethany / Ryan –

Please consider this email as our official request to table our item at City Council. We would like an additional opportunity to revisit P&Z will some plan changes we feel will be better received. Please let me know if you need anything further regarding this request. In the meantime our team will review staff recommendations and work with our client to represent a different version of our plan. It would also be helpful if we can meet with you to present our revised version prior to the P&Z meeting – we want to work with staff for the betterment of the proposed project.

Drew

Drew Donosky, PE (TX | OK | KS | MO | TN)
1903 Central Drive, Suite #406
Bedford, Texas 76021
Office: 817.281.0572
Cell: 214.533.1599
Website: www.claymooreeng.com
Drew@ClayMooreeng.com



From: Ross, Bethany <bross@rockwall.com>
Sent: Thursday, June 29, 2023 4:16 PM
To: Drew Donosky <drew@claymooreeng.com>
Subject: RE: Project Comments Z2023-032

Hi Drew,

I was thinking about the dealership layout and had some markups that may help with the project comments and help you keep your parking and your drive aisles.

Let me know if you have any questions.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com



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: July 17, 2023

APPLICANT: Drew Donosky; *Claymoore Engineering*

CASE NUMBER: Z2023-032; *Specific Use Permit (SUP) for the Expansion of an Existing Motor Vehicle Dealership at 1540 E. IH-30*

SUMMARY

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 (Case No. A1985-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved *Ordinance No. 05-25 (Case No. Z2005-019)* changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (*i.e. Church of Christ*) in 1990 and was remodeled in 2012-2013 after the City Council approved *Ordinance No. 12-11 (Case No. Z2012-005)* -- on June 18, 2012 -- allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* on property. The changes to the exterior of the building were approved by site plan under *Case No. SP2012-010* on June 12, 2012.

On January 14, 2013, the then owner of the property applied for a sign variance to [1] allow two (2) pole signs along the IH-30 frontage road (*i.e. a 40-foot tall sign with 400 SF of sign area and a 50-foot tall sign with 600 SF of sign area*), [2] to have the 40-foot tall pole sign situated one (1) foot from the property line, [3] allow a 600 SF electronic message display, and [4] to have a 16-foot tall by 16-foot wide (*i.e. 256 SF*) wall sign. At the time, the code allowed one (1) pole sign a maximum of 30-foot tall and 167 SF in size to be situated on a property as long as it was setback a minimum of ten (10) feet from all property lines. In addition, wall signs were permitted to be a maximum of six (6) feet tall and six (6) feet wide. This request was approved by the City Council on January 22, 2013 and the permits for these signs (*Case No.'s SGN2013-015 & SGN2013-0017*) were issued on February 7, 2013.

In 2017, the current owner (*i.e. Clay Cooley Hyundai*) purchased the property. In 2021, staff engaged the property owner about building a metal fence without a permit around an area being used for outside storage. At this time, outside storage was not permitted on the subject property. In addition, automotive work was being done on vehicles in this unenclosed area, which is expressly prohibited by the Unified Development Code (UDC) and the Specific Use Permit (SUP) that was in effect at the time. On January 3, 2022, a Specific Use Permit (SUP) [*Case No. Z2021-049; Ordinance No. 22-02*] was approved by City Council allowing the expansion of the *New Motor Vehicle Dealership*, and adding the *Minor Automotive Repair Garage, Car Wash, and Outside Storage* land uses to the subject property. On February 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-003*] allowing the expansion of the *New Motor Vehicle Dealership* and adding the two (3) accessory uses (*i.e. a Car Wash, Outside Storage, and a Minor Auto Repair Garage*) in compliance with the approved Specific Use Permit (SUP) [*Ordinance No. 22-02*].

Recently, the applicant approached staff about increasing the size of the proposed expansion of the *New Motor Vehicle Dealership* and changing the proposed *Minor Automotive Repair Garage* to a *Major Automotive Repair Garage*. Staff explained to the applicant that since this would constitute a major change to the approved conceptual site plan and building

elevations and the land uses permitted in the approved Specific Use Permit (SUP), that the current Specific Use Permit (SUP) would need to be superseded with a new Specific Use Permit (SUP). On June 16, 2023, the applicant submitted an application requesting to amend the previously approved Specific Use Permit (SUP) to allow for the further expansion of the existing *New Motor Vehicle Dealership*, and changing the proposed accessory land use of a *Minor Automotive Repair Garage* to *Major Automotive Repair Garage*.

PURPOSE

The applicant -- *Drew Donosky of Claymoore Engineering* -- is requesting to amend the previously approved Specific Use Permit (SUP) to allow for the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks*, and adding the *Major Auto Repair Garage* as an accessory land use in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1540 E. IH-30 and is currently being used as a *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai of Rockwall)*. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the eastbound frontage roads for IH-30, followed by the main lanes for IH-30, and the westbound frontage roads. Beyond this are three (3) parcels of land currently occupied by an appliance store (*i.e. North Texas Appliance*), a house of worship (*i.e. Landmark Fellowship Church*), and a multi-tenant facility consisting of two (2) metal buildings. All of these properties are zoned Light Industrial (LI) District.

South: Directly south of the subject property is a dedicated 60-foot right-of-way followed by a 2.40-acre parcel of vacant land (*i.e. Lot 1, Block 2, Rockwall Recreational Addition*) zoned Light Industrial (LI) District. South of this parcel of land is a 21.684-acre tract of vacant land (*i.e. Tract 4-09 of the N. M. Ballard Survey, Abstract No. 24*) zoned Light Industrial (LI) District.

East: Directly east of the subject property is a *Motor Vehicle Dealership (i.e. Rockwall Honda)*, which is situated on an 8.686-acre parcel of land (*i.e. Lot 1, Block 1, Honda of Rockwall Addition*) that is zoned Commercial (C) District. Beyond this are two (2) vacant tracts of land (*i.e. Tract 2 of the J. Lockhart Survey, Abstract No. 134 and Tract 3 of the J. M. Allen Survey, Abstract No. 2*) that are zoned Commercial (C) District.

West: Directly west of the subject property is Commerce Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an overflow sales/inventory storage lot for the motor vehicle dealership operating on the subject property (*i.e. Clay Cooley Hyundai of Rockwall*). This property is zoned Light Industrial (LI) District and has a Specific Use Permit (SUP) for a *New Motor Vehicle Dealership (i.e. S-189; Ordinance No. 18-22)*. Beyond this are two (2) metal buildings (*i.e. Rockwall Utility Trailers, M & P Concrete, Living Earth Rockwall, and Elliott Electric Supply*) on one (1) tract of land (*i.e. Tract 4-4 of the N. M. Ballard Survey, Abstract No. 24*) and one (1) parcel of land (*i.e. Lot 1, Block A, Lane Business Park Addition*). These properties are zoned Planned Development District 31 (PD-31) for limited Heavy Commercial (HC) District land uses and Planned Development District 26 (PD-26) for limited Light Industrial (LI) District land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE WITH THE CITY'S CODE

The applicant has submitted a new concept plan and building elevations in conjunction with the request to amend the Specific Use Permit (SUP). The submitted concept plan shows that the proposed detached *Minor Automotive Repair Garage* will be increased from three (3) bays to eight (8) bays, and -- *based on the applicant's response to staff's comments* -- will be changed to a *Major Automotive Repair Garage*. The proposed concept also shows that the proposed transformer and fuel storage islands will be moved to the parking islands along the southern most drive isle. In addition, the canopy structure on the west side of the main building will be increased in size. These changes have been annotated on excerpts from the approved and proposed concept plans as depicted in *Figure 1* and *Figure 2* below.

FIGURE 1: APPROVED CONCEPT PLAN

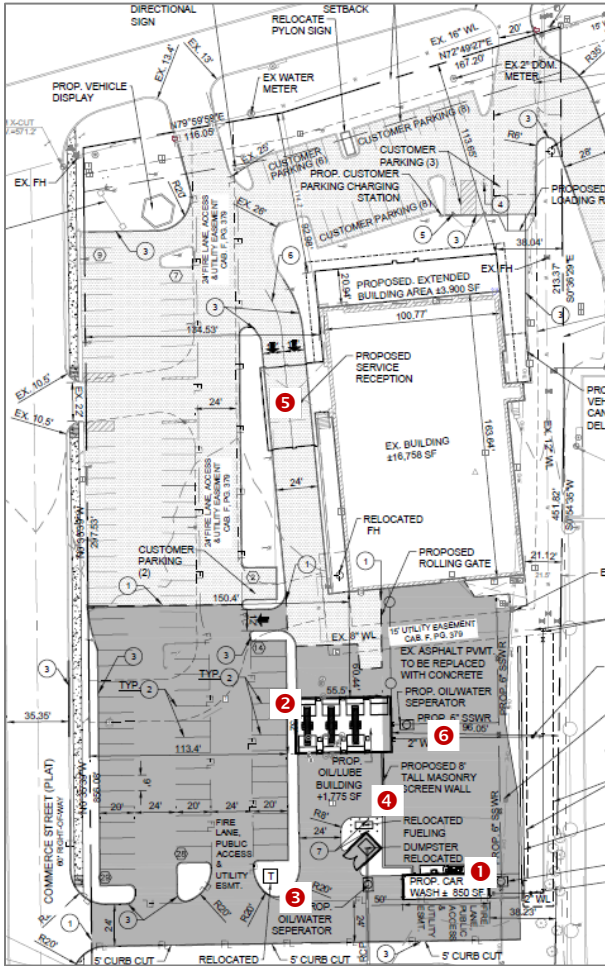
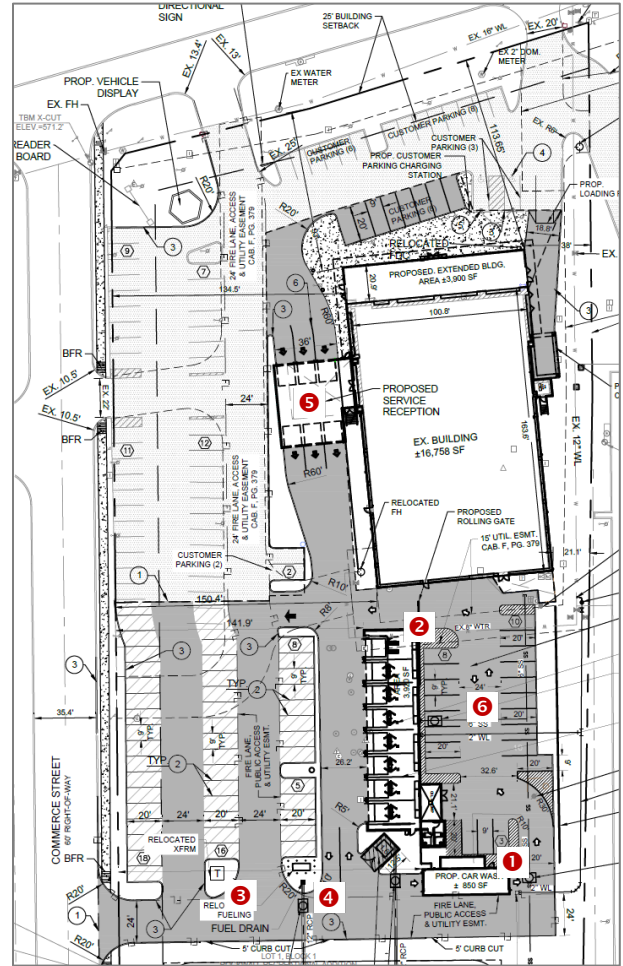


FIGURE 2: PROPOSED CONCEPT PLAN



1: CARWASH; 2: AUTOMOTIVE REPAIR GARAGE; 3: TRANSFORMER; 4: FUEL STORAGE ISLAND; 5: CANOPY; 6: OUTSIDE STORAGE

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *New Motor Vehicle Dealership for Cars and Light Trucks* is defined as the “(r)etail sales of new automobiles or light load vehicles, including, as a minor part of the business, the sale of used automobiles or light load vehicles and the service of new or used vehicles within an area or enclosed building.” In addition, Article 04, *Permissible Uses*, of the Unified Development Code (UDC) sets forth the following *Conditional Land Use Standards* for this land use: [1] all outside display of vehicles must be on an approved concrete, or enhanced concrete surface, and [2] all vehicle display areas must meet the landscape standards for parking areas. Currently, the subject property is considered to be in compliance with these requirements. The landscaping on the site was originally approved in 2012, and is considered to be legally non-conforming; however, staff has included a condition of approval of this case that the landscaping be upgraded as part of the required site plan in accordance with the requirements of Subsection 02, *Application of Article*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). This section of the code states that “(t)he landscape and screening provisions of this Article shall apply to ... (t)he expansion of a non-residential parking lot that increases the existing impervious area by 30.00% or that adds 2,000 SF of impervious areas.

With regard to the definitions and *Conditional Land Use Standards* for the proposed accessory land uses, the Unified Development Code (UDC) states the following:

- (1) **Car Wash.** A Car Wash is defined by Article 13, *Definitions*, of the Unified Development Code (UDC) as “(a) facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be [1] a single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or [2] a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.” The code goes on to list the following *Conditional Land Use Standards* for the Car Wash land use: [1] entrances and exists to the car wash shall not directly face any public right-of-way; however, on corner lots, the entrances and exists shall not open toward the street with the highest traffic volume as determined by the Director of Planning and Zoning, and [2] the car wash shall be setback a minimum of 50-feet from any street frontage.

Conformance to the Conditional Land Use Standards for a Car Wash: Based on the submitted materials, the applicant's concept plan is in conformance with the *Conditional Land Use Standards for a Car Wash*. Specifically, the proposed *Car Wash* is oriented towards Commerce Street as opposed to IH-30, and is setback approximately 150-feet from the right-of-way along Commerce Street.

- (2) Major Automotive Repair Garage. Article 13, *Definitions*, of the Unified Development Code (UDC) defined a *Major Automotive Repair Garage* as consisting of “(m)ajor repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery; those uses listed under *Minor Auto Repair Garage*, and other similar uses. All repair work shall be performed inside an enclosed building. Vehicles shall not be stored on site no longer than 90-days.” Article 04, *Permissible Uses*, of the Unified Development Code (UDC) goes on to list the *Conditional Land Use Standards* for this land use as [1] garage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property, and [2] vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property in accordance with the screening standards in the Unified Development Code (UDC).

Conformance to the Conditional Land Use Standards for a Major Automotive Repair Garage: In this case, the proposed *Major Automotive Repair Garage* has bay doors facing onto Commerce Street. Staff did recommend that the applicant consider combining the two (2) middle rows of parking, which would allow [1] the ability to provide additional landscaping to properly screen the bay doors and [2] additional width to the drive isle in front of the bay doors for turning movements; however, the applicant has chosen not to incorporate this into the plan. The aspect of the applicant's request is considered not conforming with respect to the code requirements. With regard to the outside storage, the applicant is proposing an outside storage area that will be situated behind an eight (8) foot masonry wall. Staff did include a provision prohibiting the outside storage of tires and maintenance equipment -- as this can create mosquito harborage -- and from maintenance work being performed outside.

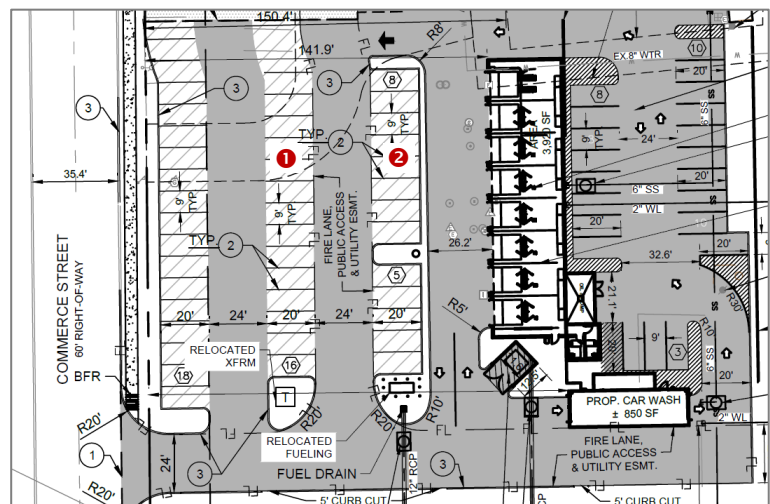


FIGURE 3: MAJOR AUTOMOTIVE REPAIR GARAGE
THE DRIVE ISLES IN BETWEEN THE PARKING LABELED AS 1 & 2 CAN BE REMOVED AND THE PARKING COMBINED IN A HEAD TO HEAD FORMAT TO CREATE ADDITIONAL SPACE FOR LANDSCAPE SCREENING.

- (3) Outside Storage. *Outside Storage* is defined by Article 13, *Definitions*, of the Unified Development Code (UDC) as “(t)he permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight or for more than 24-hours.” In addition, Article 04, *Permissible Uses*, of the Unified Development Code (UDC) list the following *Conditional Land Use Standards* for this land use as: [1] all outside storage areas shall be screened in accordance with the screening standards of the Unified Development Code (UDC), and [2] no outside storage shall be allowed adjacent to IH-30; however, on Light Industrial (LI) District property the Planning and Zoning Commission and City Council may allow outside storage on a case-by-case basis through a Specific Use Permit (SUP).

Conformance to the Conditional Land Use Standards for Outside Storage: According to Subsection 01.05(E), *Outside Storage*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “... screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers.” In this case, the applicant has indicated that the outside storage area will be screened

with an eight (8) foot masonry wall; however, due to the location they are unable to provide the required canopy trees. Based on this the applicant's request is not in conformance with the requirements for outside storage.

In addition to the requirements for the proposed primary and accessory land uses, staff has identified the following deficiencies in the proposed conceptual site plan and building elevations:

- (1) Cementitious Materials. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), "(t)he use of cementitious materials (e.g. stucco) shall be limited to 50.00% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet of grade on a building's façade." In this case, the applicant is requesting to use primarily stucco on all the building's facades and is proposing to incorporate stucco in the first four (4) feet from grade on all of the buildings. This will require a variance.
- (2) Stone. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case, the proposed building elevations for the main structure and the proposed *Major Automotive Repair Garage and Car Wash* do not incorporate any stone. This will require a variance.
- (3) Four (4) Sided Architecture. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed building does not meet the articulation standards for all four (4) facades and there is not an additional row of trees proposed at the back of the property. This will require a variance.
- (4) Screening. According to Subsection 05.02(A), *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(o)ff-street loading docks and outside storage areas shall be screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 02.03 (H2) of Article 08, *Landscape and Screening*, of the UDC." In this case, the applicant is requesting not to screen the bay doors of the *Major Auto Repair Garage*. This will require a variance.
- (5) Garage Door Orientation. According to Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "(g)arage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property." In this case, the proposed building elevations and concept plan shows the garage doors facing on to Commerce Street. This will require an exception.

If the proposed case is approved, the Planning and Zoning Commission and City Council will be granting the abovementioned variances and exceptions. Typically, when variances and exceptions are requested as part of a site plan, the Unified Development Code (UDC) requires compensatory or off-setting measures; however, in this case, the applicant has not indicated any compensatory measures for the requested variances and exception. In addition, variances and exceptions being requested through the site plan process require a three-quarter majority vote of the Planning and Zoning Commission for approval. In this case, the requested variances and exceptions are essential to the applicant's Specific Use Permit (SUP) request and -- *since they are associated with the zoning request* -- will only require a simple majority vote of the City Council for approval. All of these aspects of this case are considered to be discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

STAFF ANALYSIS

The proposed building was originally converted from an existing *House of Worship*, and as a result many aspects of the site are considered to be legally non-conforming. The applicant's current request does increase the non-conformities existing on the site and does not conform to many of the standards of the *General Overlay District Requirements* and the *Conditional Land Use Standards* for the *Major Automotive Repair Garage* and *Outside Storage* land uses. Staff should point out that some of the variances listed in the above sections relating to the design standards associated with the existing buildings have been granted through previous Specific Use Permit (SUP) requests; however, based on the applicant's current request, these variances have been increased or changed. This is why they have been relisted as part of this Specific Use Permit (SUP)

request and should be reconsidered with the applicant's current proposal. With this being said, requests for Specific Use Permits (SUPs) are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 22, 2023, staff mailed 17 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) 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 this time, staff has received one (1) response in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for the expansion of an existing Motor Vehicle Dealership, 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) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The development or redevelopment of the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
 - (c) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
 - (d) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
 - (e) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street right-of-way (*i.e. Commerce Street is for public parking only*).
 - (f) The outside storage of tires or any other automotive parts shall be prohibited.
 - (g) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
 - (h) Outside storage shall be screened by an eight (8) foot masonry wall as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan prior to the submittal of engineering plans or the issuance of a building permit.
- (3) The applicant shall provide a detail of the proposed masonry wall with the site plan submittal. The proposed masonry wall shall -- where feasible -- provide canopy trees on 20-foot centers to bring the request closer into conformance with the requirements for screening of outside storage.
- (4) All unpermitted improvements and activities that do not conform to the Unified Development Code (UDC) shall be brought into conformance with the City's code requirements at the time of site plan.

- (5) The applicant shall update the site to conform to the current requirements for landscaping as stipulated in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) in accordance with the requirements outline in Subsection 02, *Application of Article*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).
- (6) The applicant's landscape plan submitted with the site plan shall provide landscape screening for the proposed transformer and fuel storage island in conformance with the requirements of the Unified Development Code (UDC).
- (7) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 July 11, 2023, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1540 I30 Rockwall TX		
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2 BLOCK 1
GENERAL LOCATION	IH30 & Clay Cooley Drive		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	F1	CURRENT USE	Auto Dealer
PROPOSED ZONING		PROPOSED USE	
ACREAGE	7.17	LOTS [CURRENT]	2
		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]

<input type="checkbox"/> OWNER	1540 East IH 30 Rockwall LLC	<input checked="" type="checkbox"/> APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

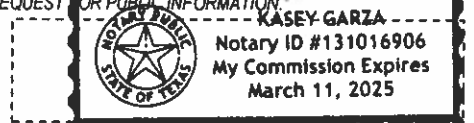
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF November, 2021 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

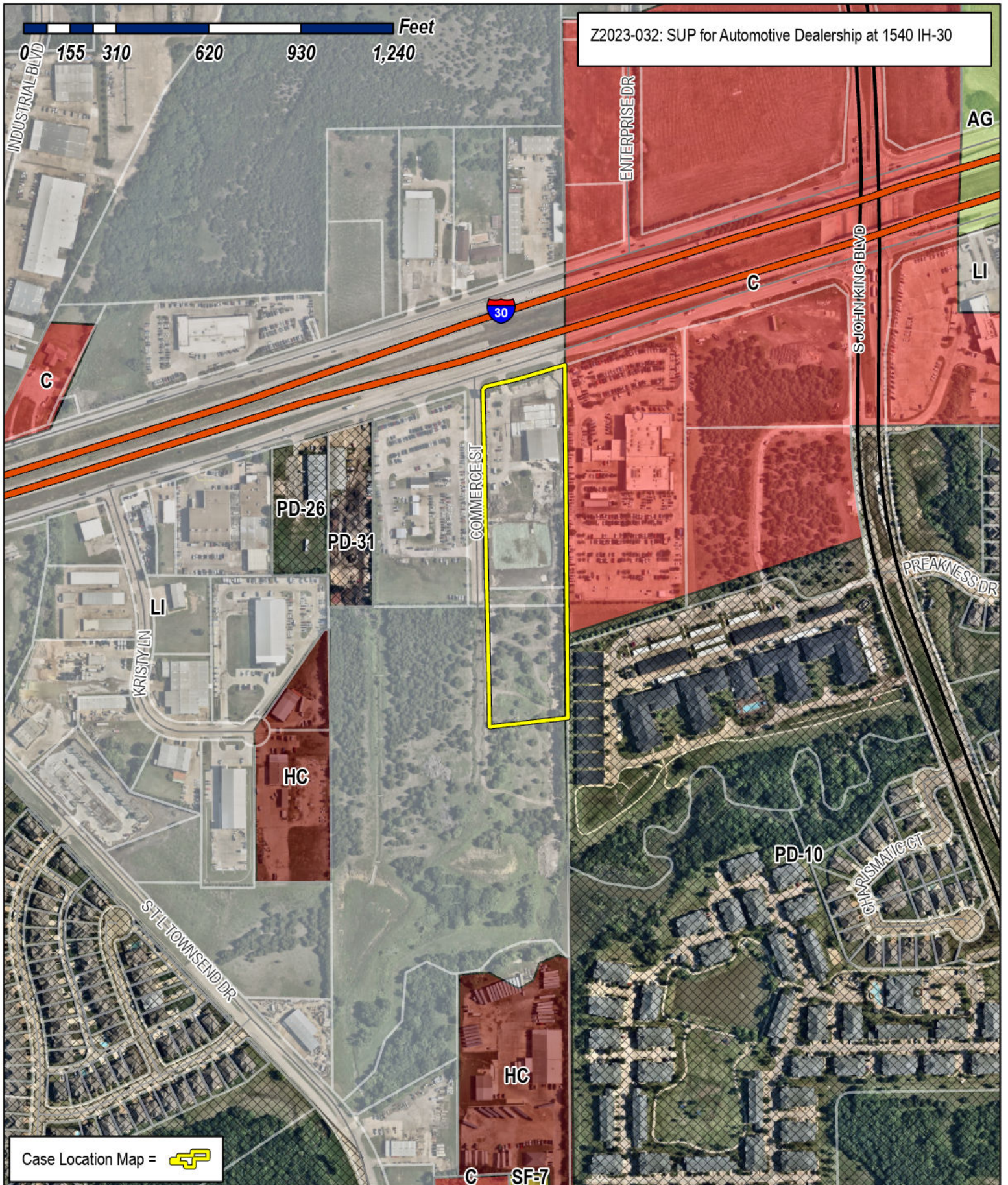
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



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.

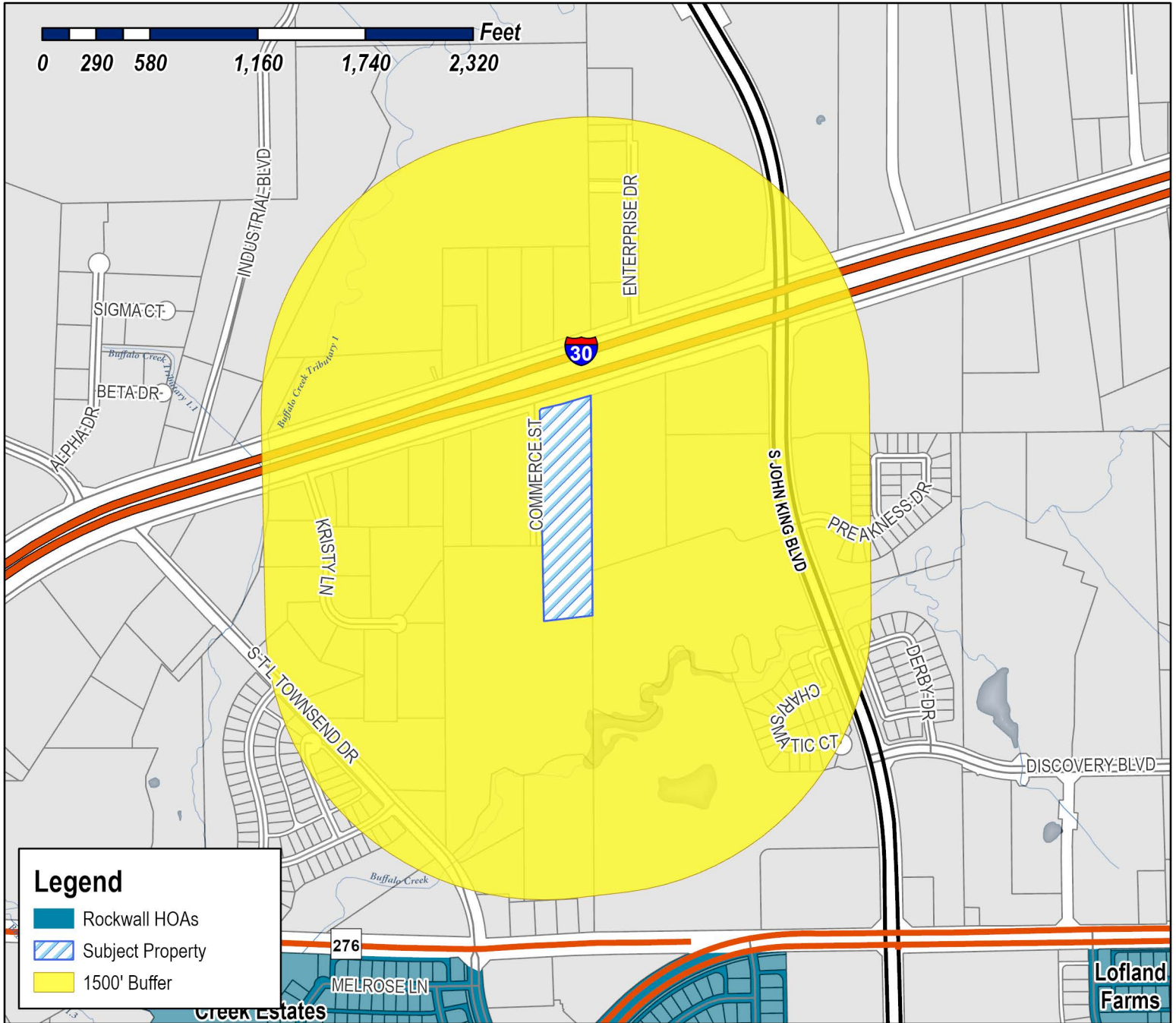




City of Rockwall

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Case Number: Z2023-032
Case Name: SUP for Automotive Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 IH-30

Date Saved: 6/16/2023
 For Questions on this Case Call (972) 771-7745



LITHIA REAL ESTATE INC
150 N BARTLETT STREET
MEDFORD, OR 97501

RESIDENT
1520 E I30
ROCKWALL, TX 75087

RESIDENT
1530 S I30
ROCKWALL, TX 75087

RESIDENT
1535 I30
ROCKWALL, TX 75087

RESIDENT
1540 I30
ROCKWALL, TX 75087

RESIDENT
1545 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1550 E I30
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP
A TEXAS LTD PARTNERSHIP
1551 E INTERSTATE 30 STE A
ROCKWALL, TX 75087

RESIDENT
1650 S JOHN KING
ROCKWALL, TX 75087

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

H E B LP
646 SOUTH FLORES STREET
SAN ANTONIO, TX 78204

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

ZBH/1535 E INTERSTATE 30 LTD
9669 JOURDAN WAY
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC
PO BOX 1870
ROCKWALL, TX 75087

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
PO BOX 530292
BIRMINGHAM, AL 35253

1540 EAST IH 30 ROCKWALL LLC
PO BOX 570809
DALLAS, TX 75357

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

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:

Z2023-032: SUP for Automotive Dealership

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a *Specific Use Permit (SUP)* superseding Ordinance No. 22-02 [S-266] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, 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, July 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 17, 2023 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:

Bethany Ross
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 17, 2023 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. Z2023-032: SUP for Automotive Dealership

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: [Grey input box]

Address: [Grey input box]

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



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

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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. Z2023-032: SUP for Automotive Dealership

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.

100% YES Dealerships between 205 & John King
Are good to have. We need to designate this
Area for car dealerships and Automotive

Name: David Block
Address: Rockwall TX

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



June 16, 2023

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

Re: SUP Zoning Request
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

This SUP request is in response to a change in the site plan, from the previously approved SUP for the subject property. The major changes from the approved SUP are 1) an additional bay has been added to the service canopy attached to the east side of the existing building. 2) The oil/lube building has grown and rotated 90 degrees. Other minor site changes have been made in response to these changes for paving and parking stalls in the areas adjacent to the major changes.

Should you have any questions, please feel free to contact me.

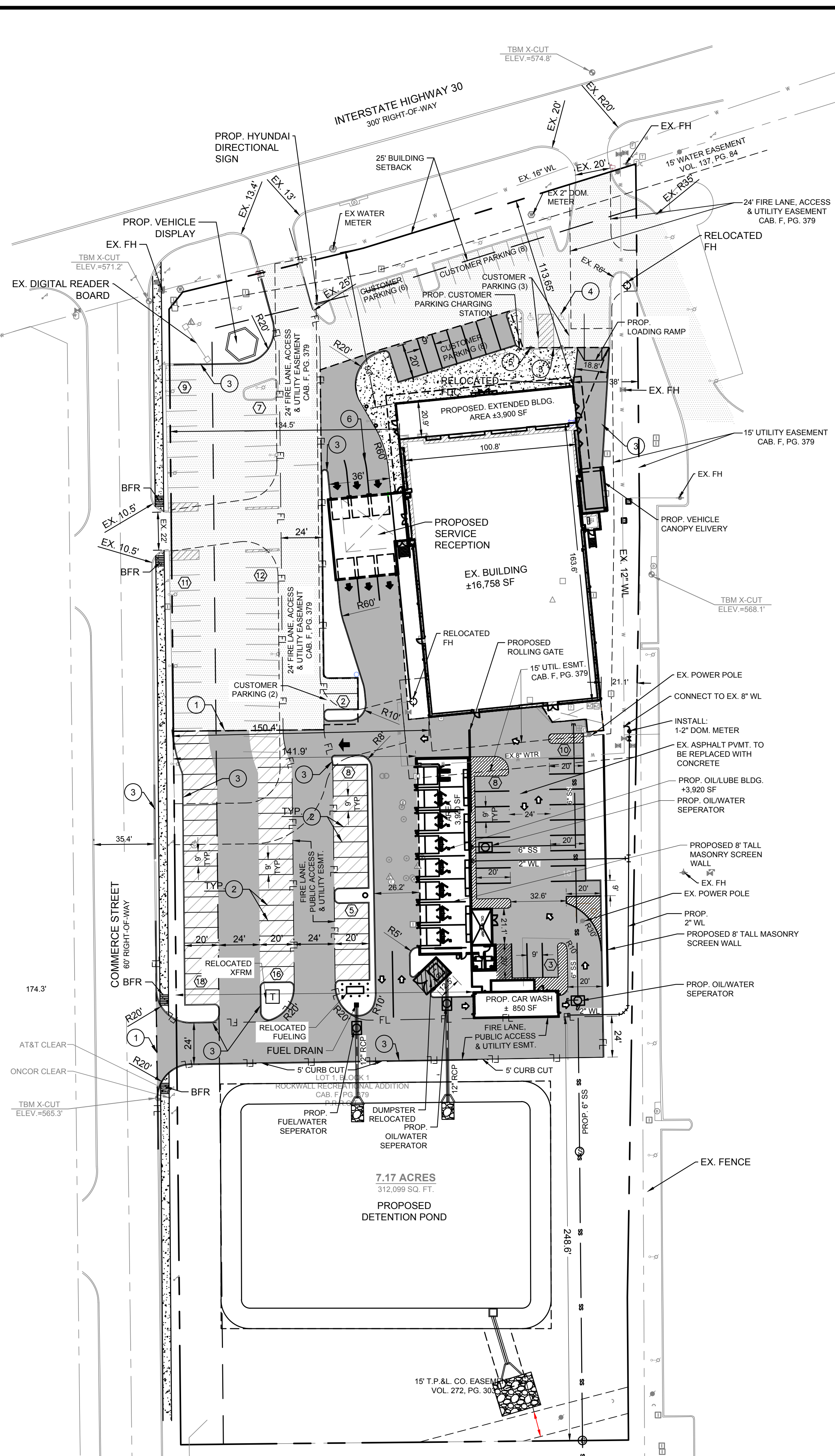
Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky, P.E.

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 7/15/2023 5:09 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 6/27/2023 2:33 PM



A. HANNA SURVEY,
ABSTRACT NO. 99

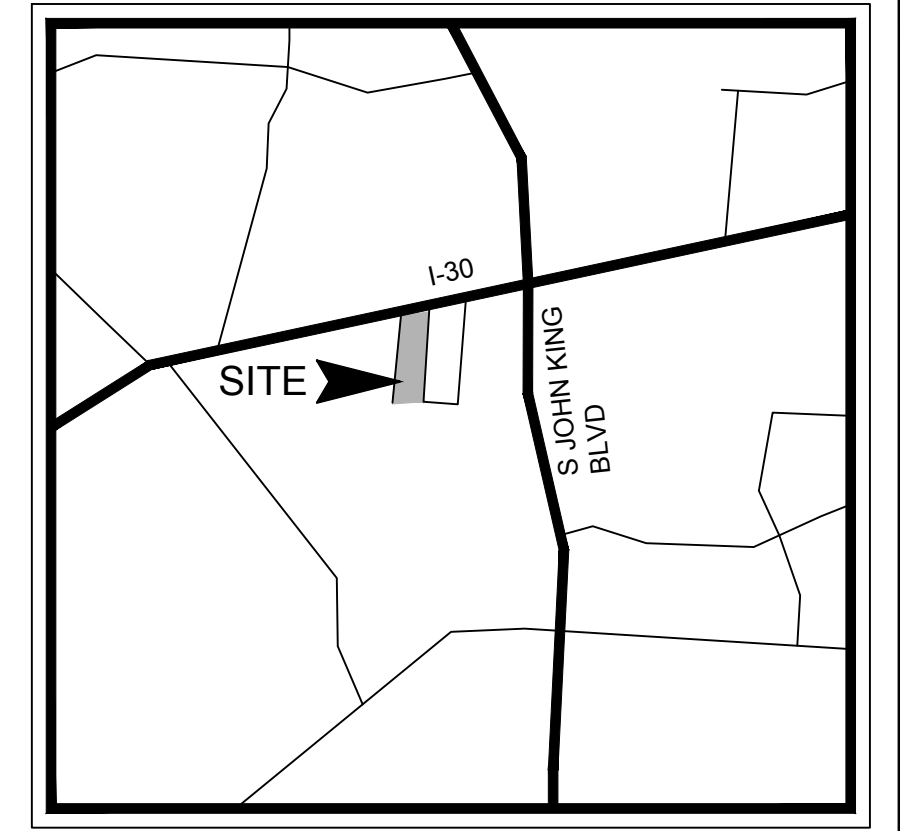
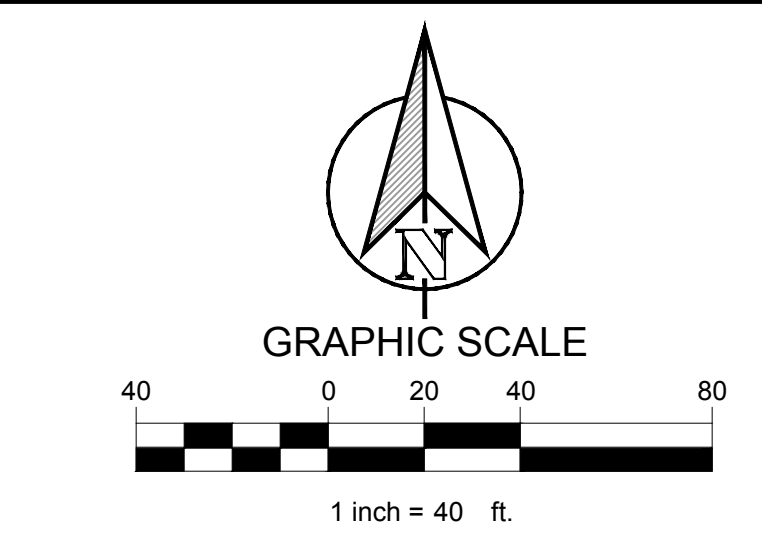
N.M. BULLARD SURVEY,
ABSTRACT NO. 24

LOT 1
BLOCK 1
HONDA OF ROCKWALL ADDITION
CAB. H, PG. 277
P.R.R.C.T.

SITE DATA TABLE	
SITE AREA	7.71 AC (312,099 SF)
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CARWASH)
	3,920 SF (OIL/LUBE)
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STORY
SALES FLOOR AREA	3,928 SF
OFFICE AREA	1,303 SF
# OF BAYS	12

PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SPACES
OFFICE SF 1/ 300 SF	5 SPACES
1 PER 2 BAY	6 SPACES
TOTAL:	27 SPACES
PARKING PROVIDED	
DISPLAY PARKING	86 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES
SERVICE/STORAGE PARKING	21 SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	FIRE LANE AND DRIVE AISLE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE
	PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABILIZED SUBGRADE
	PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK
	PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT



CONSTRUCTION SCHEDULE	
①	PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CONCRETE CURB & GUTTER
④	EX. HANDICAP SYMBOL
⑤	EX. HANDICAP SIGN
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. PROPOSED BOLLARD

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - ALL DUMPSTERS TO HAVE SELF LATCHING GATES.
 - ADDITIONAL LANDSCAPING SHALL BE ADDED AS A COMPENSATORY MEASURE FOR THE SITE PLAN VARIANCES.

CLAY COOLEY HYUNDAI ROCKWALL, TX 75087
<u>LEGAL DESCRIPTION AND OR ADDRESS:</u> ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF)
<u>OWNER:</u> CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062
<u>APPLICANT:</u> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572
<u>CASE NUMBER</u> Z2021-049
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____.
WITNESS OUR HANDS THIS ____ DAY OF _____.
DESIGN: LRR DRAWN: LRR CHECKED: CLC DATE: 7/5/2023
PLANNING AND ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
WWW.CLAYMOOREENR.COM

STATE OF TEXAS

DREW DONOSKY
25851
LICENSED PROFESSIONAL ENGINEER

7/5/2023

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

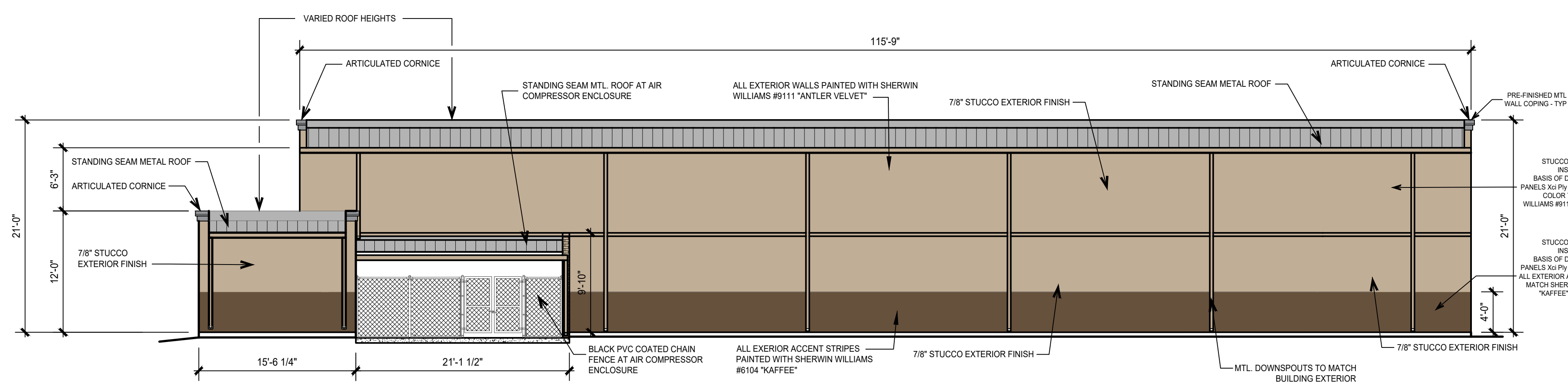
CITY SITE PLAN

CITY SITE PLAN

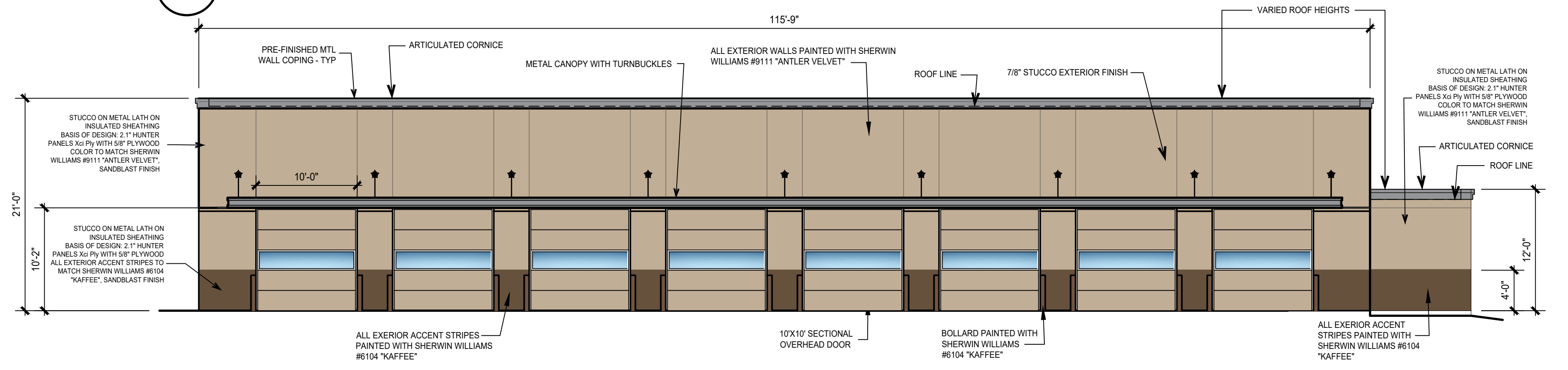
SP-1

File No. 2020-021
(SP2023-032)

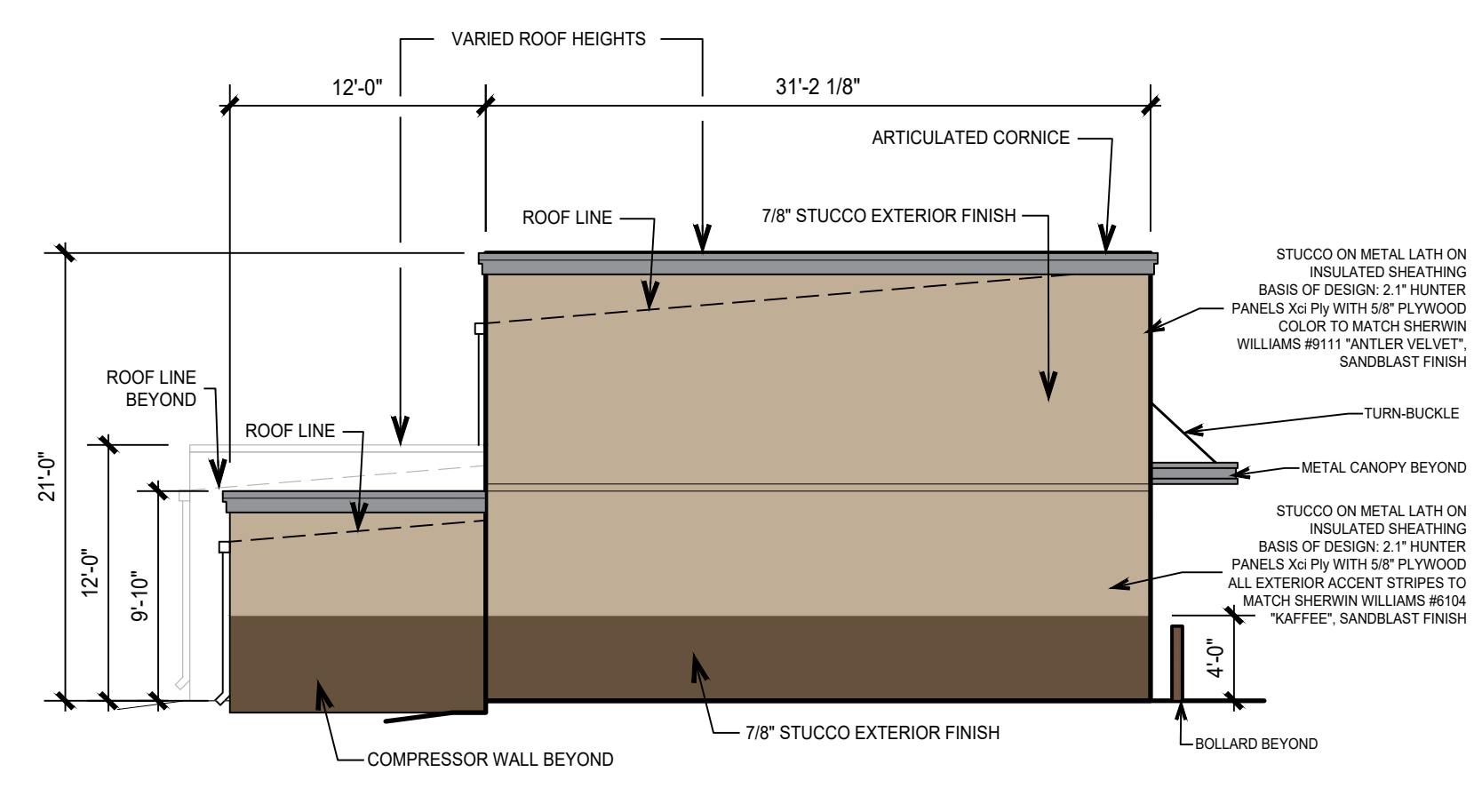
PLOTTED BY: 029-JIM
 PLOT DATE: 6/30/2023 1:56 PM
 LOCATION: Z:\ARCHITURE\ACTIVE\CLAY COOLEY\21034 CLAY COOLEY HYUNDAI OF ROCKWALL\DRAWING FILES\RENDERINGS\21034 CC HYUNDAI ROCKWALL SERVICE EXPANSION_COLOR ELEVATIONS_2023-06-28.DWG
 LAST SAVED: 6/30/2023 1:56 PM



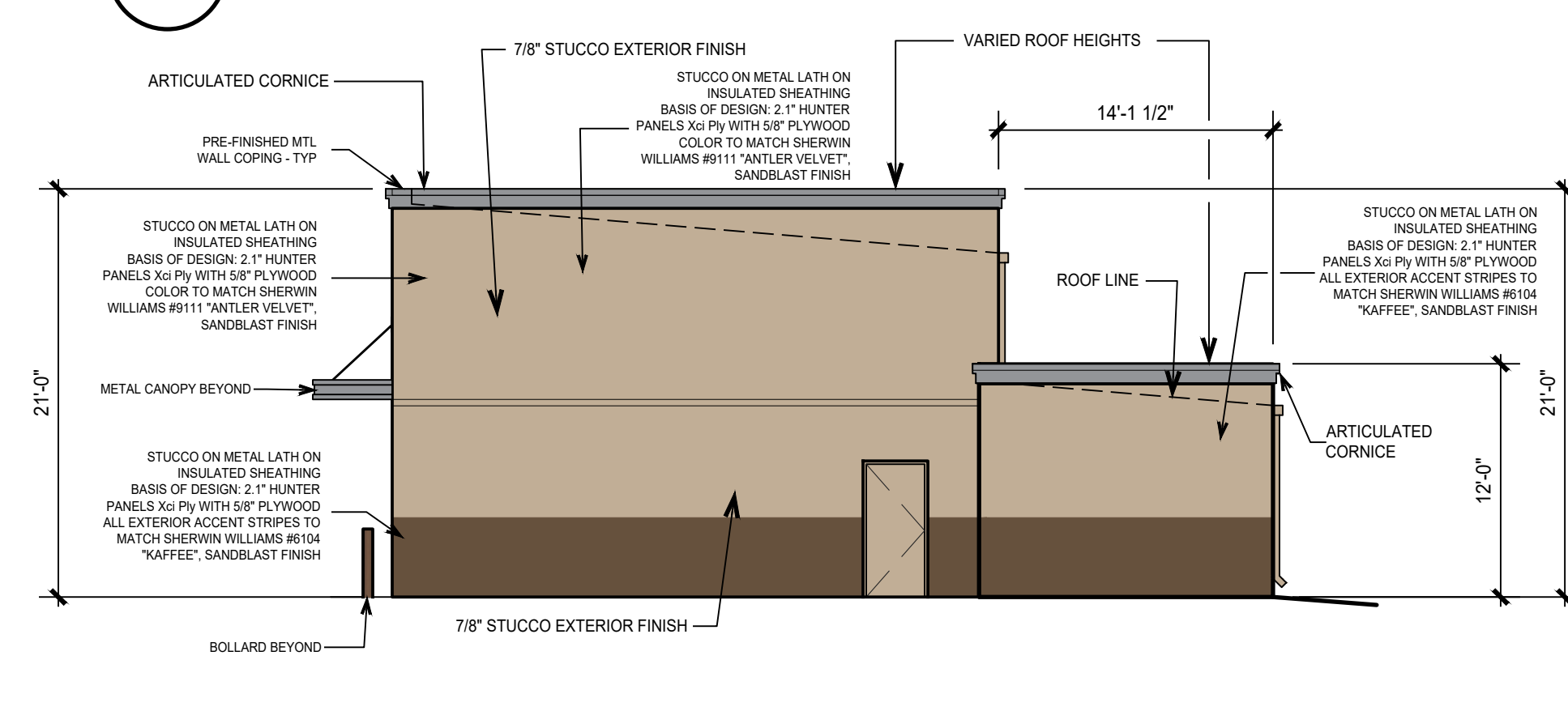
8 EAST ELEVATION - SERVICE BUILDING 2,562 SF
SCALE 1/8"=1'-0"



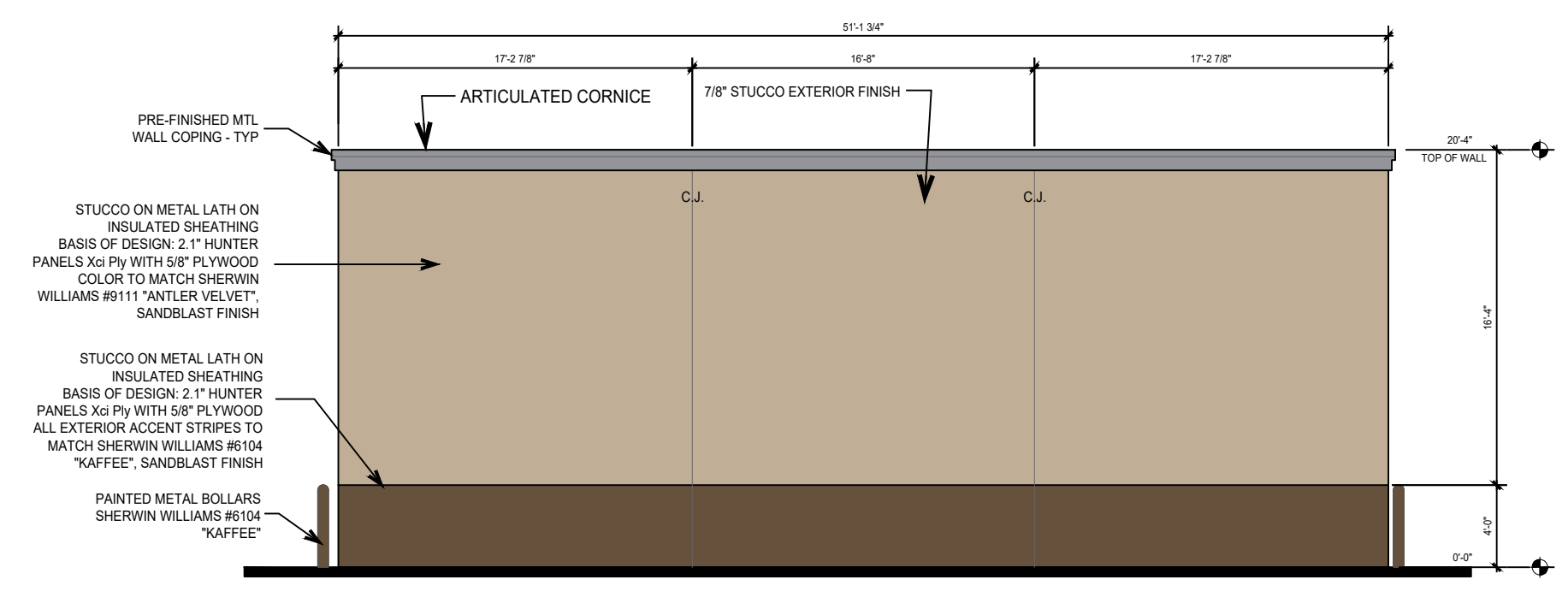
16 WEST ELEVATION - SERVICE BUILDING - FACES CLAY COOLEY BLVD. 2,551 SF
SCALE 1/8"=1'-0"



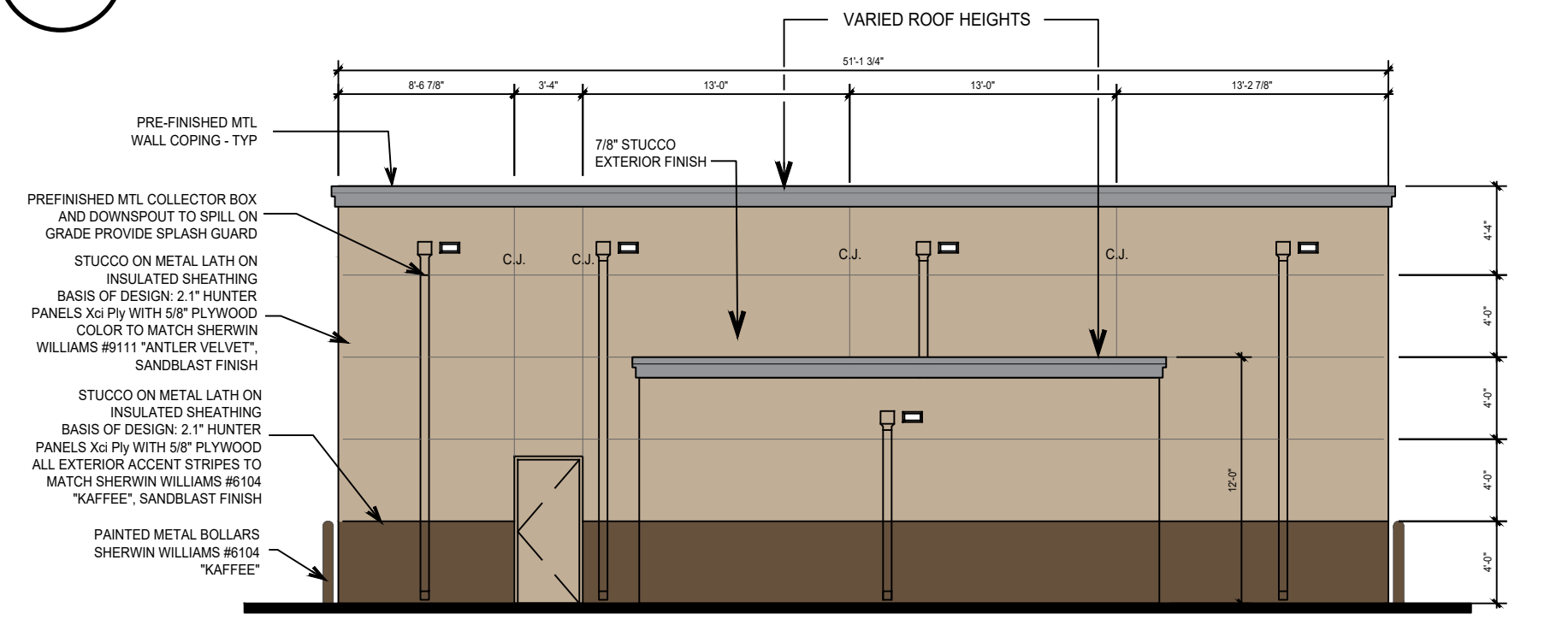
7 NORTH ELEVATION - SERVICE BUILDING 785 SF
SCALE 1/8"=1'-0"



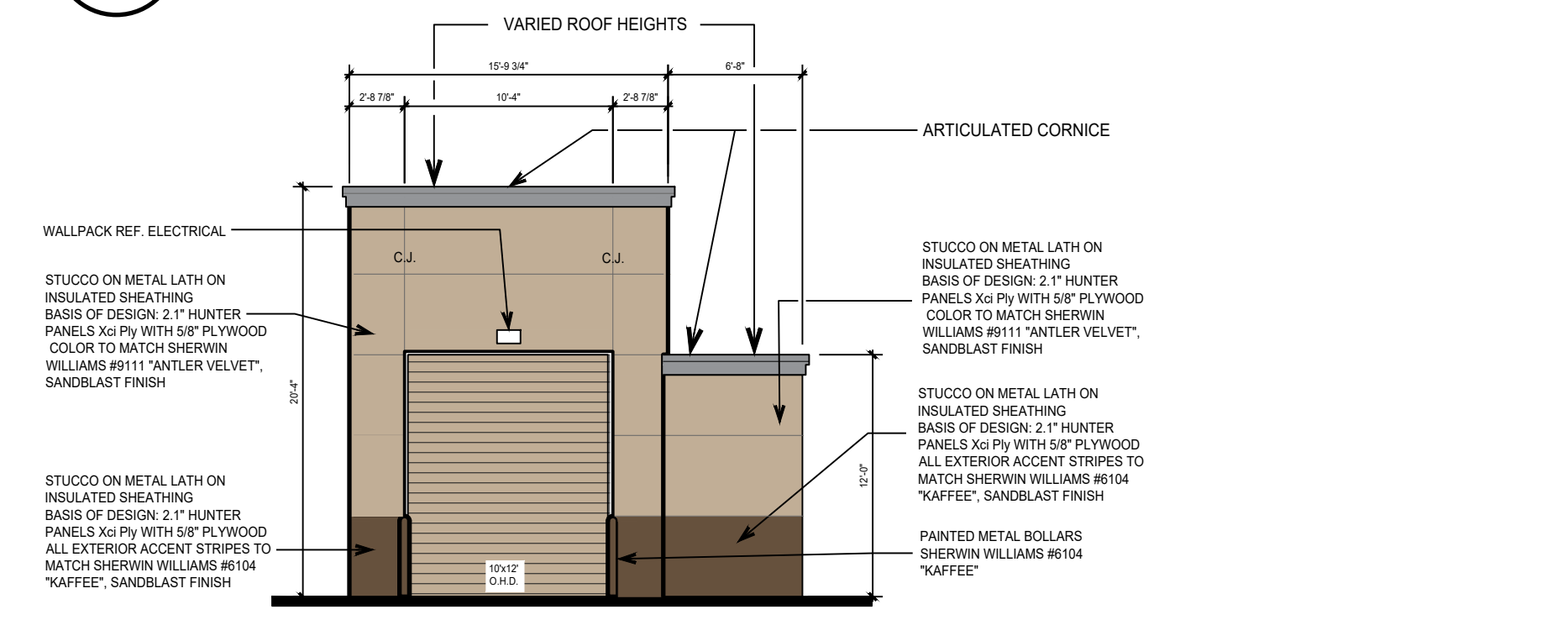
5 SOUTH ELEVATION - SERVICE BUILDING 824 SF
SCALE 1/8"=1'-0"



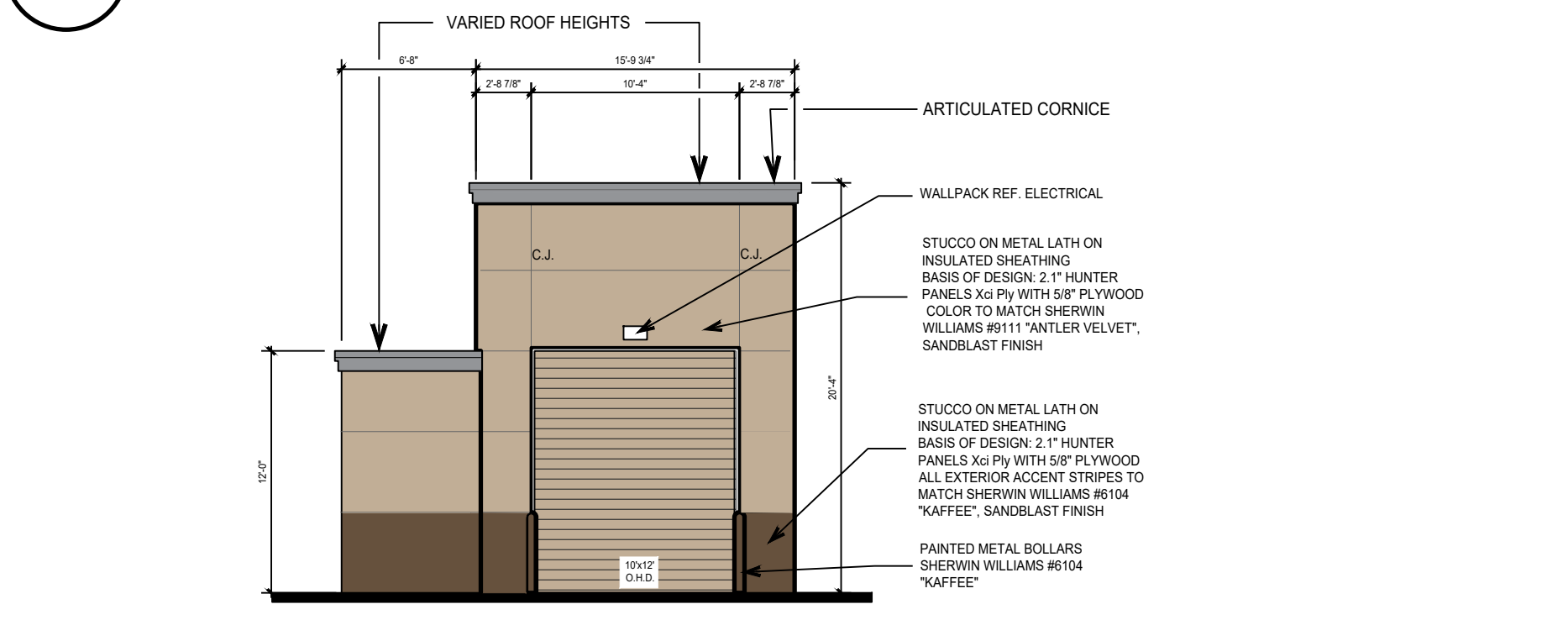
4 SOUTH ELEVATION - CAR WASH 1,040 SF
SCALE 1/8"=1'-0"



2 NORTH ELEVATION - CAR WASH 1,040 SF
SCALE 1/8"=1'-0"



3 EAST ELEVATION - CAR WASH 395 SF
SCALE 1/8"=1'-0"



1 WEST ELEVATION - CAR WASH 395 SF
SCALE 1/8"=1'-0"

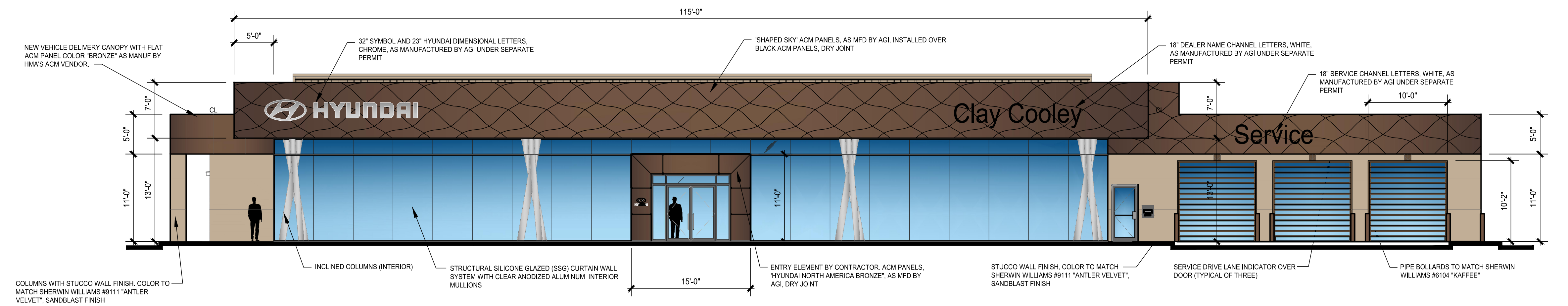
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN(S) IS/ARE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE CITY ORDINANCES AND ZONING REGULATIONS OF THE CITY OF ROCKWALL, TEXAS.

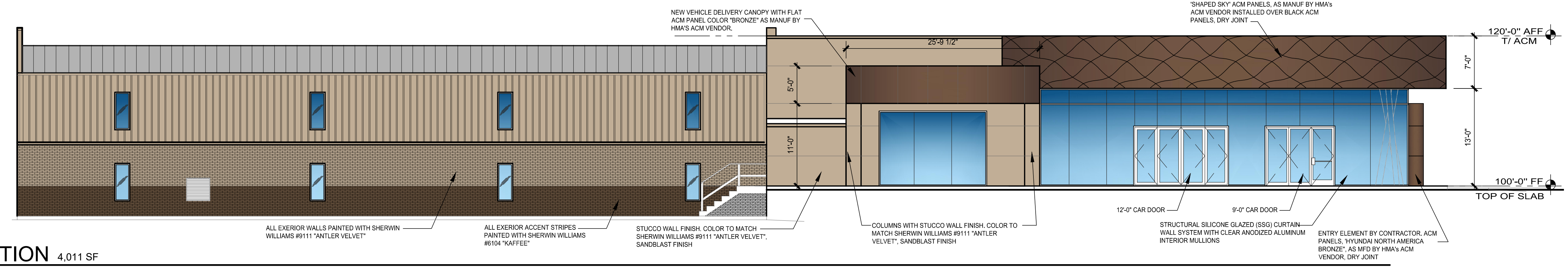
WITNESS MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2023.

PLANNING AND ZONING COMMISSION CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

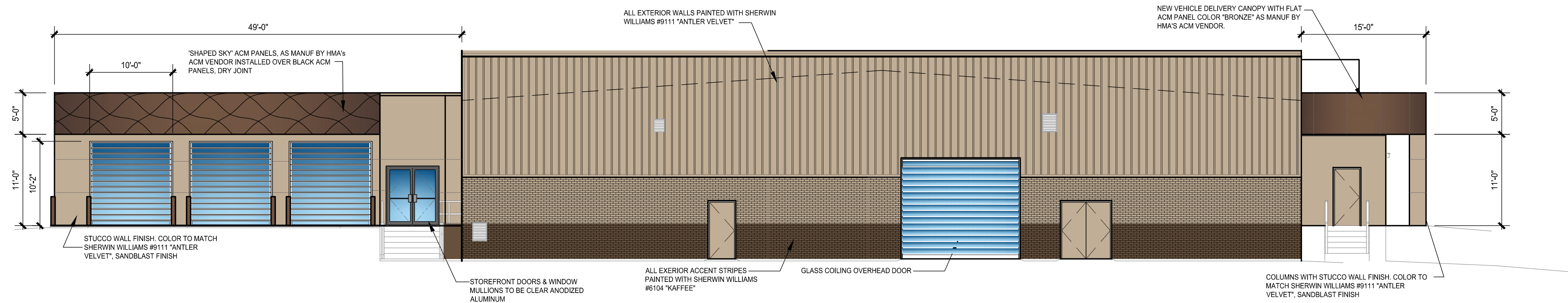
PLOTTED BY: 014-MIKE
 PLOT DATE: 6/15/2023 2:23 PM
 LOCATION: Z:\ARCHITURE\ACTIVE\CLAY COOLEY HYUNDAI\DRAWING FILES\RENDERINGS\21034 CC HYUNDAI ROCKWALL SERVICE EXPANSION_COLOR ELEVATIONS_2023-06-15.DWG
 LAST SAVED: 6/15/2023 1:39 PM



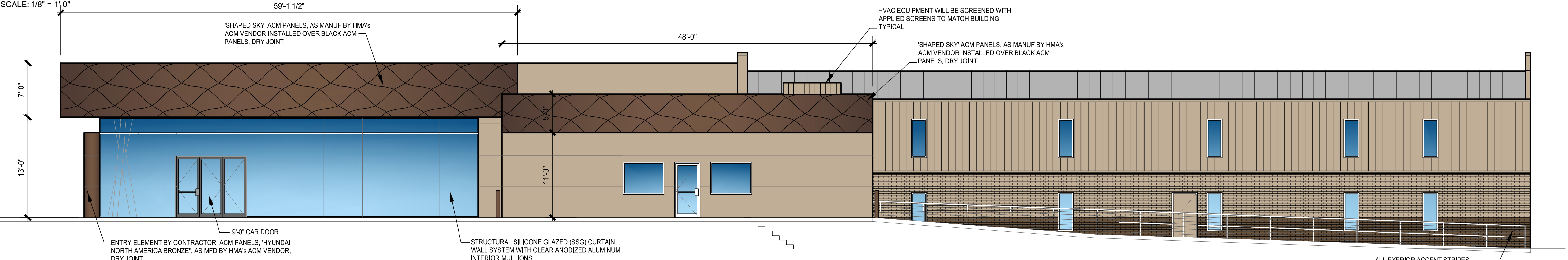
4 NORTH ELEVATION - FACES I-30 3,115 SF
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION 4,011 SF
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION 3,591 SF
 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION 3,908 SF
 SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING ARE TRUTHFUL AND CORRECT AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF TEXAS AND AM REGISTERED IN THE CITY OF ROCKWALL, TEXAS AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2023.

 ARCHITECT

PLANNING AND ZONING COMMISSION CHAIRMAN

 DIRECTOR OF PLANNING AND ZONING

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED ON THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE UDC. (ARTICLE 08, SUBSECTION 05.04)

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

SITE DATA TABLE	
SITE AREA	7.71 AC / 312,099 SF
ZONING	LI (Light Industrial)
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CAR WASH)
	1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07%
FLOOR TO AREA RATIO	0.07:1
BUILDING HEIGHT	1-STORY
SALES FLOOR AREA	3,928 SF
OFFICE AREA	1,303 SF
# OF BAYS	12

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CECA	<i>Cercis canadensis</i> 'Texana'	Texas Redbud	1.5" cal., 4'-6" high	Per plan	17	
ILVO	<i>Ilex vomitoria</i>	Yaupon Holly	1.5" cal., 4'-6" high	Per plan	42	
QUVI	<i>Quercus virginiana</i>	Live Oak	4" cal., 12'-15' high	Per plan	12	
ULCR	<i>Ulmus crassifolia</i>	Cedar Elm	4" cal., 12'-15' high	Per plan	43	
SHRUBS						
BUJA	<i>Buxus micro japonica</i> 'Green Beauty'	Green Beauty Boxwood	5 gallon	3' o.c.	96	
HEPA	<i>Hesperaloe parviflora</i> 'Brakelights'	Red Yucca	5 gallon	4' o.c.	16	
ILCO	<i>Ilex cornuta</i> 'Burfordii Nana'	Dwarf Burford Holly	5 gallon	4' o.c.	34	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	~ 24,885 SF	
		Dam Slope Mix (Contact Native American Seed)	Hydromulch	20 lbs / acre	~ 20,481 SF	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

LANDSCAPE STANDARDS

08.05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL
 REQ. ABUTTING A PUBLIC RIGHT-OF-WAY: 10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LN. FEET OF FRONTAGE

COMMERCE STREET:
 ±398' OF STREET FRONTAGE 10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE

PROVIDED IN 10' BUFFER:
 8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER

05.06 GENERAL OVERLAY DISTRICT STANDARDS - IH-30 OVERLAY
 REQ. LANDSCAPE BUFFER: 20' WIDE W/ GROUND COVER & BUILT-UP BERM & SHRUBBERY ALONG ENTIRE LENGTH OF FRONTAGE, 30" 48" HIGH; 2 CANOPY TREES + 4 ACCENT TREES PER 100 LN. FT. OF PRIMARY ROADWAY

±237 ROADWAY FRONTAGE REQ. PLANTING:
 PROVIDED IN 20' BUFFER, EXISTING: 4.7 (5) CANOPY TREES + 9.5 (10) ACCENT TREES
 PROPOSED IN 20' BUFFER: 4 CANOPY TREES + 1 ACCENT TREE; SHRUBBERY 1 CEDAR ELM + 9 REDBUDS

LANDSCAPE SCREENING

05.02 LANDSCAPE SCREENING
 REQ. HEADLIGHT SCREENING: HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS

PROVIDED SCREENING:
 BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS

05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT
 TOTAL SITE AREA: 312,099 SF
 LANDSCAPE AREA REQUIRED TOTAL SITE: 62,420 SF (20%)
 LANDSCAPE PROVIDED, TOTAL SITE: ±79,574 SF (25%)

LOCATION OF LANDSCAPING:
 MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.

MIN. SIZE OF AREAS
 ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA

DETENTION BASINS
 DETENTION BASIN AREA: MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF
 REQUIRED TREES: ±31,539 SF
 PROVIDED TREES: 42 CANOPY TREES & 42 ACCENT TREES
 42 CEDAR ELM & 42 YAUPON HOLLY

PARKING LOT LANDSCAPING
 MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
 27 (2 ADA) SPACES, ±20,759 SF
 87 SPACES, ±27,124 SF
 REQ. PARKING LOT LANDSCAPING: 1,038 SF (5%)
 3,734 SF (18%)
 REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

PROPOSED CUSTOMER PARKING AREA:
 PROPOSED DISPLAY PARKING AREA: 87 SPACES, ±27,124 SF
 REQ. PARKING LOT LANDSCAPING: 1,038 SF (5%)
 PROPOSED PARKING LOT LANDSCAPING: 3,734 SF (18%)

PROPOSED CUSTOMER PARKING AREA:
 PROPOSED DISPLAY PARKING AREA: 87 SPACES, ±27,124 SF
 REQ. PARKING LOT LANDSCAPING: 1,038 SF (5%)
 PROPOSED PARKING LOT LANDSCAPING: 3,734 SF (18%)

PARKING DATA TABLE	
PARKING REQUIRED	
SALES FLOOR 1/250 SF	16 SPACES
OFFICE SF 1/300 SF	5 SPACES
1 SPACE PER 2 BAY	6 PARKING
TOTAL	27 SPACES
PARKING PROVIDED	
DISPLAY PARKING	87 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES

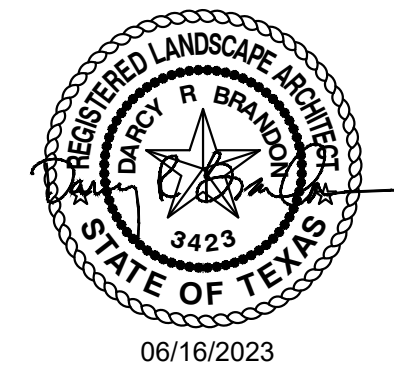
PARKING DATA TABLE	
PARKING REQUIRED	
SALES FLOOR 1/250 SF	16 SPACES
OFFICE SF 1/300 SF	5 SPACES
1 SPACE PER 2 BAY	6 PARKING
TOTAL	27 SPACES
PARKING PROVIDED	
DISPLAY PARKING	87 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS _____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



Scale 1" = 40'

PLOTTED BY: DARCY BRANDON 6/16/2023 10:38 AM
 PLOT DATE: 6/16/2023 10:38 AM
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 LAST SAVED: 6/16/2023 10:37 AM

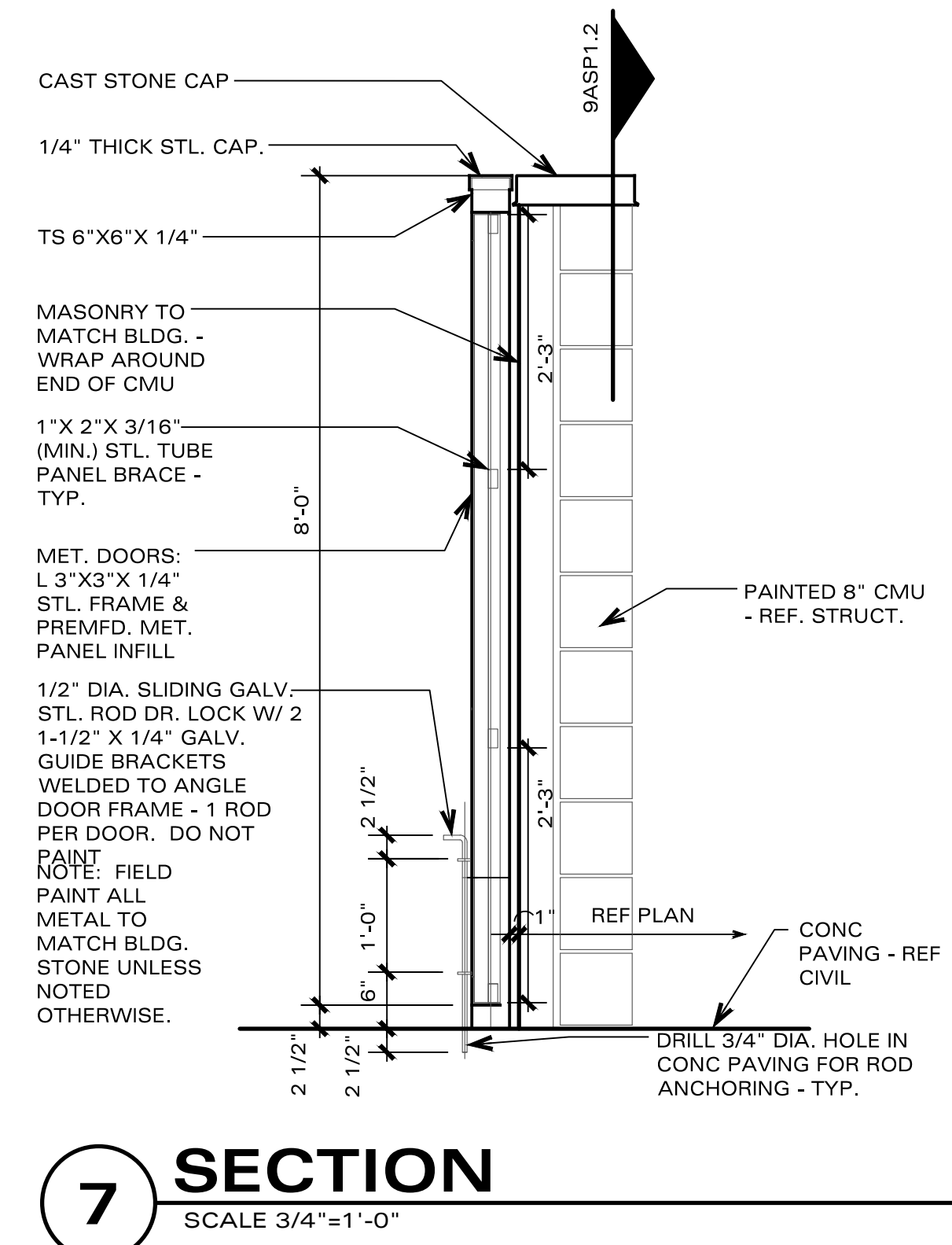


PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 DREW DONOSKY
 P.E. No. 125651, Exp. 6/16/2023
 06/16/2023

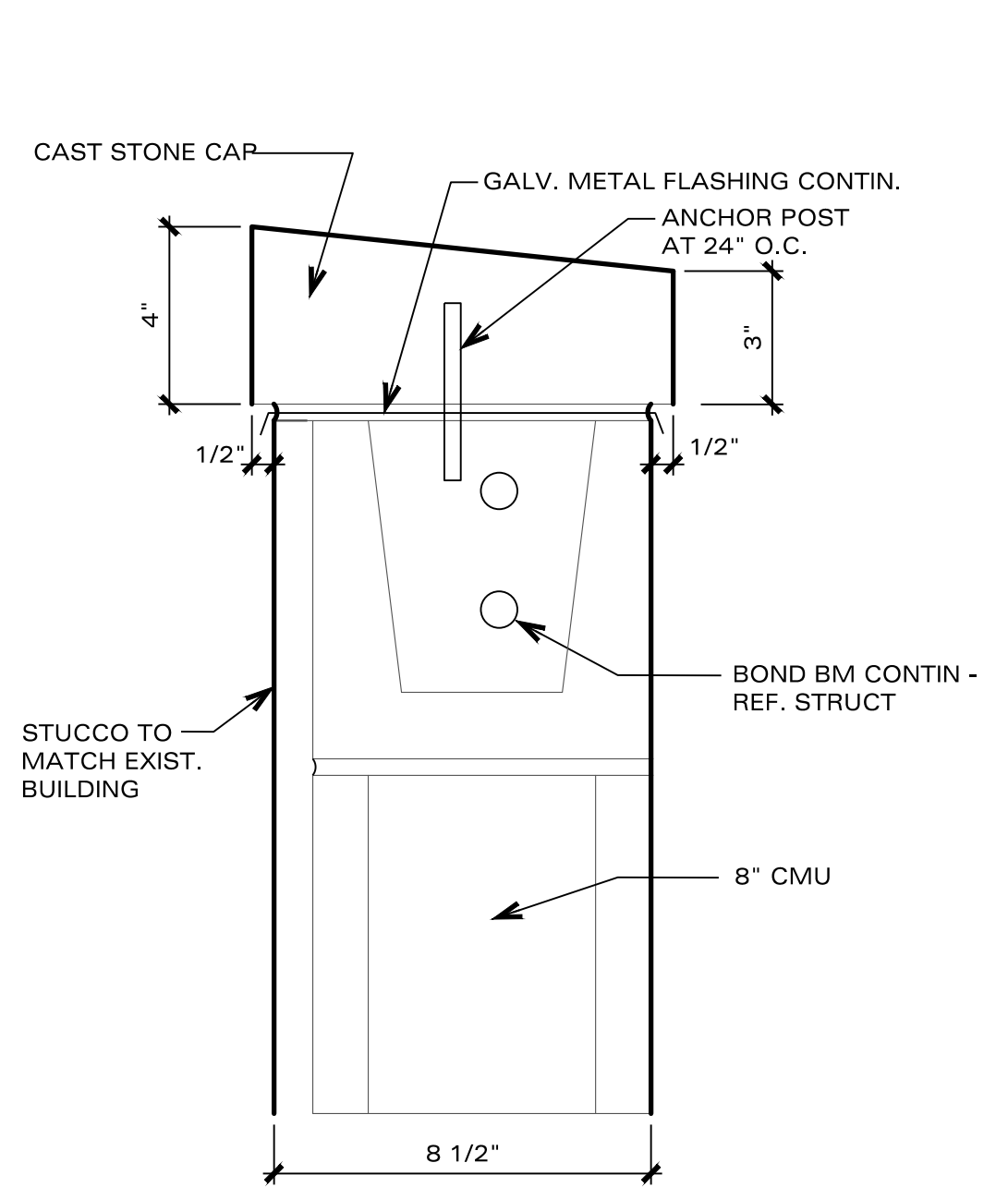
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

LANDSCAPE PLANTING PLAN

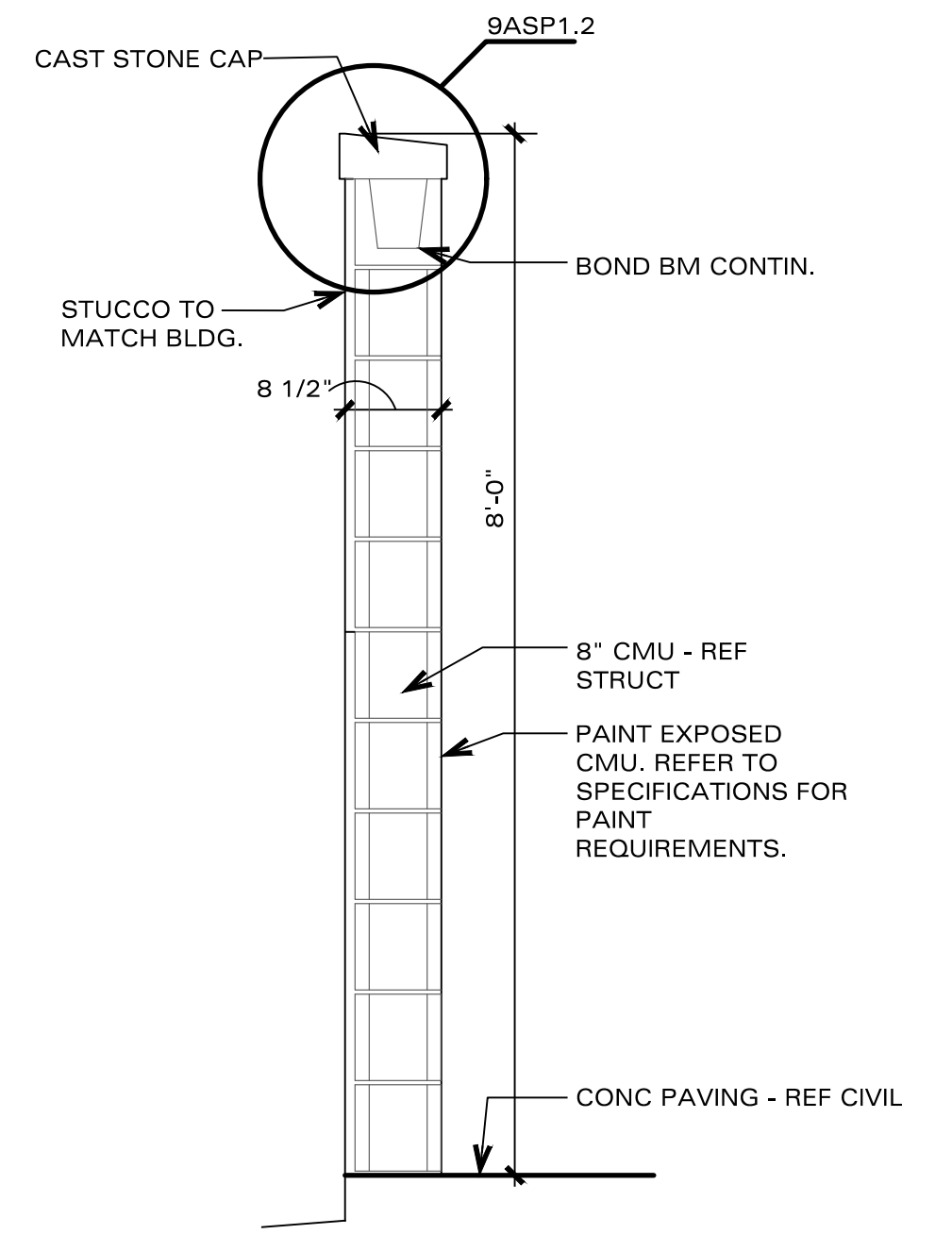
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DRAWN:	LRR
CHECKED:	CLC
DATE:	02-02-2020
SHEET	
LP-1	
File No.	2020-021



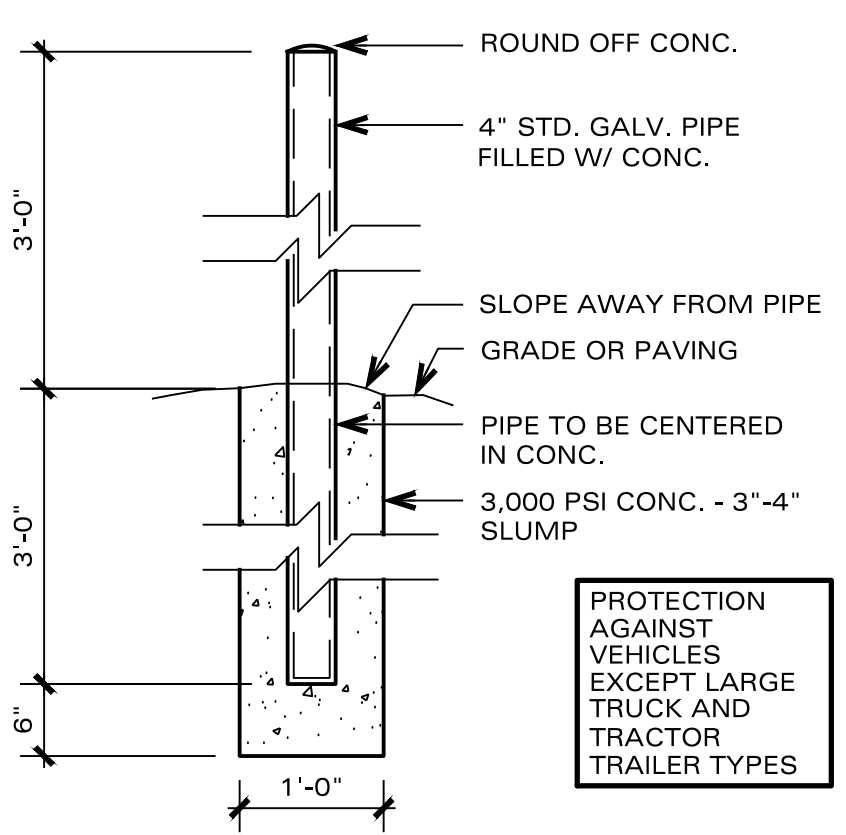
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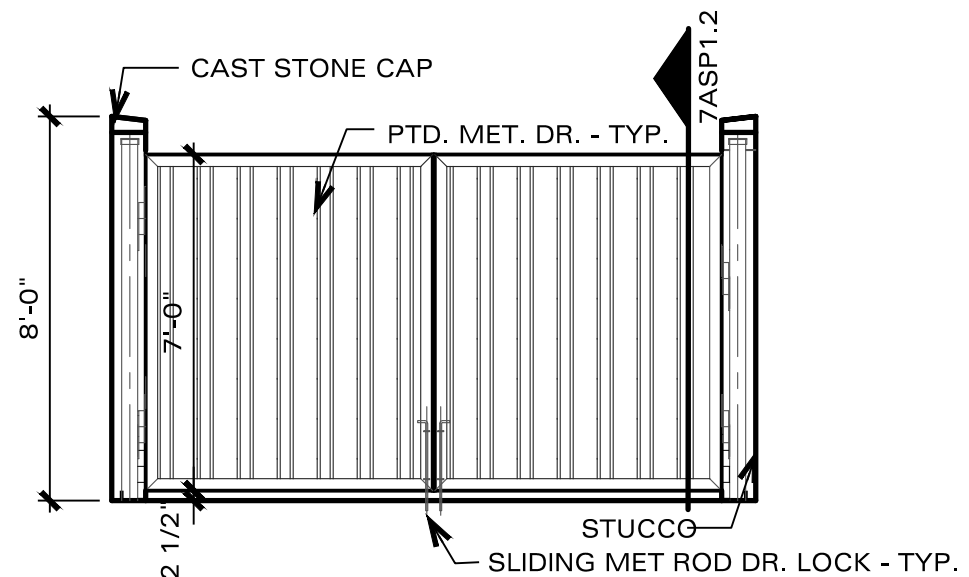
9 CAST STONE SECTION
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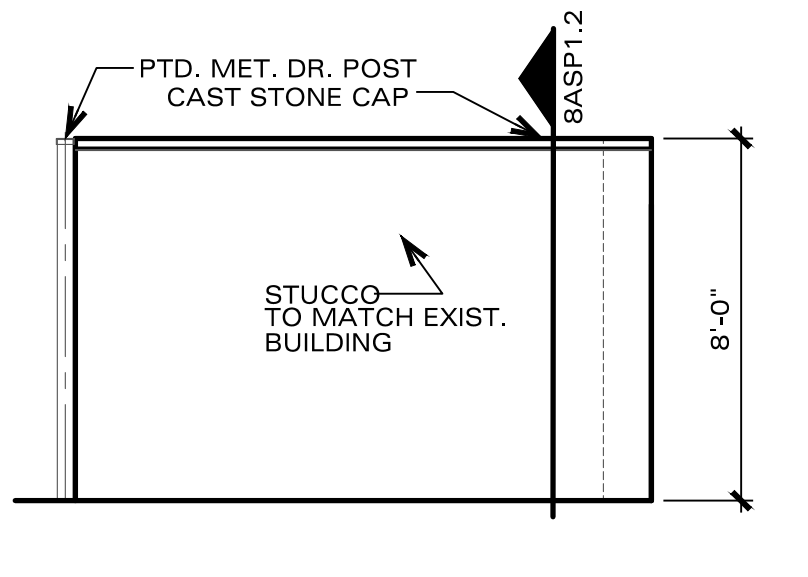
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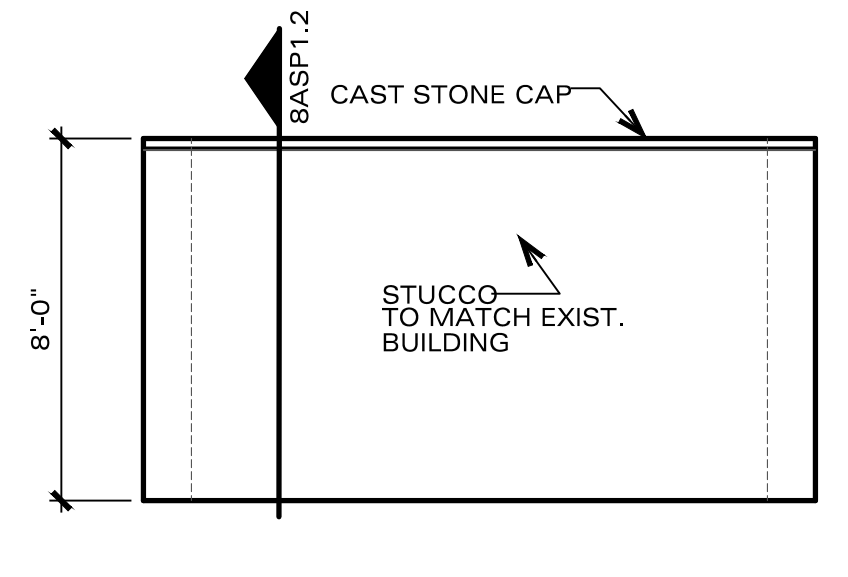
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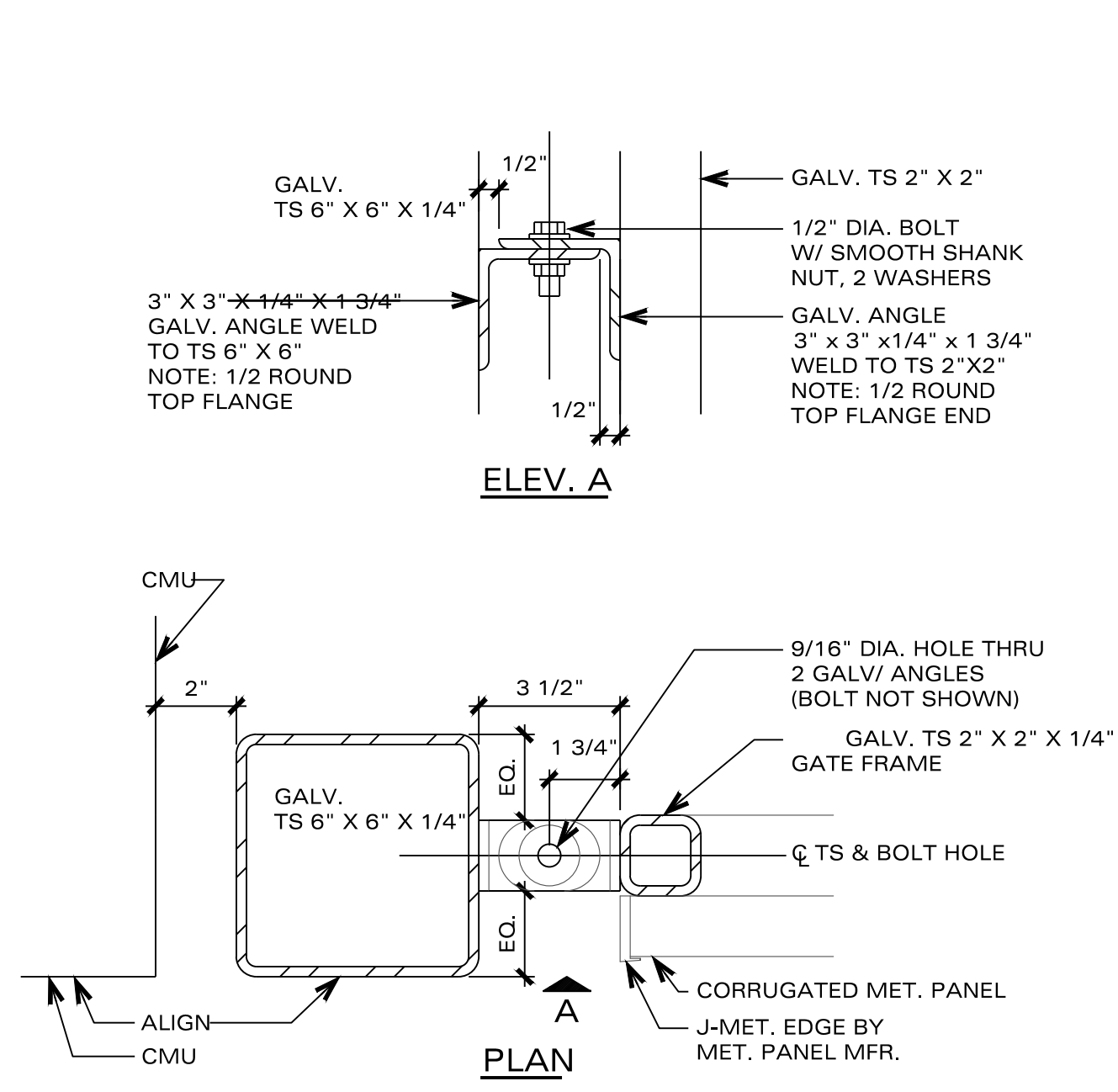
5 ELEVATION
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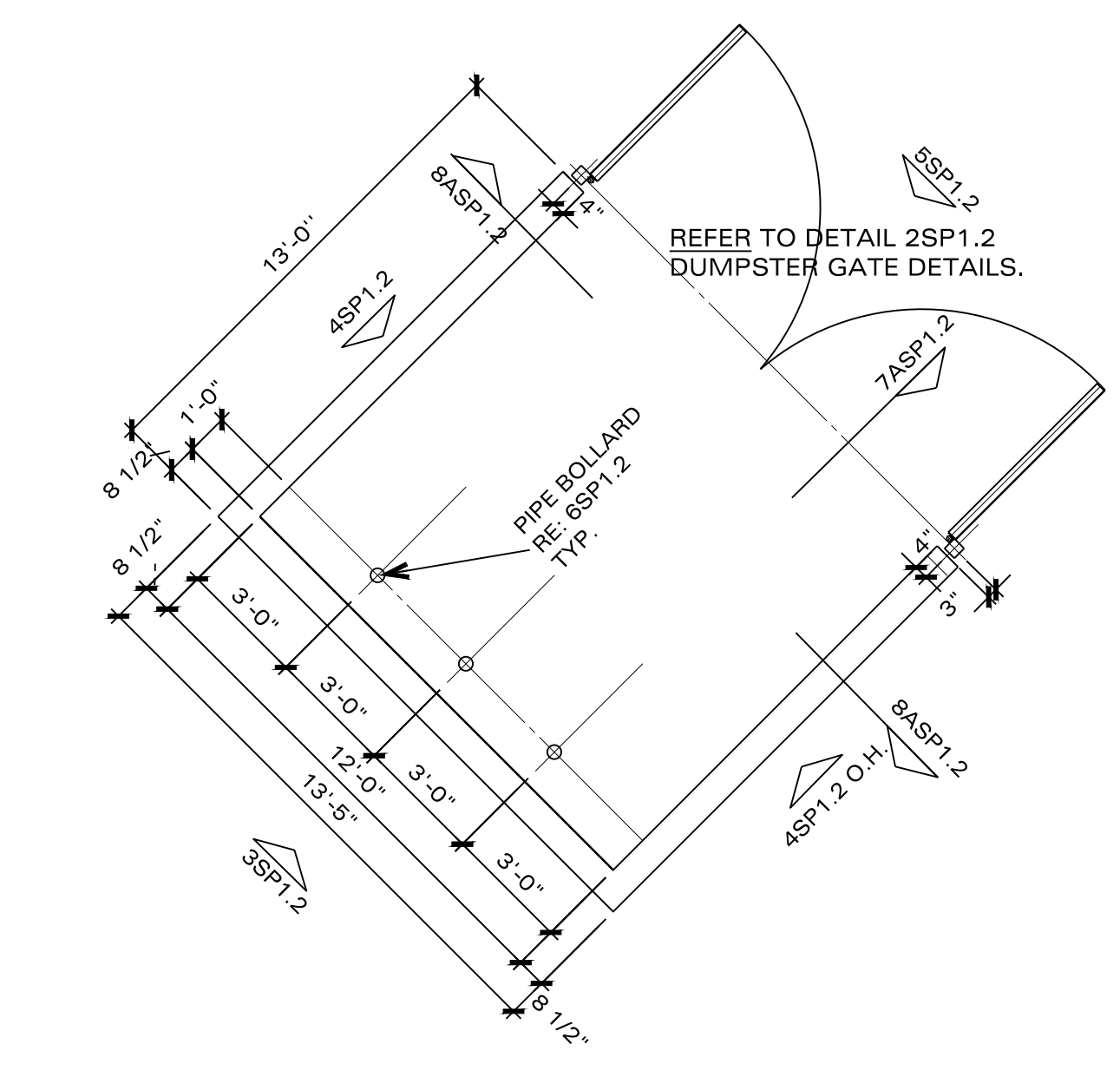
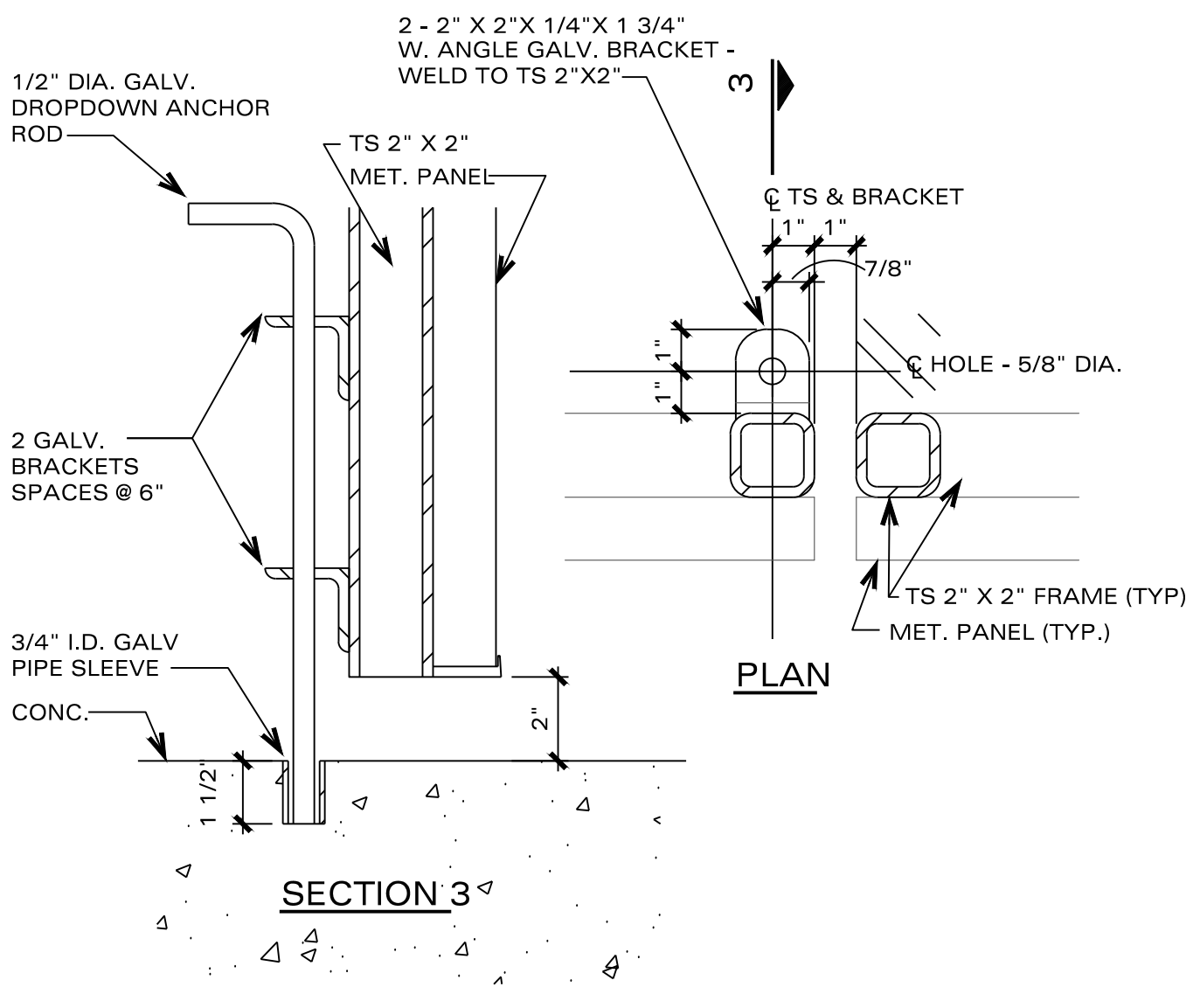
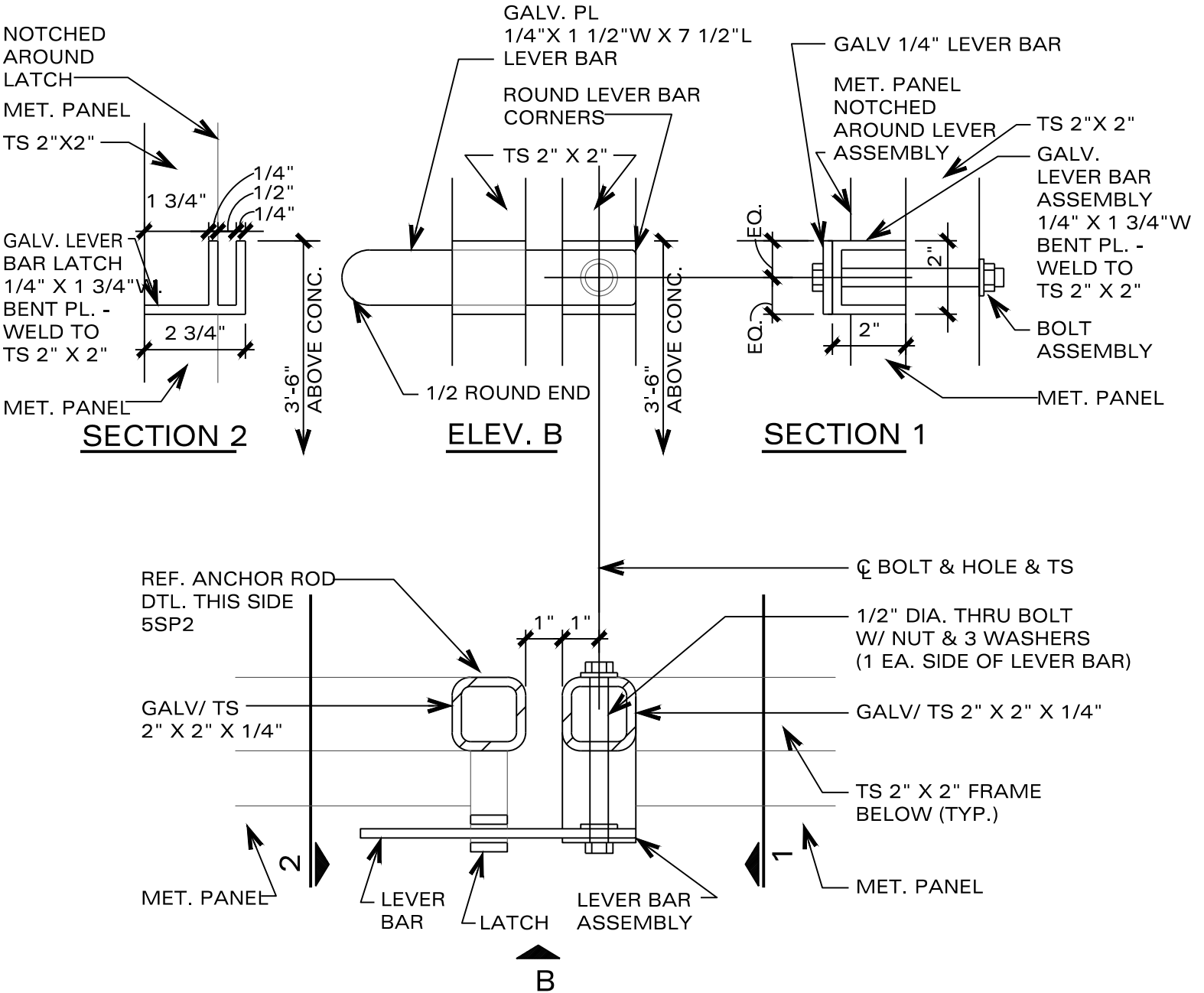
4 ELEVATION
SCALE 1/4"=1'-0"



3 ELEVATION
SCALE 1/4"=1'-0"




2 GATE DETAILS
SCALE 3"=1'-0"



1 PLAN
SCALE 1/4"=1'-0"

INCOMPLETE CONSTRUCTION DOCUMENTS
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. (TBAE - EFFECTIVE 10-01-2003)
JAMES R. HARDIN, ARCHITECT TEXAS
REGISTRATION NO. 11546
DATE: 11/30/2021



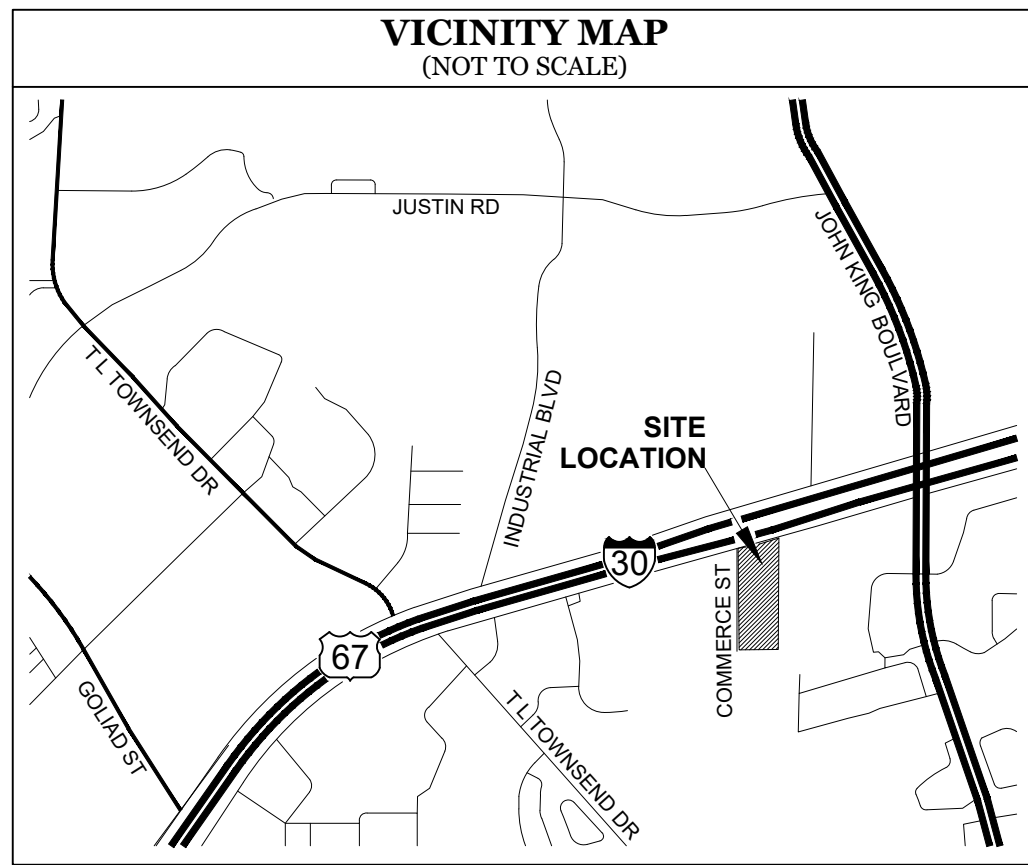
HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT: AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS: 1540 Interstate 30 E
CITY: ROCKWALL STATE: TX ZIP: 75087

DUMPSTER SCREEN

JOB NO.	21034	
DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

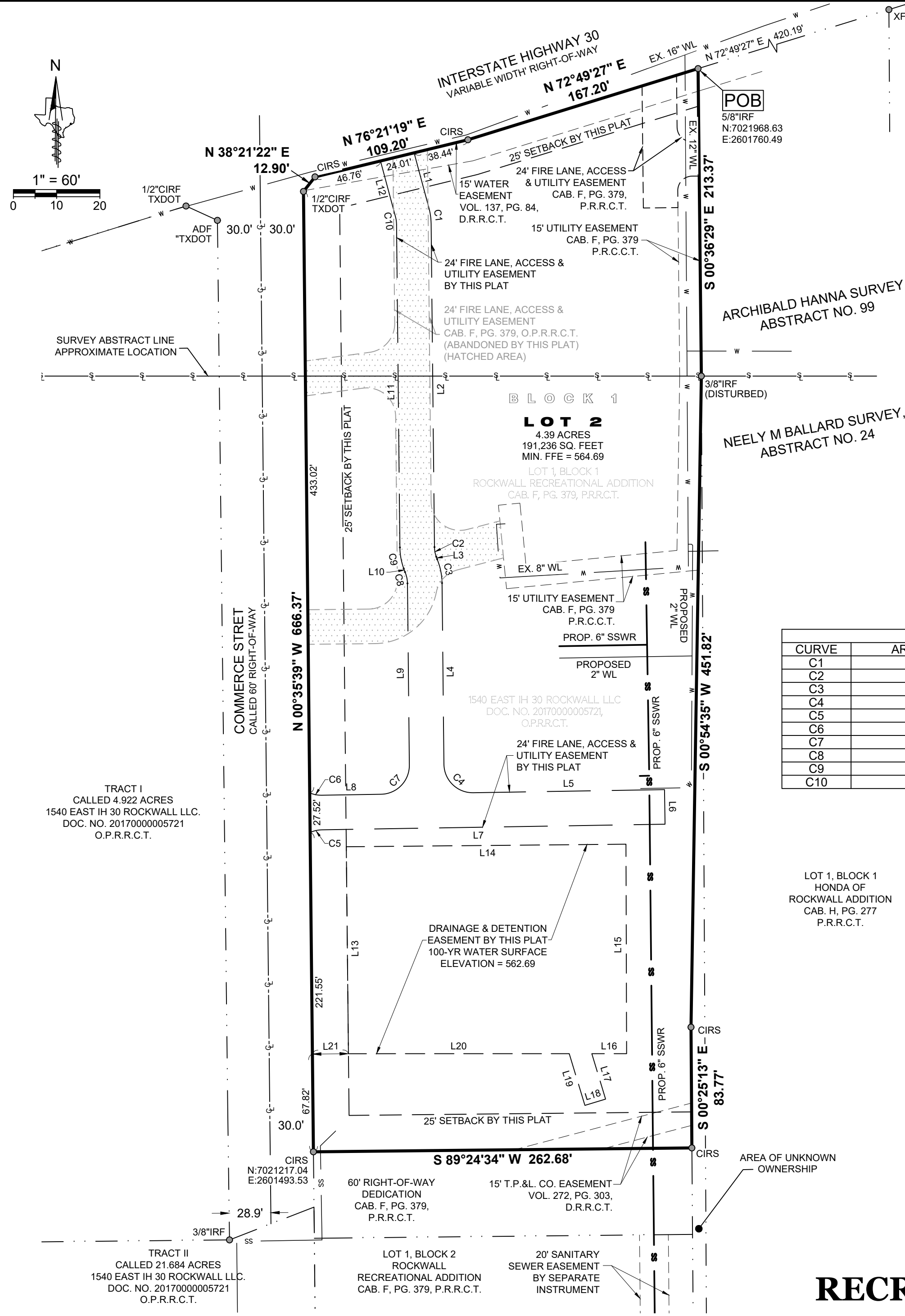


GENERAL NOTES

- The purpose of this plat is to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 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.

LEGEND

- PG = PAGE
- CAB = CABINET
- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- W = WATER LINE
- SS = SANITARY SEWER LINE
- - - - = EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°03'39" W	39.66'
L2	N 00°35'39" W	224.29'
L3	N 19°58'51" W	1.97'
L4	N 00°35'39" W	125.72'
L5	S 89°03'46" W	132.78'
L6	N 00°56'14" W	24.00'
L7	N 89°03'46" E	238.24'
L8	S 89°03'47" W	41.21'
L9	S 00°35'39" E	126.11'
L10	S 19°58'51" E	2.63'
L11	S 00°35'39" E	224.29'
L12	S 15°03'39" E	40.25'
L13	N 00°35'39" W	143.59'
L14	N 89°28'24" E	194.12'
L15	S 00°10'06" E	145.33'
L16	S 89°59'29" W	24.13'
L17	S 16°50'46" E	32.94'
L18	S 73°09'14" W	15.00'
L19	N 16°50'46" W	37.48'
L20	S 89°59'29" W	153.25'
L21	S 89°24'21" W	25.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	N 07°49'39" W	11.08'
C2	6.77'	20.00'	19°23'12"	N 10°17'15" W	6.74'
C3	16.92'	44.00'	22°01'42"	N 11°36'30" W	16.81'
C4	31.54'	20.00'	90°20'35"	N 45°45'56" W	28.37'
C5	8.41'	20.00'	24°04'46"	N 77°01'23" E	8.34'
C6	8.51'	20.00'	24°22'18"	N 78°45'04" W	8.44'
C7	31.30'	20.00'	89°39'26"	S 44°14'04" W	28.20'
C8	8.14'	20.00'	23°18'19"	S 12°14'49" E	8.08'
C9	14.89'	44.00'	19°23'12"	S 10°17'15" E	14.82'
C10	5.05'	20.00'	14°28'00"	S 07°49'39" E	5.04'

LOT 1, BLOCK 1
HONDA OF
ROCKWALL ADDITION
CAB. H, PG. 277
P.R.R.C.T.

**REPLAT
LOT 2, BLOCK 1
ROCKWALL
RECREATIONAL ADDITION
4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
OF ROCKWALL RECREATIONAL ADDITION,
RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2110.002	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	07/27/2022	
Drafter	BE	

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Drew Donosky
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
1540 East IH 30 Rockwall LLC
PO BOX 570809
Dallas, TX 75357

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1, Block 1 of Rockwall Recreational Addition, a subdivision of record in Cabinet F, Page 379, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Center, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

THENCE, along the east line of said Lot 1, Block 1, Rockwall Recreational Center, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 666.37 feet to a 1/2" inch iron rod with plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

THENCE, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **1540 EAST IH 30 ROCKWALL LLC**, the undersigned owner of the land shown on this plat, and designated herein as **ROCKWALL RECREATIONAL ADDITION**, a subdivision to the City 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 **ROCKWALL RECREATIONAL ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby 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 or using 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 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 of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city 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 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 secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary 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 city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein 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 City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **ROCKWALL RECREATIONAL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

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

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 2, BLOCK 1
 ROCKWALL
 RECREATIONAL ADDITION
 4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
 OF ROCKWALL RECREATIONAL ADDITION,
 RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
 AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2110.002	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	07/27/2022	
Drafter	BE	

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 1540 East IH 30 Rockwall LLC
 PO BOX 570809
 Dallas, TX 75357

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 22-02 [S-266]* 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) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS, A MAJOR AUTO REPAIR GARAGE, AND OUTSIDE STORAGE* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK 1 , ROCKWALL RECREATIONAL 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.

WHEREAS, the City has received a request from Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described 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 *Ordinance No. 22-02 [S-266]* the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 22-02*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks, Major Auto*

Repair Garage, and Outside Storage as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (3) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (4) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (5) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street Right-of-Way (*i.e. Commerce Street is for public parking only*).

The following conditions pertain to the operation of a *Major Auto Repair Garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The outside storage of tires or any other automotive parts shall be prohibited.
- (2) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.

The following conditions pertain to the operation of *Outside Storage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) Outside storage shall be screened by an eight (8) foot masonry wall as depicted in *Exhibit 'B'* of this ordinance.

3.2. 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 compliance to the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)* and/or building permit, should the business owner 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 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2023.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

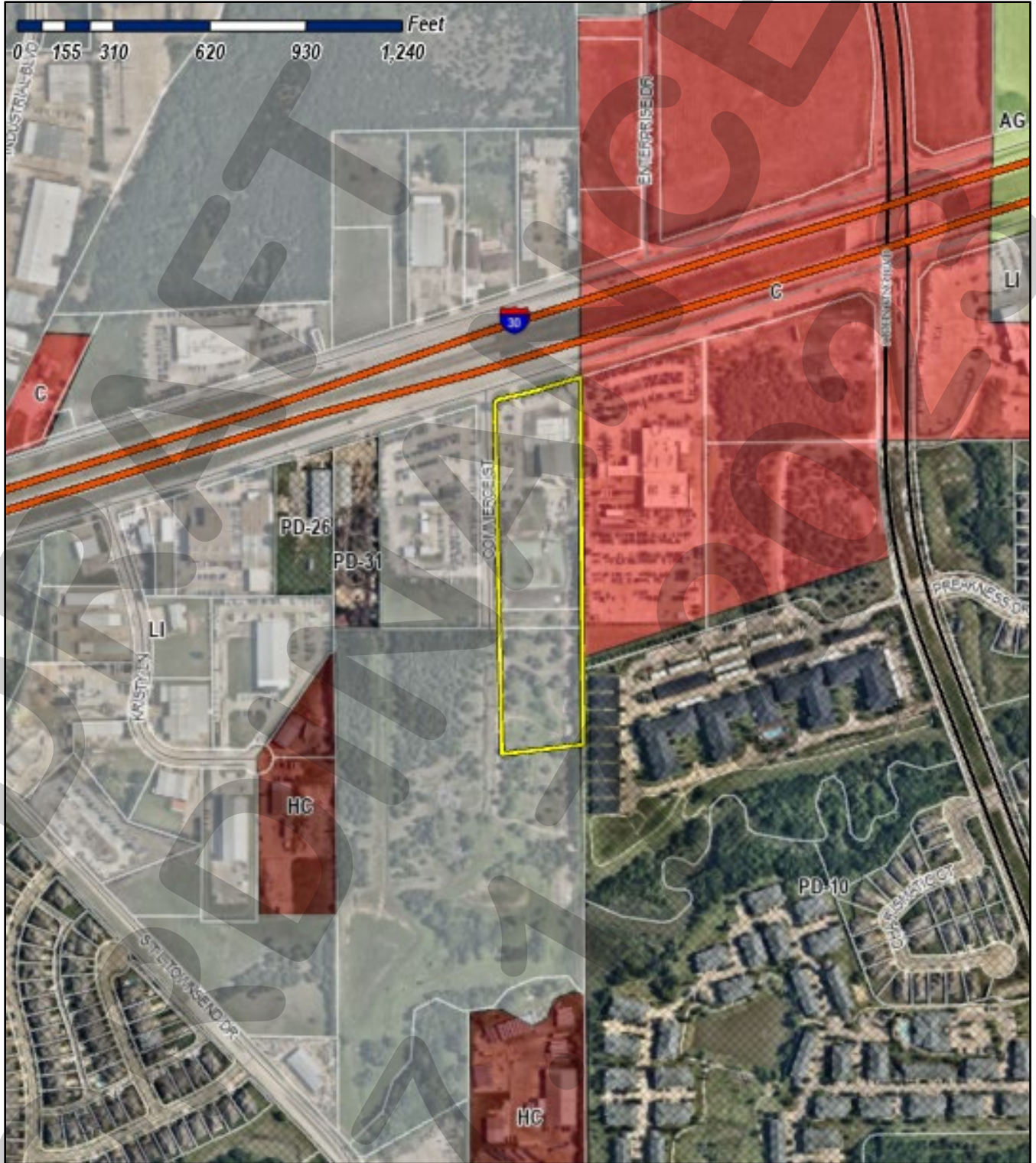
1st Reading: July 17, 2023

2nd Reading: August 7, 2023

DRAFT
ORDINANCE
07.17.2023

Address: 1540 E. IH-30

Legal Description: Lot 2, Block 1, Rockwall Recreational Addition





MEMORANDUM

TO: Mary Smith, City Manager
CC: Honorable Mayor and City Council
FROM: Ryan Miller, Director of Planning and Zoning
DATE: July 17, 2023
SUBJECT: MIS2023-008; SPECIAL REQUEST FOR 327 NICOLE DRIVE

Attachments

Memorandum
Development Application
Location Map
Applicant's Letter
Proposed Subdivision Plat
Survey

Summary/Background Information

Discuss and consider a request by Guicherme Credidio Braga for the approval of a *Miscellaneous Case* for a *Special Exception* to the *Minimum Lot Width/Frontage* requirements stipulated by *Ordinance No. 16-01* to allow a lot less than 50-feet in width on a 0.495-acre tract of land identified as a portion of Lots 1354 & 1359 and all of Lots 1355 & 1356 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] for Single-Family 7 (SF-7) District land uses, addressed as 327 Nicole Drive, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed Special Exception.



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

TO: Mayor and City Council
FROM: Bethany Ross, *Planner*
DATE: July 17, 2023
SUBJECT: MIS2023-008; *Special Request for 327 Nicole Drive*

On June 16, 2023, the applicant -- *Guicharme Credidio Braga* -- submitted an application requesting the *Consideration of a Special Request* for 327 Nicole Drive to facilitate the subdivision of the existing tract of land into three (3) parcels of land. One (1) of the three (3) parcels of land is proposed to have a lot width of 45-feet (see *Figure 1*), which is five (5) feet less than the required minimum lot width of 50-feet. Typically, requests for variances to the density and dimensional requirements of a zoning district are in the purview of the Board of Adjustments (BOA); however, Section (3)(c), *PD Development Standards*, of Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] states, “(t)he City Council may consider special requests in the Lake Rockwall Estates Subdivision. Such request may include but not necessarily be limited to the use of alternative building materials, reductions in the building setbacks, exceptions to the fencing requirements, or other requests submitted for consideration to the Planning and Zoning Department. Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve a special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code [UDC]. Such requests may be denied by the City Council by the passage of a motion to deny. Special Requests shall not include any request to change the land use of a property.” Staff is obligated to point out, that while other lots of a similar size do exist in the Lake Rockwall Estates Subdivision they were created prior to annexation in 2009; however, no lot less than 50-feet has been approved by the City Council since the original zoning ordinance (i.e. *Ordinance No. 09-37*) was approved on September 21, 2009.

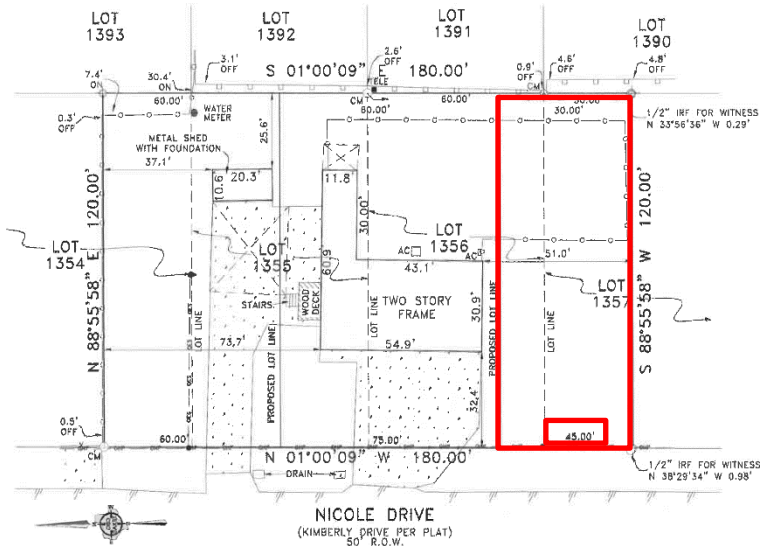


FIGURE 1: EXHIBIT OF THE PROPOSED THREE (3) LOTS

Staff should also note that if this *Special Request* is approved, the applicant will not have access to City Sewer or the ability to obtain an On-Site Sewage Facility (OSSF) for either of the proposed new lots. According to Section 3, *On Site Sewage Facilities (OSSF)*, of Article 05, *County Authority and Responsibilities*, of the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*, “(t)he County retains exclusive jurisdiction to administer and enforce the County’s on-site sewage facility (OSSF) regulations on property in the City’s Extraterritorial Jurisdiction (ETJ); provided that the County reject as incomplete any application for an on-site sewage facility (OSSF) that is not accompanied by an approved subdivision plat or a statement from the City that a subdivision plat is not required for the development of a property.” Rockwall County requires at least 1.5 acre lots for On-Site Sewage Facilities (OSSF). Based on this, the applicant would not be approved for a OSSF on either of the proposed new lots. With this being said, staff should point out that the City is in the early stages of adding sewer to Area 2 in Lake Rockwall Estates, but does not currently have a timeframe on the implementation of a sewer system in this area. In addition, a building permit cannot be approved for either of the proposed new lots until City sewer is in place.

In this case, while the applicant’s request does not appear to create a negative or adverse effect on any of the adjacent properties, the case could create a precedence in the area. In addition, the request is considered to be a self-created hardship; however, the approval of a *Special Request* in the Lake Rockwall Estates Subdivision is a discretionary decision for City Council

pending a recommendation from the Planning and Zoning Commission. In the attached packet, staff has included a copy of the applicant's letter and an exhibit showing the proposed three (3) lots. Should the City Council have any questions, staff will be available at the July 17, 2023 City Council meeting.

PLANNING AND ZONING COMMISSION

On July 11, 2023, the Planning and Zoning Commission approved a motion to approve the Special Exception by a vote of 4-2, with Commissioners Welch and Llewellyn dissenting and Commissioner Conway absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

M152023-808

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

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 HB316Z 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 GUILHERME CREDIDIO BRAGA

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS 327 NICOLE DRIVE

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX, 75032

CITY, STATE & ZIP

PHONE 214 469 8773

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

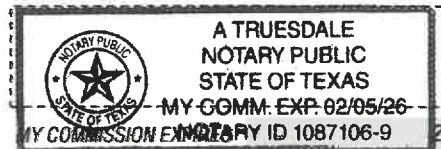
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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."

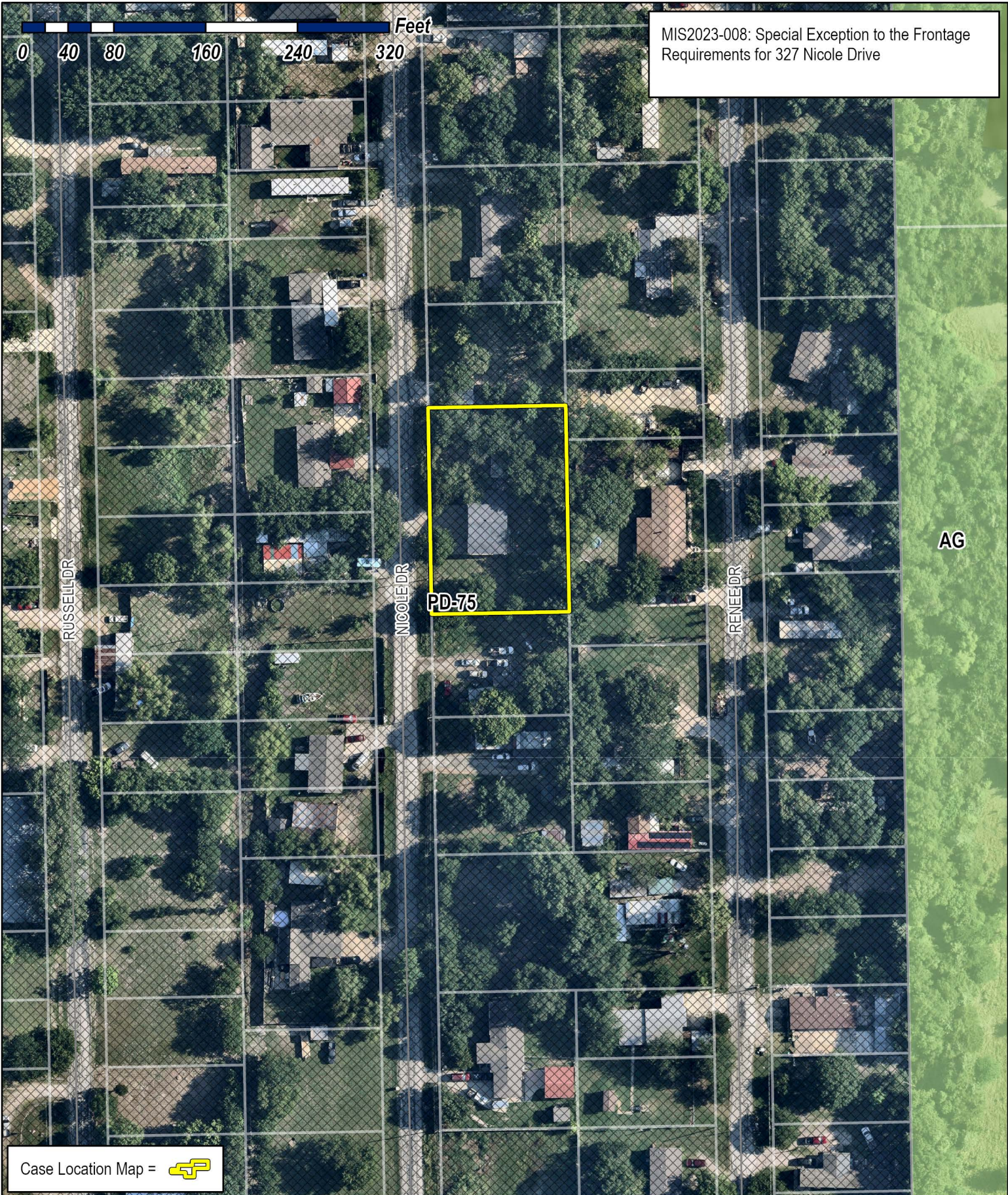
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9 DAY OF June, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]






MIS2023-008: Special Exception to the Frontage Requirements for 327 Nicole Drive

PD-75

AG

Case Location Map = 



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.

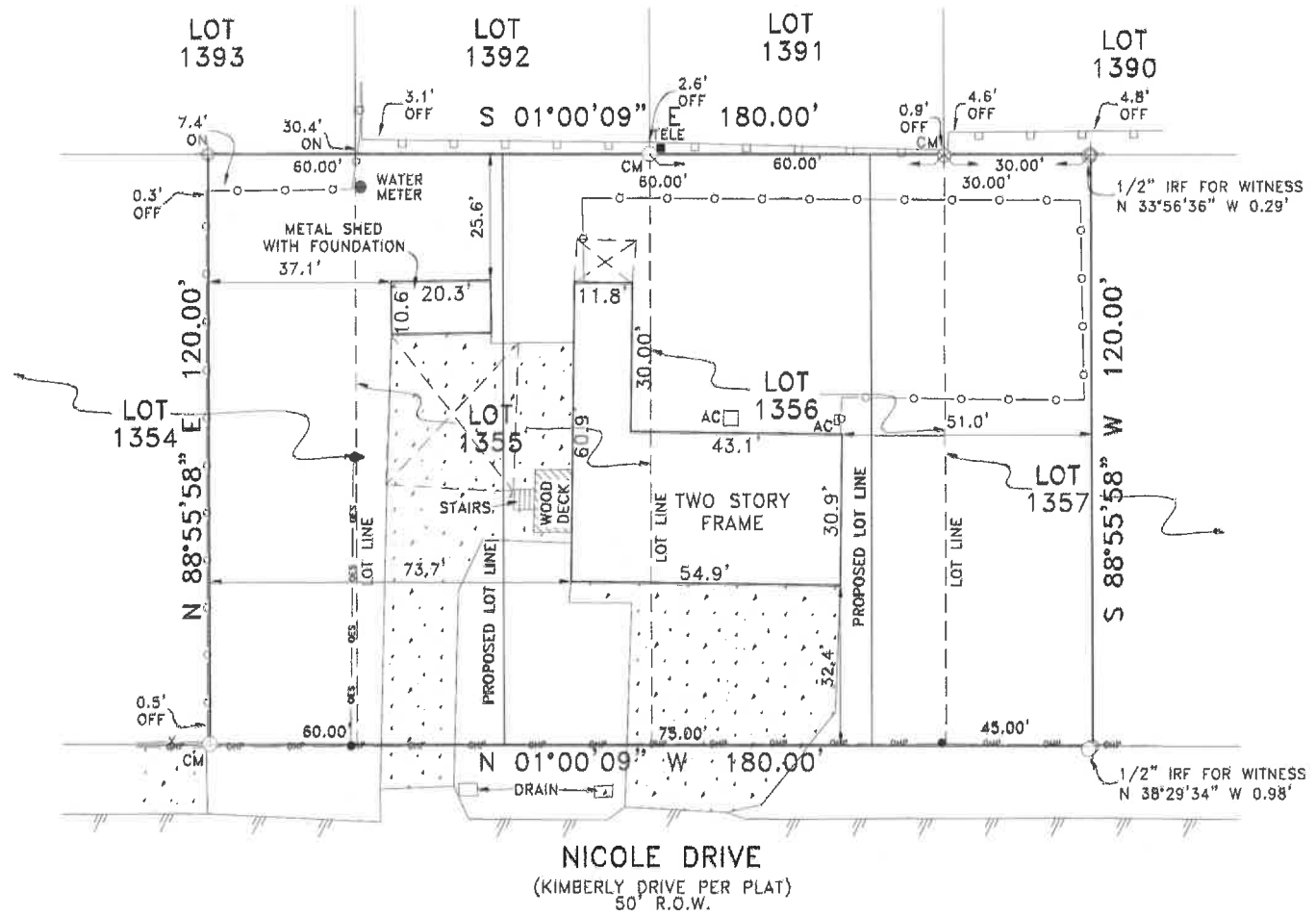
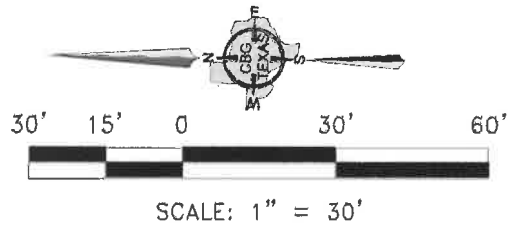


Hello,

I'm Guilherme Braga, owner at 327 Nicole drive, I have a big 0.5 acre lot, and I would like to subdivide my lot in 3 lots. For one lot it's easy to have 60 x 120, but my house is sited almost in the middle of the 2 other lots.

I know for the PD 75 the lots requirements are minimum 50 x 120, but my house does not allow 50 x 120 with the 5 ft side yard setback, the distance between the lot lines and the house is 51ft.

So, I'm requesting to separate in 3 lots, 60 x 120, 75 x 120, 45 x 120. My plans for the future is to build 2 new houses, one in 60 x 120 lot and another in the 45 x 120, and keep my house in the 75 x 120. But first I need to have the lots separated.



Subject: City of Rockwall PACE

From: Lee A. McCormick
Sent: Tuesday, June 20, 2023 3:41 PM
To: msmith@rockwall.co
Cc: Ryan McCormick
Subject: City of Rockwall PACE

Mary,

Thank you for all of your assistance on the PACE agenda item. It appears that we have some additional work to do to make sure Councilmembers are comfortable moving forward with the PACE program. Below are the concerns that I heard along with some thoughts on how to address them.

1. **Collections Process:** Hopefully, we answered the question of how the lender collects normal assessment payments compared to delinquent assessment payments that are collected in the same manner as delinquent property taxes through the County Assessor/Collector. If you think this is still an open item, we can address it again or possibly have Mr. Garza confirm the documents are drafted properly.
2. **Administrator Authority:** There were concerns regarding the delegation of authority to LSP for the administration of the PACE program. In order for the program be at no cost or administration to the City, a 3rd party administrator with authorization to oversee the program is required. The PACE Program Report and our Services Agreement restrict the delegated functions to filing or releasing the Notice of Contractual Assessment Lien in the county's real property records and notifying the Tax Assessor/Collector and their outside collection firm in the event of delinquency. We would notify the City in the event of delinquency to ensure you are aware that the process is started but we would handle any administration. One reason LSP is a Registered Municipal Advisory Firm regulated by the SEC and MSRB is to ensure that our municipal clients know we have a legal fiduciary duty to our municipal clients. Major counties such as, Collin County, Dallas County, Denton County and Harris County trust LSP to manage their PACE programs. Also, the City will receive an annual report of our progress and if for any reason the City is not happy with LSP, our Services Agreement can be cancelled with 30 days' notice.
3. **Economic Benefit to Rockwall:** As we mentioned during the City Council meeting, the economic benefits to the City fall under the categories of economic development, sustainability and improving the property tax base. While I understand that Rockwall doesn't need to offer incentives to encourage economic development, this is a program that can help local businesses and developers at no cost to the City or taxpayers. In the current financial environment where capital for projects is becoming scarce or at a cost that prevents projects from being viable, having low-cost, long-term PACE financing can make the difference on whether a project moves forward. The developer that attended last night's meeting informed us that his \$30 million project will not be able move forward without the \$7.5 million PACE financing. At a 2% property tax rate that means \$600,000 of property tax revenue per year that the City, County and ISD would forego. Since this is a light industrial facility, it would not add any burden to the ISD or increase the residential density of the City. An engineering study has not been done on the pending project, so the sustainability impact is not known but most people would agree that encouraging higher efficiency buildings, particularly when the utility bill savings help pay for most or all of the cost, is good for the community.

Thank You,
Lee

Lone Star PACE
Lee McCormick
Program Administrator
6988 Lebanon Road
Suite 103
Frisco, Texas 75034
Direct: (214) 256-3121
Cell: (214) 549-3090



MEMORANDUM

DATE: June 16, 2023
TO: Honorable Mayor and City Council Members – ROCKWALL, TX
FROM: Ryan McCormick, Program Administrator - Lone Star PACE, LLC
SUBJECT: Resolution of Intent to Establish the City of Rockwall Property Assessed Clean Energy ("PACE") Program; And Authorizing Related Actions

Council is being asked to consider approval of a resolution related to the intent to form the City of Rockwall Property Assessed Clean Energy Program ("City of Rockwall PACE") and authorize the City Mayor or designee thereof, to take any actions necessary and appropriate to carry out the intent of this resolution.

BACKGROUND:

PACE is an innovative way to finance energy efficiency, water efficiency, and renewable energy upgrades for commercial, industrial, and large multifamily (five or more units) real property. Property owners who participate in the program repay the financings through a voluntary contractual assessment placed on their property. One of the most notable characteristics of PACE programs is that the financing is attached to the property rather than belonging to an individual. Therefore, when the owner sells the property, the financing may be paid off during the sale, or stay with the property and be transferred to the new owner, who also benefits from the upgrades that were completed.

PACE financing enables businesses to avoid the upfront costs of energy and water efficiency improvements. PACE financings can be paid over a long period of time while energy costs are simultaneously lower, which typically provides the property owner with immediate net savings. PACE overcomes challenges that have hindered adoption of energy and water efficiency for many property owners. The debts, liabilities and obligations incurred as part of the PACE Program do not constitute debts, liabilities or obligations of City of Rockwall.

ANALYSIS OF THE PACE PROGRAM:

Participation in this program is voluntary and offers property owners a cost-effective means of making energy and water efficiency improvements to their property. Property owners repay the financing over a period of years reflecting the useful life of the improvements.

The benefits to the property owner include:

- Helps Lower Electric, Gas and Water Utility Bills
- 100% Financing on Hard and Soft Costs
- Typically Results in Savings from Day One
- Increases Property Value
- Results in More Comfortable Buildings and Improved Indoor Air Quality
- Lowers Carbon Footprint and Improves the Environment
- Provides Long-Term Funding and Results in Immediate Benefit to Cash Flow
- Offers a Range of Accounting Treatments

The benefits to the City include:

- Supports Commercial Businesses with No Cost, Liability, or Administration to the City
- Upgrades the Efficiency and Competitiveness of Existing Building Stock
- Helps Attain Energy and Water Efficiency Goals
- Increases Commercial Property Values and Improves Tax Base
- Creates Jobs for Local Contractors, Manufacturers and Engineering Firms

ANALYSIS OF THE PROFESSIONAL SERVICES AGREEMENT AND REPORT:

In order for Lone Star PACE to have the authority to provide PACE financing in the City, it is necessary for the City to execute the Professional Services Agreement. The Professional Services Agreement provides that Lone Star PACE is an authorized representative and program administrator, separate and apart from the City executing such agreement. There are no costs to the City associated with the City of Rockwall PACE Program.

Texas Local Government Code Section 399.009 requires a report to be prepared detailing the requirements for every PACE program established. The attached Program Report provides the required information to establish a PACE program within the City. This report will be published on the City website and made available at the City office for inspection by the public.

FISCAL IMPACT:

There is no negative fiscal impact to the City's general fund incurred by consenting to the inclusion of properties within the City limits in the PACE Program.

ATTACHMENTS:

- 1) Proposed Resolution of Intent To Establish a City of Rockwall Property Assessed Clean Energy ("PACE") Program; And Authorizing Related Actions
- 2) Report Required by Texas Local Government Code Section 399.009

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 23-05

A RESOLUTION (OF INTENT) OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ESTABLISHING A CITY OF ROCKWALL PROPERTY ASSESSED CLEAN ENERGY (“PACE”) PROGRAM; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 83rd Regular Session of the Texas Legislature enacted the Property Assessed Clean Energy Act, Texas Local Government Code Chapter 399 (the "PACE Act"), which allows the governing body of a local government, including a city or county, to designate an area of the territory of the local government as a region within which an authorized representative of a local government and the record owners of commercial, industrial, and large multifamily residential (5 or more dwelling units) real property may enter into written contracts to impose assessments on the property to repay the financing by the owners of certain permanent improvements fixed to the property intended to decrease energy or water consumption or demand; and

WHEREAS, the installation or modification by property owners of qualified energy or water saving improvements to commercial, industrial, and large multifamily residential real property in the City of Rockwall (“City of Rockwall” or “City”) will further the goals of energy and water conservation without cost to the public; and

WHEREAS, the City Council finds that financing energy and water conserving projects through contractual assessments ("PACE Financing") furthers essential government purposes, including but not limited to, economic development, reducing energy consumption and costs, and conserving water resources; and

WHEREAS, the City Council, subject to the public hearing scheduled as provided below, at which the public may comment on the proposed program and the report issued contemporaneously with this resolution, finds that it is convenient and advantageous to establish a program under the PACE Act and designate the entire geographic area within the City's jurisdiction as a region within which a designated Authorized Representative of the City and the record owners of qualified real property may enter into PACE financing arrangements:

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THAT:

SECTION 1: The Recitals to this Resolution are true and correct and are incorporated into this Resolution for all purposes.

SECTION 2: The City of Rockwall hereby adopts this Resolution of Intent and finds that financing qualified projects through contractual assessments pursuant to the PACE Act is a valid public purpose.

SECTION 3: The City of Rockwall will, at a property owner's request, impose contractual assessments to repay PACE financing for qualified energy or water conserving projects available

to owners of commercial, industrial, and large multifamily residential real property. The program is to be called the City of Rockwall Property Assessed Clean Energy ("City of Rockwall PACE").

SECTION 4: The following types of projects are qualified projects for PACE Financing that may be subject to such contractual assessments: Projects that (a) involve the installation or modification of a permanent improvement fixed to privately owned commercial, industrial, or residential real property with five (5) or more dwelling units, and (b) are intended to decrease energy or water consumption or demand, including a product, device, or interacting group of products or devices on the customer's side of the meter that uses energy technology to generate electricity, provide thermal energy, or regulate temperature.

An assessment may not be imposed to repay the financing of facilities for undeveloped lots or lots undergoing development at the time of the assessment or the purchase or installation of products or devices not permanently fixed to real property.

SECTION 5: The boundaries of the entire geographic area within the City of Rockwall's jurisdiction are the boundaries of the region where PACE financing and assessments can occur. [A City PACE program may include its ETJ].

SECTION 6: Financing for qualified projects under the PACE program will be provided by qualified third-party lenders chosen by the owners. Such lenders will execute written contracts with the Authorized Representative to service the assessments, as required by the PACE Act. The contracts will provide for the lenders to determine the financial ability of owners to fulfill the financial obligations to be repaid through assessments, advance the funds to owners on such terms as are agreed between the lenders and the owners for the installation or modification of qualified projects, and service the debt secured by the assessments, directly or through a servicer, by collecting payments from the owners pursuant to contracts executed between the lenders and the owners. The lender contracts will provide that City will maintain and continue the assessments for the benefit of such lenders and enforce the assessment lien for the benefit of a lender in the event of a default by an owner. The City of Rockwall will not provide financing of any sort for the PACE program.

SECTION 7: The City Council will designate one or more registered municipal advisor firms or non-profit organizations to act as Authorized Representatives with authority to enter into written contracts with the record owners of real property in the City of Rockwall to impose assessments pursuant to the PACE Act to repay the financing of qualified projects on the owners' property, to enter into written contracts with the parties that provide third-party financing for such projects to service the debts through assessments, and to file written notice of each contractual assessment in the real property records of the City, all on behalf of the City of Rockwall. The City of Rockwall Mayor or his designee will be the liaison with the Authorized Representatives.

SECTION 8: The City of Rockwall will consult with the Rockwall Central Appraisal District (RCAD) for Rockwall County, Texas.

SECTION 9: The report on the proposed PACE Program, prepared as provided by Tex. Local Gov't Code Sec. 399.009, is available for public inspection on the Internet website of the City and in the offices located at 385 South Goliad Rockwall, TX 75087 and is incorporated in this resolution and made a part hereof for all purposes.

SECTION 10: The City Council will hold a public hearing on the proposed PACE program and report on July 17, 2023 at 6:00 p.m. in the Rockwall City Council Chambers located at 385 South Goliad Rockwall, TX 75087.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS THIS 17th day of JULY, 2023.**

Trace Johannesen, Mayor

ATTEST:

(SEAL)

Kristy Teague, City Secretary

REPORT REQUIRED BY TEXAS LOCAL GOVERNMENT CODE SECTION 399.009

FOR PROPOSED CITY OF ROCKWALL

PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAM

This Report is adopted by the City of Rockwall, Texas City Council (“**Local Government**”) for the City of Rockwall Property Assessed Clean Energy (PACE) Program (**the “Program**”) in accordance with the requirements of the Property Assessed Clean Energy Act (**the “PACE Act**”) as set forth in Texas Local Government Code Chapter 399.

The Local Government and its constituents benefit when older existing buildings are modified with new technology and equipment that increases energy efficiency and reduces water consumption. As described in this Report, the Local Government is establishing the commercial PACE Program to encourage private sector investment in energy efficiency and water conservation. The PACE Program will be offered to property owners on a strictly voluntary basis and will not require the use of any public funds or resources.

Authorized under the PACE Act enacted in 2013, the PACE program is an innovative financing program that enables private sector owners of privately owned commercial, industrial, and multi-family residential properties with five or more dwelling units to obtain low-cost, long-term loans to pay for water conservation, energy-efficiency improvements, and renewable energy retrofits. PACE loans provide up to 100% financing of all project costs, with little or no up-front out-of-pocket cost to the owner.

Loans made under the PACE Program will be secured by assessments on the property that are voluntarily imposed by the owner. Assessments may be amortized over the projected life of the improvements. The utility cost savings derived from improvements financed with PACE loans are expected to equal or exceed the amount of the assessment. In turn, these improvements are able to generate positive cash flow upon installation because the debt service will be less than the savings.

PACE assessments are tied to the property and follow title from one owner to the next. Each owner is responsible only for payment of the assessments accruing during its period of ownership. When the property is sold, the buyer and seller can decide if the payment obligation for the remaining balance of the assessment will be transferred automatically to the next owner or paid off as part of the sale. As a result, the program will help property owners overcome market barriers that often discourage investment in energy efficiency and water conservation improvements.

1. Eligible Properties

The Local Government PACE program is a strictly voluntary program. All private sector owners of Eligible Properties located within the Local Government PACE region may participate in PACE financing. The entire territory of the Local Government is designated as the region in which the Program is available. “*Eligible Properties*” include commercial, industrial, and multi-family residential properties with five or more dwelling units. Government, residential¹, and facilities for undeveloped lots or lots undergoing development at the time of the assessment are not Eligible Properties.

2. Qualified Improvements

PACE financing may be used to pay for Qualified Improvements to Eligible Properties. “*Qualified Improvements*” are permanent improvements intended to decrease water or energy consumption or demand, including a product, device, or interacting group of products or devices on the customer’s side of the meter that use energy technology to generate electricity, provide thermal energy, or regulate temperature. Under the PACE Act, products or devices that are not permanently fixed to real property are not considered to be Qualified Improvements.

The following items may constitute Qualified Improvements:

- High efficiency heating, ventilating and air conditioning (“HVAC”) systems
- High efficiency chillers, boilers, and furnaces
- High efficiency water heating systems
- Energy management systems and controls
- Distributed generation systems
- High efficiency lighting system upgrades
- Building enclosure and envelope improvements
- Water conservation and wastewater recovery and reuse systems
- Combustion and burner upgrades
- Heat recovery and steam traps
- Water management systems and controls (indoor and outdoor)
- High efficiency irrigation equipment

3. Benefits of PACE to Property Owners

The PACE program will enable owners of Eligible Properties to overcome traditional barriers to capital investments in energy efficiency and water conservation improvements, such as unattractive returns on investment, split incentives between landlords and tenants, and uncertainty of recouping the investment.

¹ This encompasses single family residential and any multi-family properties with fewer than five units.

By financing Qualified Improvements through the Program, property owners may achieve utility cost savings that exceed the amount of the assessment and reduce their exposure to utility price volatility. As a result, the value of the property will be enhanced, and the owner will only be obligated to pay the assessment installments that accrue during its period of ownership of the property. Additionally, by investing in energy efficiency and water conservation with PACE financing, property owners may also qualify for various rebate, tax credit, and incentive programs offered by utility providers and state or federal governmental authorities to encourage these types of investments.

4. Benefits of PACE to the Local Government

The PACE Program benefits the entire Local Government by improving its buildings, increasing property values, encouraging economic development, and saving energy and water, all without requiring any public funds.

Among other things, projects financed through PACE Program will:

- Enable property owners and occupants to save substantial amounts in utility costs;
- Reduce demand on the electricity grid;
- Mitigate greenhouse gas emissions associated with energy generation;
- Enhance the value and efficiency of existing buildings;
- Boost the local economy by creating new job opportunities for laborers and new business opportunities for contractors, engineers, commercial lenders, professionals, and equipment vendors and manufacturers;
- Increase business retention and expansion in the PACE region by enabling cost effective energy and water saving updates to existing property;
- Improve productivity through optimized energy usage;
- Support the State's water conservation plan;
- Better enable the Local Government to meet its water conservation goals.

Finally, through the reduction in energy consumption as a result of the PACE Program, there will be a decreased demand for power, resulting in lower emissions from power plants.

The PACE program requires minimal support from the Local Government. It is designed to be self-sustaining and is typically administered by qualified third-party authorized representatives. Furthermore, because the PACE program is tax neutral, it achieves all of the benefits listed in this Report without imposing a burden on the Local Government's general fund.

The 84th Texas Legislature added a provision to the PACE Act that explicitly shields the Local Government and its employees, members of the governing body of a local government and any

board members, executives, employees, and contractors of a third party who enter into a contract with a local government to provide administrative services for a Program under this chapter.²

5. The Benefits of PACE to Lenders

PACE loans are attractive to lenders because they are very secure investments. Like a property tax lien, the assessment lien securing the PACE loan has priority over other liens on the property. Therefore, the risk of loss from non-payment of a PACE loan is low compared to most other types of loans. PACE assessments provide lenders with an attractive new product to address an almost universal pent-up demand for implementing high efficiency commercial and industrial property equipment. In order to protect the interests of holders of existing mortgage loans on the property, the PACE Act requires their written consent to the PACE assessment as a condition to obtaining a PACE loan.

6. The Benefits of PACE to Contractors, Engineers, and Manufacturers

PACE loans provide attractive sources of financing for water and energy saving retrofits and upgrades, thereby encouraging property owners to make substantial investments in existing commercial and industrial buildings. As a result, PACE will unlock business opportunities for contractors, engineers, and manufacturers throughout the commercial and industrial sectors.

7. Administration of the Local Government PACE Program

Under the PACE Act, the establishment and operation of the program are considered to be governmental functions. The PACE Act further authorizes the Local Government to enter into a contract with one or more third parties (the “*Authorized Representative(s)*”) to provide administrative services for the PACE program and act as the representative of the Local Government in executing the contracts with property owners and lenders. The Local Government may delegate administration of the PACE program to one or more qualified third-party organizations that can administer the program at no cost to the Local Government.

Periodic updates to the standard form documents (described in Section 9) will be necessary as the program evolves, incorporating best practices and standardizing the PACE contracts across various PACE programs. The Authorized Representative will be tasked with maintaining the form contracts and making technical and conforming updates as necessary so long as the changes are consistent with the resolution to establish the PACE program and the statute.

The Authorized Representative’s role is to serve as an extension of the Local Government staff to provide oversight of the Program to ensure best practices and consumer protections at the lowest possible cost to the property owner in a transparent and ethical manner and to provide education and outreach. The Authorized Representatives will not receive compensation or reimbursement from the Local Government.

² TX. Local Gov’t Code §399.019. In the 85th legislature, HB 2654 clarified that the personal immunity provisions apply to all elected officials performing rights and duties under chapter 399 of the Local Government Code.

The Authorized Representatives will be funded by administrative fees paid by the property owners establishing a PACE project or other source of revenue. The Authorized Representative may not impose any Program fees directly or indirectly not authorized in advance by the Local Government in writing. Authorized Representative must disclose in writing to Local Government any direct or indirect fee income, charitable grants, or donations not authorized in advance by the Local Government that are received from property owners, lenders, or contractors participating in the Program.

8. Eligible Lenders

The PACE Act does not set criteria for financial institutions or investors to be PACE lenders. The Local Government will follow best practices of national PACE programs by requiring that lenders be:

- Any federally insured depository institution such as a bank, savings bank, savings and loan association, and federal or state credit union;
- Any insurance company authorized to conduct business in one or more states;
- Any registered investment company, registered business development company, or a Small Business investment company;
- Any publicly traded entity; or
- Any private entity that:
 - Has a minimum net worth of \$5 million; and
 - Has at least three years' experience in business or industrial lending or commercial real estate lending (including multifamily lending), or has a lending officer that has at least three years' experience in business or industrial lending or commercial real estate lending; and
 - Can provide independent certification as to availability of funds; and
- Has the ability to carry out, either directly or through a servicer, the bookkeeping and customer service work necessary to manage the assessment accounts.

Any lender can participate in the PACE Program as long as it is a financially stable entity with the ability to carry out, either directly or through a servicer, the bookkeeping and customer service work necessary to manage the assessment accounts. The property owner, not the Local Government or the Authorized Representative, selects the lender.

The Authorized Representatives will not guarantee or imply that funding will automatically be provided from a third-party lender, imply or create any endorsement of, or responsibility for, any lender, or create any type of express or implied favoritism for any eligible lender.

9. Components of the PACE Program

As required under Section 399.009 of the PACE Act, the following describes all aspects of the PACE Program:

- a. Map of Region. A map of the boundaries of the region included in the program is attached to this Report as Exhibit 1. The region encompasses the Local Government limits.
- b. Form Contract with Owner. A form contract between the Local Government and the record owner of the Eligible Property is attached as Exhibit 2. It specifies the terms of the assessment under the PACE Program and the financing to be provided by an Eligible Lender of the property owner's choosing.
- c. Form Contract with Lender. A form contract between the Local Government and the Eligible Lender chosen by a property owner is attached to this Report as Exhibit 3. It specifies the financing and servicing of the debt through assessments.
- d. Form Notice of Contractual Assessment Lien. A form Notice of Assessment Lien to be filed by the Authorized Representative, on behalf of the Local Government, with the Rockwall County Clerk is attached to this Report as Exhibit 4.
- e. Qualified Improvements. The following types of projects are qualified improvements that may be subject to contractual assessments under the PACE program. Projects that:
 - (1) involve the installation or modification of a permanent improvement fixed to privately owned commercial, industrial, or residential real property with five (5) or more dwelling units;³ and
 - (2) are intended to decrease energy or water consumption or demand by installing a product, device, or interacting group of products or devices on the customer's side of the meter that uses energy technology to generate electricity, provide thermal energy, or regulate temperature.⁴

A sample list of potential Qualified Improvements appears in Section 2 above.

The PACE Program may not be used to finance facilities for undeveloped lots or lots undergoing development at the time of the assessment, or for the purchase or installation of products or devices not permanently fixed to real property.⁵

- f. Authorized Representative. HB 3187 was signed into law on June 16, 2015. It authorizes a municipality to delegate administration of the PACE program to a third-party "representative." The City of Rockwall intends to delegate all official administrative responsibilities, like the execution of individual contracts with

³ TX. Local Gov't Code §399.002(5).

⁴ TX. Local Gov't Code §399.002(3).

⁵ TX. Local Gov't Code §399.004.

property owners and lenders, to an Authorized Representative. This relationship will be monitored and maintained by the City Manager or his/her designee.

- g. Plans for Ensuring Sufficient Capital. Lenders will extend loans to finance Qualified Improvements. Financing documents executed between owners and lenders will impose a contractual assessment on Eligible Property to repay the terms of the owner's financing of the Qualified Improvements. The lenders will ensure that property owners demonstrate the financial ability to fulfill the financial obligations to be repaid through contractual assessments.
- h. No Use of Bonds or Public Funds. The Local Government does not intend to issue bonds or use any other public monies to fund PACE projects. Property owners will obtain all financing from the Eligible Lenders they choose.
- i. Limit on Length of Loan. One of the statutory criteria of a PACE loan is that the assessment payment period cannot exceed the useful life of the Qualified Improvement that is the basis for the loan and assessment.⁶ As part of the application process, the property owners will submit an independent third-party review prepared by a licensed engineer showing water or energy baseline conditions and the projected water or energy savings. This review will aid the Authorized Representative in making a determination that the period of the requested assessment does not exceed the useful life of the Qualified Improvement.
- j. Application Process. The Authorized Representative will accept applications from property owners seeking to finance Qualified Improvements under the program. Each application must be accompanied by the required application fee and must include:
 - (1) A description of the specific Qualified Improvements to be installed or modified on the property;
 - (2) A description of the specific real property to which the Qualified Improvements will be permanently fixed; and
 - (3) The total amount of financing, including any transaction costs, to be repaid through assessments.

Based on this information, the Authorized Representative may issue a preliminary letter indicating that, subject to verification of all requirements at closing, the proposed project appears to meet program requirements. Based on this preliminary letter, the property owner may initiate an independent third-party review of the project and submit the project to Eligible Lenders for approval of financing.

The property owner is expected to produce the following documentation to the Authorized Representative prior to closing of the PACE loan:

⁶ Chapter 399 section 399.009(a)(8)

- (1) A Report conducted by a qualified, independent third-party reviewer, showing water or energy baseline conditions and the projected water or energy savings, or the amount of renewable energy generated attributable to the project;
 - (2) Such financial information about the owner and the property as the lender chosen by the owner deems necessary to determine that the owner has demonstrated the financial ability to fulfill the financial obligations to be paid through assessments; and
 - (3) All other information required by the Authorized Representative.
- k. Financial Eligibility Requirements. The Authorized Representative will determine whether the owner, the property and the improvements are eligible for financing under the Program. The Eligible Lender chosen by the owner will determine whether the owner has demonstrated the financial ability to repay the financial obligations to be collected through contractual assessments. The demonstration of financial ability must be based on appropriate underwriting factors, including the following:
- (1) verification that the person requesting to participate in the program is the legal record owner of the benefitted property;
 - (2) the applicant is current on mortgage and property tax payments;
 - (3) the applicant is not insolvent or in bankruptcy proceedings;
 - (4) the title of the benefitted property is not in dispute; and
 - (5) there is an appropriate ratio of the amount of the assessment to the assessed value of the property.

The Local Government has determined that to be eligible for PACE financing, the projected savings derived from the Qualified Improvement should be greater than the cost of the PACE assessment and lien over the life of the assessment, i.e., the Saving-to-Investment Ratio (SIR) should be greater than one, $SIR > 1$. An Eligible Lender or Owner may request a waiver in writing for a project with an $SIR < 1$ and address the interests of tenants and future property owners. The Authorized Representative may consider other factors, including:

- (1) Are there are other environmental benefits such as air or water quality or resiliency benefits that are not captured in the SIR analysis;
- (2) Will the proposed qualifying improvements generate environmental marketable credits that can be monetized;
- (3) What is the SIR calculation for the project? (how far below a SIR of 1?);

- (4) If the SIR is <1 over the term of the assessment, is the SIR >1 over the useful life of the equipment?
 - (5) What is the impact of a variance request on any affected third parties? and
 - (6) Other information the owner and lender wish to submit regarding the impact of the qualified improvements on the Property Owner and the community.
- l. Mortgage Holder Notice and Consent. As a condition to the execution of a written contract between the Authorized Representative and the property owner imposing an assessment under the Program, the holder of any mortgage lien on the property must be given notice of the owner's intention to participate in the Program on or before the 30th day before the date the contract is executed, and the owner must obtain the written consent of all mortgage holders.
- m. Imposition of Assessment. The Authorized Representative will enter into a written contract with the property owner only after:
- (1) The property owner delivers to the Authorized Representative written consent of all mortgage lien holders;
 - (2) The Authorized Representative's determination that the owner and the property are eligible to participate in the program, that the proposed improvements are reasonably likely to decrease energy or water consumption or demand, and that the period of the requested assessment does not exceed the useful life of the Qualified Improvements; and
 - (3) The Eligible Lender notifies the Authorized Representative that the owner has demonstrated the financial ability to fulfill the financial obligations to be repaid through contractual assessments.

The contract will impose a contractual assessment on the owner's Eligible Property to repay the lender's financing of the Qualified Improvements. The Authorized Representative will file a "Notice of Contractual Assessment Lien" in substantially the form in Exhibit 4 in the Official Public Records of the County where the Eligible Property is located, as notice to the public of the assessment from the date of filing. The contract and the notice must contain the amount of the assessment, the legal description of the property, the name of the property owner, and a reference to the statutory assessment lien provided under the PACE Act.

- n. Collection of Assessments. The execution of the written contract between Authorized Representative and the property owner and recording of the Notice of Contractual Assessment Lien incorporate the terms of the financing documents executed between the property owner and the third-party lender to repay the financing secured by the assessment. The lender will advance financing to the owner, and the terms for repayment will be such terms as are agreed between the lender and the owner. Under the form Lender Contract attached as Exhibit 3, the

lender or a designated servicer will agree to service the debt secured by the assessment.⁷

With funds from the lender, the property owner will purchase directly the equipment and materials for the Qualified Improvement and contract directly, including through lease, power purchase agreement, or other service contract, for the installation or modification of the Qualified Improvements. Alternatively, the lender may make progress payments to the property owner as the Qualified Improvement is installed.

The lender will receive the owner's assessment payments to repay the debt and remit to the Authorized Representative any administrative fees. The lender will have the right to assign or transfer the right to receive the installments of the debt secured by the assessment provided all of the following conditions are met:

- (1) The assignment or transfer is made to an Eligible Lender, as defined above;
 - (2) The property owner and the Authorized Representative are notified in writing of the assignment or transfer and the address to which payment of the future installments should be mailed at least thirty (30) days before the next installment is due according to the schedule for repayment of the debt; and
 - (3) The assignee or transferee, by operation of the financing documents or other Rockwall written evidence of which shall be provided, assumes lender's obligations under the lender contract.
- o. Verification Review. After a Qualified Improvement is completed, the Authorized Representative will require the property owner to provide verification by a qualified independent third-party reviewer that the Qualified Improvement was properly completed and is operating as intended.⁸ The verification report conclusively establishes that the improvement is a Qualified Improvement and the project is qualified under the PACE Program.⁹
- p. Marketing and Education Services. The Local Government may subsequently enter into agreements with one or more other local governments or non-profit organizations that promote energy and water conservation and/or economic development to provide marketing and education services for the PACE program.
- q. Quality Assurance and Antifraud Measures. The Authorized Representative will institute quality assurance and antifraud measures for the Program. The Authorized Representative will review each PACE application for completeness and

⁷ The servicer will be responsible for maintaining payment records, account balances, and reporting to the Authorized Representative as required.

⁸ TX Local Gov't Code §399.011.

⁹ TX Local Government Code §399.011(a-1)

supporting documents through independent review and verification procedures. The application and required attachments will identify and supply the information necessary to ensure that the property owner, the property itself, and the proposed project all satisfy PACE program underwriting and technical standard requirements. Measures will be put in place to provide safeguards, including a review of the energy and water savings baseline and certification of compliance with the technical standards manual from an independent third-party reviewer (ITPR), who must be a registered professional engineer before the project can proceed. This review will include a site visit, report, and a letter from the ITPR certifying that he or she has no financial interest in the project and is an independent reviewer. After the construction of the project is complete, an ITPR will conduct a final site inspection and determine whether the project was completed and is operating properly. The reviewer's certification will also include a statement that the reviewer is qualified and has no financial interest in the project.

- r. Delinquency. Under the terms of the form lender contract attached as Exhibit 3, if a property owner fails to pay an agreed installment when due on the PACE assessment, the lender will agree to take at least the following steps to collect the delinquent installment:
- (1) Mail to the owner a written notice of delinquency and demand for payment by both certified mail (return receipt requested) and first-class mail, and
 - (2) Mail to the owner a second notice of delinquency and demand for payment by both certified mail (return receipt requested) and first-class mail at least thirty (30) days after the date of the first notice if the delinquency is continuing.

If the owner fails to cure the delinquency within 30 days after mailing the second notice of delinquency, the lender may notify the Authorized Representative of the owner's default. Pursuant to Texas Local Government Code Section 399.014(c), the Authorized Representative will initiate steps for the Local Government to enforce the assessment lien in the same manner as a property tax lien against real property may be enforced. Delinquent installments will incur penalties and interest in the same manner and at the same rate as delinquent property taxes, according to Texas Local Government Code Section 399.014(d), and such statutory penalties and interest will be due to the Local Government to offset the cost of collection.

To ensure that the collection of delinquent installments of Assessments is congruent with the collection of delinquent property taxes the following procedures will be followed:

- (1) Any delinquent account on which two thirty (30) day notices of delinquency have been mailed as specified herein shall be enforced by means of Judicial Enforcement.

- (2) Delinquent installments of Assessment(s) through November 30 of any year will incur penalties and accrue interest as specified in the Financing Documents.
- (3) On or after February 1 of any year, the Authorized Representative will notify the Rockwall County Tax Assessor/Collector and the entity that collects delinquent taxes for the City of the amount due as of January 31 of said year. The amount due on January 31 shall become the base amount of delinquency which will incur penalties and accrue interest and collection fees in the same manner and on the same schedule as delinquent property taxes.
- (4) Installments of Assessment(s) becoming delinquent after November 30 of any year will incur penalties and accrue interest as specified in the Financing Documents but, notification of the County Tax Assessor/Collector and the entity that collects delinquent taxes for the City shall not occur until February 1 following delinquency. The amount due on January 31 following delinquency shall become the base amount of delinquency which will incur penalties and accrue interest and collection fees in the same manner and on the same schedule as delinquent property taxes.

If the Local Government files suit to enforce collection of an Assessment, the Local Government may recover costs and expenses, including its attorney's fees, in a suit to collect a delinquent installment of an Assessment in the same manner and at the same rates as in suit to collect delinquent property taxes. If a delinquent installment of an Assessment is collected in a judicial foreclosure proceeding, the Local Government may recover the payment of any delinquent ad valorem taxes due to it, and the costs and expenses as set forth in the Texas Tax Code Sec. 33.48, and the Lender will be remitted the net amount of the delinquent Assessment installments and any additional sums collected that are due to it under the Financing Documents. The Local government shall also remit to the Authorized Representative the amount of any administrative fees collected.

Judicial Enforcement: The Authorized Representative is authorized to enter into a contract with the entity that collects delinquent taxes for the County to enforce the collection of delinquent installments of the Assessments including interest, penalties, and fees in accordance with Texas Law governing delinquent property tax collection and the agreement between the parties. Any lawsuit to enforce collection of an Assessment including foreclosure of a delinquent Assessment lien shall be brought in the name of the Local Government. Such lawsuits will be filed and prosecuted in accordance with the statutes, procedures, and rules for the collection of delinquent property taxes.

10. Limitations

The PACE Program shall not give rise to or create a charge against the general credit or taxing power of the Local Government or a debt or other obligation of the Local Government payable from any source. No Local Government funds, revenues, taxes, or income of any kind shall be used to pay a contractual assessment, filing fee, collection cost, litigation cost, or any other expense arising under the PACE Program. The PACE Program is created to provide a third-party financing mechanism for energy saving betterments; no alternate financing is approved through the approval of the PACE Program. The Local Government assumes no financial obligation whatsoever in the event of default or foreclosure of any kind. None of the Local Government or any of its elected or appointed officials or any of its officers or employees or Authorized Representatives shall incur any liability hereunder to an owner, a lender, or any other party in their individual capacities by reason of the PACE Program or their acts or omissions under the PACE Program.

EXHIBIT 1

MAP OF LOCAL GOVERNMENT PACE REGION

(City of Rockwall)

TO BE INSERTED

EXHIBIT 2
FORM OWNER CONTRACT

TO BE INSERTED

EXHIBIT 3
FORM LENDER CONTRACT

TO BE INSERTED

EXHIBIT 4
FORM NOTICE OF CONTRACTUAL ASSESSMENT LIEN
PURSUANT TO PROPERTY ASSESSED CLEAN ENERGY ACT

TO BE INSERTED

EXHIBIT 1

MAP OF CITY OF ROCKWALL TEXAS PACE REGION

(City of Rockwall, Texas including ETJ)

(INSERT Map)

FORM PACE OWNER CONTRACT

THIS PROPERTY ASSESSED CLEAN ENERGY (“**PACE**”) OWNER CONTRACT including the attached exhibits (“**Owner Contract**”) is made as of the _____ day of _____, _____ (“**Effective Date**”), by and between the City of Rockwall, Texas (“**Local Government**”), and _____ (“**Property Owner**”).

RECITALS

A. The Property Assessed Clean Energy Act (“**PACE Act**”), Texas Local Government Code Chapter 399, authorizes the governing body of a Local Government to establish a program and designate a region within the Local Government’s jurisdiction within which an authorized representative of the Local Government may enter into written contracts with the record owners of privately owned commercial, industrial, and large multifamily residential (5 or more dwelling units) real property to impose assessments on the property to finance the cost of permanent improvements fixed to the property intended to decrease water or energy consumption or demand.

B. Local Government has established a program under the PACE Act pursuant to a resolution dated _____, adopted by City Council (the “**PACE Program**”), and has designated _____ as a representative of Local Government (“**Authorized Representative**”) authorized to enter into the written contracts with the owners of such property and the providers of such financing described herein, and has designated the entire territory within the City of Rockwall, Texas jurisdiction as a region (the “**Region**”) within which the Authorized Representative and the record owners of such real property may enter into written contracts to impose assessments to repay the financing by owners of qualified improvements on the owners’ property pursuant to the PACE Program.

C. Property Owner is/are the legal and record owner of the qualified “**real property**,” as defined in Section 399.002 of the PACE Act, within the Region located at _____, _____, Texas _____ - _____ (the “**Property**”).

D. Pursuant to Application number _____, Property Owner has applied to Local Government to participate in the PACE Program by installing or modifying on the Property certain permanent improvements which are intended to decrease water or energy consumption or demand, and which are or will be fixed to the Property as “qualified improvements”, as defined in Section 399.002 of the PACE Act (the “**Qualified Improvements**”). The installation or modification of such Qualified Improvements on the Property will be a “qualified project” as defined in Section 399.002 of the PACE Act (the “**Project**”). Property Owner has requested that Local Government enter into this Owner Contract pursuant to the PACE Act and the PACE Program and has requested Local Government to impose an assessment (the “**Assessment**”) on the Property as set forth in the Notice Of Contractual Assessment Lien Pursuant To Property Assessed Clean Energy Act to be filed in the Official Public Records of Rockwall County (“**County**”), Texas (the “**Notice of Contractual Assessment Lien**”), a copy of which is attached hereto as

Exhibit A and made a part hereof, to repay the financing of such Qualified Improvements. The Property, Qualified Improvements and Assessment are more fully described in the Notice of Contractual Assessment Lien.

E. Financing of such Qualified Improvements will be provided to Property Owner by _____ (“**Lender**”), a qualified lender selected by Property Owner, pursuant to a written contract executed by Lender and Local Government as required by Section 399.006(c) of the PACE Act (the “**Lender Contract**”). The financing will include only those costs and fees for which an assessment may be imposed under the PACE Act. Local Government has agreed to maintain and continue the Assessment for the benefit of Lender until such financing is repaid in full and to release the Assessment upon notice from Lender of such payment, or to foreclose the lien securing the Assessment for the benefit of Lender upon notice from Lender of a default by Property Owner.

F. As required by Section 399.010 of the PACE Act, Property Owner notified the holder(s) of any mortgage liens on the Property at least thirty (30) days prior to the date of this Owner Contract of Property Owner’s intention to participate in the PACE Program. The written consent of each mortgage holder to the Assessment was obtained on or prior to the date of this Owner Contract and is attached hereto as Exhibit B and made a part hereof.

AGREEMENT

The parties agree as follows:

1. Imposition of Assessment. In consideration for the Financing advanced or to be advanced to Property Owner by Lender for the Project under the PACE Program pursuant to the Lender Contract, Property Owner hereby requests and agrees to the imposition by Local Government of the Assessment in the principal amount of \$_____, as set forth in the Notice of Contractual Assessment Lien. The Assessment includes the application and administration fees authorized by the PACE Program and Section 399.006(e) of the PACE Act. Property Owner promises and agrees to pay the Assessment, Contractual Interest thereon, any prepayment penalty, and all penalties, interest, fees, and costs due under and/or authorized by the PACE Act, PACE Program and the financing documents between Property Owner and Lender (the “**Financing Documents**”) which are described or listed in Exhibit C attached hereto and made a part hereof by reference. Property Owner promises and agrees pay such amount and interest to Local Government, in care of or as directed by Lender, in satisfaction of the Assessment imposed pursuant to this Owner Contract and the PACE Act. Accordingly, Local Government hereby imposes the Assessment on the Property to secure the payment of such amount, in accordance with the requirements of the PACE Program and the provisions of the PACE Act.

2. Maintenance and Enforcement of Assessment. In consideration for Lender’s agreement to advance Financing to Property Owner for the Project pursuant to the Financing Documents, Local Government agrees to maintain and continue the Assessment on the Property for the benefit of Lender until the Assessment, including all interest, fees, penalties, costs, and other sums due under and/or authorized by the PACE Act, PACE Program and the Financing Documents are paid in full, and to release or cause the release of the Assessment upon notice from Lender of such payment. Local Government, through its delinquent property tax collection

process, agrees to undertake reasonable efforts to enforce the Assessment against the Property for the benefit of Lender in the event of a default by Property Owner. Authorized Representative agrees to send an annual notice of assessment to the Property Owner each year there is a PACE lien balance. However, any failure of Local Government or Authorized Representative to deliver an annual notice of assessment to Property Owner will not affect the Assessment or Property Owner's obligations under the Owner Contract.

3. Installments. The Assessment, including the amount financed and contractual interest, is due and payable in installments as set forth in the Notice of Contractual Assessment Lien and the Financing Documents. The Assessment shall include: (1) an application fee to be paid by Property Owner to the Authorized Representative at the time of application, and (2) a closing fee (less application fee) paid to the Authorized Representative at the closing of the Financing. The Property Owner is further required to pay a recurring administration fee to Authorized Representative until the Assessment is released. The recurring administration fee amount shall be collected by Lender and paid to the Authorized Representative within thirty (30) days of receipt by Lender. The administration fee amounts due to Authorized Representative are identified in Exhibit C hereto. When the Assessment, together with any prepayment premium, and/or default penalties and interest, if any, has been paid in full, Local Government's rights under this Owner Contract will cease and terminate, except for rights under Section 18, 19, 20, and 21. Upon notice from Lender that all amounts due have been paid in full, Local Government will direct the Authorized Representative to execute a release of the Assessment and this Owner Contract and record the release. As required by Section 399.009(a) (8) of the PACE Act, the Property Owner represents to the Local Government that the period during which such Installments are payable does not exceed the useful life of the Project.

4. Assignment of Right to Receive Installments or Require Enforcement of Lien. Lender will have the right, with or without the consent of Property Owner, to assign or transfer the right to receive the Installments or require Local Government to enforce the assessment lien in the event of a default in payment, together with all corresponding obligations, provided that all of the following conditions are met:

(a) The assignment or transfer is made to a qualified lender as defined in the Lender Contract;

(b) Property Owner and Authorized Representative are notified in writing of the assignment or transfer and the address to which payment of the future installments should be mailed at least 30 days before the next installment is due according to the payment schedule included in the Notice of Contractual Assessment Lien and the Financing Documents; and

(c) The assignee or transferee of the right to receive the payments executes an explicit written assumption of all of Lender's rights and obligations under the Lender Contract related to the receipt of the Installments or the enforcement of the assessment lien and provides a copy of such assumption to Property Owner and Authorized Representative.

Lender may assign or transfer the right to receive the Installments or the right to require enforcement of the assessment lien separately. Upon written notice to Property Owner and

Authorized Representative of an assignment or transfer of the right to receive the installments that meets all of these conditions, the assignor shall be released of all of the obligations of the Lender under such Lender Contract accruing after the date of the assignment assumed by and transferred to such assignee or transferee and all of such obligations shall be assumed by and transferred to the assignee. Any attempt to assign or transfer the right to receive the installments that does not meet all of these conditions is void.

5. Lien Priority and Enforcement. Pursuant to Section 399.014 of the PACE Act:

(a) Delinquent installments of the Assessment will incur penalties and accrue interest in the same manner and in the same amount as delinquent property taxes under Texas law. Statutory penalties and statutory interest payable under this paragraph will be retained by Local Government to compensate it for the cost of enforcing the Assessment. Additional interest at any default rate imposed by Lender pursuant to the Financing Documents, along with any other fees and charges that become due pursuant to the Financing Documents, may be imposed and retained by Lender. To ensure that the collection of delinquent installments of Assessments and other amounts due pursuant to the Financing Documents is congruent with the collection of delinquent property taxes the following procedures will be followed:

(1) Any delinquent account on which two thirty (30) day notices of delinquency have been mailed as specified herein shall be enforced by means of Judicial Enforcement.

(2) Delinquent installments of Assessment(s) through November 30 of any year will incur penalties and accrue interest as specified in the Financing Documents.

(3) On or after February 1 of any year, the Authorized Representative will notify the County Tax Assessor/Collector and the entity that collects delinquent taxes for the County of the amount due as of January 31 of said year. The amount due on January 31 shall become the base amount of delinquency which will incur penalties and accrue interest and collection fees in the same manner and on the same schedule as delinquent property taxes.

(4) Installments of Assessment(s) becoming delinquent after November 30 of any year will incur penalties and accrue interest as specified in the Financing Documents but, notification of the County Tax Assessor/Collector and the entity that collects delinquent taxes for the County shall not occur until February 1 following delinquency. The amount due on January 31 following delinquency shall become the base amount of delinquency which will incur penalties and accrue interest and collection fees in the same manner and on the same schedule as delinquent property taxes.

(b) The Assessment, together with any penalties and interest thereon,

(1) is a first and prior lien against the Property from the date on

which the Notice of Contractual Assessment Lien is filed in the Official Public Records of Rockwall County as provided by Section 399.013 of the PACE Act, until the financing secured by the Assessment and any penalties and interest (including any Contractual Interest and penalties) are paid; and

(2) such lien has the same priority status as a lien for any other ad valorem tax.

(c) The lien created by the Assessment runs with the land, and according to Section 399.014(b) of the PACE Act, any portion of the Assessment that has not yet become due is not eliminated by foreclosure of (i) a property tax lien, or (ii) the lien for a past due portion of the Assessment. In the event of a sale or transfer of the Property by Property Owner, the obligation for the Assessment and the Property Owner's obligations under the Financing Documents will be transferred to the succeeding owner without recourse on Local Government or Authorized Representative and with recourse on Property Owner only for any unpaid installments of the Assessment that became due during Property Owner's period of ownership.

(d) In the event of a default by Property Owner in payment of the installments called for by the Financing Documents, the lien created by the Assessment will be enforced by Local Government, in the same manner according to Texas Tax Code Secs. 33.41 to 34.23 that a property tax lien against real property may be enforced by a local government, to the extent the enforcement is consistent with Section 50, Article XVI, Texas Constitution.

(e) In a suit to collect a delinquent Installment of the Assessment, Local Government will be entitled to recover costs and expenses, including attorney's fees, penalties, and interest due, in the same manner according to Texas Tax Code Sec. 33.48 as in a suit to collect a delinquent property tax. Lender shall be entitled to any additional sums due to it under the Financing Documents in connection with a suit to collect a delinquent Installment of the Assessment.

(f) Distribution of Proceeds of a foreclosure sale pursuant to a Judgment ordering foreclosure of Property Tax Lien(s) and delinquent installments(s) of an Assessment Lien shall be made in the following order:

(1) the payment of the costs of suit and sale;

(2) the payment of ad valorem taxes, penalties, interest, and attorney's fees due under the judgment; and

(3) the payment of delinquent installment(s) of the Assessment, penalties, interest, fees, costs, and attorney's fees due under the judgment.

(g) As provided in Section 399.014 (a-1) of the PACE Act, after the Notice of Contractual Assessment Lien is recorded in the Official Public Records of the County in

which the Property is located, the lien created by the Assessment may not be contested on the basis that the improvement is not a “qualified improvement” or the project is not a “qualified project”, as such terms are defined in Section 399.002 of the PACE Act.

6. Written Contract Required by PACE Act. This Owner Contract constitutes a written contract for the Assessment between the Property Owner and Local Government as required by Section 399.005 of the PACE Act. The Notice of Contractual Assessment Lien will be recorded in the Official Public Records of Rockwall County as public notice of the contractual Assessment, in accordance with the requirements of Section 399.013 of the PACE Act.

7. Qualified Improvements. Property Owner agrees that all improvements purchased, constructed, and/or installed through the financing obtained pursuant to this Owner Contract shall be permanently affixed to the Property and will transfer with the Property to the transferee in the event of a sale or transfer of the Property. Property Owner agrees to provide to Authorized Representative within 30 days after the completion of the Project a verification by an independent third-party reviewer (“ITPR”) that the project was properly completed and is operating as intended. Property Owner agrees that Lender may retain the final advance of Financing until such verification is submitted or require Property Owner to pay liquidated damages for a failure to do so, according to paragraph 19 below.

8. Water or Energy Savings. For so long as the Assessment encumbers the Property, Property Owner agrees, on or before January 31st of each year, to report to Authorized Representative the water or energy savings realized through the Project in accordance with the reporting requirements established by Local Government.

9. Construction and Definitions. This Owner Contract is to be construed in accordance with and with reference to the PACE Program and PACE Act. Terms used herein and not otherwise defined herein shall have the meanings ascribed to them in the PACE Program and/or the PACE Act.

10. Binding Effect. This Owner Contract inures to the benefit of Local Government and is binding upon Property Owner, its heirs, successors, and assigns.

11. Notices. All notices and other communications required or permitted by this Owner Contract shall be in writing and mailed by certified mail, return receipt requested, addressed to the other party at its address shown below the signature of such party or at such other address as such party may from time to time designate in writing to the other party, and shall be effective from the date of receipt.

12. Governing Law. This Owner Contract shall in all respects be governed by and construed in accordance with the laws of the State of Texas.

13. Entire Agreement. This Owner Contract constitutes the entire agreement between Local Government and Property Owner with respect to the subject matter hereof and may not be amended or altered in any manner except by a document in writing executed by both parties.

14. Further Assurances. Property Owner further covenants and agrees to do, execute and deliver, or cause to be done, executed, and delivered all such further acts for implementing the intention of this Owner Contract as may be reasonably necessary or required.

15. Captions. Paragraph and section titles are for convenience of reference only and shall not be of any legal effect.

16. Counterparts. This Owner Contract may be executed in any number of counterparts, and each counterpart may be delivered on paper or by electronic transmission, all of which when taken together will constitute one agreement binding on the parties, notwithstanding that all parties are not signatories to the same counterpart.

17. Interest. Interest and penalties in the event of default, as provided above, are explicitly authorized by Section 399.014(d) of the PACE Act. However, in no event will the total amount of interest on the Assessment, including statutory interest payable to Local Government and Contractual Interest payable to Lender under the Financing Documents, exceed the maximum amount or rate of nonusurious interest that may be contracted for, charged, or collected under Texas law (the “**usury limit**”). If the total amount of interest payable to Local Government and Lender exceeds the usury limit, the interest payable to Local Government will be reduced and any interest in excess of the usury limit will be credited to the amount payable to Local Government or refunded. This provision overrides any conflicting provisions in this Owner Contract.

18. Costs. No provisions of this Owner Contract will require Local Government to expend or risk its own funds or otherRockwall incur any financial liability in the performance of any of its duties hereunder.

19. Release. PROPERTY OWNER AGREES TO AND SHALL RELEASE THE LOCAL GOVERNMENT, ITS AUTHORIZED REPRESENTATIVES, AGENTS, EMPLOYEES, OFFICERS, AND LEGAL REPRESENTATIVES (COLLECTIVELY THE “RELEASED PERSONS”) FROM ALL LIABILITY FOR INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO PERFORMANCE UNDER THIS CONTRACT, EVEN IF THE INJURY, DEATH, DAMAGE, OR LOSS IS CAUSED BY THE RELEASED PERSON’S SOLE OR CONCURRENT NEGLIGENCE AND/OR THE RELEASED PERSON’S STRICT PRODUCTS LIABILITY OR STRICT STATUTORY LIABILITY, AND EVEN IF THE INJURY, DEATH, DAMAGE OR LOSS IS CAUSED BY THE RELEASED PERSON’S WRONGFUL OR NEGLIGENT ENFORCEMENT OF THE ASSESSMENT OR FORECLOSURE.

20. Indemnification. TO THE MAXIMUM EXTENT ALLOWED BY LAW, PROPERTY OWNER SHALL INDEMNIFY AND HOLD LOCAL GOVERNMENT, ITS AUTHORIZED REPRESENTATIVES, AND THEIR RESPECTIVE AFFILIATES, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS (EACH SUCH PERSON HEREIN REFERRED TO AS AN “INDEMNITEE”) ABSOLUTELY HARMLESS FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, OBLIGATIONS OR RELATED EXPENSES INCURRED BY OR IMPOSED UPON OR ALLEGED TO BE DUE OF INDEMNITEE IN CONNECTION WITH THE EXECUTION OR DELIVERY OF THIS CONTRACT, THE NOTICE OF CONTRACTUAL ASSESSMENT LIEN, THE FINANCING

DOCUMENTS, AND ANY OTHER DOCUMENT OR ANY OTHER AGREEMENT OR INSTRUMENT CONTEMPLATED HEREBY OR THEREBY, THE PERFORMANCE BY THE PARTIES HERETO OF THEIR RESPECTIVE OBLIGATIONS HEREUNDER OR THEREUNDER, THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY, OR, IN THE CASE OF ANY INDEMNITEE, THE ADMINISTRATION OF THIS CONTRACT AND ANY OTHER AGREEMENTS RELATED TO THE PROJECT.

21. No Personal Liability. Pursuant to Section 399.019 of the PACE Act, the Property Owner acknowledges that the members of the governing body of a local government, other elected officials of a local government, employees of a local government, and board members, executives, employees, and contractors of a third party who enter into a contract with a Local Government to provide administrative services for a program under this chapter are not personally liable as a result of exercising any rights or responsibilities under the PACE Program or any agreement in furtherance of the PACE Program.

22. Construction Terms. If the Lender Contract includes requirements related to the construction of the Project and disbursement of Financing, such requirements are set forth in Exhibit D attached hereto and incorporated herein by reference. Such requirements may include, among other things, (1) the disbursement schedule and (2) any holdback amount to be funded following verification of final project completion.

PROPERTY OWNER:

By: _____

Name: _____

Title: _____

Address: _____

Email address: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF _____ §

This PACE Owner Contract pursuant to Property Assessed Clean Energy Act was
acknowledged before me on _____, _____ by _____,
_____, on behalf of _____.

_____ (print name)

NOTARY PUBLIC, STATE OF TEXAS

LOCAL GOVERNMENT:

CITY OF ROCKWALL, TEXAS
BY: LONE STAR PACE LLC
ITS: Authorized Representative

BY: _____
ITS: Lee A. McCormick
President

Email Address: lmccormick@lonestarpace.com

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF _____ §

This PACE Owner Contract pursuant to Property Assessed Clean Energy Act was acknowledged before me on _____, _____ by _____, _____, on behalf of _____, a Texas _____, as Authorized Representative for the Local Government.

(print name)

NOTARY PUBLIC, STATE OF TEXAS

OWNER CONTRACT EXHIBIT A

NOTICE OF CONTRACTUAL ASSESSMENT LIEN
PURSUANT TO
PROPERTY ASSESSED CLEAN ENERGY ACT

OWNER CONTRACT EXHIBIT B
MORTGAGE HOLDER(S) CONSENT

OWNER CONTRACT EXHIBIT D

CONSTRUCTION TERMS

Retainage or Liquidated Damages:

Lender will retain _____% of the Financing until a report of completion by a qualified Independent Third Party Reviewer (“ITPR”) is provided to Authorized Representative.

OR

Property Owner will pay liquidated damages to Lender of \$_____ per day for every day after 30 days following completion of the Project that such a report of completion is not provided. Lender will then provide the report of completion to Authorized Representative.

Additional Construction Terms

Date	Draw down Amount	Purpose

FORM PACE LENDER CONTRACT

THIS PROPERTY ASSESSED CLEAN ENERGY (“**PACE**”) LENDER CONTRACT including the attached exhibits (“**Lender Contract**”) is made as of the _____ day of _____, _____, (“**Effective Date**”) by and between the City of Rockwall, Texas (“**Local Government**”) and _____ (“**Lender**”).

RECITALS

A. The Property Assessed Clean Energy Act (“**PACE Act**”), Texas Local Government Code Chapter 399, authorizes the governing body of a Local Government to establish a program and designate a region within the Local Government’s jurisdiction within which an authorized representative of the Local Government may enter into written contracts with the record owners of privately owned commercial, industrial, and large multifamily residential (5 or more dwelling units) real property to impose assessments on the property to finance the cost of permanent improvements fixed to the property intended to decrease water or energy consumption or demand.

B. Local Government has established a program under the PACE Act pursuant to a resolution dated _____, and adopted by the City Council (“**PACE Program**”), and has designated _____ as a representative of Local Government (“**Authorized Representative**”) authorized to enter into the written contracts with the owners of such property and the providers of such financing described herein, and has designated the entire territory within the Local Government’s jurisdiction as a region (the “**Region**”) within which the Authorized Representative and the record owners of such real property may enter into written contracts to impose assessments to repay the financing by owners of qualified improvements on the owner’s property pursuant to the PACE Program.

C. Pursuant to Application number _____, _____ (“**Property Owner**”), the legal and record owner of the following qualified “real property,” as defined in Section 399.002 of the PACE Act, within the Region has/have applied to Local Government to participate in the PACE Program with respect to certain real property located at _____, _____, Texas, _____ - _____ (the “**Property**”) by installing or modifying on the Property certain permanent improvements which are intended to decrease water or energy consumption or demand, and which are or will be fixed to the Property as “qualified improvements”, as defined in Section 399.002 of the PACE Act (“**Qualified Improvements**”). The installation or modification of such Qualified Improvements on the Property will be a “qualified project” as defined in Section 399.002 of the PACE Act (the “**Project**”).

D. Property Owner and Local Government have entered into a written contract as required by Section 399.005 of the PACE Act, a copy of which is attached hereto as Exhibit A and made a part hereof (the “**Owner Contract**”), in which Property Owner has requested that Local Government impose an assessment (the “**Assessment**”) on the Property as set forth in the Notice Of Contractual Assessment Lien Pursuant To Property Assessed Clean Energy Act to be filed in the Official Public Records of Rockwall County, Texas (the “**Notice of Contractual Assessment**”).

Lien”), to repay the financing of such Qualified Improvements. A copy of the Notice of Contractual Assessment Lien is attached as Exhibit A to the Owner Contract and made a part hereof. The Property, Qualified Improvements, and Assessment are more fully described in the Notice of Contractual Assessment Lien.

E. Financing for the Project (the “**Financing**”) will be provided to Property Owner by Lender in accordance with financing documents which are described in or copies of which are attached as Exhibit B and made a part hereof (the “**Financing Documents**”). Such Financing will include only those costs and fees for which an assessment may be imposed under the PACE Act. This Lender Contract is entered into between Local Government and Lender as required by Section 399.006(c) of the PACE Act to provide for repayment of the Financing through the Assessment.

F. As required by Section 399.010 of the PACE Act, Property Owner has notified the holder(s) of any mortgage liens on the Property at least thirty (30) days prior to the date of the Owner Contract of Property Owner’s intention to participate in the PACE Program. Pursuant to the requirements of the PACE Act, the written consent of each mortgage lien holder to the Assessment was obtained on or prior to the date of the Owner Contract, as shown by the copy of such consent(s) attached as Exhibit B to the Owner Contract.

AGREEMENT

The parties agree as follows:

1. Maintenance and Enforcement of Assessment. Lender agrees to provide Financing for the Project in the total principal amount of \$ _____, according to the terms set out in the Financing Documents attached hereto as Exhibit B. In consideration for the Financing provided or to be provided by Lender for the Project, and subject to the terms and conditions of this Lender Contract, Local Government agrees to maintain and continue the Assessment for the benefit of Lender until the Assessment, all contractual interest (“**Contractual Interest**”), any prepayment penalty, and any penalties, interest, attorney’s fees, and/or costs due under or authorized by the PACE Act due to Lender according to the Financing Documents are paid in full, and to release the Assessment upon notice from Lender of such payment. The Authorized Representative shall record a release of lien in the property records of Rockwall County, Texas. Local Government will not release, sell, assign or transfer the Assessment or the lien securing it without the prior written consent of Lender. Local Government agrees to enforce the assessment lien against the Property at the request of Lender in the event of a default in payment by Property Owner in accordance with the provisions set forth in paragraph 6, as may be limited by applicable law. Local Government shall have no obligation to repurchase the Assessment and no liability to Lender should there be a default in the payment thereof or should there be any other loss or expense suffered by Lender or under any other circumstances.

2. Installments. The Assessment and Contractual Interest thereon are due and payable to Lender in installments (“**Installments**”) according to the payment schedule set forth in the Financing Documents attached hereto as Exhibit B. To participate in the PACE Program, the Property Owner is required to pay (1) an application fee to be paid to the Authorized Representative at the time of application, and (2) a closing fee (less application fee) paid to the Authorized Representative at the closing of the Financing. The Property Owner is further required

to pay a recurring administration fee paid by Property Owner to Authorized Representative until the Assessment is released. The recurring administration fee amount will be collected by Lender and paid to Authorized Representative within thirty (30) days of receipt by Lender, unless other Rockwall agreed to in writing by Authorized Representative. Notwithstanding the foregoing, in the event of delinquency in the payment of any Installment, Lender will, upon notice to Authorized Representative, withhold payment of any amounts due to Authorized Representative in connection with such Installment until the Installment is paid. Any such temporary withholding will not reduce the amount of administration fees included in the Assessment. The amounts due to Authorized Representative are identified in Exhibit B hereto. As required by Section 399.009(a)(8) of the PACE Act, the period during which such Installments are payable does not exceed the useful life of the Project. When the Assessment together with any prepayment premium, and/or default penalties and interest, if any, has been paid in full, Local Government's rights under this Lender Contract will cease and terminate, except for rights under Section 18, 19, 20 and 21. Upon notice from Lender that all amounts owing have been paid in full, Authorized Representative will execute a release of the Assessment and this Lender Contract. Thereafter, the Authorized Representative will record the release.

3. Assignment of Right to Receive Installments or Require Enforcement of Lien. Lender will have the right, without the consent of Property Owner, to assign or transfer the right to receive the Installments or require Local Government to enforce the assessment lien in the event of a default in payment, together with the corresponding obligations, provided that all of the following conditions are met:

(a) The assignment or transfer is made to a qualified lender, which may be one of the following:

(1) Any federally insured depository institution such as a bank, savings bank, savings and loan association and federal or state credit union;

(2) Any insurance company authorized to conduct business in one or more states;

(3) Any registered investment company, registered business development company, or a Small Business Administration small business investment company;

(4) Any publicly traded entity;

(5) Any private entity that:

(i) Has a minimum net worth of \$5 million;

(ii) Has at least three years' experience in business or industrial lending or commercial real estate lending (including multifamily lending), or has a lending officer that has at least three years' experience in business or industrial lending or commercial real estate lending;

(iii) Can provide independent certification as to availability of funds; and

(iv) Has the ability to carry out, either directly or through a servicer, the bookkeeping and customer service work necessary to manage the assessment accounts; or

(6) A financially stable entity, whether or not from the list above, with the ability to carry out, either directly or through a servicer, the obligations of this Lender Contract related to the receipt and accounting of the Installments or the enforcement of the assessment lien.

(b) Property Owner and Authorized Representative are notified in writing of the assignment or transfer and the address to which payment of the future Installments should be mailed at least 30 days before the next Installment is due according to the payment schedule included in the Financing Documents; and

(c) The assignee or transferee executes a written assumption agreement according to the Financing Documents of all of Lender's rights and obligations under this Lender Contract related to the receipt of the Installments or enforcement of the assessment lien and provides a copy of such assumption to Property Owner and Authorized Representative within 10 days after execution of the agreement. Such written agreement must contain a certification by the Lender and the assignee that all of the conditions in this Section 3 have been met. Lender may assign or transfer the right to receive the Installments or the right to require enforcement of the assessment lien separately. Upon written notice to Property Owner and Authorized Representative of an assignment or transfer that meets all of these conditions, the assignor will be released of all of the rights and obligations of the Lender under this Lender Contract accruing after the date of the assignment that are specified in the assignment or transfer document, and all of such rights and obligations will be assumed by and transferred to the assignee. Any attempt to assign or transfer the right to receive the Installments or to require enforcement of the assessment lien that does not meet all of these conditions is void. Lender will retain all of the rights and obligations of Lender under this Lender Contract until such rights and obligations are assigned or transferred according to this paragraph.

4. Financing Responsibility. Lender assumes full responsibility for determining the financial ability of the Property Owner to repay the Financing and for advancing the funds as set forth in the Financing Documents and performing Lender's obligations and responsibilities thereunder. In the event the assessment lien on the Property is enforced by foreclosure as provided below, Lender will have no further obligations to Property Owner with respect to the Installments that were the subject of the foreclosure, but Lender will retain the rights to enforcement of the lien for any Installments that are not eliminated by the foreclosure, and the succeeding owner of the Property will be subject to such lien.

5. Lien Priority and Enforcement. As provided in the Owner Contract and Section 399.014 of the PACE Act:

(a) Delinquent Installments of the Assessment incur penalties and accrue interest on the principal of the Installment in the same manner and in the same amount as delinquent property taxes. Statutory penalties and statutory interest payable under this paragraph will be retained by Local Government to compensate it for the cost of enforcing the Assessment. Additional interest at any default rate imposed by Lender pursuant to the Financing Documents, along with any other fees and charges that become due pursuant to the Financing Documents may be imposed and retained by Lender. To ensure that the collection of delinquent installments of Assessments is congruent with the collection of delinquent property taxes the following procedures will be followed:

(1) Any delinquent account on which two thirty (30) day notices of delinquency have been mailed as specified herein shall be enforced by means of Judicial Enforcement.

(2) Delinquent installments of Assessment(s) through November 30 of any year will incur penalties and accrue interest as specified in the Financing Documents.

(3) On or after February 1 of any year, the Authorized Representative will notify the County Tax Assessor/Collector and the entity that collects delinquent taxes for the County of the amount due as of January 31 of said year. The amount due on January 31 shall become the base amount of delinquency which will incur penalties and accrue interest and collection fees in the same manner and on the same schedule as delinquent property taxes.

(4) Installments of Assessment(s) becoming delinquent after November 30 of any year will incur penalties and accrue interest as specified in the Financing Documents but, notification of the County Tax Assessor/Collector and the entity that collects delinquent taxes for the County shall not occur until February 1 following delinquency. The amount due on January 31 following delinquency shall become the base amount of delinquency which will incur penalties and accrue interest and collection fees in the same manner and on the same schedule as delinquent property taxes.

(b) The Assessment, together with any penalties and interest thereon,

(1) are a first and prior lien against the Property from the date on which the Notice of Contractual Assessment Lien is recorded in the Official Public Records of Rockwall County, Texas, as provided by Section 399.013 of the PACE Act, until the Assessment, interest, or penalty is paid; and

(2) such lien has the same priority status as a lien for any other ad valorem tax.

(c) The lien created by the Assessment runs with the land, and according to Section 399.014(b) of the PACE Act, any portion of the Assessment that has not yet become due will not be eliminated by foreclosure of (i) a property tax lien, or (ii) the lien

for a delinquent Installment of the Assessment. In the event of a sale or transfer of the Property by Property Owner, the obligation for the Assessment and the Property Owner's obligations under the Financing Documents will be transferred to the succeeding owner without recourse to Lender, Local Government or Authorized Representative

(d) In the event of a default by Property Owner in payment of an Installment called for by the Financing Documents or the filing of a case under the U.S. Bankruptcy Code by or against Property Owner, the lien created by the Assessment will be enforced by Local Government for the benefit of Lender according to paragraph 6(c) below in the same manner according to Texas Tax Code Secs. 33.41 to 34.23 that a property tax lien against real property may be enforced by a Local Government, to the extent the enforcement is consistent with Section 50, Article XVI, Texas Constitution.

(e) In a suit to collect a delinquent Installment of the Assessment, Local Government will be entitled to recover costs and expenses, including attorney's fees, penalties, and interest due, in the same manner according to Texas Tax Code Sec. 33.48 as in a suit to collect a delinquent property tax. Lender will be entitled to any additional sums due to it under the Financing Documents in connection with a suit to collect a delinquent Installment of the Assessment.

(f) Notwithstanding any other provisions in this Lender Contract except Section 16 hereof, distribution of Proceeds of a foreclosure sale pursuant to a Judgment ordering foreclosure of Property Tax Lien(s) and delinquent installments(s) of an Assessment Lien shall be disbursed in the following order:

(1) the payment of the costs of suit and sale;

(2) the payment of ad valorem taxes, and associated penalties, interest, and attorney's fees due under the judgment; and

(3) the payment of delinquent installment(s) of the Assessment, and associated penalties, interest, fees, costs, and attorney's fees due under the judgment.

(g) As provided in Section 399.014(a-1) of the PACE Act, after written notice of the Assessment is recorded in the Official Public Records of the county in which the Property is located, the lien created by the Assessment may not be contested on the basis that the improvement is not a "qualified improvement" or the project is not a "qualified project", as such terms are defined in Section 399.002 of the PACE Act.

6. Servicing and Enforcement of Assessment.

(a) Servicing. The Installments and other amounts due under the Financing Documents will be billed, collected, received, and disbursed in accordance with the

procedures set out in the Financing Documents. Lender or its designee will be responsible for all servicing duties other than those specifically undertaken by Local Government in this Lender Contract. Authorized Representative agrees to send an annual notice of assessment to the Property Owner each year there is a PACE lien balance. However, any failure of Local Government or Authorized Representative to deliver an annual notice of assessment to Property Owner will not affect the Assessment or Property Owner's obligations under the Owner Contract.

(b) Remittances. Each of the parties covenants and agrees to promptly remit to the other party any payments incorrectly received by such party with respect to the Assessment after the execution of this Lender Contract.

(c) Default and Enforcement. In the event of a default in payment of any Installment according to the Financing Documents, Lender agrees to take at least the following steps to collect the delinquent Installment:

(1) Mail a written notice of delinquency and demand for payment to the Property Owner by both certified mail, return receipt requested, and first class mail; and

(2) Mail a second notice of delinquency to the Property Owner by both certified mail, return receipt requested, and first-class mail at least 30 days after the date of the first notice if the delinquency is continuing.

If the Property Owner fails to cure the delinquency within 30 days after the mailing of the second notice of delinquency, Lender or its designee may notify Authorized Representative in writing of a default in payment by Property Owner. Upon receipt of such notice and after doing its own due diligence, Local Government will enforce the assessment lien for the benefit of Lender pursuant to Sec. 399.014(c) of the PACE Act, in the same manner as a property tax lien against real property may be enforced, to the extent the enforcement is consistent with Section 50, Article XVI, Texas Constitution.

(d) Priority. If the assessment lien is enforced by foreclosure or collected through a bankruptcy or similar proceeding, the assessment balance and any interest or penalties on the assessment will have the same priority status as a lien for any other ad valorem tax, pursuant to Sec. 399.014(a)(2) of the PACE Act.

(e) Final Payment and Release. When the Assessment, Contractual Interest, any prepayment penalty, and any penalties, interest, fees, or costs due under or authorized by the PACE Act or the Financing Documents have been paid in full, Local Government's rights under the Owner Contract will cease and terminate. Upon notice from Lender that all amounts due have been paid in full, Authorized Representative will execute a release of the Assessment and the Owner Contract and record the release.

(f) Limitations on Local Government's Actions. Without the prior written consent of Lender, Local Government will not enter into any amendment or modification of or deviation from the Owner Contract. Local Government or Authorized Representative

will not institute any legal action with respect to the Owner Contract, the Assessment, or the assessment lien without the prior written request of Lender.

(g) Limitations of Local Government's Obligations. Local Government undertakes to perform only such duties as are specifically set forth in this Lender Contract, and no implied duties on the part of Local Government are to be read into this Lender Contract. Local Government will not be deemed to have a fiduciary or other similar relationship with Lender. Local Government may request written instructions for action from Lender and refrain from taking action until it receives satisfactory written instructions. Local Government will have no liability to any person for following such instructions, regardless of whether they are to act or refrain from acting.

(h) Costs. No provisions of this Lender Contract will require Local Government to expend or risk its own funds or otherRockwall incur any financial liability in the performance of any of its duties hereunder.

7. Lender's Warranties and Representations. With respect to this Lender Contract, Lender hereby warrants and represents that on the date on which Lender executes this Lender Contract:

(a) Lender is a qualified lender under the PACE Program, as defined in paragraph 3(a) above, and is fully qualified under the PACE Program to enter into this Lender Contract and the Financing Documents;

(b) Lender has independently and without reliance upon Local Government conducted its own credit evaluation, reviewed such information as it has deemed adequate and appropriate, and made its own analysis of the Owner Contract, the Project, and Property Owner's financial ability to perform the financial obligations set out in the Financing Documents; and

(c) Lender has not relied upon any investigation or analysis conducted by, advice or communication from, or any warranty or representation by Local Government, Authorized Representative, or any agent or employee of Local Government, express or implied, concerning the financial condition of the Property Owner or the tax or economic benefits of an investment in the Assessment.

8. Written Contract Required by the PACE Act. This Lender Contract constitutes a written contract between Local Government and Lender, as required under Section 399.006 (c) of the PACE Act.

9. Construction and Definitions. This Lender Contract is to be construed in accordance with and with reference to the PACE Program and PACE Act. Terms used herein and not otherRockwall defined herein have the meanings ascribed to them in the PACE Program, and/or the PACE Act.

10. Binding Effect. This Lender Contract is binding upon and inures to the benefit of the parties hereto and their respective heirs, representatives, successors, and assigns.

11. Notices. Unless otherRockwall specifically provided herein, all notices and other communications required or permitted hereunder shall be in writing and delivered by first-class mail or by electronic mail, addressed to the other party at the address stated below the signature of such party or at such other address as such party may from time to time designate in writing to the other party, and shall be effective from the date of receipt.

12. Governing Law. This Lender Contract shall in all respects be governed by and construed in accordance with the laws of the State of Texas.

13. Entire Agreement. This Lender Contract constitutes the entire agreement between Local Government and Lender with respect to the subject matter hereof and shall not be amended or altered in any manner except by a document in writing executed by both parties.

14. Captions. Paragraph and section titles are for convenience of reference only and shall not be of any legal effect.

15. Counterparts. This Lender Contract may be executed in any number of counterparts, and each counterpart may be delivered on paper or by electronic transmission, all of which when taken together will constitute one agreement binding on the parties, notwithstanding that all parties are not signatories to the same counterpart.

16. Interest. Interest and penalties in the event of default, as provided above, are explicitly authorized by Section 399.014(d) of the PACE Act. However, in no event will the total amount of interest on the Assessment, including statutory interest payable to Local Government and Contractual Interest payable to Lender under the Financing Documents, exceed the maximum amount or rate of nonusurious interest that may be contracted for, charged, or collected under Texas law (the “**usury limit**”). If the total amount of interest payable to Local Government and Contractual Interest payable to Lender exceeds the usury limit, interest payable to Local Government will be reduced and any interest in excess of the usury limit will be credited to the amount payable to Local Government or refunded. This provision overrides any conflicting provisions in this Lender Contract.

17. Certification. Local Government certifies that the PACE Program has been duly adopted and is in full force and effect on the date of this Lender Contract. Property Owner has represented to Lender and Local Government that the Project is a “qualified project” as defined in the PACE Program and Section 399.002 of the PACE Act. The Assessment has been imposed on the Property as a lien in accordance with the PACE Owner Contract and the PACE Act. Local Government has not assigned or transferred any interest in the Assessment or the PACE Owner Contract.

18. Costs. No provision of this Lender Contract will require Local Government to expend or risk its own funds or otherRockwall incur any financial liability in the performance of any of its duties hereunder.

19. Release. LENDER AGREES TO AND SHALL RELEASE THE LOCAL GOVERNMENT, ITS AUTHORIZED REPRESENTATIVES, AGENTS, EMPLOYEES, OFFICERS, AND LEGAL REPRESENTATIVES (COLLECTIVELY THE “RELEASED

PERSONS”) FROM ALL LIABILITY FOR INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO PERFORMANCE UNDER THIS CONTRACT, EVEN IF THE INJURY, DEATH, DAMAGE, OR LOSS IS CAUSED BY THE RELEASED PERSON’S SOLE OR CONCURRENT NEGLIGENCE AND/OR THE RELEASED PERSON’S STRICT PRODUCTS LIABILITY OR STRICT STATUTORY LIABILITY, AND EVEN IF THE INJURY, DEATH, DAMAGE OR LOSS IS CAUSED BY THE RELEASED PERSON’S WRONGFUL OR NEGLIGENT ENFORCEMENT OF THE ASSESSMENT OR FORECLOSURE. NOTWITHSTANDING THE FOREGOING, LOCAL GOVERNMENT AGREES THAT ITS OBLIGATION TO MAINTAIN, CONTINUE, AND ENFORCE THE ASSESSMENT AS WELL AS ITS OBLIGATION TO REMIT AMOUNTS IN ACCORDANCE WITH THIS AGREEMENT ARE MINISTERIAL ACTS, AND THE LENDER MAY BRING AN ACTION IN MANDAMUS, A CLAIM FOR SPECIFIC PERFORMANCE, OR ANY SIMILAR ACTION OR REMEDY (EXCEPT AN ACTION SEEKING MONETARY DAMAGES FROM THE LOCAL GOVERNMENT) AGAINST ANY NECESSARY PARTY TO ENSURE THE NECESSARY MINISTERIAL ACTS LISTED ABOVE ARE PERFORMED PURSUANT TO THIS AGREEMENT.

20. Indemnification. TO THE MAXIMUM EXTENT ALLOWED BY LAW, LENDER SHALL INDEMNIFY AND HOLD LOCAL GOVERNMENT, AUTHORIZED REPRESENTATIVES, AND THEIR RESPECTIVE AFFILIATES, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS (EACH SUCH PERSON HEREIN REFERRED TO AS AN “INDEMNITEE”) ABSOLUTELY HARMLESS FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, OBLIGATIONS OR RELATED EXPENSES INCURRED BY OR IMPOSED UPON OR ALLEGED TO BE DUE OF INDEMNITEE IN CONNECTION WITH THE EXECUTION OR DELIVERY OF THIS CONTRACT, THE NOTICE OF CONTRACTUAL ASSESSMENT LIEN, THE FINANCING DOCUMENTS, AND ANY OTHER DOCUMENT OR ANY OTHER AGREEMENT OR INSTRUMENT CONTEMPLATED HEREBY OR THEREBY, THE PERFORMANCE BY THE PARTIES HERETO OF THEIR RESPECTIVE OBLIGATIONS HEREUNDER OR THEREUNDER, THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY, OR, IN THE CASE OF ANY INDEMNITEE, THE ADMINISTRATION OF THIS CONTRACT AND ANY OTHER AGREEMENTS RELATED TO THE PROJECT. NOTWITHSTANDING THE FOREGOING OR ANYTHING CONTAINED HEREIN TO THE CONTRARY, LENDER SHALL HAVE NO OBLIGATION TO INDEMNIFY AND HOLD ANY INDEMNITEE HARMLESS FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, OBLIGATIONS OR RELATED EXPENSES INCURRED BY OR IMPOSED UPON OR ALLEGED TO BE DUE OF AN INDEMNITEE IF SUCH CLAIMS, LIABILITIES, LOSSES, DAMAGES, OBLIGATIONS OR RELATED EXPENSES ARE CAUSED BY OR ARISE FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF SUCH INDEMNITEE RELATED TO THE FAILURE TO MAINTAIN, CONTINUE, AND ENFORCE THE ASSESSMENT AS WELL AS ITS OBLIGATION TO REMIT AMOUNTS IN ACCORDANCE WITH THIS AGREEMENT.

21. No Personal Liability. Pursuant to Section 399.019 of the PACE Act, the Lender acknowledges that the members of the governing body of a Local Government, other elected officials of a Local Government, employees of a Local Government, and board members,

executives, employees, and contractors of a third party who enters into a contract with a Local Government to provide administrative services for a program under this chapter are not personally liable as a result of exercising any rights or responsibilities under the PACE Program or any agreement in furtherance of the PACE Program.

22. Construction Terms. If this Lender Contract includes any additional requirements related to construction of the Project and disbursement of Financing, such requirements are set forth in Exhibit C attached hereto and incorporated herein by reference. Such requirements may include, among other things, (1) the disbursement schedule and (2) any holdback amount to be funded following verification of final project completion.

LOCAL GOVERNMENT:

CITY OF ROCKWALL, TEXAS
BY: LONE STAR PACE LLC
ITS: Authorized Representative

BY: _____
ITS:

Email Address:

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF _____ §

This PACE Lender Contract pursuant to Property Assessed Clean Energy Act was acknowledged before me on _____, _____ by _____, _____, on behalf of _____, a Texas _____, as Authorized Representative for the Local Government.

(print name)

NOTARY PUBLIC, STATE OF TEXAS

LENDER CONTRACT EXHIBIT A

OWNER CONTRACT

LENDER CONTRACT EXHIBIT C

CONSTRUCTION TERMS

Retainage or Liquidated Damages:

Lender will retain _____% of the Financing until a report of completion by a qualified Independent Third Party Reviewer (“ITPR”) is provided to Authorized Representative.

OR

Property Owner will pay liquidated damages to Lender of \$_____ per day for every day after 30 days following completion of the Project that such a report of completion is not provided. Lender will then provide the report of completion to Authorized Representative.

Date	Draw down Amount	Purpose

**FORM NOTICE OF CONTRACTUAL ASSESSMENT LIEN
PURSUANT TO
PROPERTY ASSESSED CLEAN ENERGY ACT**

STATE OF TEXAS §
 §
CITY OF ROCKWALL §

RECITALS

A. The Property Assessed Clean Energy Act (“**PACE Act**”), Texas Local Government Code Chapter 399, authorizes the governing body of a local government to establish a program and designate a region within the local government’s jurisdiction within which an authorized representative of the local government may enter into written contracts with the record owners of privately owned commercial, industrial, and large multifamily residential (5 or more dwelling units) real property to impose assessments on the property to finance the cost of permanent improvements fixed to the property intended to decrease water or energy consumption or demand. Unless otherwise expressly provided herein, all terms used herein have the same meanings ascribed to them in the PACE Act.

B. The City of Rockwall, Texas (“**Local Government**”) has established a program under the PACE Act (“**PACE Program**”) pursuant to a resolution dated _____ adopted by the City Council, and has designated _____ as a representative of Local Government (“**Authorized Representative**”) authorized to enter into and enforce the written contracts with the owners of such property and the providers of such financing described herein, and has designated the entire territory within the City of Rockwall jurisdiction as a region (the “**Region**”) within which the Authorized Representative and the record owners of such real property may enter into written contracts to impose assessments to repay the financing by owners of qualified improvements on the owners’ property pursuant to the PACE Program.

C. _____ (“**Property Owner**”) is/are the sole legal and record owner of the qualified “real property,” as defined in Section 399.002 of the PACE Act, within the Region located at _____, _____, Texas _____ - _____ and more fully described in Exhibit A attached hereto and made a part hereof (the “**Property**”).

D. Property Owner has applied to Local Government to participate in the PACE Program by installing or modifying on the Property certain permanent improvements described in Exhibit B attached hereto and made a part hereof, which are intended to decrease water or energy consumption or demand and which are or will be fixed to the Property as “qualified improvements”, as defined in Section 399.002 of the PACE Act (the “**Qualified Improvements**”). The installation or modification of such Qualified Improvements on the Property will be a “qualified project” as defined in Section 399.002 of the PACE Act (the “**Project**”). Property Owner has entered into a written contract (the “**Owner Contract**”) with Local Government pursuant to the PACE Act and the PACE Program and has requested Local Government to impose an assessment on the Property to repay the financing of such Qualified Improvements.

E. The financing of such Qualified Improvements will be provided to Property Owner by _____ (“**Lender**”), a qualified lender selected by Property Owner, pursuant to a written contract executed by Lender and Local Government as required by Section 399.006(c) of the PACE Act (the “**Lender Contract**”). Lender will be responsible for all servicing duties other than those specifically undertaken by Local Government in the Lender Contract.

THEREFORE, Local Government hereby gives notice to the public pursuant to Section 399.013 of the PACE Act that it has imposed an assessment on the Property in the amount of \$ _____ as set forth on Exhibit C attached hereto, which together with all interest, fees, penalties, costs and other sums due under and/or authorized by the PACE Act, PACE Program and the financing documents between Property Owner and Lender (the "Financing Documents") is herein referred to as the "Assessment".

Pursuant to Section 399.014 of the PACE Act,

1. The Assessment, including any interest and/or penalties, costs and fees accrued thereon,
 - (i) is a first and prior lien against the Property from the date on which this Notice of Contractual Assessment Lien is recorded in the Official Public Records of Rockwall County, Texas, until such Assessment, interest, penalties, costs, and fees are paid; and
 - (ii) such lien has the same priority status as a lien for any other ad valorem tax.
2. The lien created by the Assessment runs with the land, and according to Section 399.014(b) of the PACE Act, any portion of the Assessment that has not yet become due will not be eliminated by foreclosure of: (i) a property tax lien, or (ii) the lien for any past due portion of the Assessment. In the event of a sale or transfer of the Property by Property Owner (including, without limitation, a foreclosure sale for a past due portion of the Assessment), the obligation for the Assessment and the Property Owner’s obligations under the Financing Documents (including, without limitation, the portion of the Assessment that has not yet become due) will be transferred to the succeeding owner without recourse to Local Government, or Authorized Representative and with recourse on Property Owner only for any unpaid installments of the Assessment that became due during Property Owner's period of ownership.

As provided in Section 399.014(a-1) of the PACE Act, after this Notice of Contractual Assessment Lien is recorded in the Official Public Records of the county in which the Property is located, the lien created by the Assessment may not be contested on the basis that the improvement is not a “qualified improvement” or the project is not a “qualified project”, as such terms are defined in Section 399.002 of the PACE Act.

EXECUTED on _____, _____.

LOCAL GOVERNMENT:

CITY OF ROCKWALL, TEXAS
BY: LONE STAR PACE LLC
ITS: Authorized Representative

BY:
ITS:

Email Address:

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF _____ §

This Notice of Contractual Assessment Lien pursuant to Property Assessed Clean Energy Act was acknowledged before me on _____, _____ by _____, _____, on behalf of _____, a Texas _____, as Authorized Representative for the Local Government.

(print name)

NOTARY PUBLIC, STATE OF TEXAS

NOTICE OF LIEN EXHIBIT A
PROPERTY DESCRIPTION

NOTICE OF LIEN EXHIBIT B
QUALIFIED IMPROVEMENTS

INDEXING INSTRUCTION:

Grantor: _____, Property Owner
Grantees: _____, Local Government
 _____, Lender

After recording, return to-



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

May 2023

Permits

Total Permits Issued:	280
Building Permits:	26
Contractor Permits:	254
Total Commercial Permit Values:	\$713,351.89
Building Permits:	\$88,000.00
Contractor Permits:	\$625,351.89
Total Fees Collected:	\$91,036.40
Building Permits:	\$62,867.51
Contractor Permits:	\$28,168.89

Board of Adjustment

Board of Adjustment Cases: 1

6/7/2023
8:26:33AM

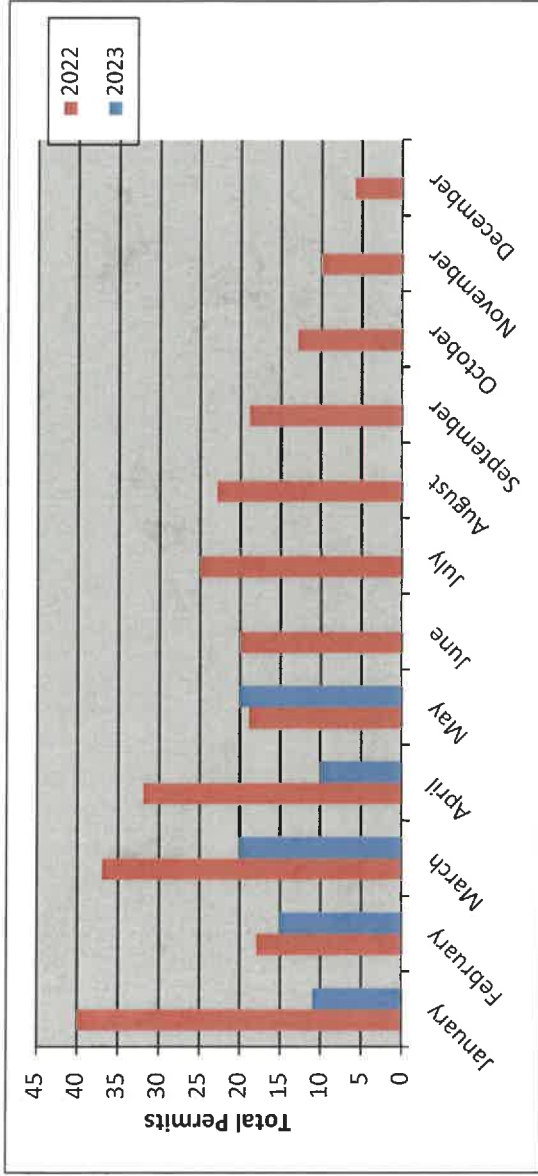
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 5/1/2023 to 5/31/2023

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	47	\$713,351.89	\$7,712.19
Accessory Building Permit	3	88,000.00	\$1,284.43
Cell Tower Permit	1	5,000.00	\$125.21
Certificate of Occupancy	8		\$606.00
Concrete Permit	1	2,000.00	\$97.67
Demolition	1	50.00	\$101.00
Electrical Permit	5	3,801.00	\$316.61
Fence Permit	1	169,856.32	\$51.00
Irrigation Permit	1		\$76.50
Plumbing Permit	3	7,767.01	\$298.36
Remodel	3	238,997.00	\$2,364.41
Roofing Permit	3	162,761.00	\$229.50
Sign Permit	13	35,119.56	\$1,453.50
Temporary Certificate of Occupancy	3		\$606.00
Temporary Construction Trailer	1		\$102.00
Residential Building Permit	233		\$83,324.21
Accessory Building Permit	3		\$115.40
Addition	5		\$2,670.65
Backflow Permit	1		\$76.50
Concrete Permit	10		\$2,056.85
Deck Permit	1		\$127.50
Demolition	2		\$102.00
Driveway Permit	1		\$122.40
Electrical Permit	4		\$457.50
Fence Permit	55		\$2,787.00
Generator	5		\$765.00
Irrigation Permit	24		\$1,830.00
Mechanical Permit	26		\$3,152.00
New Single Family Residential	15		\$58,797.03
Patio Cover/Pergola	6		\$612.00
Plumbing Permit	25		\$1,912.50
Pool	7		\$991.50
Remodel	2		\$1,130.41
Retaining Wall Permit	3		\$152.00
Roofing Permit	25		\$1,908.00
Solar Panel Permit	6		\$3,202.97
Takeline - Stairs	1		\$51.00
Window & Door Permit	6		\$304.00
Totals:	280		\$91,036.40

New Residential Permits

Calendar Year

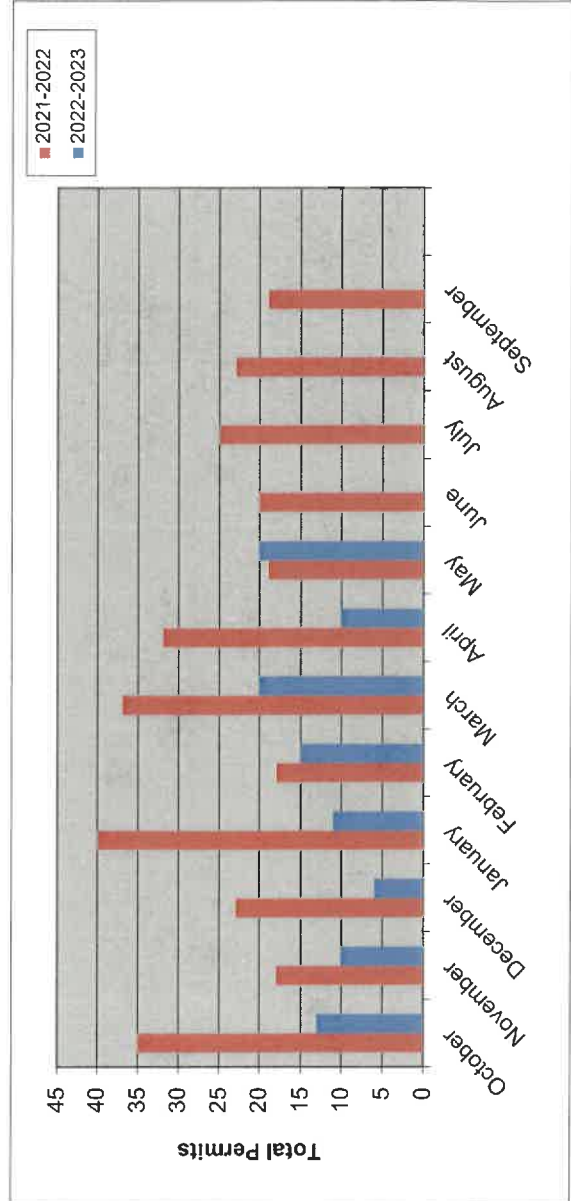
	Year	
	2022	2023
January	40	11
February	18	15
March	37	20
April	32	10
May	19	20
June	20	
July	25	
August	23	
September	19	
October	13	
November	10	
December	6	
Totals	262	76



New Residential Permits

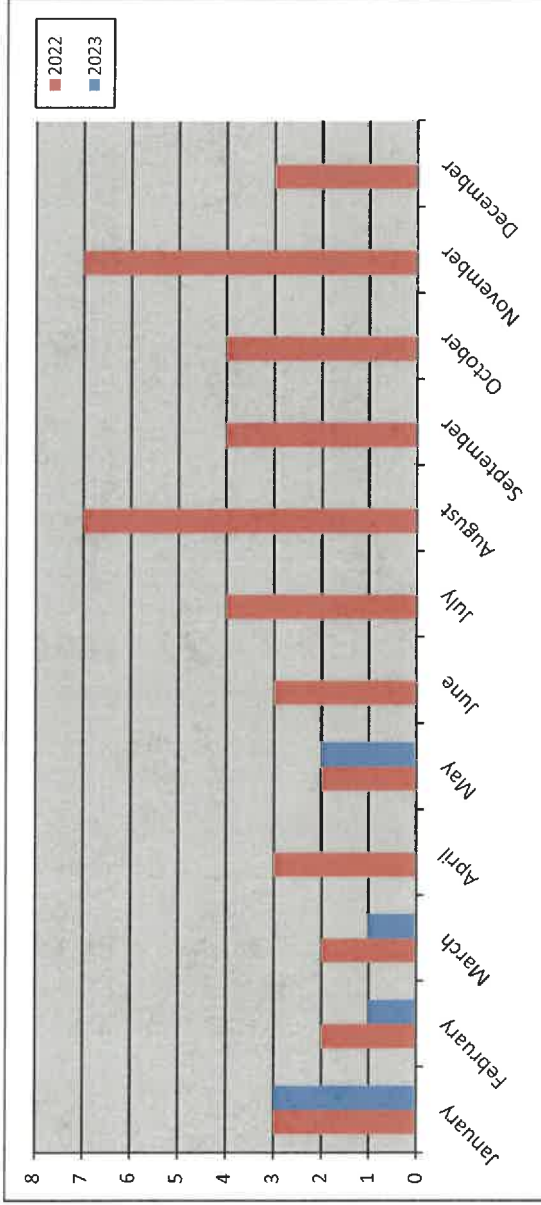
Fiscal Year

	Year	
	2021-2022	2022-2023
October	35	13
November	18	10
December	23	6
January	40	11
February	18	15
March	37	20
April	32	10
May	19	20
June	20	
July	25	
August	23	
September	19	
Totals	309	105



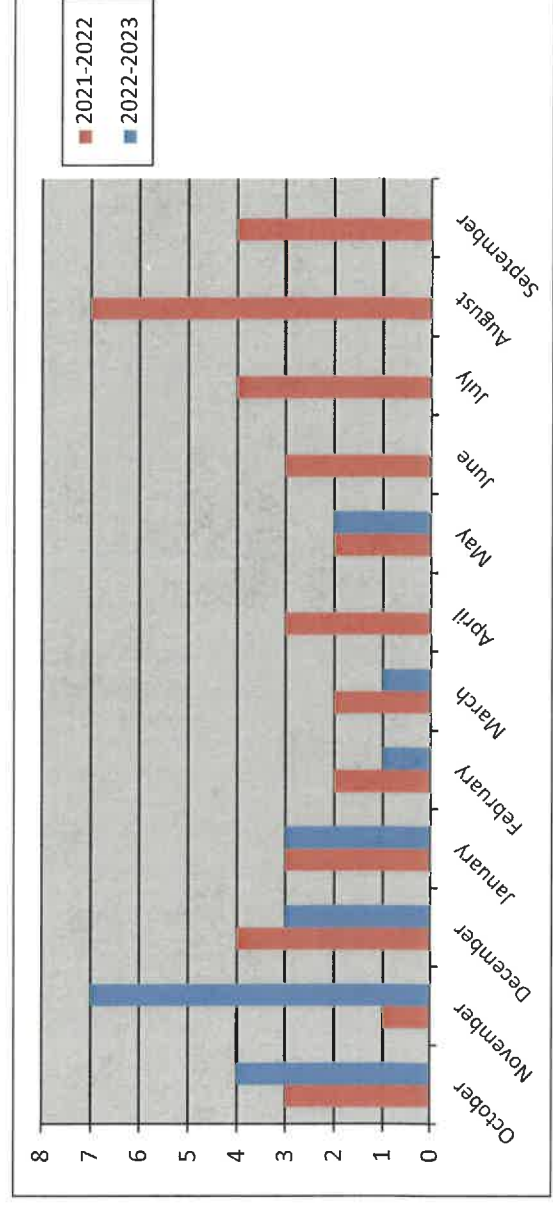
Residential Remodel Permits Calendar Year

	Year	
	2022	2023
January	3	3
February	2	1
March	2	1
April	3	0
May	2	2
June	3	
July	4	
August	7	
September	4	
October	4	
November	7	
December	3	
Totals	44	7



Residential Remodel Permits Fiscal Year

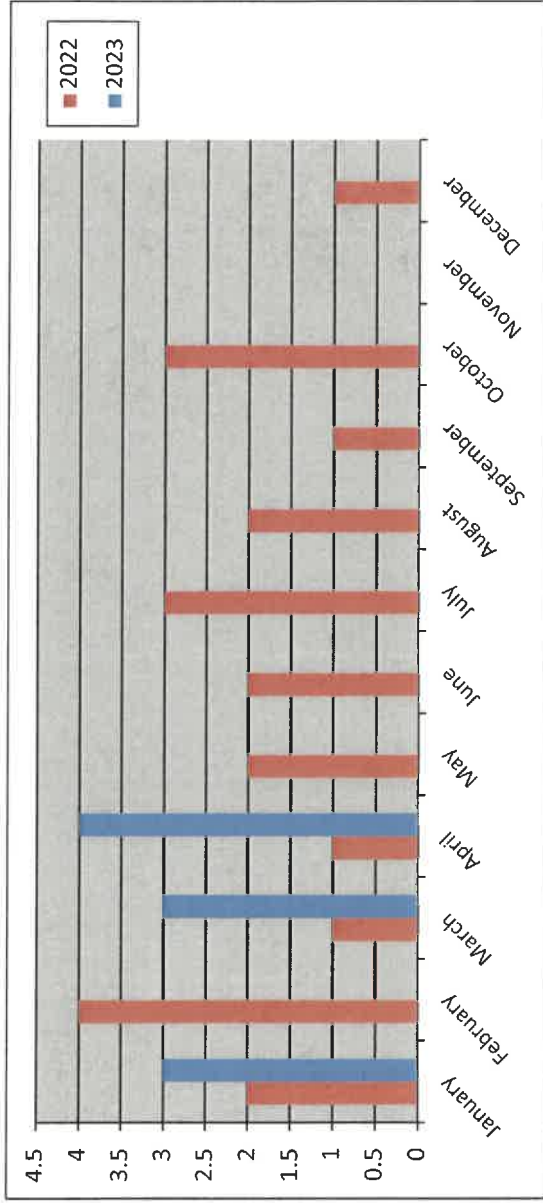
	Year	
	2021-2022	2022-2023
October	3	4
November	1	7
December	4	3
January	3	3
February	2	1
March	2	1
April	3	0
May	2	2
June	3	
July	4	
August	7	
September	4	
Totals	38	21



New Commercial Permits

Calendar Year

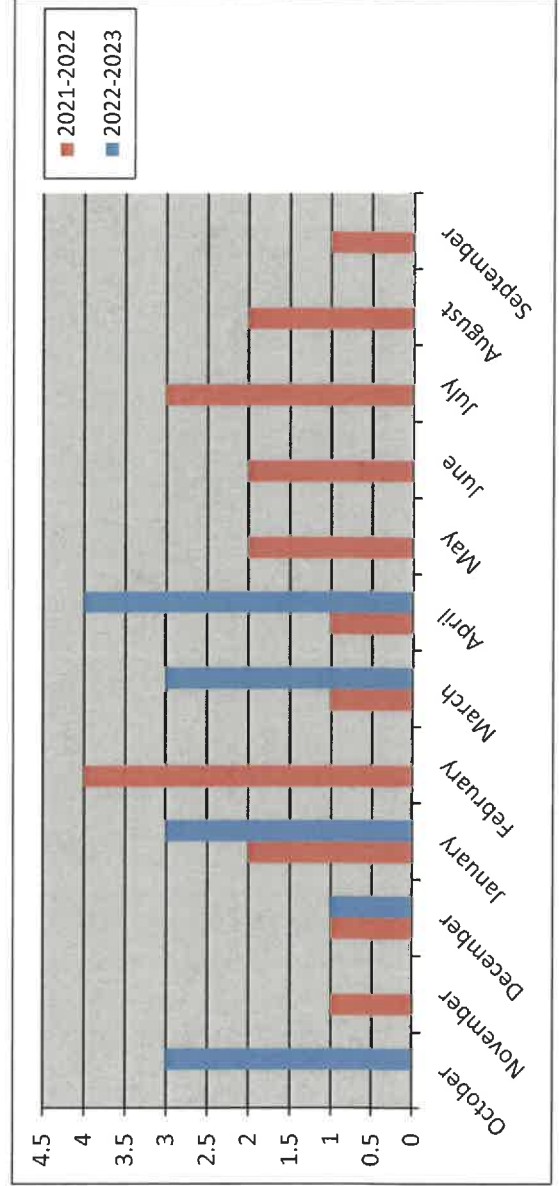
	Year	
	2022	2023
January	2	3
February	4	0
March	1	3
April	1	4
May	2	0
June	2	
July	3	
August	2	
September	1	
October	3	
November	0	
December	1	
Totals	22	10



New Commercial Permits

Fiscal Year

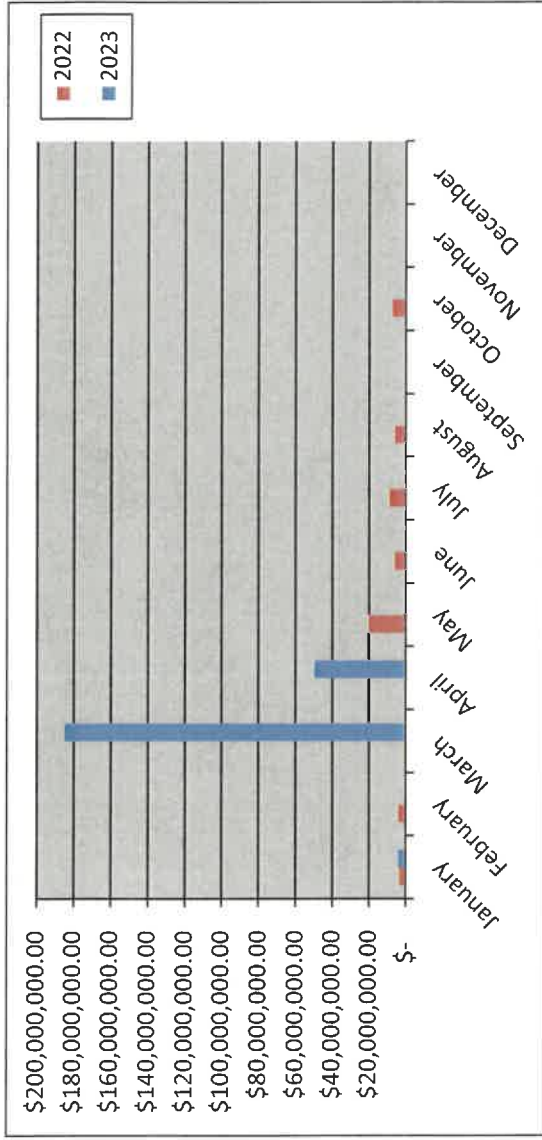
	Year	
	2021-2022	2022-2023
October	0	3
November	1	0
December	1	1
January	2	3
February	4	0
March	1	3
April	1	4
May	2	0
June	2	
July	3	
August	2	
September	1	
Totals	20	14



New Commercial Value

Calendar Year

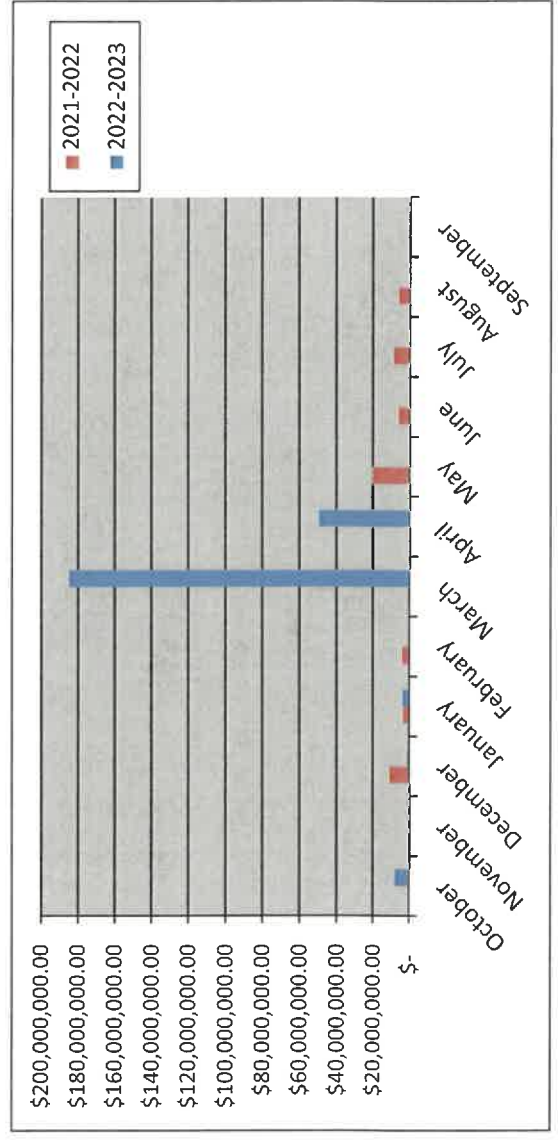
	Year	
	2022	2023
January	\$ 3,625,000.00	\$ 3,684,500.00
February	\$ 4,186,300.00	\$ -
March	\$ 1,200,000.00	\$ 184,834,500.00
April	\$ 250,000.00	\$ 49,466,652.00
May	\$ 20,400,000.00	\$ -
June	\$ 6,300,000.00	
July	\$ 9,075,000.00	
August	\$ 6,244,700.00	
September	\$ 550,000.00	
October	\$ 7,472,450.00	
November	\$ -	
December	\$ 1,000,000.00	
Totals	\$ 60,303,450.00	\$ 237,985,652.00



New Commercial Value

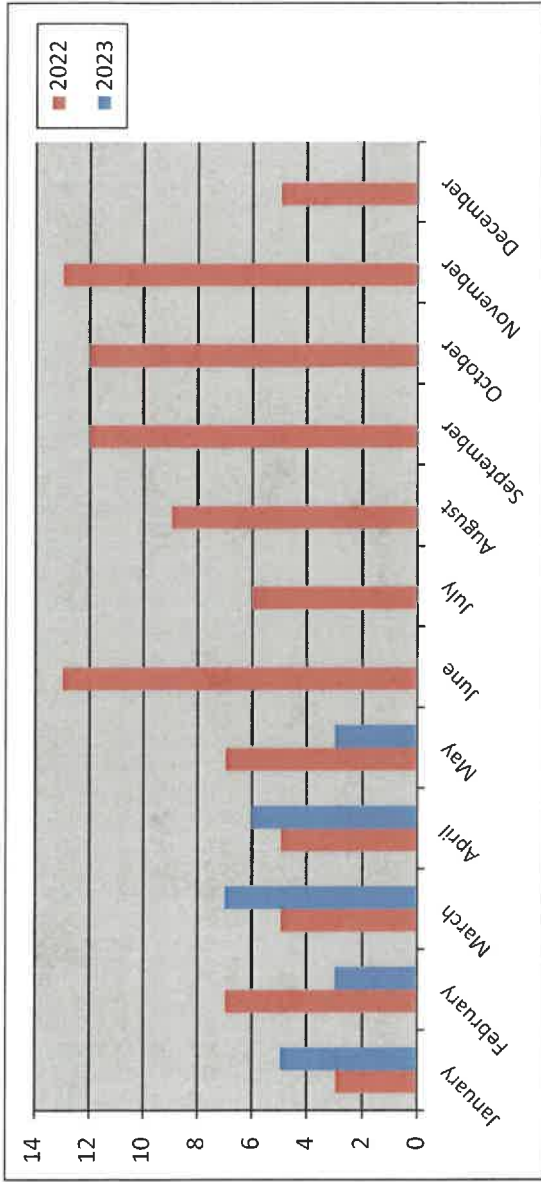
Fiscal Year

	Year	
	2021-2022	2022-2023
October	\$ -	\$ 7,472,450.00
November	\$ 750,000.00	\$ -
December	\$ 11,000,000.00	\$ 1,000,000.00
January	\$ 3,625,000.00	\$ 3,684,500.00
February	\$ 4,186,300.00	\$ -
March	\$ 1,200,000.00	\$ 184,834,500.00
April	\$ 250,000.00	\$ 49,466,652.00
May	\$ 20,400,000.00	\$ -
June	\$ 6,300,000.00	
July	\$ 9,075,000.00	
August	\$ 6,244,700.00	
September	\$ 550,000.00	
Totals	\$ 63,581,000.00	\$ 246,458,102.00



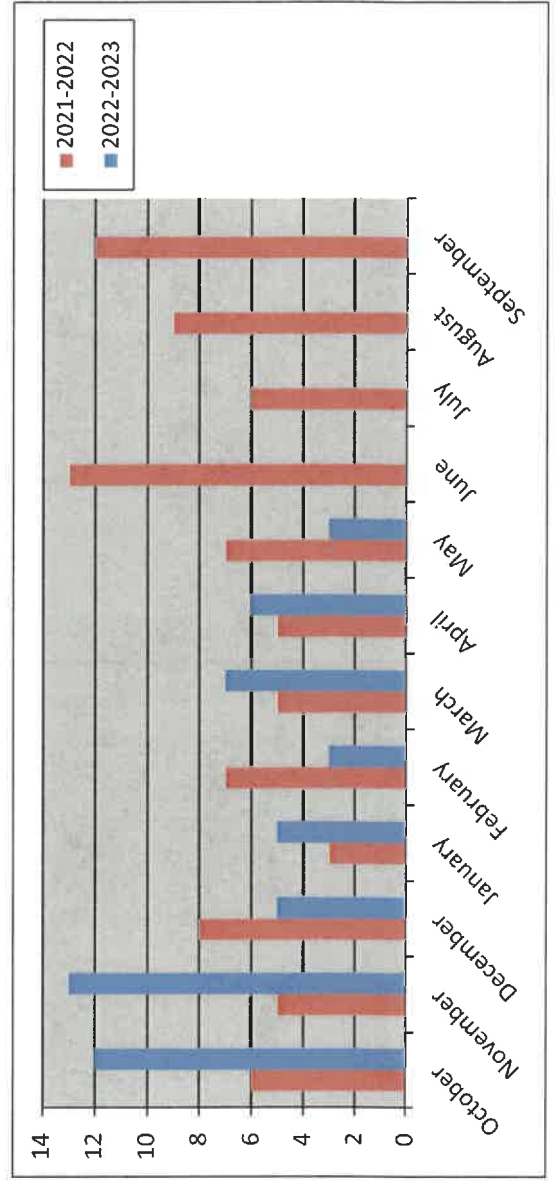
Commercial Remodel Permits Calendar Year

	Year	
	2022	2023
January	3	5
February	7	3
March	5	7
April	5	6
May	7	3
June	13	
July	6	
August	9	
September	12	
October	12	
November	13	
December	5	
Totals	97	24



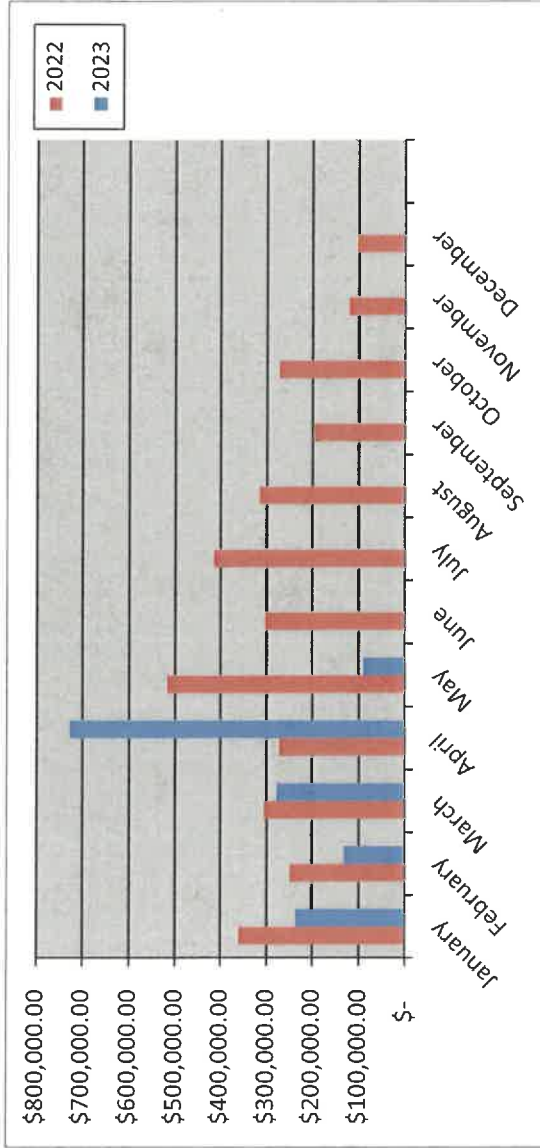
Commercial Remodel Permits Fiscal Year

	Year	
	2021-2022	2022-2023
October	6	12
November	5	13
December	8	5
January	3	5
February	7	3
March	5	7
April	5	6
May	7	3
June	13	
July	6	
August	9	
September	12	
Totals	86	54



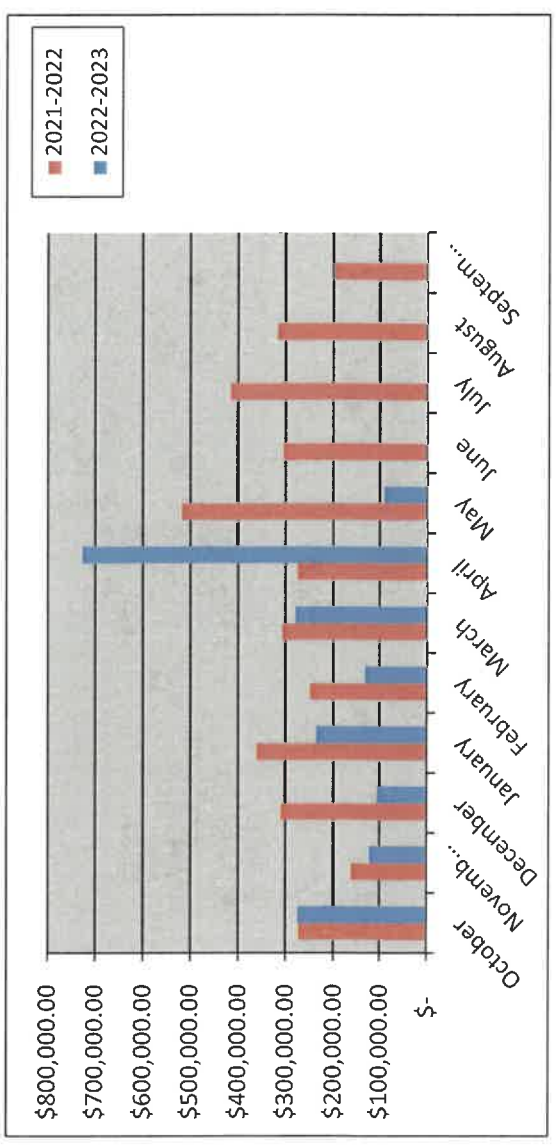
Total Fees Collected Calendar Year

	Year	
	2022	2023
January	\$ 361,270.18	\$ 235,769.45
February	\$ 250,094.89	\$ 131,295.33
March	\$ 307,866.69	\$ 278,577.39
April	\$ 274,768.54	\$ 727,627.76
May	\$ 518,725.96	\$ 91,036.40
June	\$ 304,895.03	
July	\$ 416,616.46	
August	\$ 317,170.14	
September	\$ 197,419.77	
October	\$ 274,314.07	
November	\$ 122,821.42	
December	\$ 105,480.50	
Totals	\$ 3,451,443.65	\$ 1,464,306.33



Total Fees Collected Fiscal Year

	Year	
	2021-2022	2022-2023
October	\$ 273,670.22	\$ 274,314.07
November	\$ 163,206.06	\$ 122,821.42
December	\$ 310,002.73	\$ 105,480.50
January	\$ 361,270.18	\$ 235,769.45
February	\$ 250,094.89	\$ 131,295.33
March	\$ 307,866.69	\$ 278,577.39
April	\$ 274,768.54	\$ 727,627.76
May	\$ 518,725.96	\$ 91,036.40
June	\$ 304,895.03	
July	\$ 416,616.46	
August	\$ 317,170.14	
September	\$ 197,419.77	
Totals	\$ 3,695,706.67	\$ 1,966,922.32



8:27:53AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2023 to 5/31/2023

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Total SQFT	Fees Paid
	Business Name	Plan Number	Valuation	
CO2008-0164	Commercial Building Permit			
05/19/2023	Certificate of Occupancy	2850 Ridge Rd, Suite 112,	\$75.00	\$75.00
05/24/2023	ISSUED	Rockwall, TX 75032	6,234.00	
	Liberty Dialysis - Rockwall, LLC dba Premier Dialysis Rockwall			

Contact Type	Contact Name Business Phone	Contact Address			
Owner	Folsom Companies	16475 Dallas Pkwy,#880	Addison	TX	75001
Owner	SABRE REALTY MANAGEMENT	16475 DALLAS PKWY, STE 880	ADDISON	TX	75001
Business Owner	Liberty Dialysis - Rockwall 214-736-2700	5851 Legacy Circle, Suite 900	Plano	TX	75024
Property Owner	Rockwall Village S/C Ltd	16475 Dallas Parkway, Suite 800	Addison	TX	75001

Contractors

COM2022-5248	Commercial Building Permit			
08/19/2022	Certificate of Occupancy	1750 LAKE FOREST DR	\$76.50	\$76.50
05/08/2023	CLOSED		1,500.00	
	Exclusive Sneaks Shop			

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Daunte Crawford 214-914-6704	111 Kenway Dr	Rockwall	TX	75087
Property Owner	NBN COMMERCIAL GROUP LLC	2040 N BELT LINE RD, SUITE 400	Mesquite	TX	75150

Contractors

COM2022-7690	Commercial Building Permit			
12/15/2022	Certificate of Occupancy	991 E INTERSTATE 30,	\$75.00	\$75.00
05/04/2023	ISSUED	109, ROCKWALL, TX, 75032	2,000.00	
	Good Feet Store			

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Harry Waterman	12360 Wagon Bow Dr	Burleson	TX	76028
Property Owner	Excel Rockwall LLC	Two Liberty Pl	Philadelphia	PA	19102

Contractors

8:27:53AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2023 to 5/31/2023

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	
Issue Date	Status of Permit	Subdivision Name	
	Business Name	Plan Number	Valuation
			Total SQFT
			Fees Paid
COM2023-1534	Commercial Building Permit		
04/12/2023	Temporary Certificate of Occupancy	2350 DISCOVERY BLVD,	\$300.00
05/01/2023	ISSUED	ROCKWALL, TX 75032	\$300.00
	The Royalton at Discovery PH2 - Bldg 4 (C) 34 Units		39,940.00

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	SWBC RW2, LP 469-889-1661	5949 SHERRY LN, SUITE 750	Dallas	TX	75225
Property Owner	Spencer Byington	5949 Sherry Ln	Dallas	TX	75225
Contact	Yessica Sweeney	Jordan Foster Construction			

Contractors

COM2023-1914	Commercial Building Permit		
05/01/2023	Temporary Certificate of Occupancy	1351 CORPORATE	\$306.00
05/19/2023	ISSUED	CROSSING	\$0.00
	Stream 1515 Corporate Crossing LP		301,120.00

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Grayson Hughes 214-208-0519	2001 Ross Ave, Suite 400	Dallas	TX	75201
Property Owner	Stream 1515 Corporate Crossing	2001 Ross Avenue	Dallas	TX	75201

Contractors

COM2023-2011	Commercial Building Permit		
05/03/2023	Certificate of Occupancy	2930 RIDGE RD, S. 110,	\$76.50
05/23/2023	ISSUED	ROCKWALL, TX 75032	\$76.50
	Feng Cha		1,540.00

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Levi Le LLC 469-888-0468	2930 Ridge Rd, Suite 110	Rockwall	TX	75032
Property Owner	HFRP1 LLC	PO BOX 471819	Fort Worth	TX	76147
Applicant	JAYCE BLEVIN, PRJ MGR				
Inspection Report C	Jayce Blevins	4460 W. Walnut St, Suite 132A	Garland	TX	75042

Contractors

8:27:53AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2023 to 5/31/2023

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Total SQFT	Fees Paid
	Business Name	Plan Number	Valuation	
COM2023-2199	Commercial Building Permit			
05/11/2023	Certificate of Occupancy	2231 Ridge Rd, Suite 102,	\$76.50	\$76.50
05/26/2023	ISSUED	Rockwall, TX 75087	1,500.00	
	Just Breathe Salt Spa			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Stephen Kam 469-314-1218	2231 Ridge Rd, S. 102	Rockwall	TX	75087
Property Owner	Jara Partners, LTD	1425 Hunters Glen	Royse City	TX	75189
Inspection Report C	Stephen Kam	2231 Ridge Rd	Rockwall	TX	75087

Contractors

COM2023-2240	Commercial Building Permit			
05/15/2023	Temporary Certificate of Occupancy	5725 HORIZON RD,	\$306.00	\$306.00
05/16/2023	ISSUED	ROCKWALL, 75032	3,786.00	
	Black Belt Academy			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Robert Powell 469-863-3255	3023 Red Ridge Dr	Rockwall	TX	75032
Property Owner	Robert Powell	3023 Red Ridge Dr	Rockwall	TX	75032

Contractors

COM2023-245	Commercial Building Permit			
01/18/2023	Certificate of Occupancy	263 RANCH TRAIL,	\$76.50	\$76.50
05/22/2023	ISSUED	ROCKWALL, TX 75032	5,000.00	
	Complete Backflow			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Ryan Moorman 469-264-7259	263 Ranch Trail	Rockwall	TX	75032
Property Owner	RD Moorman	259 Ranch Trail	Rockwall	TX	75032
Inspection Report C	Laurie Smith	259 Ranch Trail	Rockwall	TX	75032

Contractors

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2023 to 5/31/2023

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name		
	Business Name	Plan Number	Valuation	Total SQFT
COM2023-913	Commercial Building Permit			
03/07/2023	Certificate of Occupancy	890 ROCKWALL PKWY,	\$75.00	\$75.00
05/19/2023	ISSUED	110, ROCKWALL, TX,		
	UCNT Rockwall Trio Medical Plaza/Urology Clinics of North Texas	75032	6,153.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	UCNT Rockwall Trio Medical Plaza 972-494-6764	Urology Clinics of North Texas	Dallas	TX	75231
Property Owner	Justin McKanna	One Oakbrook Terrace, Suite 401	Villa Park	IL	60181
Property Owner	ARHC RMRWLTX01, LLC	PO BOX 460169	Houston	TX	77056
Applicant	Devon Jones	Rockport Construction			

Contractors

COM2023-916	Commercial Building Permit			
03/07/2023	Certificate of Occupancy	2235 S GOLIAD ST, 115,	\$75.00	\$75.00
05/01/2023	ISSUED	ROCKWALL, TX, 75032		
	Pei Wei Asian Diner LLC		1,491.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Pei Wei Asian Diner LLC 469-405-33	1707 Market Place Blvd, Suite 300	Irving	TX	75063
Property Owner	Cienda Partners	4514 Travis Street	Dallas	TX	75205
Inspection Report C	Harleigh Gauna	Licensing Coordinator			
Inspection Report C	William Rodriguez				

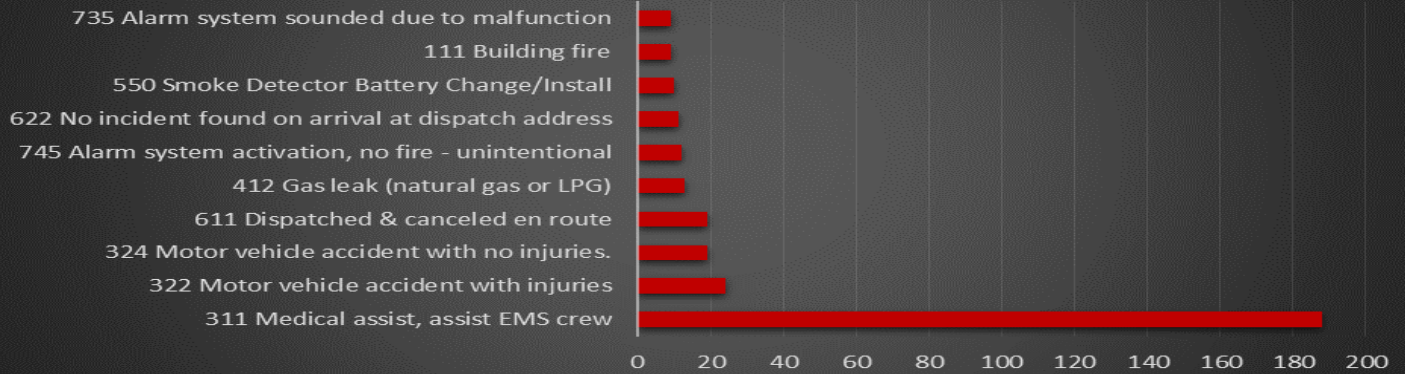
Contractors



May 2023

Monthly Report

Top 10 NFIRS Call Types



All Calls By NFIRS Call Type

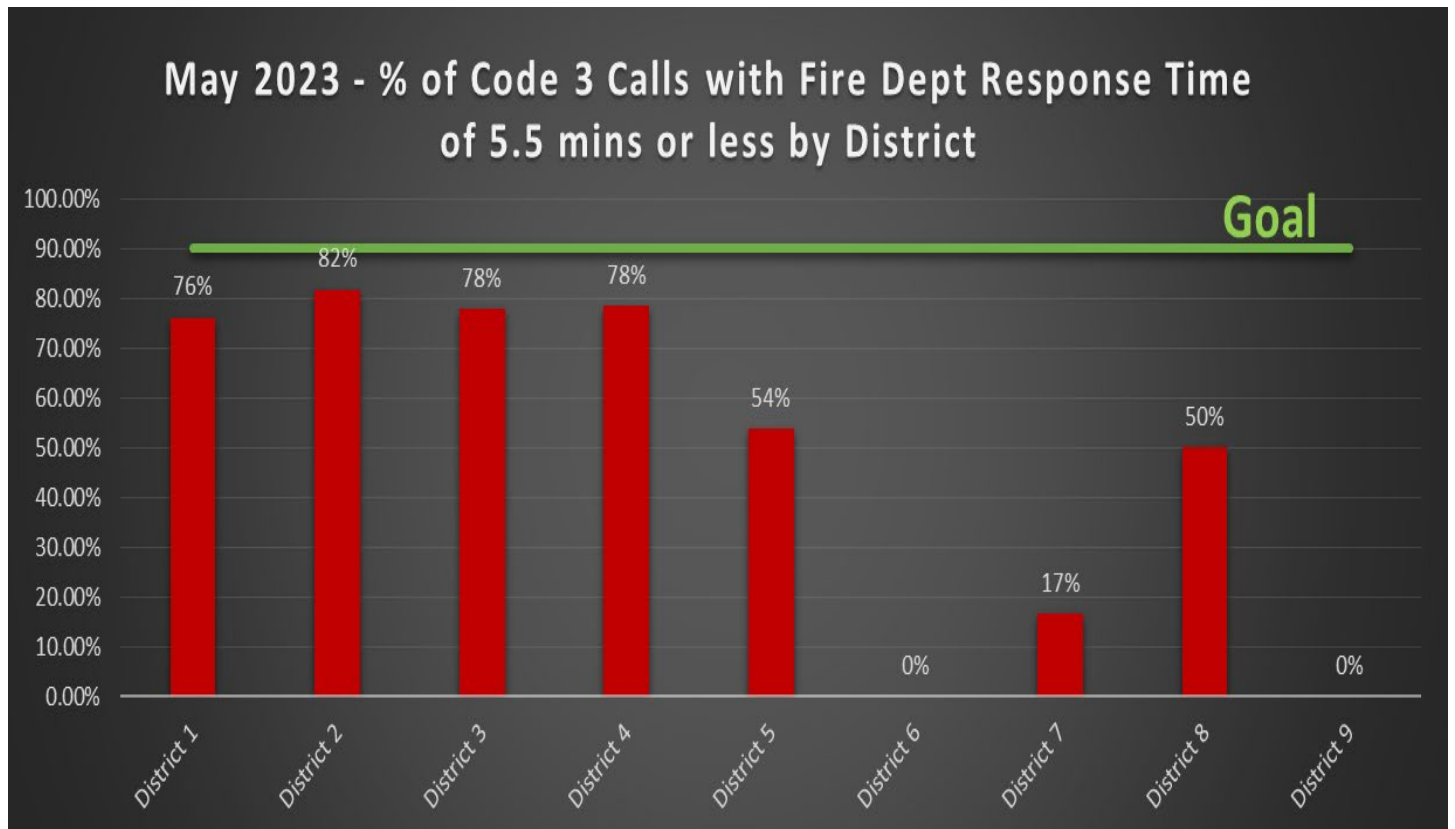


Incident Count

111 Building fire	9
112 Fires in structure other than in a building	1
117 Commercial Compactor fire, confined to rubbish	1
131 Passenger vehicle fire (cars, pickups, SUV's)	3
150 OTHER Outside rubbish fire	2
151 Outside rubbish, trash or waste fire	1
154 Dumpster or other outside trash receptacle fire	1
162 Outside equipment fire	1
300 Rescue, EMS incident, other	3
311 Medical assist, assist EMS crew	188
322 Motor vehicle accident with injuries	24
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	19
342 Search for person in water	1
351 Extrication of victim(s) from building/structure	1
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	1
360 Water & ice-related rescue, other	2
412 Gas leak (natural gas or LPG)	13
424 Carbon monoxide incident	2
440 Electrical wiring/equipment problem, other	3
442 Overheated motor	2
444 Power line down	3
445 Arcing, shorted electrical equipment	1
463 Vehicle accident, general cleanup	1
480 Attempted burning, illegal action, other	1
500 Service Call, other	2
520 Water problem, other	2
522 Water or steam leak	2
542 Animal rescue	1
550 Public service assistance, other	2
550 Smoke Detector Battery Change/Install	10
551 Assist police or other governmental agency	1
553 Public service	1
554 Assist invalid	1
561 Unauthorized burning	2
600 Good intent call, other	1
611 Dispatched & canceled en route	19
622 No incident found on arrival at dispatch address	11
651 Smoke scare, odor of smoke	4
671 HazMat release investigation w/no HazMat	1
700 False alarm or false call, other	2
710 Malicious, mischievous false call, other	1
733 Smoke detector activation due to malfunction	5
735 Alarm system sounded due to malfunction	9
736 CO detector activation due to malfunction	1
740 Unintentional transmission of alarm, other	2
743 Smoke detector activation, no fire - unintentional	3
744 Detector activation, no fire - unintentional	2
745 Alarm system activation, no fire - unintentional	12
746 Carbon monoxide detector activation, no CO	2
Grand Total	385

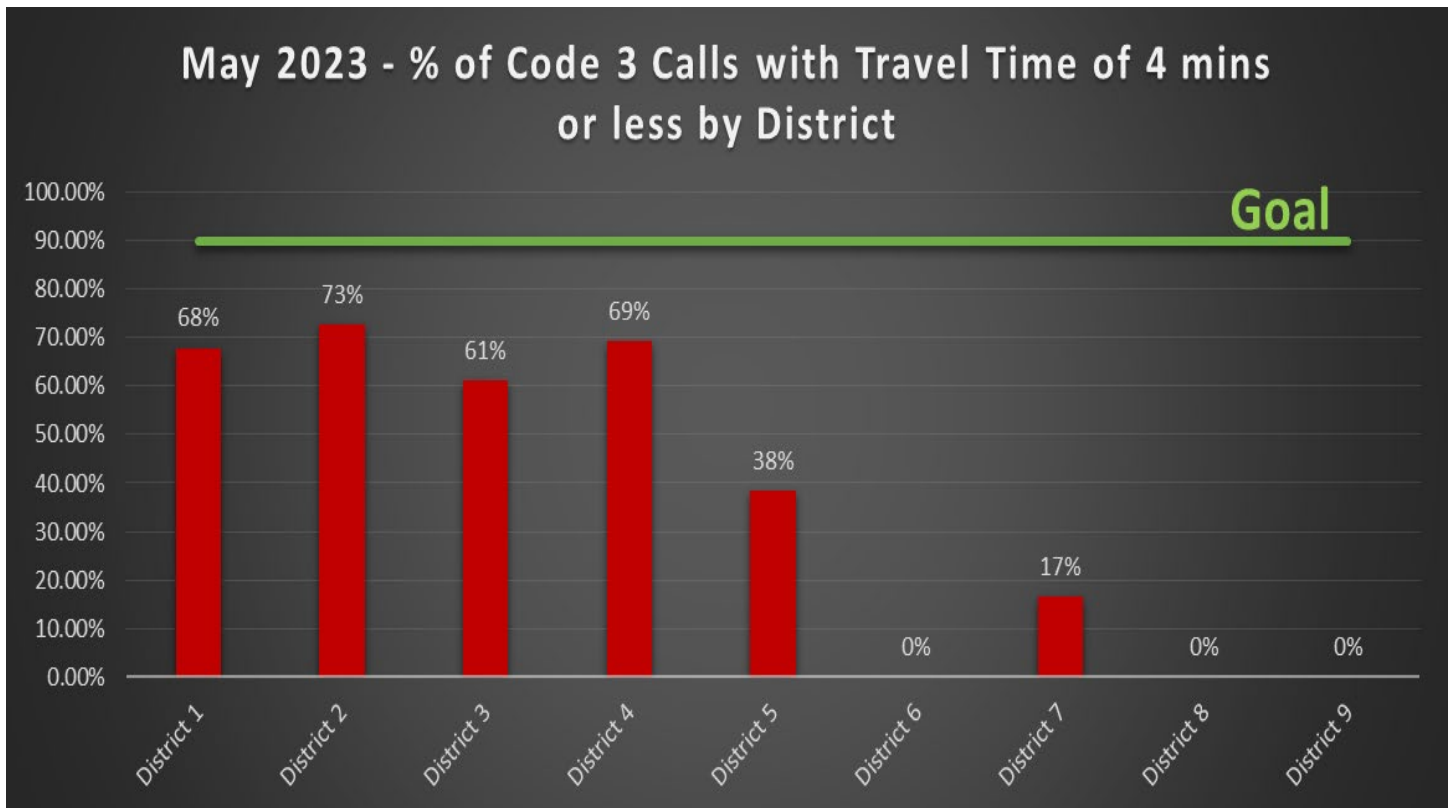
May 2023 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	84	28%	64	0:05:02	76%	90%
District 2	88	29%	72	0:04:24	82%	90%
District 3	36	12%	28	0:06:04	78%	90%
District 4	65	21%	51	0:04:36	78%	90%
District 5	13	4%	7	0:08:15	54%	90%
District 6	3	1%	0	0:06:36	0%	90%
District 7	12	4%	2	0:06:29	17%	90%
District 8	2	1%	1	0:08:16	50%	90%
District 9	2	1%	0	0:06:22	0%	90%
Department	305	100%	225	0:05:07	74%	90%



May 2023 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	84	28%	57	0:04:09	68%	90%
District 2	88	29%	64	0:03:33	73%	90%
District 3	36	12%	22	0:05:15	61%	90%
District 4	65	21%	45	0:03:44	69%	90%
District 5	13	4%	5	0:07:20	38%	90%
District 6	3	1%	0	0:05:57	0%	90%
District 7	12	4%	2	0:05:48	17%	90%
District 8	2	1%	0	0:07:21	0%	90%
District 9	2	1%	0	0:05:27	0%	90%
Department	305	100%	195	0:04:16	64%	90%





Total Dollar Losses

May 2023



City of Rockwall
The New Horizon

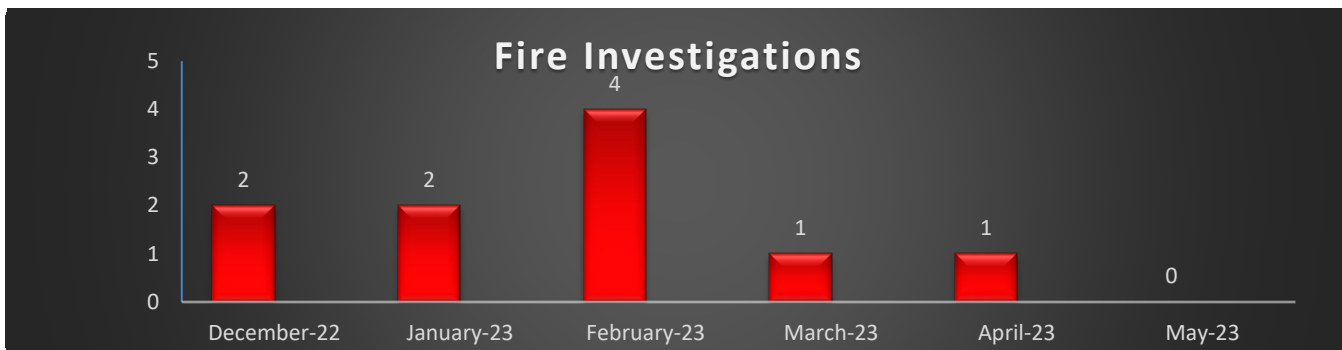
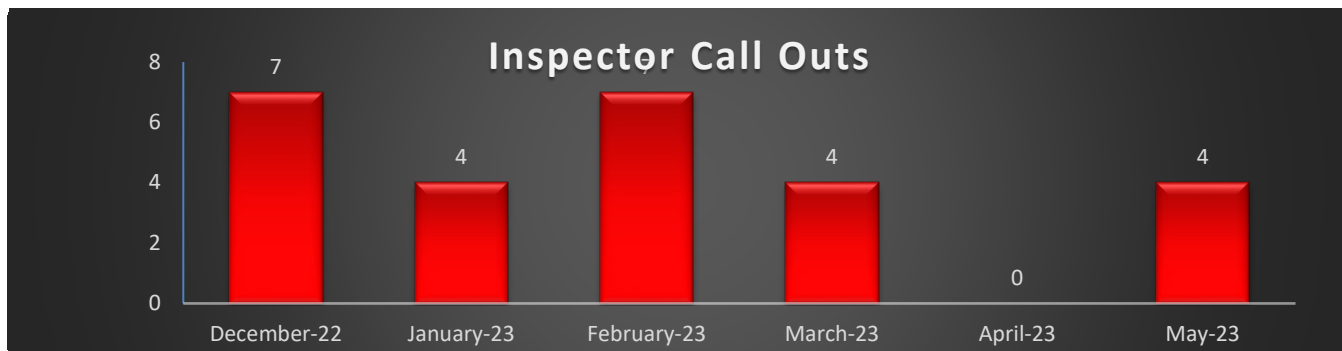
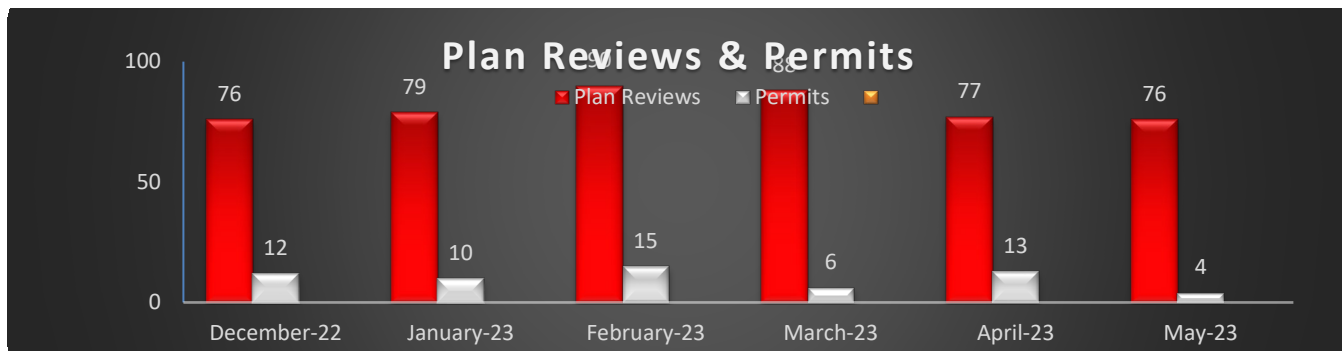
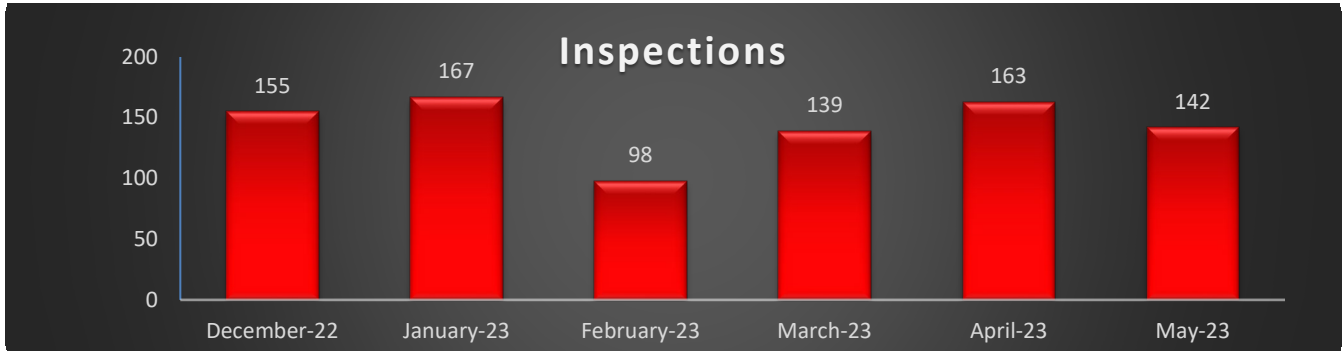
Rockwall Fire Department

Print Date/Time: 06/05/2023 14:24
Login ID: rck\ldgang
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$0.00	\$0.00	\$0.00	\$994,430.00	\$857,720.00
Total Content Loss:	\$0.00	\$0.00	\$0.00	\$1,714,100.00	\$845,000.00
Total Property Pre-Incident Value:	\$0.00	\$0.00	\$0.00	\$57,340,990.00	\$60,485,410.00
Total Contents Pre-Incident Value	\$0.00	\$0.00	\$0.00	\$24,213,828.00	\$21,740,000.00
Total Losses:	\$0.00	\$0.00	\$0.00	\$2,708,530.00	\$0.00
Total Value:	\$0.00	\$0.00	\$0.00	\$81,554,818.00	\$82,225,410.00

Fire Prevention, Education, & Investigations Division Monthly Report May 2023





PLEASE SEE NEXT PAGE

MEMORANDUM

TO: Mary Smith, City Manager
CC: Honorable Mayor and City Council
FROM:
DATE: July 17, 2023
SUBJECT:

Attachments
PARD Monthly Report - May 2023
Summary/Background Information

Action Needed

PLEASE SEE NEXT PAGE



Monthly Report May 2023



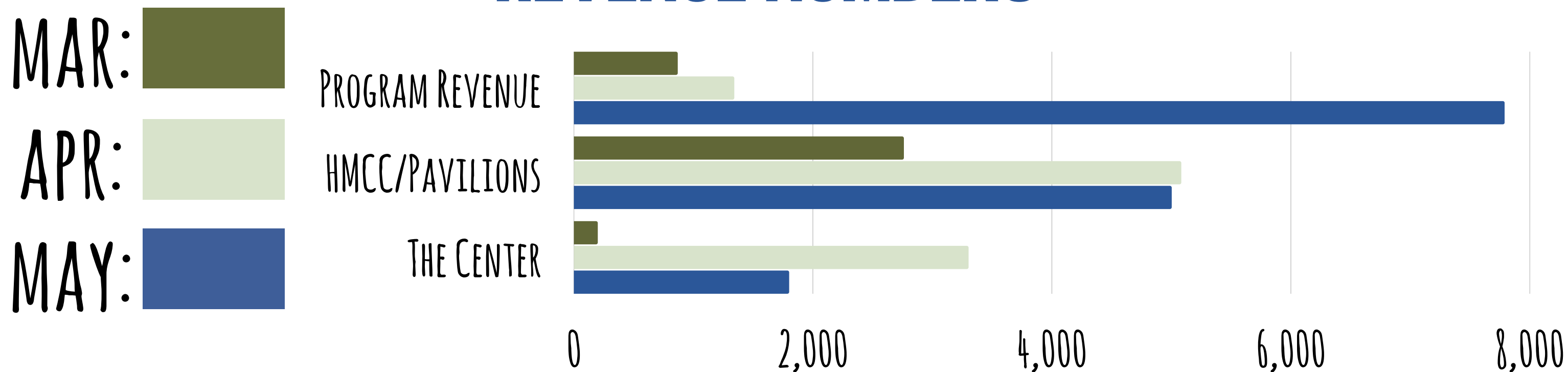
FOUNDERS DAY FESTIVAL
5000 ATTENDEES



FISHING DERBY
56 PARTICIPANTS



REVENUE NUMBERS



Upcoming:

Concert by the Lake	July 20 - The Harbor
Concert by the Lake	July 27 - The Harbor
Family Fun Friday	July 28 - Harry Myers Park

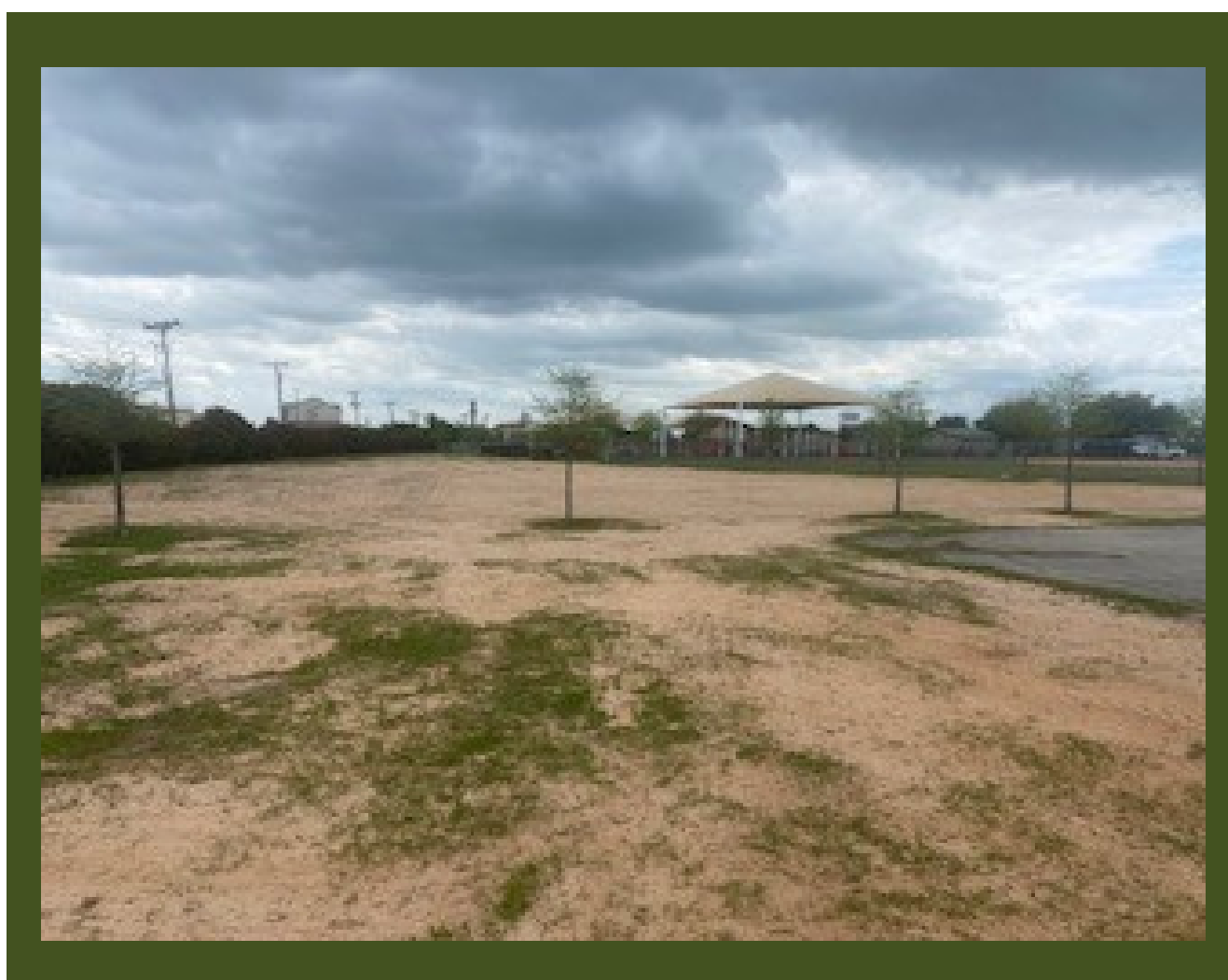
PARKS PROJECT UPDATE – MAY 2023



FOUNDERS DAY SITE PREP



HARRY MYERS SIDEWALK
REPLACEMENT



YELLOWJACKET LEVELING



HARRY MYERS DISC GOLF COURSE WORK

Other Projects

NEW PARK BUILDING

HARRY MYERS SIDEWALK REPLACEMENT

Rockwall Police Department

Monthly Activity Report

May-2023

ACTIVITY	CURRENT MONTH MAY	PREVIOUS MONTH APRIL	YTD 2023	YTD 2022	YTD % CHANGE
----------	----------------------	-------------------------	-------------	-------------	-----------------

PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	0	2	5	6	-16.67%
Robbery	3	1	6	6	0.00%
Aggravated Assault	2	1	11	15	-26.67%
Burglary	4	3	18	14	28.57%
Larceny	49	48	256	286	-10.49%
Motor Vehicle Theft	3	7	36	17	111.76%
TOTAL PART I	61	62	332	344	-3.49%
TOTAL PART II	145	136	623	638	-2.35%
TOTAL OFFENSES	206	198	955	982	-2.75%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	12	10	52	42	23.81%
D.W.I.	9	17	56	76	-26.32%

ARRESTS

FELONY	28	30	122	126	-3.17%
MISDEMEANOR	54	54	256	277	-7.58%
WARRANT ARREST	6	8	33	32	3.13%
JUVENILE	13	4	31	47	-34.04%
TOTAL ARRESTS	101	96	442	482	-8.30%

DISPATCH

CALLS FOR SERVICE	2953	2524	12299	9629	27.73%
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ACCIDENTS

INJURY	1	2	8	22	-63.64%
NON-INJURY	94	95	432	361	19.67%
FATALITY	0	0	0	1	-100.00%
TOTAL	95	97	440	384	14.58%

FALSE ALARMS

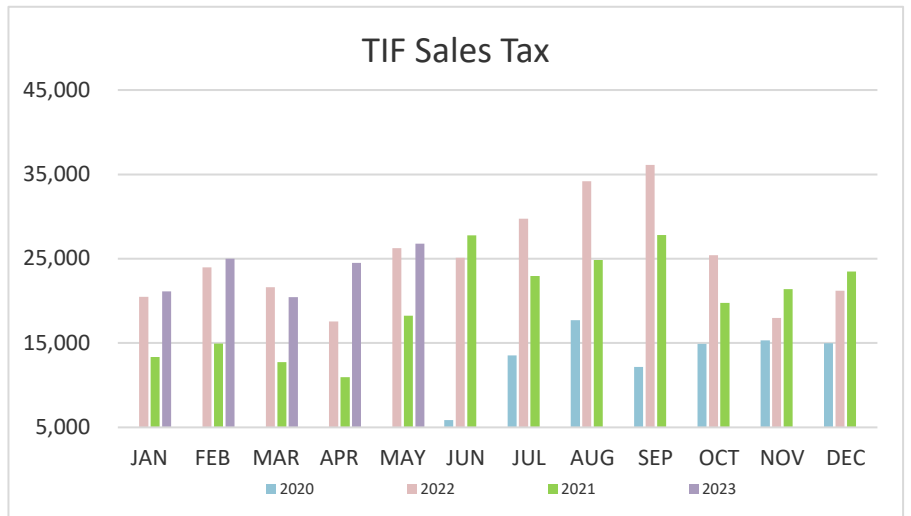
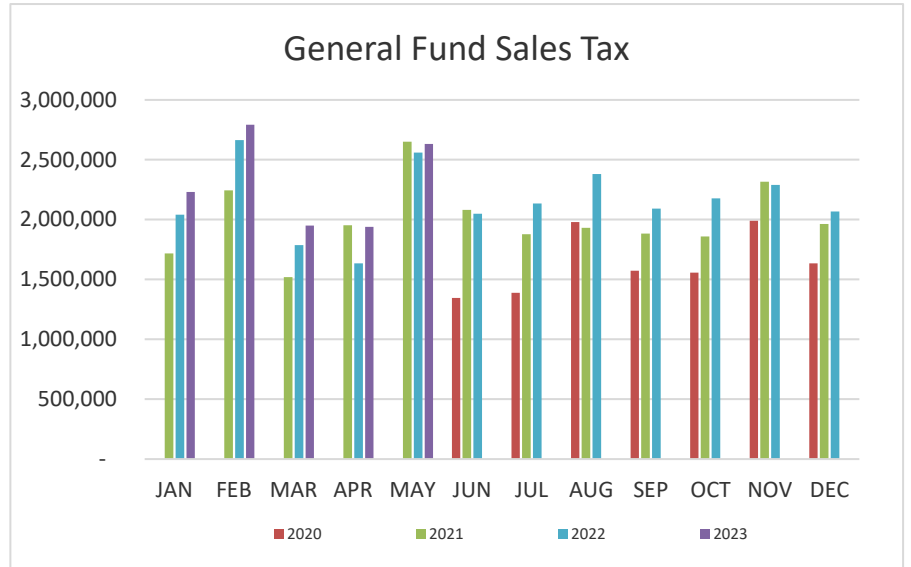
RESIDENT ALARMS	59	37	212	222	-4.50%
BUSINESS ALARMS	131	117	711	756	-5.95%
TOTAL FALSE ALARMS	190	154	923	978	-5.62%
Estimated Lost Hours	125.4	101.64	609.18	645.48	-5.62%
Estimated Cost	\$2,983.00	\$2,417.80	\$14,491.10	\$15,354.60	-5.62%

ROCKWALL NARCOTICS UNIT

Number of Cases	2
Arrests	2
Arrest Warrants	0
Search Warrants	1
Seized	
Psilocybin	12 grams
Marijuana	1 ounce
THC Oil	1 gram

Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u>	<u>TIF</u>
	<u>Sales Tax</u>	<u>Sales Tax</u>
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179
Oct-20	1,558,570	14,888
Nov-20	1,989,955	15,299
Dec-20	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252
Jun-21	2,080,645	27,773
Jul-21	1,877,982	22,940
Aug-21	1,930,521	24,860
Sep-21	1,882,276	27,803
Oct-21	1,860,016	19,744
Nov-21	2,317,862	21,385
Dec-21	1,963,345	23,464
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766



Notes:

75% of total sales tax collected is deposited to the General Fund each month

Comptroller tracks sales tax generated in the TIF and reports it monthly

75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Mar-21	230,130,315	7,423,560	9,739,996
Apr-21	289,545,756	9,651,525	12,683,656
May-21	247,421,005	7,981,324	10,400,411
Jun-21	342,904,230	11,430,141	16,988,604
Jul-21	446,687,809	14,409,284	17,918,524
Aug-21	486,443,590	15,691,730	18,928,160
Sep-21	377,898,464	17,173,544	19,016,086
Oct-21	293,280,384	11,880,576	15,338,545
Nov-21	280,398,508	9,346,618	12,584,820
Dec-21	262,730,021	8,475,163	10,313,293
Jan-22	245,557,172	7,921,199	10,742,941
Feb-22	211,955,941	7,569,855	10,394,759
Mar-22	256,035,618	8,529,214	10,544,988
Apr-22	281,707,217	9,390,241	11,718,730
May-22	356,050,664	11,485,506	15,634,756
Jun-22	496,374,560	16,545,820	21,414,344
Jul-22	679,705,160	21,925,974	24,474,168
Aug-22	534,145,350	17,230,494	23,206,750
Sep-22	434,247,536	14,474,915	17,617,728
Oct-22	421,229,833	13,588,058	17,692,206
Nov-22	228,795,657	7,626,522	11,187,251
Dec-22	249,341,535	8,043,275	12,260,392
Jan-23	243,528,725	7,855,765	11,040,666
Feb-23	198,103,255	7,075,116	8,544,708
Mar-23	220,326,930	7,107,320	10,825,669
Apr-23	292,874,560	9,762,486	13,280,734
May-23	355,482,851	11,467,189	16,032,988

Source: SCADA Monthly Reports generated at the Water Pump Stations

