NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do <u>not</u> involve discretionary approvals.

(1) Approval of Minutes for the <u>July 30, 2024</u> Planning and Zoning Commission meeting.

(2) **P2024-027 (HENRY LEE)**

Consider a request by James Murphey on behalf of John Arnold of Falcon Place SF, LTD for the approval of a <u>Replat</u> for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

(IV) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a <u>Request to Address the Planning and Zoning Commission</u> (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(3) **Z2024-031 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of a <u>Specific Use Permit</u> (<u>SUP</u>) for Residential Infill Adjacent to an Established Subdivision on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take any action necessary.

(4) **Z2024-032 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a <u>Zoning Change</u> amending Planned Development District 13 (PD-13) [Ordinance No.'s 81-05, 84-43, & 94-41] for the purpose of consolidating the regulating ordinances for a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in between W. Ralph Hall Parkway, Horizon Road [FM-3097], and Tubbs Road, and take any action necessary.

(5) **Z2024-033 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

(6) **Z2024-034 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a <u>Specific Use Permit (SUP)</u> for a *Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

(V) ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

(7) SP2024-014 (BETHANY ROSS)

Discuss and consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of a <u>Site Plan</u> for a <u>Retail Building</u> and <u>Daycare Facility</u> on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

(8) SP2024-035 (HENRY LEE) [POSTPONED BY THE APPLICANT TO THE SEPTEMBER 10, 2024 P&Z MEETING]

Discuss and consider a request by Miglena Minkova of Texx Team USA, LLC on behalf of Rick Landrum of the Kroger Co. for the approval of an <u>Amended Site Plan</u> for <u>Incidental Display</u> for a <u>Donation Box</u> in conjunction with an existing <u>General Retail Store</u> (i.e. Kroger) being an 8.724-acre parcel of land identified as Lot 24, Block A, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 2935 Ridge Road [FM-740], and take any action necessary.

(9) SP2024-036 (HENRY LEE) [POSTPONED BY THE APPLICANT TO THE SEPTEMBER 10, 2024 P&Z MEETING]

Discuss and consider a request by Miglena Minkova of Texx Team USA, LLC on behalf of Rick Landrum of the Kroger Co. for the approval of an <u>Amended Site Plan</u> for <u>Incidental Display</u> for a <u>Donation Box</u> in conjunction with an existing <u>General Retail Store</u> (i.e. Kroger) being an 11.236-acre parcel of land identified as Lot 1, Block A, Kroger 205 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1980 N. Goliad Street [SH-205], and take any action necessary.

- (10) <u>Director's Report</u> of post City Council meeting outcomes for development cases (RYAN MILLER).
 - P2024-026: Final Plat for Lot 1, Block A, Vigor Way Plaza Addition (APPROVED)
 - MIS2024-016: Miscellaneous Case for an Exception for Artificial or Synthetic Plant Materials at 559 E. IH-30 (DENIED)
 - Z2024-028: Zoning Change (PD-44, HC & C to PD-44) for Rayburn Electric Cooperative (2ND READING; APPROVED)
 - Z2024-029: Specific Use Permit (SUP) for a Detached Garage at 911 N. Alamo Street (2ND READING; APPROVED)
 - Z2024-030: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 329 Harborview Drive (2ND READING; APPROVED)

(VI) ADJOURNMENT

(11) Capital Improvement Advisory Committee Meeting (CIAC) [7:30 PM]

The Capital Improvement Advisory Committee Meeting (CIAC) will be meeting directly after the Planning and Zoning Commission Work Session Meeting to discuss and act on the 2024 Roadway Impact Fee Update.

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator 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 <u>August 9</u>, <u>2024</u> at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

PLANNING AND ZONING COMMISSION WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS JULY 30, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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I.CALL TO ORDER

Chairman Deckard called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Jay Odom, Dr. Jean Conway and Kyle Thompson. Commissioners absent were Ross Hustings. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn price.

II.OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

Chairman Deckard explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time.

Bob Wacker 309 Featherstone Drive Rockwall, TX 75087

Mr. Wacker came forward and expressed his concerns in regards to case Z2024-033. Explained that there were multiple entry signs for the subdivision. Also asked why the development project was divided into pods. In addition, he also brought up the Amenity Center stating that it needs to be equally distant and that garages in the future should be able to accommodate bigger vehicles.

Richard Henson 2424 FM 549 Rockwall, TX 75087

Mr. Henson came forward and expressed that he admires the Planning & Zoning commissioners' collaboration in regards to projects. In addition, he also expressed his concerns in regards to case Z2024-033. Brought up that we should try to save Rockwall from higher density developments.

Chairman Deckard asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Deckard closed the open forum.

III.CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

1. Approval of Minutes for the <u>July 9, 2024</u> Planning and Zoning Commission meeting.

2. P2024-026 (BETHANY ROSS)

Consider a request by Brian Berry of PR BBS, LLC for the approval of a *Final Plat* for Lot 1, Block A, Vigor Way Plaza Addition being a 1.74-acre parcel of land identified as Lot 1, Block A, BW Plus Executive Residency Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 550 E. IH-30, and take any action necessary.

Commissioner Conway approved the Consent Agenda. Vice-Chairman Womble seconded the motion which passed by vote of 5-0 with Commissioner Hustings absent and one (1) vacant seat.

IV.ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

3. SP2024-026 (HENRY LEE)

Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall, LLC for the approval of an <u>Amended Site Plan</u> for a warehouse/distribution center facility on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.

Senior Planner Henry Lee advised that the applicant will be coming forward to explain how they're deciding to move forward with the case.

Chris Lewis 2600 N Central Expressway Richardson, TX 75080

Mr. Lewis came forward and stated that they want to withdraw this case and re-submit once they have all the information they need.

4. SP2024-031 (HENRY LEE)

Discuss and consider a request by Neda Hosseiny of Kimley-Horn and Associates, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a <u>Site Plan</u> for Heavy Manufacturing Facility (i.e. Ballard) on a 32.00-acre portion of a larger 70.5969-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase V Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Data Drive and Discovery Boulevard, and take any action necessary.

Senior Planer Henry Lee provided a summary in regard to the applicant's request. On July 9, 2024, the Planning and Zoning Commission did approve to table this case. The commission had specific concerns regarding the building materials most specifically Insulated Metal Panel (IMP). They requested that the applicant provide more information regarding the quality, durability and any potential issues related to the project itself and in terms of installation issues. Also, the Architecture Review Board (ARB) did look at this in the previous meeting and did provide a recommendation of approval pending that they do provide minimum 20% Stone on the north and south elevations. The applicant is returning tonight, and they indicated that they did not want to move forward with the 20% additional stone on the north and south sides. They are still providing their variances to the parking, outside storage screening requirements, the building materials, articulation and to paint the interior parapet wall.

Phil Wagner 2610 Observation Trail Rockwall, TX 75087

Mr. Wagner came forward and explained that there will be three (3) representatives explaining the concerns in regards to the IMP. He also explained that the reason they don't want to move forward with the stone requirement is in regard to them expanding in the future phases.

John Webb 13511 Noel Road Dallas, TX 75240

Mr. Webb came forward and explained that the reason they are not wanting the stone at the moment is since they will start removing walls in sections it will save money in the future not having to replace the stone walls.

Brian Finnigan 109 Emerald Green St. Louis, MO 63141

Mr. Finnigan came forward and went over the presentation for Insulated Metal Panels.

Vice-Chairman Womble asked about the size of the panels.

112 Scott Sanders 113 131 Stoneleigh Drive 114 Heath, TX 75032

Mr. Sanders came forward and provided additional details in regards to the applicants request.

Commissioner Odom asked about the mixing of the tilt walls.

Commissioner Conway asked about the ARB recommendation of the stone.

Chairman Deckard made a motion to approve SP2024-031 with the condition's ARB has made. Commissioner Conway seconded which passed by vote of 5-0.

125 5. MIS2024-014 (HENRY LEE)

Discuss and consider a request by David Lindsay of Tri-Tex Construction for the approval of a <u>Miscellaneous Case</u> for an <u>Exception</u> to the roof materials for an office building on a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regards to the applicants request. On August 15, 2023 the Planning and Zoning commission did approve a site plan on this property that included an exception to the articulation requirements to allow the construction of an office building on the subject property. On June 2024 the property owner did contact staff and indicated they had intended on using r-panel metal roofing in lieu of the standing seam that was provided. They indicated the change had been made during the site plan process and they were not aware of that change. They're coming back to request an exception to the roof material requirements as r-panel is not approved roofing material. That being said, this is an exception to the code that will require compensatory measures. In this case they are proposing to replace the existing chain link fencing and gate with a rod iron fence and gate and update the exterior materials for the existing building with the materials they'll be using for the proposed building.

David Lindsay 955 Sids Road Rockwall, TX 75032

Mr. Lindsay came forward and explained the reasoning behind his request. Explained that the r-panel roof will match better with the siding.

Commissioner Conway made a motion to approve MIS2024-014. Vice-Chairman Womble seconded the motion which passed by a vote of 5-0.

146 6. MIS2024-016 (ANGELICA GUEVARA)

Discuss and consider a request by John Hagaman of Sabre Realty for the approval of a <u>Miscellaneous Case</u> for an <u>Exception</u> to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, and take any action necessary.

Planning Technician Angelica Guevara provided a summary regarding the applicant's request. On June 25th the Planning and Zoning Commission denied a request by the applicant for an exception to allow the instillation of artificial or synthetic plant material on the subject property. Since the Planning and Zoning Commission indicated that the denial was without prejudice the applicant was able to resubmit a new application on the following deadline for the same request. As part of the new application the applicant submitted a letter stating that the artificial turf is currently installed in the parking lot island and making a request to allow it to remain in place. According to the UDC artificial or synthetic plant materials shall be prohibited around non-residential zoned property. However, the Planning and Zoning Commission can grant an exception where it is found that the artificial or synthetic plant materials are integral to the operation of the proposed nonresidential neighborhoods.

Vice-Chairman Womble asked if this was the same case that was presented previously.

John Hagamann 30 Shady Lane Rockwall, TX 75032

Mr. Hagaman came forward and informed the Commission how artificial turf can be beneficial.

Commissioner Odom stated that the product is improving.

Commissioner Thompson stated that his concern he had last time was when they submit the application from the beginning, they can look at the products that are being used and how they're being used.

Chairman Deckard asked how the artificial turf would be maintained.

Director of Planning and Zoning Ryan Miller explained that there is a high weeding grass ordinance that is part of the maintenance code, but it becomes a little more difficult for staff to regulate when grass dies or becomes patchy. The reason for that is that would be asking code officers to make the distinction between if the grass is dormant or alive.

Commissioner Thompson asked how difficult it would be for code officers to make the distinction if the grass is wrinkled or is torn.

Director of Planning and Zoning Ryan Miller stated that there are no requirements for that currently. He also stated that up until recently artificial turf was not allowed for commercial applications.

Commissioner Conway stated that it might set a precedence.

Commissioner Thompson made a motion to approve MIS2024-016. Commissioner Odom seconded the motion which failed by a majority vote of 3-2 with Commissioner Conway and Vice-Chairman Womble dissenting.

V.DISCUSSION ITEMS

 These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is August 13, 2024.

7. **Z2024-031 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take any action necessary.

Planning Technician Angelicas Guevara provided a summary in regards the applicant's request. The applicant is requesting for approval of a Specific Use Permit (SUP) for a proposed single-family home. The only waiver they'll be asking for is for the garage orientation.

Paul Curbow 510 W. Kaufman Street Rockwall, TX 75087

Mr. Curbow came forward and provided additional detail in regard to his request.

Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.

213 8. **Z2024-032 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a <u>Zoning Change</u> amending Planned Development District 13 (PD-13) [Ordinance No.'s 81-05, 84-43, & 94-41] for the purpose of consolidating the regulating ordinances for a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in between W. Ralph Hall Parkway, Horizon Road [FM-3097], and Tubbs Road, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicants request. The City of Rockwall has been in the process of taking the older Planned Development Districts that consist of multiple regulating ordinances and consolidating them. They've done it for Chandlers Landing Subdivision that is Planned Development District 8 (PD-8) and Lakeside Village/ Turtle Cove that is Planned Development District 2 (PD-2) and the Shores that is Planned Development District 3 (PD-3). There is a couple more left but tonight they're requesting Planned Development District 13 (PD-13). It currently consists of three (3) regulating ordinances but has multiple development cases associated with up to 31 cases. Staff has taken the three (3) regulating ordinances and consolidating them into an easy to read and understand Planned Development District. There will not be any changes to this PD. The proposed zoning case does not change the land uses that are allowed on any of the properties, does not allow any new development to happen and doesn't change the development standards required. All its simply doing is taking the three (3) ordinances and consolidating them. That being said, the state of Texas does require to take this request through the zoning process since we are writing a consolidated ordinance and in accordance to that process staff has mailed out notices to property owners and occupants within 500 feet of the subject property.

Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.

9. **Z2024-033 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. The applicant has incorporated some of staff's comments. This will be 960 lots with lot sizes that range anywhere from one (1) acre all the way down to a 52 by 125-foot lot. Staff has made numerous comments regarding continuation and circulation of trails on the property. There are just some areas that the parks director identified as being suited for additional trails to increase connectivity throughout the development and they've also provided us with their entry monumentation signage. We did ask for a trailhead that shows what they're providing for the trailhead itself. The John king plan in the in the comprehensive plan calls for a covered trail system so that was one of the comments they've indicated. Two (2) trail heads here one along the current alignment of John king and then when that extends down into the current alignment of 205, they put one at the corner of lofland and 205. They've also provided an exhibit showing the berm as well as their screening exhibits. If we look at the comprehensive plan we've circled those two areas. You can see that they're both designated for low density residential with some commercial retail. Staff put a full breakdown concerning the district strategies for those and provided some additional comments from staff. Here you'll see the deviations from the comprehensive plan specifically, they're showing the addition of two city parks much like the last zoning case. These will change from obviously low density residential to parks or open space.

256 John Vick
 257 6950 TPC Drive
 258 Suite 150
 259 McKinney, TX 75070

Mr. John came forward and provided additional details in regards to the applicants request.

Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.

265 10. **Z2024-034 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a <u>Specific Use Permit (SUP)</u> for a Short-Term Rental on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

Planner Bethany Ross provided a summary regarding the applicant's request. On April 1st City Council approved an ordinance to regulate short term rentals (STR). This mandates they obtain a permit first. In the ordinance non owner occupied STR cannot be located within 1,000 feet of another existing permitted non-owner-occupied STR. This STR is located 564 feet from another non owner occupied STR which violates the proximity restriction. Due to this, the STR must get a Specific Use Permit (SUP) to obtain a STR permit.

Chairman Deckard asked how many other permitted STRs were nearby.

J'Layne Mayfield 161 Walnut Lane Rockwall, TX 75087

Mrs. Mayfield came forward and provided additional details regarding the applicant's request.

Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.

286 11. SP2024-035 (HENRY LEE)

Discuss and consider a request by Miglena Minkova of Texx Team USA, LLC on behalf of Rick Landrum of the Kroger Co. for the approval of an <u>Amended Site Plan</u> for <u>Incidental Display</u> for a <u>Donation Box</u> in conjunction with an existing <u>General Retail Store</u> (i.e. <u>Kroger</u>) being an 8.724-acre parcel of land identified as Lot 24, Block A, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 2935 Ridge Road [FM-740], and take any action necessary.

Miglena Minkova 2614 Nando Drive Dallas, TX 75220

Mrs. Mlinkova came forward and provided a summary regarding her request. The applicant stated that they want to go ahead and add clothing donation boxes around the Kroger locations in Rockwall.

Senior Planner Henry Lee provided a summary regarding the applicant's request. Regarding the donation bin, that would be considered instant display. Staff added the conditional land use standards for incidental display. Of those six items you can see that one of them says nonconforming just because they're going through that process now of delineating all this incidental display. Items 2 through 6 are yet to be determined just because staff needs delineated exactly how much incidental display there will be whether what's existing or what's being proposed. Staff must figure out the percentages of that what part of it is covered. Therefore, there's a lot of those to be determined on the Planning and Zoning departments comments. Staff will review that for the following meeting. Staff just also wanted to note that they did drive around the property and noticed there was some existing outside storage and incidental display on the properties therefore, the outside storage wouldn't be permitted on these properties.

Commissioner Conway asked how the donations would be handled.

Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.

31212. **SP2024-036 (HENRY LEE)**

Discuss and consider a request by Miglena Minkova of Texx Team USA, LLC on behalf of Rick Landrum of the Kroger Co. for the approval of an <u>Amended Site Plan</u> for *Incidental Display* for a *Donation Box* in conjunction with an existing *General Retail Store* (*i.e. Kroger*) being an 11.236-acre parcel of land identified as Lot 1, Block A, Kroger 205 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1980 N. Goliad Street [SH-205], and take any action necessary.

Director of Planning and Zoning Ryan Miller indicated that this request is the same request as SP2024-035.

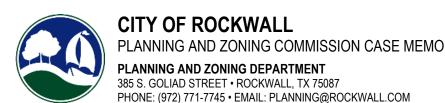
PLANNING AND ZONING COMMISSION MINUTES: JULY 30, 2024

321 322	Chairman Deckard advised this item will go before the commission for discussion or action on August 13, 2024.
32313.	<u>Director's Report</u> of post City Council meeting outcomes for development cases (RYAN MILLER).
324	
325	P2024-022: Final Plat for Phase 2 of the Terracina Estates Subdivision (APPROVED)
326	• Z2024-024: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 9 Amity Lane (2 ND READING; APPROVED)
327	• Z2024-025: Specific Use Permit (SUP) for Solar Energy Collector Panels at 1290 E. IH-30 (2ND READING; APPROVED)
328	• Z2024-026: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 711 Lamar Street (2 ND READING; APPROVED)
329	• Z2024-028: Zoning Change (PD-44, HC & C to PD-44) for Rayburn Electric Cooperative (1st READING; APPROVED)
330	• Z2024-029: Specific Use Permit (SUP) for a <i>Detached Garage</i> at 911 N. Alamo Street (1 ST READING; APPROVED)
331	• Z2024-030: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 329 Harborview Drive (1st READING;
332	APPROVED)
333	,
	irector of Planning and Zoning Ryan Miller provided a brief summary in regards o the outcome of the cases listed above.
335	
336 VI.	ADJOURNMENT
337	Chairman Deckard adjourned the meeting at 7:48PM
338	
339	PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this day of
340	, 2024.
341 342	
343	Derek Deckard, Chairman
344	Attest:
345	
346	Melanie Zavala, Planning Coordinator

348 14. Capital Improvement Advisory Committee Meeting (CIAC) [7:00 PM]

347

The Capital Improvement Advisory Committee Meeting (CIAC) will be meeting directly after the Planning and Zoning Commission Work Session Meeting -- held in the City Council Conference Room -- to discuss the 2024 Roadway Impact Fee Update.



TO: Planning and Zoning Commission

DATE: August 13, 2024 **APPLICANT:** James Murphey

CASE NUMBER: P2024-027; Replat for the Winding Creek Subdivision

SUMMARY

Consider a request by James Murphey on behalf of John Arnold of Falcon Place SF, LTD for the approval of a <u>Replat</u> for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

PLAT INFORMATION

- ☑ <u>Purpose.</u> The applicant is requesting approval of a <u>Replat</u> for the 78.831-acre residential subdivision (i.e. Winding Creek Subdivision) for the purpose of establishing new franchise utility easements associated with the development of the proposed subdivision. The applicant's request does not change the current lot count or configuration, and based on staffs review the subdivision plat meets all of the technical requirements outlined within the Subdivision Ordinance [Chapter 38, Subdivisions, Municipal Code of Ordinances] and the Planned Development District 91 (PD-91) [Ordinance No. 21-49].
- ☑ Background. On January 18, 2011, the City Council annexed the subject property by adopting Ordinance No. 11-03 [Case No. A2010-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 5, 2021, the City Council approved a request to rezone [Case No. Z2021-005] the subject property from an Agricultural (AG) District to Planned Development District 91 (PD-91) [Ordinance No. 21-17] for Single-Family 16 (SF-16) District land uses. On June 21, 2021, the City Council approved a preliminary plat [Case No. P2021-026] for a 38.012-acre portion of the subject property. On August 2, 2021, the City Council approved an amendment to Planned Development District 91 (PD-91) [Case No. Z2021-027; Ordinance No. 21-36] increasing the area of the Planned Development District to 58.842-acres. This ordinance also increased the overall lot count from 56 lots to 98 lots. On October 18, 2021, the City Council approved a request to again amend Planned Development District 91 (PD-91) [Case No. Z2021-036; Ordinance No. 21-49] to incorporate an additional 20.00-acres into the Planned Development District and increase the lot count to 132 lots. On December 6, 2021, the City Council approved a Preliminary Plat [Case No. P2021-051] and Master Plat [Case No. P2021-052] for the Winding Creek Subdivision. On February 15, 2022, the Planning and Zoning Commission approved a Tree Mitigation Plan [Case No. MIS2022-003] showing how the tree mitigation balance will be satisfied for the Winding Creek Subdivision. On May 10, 2022, the Planning and Zoning Commission approved a PD site plan [Case No. SP2022-015] that finalized the landscape and hardscape plans for the proposed subdivision. On May 16, 2022, the City Council approved a final plat [Case No. P2022-017] establishing the Winding Creek Subdivision.
- ☑ <u>Conformance to the Subdivision Ordinance.</u> The surveyor has completed the majority of the technical revisions requested by staff, and this <u>Replat</u> -- 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.
- ☑ <u>Conditional Approval.</u> Conditional approval of this <u>Replat</u> by the City Council shall constitute approval subject to the conditions stipulated in the <u>Conditions of Approval</u> 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 Planning and Zoning Commission chooses to recommend approval of the <u>Replat</u> for the <u>Winding Creek Subdivision</u>, 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 the filing of this *Replat*; and,
- (2) Any construction resulting from the approval of this <u>Replat</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE	NO.
	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
CITY ENGINEED.	POLICE OF THE PROPERTY OF

Rockwall, Texas 75087 CITY ENGINEER: PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]: **PLATTING APPLICATION FEES: ZONING APPLICATION FEES:** ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)

1 ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)

1 □ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 8 2 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹ □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 **OTHER APPLICATION FEES:** ☑ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 SITE PLAN APPLICATION FEES: : IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PROPERTY INFORMATION [PLEASE PRINT] **ADDRESS** SUBDIVISION Winding Creek LOT **BLOCK** Corner of Clem and 1141 GENERAL LOCATION ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] **CURRENT ZONING CURRENT USE** PROPOSED USE PROPOSED ZONING LOTS [PROPOSED] 132 Residential **ACREAGE** 78.831 LOTS [CURRENT] 132 Residential 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 Falcon Place SF, Ltd. □ APPLICANT John Arnold CONTACT PERSON CONTACT PERSON James Murphey **ADDRESS** 8214 Westchester Drive ADDRESS 8214 Westchester Drive Dallas, Texas 75225 Dallas, Texas 75225 CITY, STATE & ZIP CITY, STATE & ZIP PHONE PHONE 214-888-8850 214-888-8850 jmurphey@skorburgcompany.com jarnold@skorburgcomapny.com E-MAIL NOTARY VERIFICATION [REQUIRED] John Arnold BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE $25 \mathrm{th}$ DAY OF 20 24 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."

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

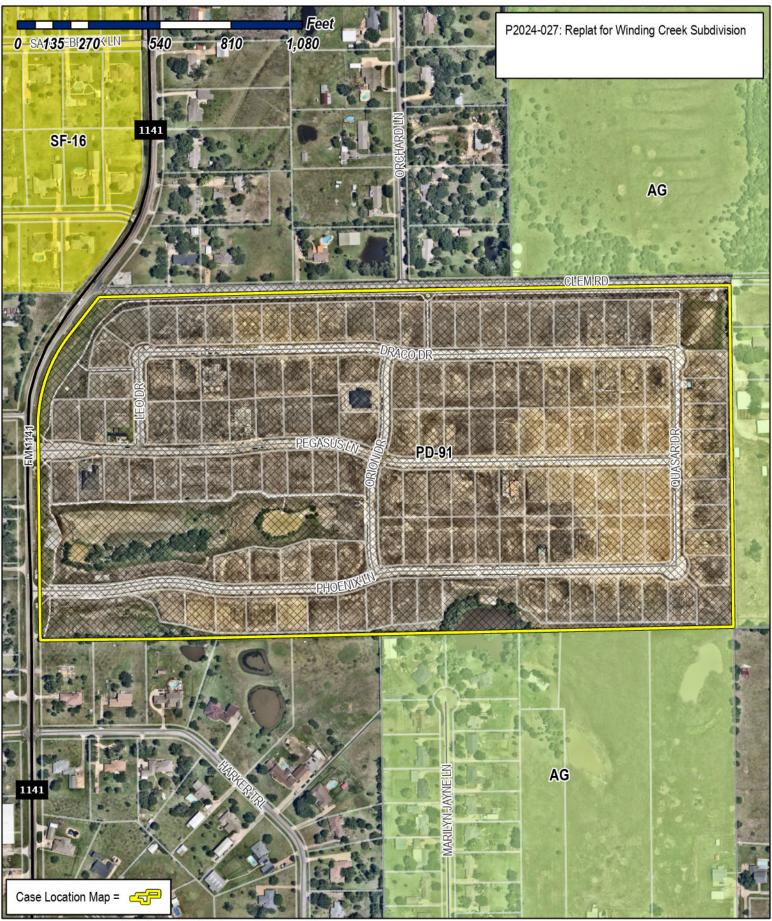
Brocke Ashley Van Voorhis
My Commission Expires
2/1/2028

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25



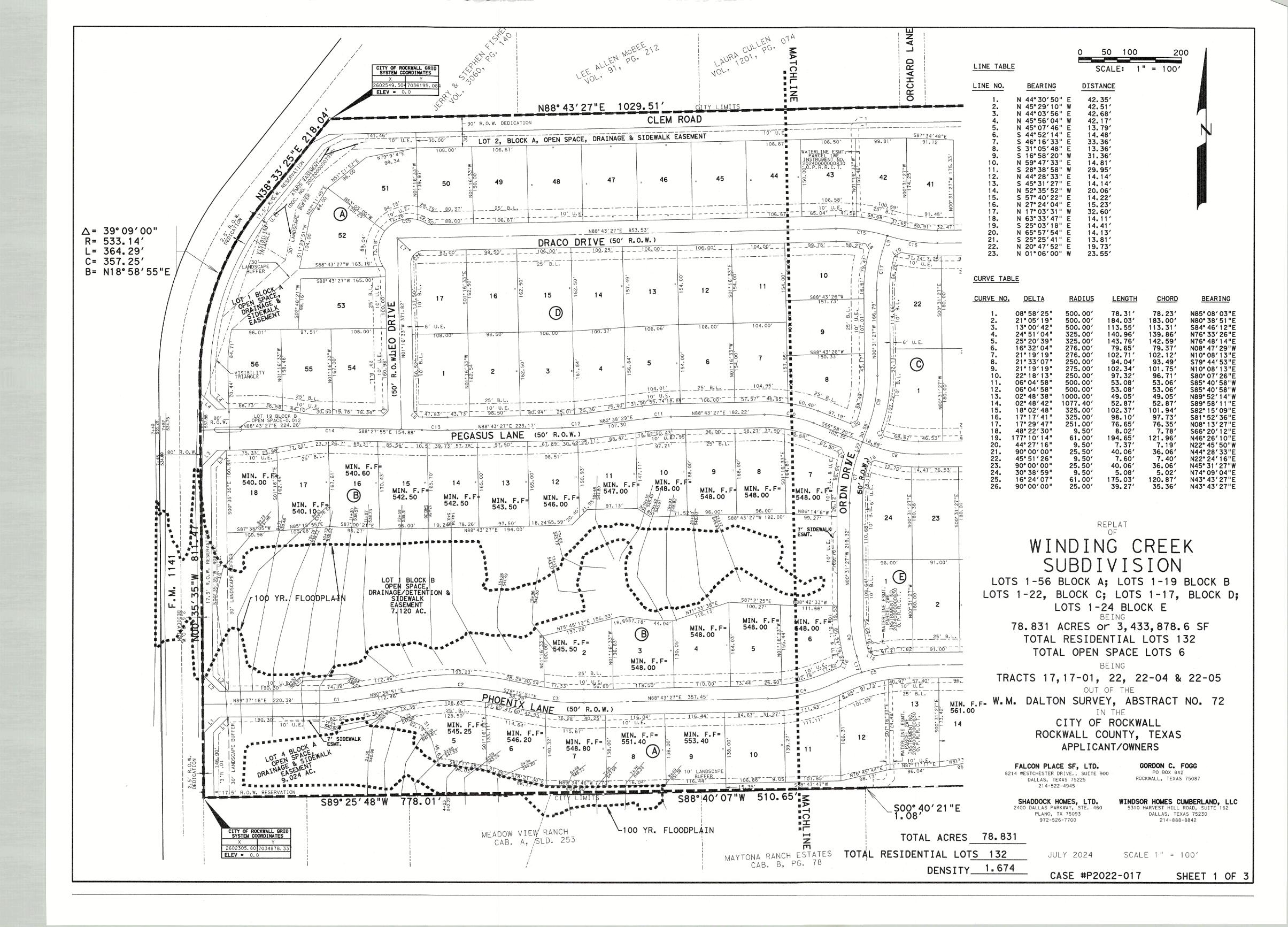


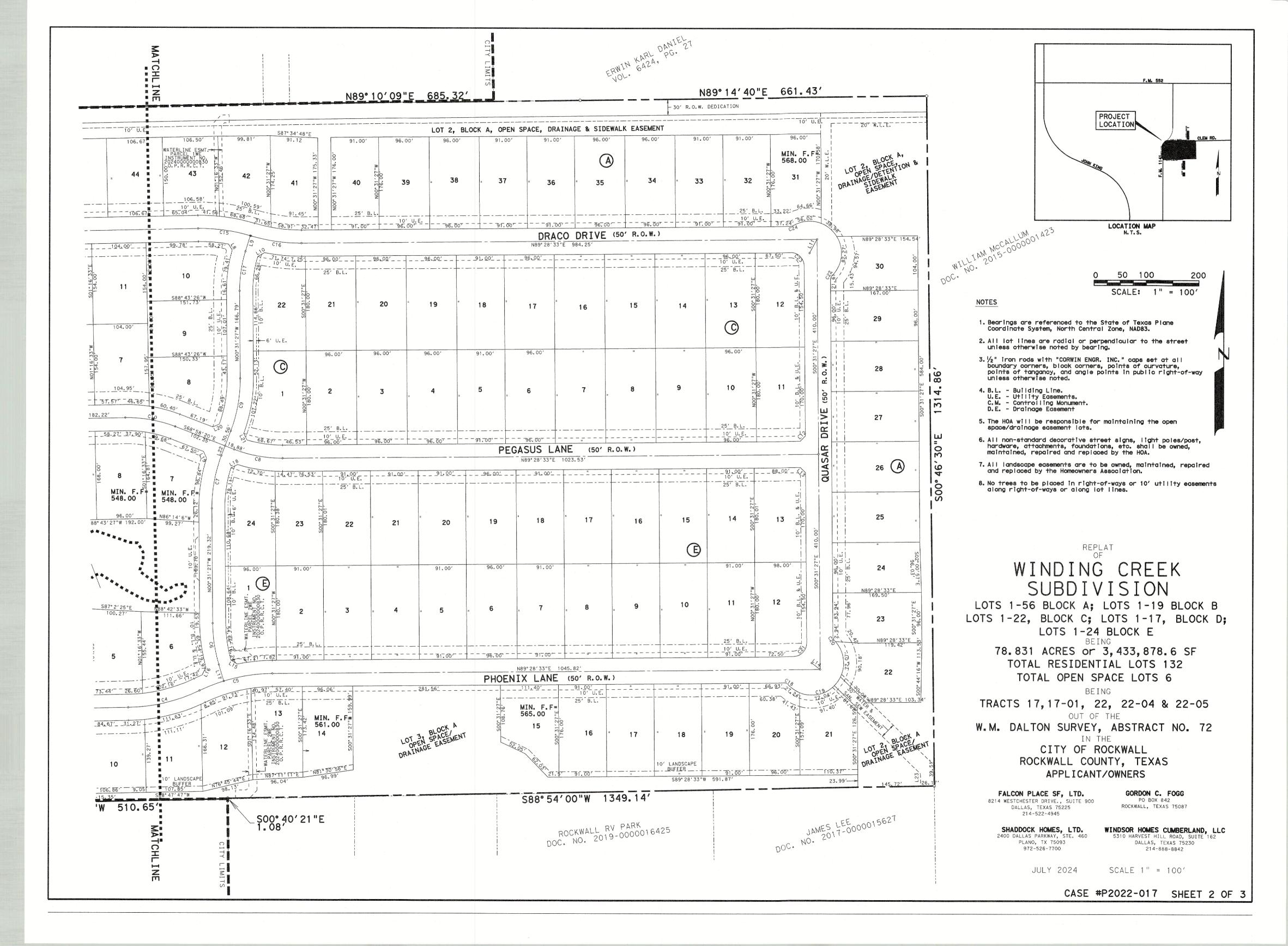
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(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.







OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision 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:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as
- 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
- 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
- 6. The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the
- 7. 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 all non-standard street signage (name blades, posts, etc) will be owned and maintained by

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

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 exactions made herein.

FALCON PLACE SF, LTD. a Texas limited partnership

BY: FALCON PLACE SF GP Corporation a Texas corporation

Its General Partner

JOHN ARNOLD Director

STATE OF TEXAS

COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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

Shaddock Homes, Ltd. a Texas limited partnership

My Commission Expires:___

BY: Shaddock H GP, LLC Its General Partner

Jay Hankla General Manager

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared JAY HANKLA, 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

Windsor Homes Cumberland, LLC a Texas Limited Liability Company

My Commission Expires:____

Adam Buczek President

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared ADAM BUCZEK, 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, 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.

Planning & Zoning Commission 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 16th day of MAY, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Count 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

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and

THENCE, North 88°43'27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89°10′09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest

THENCE, North 89°14′40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 20150000001423 in

THENCE, South 00°46′30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88°54′00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the

THENCE, South 00° 40′21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall

THENCE, South 88° 40'07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89°25'48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00°35'35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39°09'00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18°58′55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38°33'25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

I, PATRICK J. BALDASARO, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2024.

PATRICK J. BALDASARO R.P.L.S. No. 5504

STATE OF TEXAS § COUNTY OF COLLINS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared PATRICK J. BALDASARO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this_____day of _____

NOTARY PUBLIC, STATE OF TEXAS

REPLAT

WINDING CREEK SUBDIVISION

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D; LOTS 1-24 BLOCK E

BEING 78.831 ACRES or 3,433,878.6 SF TOTAL RESIDENTIAL LOTS 132 TOTAL OPEN SPACE LOTS 6

BEING

TRACTS 17, 17-01, 22, 22-04 & 22-05 OUT OF THE

W.M. DALTON SURVEY, ABSTRACT NO. 72

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS APPLICANT/OWNERS

FALCON PLACE SF. LTD. 8214 WESTCHESTER DRIVE., SUITE 900 DALLAS, TEXAS 75225 214-522-4945

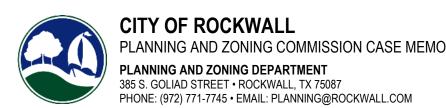
GORDON C. FOGG ROCKWALL, TEXAS 75087

SHADDOCK HOMES, LTD. 2400 DALLAS PARKWAY, STE. 460 PLANO, TX 75093 972-526-7700

WINDSOR HOMES CUMBERLAND, LLC 5310 HARVEST HILL ROAD, SUITE 162 DALLAS, TEXAS 75230 214-888-8842

JULY 2024

CASE #P2022-017 SHEET 3 OF 3



TO: Planning and Zoning Commission

DATE: August 13, 2024

APPLICANT: Paul and Dioselina Curbow

CASE NUMBER: Z2024-031; Specific Use Permit (SUP) for a Residential Infill at 510 W. Kaufman Street

SUMMARY

Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take any action necessary.

BACKGROUND

According to the 1934 Sanborn Maps, the subject property was platted as part of the Lowe & Allen Addition prior to 1934 and after 1911. Per the City's historic zoning maps, the subject property was originally zoned Single-Family 2 (SF-2) District as of January 3, 1972. Between this date and May 16, 1983, the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District. The subject property is currently vacant.

PURPOSE

The applicants -- Paul and Dioselina Curbow -- are requesting the approval of a <u>Specific Use Permit (SUP)</u> 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 addressed as 510 W. Kaufman Street. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property are several single-family homes that are situated within the Highwood Subdivision, which consists of 74 residential lots and was established on July 1, 1955. Beyond this is Westway Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this roadway, are more single-family homes situated within the Highwood Subdivision. Beyond this is Highland Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Single-Family 10 (SF-10) District.

South:

Directly south of the subject property is W. Kaufman Street, which is identified as a R2 (*i.e. residential, two* [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.46-acre parcel of land (*i.e. Block 19 of the Lowe & Allen Addition*) that is developed with a single-family home and is zoned Single-Family 7 (SF-7) District. South of this is W. Rusk Street, which is identified as a P3U (*i.e. principal arterial, three (3) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East:

Directly east of the subject property are nine (9) residential lots (*i.e.* 302, 304, 402, 404, 406, 502, 504, 506 & 508 W. Kaufman Street) developed with single-family homes and zoned Single-Family 10 (SF-10) District. Beyond this

is N. West Street, which is identified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are two (2) parcels of land (*i.e.* 202 N. West Street & 201 N. Alamo Street), developed with commercial businesses (*i.e.* Steeli Beans Boutique & Lush Beauty Salon) that are zoned Downtown (DT) District.

West:

Directly west of the subject property are two (2) vacant tracts of land (*i.e.* Lot B, Block 85 & 87D, B.F. Boydston Addition & Lot AB, Block 87, B.F. Boydston Addition) which are zoned Single-Family 10 (SF-10) District. Beyond this is a 0.73-acre parcel of land (*i.e.* Lot 1, Block A, S. Sparks Addition), which is developed with a single-family home and is zoned Single-Family 10 (SF-10) District. West of this is the Walmart Neighborhood Market and a retail shopping center, which is situated on a 10.20-acres tract of land (*i.e.* Lots 1, 3 & 4, Wal-Mart Rockwall Addition) that is zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An established subdivision is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is situated within 500-feet of the Highwood Subdivision, which is 100% developed, consists of 74 residential lots, and has been in existence since July 1, 1955. 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 adjacent to an established subdivision, 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 within close proximity of W. Kaufman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on W. Kaufman Street and W. Rusk Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	Most homes are oriented toward W. Kaufman Street.	The front elevation of the home will face W. Kaufman Street.
Year Built	1979-1990	N/A
Building SF on Property	1,060 SF - 5,422 SF	4,221 SF
Building Architecture	Single Family Homes and Two (2) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	26-Feet
Side	6- feet	14.4- Feet & 25.9-Feet
Rear	10-Feet	X> 10-Feet
Building Materials	Brick and Siding	Board & Batten Siding
Paint and Color	Red, Tan, White, Brown, Yellow, Gray	N/A
Roofs	Composite Shingles	Asphalt Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and located evenly with the front façade of the home.

According to Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant's proposed garage is located evenly with the front façade of the single-family home;

however, staff should point out that this is not atypical for this area. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 10 (SF-10) District.

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 W. Kaufman Street and W. Rusk Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On July 23, 2024, staff mailed 63 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows and Bent Creek Condos Homeowners Associations (HOAs) which are the only HOA's located within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>Specific Use Permit</u> (<u>SUP</u>) for Residential Infill Adjacent to 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 <u>Specific</u> <u>Use Permit (SUP)</u> ordinance and which are detailed as follows:
 - (a) Development of the Subject Property shall generally conform to the Residential Plot Plan as depicted in Exhibit 'B' of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this <u>Specific Use Permit (SUP)</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

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

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JIMI	<i></i> L	JJL	UIV.	- 1

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:

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/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. 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 INF	ORMATION [PLEASE PRINT]				
ADDRES	s 510 W. Kauf	man 5	+ Roca	Kwall, TX 7	75087
SUBDIVISIO		Block		LOT 20	BLOCK
GENERAL LOCATIO					
ZONING, SITE P	LAN AND PLATTING INFORMA	TION [PLEASE PR	INT]		
CURRENT ZONIN	G WENT BELLEVIEW		CURRENT USE		A THE TAX STATE OF
PROPOSED ZONIN	G		PROPOSED USE	Single Family	Recidential
ACREAG	E 27 LO	TS [CURRENT]		LOTS [PROPOSED]	
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACK APPROVAL PROCESS, AND FAILURE TO ADD DENIAL OF YOUR CASE.	KNOWLEDGE THAT I PRESS ANY OF STAF	DUE TO THE PASSAC F'S COMMENTS BY T	GE OF <u>HB3167</u> THE CITY NO LON HE DATE PROVIDED ON THE DEV	IGER HAS FLEXIBILITY WITH 'ELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION [PLE	EASE PRINT/CHECK	THE PRIMARY CONTA	ACT/ORIGINAL SIGNATURES ARE	REQUIRED]
☑ OWNER	Paul & Dioselina C	Turbow	☐ APPLICANT		
	Paul Curbon		NTACT PERSON		
ADDRESS	7/37 Lanyon dr		ADDRESS		
CITY, STATE & ZIP	Dallas, TX 75:	227 CIT	TY, STATE & ZIP		
	469-623-2192		PHONE		
E-MAIL	Pourbowedallas,	isd.org	E-MAIL		
BEFORE ME, THE UNDE	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONATION ON THIS APPLICATION TO BE TRUE AND O		Paul Carl	OON [OWNER]	THE UNDERSIGNED, WHO
\$INFORMATION CONTAINE	I AM THE OWNER FOR THE PURPOSE OF THIS A TO COVER THE COST OF THIS A 20 4 BY SIGNING THIS APPLICATION TO THE PUBLIC TION WITH THIS APPLICATION, IF SUCH REPRODI	PPLICATION, HAS BEE ICATION, I AGREE TH C. THE CITY IS ALSO	EN PAID TO THE CITY (PAT THE CITY OF ROCI O AUTHORIZED AND I	OF ROCKWALL ON THIS THE KWALL (I.E. "CITY") IS AUTHORIZED PERMITTED TO REPRODUCE AND	DAY OF AND PERMITTED TO PROVIDE
	AND SEAL OF OFFICE ON THIS THE	DAY OF The	20 24	Notary N	D #133010855 mission Expires
NOTARY PUBLIC IN AND	OWNER'S SIGNATURE NOTARY PUBLIC IN AND FOR THE STATE OF TEXTS WY COMMISSION EXPIRES MY COMMISSION EXPIRES				

DEVELOPMENT APPLICATION • TY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

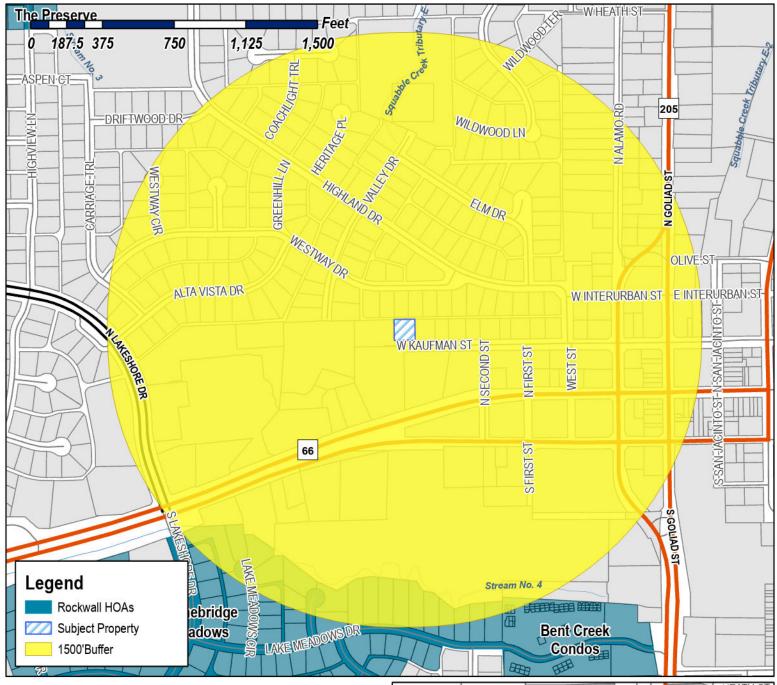
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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Case Number: Z2024-031

Case Name: SUP for Residential Infill

Case Type: Zoning

Zoning: Single-Family 10 (SF-10) District

Case Address: 510 W. Kaufman Street

Date Saved: 7/12/2024

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



From: <u>Guevara, Angelica</u>

Cc: <u>Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany</u>

Bcc:

Subject: Neighborhood Notification Email [Z2024-031]

Date: Wednesday, July 24, 2024 3:06:00 PM

Attachments: Public Notice (P&Z).pdf

HOA Map (07.12.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>Friday</u>, <u>July 26</u>, <u>2024</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday</u>, <u>August 13</u>, <u>2024 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday</u>, <u>August 19</u>, <u>2024 at 6:00 PM</u>. 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.

Z2024-031: SUP for Residential Infill Adjacent to an Established Subdivision at 510 W. Kaufman Street Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take any action necessary.

Thank you,

Angelica Guevara

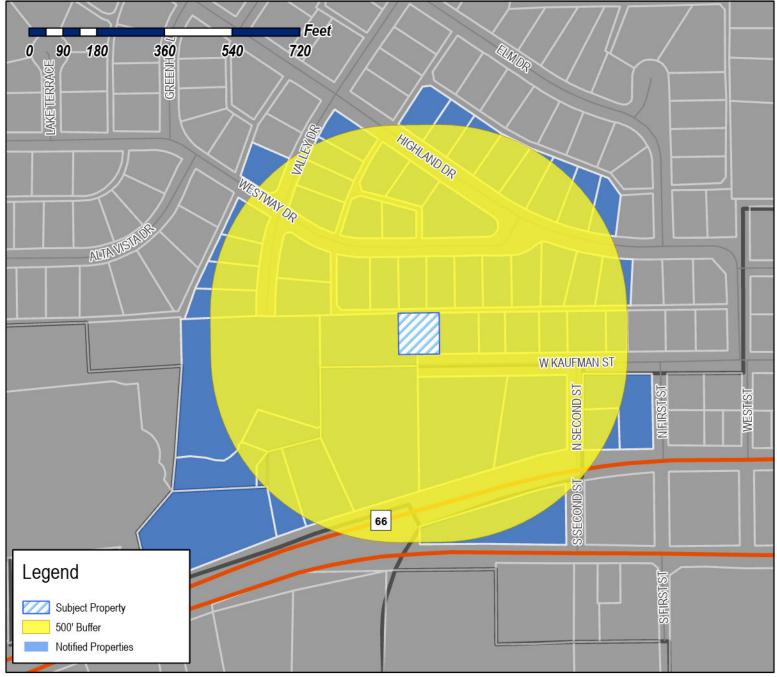
Planning Technician City of Rockwall Planning & Zoning 385 S. Goliad Street Rockwall, TX 75087

Office: 972-771-7745 Direct: 972-772-6438



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Case Number: Z2024-031

Case Name: SUP for Residential Infill

Case Type: Zoning

Zoning: Single-Family 10 (SF-10) District

Case Address: 510 W. Kaufman Street

Date Saved: 7/12/2024

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



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:

Z2024-031: SUP for Residential Infill Adjacent to an Established Subdivision

Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, 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 <u>Tuesday</u>, <u>August 13</u>, <u>2024 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday</u>, <u>August 19</u>, <u>2024 at 6:00 PM</u>. 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, August 19, 2024 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

Case No. Z2024-031: SUP for Residential Infill Adjacent to an Established Subdivision
Please place a check mark on the appropriate line below:
☐ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.

Name:			
Address:			

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

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

SPARKS ROBERT & TANA	ASHLEY CHRISTOPHER H	GILLESPIE RICHARD M AND DONNA M
103 N 1ST ST	1107 BAY SHORE DRIVE	1130 SIERRA PASS
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RADNEY JAMES AND PATTI	LINDSEY NOEL	GARRISON DAVID C AND MICHEL J
1972 CR 2296	201 VALLEY DR	202 VALLEY DR
QUINLAN, TX 75474	ROCKWALL, TX 75087	ROCKWALL, TX 75087
MCELROY LEAH KIMBERLY	PHIPPS RICKIE LYNN AND	RSIDENT
203 VALLEYB DR	204 VALLEY DRIVE	205 VALLEY DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
MILLS KAY SUSAN	BALL JUSTIN D	VISTAGE PROPERTIES LLC
207 VALLEY DR	2155 CLUBVIEW DR	2625 DISCOVERY BLVD
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75032
ALTA VISTA BNB LLC	RSIDENT	PAINTER MICAH
2701 WHISPERING OAKS	301 VALLEY DR	301 VALLEY DRIVE
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GREENAWALT M GENE & CLAUDINE	CHAMBERLAIN MARCUS P	EDMINSON JACOB K AND SUSAN C
302 VALLEY DR	304 VALLEY DR	306 VALLEY DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
KLEPPER LINDA C (POLLARD)	RSIDENT	WEBB TEDDY DOUGLAS & AURORA
307 HIGHLAND DR	308 VALLEY DR	308 HIGHLAND DRIVE
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
PENCE ALLEE	GARCIA JOHN	PEOPLES JOHN P
309 HIGHLAND DRIVE	310 HIGHLAND DRIVE	311 HIGHLAND DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
GARRETT GERRY B	RSIDENT	DEL CASTILLO LUIS
312 HIGHLAND DR	313 WESTWAY DR	314 HIGHLAND DRIVE
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
HARVEY JAMES	BURTON NORVELLA KAY	PURNELL MICHAEL & DEBORAH

316 HIGHLAND DR

ROCKWALL, TX 75087

317 HIGHLAND DR

ROCKWALL, TX 75087

315 WESTWAY DRIVE

ROCKWALL, TX 75087

BUTLER PAUL DAVID	STACEY MARY	RSIDENT
317 WESTWAY DRIVE	318 HIGHLAND DR	319 WESTWAY DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
HARRELL GRANT E	RSIDENT	CONFIDENTIAL
319 HIGHLAND DR	320 HIGHLAND DR	321 HIGHLAND DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RANDOLPH JILL FOX	GOODMAN MORGAN AND AMANDA	ROGERS OLIVER G
321 WESTWAY DRIVE	322 HIGHLAND DRIVE	322 WESTWAY DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RICE KAREN	DAFFRON SYBIL ANNETTE	RSIDENT
323 WESTWAY DRIVE	324 WESTWAY DRIVE	325 WESTWAY DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
KOVAR RACHAEL A	PICKETT GINA	ALLEN ROBERT G DDS
404 WEST KAUFMAN STREET	406 W KAUFMAN ST	406 W RUSK ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
ROAN-NUNN MABEL PEGGY ESTATE 419 N. TEXAS ST. EMORY, TX 75440	CANUP PAUL RICHARD AND VICTORIA ANN REVOCABLE LIVING TRUST PAUL RICHARD CANUP AND VICTORIA ANN CANUP CO-TRUSTEES 4268 AIRLINE RD LONGVIEW, TX 75605	MCVANEY JEFFREY AND MORGAN 4761 SECRET CV ROCKWALL, TX 75032
SPAFFORD SARAH	RSIDENT	SMITH MARY SUE
494 DOWELL RD	502 W KAUFMAN	502 W RUSK ST
ROCKWALL, TX 75032	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RSIDENT	RSIDENT	RSIDENT
504 W KAUFMAN	504 W RUSK	506 W KAUFMAN
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BARKER FRED D & JANICE	RSIDENT	CANUP DAVID & PATRICIA
508 WEST KAUFMAN ST	510 W KAUFMAN ST	602 W RUSK ST
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
RSIDENT 604 W RUSK	RUSK STREET DEVELOPMENT LP 636 HANBY LN ROCKWALL TX 75032	RSIDENT 702 W RUSK

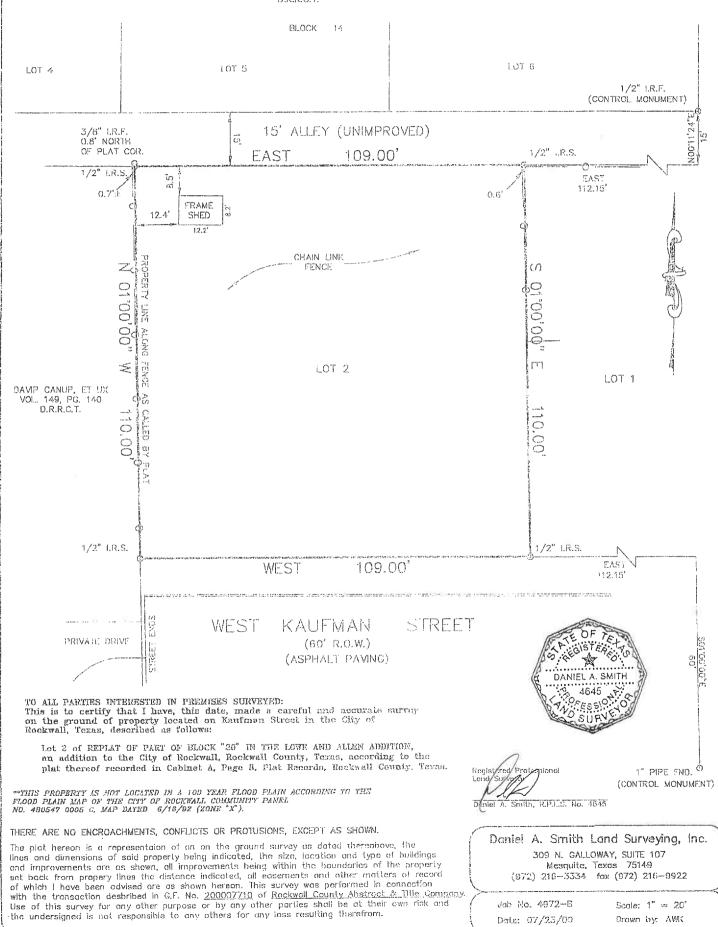
ROCKWALL, TX 75032

ROCKWALL, TX 75087

ROCKWALL, TX 75087

CURBOW PAUL AND DIOSELINA 7137 LANYON DRIVE DALLAS, TX 75227 STATE HIGHWAY DEPT I 30 RT 3 L L LOFLAND ROCKWALL, TX 75087 STEGER ANA WADE LIFE ESTATE &
DIANA WADE CHAPMAN, CYNDIE SUE PATRICK
& O L STEGER III
PO BOX 478
ROCKWALL, TX 75087

HIGHWOOD ADDITION VOL. 50, PG. 618 D.R.R.C.T.



309 N. GALLOWAY, SUITE 107 Mesquite, Texas 75149 (972) 216-3334 fax (972) 216-9922

> Scale: 1" = 20' Drawn by: AWK

Job No. 4972-B

Date: 07/23/00

ALLEY (UNIMPROVED) BLOCK 14 LOT 2 NEW FRAME CONSTRUCTION

LOT 1

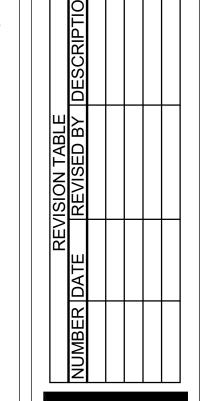
N

WEST KAUFMAN STREET

GENERAL NOTES:

- 1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
- 2. All linear dimensions located on exterior
- walls originate at outside of veneer. 3. All linear dimensions located on interior walls originate at framing layer.





SITE NOTES:

1. Confirm zoning setbacks.



Design

DATE:

5/14/2024

SHEET INDEX

Roof Detail
Roof Detail
Foundation Detail
Electrical Plan

Electrical Plan Plot Plan

Project Overview
Floor Plan Dimensioned
Floor Plan Dimensioned
Exterior Elevations
Exterior Elevations
Wall Section Details

SCALE: 1" = 10'

SHEET:

EXTERIOR NOTES:

sheathing.

be cedar.

otherwise.

1. All exterior columns/posts to be built from 2×4 studs, wrapped by Zip System wall

2. All brackets, gable accent, and corbels to

3. All corner boards, fascia, soffit, frieze &

trim to be composite material.

4. Entire exterior to be SmartSide composite lap unless specified

SCALE:

1/4" = 1'

Project Overview
Floor Plan Dimensioned
Floor Plan Dimensioned
Exterior Elevations
Exterior Elevations
Wall Section Details

Roof Detail
Roof Detail
Foundation Detail
Electrical Plan
Electrical Plan
Plot Plan

SHEET:



Exterior Elevation Front

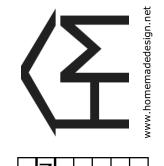


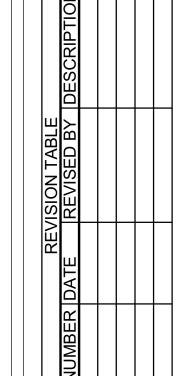
Exterior Elevation Back

- 1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for
- additional specifications. 2. All linear dimensions located on exterior
- walls originate at outside of veneer. 3. All linear dimensions located on interior walls originate at framing layer.

EXTERIOR NOTES:

SEE PAGE 4







Elevatic

Design

DATE:

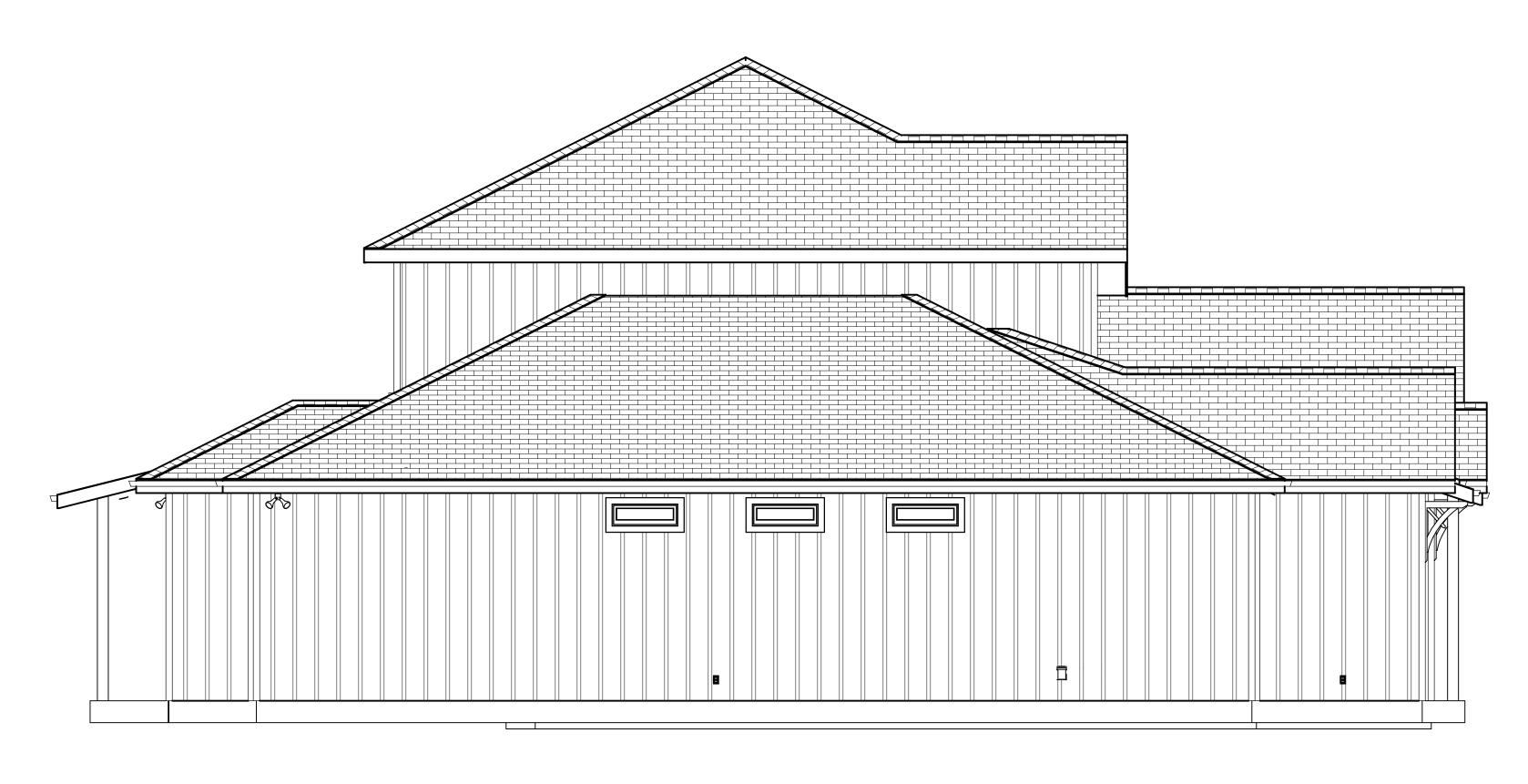
5/14/2024

SCALE:

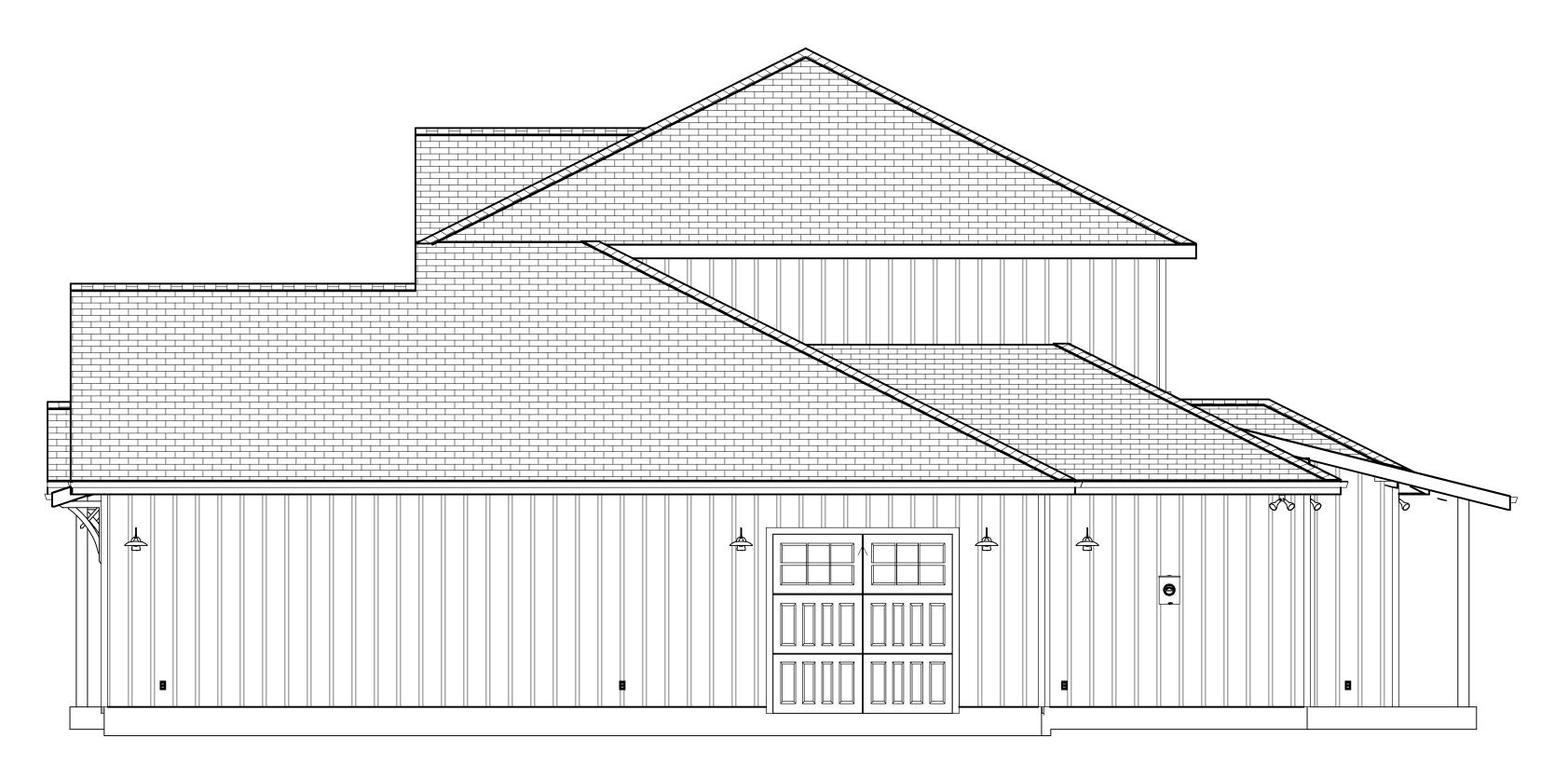
1/4" = 1'

SHEET:

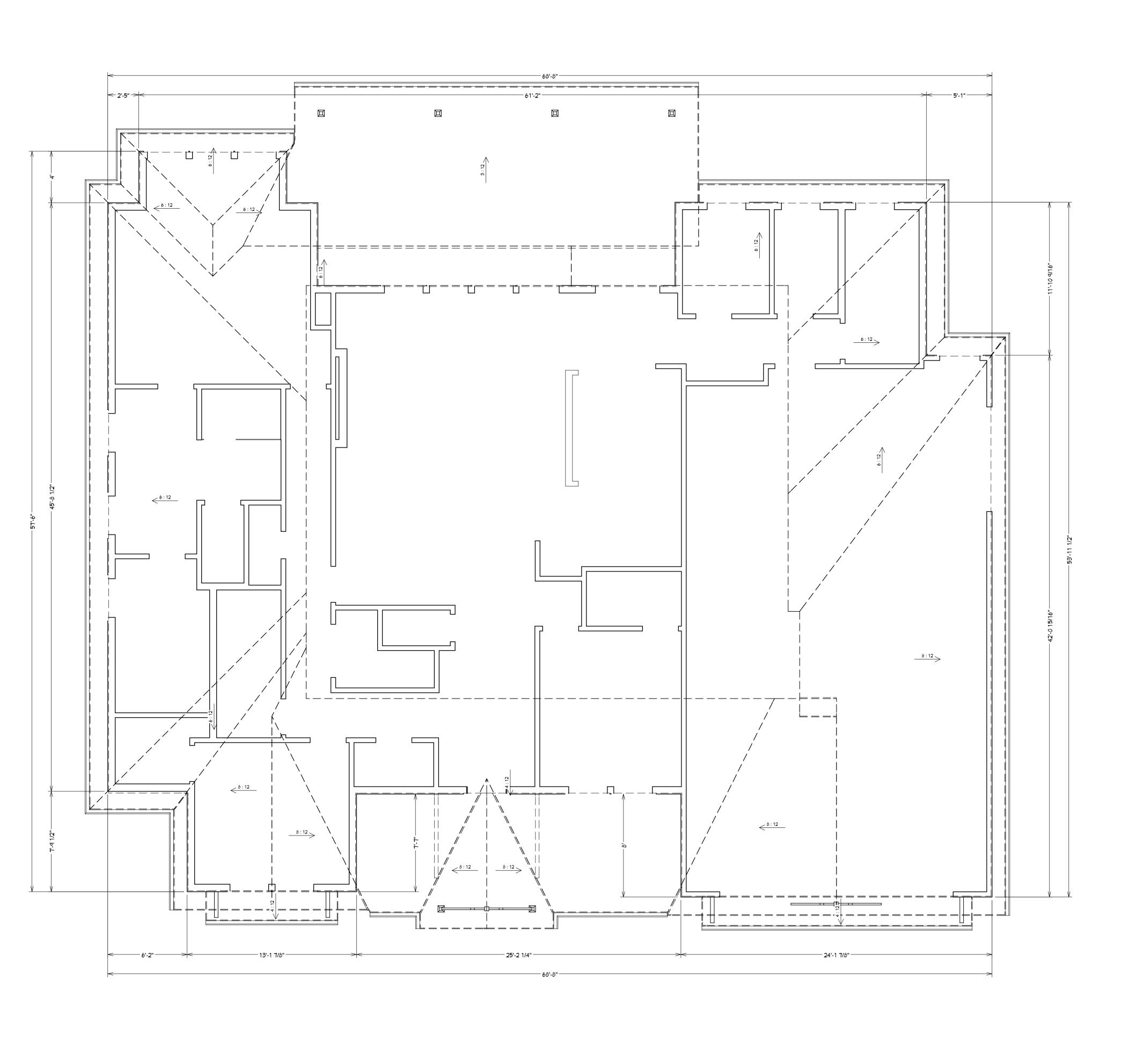
Project Overview
Floor Plan Dimensioned
Floor Plan Dimensioned
Exterior Elevations
Exterior Elevations
Wall Section Details
Roof Detail
Foundation Detail
Electrical Plan
Plot Plan



Exterior Elevation Left

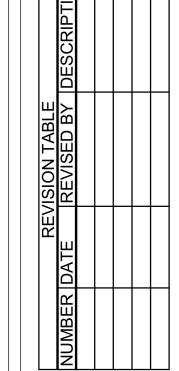


Exterior Elevation Right



- 1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for
- additional specifications. 2. All linear dimensions located on exterior
- walls originate at outside of veneer. 3. All linear dimensions located on interior walls originate at framing layer.





ROOF NOTES:

- 1. There are multiple pitches on the roof. See labels on each roof plane.
- 2. Roof surfaces to be composition asphalt shingle unless specified otherwise in elevations.
- 3. Roof surface area: ~5037 sq. ft.



Design

DATE:

5/14/2024

SHEET INDEX

Project Overview
Floor Plan Dimensioned
Floor Plan Dimensioned
Exterior Elevations

Exterior Elevations
Wall Section Details

Roof Detail
Roof Detail
Foundation Detail
Electrical Plan
Electrical Plan
Plot Plan

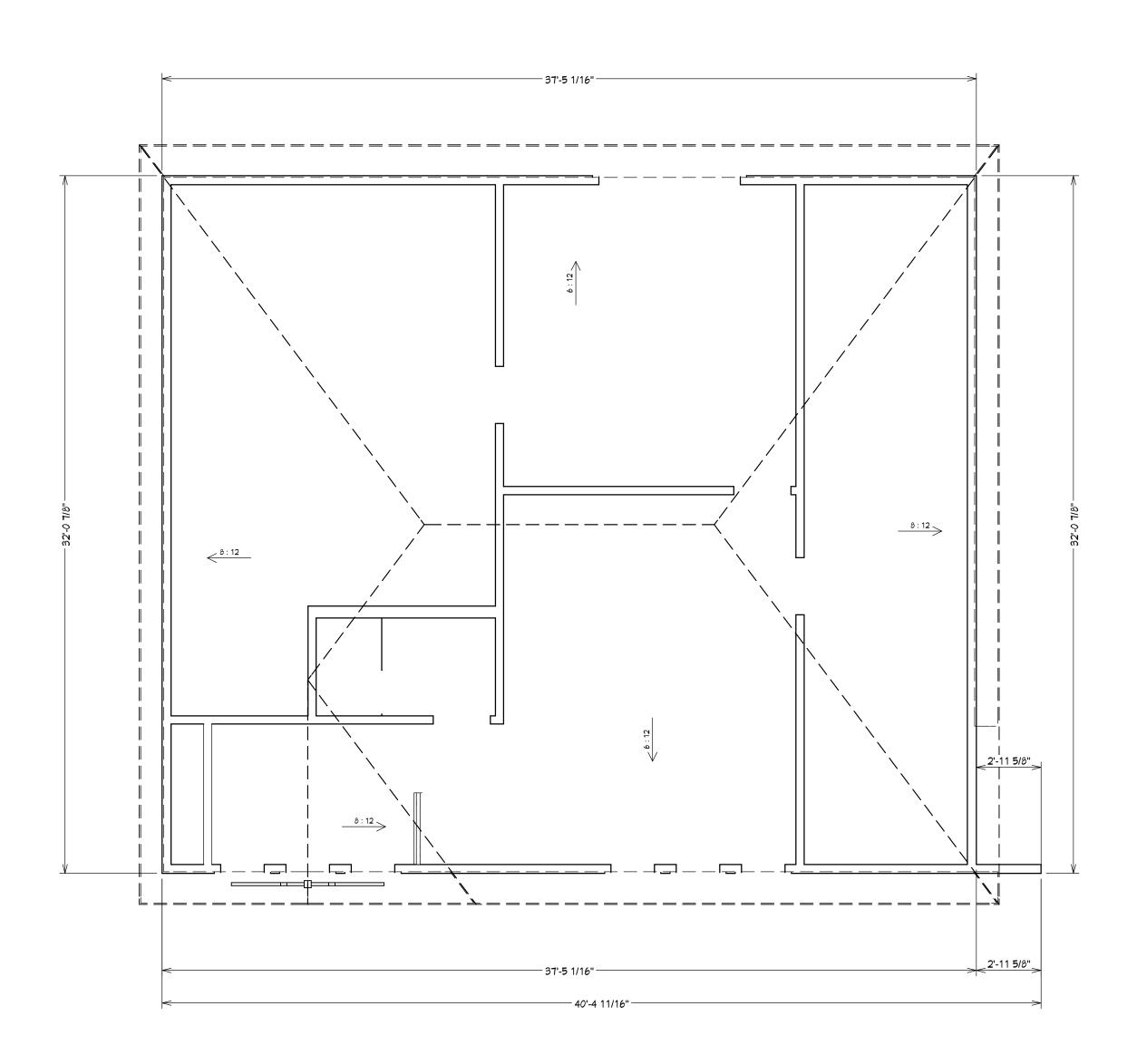
SCALE:

1/4" = 1'

SHEET:

Level 1

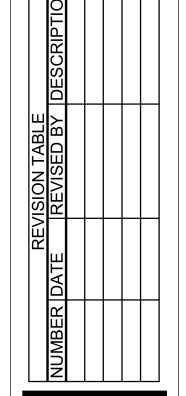
All construction must meet or exceed locally adopted building codes.



Level 2

- 1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
- 2. All linear dimensions located on exterior
- walls originate at outside of veneer. 3. All linear dimensions located on interior walls originate at framing layer.





ROOF NOTES:

SEE PAGE 7

Design

DATE:

5/14/2024

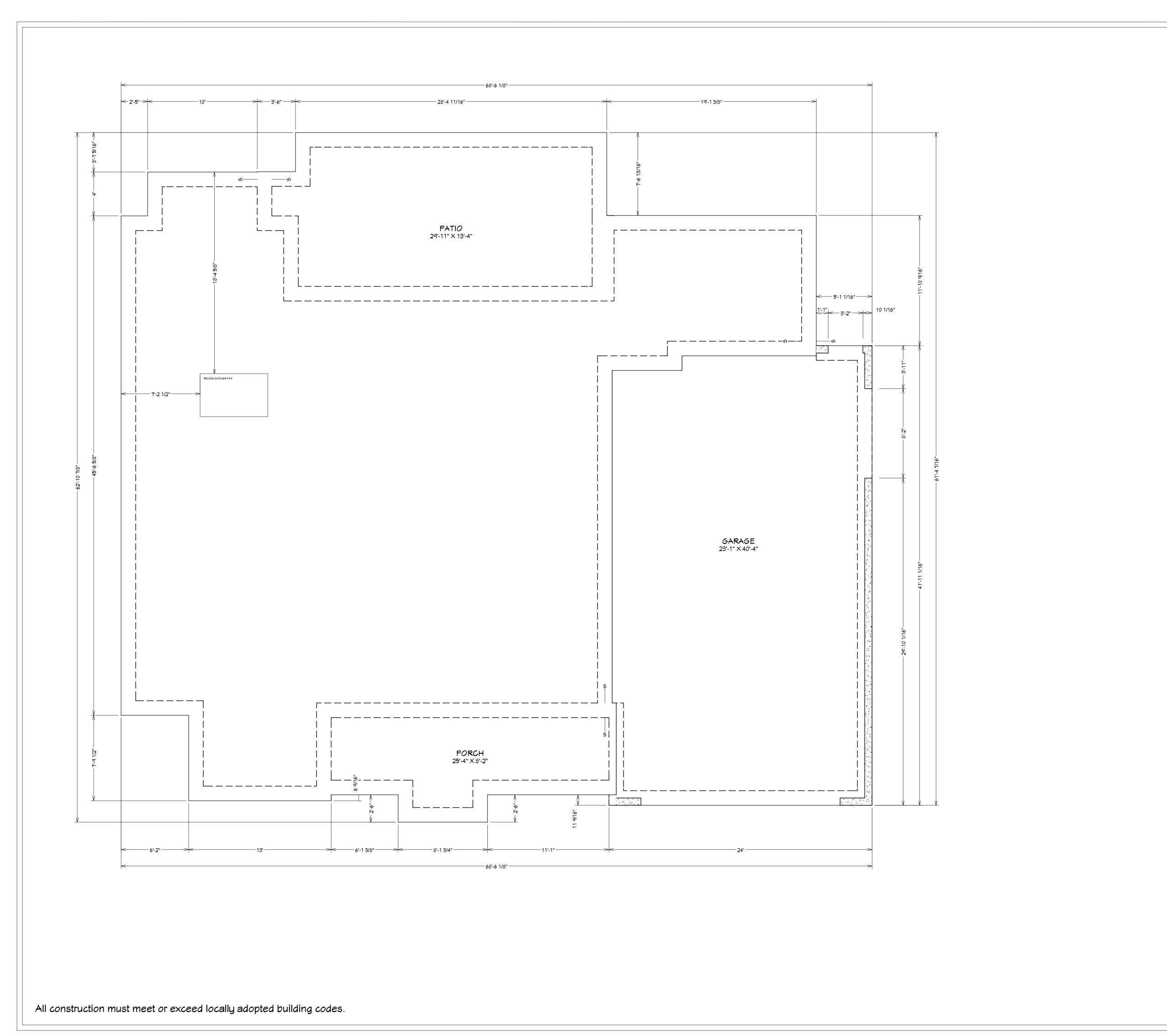
SCALE: 1/4" = 1'

Project Overview
Floor Plan Dimensioned
Floor Plan Dimensioned
Exterior Elevations
Exterior Elevations
Wall Section Details

Roof Detail
Roof Detail
Foundation Detail
Electrical Plan
Electrical Plan
Plot Plan

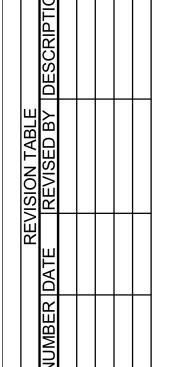
SHEET:

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- additional specifications. 2. All linear dimensions located on exterior
- walls originate at outside of veneer. 3. All linear dimensions located on interior walls originate at framing layer.





FOUNDATION NOTES:

1. Foundation layout is for reference only. Foundation to be designed by engineer.

DATE:

5/14/2024

SHEET INDEX

Project Overview
Floor Plan Dimensioned
Floor Plan Dimensioned
Exterior Elevations

Exterior Elevations
Wall Section Details

Foundation Detail Electrical Plan

Electrical Plan Plot Plan

Roof Detail

Roof Detail

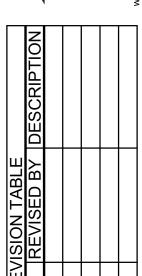
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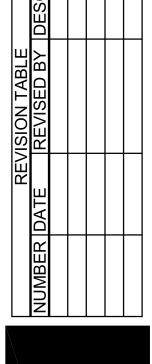
1/4" = 1'

SHEET:

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Design

DATE:

5/14/2024

SHEET INDEX

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Floor Plan Dimensioned

Exterior Elevations

Roof Detail Foundation Detail

Electrical Plan

Electrical Plan Plot Plan

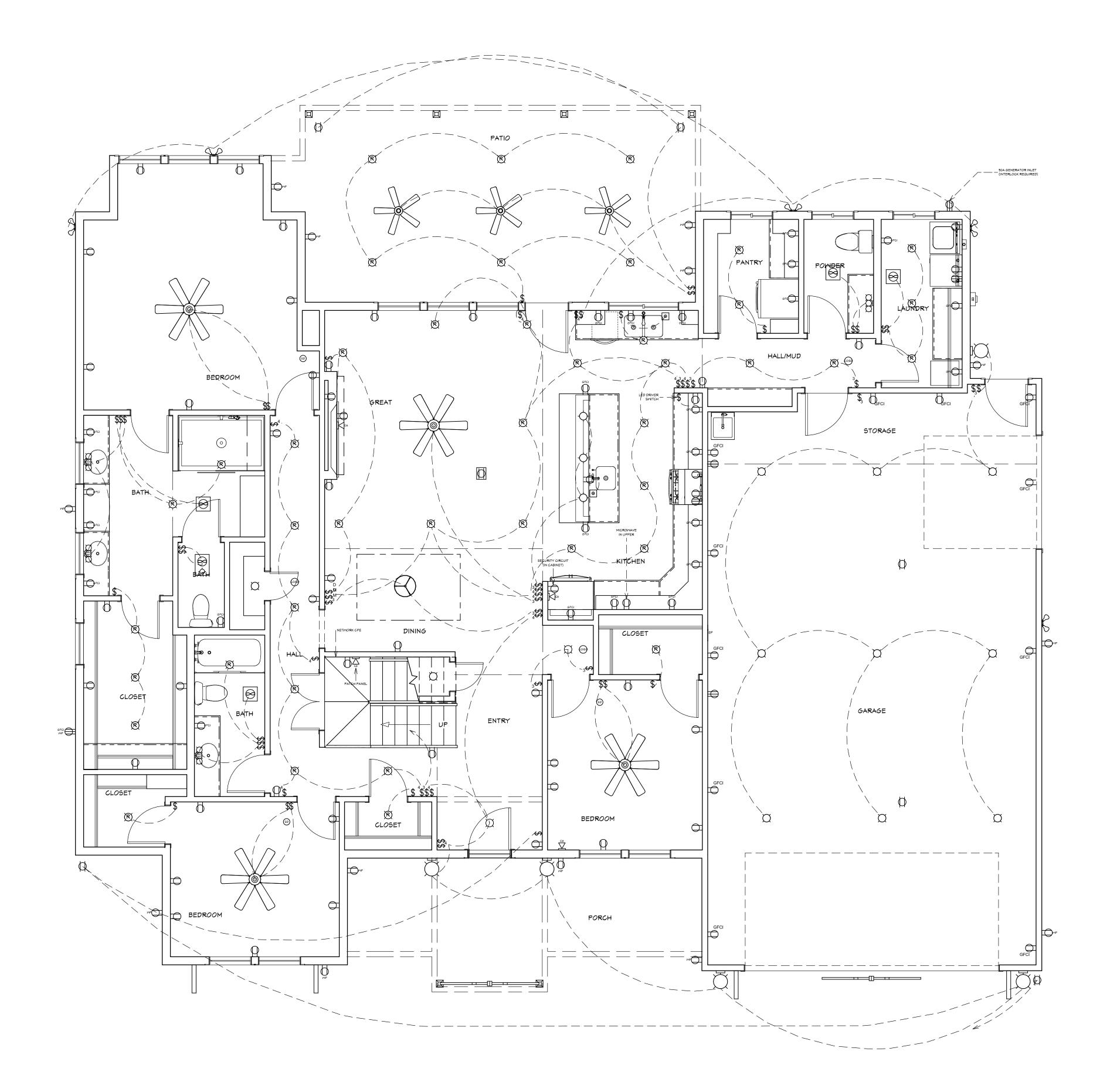
Roof Detail

Exterior Elevations
Wall Section Details

SCALE:

SHEET:

1/4" = 1'



Level 1

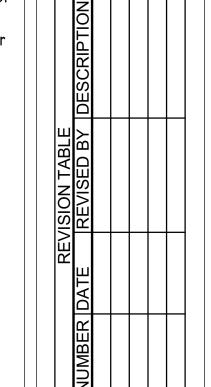
ELECTRICAL NOTES:

- 1. Verify all electrical locations and fixtures with owner.
- 2. Arrows indicate connections between floors.
- 3. All exterior plugs and light fixtures to be water proof on a GFCI circuit.
- 4. All kitchen, laundry, and garage plugs to be on GFCI circuit.
- 5. Provide a separate circuit for microwave oven.
- 6. Provide a separate circuit for Network CPE and security system.
- 7. All recessed lights in exterior ceilings to be insulation cover rated.
- 8. Electrical outlet plate gaskets shall be installed on receptacle, switch, and any other boxes in exterior walls.
- 9. All exhaust to vent to outside air. All exhaust ducts to have dampers. Humidity-sensing fans recommended for bathroom and laundry room.
- 10. Verify location of make-up air and damper.
- 11. All ceiling fans and lights to be on standard switches. Ceiling fan locations should use three-conductor Romex.
- 12. Verify installation of whole-house surge protection system at EP with owner (recommended for variable-speed heat pump).
- 13. Garage lighting is lamp bases.
- 14. Exterior architectural and security exterior lighting controlled by interior switches. Verify location of soffit plugs.
- 15. Final panel location and meter base determined by electrician.
- 16. All electrical to meet all locally adopted building codes for height, spacing, tamper resistance, etc.

Electrical Service size- 200Amp

ELEC	ELECTRICAL - DATA - AUDIO LEGEND			
SYMBOL	DESCRIPTION			
	Ceiling Fan			
⊗⊗⊗	Ventilation Fans: Ceiling Mounted, Wall Mounted			
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage			
a Q	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce			
	Chandelier Light Fixture			
	Fluorescent Light Fixture			
Ф	240V Receptacle			
O WPO GFC	110V Receptacles: Duplex, Weather Proof, GFCI			
\$ WP 3 4 \$	Switches: Single Pole, Weather Proof, 3-Way, 4-Way			
DM * **	Switches: Dimmer, Timer			
AV Control A	Audio Video: Control Panel, Switch			
SP SP	Speakers: Ceiling Mounted, Wall Mounted			
C5 C5/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable			
∇	Telephone Jack			
图	Intercom			
Ţ	Thermostat			
	Door Chime, Door Bell Button			
SD SD	Smoke Detectors: Ceiling Mounted, Wall Mounted			
EP	Electrical Breaker Panel			

- All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
- additional specifications.2. All linear dimensions located on exterior walls originate at outside of veneer.
- All linear dimensions located on interior walls originate at framing layer.



RAMN FOR:aul Curbow

10 W. Kaufman

ockwall, TX 75227

| 469-623-2192

Electrical Plan

940-331.6093

meMADE Designer

DATE:

5/14/2024

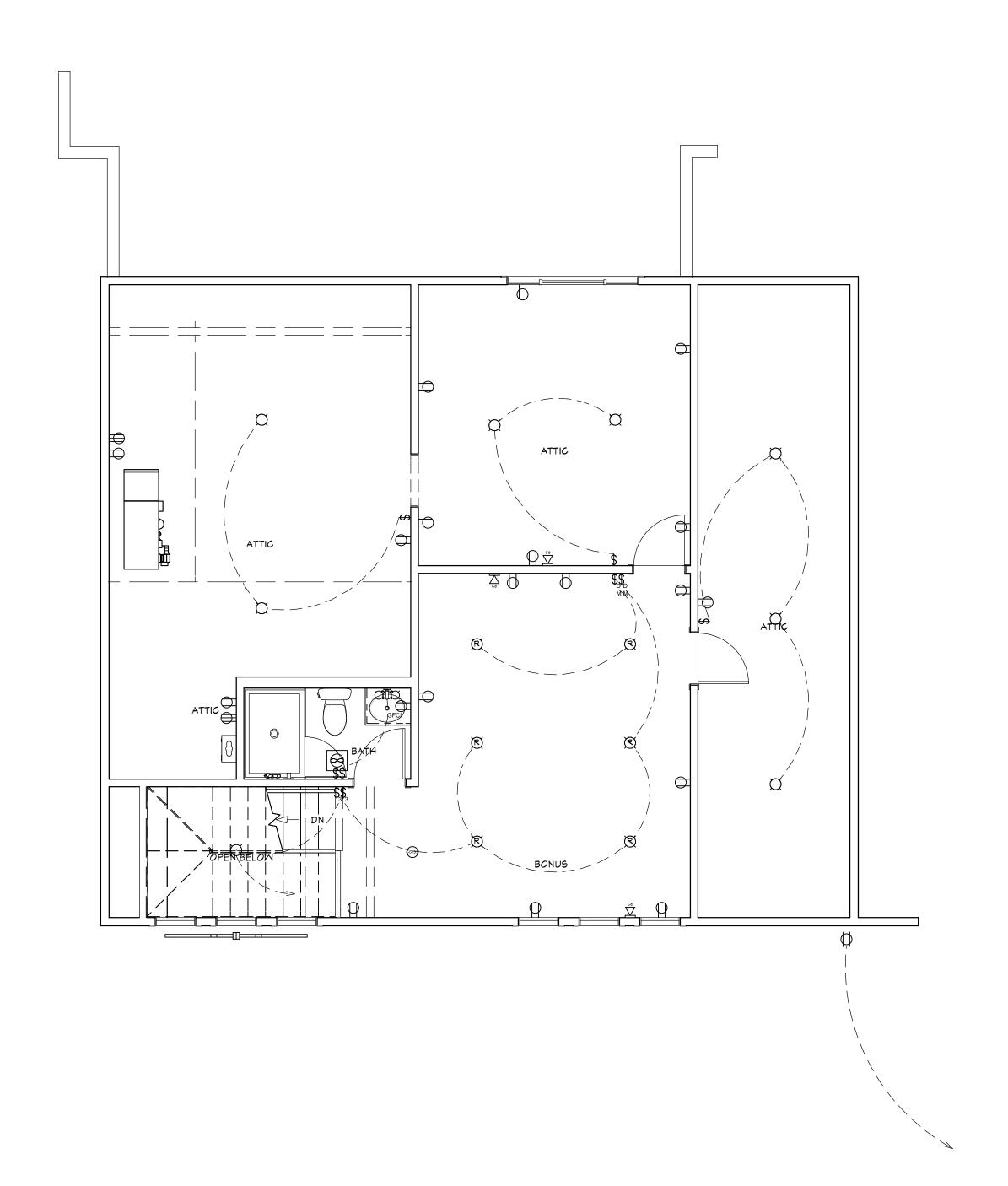
SCALE:

1/4" = 1'

SHEET:

Project Overview
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Roof Detail
Foundation Detail
Electrical Plan
Plot Plan

11



Level 2

ELECTRICAL NOTES:

SEE PAGE 10



HOUSING ANALYSIS FOR CASE NO. Z2024-031

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
502 W. Rusk Street	Single-Family Home	1990	5,422	N/A	Brick and Siding
504 W. Rusk Street	Single-Family Home	1980	2,821	N/A	Brick and Siding
602 W. Rusk Street	Single-Family Home	1979	6,474	N/A	Brick
604 W. Rusk Street	Vacant	N/A	N/A	N/A	N/A
406 W. Kaufman Street	Single-Family Home	1985	2,653	884	Stone
502 W. Kaufman Street	Single-Family Home	1950	1,422	600	Brick
504 W. Kaufman Street	Single-Family Home	1985	1,445	960	Brick
506 W. Kaufman Street	Single-Family Home	1985	1,060	36	Siding
508 W. Kaufman Street	Single-Family Home	1990	3,016	N/A	Brick
510 W. Kaufman Street	Vacant	N/A	N/A	N/A	N/A
·	N = D + O = O	1001	0.000	000	·



HOUSING ANALYSIS FOR CASE NO. Z2024-031



502 W. Rusk Street



504 W. Rusk Street



HOUSING ANALYSIS FOR CASE NO. Z2024-031







604 W. Rusk Street



HOUSING ANALYSIS FOR CASE NO. Z2024-031



406 W. Kaufman Street



502 W. Kaufman Street



HOUSING ANALYSIS FOR CASE NO. Z2024-031



504 W. Kaufman Street



506 W. Kaufman Street



HOUSING ANALYSIS FOR CASE NO. Z2024-031



508 W. Kaufman Street



510 W. Kaufman Street

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. <u>S-3XX</u>

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 RESIDENTIAL INFILL ADJACENT TO AN SUBDIVISION **ESTABLISHED** TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2753-ACRE PARCEL OF LAND, IDENTIFIED AS A PORTION OF BLOCK 20 OF THE LOWE & ALLEN 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 Paul and Dioselina Curbow for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.2753-acre parcel of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 10 (SF-10) District land uses, addressed as 510 W. Kaufman Street, 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) 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 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 <u>Residential Plot Plan</u> as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

Z2024-031: SUP for 510 W. Kaufman Street Ordinance No. 24-XX; SUP # S-3XX

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF SEPTEMBER, 2024.

	Trace Johannesen, Mayor
ATTEST:	
Kristy Teague, City Secretary	
Kristy reague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	

1st Reading: August 19, 2024

2nd Reading: September 3, 2024

Exhibit 'A':
Location Map

Address: 510 W. Kaufman Street

<u>Legal Description</u>: A portion of Block 20 of the Lowe & Allen Addition



Exhibit 'B': Residential Plot Plan

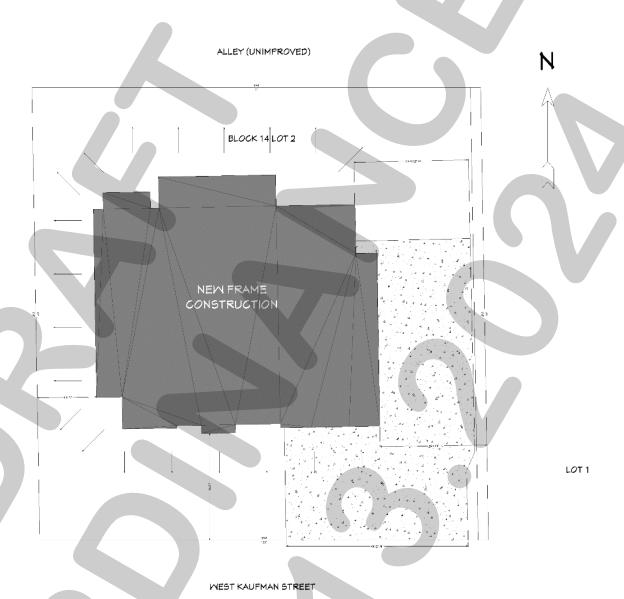
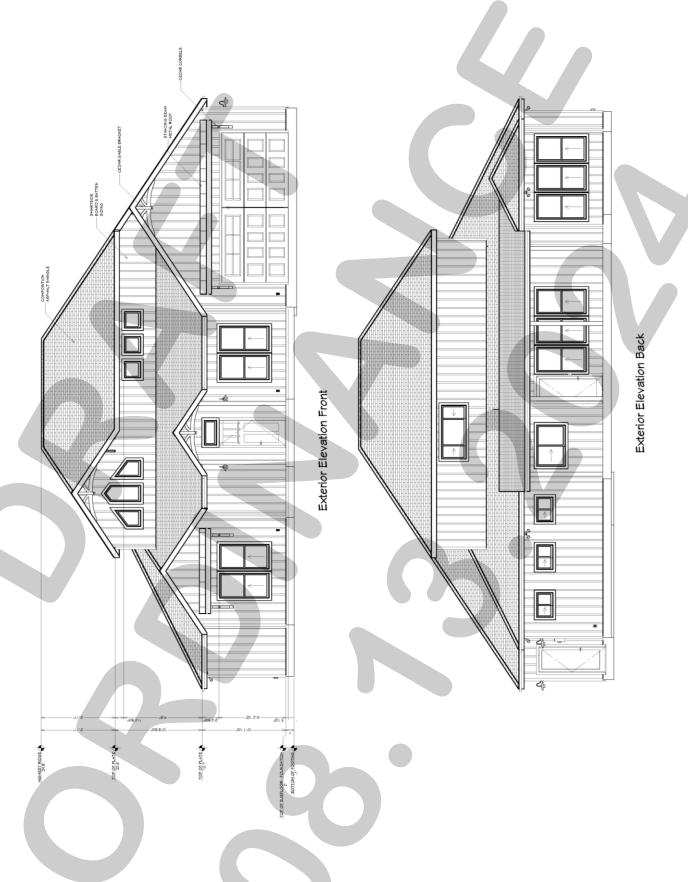
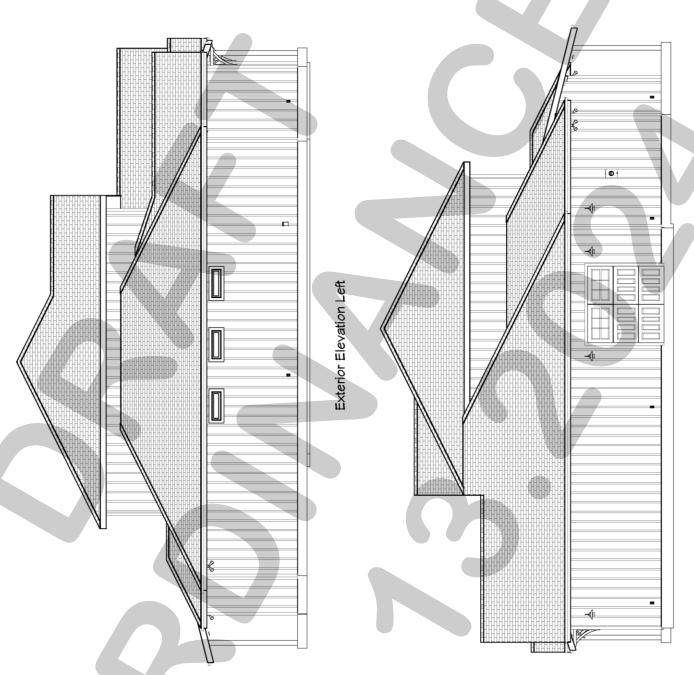


Exhibit 'C':
Building Elevations







PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 13, 2024

SUBJECT: Z2024-032; Amendment to Planned Development District 13 (PD-13)

On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts). The purpose of this effort is to [1] make zoning easier to understand for the City's external customers (i.e. developers, homebuilders, and citizens), and [2] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are not intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (i.e. Planned Development District 2 [PD-2]), and the Shores Subdivision (i.e. Planned Development District 3 [PD-3]).

Planned Development District 13 (PD-13) -- also known as the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church -- was originally adopted in 1981, and currently consists of 15 pages of regulations within three (3) regulating ordinances. The Planned Development District also consists of approximately 31 development cases. The proposed draft ordinance consolidates these regulating ordinances 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 Windmill Ridge Estates Subdivision or for the Our Savior Lutheran Church.

This being a zoning case, staff sent out 1,186 notices to all property owners and occupants within Planned Development District 13 (PD-13), and within 500-feet of the Planned Development District's boundaries. In addition, staff notified the Lyden Park, Fox Chase, and Rainbow Lakes Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of Planned Development District 13 (PD-13). Included with the notice was a link to the City's website -- which had all of the zoning documents associated with the case (i.e. the old Planned Development District 13 [PD-13] ordinances and the proposed draft ordinance) --, and included with the notice was a letter explaining the purpose of the zoning amendment. To date, staff has received four (4) responses from three (3) property owners all of which were in favor of the proposed amendment. Staff has included all of these responses in the attached packet.

To assist the Planning and Zoning Commission in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 13 (PD-13), a timeline and summary of each development case associated with Planned Development District 13 (PD-13), and staff's proposed draft ordinance for comparison purposes. Should the Planning and Zoning Commission have any questions, staff will be available at the <u>July 30, 2024</u> Planning and Zoning Commission Work Session Meeting.



PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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

DATE: July 16, 2024

SUBJECT: Development Cases for Planned Development District 13 (PD-13)

Planned Development District 13 (PD-13) -- also known as the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church -- was originally adopted in 1981, and currently consists of 15 pages of regulations within three (3) regulating ordinances. The following is a timeline and summary of the ~31 development cases associated with this Planned Development District:

<u>RED</u>: EXPIRED ORDINANCES BLUE: SUPERSEDED ORDINANCES

GREEN: PARTIALLY SUPERSEDED ORDINANCES

ORANGE: ORDINANCES

- NOVEMBER 7, 1960 (ORDINANCE NO. 60-03): A portion of the subject property was annexed into the City of Rockwall.
- <u>AUGUST 2, 1976 (ORDINANCE NO. 76-11)</u>: The remainder of the subject property was annexed into the City of Rockwall.
- 1980: At some point in 1980, the Our Savior Lutheran Church was constructed.
- <u>AUGUST 2, 1976 (ORDINANCE NO. 76-12; PZ1976-004)</u>: Zoning Change from an Agricultural (AG) District to Single-Family 4 (SF-4) District for a 149.97-acre tract of land (i.e. the Windmill Ridge Estates Subdivision). [SUPERSEDED BY ORDINANCE NO. 81-05]
- <u>FEBRUARY 2, 1981 (ORDINANCE NO. 81-05; PZ1980-011-01)</u>: Zoning Change from Single-Family 4 (SF-4) District to Planned Development District 13 (PD-13) was approved by the City Council. This established the zoning for the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church. [PARTIALLY SUPERSEDED/AMENDED BY ORDINANCE NO. 84-43 & 94-41]
- NOVEMBER 24, 1981 (PZ1981-018-01): Zoning Change to amend Planned Development District 13 (PD-13) [Ordinance No. 81-05] was withdrawn.
- <u>AUGUST 1, 1982 (NO CASE FILE; VOLUME 15, SLIDE 26)</u>: Final Plat for Windmill Ridge Estates, Phase 1A was filed with Rockwall County on August 1, 1982 and created 54 single-family residential lots.
- <u>1983 (PZ1983-73-01; CASE FILE MISSING)</u>: The case file is missing, but the case log indicates that the case was concerning fencing for the Windmill Ridge Estates Subdivision.
- <u>FEBRUARY 6, 1984 (PZ1984-005-01 & PZ1984-005-02)</u>: Final Plat and Concept Plan for Windmill Ridge Estates, Phase 1B was approved by the City Council.
- MARCH 1, 1984 (PZ1984-020-01): Final Plat for Windmill Ridge Estates, Phase 1B was withdrawn by the applicant.
- <u>MARCH 5, 1984 (PZ1984-029-01 & PZ1984-029-02)</u>: Preliminary Plat and Concept Plan for Windmill Ridge Estates, Phase 2A was approved by the City Council.
- <u>APRIL 2, 1984 (PZ1984-041-01)</u>: Final Plat for Windmill Ridge Estates, Phase 2A was approved by the City Council. This
 was filed with Rockwall County on October 15, 1984 and created 82 single-family residential lots.
- <u>SEPTEMBER 10, 1984 (ORDINANCE NO. 84-43; PZ1984-079-01)</u>: Amended Ordinance No. 81-05 to allow a Temporary Mobile Classroom Building for a period of two (2) years. Also, adopted a concept plan for the Our Savior Lutheran Church. [EXPIRED; NO LONGER APPLICABLE]
- <u>FEBRUARY 18, 1985 (PZ1984-132-01)</u>: Preliminary Plat for Windmill Ridge Estates, Phase 3A was approved by the City Council.
- OCTOBER 15, 1985 (PZ1985-068-01): Final Plat for Windmill Ridge Estates, Phase 3A was approved by the City Council. This was filed with Rockwall County on February 18, 1986 and created 112 single-family residential lots.

- <u>JULY 20, 1987 (PZ1987-046-01)</u>: Front yard fence for 117 and 119 Windmill Ridge Drive was approved by the City Council on July 20, 1987 allowing a split rail fence not to exceed 36-inches in height. This was for the two (2) model homes for Centennial Homes, Inc. located on Lots 1 & 2, Block B, Windmill Ridge Estates No. 1A.
- <u>JANUARY 7, 1994 (PZ1993-038-01)</u>: Zoning Change to amend Planned Development District 13 (PD-13) was withdrawn on January 7, 1994.
- <u>JANUARY 17, 1994 (PZ1993-038-02)</u>: Preliminary Plat for Windmill Ridge Estates, Phase 3B was approved by the City Council.
- <u>APRIL 18, 1994 (PZ1993-038-03 or PZ1994-08B-01 & PZ1994-08B-02)</u>: Final Plat and Preliminary Plat for Windmill Ridge Estates, Phase 3B was approved by the City Council. The Final Plat was filed with Rockwall County on September 12, 1994 and created 79 single-family residential lots.
- <u>JANUARY 9, 1995 (ORDINANCE NO. 94-41; PZ1994-040-01)</u>: Zoning Change amending Planned Development District 13 (PD-13) to change the existing zoning from allowing *Duplex* and General Retail (GR) District land uses to Single-Family 6 (SF-6) District allowing a minimum lot size of 6,600 SF and an average lot size of 7,000 SF.
- <u>JUNE 3, 1996 (PZ1996-036-01)</u>: Preliminary Plat for Windmill Ridge Estates, Phases 4 & 4B was approved by the City Council.
- MARCH 17, 1997 (PZ1996-074-01): Final Plat for Windmill Ridge Estates, Phase 4 was approved by the City Council.
- <u>JUNE 16, 1997 (PZ1997-033-01)</u>: Final Plat for Windmill Ridge Estates, Phase 4 was reapproved by the City Council. This was filed with Rockwall County on September 22, 1997 and created 78 single-family residential lots.
- <u>JUNE 18, 2001 (PZ2000-085-01)</u>: Final Plat for Windmill Ridge Estates, Phase 4B was approved by the City Council. This was filed with Rockwall County on December 3, 2001 and created 166 single-family residential lots.
- <u>APRIL 16, 2001 (PZ2001-030-01, PZ2001-030-02, PZ2001-030-03, & PZ2001-030-04)</u>: The City Council approved a
 Final Plat for the Our Savior Lutheran Church establishing it as Lot 1, Block 1, Our Savior Lutheran Church Addition. This
 was filed with Rockwall County on May 15, 2001. The City Council also approved a Site Plan, Building Elevations, and
 Landscape Plan for the Our Savior Lutheran Church.
- JANUARY 3, 2012 (SP2011-012): An Administrative Site Plan was approved for Our Savior Lutheran Church.
- <u>JULY 31, 2012 (MIS2012-008)</u>: Miscellaneous Case for the removal of trees on the Our Savior Lutheran Church was approved by the Planning and Zoning Commission.
- <u>JUNE 7, 2021 (P2021-025)</u>: The City Council approved a Replat for the Our Savior Lutheran Church changing the legal description from Lot 1, Block 1, Our Savior Lutheran Church Addition to Lot 2, Block 1, Our Savior Lutheran Church Addition.





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

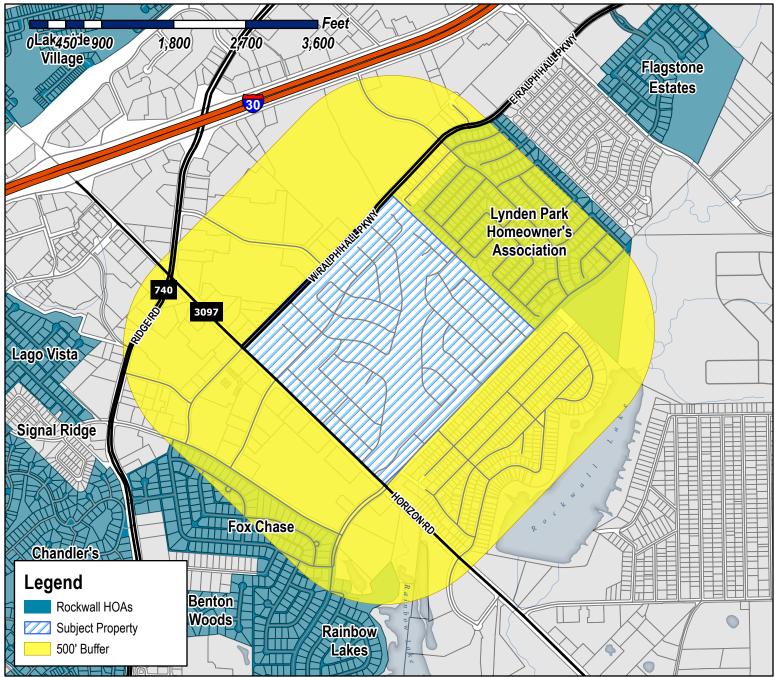
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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: Z2024-032

Case Name: Amendment to Planned Development

District 13 (PD-13)

Case Type: Zoning

Zoning: Planned Development 13 (PD-13) **Case Address:** Windmill Ridge Estates Subdivision

Date Saved: 7/18/2024

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



Miller, Ryan

From: Guevara, Angelica

Sent: Wednesday, July 24, 2024 3:06 PM

Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany

Subject: Neighborhood Notification Email [Z2024-032]

Attachments: Public Notice (P&Z) (07.23.2024).pdf; HOA Map (07.23.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>Friday</u>, <u>July 26</u>, <u>2024</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday</u>, <u>August 13</u>, <u>2024 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday</u>, <u>August 19</u>, <u>2024 at 6:00 PM</u>. 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.

Z2024-032: Zoning Change Amending Planned Development District 13 (PD-13)

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a <u>Zoning Change</u> amending Planned Development District 13 (PD-13) [Ordinance No.'s 81-05, 84-43, & 94-41] for the purpose of consolidating the regulating ordinances for a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in between W. Ralph Hall Parkway, Horizon Road [FM-3097], and Tubbs Road, and take any action necessary.

Thank you,

Angelica Guevara

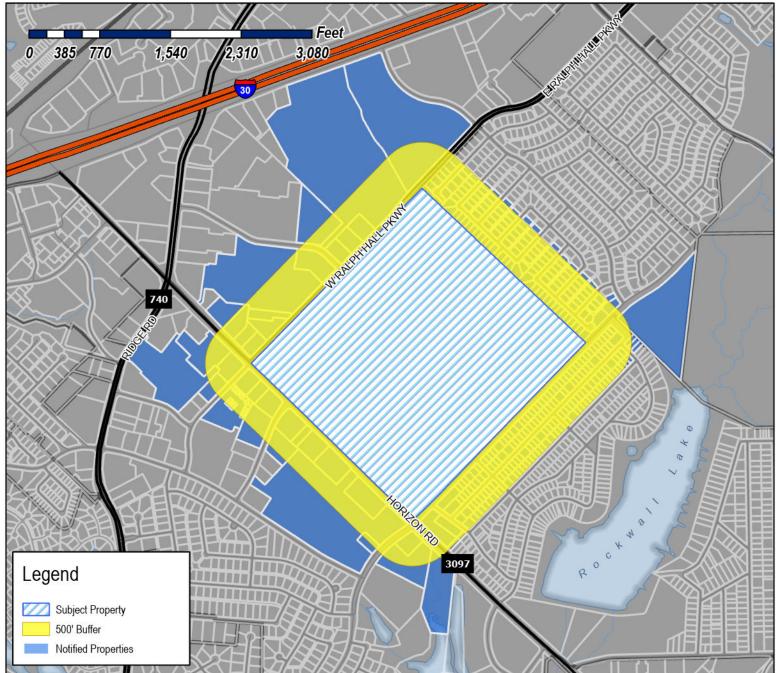
Planning Technician City of Rockwall Planning & Zoning 385 S. Goliad Street

Rockwall, TX 75087 Office: 972-771-7745 Direct: 972-772-6438



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: Z2024-032

Case Name: Amendment to Planned Development

District 13 (PD-13)

Case Type: Zoning

Zoning: Planned Development 13 (PD-13) **Case Address**: Windmill Ridge Estates Subdivision

Date Saved: 7/17/2024

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



2023 S H ADAMS REVOCABLE TRUST
SHAWN LINDSEY ADAMS & HOLLI GAIL ADAMS TRUSTEES
1 MANOR CT
HEATH, TX 75032

RESIDENT 100 SEQUOIA RD ROCKWALL, TX 75032 LOWES HOME CENTERS INC 1000 LOWES BLVD MOORESVILLE, NC 28117

RESIDENT 101 BROCKWAY DR ROCKWALL, TX 75032 RESIDENT 101 MAPLERIDGE DR ROCKWALL, TX 75032 SHOCKLEY URIAH B 101 OAKRIDGE DR ROCKWALL, TX 75032

FREENEY MARIA 101 WALNUT LN ROCKWALL, TX 75032 MOULTON JENNIFER DEE 101 WINDMILL RIDGE DR ROCKWALL, TX 75032

TORNO NATHAN B AND SARAH A 1014 MERRIBROOK LN ALLEN, TX 75002

KROGER TEXAS LP 1014 VINE STREET CINCINNATI, OH 45202

ISYA LIMITED PARTNERSHIP 1018 MOUNT AUBURN DALLAS, TX 75223 FUENTES MARIA E 102 MULBERRY LN ROCKWALL, TX 75032

VU NGOC TRI AND LE THI THU AND DAVID VU 102 WINDMILL RIDGE DR ROCKWALL, TX 75032

WHITE TIMOTHY AND TERRY 102 WOODCREEK DRIVE ROCKWALL, TX 75032 LOPEZ JULLO A 1025 NORIAS DRIVE FORNEY, TX 75126

HVCSG LLC 1027 WOODBRIDGE PLACE HEATH, TX 75032 RESIDENT 103 ALTHEA RD ROCKWALL, TX 75032 RESIDENT 103 MAPLERIDGE DR ROCKWALL, TX 75032

RESIDENT 103 WINDMILL RIDGE DR ROCKWALL, TX 75032 PARNELL TOMMY AND PATTI 103 BROCKWAY DRIVE ROCKWALL, TX 75032 ROMEO HOMES TEXAS LLC 103 FOULK ROAD, SUITE 900 WILMINGTON, DE 19803

TRISTAN DAVID 103 OAKRIDGE DRIVE ROCKWALL, TX 75032 RESIDENT 104 WOODCREEK DR ROCKWALL, TX 75032 TREJO NICOLAS & MINDY 104 MAPLERIDGE DR ROCKWALL, TX 75032

YORK WILLIAM 104 SEQUOIA RD ROCKWALL, TX 75032 ROOKER ESTELLAMARIE & OBIE 104 WINDMILL RIDGE DR ROCKWALL, TX 75032 SILVA MANUEL AVALOS 1041 E FM 552 ROCKWALL, TX 75087

KELLY NIKKI J 1041 HAMPTON BAY DR ROCKWALL, TX 75087 RESIDENT 105 BROCKWAY DR ROCKWALL, TX 75032 RESIDENT 105 MAPLERIDGE DR ROCKWALL, TX 75032

RESIDENT	RESIDENT	RESIDENT
105 OAKRIDGE DR	105 WALNUT LN	105 WINDMILL RIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
JDS & BHK PROPERTY MANAGEMENT FIRM LP	RYDER LIVING TRUST	LI JIAN & MARSHAL LI
105 CLIPPER COURT	105 MULBERRY LANE	1055 BAYSHORE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75087
RESIDENT	ALLEN DONNA A	ASKREN MARJORIE BERNICE
106 MAPLERIDGE DR	106 WINDMILL RIDGE DR	106 WOODCREEK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	ORTIZ ADAN AND ANA	VALDEZ EULOGIO & JESUSA A
107 OAKRIDGE DR	107 BROCKWAY DR	107 MAPLERIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
SAUDER WILLIAM MICHAEL TRAN	RESIDENT	RESIDENT
107 WINDMILL RIDGE DRIVE	108 MAGNOLIA LN	108 MULBERRY LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RITCHIE SHIRLEY
108 SEQUOIA RD	108 WOODCREEK DR	108 MAPLERIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
ZIMMERMAN ALFRED	MENJIVAR ALEXANDER & OLGA MARICELA	GEIST JOANN
108 PINION LN	108 WALNUT LANE	108 WINDMILL RIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT 109 BROCKWAY DR ROCKWALL, TX 75032	RESIDENT 109 WINDMILL RIDGE DR ROCKWALL, TX 75032	FATE FAMILY TRUST GARY MARTIN FATE & LINDA FRANCES FATE - TRUSTEES 109 DUNFORD DR HEATH, TX 75032
HO JIMMY AND LENA B LE 109 MAGNOLIA LANE ROCKWALL, TX 75032	BARTHALT JULIE AND JOHN JR 109 MAPLERIDGE DRIVE ROCKWALL, TX 75032	CASTANEDA JOY AND JULITO 109 OAKRIDGE DRIVE ROCKWALL, TX 75032

MILEK MAGDALENA

109 SEQUOIA ROAD

ROCKWALL, TX 75032

WITHROW DEBRA LYNN

109 WALNUT LN

ROCKWALL, TX 75032

STAMPS LUKE MATTHEW

109 PINON LANE

WHITE CURTIS C	GAITAN JOSE EFRAIN	EKWURUKE ROSE
10902 BARBAROSA DR	110 MAPLERIDGE DR	110 SEELY RD AMEN COR
DALLAS, TX 75228	ROCKWALL, TX 75032	LONDO SW179QU,
CROWTHER CHAD ETHAN	VILLA ROBERTO AND RITA	JOHNSON DAVID M & KIMBERLY D
110 WINDMILL RIDGE DRIVE	110 WOODCREEK DR	1107 EDGEWOOD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	GREENVILLE, TX 75402
RESIDENT 111 OAKRIDGE DR ROCKWALL, TX 75032	RESIDENT 111 WINDMILL RIDGE DR ROCKWALL, TX 75032	KERR NICHOLAS H & THOMAS C KERR 111 BROCKWAY DR ROCKWALL, TX 75032
LONG DAMON & HEIDI	FROST BANK	MODERN PYRAMIDS INC
111 MAPLERIDGE DR	111 W HOUSTON STREET	1111 BELTLINE RD STE #100
ROCKWALL, TX 75032	SAN ANTONIO, TX 78205	GARLAND, TX 75040
RESIDENT	RESIDENT	RESIDENT
112 MAGNOLIA LN	112 MAPLERIDGE DR	112 MAYWOOD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	SHEA MARY ANN
112 WALNUT LN	112 WOODCREEK DR	112 PINION LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
LAZANAS KOSTAS AND HOLLY MURDOCK	UNRUH CASSIDY A	MUNOZ LOURDES
112 SEQUOIA RD	112 WINDMILL RIDGE RD	1120 SILVERTHORN CT
ROCKWALL, TX 75032	ROCKWALL, TX 75032	MESQUITE, TX 75150
RESIDENT	RESIDENT	RESIDENT
113 LANSHIRE DR	113 WALNUT LN	113 WINDMILL RIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
HEFFERNAN JOHN R	OLIVER JOEL PATRICK	WILLIAMS GEORGE CRAIG
113 BROCKWAY DR	113 MAGNOLIA LANE	113 MAPLERIDGE DRIVE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
GONZALEZ VICTOR M	MATLOCK CRAIG ALAN	DOHERTY BAILEE
113 MAYWOOD	113 OAKRIDGE DRIVE	113 PINION LANE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032

VERELL THOMAS H JR	CSH PROPERTY ONE, LLC	RESIDENT
113 SEQUOIA RD	1131 W WARNER RD STE 102	114 MAPLERIDGE DR
ROCKWALL, TX 75032	TEMPE, AZ 85284	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
114 MAYWOOD DR	114 RUTHERFORD DR	114 WINDMILL RIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
LECLERC ANDRE	DOMINGUEZ OSCAR TORREZ	RESIDENT
114 LANSHIRE DR	114 WOODCREEK DRIVE	115 BROCKWAY DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
115 LANSHIRE DR	115 MAPLERIDGE DR	115 MAYWOOD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	LO CHAYRA & JUDY LAM
115 MULBERRY LN	115 WINDMILL RIDGE DR	115 RUTHERFORD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
ERVIN PROPERTIES LLC	RESIDENT	RESIDENT
1155 W WALL STREET SUITE 101	116 BASS RD	116 MAYWOOD DR
GRAPEVINE, TX 76051	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	WATERS TONJA LYNN	WYONT RONALD M
116 WINDMILL RIDGE DR	116 MAGNOLIA LN	116 MAPLERIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75087	ROCKWALL, TX 75032
BEKTESHI BUJAR AND FATLUME	LO TIENKHAM	WALLER DARLENE
116 PINION LN	116 RUTHERFORD DR	116 SEQUOIA ROAD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
CROSS DARRELL LEE & PRISSY	SANDLIN MELANIE B	RESIDENT
116 WALNUT LN	116 WOODCREEK DR	117 BROCKWAY DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	GAMINO RYAN
117 LANSHIRE DR	117 SEQUOIA RD	117 MAGNOLIA LANE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032

LIMON MARIA ARACELY AND NORBERTO 117 MAYWOOD ROCKWALL, TX 75032 THOMAS JIMMY B & FLOR L 117 PINION LN ROCKWALL, TX 75032 CLARK ERIC DWAYNE & PATRICIA D 117 RUTHERFORD DR ROCKWALL, TX 75032

ZEPEDA FELIBERTO J & GUADALUPE 117 WALNUT LN ROCKWALL, TX 75032 VILLARREAL SELINA NICOLE 117 WINDMILL RIDGE DR ROCKWALL, TX 75032 RESIDENT 118 MAYWOOD DR ROCKWALL, TX 75032

RESIDENT 118 WOODCREEK DR ROCKWALL, TX 75032 VAN HEYST DAUAN N & RANDALL 118 LANSHIRE DR ROCKWALL, TX 75032 BROWN ALLENDOR 118 RUTHERFORD DR ROCKWALL, TX 75032

PORTILLO LINDA FRANCES 118 WINDMILL RIDGE DR ROCKWALL, TX 75032 RESIDENT 119 SOUTHLAKE DR ROCKWALL, TX 75032 RESIDENT 119 WINDMILL RIDGE DR ROCKWALL, TX 75032

PORTER VICKI 119 BROCKWAY DR ROCKWALL, TX 75032 PAGADUAN KEVIN I & DEEJAY 119 LANDSHIRE DRIVE ROCKWALL, TX 75032 NUNEZ ARMANDO M & DELIA ANGUIANO 119 MAYWOOD ROCKWALL, TX 75032

SOUMIE NAHNAH P 119 RUTHERFORD DR ROCKWALL, TX 75032 AOYAMA KATSUAKI C/O OPEN HOUSE CO., LTD 11TH FLOOR, 10-1 GINZA 6-CHOME, CHUO-KU TOKYO, 104-0061, JAPAN, YAMAZAKI RYO C/O OPEN HOUSE CO., LTD 11TH FLOOR, 10-1, GINZA 6-CHOME, CHUO-KU TOKYO, 104-0061, JAPAN,

ITO MAKOTO C/O OPEN HOUSE CO LTD 11TH FLOOR, 10-1, GINZA 6-CHOME, CHUO-KU TOKYO, 104-0061, JAPAN, RS RENTAL II LLC ATTN: AVENUE ONE 11TH FLOOR, 31 HUDSON YARDS NEW YORK, NY 10001

YOUNG PRESTON & EMILIE 12 GOFF STREET DALEVILLE, AL 36322

RESIDENT 120 LANSHIRE DR ROCKWALL, TX 75032 RESIDENT 120 MAGNOLIA LN ROCKWALL, TX 75032 RESIDENT 120 PINION LN ROCKWALL, TX 75032

RESIDENT 120 SEQUOIA RD ROCKWALL, TX 75032 SAMMIS FLEETWOOD & MELONIE 120 MAYWOOD ROCKWALL, TX 75032 SFR BORROWER 2021-2 LLC 120 S RIVERSIDE PLAZ SUITE 2000 CHICAGO, IL 60606

SFR TEXAS ACQUISITIONS 2022 LLC 120 S RIVERSIDE PLZ STE 2000 CHICAGO, IL 60606 HPA TEXAS SUB 2017-1 LLC 120 S RIVERSIDE PLZ STE 2000 CHICAGO, IL 60606 FILIC VINKO & VERONIKA 120 WALNUT LN ROCKWALL, TX 75032 GONZALEZ ANTONIO & MARIA 120 WINDMILL RIDGE DR ROCKWALL, TX 75032 NANNIS JOEL DAVID & ERIKA D 120 WOODCREEK DR ROCKWALL, TX 75032 US REO LLC SERIES M 1200 JUPITER ROAD SUITE #940414 PLANO, TX 75094

US REO LLC SERIES M 1200 JUPITER ROAD SUITE #940414 PLANO, TX 75094 SMITH BRIAN L 1209 NORTHWEST HWY GARLAND, TX 75041 RESIDENT 121 BROCKWAY DR ROCKWALL, TX 75032

RESIDENT 121 MAYWOOD DR ROCKWALL, TX 75032 RESIDENT 121 PINION LN ROCKWALL, TX 75032

RESIDENT 121 RUTHERFORD DR ROCKWALL, TX 75032

RESIDENT 121 SEQUOIA RD ROCKWALL, TX 75032 RESIDENT 121 WALNUT LN ROCKWALL, TX 75032 RUBIO MANUEL JESSE 121 BOWIE DR ROCKWALL, TX 75032

UKPAI OGBEYALU 121 LANSHIRE DR ROCKWALL, TX 75032 RUIZ LETICIA AND JULIO MUNOZ 121 MAGNOLIA LANE ROCKWALL, TX 75032

BELT JACKIE 121 MULBERRY LN ROCKWALL, TX 75032

SLAMA RAMEZ 122 BROCKWAY DR ROCKWALL, TX 75032 HOUSER MICKEY AND JENNIFFER MALABOSA 122 LANSHIRE DRIVE ROCKWALL, TX 75032

CORUJO JAMES AND JANISS 122 MAYWOOD DR ROCKWALL, TX 75032

BAKER SARAH L 122 WOODCREEK DR ROCKWALL, TX 75032

RESIDENT 123 BROCKWAY DR ROCKWALL, TX 75032 RESIDENT 123 WOODCREEK DR ROCKWALL, TX 75032

COZART MICHAEL 123 LANSHIRE DR ROCKWALL, TX 75032 MAREZ SARAH E AND MICHAEL E 123 MAYWOOD DRIVE ROCKWALL, TX 75032 JACKSON DALE E 123 RUTHERFORD DR ROCKWALL, TX 75032

MYLES BOBBY J JR 123 SOUTHLAKE DR ROCKWALL, TX 75032 RESIDENT 124 WOODCREEK DR ROCKWALL, TX 75032 HEAKE PRISCILLA A 124 BOWIE DR ROCKWALL, TX 75032

FUNDERBURK RONNIE AND MARISA GARZA 124 BROCKWAY DR ROCKWALL, TX 75032

CUELLAR JOEL A & MARTHA C 124 LANSHIRE DR ROCKWALL, TX 75032 ALAM ISHTIAQ & PARISA HOOSAIN 124 MAGNOLIA LANE ROCKWALL, TX 75032

O'FARRIELL FREDDY E & JUDY L	WELCH JERL R & ANNE E	SANCHEZ JAYLYN MARIE
124 PINION LN	124 SCEPTRE DR	124 SEQUOIA ROAD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
PAULOS BINIAM	ORTIZ NINFA ACUNA	RESIDENT
124 WALNUT LANE	1244 CR 2278	125 BROCKWAY DR
ROCKWALL, TX 75032	QUINLAN, TX 75474	ROCKWALL, TX 75032
RESIDENT	RODRIGUEZ RUBEN & LUCY	ELKINS THOMAS
125 WOODCREEK DR	125 BERKLEY DR	125 BLANCHARD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
THOMSON DANIEL H	FISHER CHARLES F JR	BROWN GREGORY A
125 BOWIE DR	125 LANSHIRE DR	125 MAGNOLIA LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
LADNIER DALE L & JULIA M 125 PINION LN ROCKWALL, TX 75032	RASA GABRIEL N & MARIA C 125 SEQUOIA RD ROCKWALL, TX 75032	ROSALES SILVIA BLANCO AND JOSE R PALACIOS MARTINEZ 125 WALNUT LANE ROCKWALL, TX 75032
CERVERA DANIEL A	NABI NABIULLAH AND SIMIN	GREGORY ROBERT
12513 NE 130TH WAY APT C104	126 BERKLEY DRIVE	126 BROCKWAY DR
KIRKLAND, WA 98034	ROCKWALL, TX 75032	ROCKWALL, TX 75032
ABEITA JOHN A & DEBORAH C	WILLIAMS HAROLD J JR	SANFORD LARRY J & HOLLY
126 OVERBROOK DR	126 WEMBLEY WAY	126 WOODCREEK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	TYRELL ROBERT & KATHY	FAY TERRENCE R & RENEE L
127 BROCKWAY DR	127 BASS RD	127 LANSHIRE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
HERNANDEZ ERIKA	YANG BEE	KEEGAN PATRICIA G
127 MULBERRY LN	127 WEMBLEY WAY	127 WOODCREEK
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
128 BASS RD	128 BROCKWAY DR	128 MAGNOLIA LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032

RESIDENT	RESIDENT
128 PINION LN	128 SEQUOIA RD
ROCKWALL, TX 75032	ROCKWALL, TX 75032
DEMARS ROBERT DEAN AND LAURA M	RESIDENT
128 WOODCREEK DR	129 BERKLEY DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	AL BANNA WALID AHMAD
129 WALNUT LN	129 BLANCHARD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032
WHITMARSH BARBARA E	HERNANDEZ TERRI
129 BROCKWAY DR	129 SEQUOIA RD
ROCKWALL, TX 75032	ROCKWALL, TX 75032
SEARS MARY E	KUPERMAN IGOR
129 WOODCREEK DR	129F BENJAMIN COURT
ROCKWALL, TX 75032	PHILADELPHIA, PA 19114
SKYLES BRENDA RENEE AND RICHARD ERIC HYATT 130 BERKLEY DR ROCKWALL, TX 75032	PEMBERTON DAVID S & SABRINA 130 BLANCHARD DRIVE ROCKWALL, TX 75032
GIST JESSE JR AND JANAE E BARNES 130 PERCH RD ROCKWALL, TX 75032	MATSON MICHAEL THOMAS 130 SOUTHWOOD ROCKWALL, TX 75032
TURCOTTE LESLIE	WADLEY MARLIS
130 WOODCREEK DR	13005 W 15TH DR
ROCKWALL, TX 75032	GOLDEN, CO 80401
THURMAN JAMES EARL AND RETTA POWELL	LOPEZ ROBERTO A
131 BROCKWAY DR	131 OVERBROOK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032
	DEMARS ROBERT DEAN AND LAURA M 128 WOODCREEK DR ROCKWALL, TX 75032 RESIDENT 129 WALNUT LN ROCKWALL, TX 75032 WHITMARSH BARBARA E 129 BROCKWAY DR ROCKWALL, TX 75032 SEARS MARY E 129 WOODCREEK DR ROCKWALL, TX 75032 SKYLES BRENDA RENEE AND RICHARD ERIC HYATT 130 BERKLEY DR ROCKWALL, TX 75032 GIST JESSE JR AND JANAE E BARNES 130 PERCH RD ROCKWALL, TX 75032 TURCOTTE LESLIE 130 WOODCREEK DR ROCKWALL, TX 75032 TURCOTTE LESLIE 130 WOODCREEK DR ROCKWALL, TX 75032

ABBAS RAZA AND

SAIRA HUSSAIN

131 WEMBLEY WAY

ROCKWALL, TX 75032

ROLDAN JOSE L & MARTHA L

131 WOODCREEK DR

ROCKWALL, TX 75032

BANKS LIDIA ELIZABETH & DARREL JAMES

131 SOUTHLAKE DRIVE

RESIDENT	RESIDENT	RESIDENT
132 MAGNOLIA LN	132 OVERBROOK DR	132 WOODCREEK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
GUERRERO JUAN JAIME	ESCOBAR CARLOS AGUILAR	COKELEZ KENAN
132 ELMRIDGE CIR	132 PINION LANE	132 SEQUOIA ROAD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
WATERS KEESTON AND KAYLA	PROPERTY RENAISSANCE INVESTMENTS LLC	RESIDENT
132 WALNUT LANE	1321 UPLAND DR UNIT 6293	133 BERKLEY DR
ROCKWALL, TX 75032	HOUSTON, TX 77043	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
133 BOWIE DR	133 BROCKWAY DR	133 SEQUOIA RD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
UDOFIA UKO	HOLT LEANNA M	STAFFORD DAVID E
133 BLANCHARD DR	133 MAGNOLIA LN	133 OVERBROOK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
COLET FAUSTO	GAVRILESCU GHEORGHE & JEANINA	DUPREY GUIN & MELISSA
133 SOUTHWOOD DR	133 WALNUT LN	133 WOODCREEK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
SIMS BENJAMIN D	RESIDENT	RESIDENT
1335 CHAMPIONS DR	134 BOWIE DR	134 WOODCREEK DR
ROCKWALL, TX 75087	ROCKWALL, TX 75032	ROCKWALL, TX 75032
NAIDOO VINCENT PAUL & SCHENNEL PEREIRA & PONAMAL NAIDOO 134 BERKLEY DR ROCKWALL, TX 75032	BIRDSONG SERENA AND BILLY COCHARD 134 BLANCHARD DR ROCKWALL, TX 75032	WAGNER AUSTEN AND TONYA 134 ELMRIDGE CIR ROCKWALL, TX 75032
KLESMIT DESTINY	RUBERT GARY E	ABMAS TROY S & ERICA A
134 OVERBROOK DRIVE	134 SOUTHWOOD DR	134 WEMBLEY WAY
ROCKWALL, TX 75087	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT 135 MESQUITE CT	RESIDENT 135 WEMBLEY WAY	ALLEN RODNEY AND REBECCA 135 BROCKWAY DR

ROCKWALL, TX 75032

ROCKWALL, TX 75032

RHODES TREVOR	YANG SHAYING	RESIDENT
135 WOODCREEK DRIVE	13574 BALINT LN	136 PINION LN
ROCKWALL, TX 75032	FRISCO, TX 75035	ROCKWALL, TX 75032
RESIDENT	RESIDENT	BOWERMAN DAWN J & TONY
136 SEQUOIA RD	136 WOODCREEK DR	136 ELMRIDGE CIR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
PORTER KRISTEN	SKYLES ERIK	PETERSON CHARLES E & WANDA J
136 MAGNOLIA LN	136 OVERBROOK DRIVE	136 WALNUT LANE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
GSI PORTFOLIO LLC	RESIDENT	RESIDENT
13601 PRESTON RD STE W-810	137 BLANCHARD DR	137 BOWIE DR
DALLAS, TX 75240	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	WESTERVELT BARBARA	NEVELS EDWARD LEE
137 SEQUOIA RD	137 BERKLEY DR	137 BROCKWAY
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
DELA CRUZ VICTOR J AND RADHA JUNE AND VINCENT DAVID DELA CRUZ AND VICTOR JOSHUA DELA CRUZ 137 M AGNOLIA LN ROCKWALL, TX 75032	HALL SHAWN M 137 OVERBROOK DR ROCKWALL, TX 75032	ELBANNA AHMAD A 137 SOUTHWOOD DR ROCKWALL, TX 75032
WILSON KAREN	LEE JAMES A & EVA	RESIDENT
137 WALNUT LN	137 WOODCREEK DR	138 BERKLEY DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
138 BLANCHARD DR	138 BOWIE DR	138 WOODCREEK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
HASHIM RAFID	COLTHARP LIVING TRUST	CONTRERAS JOSE H
138 ELMRIDGE CIRCLE	138 OVERBROOK DR	138 SOUTHWOOD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	SALVATO SUSAN	YOUNG SCOTT ALLEN & VETRICA LANITA YOUNG

139 BROCKWAY DR

ROCKWALL, TX 75032

139 SOUTHLAKE DR

ROCKWALL, TX 75032

139 MESQUITE CT

BECKER DAKOTA B AND ANGELA	MILO JOSEPH MIRANDA	RESIDENT
139 WEMBLEY WAY	139 WOODCREEK DRIVE	140 MAGNOLIA LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
BREWER DOUGLAS D	TRAVIS JARED AND BRENDA	SIMPSON CHERYL HUNT
140 ELMRIDGE CIRCLE	140 OVERBROOK DR	140 PINION LANE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
PETE MICHAEL A & SHANNAN D	MESSENGER MICHELLE	TEAGUE KENNETH T & TAMERA J
140 SEQUOIA RD	140 WALNUT LN	140 WOODCREEK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
YIM STEVE K AND ELLA K	TUTTLE LEON & BILLIE JEAN	RESIDENT
1407 LANDSFORD DR	1408 DHAKA DR	141 SEQUOIA RD
ALLEN, TX 75013	ROCKWALL, TX 75087	ROCKWALL, TX 75032
RESIDENT	RESIDENT	SANCHEZ NANCY C AND VIDAL SANCHEZ-CRUZ
141 SOUTHWOOD DR	141 WALNUT LN	141 BASS RD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
DEDNER WANDA G	MORGAN PAULA	BRUTON PHILLIP R
141 BERKLEY DR	141 BLANCHARD DR	141 BROCKWAY DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
JAMSHIDI MIKE M & JOELLEN 141 CRESTHAVEN DR ROCKWALL, TX 75032	GUERRERA SALLY & RICHARD T 141 MAGNOLIA LN ROCKWALL, TX 75032	MORAN ANTHONY L & ANDREA PIA SANTANA GUILLEN 141 SUMMERHILL DRIVE ROCKWALL, TX 75032
STEINHOFF NICOLE M	SVOBODA GREGORY THOMAS & MARGARET J	RESIDENT
141 WESTWOOD DR	141 WOODCREEK DR	142 BASS RD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
142 BOWIE DR	142 ELMRIDGE CIR	142 PERCH RD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032

JOSEPH STEPHEN K & JESSY

142 BERKLEY DR

ROCKWALL, TX 75032

CONFIDENTIAL

142 BLANCHARD DRIVE

ROCKWALL, TX 75032

RESIDENT

142 SOUTHWOOD DR

HALL GREGORY S & GINGER L 142 SUMMERHILL DR ROCKWALL, TX 75032 TEANG SAROEUN AND CHANTHEA CHIN 142 WEMBLEY WAY ROCKWALL, TX 75032 SKYLES CHARLES W & CONNIE 142 WESTWOOD DR ROCKWALL, TX 75032

NGUYEN VINH AND GINA 14264 FAITH DR FRISCO, TX 75035 RESIDENT 143 BROCKWAY DR ROCKWALL, TX 75032 RESIDENT 143 MESQUITE CT ROCKWALL, TX 75032

RESIDENT 143 WOODCREEK DR ROCKWALL, TX 75032 BRUNT SCOTT JR 143 CRESTHAVEN DR ROCKWALL, TX 75032 NAVA ANDRES ANTONIO AND MARIA G BARRERA 143 SOUTHLAKE DR ROCKWALL, TX 75032

CARLTON LEWIS HELEN D KIMM 143 SUMMERHILL DR ROCKWALL, TX 75032

MCDOWELL ROBERT & KELLI 143 WEMBLEY WAY ROCKWALL, TX 75032 AINGE KYLE L AND RYLEE L 143 WESTWOOD DRIVE ROCKWALL, TX 75032

MCG SFR PROPERTY OWNER 1B LLC 14355 COMMERCE WAY MIAMI LAKES, FL 33016 MCH SFR PROPERTY OWNER 3 LLC 14355 COMMERCE WAY MIAMI LAKES, FL 33016 RESIDENT 144 MULBERRY LN ROCKWALL, TX 75032

RESIDENT 144 PINION LN ROCKWALL, TX 75032 RESIDENT 144 SUMMERHILL DR ROCKWALL, TX 75032 DUNHAM DONNA LEE 144 ELMRIDGE CIR ROCKWALL, TX 75032

MURPHREE APRIL L 144 MAGNOLIA LN ROCKWALL, TX 75032

WATSON LANCE & LAUREN 144 OXFORD DR ROCKWALL, TX 75032 SEDLAK AMANDA MARIE 144 SEQUOIA ROAD ROCKWALL, TX 75032

MALDONADO BENITO 144 WALNUT LN ROCKWALL, TX 75032 MORCHOWER JANICE LYNN 144 WESTWOOD DRIVE ROCKWALL, TX 75032 BAILEY BLAKE C AND LAINE E 144 WOODCREEK DRIVE ROCKWALL, TX 75032

RESIDENT 145 SEQUOIA RD ROCKWALL, TX 75032 THOMAS MAKIA S 145 BERKLEY DR ROCKWALL, TX 75032 TATUM LANCE 145 BLANCHARD DR ROCKWALL, TX 75032

ROSS EMMA R 145 BROCKWAY DR ROCKWALL, TX 75032 HAYNES MARSHA 145 CRESTHAVEN DR ROCKWALL, TX 75032 ALLEN JEFFREY C & JENNIFER S 145 MAGNOLIA LN ROCKWALL, TX 75032

MEDRANO CIPRIANO & PATRICIA
145 SOUTHWOOD DR
ROCKWALL, TX 75032

WITT JANIS L 145 WALNUT LN ROCKWALL, TX 75032

KAHLE CHERYL J 145 WESTWOOD DR ROCKWALL, TX 75032

RESIDENT
146 BOWIE DR
ROCKWALL, TX 75032

RESIDENT 146 SOUTHWOOD DR ROCKWALL, TX 75032 RESIDENT 146 SUMMERHILL DR ROCKWALL, TX 75032

GONZALEZ GRACIELA & ROLANDO 146 BERKLEY DR ROCKWALL, TX 75032

MURPHY AUDREY LENEE ANDREWS 146 BLANCHARD DR ROCKWALL, TX 75032 ANTONY ROSE M 146 ELMRIDGE CIR ROCKWALL, TX 75032

MARTINEZ HERBER A AND ANA G AGUILAR SORIANO 146 WEMBLEY WAY ROCKWALL, TX 75032

WALLER ALVIN JR AND LOLA 146 WESTWOOD DR ROCKWALL, TX 75032

CLARK SUSAN 146 WOODCREEK DR ROCKWALL, TX 75032

RESIDENT 147 BROCKWAY DR ROCKWALL, TX 75032 RESIDENT 147 MESQUITE CT ROCKWALL, TX 75032 RESIDENT 147 SOUTHLAKE DR ROCKWALL, TX 75032

RESIDENT 147 WESTWOOD DR ROCKWALL, TX 75032 MONK MARIAN A 147 CRESTHAVEN DR ROCKWALL, TX 75032 HYDE REBEKAH 147 WEMBLEY WAY ROCKWALL, TX 75032

RESIDENT 148 BROCKWAY DR ROCKWALL, TX 75032 RESIDENT 148 SEQUOIA RD ROCKWALL, TX 75032 DAVIS KORY TYLER 148 BROCKWAY DRIVE ROCKWALL, TX 75032

ROVILLOS JOHN ISRAEL AMANDE AND GRACE HALIMA 148 MAGNOLIA LANE ROCKWALL, TX 75032

GREEN ELISA A 148 PINION LN ROCKWALL, TX 75032 DAVILA CHRISTA AND AARON 148 SUMMERHILL DR ROCKWALL, TX 75032

HERBST PHILLIP CARSON 148 WESTWOOD DR ROCKWALL, TX 75032 HAWKINS COURTNEY AND JIMMIE 148 WOODCREEK DR ROCKWALL, TX 75032 FREAUF SEAN ROSS & LAUREN 149 BROCKWAY DRIVE ROCKWALL, TX 75032

BRAND STEPHANIE & ROBERT 149 CRESTHAVEN DR ROCKWALL, TX 75032 LACY TAMARA J AND EBOW K 149 MAGNOLIA LN ROCKWALL, TX 75032 MENO ROLAND A & WAYNETTE M 149 SEQUOIA RD ROCKWALL, TX 75032

TAHA MOHAMED E 149 SOUTHWOOD DR ROCKWALL, TX 75032	COBURN ROBERT A JR & CLAUDIA 149 SUMMERHILL DR ROCKWALL, TX 75032	BOJARSKI JULIA B AND RANDALL CASEY COVELLI 149 WALNUT LANE ROCKWALL, TX 75032
KUPOVICS ARANKA	STOKES AARON	PARNES DROR & ALEXANDRA
149 WESTWOOD DR	15 KERIMORE COURT	15 KESTREL COURT
ROCKWALL, TX 75032	HEATH, TX 75032	ROCKWALL, TX 75032
PARNES DROR & ALEXANDRA	RESIDENT	RESIDENT
15 KESTREL CT	150 BOWIE DR	150 BOWIE DR
HEATH, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT 150 SOUTHWOOD DR ROCKWALL, TX 75032	RESIDENT 150 SUMMERHILL DR ROCKWALL, TX 75032	BOYD SONIA B AND MACEO R PRICE JR 150 BLANCHARD DRIVE ROCKWALL, TX 75032
WALKER CAROL B	ALLEN VIRGINIA D	GUYN STEVEN B ETUX
150 BROCKWAY DR	150 MULBERRY LN	150 WESTWOOD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
BURCHFIEL FAMILY SEPTEMBER 2002 REVOCABLE TRUST AND RICHARD LARSON AND TRACI LARSON 1500 E. DANA PLACE ORANGE, CA 92866	RESIDENT 151 BASS RD ROCKWALL, TX 75032	RESIDENT 151 BROCKWAY DR ROCKWALL, TX 75032
RESIDENT	RESIDENT	STEWART DONNA J
151 SUMMERHILL DR	151 WESTWOOD DR	151 CRESTHAVEN DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75087
SILVA LIVING TRUST CARLOS PERALES SILVA & MARIAN MARSH SILVA, CO-TRUSTEES 151 SOUTHLAKE DR ROCKWALL, TX 75032	RESIDENT 152 BASS RD ROCKWALL, TX 75032	RESIDENT 152 PINION LN ROCKWALL, TX 75032
RESIDENT	LIECHTY STEVEN L & CINDY L	GARDNER EDWIN & DIANNE
152 SUMMERHILL DR	152 BROCKWAY DR	152 MAGNOLIA
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
PEREZ JOSE D & MARIA M	TUNNELL DAVID AND PENNY	POSTON SANDRA C
152 PERCH RD	152 SEQUOIA ROAD	152 WESTWOOD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032

ARGONAUT RENTALS SERIES B LLC
1521 FAIRFIELD DR
PLANO, TX 75074

AID PROPERTIES LLC 15213 CESENA RD ROGERS, AR 72756 WILSON FAMILY TRUST 15297 BOHLMAN RD SARATOGA, CA 95070

RESIDENT
153 CRESTHAVEN DR
ROCKWALL, TX 75032

RESIDENT 153 SEQUOIA RD ROCKWALL, TX 75032 RESIDENT 153 SUMMERHILL DR ROCKWALL, TX 75032

RESIDENT 153 WESTWOOD DR ROCKWALL, TX 75032 THOMPSON ZACHARY SKY 153 BROCKWAY DR ROCKWALL, TX 75032 JAMES LENNY D 153 SOUTHWOOD DRIVE ROCKWALL, TX 75032

HARRELSON WILLIAM AND SARA 153 WALNUT LN ROCKWALL, TX 75032

SERNA EMERARDO 154 BROCKWAY DRIVE ROCKWALL, TX 75032 GAMEZ SERGIO ZAPATA & ARACELI ARELLANO 154 SUMMERHILL DR ROCKWALL, TX 75032

KROGMAN DIANE LYNN 154 WESTWOOD DR ROCKWALL, TX 75032 RESIDENT 155 CRESTHAVEN DR ROCKWALL, TX 75032 SEAHOLM TIMOTHY ETUX 155 BROCKWAY DR ROCKWALL, TX 75032

PROVENCIO DAVID L & LILLIAN P 155 SOUTHLAKE DR ROCKWALL, TX 75032

GELINO JASON & TRESSA 155 SUMMERHILL DR ROCKWALL, TX 75032 MORRISON JAMES B & SUSAN KAYE AND
MITCHELL B MORRISON
155 WESTWOOD DR
ROCKWALL, TX 75032

CARLSON KEVIN R & NATALIE L 1553 VZ COUNTY ROAD 1213 CANTON, TX 75103

GRYZIECKI CHASE 1553 VZCR 1213 CANTON, TX 75103 HUNT CYNTHIA L 156 BROCKWAY DR ROCKWALL, TX 75032

CARSON MICHELE L 156 MAGNOLIA LN ROCKWALL, TX 75032 BURK JOHN AARON 156 PINION LN ROCKWALL, TX 75032 SHAH VIREN 156 SEQUOIA ROCKWALL, TX 75032

PRUITT HAROLD LEE 156 SUMMERHILL DRIVE ROCKWALL, TX 75032 WHITFIELD BONNIE D 156 WESTWOOD DR ROCKWALL, TX 75032 SU AMANDA C AND MATTHEW G CROSS 1567 POETS WAY ALLEN, TX 75002

RESIDENT 157 SEQUOIA RD ROCKWALL, TX 75032 TAYLOR MARTHA 157 BROCKWAY DR ROCKWALL, TX 75032 MARICH TRACY M 157 CRESTHAVEN DR ROCKWALL, TX 75032 GUSTAFSON RICHARD K & MARGARET 157 SUMMERHILL DR ROCKWALL, TX 75032 PARKER REBECCA D 157 WALNUT LN ROCKWALL, TX 75032 WILLIAMS LISA D 157 WESTWOOD DR ROCKWALL, TX 75032

SFR JV-1 2021-1 BORROWER LLC C/O. TRICON AMERICAN HOMES LLC 15771 RED HILL AVE TUSTN, CA 92780

SFR JV-1-202-1 BORROWER LLC 15771 RED HILL AVE TUSTIN, CA 92780 SFR JV-1 2021-1 BORROWER LLC C/O. TRICON AMERICAN HOMES LLC 15771 RED HILL AVE TUSTN, CA 92780

SFR JV-1 2019-1 BORROWER LLC 15771 RED HILL AVE TUSTIN, CA 92780 SFR JV-1-202-1 BORROWER LLC 15771 RED HILL AVE TUSTIN, CA 92780 SFR JV-1-202-1 BORROWER LLC 15771 RED HILL AVE TUSTIN, CA 92780

RESIDENT 158 BROCKWAY DR ROCKWALL, TX 75032 RESIDENT 158 WESTWOOD DR ROCKWALL, TX 75032 MOURI VALLI R 158 SUMMERHILL DR ROCKWALL, TX 75032

RESIDENT 159 CRESTHAVEN DR ROCKWALL, TX 75032 RESIDENT 159 SUMMERHILL DR ROCKWALL, TX 75032 JUST HILDA R ENHANCED LIFE ESTATE AND
KRISTINA MARIE WOLOV AND WILLIAM BRYAN
JUST
159 SOUTHLAKE DR
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA 16 GUMBLE CT HILLSBOROUGH, NJ 8844 SC ROCKWALL LLC 16 VILLAGE LN STE 250 COLLEYVILLE, TX 76034 RESIDENT 160 SUMMERHILL DR ROCKWALL, TX 75032

RESIDENT 160 SUMMERHILL DR ROCKWALL, TX 75032

RESIDENT 160 WESTWOOD DR ROCKWALL, TX 75032 ABUNDIS ROBERTO AND YADIRA 160 MAGNOLIA LANE ROCKWALL, TX 75087

MCGINNIS LEVIN L 160 PINION LN ROCKWALL, TX 75032 MENCHACA JENNIFER 160 SEQUOIA RD ROCKWALL, TX 75032 PEARSON MARILYN 1606 WILLOW CREST DR RICHARDSON, TX 75081

RESIDENT 161 CRESTHAVEN DR ROCKWALL, TX 75032 RESIDENT 161 SUMMERHILL DR ROCKWALL, TX 75032 WATSON JAMES S & MICHELENE M 161 MAGNOLIA LN ROCKWALL, TX 75032

KAO GEN FANG 161 PINE DR PORT TOWNSEND, WA 98368 SIPES RICKY W 161 SEQUOIA ROAD ROCKWALL, TX 75032 MAYFIELD KARI JLAYNE 161 WALNUT LANE ROCKWALL, TX 75032

RESIDENT	TURNER JEREMEY SCOTT AND MAGGIE WHITE	RODRIGUEZ SONIA M AND RODRIGO
162 WESTWOOD DR	162 CRESTHAVEN DRIVE	162 SUMMERHILL DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	AGUILLON ARTEMISA	AGUILLON ARTEMISA
163 SOUTHLAKE DR	163 BASS RD	163 BASS RD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
AGUILLON ARTEMISA	RAMOS MARTHA A	RESIDENT
163 BASS RD	163 SUMMERHILL DR	164 WESTWOOD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
GERRY KRISTOPHER ALEXANDER	SUAREZ MARIA J & BETSY M	WHITE JUSTIN D
164 PINION LANE	164 SEQUOIA RD	165 MAGNOLIA LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
WILKINSON DONNA G & DAVID E	RESIDENT	RESIDENT
16670 E ANNA CADE RD	167 SOUTHLAKE DR	167 SOUTHLAKE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75032	ROCKWALL, TX 75032
PEDRAZA FRANCISCO JAVIER AND LUZ MARIA GARCIA 168 PERCH RD ROCKWALL, TX 75032	MARONEY RHONDA 168 PINION LANE ROCKWALL, TX 75032	LE THAO M AND THAI PHAM 168 SEQUOIA ROAD ROCKWALL, TX 75032
PRODAHL DALE A & KAREN S	CONFIDENTIAL	MUNOZ BIANCA & JONATHAN MEADOWS
1685 PLUMMER DR	169 MAGNOLIA LN	1701 E HEBRON PKWY APT 2104
ROCKWALL, TX 75087	ROCKWALL, TX 75032	CARROLLTON, TX 75010
YU JINWEN	MILLS GLEN EDWARD AND SUZAN EILLENE	CSH PROPERTY ONE LLC
1701 PAYNE ST APT 2006	171 SOUTHLAKE DR	1717 MAIN STREET SUITE 2000
DALLAS, TX 75201	ROCKWALL, TX 75032	DALLAS, TX 75201
RESIDENT	RESIDENT	MORROW APRIL
172 BASS RD	172 PINION LN	173 MAGNOLIA LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
LIMANS 024 LLC	AGUILLON JOSE SANTOS ETUX	SHORT CHAD & KAYDEE

175 BASS RD

ROCKWALL, TX 75032

175 SOUTHLAKE DR

ROCKWALL, TX 75032

17416 SW 35TH CT

MIRAMAR, FL 33029

RESIDENT 176 PINION LN ROCKWALL, TX 75032 GARCIA VINCENT & ANA T GARCIA 177 PINION LN ROCKWALL, TX 75032 DETWEILER RICHARD P AND SHANGTING 17839 BENCHMARK DR. DALLAS, TX 75252

RODRIGUEZ GREGORIO & MARIA 180 PERCH RD ROCKWALL, TX 75032 RESIDENT 181 PINION LN ROCKWALL, TX 75032 WU WEIMIN 1811 MARSHALL DRIVE ALLEN, TX 75013

GIRASOLES HOME BUYERS LLC 1812 CRESTHAVEN DR PANTEGO, TX 76013 MYHOMESTEAD PARTNERS LLC 1821 N LAKE FOREST, #700-382 MCKINNEY, TX 75071 RESIDENT 183 BASS RD ROCKWALL, TX 75032

GUINAN DANIEL J & MELING M 185 PINION LN ROCKWALL, TX 75087 FKH SFR PROPCO J LP 1850 PARKWY PL STE 900 MARIETTA, GA 30067 TAMEZ JAVIER A & CLARA 188 BASS RD ROCKWALL, TX 75032

TAMEZ JAVIER A & CLARA I 188 BASS ROAD ROCKWALL, TX 75032 OLIVAS MARIA D CONSUELO RAZCON 189 PERCH RD ROCKWALL, TX 75032 FAIR TRAVIS 1905 GLENBROOK MEADOWS DR GARLAND, TX 75040

SMITH CAMERON AND HEATHER 192 PERCH RD ROCKWALL, TX 75032 FAEC HOLDINGS (ROCKWALL) LLC C/O HCP INC 1920 MAIN ST SUITE 1200 IRVINE, CA 92614

RESIDENT 193 BASS RD ROCKWALL, TX 75032

RIDGEWAY RYAN A & HARRIS H JORGENSEN 1935 WIND HILL RD ROCKWALL, TX 75087 RESIDENT 194 SUNFISH ROCKWALL, TX 75032 MCCURLEY FRED W & KAY O'REAR 1941 W FM 550 ROCKWALL, TX 75032

RS RENTAL III-A LLC ATTN: AVENUE ONE 199 LAFAYETTE ST APT 7A NEW YORK, NY 10012

DAVIS BLAKE C AND KATHRYN E 2 PINTAIL PT HEATH, TX 75032 MASSEY WAYNE O ETUX 200 MAPLERIDGE DR ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC CUSTODIAN FBO MARY JO SHELTON 2001 SPRING ROAD SUITE 700 OAK BROOK, IL 60523

RESIDENT 201 BASS RD ROCKWALL, TX 75032 RESIDENT 201 PARKWAY CT ROCKWALL, TX 75032

RESIDENT 201 WOODCREEK DR ROCKWALL, TX 75032 COCUZZI MARC WILLIAM 201 AUTUMN CT ROCKWALL, TX 75032 COLLINS MARIANNE R 201 MAPLERIDGE DR ROCKWALL, TX 75032

HODGES MITCHELL AHREN	REED BRANDON	RESIDENT
201 OVERBROOK COURT	201 WINDMILL RIDGE DR	202 MULBERRY LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
202 OVERBROOK CT	202 WINDMILL RIDGE DR	202 WOODCREEK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
BALA ARIANIT AND SERVETE	GAITAN ALICIA S	LEWIS CLIFFORD CONNOR
202 AUTUMN CT	202 BURKWOOD DRIVE	202 MAPLE RIDGE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	LIU HAIBO	BJORNSON ALLEN AND MADELINE
203 MAPLERIDGE DR	203 FAIRFIELD LANE	203 WINDMILL RIDGE DR
ROCKWALL, TX 75032	HILLSBOROUGH, NJ 8844	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
204 MAPLERIDGE DR	204 PARKWAY CT	204 PERCH RD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RODRIGUEZ JOSE L JR
204 WINDMILL RIDGE DR	205 MAPLERIDGE DR	205 WINDMILL RIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	KANADY ELLEN
206 MAPLERIDGE DR	206 WINDMILL RIDGE DR	206 BURKWOOD DRIVE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
207 AUTUMN CT	207 OVERBROOK CT	207 PARKWAY CT
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	WATERS DAVID
207 TEXAS AVE	207 WOODCREEK DR	207 CRESTBROOK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75087
LARUE PATRICIA	DOTSON SANDRA & WALTER NEEL	MENDOZA-GARCIA FAVIOLA RUBI

207 S BUFFALO ST

CANTON, TX 75103

207 WINDMILL RIDGE DRIVE

ROCKWALL, TX 75032

207 MAPLERIDGE DR

ROCKWALL, TX 75023

RESIDENT	RESIDENT	KUPOVICS THOMAS J & VIVIAN
208 MAPLERIDGE DR	208 OVERBROOK CT	208 AUTUMN CT
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
MAKELKE JOHN L & LORIE A	SLAYTON TODD	LOPEZ JOSE & MARIA
208 DARTMOUTH DR	208 MULBERRY LN	208 TEXAS AVE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
GONZALEZ MARIA A	JOHN PRAKASH S AND BINDU K JAMES	RESIDENT
208 WINDMILL RIDGE DR	208 WOODCREEK DR	209 WINDMILL RIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
ARCILA MARIA GABRIELA MORALES AND JOSE R MORALES ANGULO 209 MAPLERIDGE DRIVE ROCKWALL, TX 75032	TAJI ARASH AND ANITA WHATLEY 209 MULBERRY LANE ROCKWALL, TX 75032	RESIDENT 210 BASS RD ROCKWALL, TX 75032
RESIDENT	GRUPO ACUORTE INC	RODRIGUEZ ALICIA
210 DARTMOUTH DR	210 GLENWOOD DRIVE	210 MAPLERIDGE DR
ROCKWALL, TX 75032	MURPHY, TX 75094	ROCKWALL, TX 75032
CONFIDENTIAL	CROSS RICK D & KIMBERLY	DEPE 31 LLC
210 PARKWAY CT	210 RAINBOW CIR	210 W MAIN STREET SUITE 130
ROCKWALL, TX 75087	ROCKWALL, TX 75032	GUN BARREL CITY, TX 75156
NIEMEYER RYAN	LUBY DIANE S	RESIDENT
210 WINDMILL RIDGE DR	2109 TWILIGHT PT	211 MAPLERIDGE DR
ROCKWALL, TX 75032	HEATH, TX 75032	ROCKWALL, TX 75032
RESIDENT	HUGHES RONALD J & MELANIE D	BRASWELL NIDA
211 WINDMILL RIDGE DR	211 BURKWOOD DR	211 DARTMOUTH DRIVE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
HOSSNER BRUNETTE CAMILLE & ERIC	RESIDENT	PACHECO ARTURO
211 PKWY CT	212 MAPLERIDGE DR	212 DARTMOUTH DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
GERANT NANCY	ROSSMAN CONNIE	RESIDENT
212 MULBERRY LN	212 WINDMILL RIDGE DR	213 DARTMOUTH DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032

RESIDENT	RESIDENT	ROMERO RAFEL & NORA
213 OVERBROOK CT	213 WOODCREEK DR	213 AUTUMN CT
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
HERNANDEZ JOSE 213 MAPLERIDGE DR ROCKWALL, TX 75032	TRAN DOAN DINH AND TUYEN NGUYEN 213 MULBERRY LN ROCKWALL, TX 75032	CLEM CHRISTOPHER AND NANCY AND HOLLY CLEM 213 WINDMILL RIDGE ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
214 AUTUMN CT	214 MAPLERIDGE DR	214 OVERBROOK CT
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	HINCE MARCELLA A REVOCABLE LIVING TRUST	HAMBRICK TIA T
214 PARKWAY CT	214 BASS RD	214 BURKWOOD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
GENTZEL DUSTIN L & SHANA M	RAMIREZ ARACELI & GABRIEL	YOUNG DANIEL JOSEPH
214 FREEDOM CT	214 PERCH RD	214 STANFORD CT
ROCKWALL, TX 75032	ROCKWALL, TX 75032	HEATH, TX 75032
LADUKE KENNETH L	RESIDENT	MORRIS KATE E
214 WOODCREEK DR	215 DARTMOUTH DR	215 MAPLERIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
DODGE MAJOR N III	SMITH JACOB	DANIELS PATSY R
215 PARKWAY COURT	215 WINDMILL RIDGE	216 MULBERRY LANE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
HOPFAUF RICK	RODRIGUEZ SUZANNA	RESIDENT
216 SUNFISH RD	216 WINDMILL RIDGE DR	217 DARTMOUTH DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	HALL TIMOTHY D & BRENDA K	TURNER CYNTHIA J
217 MULBERRY LN	217 MAPLERIDGE DR	217 WINDMILL RIDGE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
ZHU LIN	SILVIA PETER W	THE VANAMBURGH CORPORATION
21711 MOUNT EDEN RD	218 AUTUMN COURT	218 PARKWAY COURT
SARATOGA, CA 95070	ROCKWALL, TX 75032	ROCKWALL, TX 75032

REYNA FRANCISCO & DOLORES 218 WINDMILL RIDGE DR ROCKWALL, TX 75032	RESIDENT 219 AUTUMN CT ROCKWALL, TX 75032	RESIDENT 219 BURKWOOD DR ROCKWALL, TX 75032
RESIDENT 219 DARTMOUTH DR ROCKWALL, TX 75032	SPRING KARISSA M 219 OVERBROOK CT ROCKWALL, TX 75032	BROWN REBECCA H & ELMER E HILL 219 WINDMILL RIDGE DR ROCKWALL, TX 75032
RESIDENT 220 MULBERRY LN ROCKWALL, TX 75032	RESIDENT 220 WINDMILL RIDGE DR ROCKWALL, TX 75032	LE BUU VAN 220 COTTON WOOD CT ROCKWALL, TX 75032
CARDOSO IVAN ALEXIS GALLARDO AND STEPHANIE B CURIEL GALLARDO 220 OVERBROOK COURT ROCKWALL, TX 75032	BARNES BRANDON 220 WOODCREEK DR ROCKWALL, TX 75032	ARMANI KATYANA AND DEVON SMITH 2204 SPRING MILLS RD MESQUITE, TX 75181
TRUEBLOOD GERALD JENKINS 2209 COUNTRY CLUB DRIVE PLANO, TX 75074	RESIDENT 221 MULBERRY LN ROCKWALL, TX 75032	RESIDENT 221 WINDMILL RIDGE DR ROCKWALL, TX 75032
SHAFFER LAURA H & WILLIAM B WATTS 221 DARTMOUTH DR ROCKWALL, TX 75032	RESIDENT 222 WINDMILL RIDGE DR ROCKWALL, TX 75032	NGUYEN TYLER VO AND MANDY MAI DINH 222 BURKWOOD DRIVE ROCKWALL, TX 75032
SMITH WALTER M JR 222 ROBINS LANE SEAGOVILLE, TX 75159	RESIDENT 223 BURKWOOD DR ROCKWALL, TX 75032	RESIDENT 223 DARTMOUTH DR ROCKWALL, TX 75032
RESIDENT 223 WINDMILL RIDGE DR ROCKWALL, TX 75032	RESIDENT 224 COTTON WOOD CT ROCKWALL, TX 75032	RESIDENT 224 MULBERRY LN ROCKWALL, TX 75032
PHILLIPS JEFFREY & JENNIFER 224 MAPLE CT ROCKWALL, TX 75032	LUU NGHIA H AND JULIE THURSTON 224 WINDMILL RIDGE DR ROCKWALL, TX 75032	RESIDENT 225 DARTMOUTH DR ROCKWALL, TX 75032
		TURNER RICHARD D AND IANET I TURNER

CLARY PATRICIA A

226 BURKWOOD DR

ROCKWALL, TX 75032

RESIDENT

225 MAPLE CT

ROCKWALL, TX 75032

TURNER RICHARD D AND JANET L TURNER AND

ANDREW M TURNER

226 ROCKWALL PARKWAY

ROCKWALL, TX 75032

RIPP THOMAS V DR & HAZEL T 2266 LAFAYETTE LNDG HEATH, TX 75032 YV ROCKWALL REALTY HOLDINGS LLC 2266 LAFAYETTE LNDG ROCKWALL, TX 75032 ROSSING RYAN B AND KENDRA L LIGHT-227 BURKWOOD DR ROCKWALL, TX 75032

ARELLANO-CRUZ PAULA M AND FELIX 227 DARTMOUTH DR ROCKWALL, TX 75032 TATE ANTHONY R 227 LUMSDEN CIR W APT 101 COLLIERVILLE, TN 38017 RESIDENT 228 COTTON WOOD CT ROCKWALL, TX 75032

RESIDENT 228 MULBERRY LN ROCKWALL, TX 75032 RESIDENT 228 ROCKWALL PKWY ROCKWALL, TX 75032 CONNIE S BRICKER 228 MAPLE COURT ROCKWALL, TX 75032

AUSTIN TAMIKA S 229 DARTMOUTH DR ROCKWALL, TX 75032 HA PETER 229 MAPLE CT ROCKWALL, TX 75032 REIMER TROY A & LISA C 23 KESWICK CT HEATH, TX 75032

SHIPMAN KATHLEEN (MERRI) 230 ROCKWALL PKWY ROCKWALL, TX 75032 K AND L INTERESTS INC 2308 VERSAILLES CT HEATH, TX 75032 RESIDENT 231 TUBBS RD ROCKWALL, TX 75032

RODRIGUEZ ROGELIO 231 DARTMOUTH DR ROCKWALL, TX 75032 DICKINSON JIMMY AND BARBARA 2317 FAIRWAY CIR ROCKWALL, TX 75032 RESIDENT 232 COTTON WOOD CT ROCKWALL, TX 75032

RESIDENT 232 MAPLE CT ROCKWALL, TX 75032 ONOFREI CONSTANTIN 232 MULBERRY LANE ROCKWALL, TX 75032 BIANCHI VINCENT MICHAEL AND HEATHER

DAWN

232 ROCKWALL PKWY

ROCKWALL, TX 75032

BRISCO OIL INC 2323 STEVENS RD ROCKWALL, TX 75032 RESIDENT 233 DARTMOUTH DR ROCKWALL, TX 75032 SHARP ANTHONY W & ELIZABETH A 233 MAPLE CT ROCKWALL, TX 75032

CASA STEGER LLC 2331 GUS THOMASSON ROAD SUITE 126 DALLAS, TX 75228 RESIDENT 234 ROCKWALL PKWY ROCKWALL, TX 75032 MORGAN MARTHA 234 PERCH ROCKWALL, TX 75032

DAVIS DONNA B 235 DARTMOUTH DR ROCKWALL, TX 75032 SAGUM CHRISTOPHER AND MONICA 2351 BRITTAN AVE SAN CARLOS, CA 94070 RESIDENT 236 MAPLE CT ROCKWALL, TX 75032 STARNES KERRY D 236 COTTON WOOD CT ROCKWALL, TX 75032

WREN-BITNER GWEN 236 MULBERRY LN ROCKWALL, TX 75032 HARRIS MINDY LYNN 236 ROCKWALL PKWY ROCKWALL, TX 75032

RESIDENT 237 MAPLE CT ROCKWALL, TX 75032 KIWALE THEREZIA 237 DARTMOUTH DRIVE ROCKWALL, TX 75032 SCHAEFFER PAUL RUSSELL 238 ROCKWALL PKWY ROCKWALL, TX 75032

RESIDENT 239 TUBBS RD ROCKWALL, TX 75032 AH4R PROPERTIES TWO LLC 23975 PARK SORRENTO SUITE 300 CALABASAS, CA 91302 AMH 2014-2 BORROWER LLC 23975 PARK SORRENTO SUITE 300 CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC 23975 PARK SORRENTO SUITE 300 CALABASAS, CA 91302

AH4R PROPERTIES TWO LLC 23975 PARK SORRENTO SUITE 300 CALABASAS, CA 91302 GAMEZ BRIGIDO & MARIA NATALIA 240 BASS RD ROCKWALL, TX 75032

CLEVERINGA TRACY 240 COTTONWOOD CT ROCKWALL, TX 75032 LOCKLEY LEONA KINES 240 MULBERRY LN ROCKWALL, TX 75032 HARGRAVE DAVID G TRUSTEE GEORGE H HARGRAVE JR 1994 TRUST 2400 LEGEND DR HEATH, TX 75032

JIA LI AND BIN SHUAI 2414 W TIMBERCREEK COURT WICHITA, KS 67204 RESIDENT 244 MULBERRY LN ROCKWALL, TX 75032 FREDERICKSON W ALLAN 244 COTTON WOOD CT ROCKWALL, TX 75032

SERIES 305 WINTER PARK, A PROTECTED SERIES
WITHIN
DFRW INVESTMENT HOLDING LLC
2443 FILLMORE ST #380-3288
SAN FRANCISCO, CA 94115

RESIDENT 248 MULBERRY LN ROCKWALL, TX 75032 HLAVATY SCOTT & JILL 248 COTTON WOOD COURT ROCKWALL, TX 75032

RESIDENT 249 TUBBS RD ROCKWALL, TX 75032 ASTUMIAN SARA LYNN 250 COUNTY ROAD 2504 MINEOLA, TX 75773 ACOSTA JUVENTINO & MARIA 251 BASS RD ROCKWALL, TX 75032

KERBO JERRY AND JEREMY KERBO 251 COTTON WOOD CT ROCKWALL, TX 75032

RESIDENT 252 ALTHEA RD ROCKWALL, TX 75032 RESIDENT 252 COTTON WOOD CT ROCKWALL, TX 75032

RESIDENT 252 PERCH RD ROCKWALL, TX 75032 ANGUIANO NICHOLE E 252 MULBERRY LANE ROCKWALL, TX 75032 THREE STARS INVESTMENT GROUP INC 2524 RIVER OAKS LN MESQUITE, TX 75150 RESIDENT 2525 HORIZON RD ROCKWALL, TX 75032

C M GUIDRY REVOCABLE TRUST CHRISTOPHER MARK GUIDRY- TRUSTEE 2540 WINCREST DRIVE ROCKWALL, TX 75032

NEVAREZ J DEL CARMEN & MARTINA 256 BASS RD ROCKWALL, TX 75032

HEVIAYVACA DANIEL DAVID AND PAOLA LYEAN 256 COTTONWOOD COURT ROCKWALL, TX 75032 LIU TERESA 256 EAST 10TH STREET #3F NEW YORK, NY 10009 RESIDENT 2581 HORIZON RD ROCKWALL, TX 75032

RESIDENT 260 BEECH DR ROCKWALL, TX 75032 RAMIREZ EVARISTO & SANDRA 260 COTTON WOOD CT ROCKWALL, TX 75032

RESIDENT 261 TEXAS AVE ROCKWALL, TX 75032

CHANTACA MAURICIO & IRMA 261 TUBBS RD ROCKWALL, TX 75032 RESIDENT 264 ALTHEA RD ROCKWALL, TX 75032 RESIDENT 264 BASS RD ROCKWALL, TX 75032

RESIDENT 264 BEECH DR ROCKWALL, TX 75032 RESIDENT 265 ALTHEA RD ROCKWALL, TX 75032 RESIDENT 268 BEECH DR ROCKWALL, TX 75032

TYLER MATTHEW 2683 POTTER ST EUGENE, OR 97405 KLALIB ABDULRHNAN 2686 JERRY WAY STREET LANCASTER, TX 75134 CHAVEZ JOSE I & NINFA 269 BASS RD ROCKWALL, TX 75032

DB MIM I LLC 27 N WACKER DR PMB 435 CHICAGO, IL 60606

CHAVEZ JUAN & JUANA M 270 PERCH RD ROCKWALL, TX 75032 CRUZ MARIA E AND JAMIL HASSON 271 BASS RD ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS II LLC 2711 N HASKELL STE 1800 DALLAS, TX 75204 CLARK ASHLEY MICHELLE 272 BEECH DRIVE ROCKWALL, TX 75032 CHEVEZ ANTONIO E 272 PERCH RD ROCKWALL, TX 75032

CHEVEZ ERNESTO 2731 DOWELL RD ROCKWALL, TX 75032 MORENO JOSE AND ELIDA BERENICE ADRIAN 274 BASS RD ROCKWALL, TX 75032

RESIDENT 276 BEECH DR ROCKWALL, TX 75032

RAMIREZ FELIPE ETUX 279 BASS RD ROCKWALL, TX 75032 RESIDENT 280 BEECH DR ROCKWALL, TX 75032 RESIDENT 2805 HORIZON RD ROCKWALL, TX 75032 HERNANDEZ JOSE 282 PERCH RD ROCKWALL, TX 75032 RESIDENT 284 BEECH DR ROCKWALL, TX 75032 LU TIANSHI 2840 CLEAR CREEK DRIVE ROCKWALL, TX 75032

HUSSAIN MIR MUSTAFA & BUSHRA 2844 DEER RIDGE DR ROCKWALL, TX 75032 MARTINEZ JOSE & ANA 285 TUBBS RD ROCKWALL, TX 75032 T & B FAMILY LIMITED PARTNERSHIP 2879 LAGO VISTA DR ROCKWALL, TX 75032

OCAMPO ASHLEY AND EDWIN 288 BEACH DR ROCKWALL, TX 75032 CARRILLO MIGUEL M SR 291 BASS RD ROCKWALL, TX 75032 TOVAR LAURA 2916 TANGLEGLEN DR ROCKWALL, TX 75032

RESIDENT 292 BASS RD ROCKWALL, TX 75032 RESIDENT 292 BEECH DR ROCKWALL, TX 75032 BUDLONG GARY C & PEGGY B P LIVING TRUST 2920 WINAM AVE HONOLULU, HI 96816

RESIDENT 2931 RIDGE RD ROCKWALL, TX 75032 BAKER DON 2931 RIDGE RD STE 101-220 ROCKWALL, TX 75032 BAKER DON AND KELLEY 2931 RIDGE ROAD SUITE 101 # 220 ROCKWALL, TX 75032

RESIDENT 2935 RIDGE RD ROCKWALL, TX 75032 WHITE DAVID THOMAS 294 PERCH RD ROCKWALL, TX 75032 STOKES LEVIN E & MISUZU 2951 RISING TIDE DR FRISCO, TX 75034

TRAN LISA TRAM 296 BEECH DR ROCKWALL, TX 75032

RESIDENT 2970 HORIZON RD ROCKWALL, TX 75032 RESIDENT 2994 HORIZON RD ROCKWALL, TX 75032

RESIDENT 2995 HORIZON RD ROCKWALL, TX 75032 CTR GROUP LLC 3 GERMANY DR SUITE 4-4477 WILMINGTON, DE 19804 POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR 30 WINDSOR DRIVE ROCKWALL, TX 75032

SMITH ROBERT D 300 BEECH DR ROCKWALL, TX 75032 RESIDENT 3000 HORIZON RD ROCKWALL, TX 75032 OUR SAVIOR EVANGELIC LUTHERAN CHURCH OF
ROCKWALL
C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

EEEM ENTERPRISES LLC 3009 N SPRING CT GARLAND, TX 75044 TEDDER JORAM AND TIERA SINCLARI 301 BASS RD ROCKWALL, TX 75032 SUTTON DANIEL & DEBORAH 301 CRESTHAVEN DR ROCKWALL, TX 75032

POTTS DANNY & VONDA	MAY DIANNE	ROSS CHARLES LAVERNE JR AND RAISSA V
301 STONEBRIDGE DR.	301 SUMMERHILL DR	301 WESTWOOD DRIVE
ROCKWALL, TX 75087	ROCKWALL, TX 75032	ROCKWALL, TX 75032
FAULKNER SCOTT	RESIDENT	MILLER BRYAN L
301 WINTER PARK	302 WESTWOOD DR	302 SUMMERHILL DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
PARTRIDGE DELENIA L 302 WINTER PARK ROCKWALL, TX 75032	ORIGINAL CAPITAL HOLDINGS LLC AND RAY SPERRING 3021 RIDGE RD #A66 ROCKWALL, TX 75032	5 SHARP REAL ESTATE LLC 3021 RIDGE RD #160 ROCKWALL, TX 75032
WHEELER KEITH P AND TINA KAREN MCMILLAN	HAYES GABRIELLE LOHELANI	RESIDENT
303 FEATHERSTONE	303 TUBBS RD	304 BEECH DR
ROCKWALL, TX 75087	ROCKWALL, TX 75032	ROCKWALL, TX 75032
CARLTON PAMELA RHEA	ANDERSON TROY	RESIDENT
304 CRESTHAVEN DR	3049 S COYOTE CANYON	305 WINTER PARK
ROCKWALL, TX 75032	MESA, AZ 85212	ROCKWALL, TX 75032
BUKIN LYNNE KATHERINE	BAILEY JONATHON D & GERRY L	RESIDENT
305 SUMMERHILL DR	305 WESTWOOD DR	306 PERCH RD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	GONZALEZ JUAN MANUEL VAZQUEZ	LIU JOHN AND CONNIE Q
306 WINTER PARK	306 WESTWOOD DRIVE	3069 N GOLIAD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75087
WILLIAMSON ROBERT L & CORINNE D	BARTELL RICKY J	BARTELL RICKY J
307 CRESTHAVEN DR	307 ROCKBROOK DR	307 ROCKBROOK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75087	ROCKWALL, TX 75087
LOREY SUSAN ANN	RESIDENT	FALLS DAVID & TERRI
308 SUMMERHILL DR	309 WINTER PARK	309 ROOKERY CT
ROCKWALL, TX 75032	ROCKWALL, TX 75032	MARCO ISLAND, FL 34145
SHEPHERD TIMOTHY ANDREW	RESIDENT	RESIDENT
309 SUMMERHILL DRIVE	310 CRESTHAVEN DR	310 WINTER PARK
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032

RANANGI DHANUNJAYA 310 RIDGEWOOD DR LEWISVILLE, TX 75067 HICKSON SAM AND BROOKE ANN 310 WESTWOOD DRIVE ROCKWALL, TX 75032 RMC DUNHILL LLC 3100 MONTICELLO AVE STE 300 DALLAS, TX 75205

SIERRA FILEMON MARTINEZ 3111 HILLCREST DR SAN ANTONIO, TX 78201 RESIDENT 312 BASS RD ROCKWALL, TX 75032 RESIDENT 313 SUMMERHILL DR ROCKWALL, TX 75032

MORTON JONNA 313 ROCKBROOK ROCKWALL, TX 75087

SUTTON ZACKARY R AND MATALYN K 313 WESTWOOD ROCKWALL, TX 75032 MILLS JASON E & SARAH C 313 WINTER PARK ROCKWALL, TX 75032

RESIDENT 314 SUMMERHILL DR ROCKWALL, TX 75032 RESIDENT 314 WESTWOOD DR ROCKWALL, TX 75032 RESIDENT 314 WINTER PARK ROCKWALL, TX 75032

RESIDENT 3140 HORIZON RD ROCKWALL, TX 75032 OLIVAS ROSA LINA MEZA 315 BASS ROCKWALL, TX 75032 JETT SHARON 315 CRESTHAVEN DR ROCKWALL, TX 75032

GAMEZ EUSTOLIO & MARIA ELENA 315 TUBBS RD ROCKWALL, TX 75032 RESIDENT 3150 HORIZON RD ROCKWALL, TX 75032 LEVINE ERIC HARRIS & MARIO MONZON
CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT 316 CRESTHAVEN DR ROCKWALL, TX 75032 RESIDENT 316 PERCH RD ROCKWALL, TX 75032 RESIDENT 3164 HORIZON RD ROCKWALL, TX 75032

MARTINEZ JAVIER TOSCANO 317 WESTWOOD DR ROCKWALL, TX 75032 BELL CAROLYN 317 WINTER PARK ROCKWALL, TX 75032 RESIDENT 318 BASS RD ROCKWALL, TX 75032

KEATING STEVEN LOUIS 318 WESTWOOD DRIVE ROCKWALL, TX 75032 MCKENZIE JESSICA 318 WINTER PARK ROCKWALL, TX 75032 OLIVER GRISELDA SPECIAL NEEDS TRUST THOMAS RICHARD OLIVER TRUSTEE 32 SPICER RD WESTPORT, CT 6880

BRISCOE GREGORY AND TIFFANY 320 CRESTHAVEN DR ROCKWALL, TX 75032 ROWLAND CHRISTOPHER CARROLL 3205 MARKET CENTER DR ROCKWALL, TX 75032 PEREZ JENIEVA 3209 MARKET CENTER DR ROCKWALL, TX 75032 LEEPER JOEY L & DEBORAH A 321 WESTWOOD DR ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE 321 WINTER PARK ROCKWALL, TX 75032

GARCIA FATIMA YANETH BANUELOS 322 WESTWOOD DRIVE ROCKWALL, TX 75032

CLINE ZACHARY & KAYLA CHAIKIN 322 WINTER PARK ROCKWALL, TX 75032 RESIDENT 324 CRESTHAVEN DR ROCKWALL, TX 75032 CORDERO ALEJANDRA LUCIA & HENRY YOVANI 325 SUMMERHILL DRIVE ROCKWALL, TX 75032

AGRIESTI MICHAEL 325 WESTWOOD DR ROCKWALL, TX 75032 ESTRADA GUSTAVO 326 PERCH RD ROCKWALL, TX 75032 SLAUGHTER COREY 326 WESTWOOD DRIVE ROCKWALL, TX 75032

CHAFFIN LEASING LLC 327 PARTRIDGE DR ROCKWALL, TX 75032 CCC HOME RENTALS LLC 327 TUBBS RD ROCKWALL, TX 75032 GONZALEZ MARIA D 327 TUBBS ROAD ROCKWALL, TX 75032

CORTEZ MANUEL 328 BASS RD ROCKWALL, TX 75032 MELVIN ENERGY, LLC 328 CRESTHAVEN DR ROCKWALL, TX 75032

RESIDENT 329 BASS RD ROCKWALL, TX 75032

GARLAND REALTY LLC 3302 WHITELEY RD. WYLIE, TX 75098 KIYA ENTERPRISES INC OF ROCKWALL 3312 HAYLEY COURT RICHARDSON, TX 75082 RESIDENT
332 CRESTHAVEN DR
ROCKWALL, TX 75032

SOUTHTRUST BANK C/O WELLS FARGO 333 MARKET ST 10TH FLOOR 10TH FLMACA0109-101 SAN FRANCISCO, CA 94105

SHEWA TRUCKING LLC 336 CRESTHAVEN DRIVE ROCKWALL, TX 75032 STATON TANYA MICHELLE 337 TUBBS RD ROCKWALL, TX 75032

RUBIO LORENA L & ALEJANDRO 3371 STATE HIGHWAY 276 ROCKWALL, TX 75032 JIMENEZ AGUSTIN & GUMERCINDA LIMON 340 BASS RD ROCKWALL, TX 75032

KEITH BENJAMIN C JR AND SHERYL A 3403 WATERVIEW TRAIL ROCKWALL, TX 75087

CHANTACA EMILIANO & MARIA 341 BASS RD ROCKWALL, TX 75032 MAZE SAMUEL TERRELL AND AISHA DANNYALE FRANKLLIN 3431 ARTESIA BLVD #22 TORRANCE, CA 90504

SILVA BERTHA 346 PERCH RD ROCKWALL, TX 75032

GAMEZ STEPHANIE GAMEZ &
LESLY JANET GAMEZ & MELANIE GUADALUPE
GAMEZ
348 PERCH RD
ROCKWALL, TX 75032

RESIDENT 349 BASS RD ROCKWALL, TX 75032 SHV HOMES 3, LLC 3495 PIEDMONT ROAD NE BUILDING 11, SUITE 300 ATLANTA, GA 30305 RESIDENT 350 BASS RD ROCKWALL, TX 75032 RESIDENT 3520 HORIZON ROCKWALL, TX 75032 RESIDENT 356 PERCH RD ROCKWALL, TX 75032

GARCIA ULISES & TERESA RAMIREZ 357 HARRIS RD HAYWARD, CA 94544 DRIBBEN FAMILY TRUST
RONALD MARTIN DRIBBEN AND DOLLY MARNA
DRIBBEN- COTRUSTEES
357 MARIAH BAY DR
HEATH, TX 75032

MASK GRIFFIN MELVIN JR 357 TUBBS RD ROCKWALL, TX 75032

JIMENEZ NESTOR AND SAMIRA LORENA ROSAS 359 BASS RD ROCKWALL, TX 75032 PARKER SLURPEE 2 LLC 3600 POTOMAC AVENUE HIGHLAND PARK, TX 75205 RESIDENT 3615 FM3097 ROCKWALL, TX 75032

VELASCO GERARDO GRANADOS AND ADRIANA
ZAPATERO PUERTO
362 BASS RD
ROCKWALL, TX 75032

RESICAP TEXAS OWNER LLC 3630 PEACHTREE ROAD NE STE 1500 ATLANTA, GA 30326 RESICAP TEXAS OWNER LLC 3630 PEACHTREE ROAD NE STE 1500 ATLANTA, GA 30326

RESIDENT 367 TUBBS RD ROCKWALL, TX 75032 MAHONEY PATRICK & DAWN 3685 SYCAMORE LN ROCKWALL, TX 75032 RESIDENT 3690 SYCAMORE LN ROCKWALL, TX 75032

RESIDENT 3693 SYCAMORE LN ROCKWALL, TX 75032 MALY ALENA TRUSTEE ALENA MALY REVOCABLE TRUST UAD 11/19/09 3699 SYCAMORE LN ROCKWALL, TX 75032

MALDONADO CARLOS & MARIA E 370 BASS RD ROCKWALL, TX 75032

WOOD MARY ELIZABETH 3700 SYCAMORE LANE ROCKWALL, TX 75032

RESIDENT 3703 SYCAMORE LN ROCKWALL, TX 75032 MAYFIELD DANIEL 3704 SYCAMORE LN ROCKWALL, TX 75032

RESIDENT 3707 SYCAMORE LN ROCKWALL, TX 75032 MILEY VICKI 3708 SYCAMORE LN ROCKWALL, TN 75032 NEVILLE BARBARA AND JEFFREY RAMOS 3712 SYCAMORE LN ROCKWALL, TX 75032

FORTYGIN DAVID & ANNA NAKUL 3715 SYCAMORE LN ROCKWALL, TX 75032 WILLIAMS SHEREE 3716 SYCAMORE LANE ROCKWALL, TX 75032 ABICHE EPHREM AND SELAM DEMSEW 3719 SYCAMORE LANE ROCKWALL, TX 75032

AGUILLON PABLO & JULIA 372 PERCH RD ROCKWALL, TX 75032 RESIDENT 3720 SYCAMORE LN ROCKWALL, TX 75032 DODSON AMANDA & BRANDON 3721 SYCAMORE LANE ROCKWALL, TX 75032 RESIDENT 3724 SYCAMORE LN ROCKWALL, TX 75032 LIBERIS CRYSTAL A 3725 SYCAMORE LN ROCKWALL, TX 75032 RESIDENT 3728 SYCAMORE LN ROCKWALL, TX 75032

RESIDENT 3729 SYCAMORE LN ROCKWALL, TX 75032 ATKINS CATHERINE COOKE 3732 SYCAMORE LANE ROCKWALL, TX 75032 SCHOBY DARLENE D 3733 SYCAMORE LN ROCKWALL, TX 75032

RESIDENT	RESIDENT	RESIDENT
377 TUBBS RD	3775 FM3097	378 BASS RD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
ALVARADO MARGARITA S	RESIDENT	SHANER MICHAEL
379 BASS RD	3801 SYCAMORE LN	3801 SYCAMORE LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3804 SYCAMORE LN	3805 SYCAMORE LN	3809 SYCAMORE LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
SMET KEITH & LISA	GRIGGS JONAS AND JENAFER	CSH PROPERTY ONE LLC
3810 SYCAMORE LANE	3813 SYCAMORE DRIVE	3816 SYCAMORE LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
ONEILL MARK P & CATHRYN ANNE	CARRANZA ALEJANDRO & MARIA	MANZIEL DOROTHY JAYNE
3817 SYCAMORE LANE	382 PERCH RD	3821 SYCAMORE LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT 3825 SYCAMORE LN ROCKWALL, TX 75032	RESIDENT 3826 SYCAMORE LN ROCKWALL, TX 75032	NAHAR DENISE AND WILFREDO GARCIA-DEJESUS 3829 SYCAMORE LN ROCKWALL, TX 75032
ARAIZA JOSE ENRIQUE	NASSIFF JOHN DANIEL	CITY OF ROCKWALL
3830 SYCAMORE LN	3833 SYCAMORE LN	385 S GOLIAD ST
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75087
RESIDENT	RESIDENT	RESIDENT
387 BASS RD	388 BASS RD	393 TUBBS RD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
LE THUY	GUTIERREZ JAVIER	353 DLD LLC
394 PERCH RD	396 BASS RD	404 SEIS LAGOS TRL
ROCKWALL, TX 75032	ROCKWALL, TX 75032	LUCAS, TX 75098
RESIDENT 405 TUBBS	RESIDENT 406 BASS RD	OPENDOOR PROPERTY TRUST I 410 N SCOTTSDALE RD STE 1600

ROCKWALL, TX 75032

TEMPE, AZ 85281

ROCKWALL, TX 75032

2019 HOUSES MASTER LLC 4117 BOCA BAY DR DALLAS, TX 75244 RAVJI AAMER 412 RIDGE POINT DRIVE HEATH, TX 75032 ALVISO HERADIO V 416 BASS ROAD ROCKWALL, TX 75032

RESIDENT 418 PERCH RD ROCKWALL, TX 75032 CAMACHO ALBERTO CAMACHO & JOSEFINA
CARMONA DE CAMACHO
419 TUBBS RD
ROCKWALL, TX 75032

TRANSITO AND MARTHA CASTELLANOS LIVING
TRUST
TRANSITO A CASTELLANOS AND MARHA L
CASTELLANOS- TRUSTEES
425 BASS RD
ROCKWALL, TX 75032

RESIDENT 426 BASS RD ROCKWALL, TX 75032 ZAPIEN LEONARDO & ANA MARIA DOMINGUEZ 427 TUBBS RD ROCKWALL, TX 75032

URESTI ADOLFO BLAS & CLAUDIA M 4329 FAIRVIEW AVE DOWNERS GROVE, IL 60515

MORALES JOSE L 434 BASS RD ROCKWALL, TX 75032 HEAVENLY HOMES INC JUAN ANJEL DELEON 434 E LINDA LN ROYSE CITY, TX 75189

RESIDENT 436 PERCH RD ROCKWALL, TX 75032

JIMENEZ HERNAN ESTEBAN 437 BASS RD ROCKWALL, TX 75032 RESIDENT 439 TUBBS RD ROCKWALL, TX 75032 RANGEL JUAN 4427 FM 550 ROYSE CITY, TX 75187

LAKESIDE SURGERY LAND HOLDINGS LLC 4450 TUBBS RD ROCKWALL, TX 75032 OCHOA GABRIEL AND RAFAEL DESANTIAGO PIEDRA 446 PERCH ROAD ROCKWALL, TX 75032

RESIDENT 449 TUBBS RD ROCKWALL, TX 75032

CRAWFORD FRANK STEVENSON 45 TOWNHOUSE LN CORPUS CHRISTI, TX 78412

CLARK SEAN D & KATHERINE R 450 BASS RD ROCKWALL, TX 75032 RESIDENT 451 BASS RD ROCKWALL, TX 75032

TRUONG LONG PHUC 4512 BLUE MESA LN MESQUITE, TX 75150 LOZA FABIOLA ESTRADA 4518 CARMEL LN ROWLETT, TX 75088 RESIDENT 453 BASS RD ROCKWALL, TX 75032

MARQUEZ ANA MARIA MERCEDES GRANADOS 458 PERCH ROAD ROCKWALL, TX 75032 RESIDENT 459 TUBBS ROCKWALL, TX 75032 CHAN RYAN Y 4614 KOCUREK STREET AUSTIN, TX 78723

LUNA JOSE ALFREDO LOPEZ 463 BASS RD ROCKWALL, TX 75032 RESIDENT 464 BASS RD ROCKWALL, TX 75032 RESIDENT 464 PERCH RD ROCKWALL, TX 75032 RESIDENT 469 TUBBS RD ROCKWALL, TX 75032 BICKLEY AMANDA 4702 STEEPLE CHASE LN ROCKWALL, TX 75032 CHEN QINGSHENG & YAN FENG 4715 147TH PL SE BELLEVUE, WA 98006

RESIDENT 472 PERCH RD ROCKWALL, TX 75032 RESIDENT 473 BASS RD ROCKWALL, TX 75032 GAMEZ CHRISTOPHER 474 BASS RD ROCKWALL, TX 75032

MORENO NOE & ORALIA 474 BASS RD ROCKWALL, TX 75032

CONTRERAS DAVID & ELIZABETH 474 PERCH RD ROCKWALL, TX 75032 NEVAREZ LUIS & ALMA 476 PERCH ROCKWALL, TX 75032

RESIDENT 478 PERCH RD ROCKWALL, TX 75032 NOBLE JAMES & LINDA 479 TUBBS RD ROCKWALL, TX 75032 RESIDENT 480 PERCH RD ROCKWALL, TX 75032

RESIDENT 481 BASS RD ROCKWALL, TX 75032 PALOMO JULIA DEL CARMEN 482 PERCH ROAD ROCKWALL, TX 75032 HERNANDEZ RAY R & ROSA V 484 PERCH RD ROCKWALL, TX 75032

TORRES FROYLAN H & BRISEIDA 486 PERCH RD ROCKWALL, TX 75032 RESIDENT 489 TUBBS RD ROCKWALL, TX 75032 RESIDENT 492 BASS ROCKWALL, TX 75032

LIMON EVARISTO AND ROSALBA RENOVA 493 BASS RD ROCKWALL, TX 75032 RENOVA ROSALBA 493 BASS RD ROCKWALL, TX 75032 LIMON EVARISTO AND ROSALBA RENOVA 493 BASS RD ROCKWALL, TX 75032

JACKSON LINDA 497 TUBBS RD ROCKWALL, TX 75032 BAF 3 LLC 5001 PLAZA ON THE LAKE SUITE 200 AUSTIN, TX 78746 BAF ASSETS 6 LLC 5001 PLAZA ON THE LK STE 200 AUSTIN, TX 78746

SRAM PACK 1-D LLC 5001 PLAZA ON THE LK STE 200 AUSTIN, TX 78746 ARMM ASSET COMPANY 2 LLC 5001 PLAZA ON THE LK STE 200 AUSTIN, TX 78746 BAF ASSETS 5 LLC 5001 PLAZA ON THE LK STE 200 AUSTIN, TX 78746

PENA-RUIZ MARISELA 502 BASS RD ROCKWALL, TX 75032 KOLESNIK LLC 502 COVEY TRL ROCKWALL, TX 75087 ALMARAZ MARIA M 505 BASS RD ROCKWALL, TX 75032 ALSOBROOK HAROLD DAVID JR 505 CARRIAGE TR ROCKWALL, TX 75087 ALSOBROOK HAROLD DAVID JR 505 CARRIAGE TRAIL ROCKWALL, TX 75087 SAITO CHIEMI 5050 QUORUM DRIVE SUITE 225 DALLAS, TX 75254

KURODA AKIRA 5050 QUORUM DRIVE #120 DALLAS, TX 75254 BECKHAM JAY 509 TUBBS RD ROCKWALL, TX 75032 PENA JERONIMO & JUANA 510 BASS RD ROCKWALL, TX 75032

BUCHANAN DANIEL K AND MINDY M 510 CHAPS DR HEATH, TX 75032 LACY'S INVESTMENTS ENTERPRISES LLC 510 HIGHWATER CROSSING ROCKWALL, TX 75032 LACY INVESTMENT ENTERPRISE LLC 510 HIGHWATER CROSSING ROCKWALL, TX 75032

LORENZ MICHAEL P AND SABINA 513 BASS RD ROCKWALL, TX 75032 PETERS DAVID 518 SESAME DR MESQUITE, TX 75149 LIGHT JEFFREY A AND LEIGH ANN 519 I 30 #140 ROCKWALL, TX 75032

LIGHT JEFF 519 INTERSTATE 30 #140 ROCKWALL, TX 75032 CARRIZALEZ JOSE NINO FLORENCIO CARRIZALEZ 520 PERCH RD ROCKWALL, TX 75032

VELEZ YVETTE 521 ROCKWALL PKWY ROCKWALL, TX 75032

SILVA JORGE & ELIZABETH 521 TUBBS RD ROCKWALL, TX 75087 SINGH DAWNA & ABRAHAM RAMDULAR 523 ROCKWALL PKWY ROCKWALL, TX 75032 RESIDENT 526 BASS RD ROCKWALL, TX 75032

RESIDENT 529 BASS RD ROCKWALL, TX 75032 LLOYD MUSSAH AND ALFRED E WOLO 533 TUBBS RD ROCKWALL, TX 75032

RICO GERARDO AND LUZ 534 BASS RD ROCKWALL, TX 75032

RUBIO MARCELINO M &
RITA ESQUEDA ZUNIGA
535 TUBBS RD
ROCKWALL, TX 75032

TYBONE PROPERTIES LLC 536 LOMA VISTA HEATH, TX 75032 JACKSON SHEILA LASHUN 542 BASS RD ROCKWALL, TX 75032

VELAZQUEZ JORGE & JUANA 543 BASS ROAD ROCKWALL, TX 75032

BT ORIOLE ONE LLC 5430 LYNDON B JOHNSON FWY STE 1050 RESIDENT 545 TUBBS RD ROCKWALL, TX 75032

RESIDENT 551 BASS RD ROCKWALL, TX 75032 PATRICIA HAMMOND FAMILY TRUST PATRICIA ANN HAMMOND TRUSTEE 551 HERITAGE CT CANTON, TX 75103

HASTINGS CLAIMS SERVICE INC 5532 HUFFINES BLVD ROYSE CITY, TX 75189 DRAKE BUSINESS PROPERTIES LTD 554 W RALPH HALL PARKWAY ROCKWALL, TX 75032 HARRIS RICKY LYNN 555 CR 3511 SULPHUR SPRINGS, TX 75482 PRIETO GUSTAVO & ISABEL DEL ROSARIO 555 TUBBS RD ROCKWALL, TX 75032

PIXLEY ANDREA JEAN 5560 CANADA CT ROCKWALL, TX 75032 ESTRADA GLORIA 559 MCKINNEY TRL FATE, TX 75087 RESIDENT 560 PERCH RD ROCKWALL, TX 75032

GAMEZ ADELAIDO & VICENTA 560 BASS RD ROCKWALL, TX 75032 M & M ROCKWALL PROPERTIES LLC 5601 RANGER DR ROCKWALL, TX 75032 MACHUCA VIDAL 561 BASS RD ROCKWALL, TX 75032

MACHUCA VIDAL 561 BASS RD ROCKWALL, TX 75032 BELL JOSEPH ANDREW 5623 WINTON ST DALLAS, TX 75206 RESIDENT 567 TUBBS RD ROCKWALL, TX 75032

RESIDENT 570 PERCH RD ROCKWALL, TX 75032 MORENO YOLANDA & FRANCISCO 571 BASS RD ROCKWALL, TX 75032 PHAM HIEN T AND NGOC DUNG T NGUYEN 572 ENGLAND STREET FATE, TX 75189

REDING RHEAUNA 574 BASS RD ROCKWALL, TX 75032 RESIDENT 577 TUBBS RD ROCKWALL, TX 75032 IIF SFR LP 58 S RIVER DR STE 150 TEMPE, AZ 85288

OQUENDO FRANCISCO J 580 PERCH RD ROCKWALL, TX 75032 ASHLEY MARGARET PATRICIA 5808 YACHT CLUB DR ROCKWALL, TX 75032 BAEK JOON AND KYUNGHEE K 5814 E CAMINO PINZON ANAHEIM, CA 92807

RODRIGUEZ-RANGEL CESAR 582 BASS RD ROCKWALL, TX 75032 RODRIGUEZ-RANGEL CESAR 582 BASS RD ROCKWALL, TX 75032 PEREZ MARIA ELEAZAR 582 BASS ROAD ROCKWALL, TX 75032

RESIDENT 587 TUBBS RD ROCKWALL, TX 75032 LOERA SERGIO AUTURO & MARIA 588 PERCH RD ROCKWALL, TX 75032 LOERA SERGIO A 588 PERCH RD ROCKWALL, TX 75032

LOERA SERGIO A 588 PERCH RD ROCKWALL, TX 75032 WATERS DAVID R 5900 BALCONES DR STE 100 AUSTIN, TX 78731 WATERS DAVID 5900 BALCONES DRIVE SUITE 100 AUSTIN, TX 78731 IHEW HOMES LLC 5900 BALCONES DRIVE SUITE 100 AUSTIN, TX 78731 SPT IVEY ROCKWALL MOB II LLC C/O STARWOOD PROPERTY TRUST INC 591 WEST PUTNAM AVENUE GREENWICH, CT 6830

RESIDENT 592 PERCH RD ROCKWALL, TX 75032

KELECIJA MIRSAD AND OMER KELECIJA 593 BASS RD ROCKWALL, TX 75032

RESIDENT 594 BASS RD ROCKWALL, TX 75032 MARTINEZ CAMILO & MARIA & ISAU MARTINEZ
597 TUBBS RD
ROCKWALL, TX 75032

ALLEN DON AND GINA R 600 LOMA VISTA HEATH, TX 75032 LOZANO IGNACIO 601 BASS RD ROCKWALL, TX 75032

LOZANO IGNACIO & GUADALUPE 601 BASS ROAD ROCKWALL, TX 75032

RESIDENT 602 BASS RD ROCKWALL, TX 75032 MIZELL GREGORY 605 COUNTRY CLUB DR ROCKWALL, TX 75032 RESIDENT 607 TUBBS RD ROCKWALL, TX 75032

LIU YONGBO 609 BELHAVEN DR ALLEN, TX 75013

LIU YONGBO 609 BELHAVEN DR ALLEN, TX 75013 CHEN XIANSONG 609 BELHAVEN DRIVE ALLEN, TX 75013

CHEN XIANSONG 609 BELLHAVEN DR ALLEN, TX 75013 ROCKWALL REGIONAL HOSPITAL LLP 612 E LAMAR BLVD STE 100 ARLINGTON, TX 76011 ROCKWALL REGIONAL HOSPITAL LLP 612 E LAMAR BLVD STE 100 ARLINGTON, TX 76011

BAILEY BLAKE C & LAINE E 613 DOVE HILL CIRCLE HEATH, TX 75032 BAILEY BLAKE AND LAINE 613 DOVE HILL CIRCLE HEATH, TX 75032 RESIDENT 615 TUBBS RD ROCKWALL, TX 75032

MOORE ROSEMARY 622 BASS RD ROCKWALL, TX 75032 RESIDENT 625 TUBBS RD ROCKWALL, TX 75032 GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES 637 FOREST BEND DRIVE PLANO, TX 75025

GONZALES JORGE S & ANA RESENDIZ 639 TUBBS RD ROCKWALL, TX 75032 AKP REALTY-DALROCK LLC 6411 ORCHID LN DALLAS, TX 75230 BORJAS MARIO & MARIA 647 TUBBS RD ROCKWALL, TX 75032

LEAL ROLAND RYAN AND ERIN TAYLOR 654 SHARPLEY FATE, TX 75087 RESIDENT 655 TUBBS RD ROCKWALL, TX 75032 NABIH PETER & MARIAM FAHIM YACOUB FARAHAT 6606 MAPLESHADE LN APT 15A DALLAS, TX 75252 GUEVARA LEONARDO & PATRICIA 663 TUBBS ROW ROCKWALL, TX 75032 HLP SOUTHLAKE LLC 6704 NORTHWOOD ROAD DALLAS, TX 75225 RESIDENT 671 TUBBS RD ROCKWALL, TX 75032

VAN BIBBER LILIANA 677 TUBBS RD ROCKWALL, TX 75032 SRIKUL LLC 6801 WILD RIDGE CT PLANO, TX 75024 RESIDENT 683 TUBBS ROCKWALL, TX 75032

MNSF T2 SPE LLC 6836 MORRISON BLVD, SUITE 320 CHARLOTTE, NC 28211

RESIDENT 689 TUBBS RD ROCKWALL, TX 75032 LIMA INVESTMENTS LLC 6924 FOREST COVE CR DALLAS, TX 75230

LAKE POINTE BAPTIST CHURCH 701 E INTERSTATE 30 ROCKWALL, TX 75087 LAKE POINTE BAPTIST CHURCH 701 E INTERSTATE 30 ROCKWALL, TX 75087 LAKE POINTE BAPTIST CHURCH 701 E INTERSTATE 30 ROCKWALL, TX 75087

KENDRICK MICHAEL AND MICHELLE 7157 HAVENWOOD DR CASTLE PINES, CO 80108 RS XII DALLAS OWNER 1 LP 717 N HARWOOD STREET SUITE 2800 DALLAS, TX 75201 LONAC SLAVICA 7302 SHAWN DR ROWLETT, TX 75088

LOPEZ IRMA SOLARES 741 E FM 550 ROCKWALL, TX 75032 RESIDENT 750 RALPH HALL PKWY ROCKWALL, TX 75032 PCLO LLC 750 NORTH SAINT PAUL STREET SUITE 250 PMB 84053, TX 75201

RESIDENT 751 HAIL DR ROCKWALL, TX 75032 KROGER TEXAS LP 751 FREEPORT PKWY COPPELL, TX 75019 RESIDENT 754 HAIL DR ROCKWALL, TX 75032

RESIDENT 755 HAIL DR ROCKWALL, TX 75032 RESIDENT 758 HAIL DR ROCKWALL, TX 75032 RESIDENT 759 HAIL DR ROCKWALL, TX 75032

RESIDENT 760 RALPH HALL ROCKWALL, TX 75032 RESIDENT 762 HAIL DR ROCKWALL, TX 75032 RESIDENT 763 HAIL DR ROCKWALL, TX 75032

RESIDENT 766 HAIL DR ROCKWALL, TX 75032 RESIDENT 767 HAIL DR ROCKWALL, TX 75032 RESIDENT 770 HAIL DR ROCKWALL, TX 75032 MARICH GARY C 7822 STONEHAVEN LN ROWLETT, TX 75089 ALSAMMAK PROPERTIES LLC- SERIES 3 7857 CR 542 NEVADA, TX 75173 ROCKWALL HOUSING DEVELOPMENT ATTN: TONY RIOS 787 HAIL DR ROCKWALL, TX 75032

NGUYEN TAMMY AND CUONG CHUNG 7910 SARAHVILLE DR DALLAS, TX 75252 DIANOOSH SALEHI TRUST DIANOOSH SALEHI - TRUSTEE 8 CRYSTAL GLEN ALISO VIEJO, CA 92656

VANDERLICK TIMOTHY L 8 WIMBLEDON CT HEATH, TX 75032

MORGENSTERN KEN & ROWENA 8006 WILMINGTON DR ROWLETT, TX 75089 ARMSTRONG JOHN D 804 EAGLE PASS HEATH, TX 75032 GARY DENNIS & DIANNE 809 COUNTY CLUB DRIVE HEATH, TX 75032

HOLLY FISHER BRITT INVESTMENTS LLC 810 ROCKWALL PKWY SUITE 2020 ROCKWALL, TX 75032 SN DFW LLC 8390 E VIA DE VENTURA F-110 #303 SCOTTSDALE, AZ 85258 USCMF SN TEXAS A LLC 8390 E VIA DE VENTURA F-110 #303 SCOTTSDALE, AZ 85258

REZAEIZADEH MASOUD & ZAHRA MEHDIZADEH 8409 NAVIGATION DR ROWLETT, TX 75088 RESIDENT 851 STEGER TOWNE DR ROCKWALL, TX 75032 WANG YUN 8620 MILL CREEK IRVING, TX 75063

BEST JAMES 870 W INTERSTATE 30 SUITE 100 GARLAND, TX 75043 ALBANNA NADIA 890 ETHEL MARIE DR FAIRVIEW, TX 75069 HUTCHINS MATTHEW AND JULIE 9 LANTERN DRIVE HEATH, TX 75032

SOLID ROCK HOLDINGS LLC 904 CAMPTON CT ROCKWALL, TX 75032 NELSON SANDRA 908 BRIDLE PATH CT HEATH, TX 75032 JOSEPH SABU & ANITAH 909 CEDAR SHORES DR HEATH, TX 75032

CCAA INVESTMENT I, LP 909 W BELT LINE RD CEDAR HILL, TX 75104 RESIDENT 930 W RALPH HALL PKWY ROCKWALL, TX 75032 RESIDENT 935 W RALPH HALL ROCKWALL, TX 75032

RESIDENT 935 W RALPH HALL ROCKWALL, TX 75032 RESIDENT 941 STEGER TOWNE DR ROCKWALL, TX 75032 ALLECO LLC 941 W RALPH HALL PARKWAY SUITE 101 ROCKWALL, TX 75032

REYES GALIA OLAZABAL & FRANK ALVAREZ MOYA 945 LAKESIDE DRIVE ROCKWALL, TX 75032

RESIDENT 947 W RALPH HALL ROCKWALL, TX 75032 RH REALTY HOLDINGS LLC 947 W RALPH HALL PKWY SUITE 103 ROCKWALL, TX 75032 RESIDENT 955 W RALPH HALL ROCKWALL, TX 75032 RESIDENT 957 LAKESIDE DR ROCKWALL, TX 75032 M&K REAL ESTATE DEV LLC 959 W RALPH HALL PKWY STE 101 ROCKWALL, TX 75032

SCRITCHFIELD RICHARD AND JANE 9605 WATERVIEW PKWY ROWLETT, TX 75089 965 RHP 103 LLC ATTN: GARON R HORTON 965 W RALPH HALL PKWY SUITE 103 ROCKWALL, TX 75032

H4HIM LEGACY LLC-SUITE 105 SERIES 965 W RALPH HALL PKWY ROCKWALL, TX 75032

AGUILLON JOSE L & ARTEMISA 9676 COUNTY RD 2444 ROYSE CITY, TX 75189 RESIDENT 969 LAKESIDE DR ROCKWALL, TX 75032 HUDSON SFR PROPERTY HOLDINGS II LLC C/O HUDSON HOME MANAGEMENT LLC ATTN: HEATHER HAWKINS 2711 N HASKELL, SUITE 2100 DALLAS, TX 75204

TENET EQUITY FUNDING SPE I, LLC
ATTN: MIKE ZIEG 7332 E BUTHERUS DRIVE,
SUITE 100
SCOTTSDALE, AZ 85260

AMERICAN RESIDENTIAL LEASING COMPANY LLC ATTN: PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO, SUITE 300 CALABASAS, CA 91302 750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY PO BOX
52427
ATLANTA, GA 30355

ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES
INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

P O BOX 1784 ROCKWALL, TX 75087 PAIGE RYAN PROPERTIES LLC P. O. BOX 853 WYLIE, TX 75098

SEVEN POINTS BORROWER, LLC P.O. BOX 4090 SCOTTSDALE, AZ 85261 PROGRESS RESIDENTIAL BORROWER 11 LLC P.O. BOX 4090 SCOTTSDALE, TX 85261 CARRIE JEFF R P.O. BOX 714 FATE, TX 75132

CHANCE MATTHEW S & AMANDA PO BOX 1179 ROCKWALL, TX 75087 CARRIZALES ERI & LENNY PO BOX 1244 ROCKWALL, TX 75087 LEJ PARTNERS LTD PO BOX 1499 PROSPER, TX 75078

RDMS PROPERTIES LLC- SERIES I (RS)
A SERIES OF RDMS PROPERTIES
PO BOX 1569
ROCKWALL, TX 75087

RSB TOKEN INVESTMENTS LLC PO BOX 1664 ROCKWALL, TX 75087 BURKS LINDA S PO BOX 1955 ROCKWALL, TX 75087

OGAN LOCKLIN & SHEILA PO BOX 2304 ROCKWALL, TX 75087 S AND S FAITH FUND LLC PO BOX 2931 GRAPEVINE, TX 76099 BURNABY TEXAS PROPERTIES LLC PO BOX 308 WINTHROP, WA 98862

PROGRESS RESIDENTIAL BORROWER 6 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

RESIDENTIAL HOME OWNER-E 1 LLC PO BOX 4090 SCOTTSDALE, AZ 85261 YAMASA CO LTD., A JAPANESE CORPORATION PO BOX 4090 SCOTTSDALE, AZ 85261 OLYMPUS BORROWER LLC PO BOX 4090 SCOTTSDALE, AZ 85261 TRUE NORTH BORROWER TEXAS LLC PO BOX 4090 SCOTTSDALE, AZ 85261 YANDELL TRUE & DAVID PO BOX 477 ROCKWALL, TX 75087

KENDALL MARCIA & JOHN PO BOX 497882 GARLAND, TX 75049 HOUZZ ROCK, LLC PO BOX 670 ROCKWALL, TX 75087 HENDERSON NORMA PO BOX 705 ROCKWALL, TX 75087

RADIANCE CORNER LLC PO BOX 786 WYLIE, TX 75098 MORLAND ANGELA DAWN PO BOX 831 MCLEAN, TX 79057 HAMILTON DIRECT LLC PO BOX 849 ROCKWALL, TX 75087

TRAN DAVID T PO BOX 894578 MILILANI, HI 76789 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:

Z2024-032: Zoning Change Amending Planned Development District 13 (PD-13)

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a <u>Zoning Change</u> amending Planned Development District 13 (PD-13) [Ordinance No.'s 81-05, 84-43, & 94-41] for the purpose of consolidating the regulating ordinances for a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in between W. Ralph Hall Parkway, Horizon Road [FM-3097], and Tubbs 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 <u>Tuesday</u>, <u>August 13</u>, <u>2024 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday</u>, <u>August 19</u>, <u>2024 at 6:00 PM</u>. 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, August 19, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Address:

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. Z2024-032: Zoning Change Amending Planned Development District 13 (PD-13)
Please place a check mark on the appropriate line below:
I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.
Name:

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



July 22, 2024

TO:

The Residents of the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church

FROM:

Ryan Miller, AICP

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, Texas 75087

SUBJECT:

Case No. Z2024-032; Amendment to Planned Development District 13 (PD-13)

Property Owners and/or Residents of the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church,

The City of Rockwall has initiated an amendment to Planned Development District 13 (PD-13) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 13 (PD-13) -- which regulates the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church -- consists of over 15 pages of regulations within three (3) regulating ordinances, and over 31 development cases. The proposed amendment <u>does not</u> change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances 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 contractors looking to do work in this Subdivision, and for City staff when reviewing permits.

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 Windmill Ridge Estates Subdivision or within 500-feet of its boundaries. The attached map is a visual representation of the subject property (i.e. the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church) and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?

<u>NO</u>. The proposed amendment to Planned Development District 13 (PD-13) will <u>not</u> change your zoning or any development requirements associated with your property or any other properties located within the Windmill Ridge Estates Subdivision or the Our Savior Lutheran Church property. It will <u>only</u> make it easier to find the development requirements associated with property for property owners, contractors, and city staff. Any property that is located within the 500-foot notification area -- but is not situated within the Windmill Ridge Estates Subdivision -- will <u>not</u> 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, <u>August 13, 2024</u> at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Tuesday, <u>August 19, 2024</u> 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 and via recording after the meeting 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.

Sincerely,

Ryan Miller, AICP Director of Planning and Zoning

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).
Z2024-032
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 *
LIIST MAILIE
Constantin

Onofrei Address * 232 Mulberry Ln City * Rockwall State * TX Zip Code * 75032 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.	Last Name *
City * Rockwall State * TX Zip Code * 75032 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.	Onofrei
232 Mulberry Ln City * Rockwall State * TX Zip Code * 75032 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.	
City * Rockwall State * TX Zip Code * 75032 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.	
City * Rockwall State * TX Zip Code * 75032 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.	Address *
State * TX Zip Code * 75032 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.	232 Mulberry Ln
State * TX Zip Code * 75032 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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Zip Code * 75032 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.	Rockwall
Zip Code * 75032 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.	
Zip Code * 75032 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.	State *
Zip Code * 75032 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.	
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.	IX
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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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 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 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 work nearby the proposed Zoning or Specific Use Permit (SUP) request. ✓ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request. 	Please check all that apply: *
 ✓ 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 live nearby the proposed Zoning or Specific Use Permit (SUP) request.
I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.	
Town a business hearby the proposed Zonning of Specific Ose Fermit (SOF) request.	
	Town a business hearby the proposed Zonning of Specific Ose Petitlit (SOP) request.
Other:	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).
Z2024-032
Please place a check mark on the appropriate line below: *
✓ I am in favor of the request.
I am in opposition to the request.
Tan in opposition to the request.
Please provide any additional information concerning your support or opposition to the request.
Respondent Information
Respondent Information Please provide your information.
Please provide your information. First Name *
Please provide your information.

Last Name *		
DeMars		
Address *		
128 Woodcreek Dr		
City *		
Rockwall		
State *		
<u>Tx</u>		
Zip Code *		
75032		
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.
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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).
Z2024-032
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 *
Robert

Last N	Name *
Demai	rs
Addre	ess *
128 W	oodcreek dr
City *	
Rockw	vall
State	*
Texas	
Zip C	ode *
75032	
Pleas	e check all that apply: *
	live nearby the proposed Zoning or Specific Use Permit (SUP) request.
	work nearby the proposed Zoning or Specific Use Permit (SUP) request. own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
' '	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

Case No. Z2024-032: Zoning Change Amending Planned Developmen	t District 13 (PD-13)	۲	p.on Willer
Please place a check mark on the appropriate line below:		FONT	Ryon Walker
I am in favor of the request for the reasons listed below.			
☐ I am opposed to the request for the reasons listed below.			
Name: ROSS RAMSAY			DEU-ASORS segm

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 reorder 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 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 p change and extending 200 feet from that area.

211 MAPLEWOOD

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

ORDINANCE NO. 76-12

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON A TRACT OF LAND FROM "A" AGRICULTURAL DISTRICT CLASSIFICATION TO "SF-4" SINGLE-FAMILY DWELLING DISTRICT CLASSIFICATION; SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, ROCKWALL COUNTY, TEXAS, AND BEING IN THE SAME TRACT OF LAND CONVEYED TO FORNEY LAND DEVELOPMENT CORPORATION BY DEED AND RECORDED IN VOL. 70, PG. 461. DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTI-CULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD FOR A CORNER ON THE NORTHEAST LINE OF F.M. ROAD NO. 3097; THENCE N. $44^{\rm O}$ 52' 59" E., 20.0 FEET FROM THE SOUTHEAST CORNER OF THE JAMES SMITH SURVEY, SAID POINT OF BEGINNING ALSO BEING IN THE CENTER OF A COUNTY ROAD; THENCE, N. 45° 5' 20" W. WITH THE NORTHEAST LINE OF F. M. ROAD NO. 3097, 2487.0 FEET TO AN IRON ROD FOR A CORNER ON THE SOUTHEAST LINE OF A 73.9-ACRE TRACT OF LAND CONVEYED TO EMILY SUE WHITEHEAD AND O. L. STEGER, JR., BY DEED AND RECORDED IN VOL. 87, PG. 148, DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE, N. 44° 54' 44" E. WITH A FENCE LINE AND THE SOUTHEAST LINE OF SAID 73.9-ACRE TRACT 2609.01 FEET TO AN IRON ROD FOR A CORNER ON THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO J. L. PEOPLES BY DEED RECORDED IN VOL. 43, PG. 136, DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE, S. 45° 53' 52" E. WITH A FENCE LINE AND SAID SOUTH-WEST LINE OF THE PEOPLES TRACT 2487.0 FEET TO AN IRON ROD IN THE CENTERLINE OF COUNTY ROAD FOR A CORNER; THENCE, S. 440 52' 59" W. WITH THE CENTER OF SAID COUNTY ROAD 2644.1 FEET TO A POINT FOR A CORNER, THE POINT OF BEGINNING CONTAINING 149.97 ACRES OF LAND, MORE OR LESS; 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 a joint public hearing 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, Texas, 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 of "SF-4" Single-Family Dwelling District Classification:

BEING a tract of land in the James Smith Survey, Abstract No. 200, Rockwall County, Texas, and being in the same tract of land conveyed to Forney Land Development Corporation by Deed and recorded in Vol. 70, Pg. 461, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod for a corner on the Northeast line of F.M. Road No. 3097, THENCE N. 440 52' 59" E., 20.0 feet from the Southeast corner of the James Smith Survey, said POINT OF BEGINNING also being in the center of a county road;

THENCE, N. 45° 5' 20" W., with the Northeast line of F.M. Road No. 3097, 2487.0 feet to an iron rod for a corner on the Southeast line of a 73.9-acre tract of land conveyed to Emily Sue Whitehead and O. L. Steger, Jr., by Deed and recorded in Vol. 87, Pg. 148, Deed Records of Rockwall County, Texas;

THENCE, N. 44^o 54' 44" E. with a fence line and the Southeast line of said 73.9-acre tract 2609.01 feet to an iron rod for a corner on the Southwest line of a tract of land conveyed to J. L. Peoples by Deed, recorded in Vol. 43, Pg. 136, Deed Records of Rockwall County, Texas;

THENCE, S. 45° 53' 52" E. with a fence line and said Southwest line of the Peoples Tract 2487.0 feet to an iron rod in the centerline of county road for a corner;

THENCE, S. 44° 52' 59" W. with the center of said county road 2644.1 feet to a point for a corner, the POINT OF BEGINNING containing 149.97 acres of land, more or less.

SECTION 2. 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 3. 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 4. 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 penalty of 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 5. Whereas, it appears that the above-described property requires classification as a Single-Family Dwelling 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 ordinances, as the law in such cases provides.

APPROVED:

Hany Imyen

APPROVED AS TO FORM:

ATTEST:

Robert Baker ATTORNEY

CITY SECRETARY

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPRE-HENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 13 ON THE FOL-LOWING DESCRIBED TRACT: BEING A TRACT OF LAND IN THE JAMES SMITH SUR-VEY, ABSTRACT NO. 200, ROCKWALL COUNTY, TEXAS, AND BEING IN THE SAME TRACT OF LAND CONVEYED TO FORNEY LAND DEVELOPMENT CORPORATION BY DEED AND RECORDED IN VOL. 70, PG. 461, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD FOR A CORNER ON THE NORTHEAST LINE OF F.M. ROAD NO. 3097, THENCE N. 44° 52' 59" E., 20.0 FEET FROM THE SOUTHEAST CORNER OF THE JAMES SMITH SURVEY, SAID POINT OF BEGINNING ALSO BEING IN THE CENTER OF A COUNTY ROAD: THENCE, N. 45° 5' 20" W., WITH THE NORTHEAST LINE OF F.M. ROAD NO. 3097, 2487.0 FEET TO AN IRON ROD FOR A CORNER ON THE SOUTHEAST LINE OF A 73.9-ACRE TRACT OF LAND CONVEYED TO EMILY SUE WHITE-HEAD AND O. L. STEGER, JR., BY DEED AND RECORDED IN VOL. 87, PG. 148, DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE, N. 440 54' 44" WITH A FENCE LINE AND THE SOUTHEAST LINE OF SAID 73.9-ACRE TRACT 2609.01 FEET TO AN IRON ROD FOR A CORNER ON THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO J. L. PEOPLES BY DEED, RECORDED IN VOL. 43, PG. 136, DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE, S. 450 53' 52" E. WITH A FENCE LINE AND SAID SOUTHWEST LINE OF THE PEOPLES TRACT 2487.0 FEET TO AN IRON ROD IN THE CENTERLINE OF COUNTY ROAD FOR A CORNER; THENCE, S. 44 52 59 W. WITH THE CENTER OF SAID COUNTY ROAD 2644.1 FEET TO A POINT FOR A CORNER, THE POINT OF BEGINNING CONTAINING 149.97 ACRES OF LAND, MORE OR LESS; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; 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 PROVIDING 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 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, 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 "PD" Planned Development District Number 13 on the following described property:

BEING a tract of land in the James Smith Survey, Abstract No.200, Rockwall County, Texas, and being in the same tract of land conveyed to Forney Land Development Corporation by Deed and recorded in Vol. 70, Pg. 461, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod for a corner on the Northeast line of F.M. Road No. 3097, THENCE N. 44° 52' 59" E., 20.0 feet from the Southeast corner of the James Smith Survey, said POINT OF BEGINNING also being in the center of a county road;

THENCE, N. 45^o 5' 20" W., with the Northeast line of F.M. Road No. 3097, 2487.0 feet to an iron rod for a corner on the Southeast line of a 73.9-acre tract of land conveyed to Emily Sue Whitehead and O. L. Steger, Jr., by Deed and recorded in Vol. 87, Pg. 148, Deed Records of Rockwall County, Texas;

THENCE, N. 44^O 54' 44" E. with a fence line and the Southeast line of said 73.9-acre tract 2609.01 feet to an iron rod for a corner on the Southwest line of a tract of land conveyed to J. L. Peoples by Deed, recorded in Vol. 43, Pg. 136, Deed Records of Rockwall County, Texas;

THENCE, S. 45^o 53' 52" E. with a fence line and said Southwest line of the Peoples Tract 2487.0 feet to an iron rod in the centerline of county road for a corner;

THENCE, S. 44° 52' 59" W. with the center of said county road 2644.1 feet to a point for a corner, the POINT OF BEGINNING containing 149.97 acres of land, more or less.

SECTION 2. 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 3. That Planned Development District Number 13 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 Number 13 to the above descrived tract of land is subject to the following special conditions:

a. The site plan attached hereto as Exhibit "A" and made a p_{a} rt hereof shall control the development of Planned Development District

No. 13 and any and all such development shall be in strict accordance with such site plan.

- b. 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 changes and amendments to the Comprehensive Zoning Ordinance.
- c. The following standards for the development of Planned Development District No. 13 shall be applicable in the enactment and approval of the comprehensive site plan and subsequent building or other permits, to-wit:

		Single	e Family		Fami tache	
(1)	Minimum lot size	6,600	sq. ft.	7,700	są.	ft.
(2)	Minimum lot width	60	ft.	70	ft.	
(3)	Minimum lot depth	110	ft.	110	ft.	
(4)	Minimum front yard	25	ft.	20	ft.	
(5)	Minimum side yard	5	ft.	5	ft.	
(6)	Minimum rear yard	15	ft.	25	ft.	

- (7) Maximum lot coverage by main and accessory buildings of thirtyfive percent (35%)
- (8) Minimum number of parking spaces per unit shall be two (2)
- (9) Maximum height of any structure shall be two and one half ($2\frac{1}{2}$) stories
- d. The uses allowable in the area designated as "Local Retail" on the approved site plan shall be limited to those uses allowed in the Neighborhood Services District Classification of the Comprehensive Zoning Ordinance, and to the retail sale of automotive fuel as an accessory use in conjunction with an allowed retail use.
- e. The area designated as park site on the site plan, Exhibit "A", represents only a preliminary layout of future park area. The actual dimensions of area to be dedicated as a park site will be determined and approved by the City during the platting stage after the completion of a flood plain study.
- f. During the platting stage of this property, the developers will dedicate the amount of right-of-way along the existing County Road on the southeast side of the tract needed, in addition to existing right-of-way, to equal 110 ft. of right-of-way.
- g. The developers will construct one half (½) of the major thoroughfare (one thirty foot (30') roadway) along the southeast side of their property at the time the other streets in the development are constructed.
- SECTION 4. 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 Rock-wall, 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 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

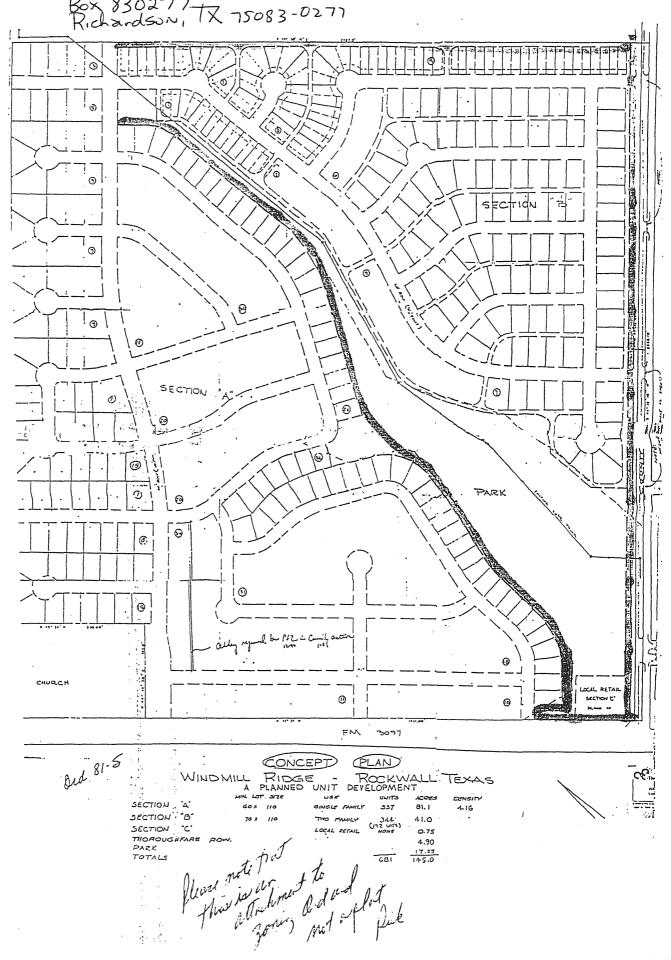
PASSED AND APPROVED THIS 2nd day of February, 1981.

ATTEST:

City Secretary

ITA KELOKU U WNEIWHII.

Ab 200 J. Smith Survey Embrey Enterprises Box 830277-TX 75083-Richardson, TX 75083-



ORDINANCE NO.84-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMEND-ING ORDINANCE NO. 81-5 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 13; PROVIDING FOR LAND USE, AND A DEVELOPMENT PLAN FOR THAT AREA DESCRIBED AS LOT 1, BLOCK A OUR SAVIOR LUTHERAN CHURCH ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; AND PROVIDING 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. 81-5 and the Comprehensive Zoning Ordinance of the City of
Rockwall as relates to Planned Development No. 13 in the area described
as Lot 1, Block A, Our Savior Lutheran Church Addition, should be amended
NOW, THEREFORE, BE IT ORDAINED BY the City Council of the City of
Rockwall, Texas,

SECTION 1. That the development plan attached hereto as Exhibit "B" and made a part hereof shall control the development of the area known as Lot 1, Block A Our Savior Lutheran Church Addition of Planned Development No. 13 and shall be considered an amendment to Exhibit "A" of Ordinance No. 81-5.

SECTION 2. That Section 3, h be added to Ordinance No. 81-5 to read as follows:

"The 70 ft. by 14 ft. classroom building with metal siding is limited to a period not to exceed two (2) years from date of installation."

SECTION 3. 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 4. That the above described tract of land shall be used only in the manner and for the purposes provided in the Comprehensive

Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future.

SECTION 6. 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 Rock-wall as heretofore amended, as amended hereby and as may be amended in the future, 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 7. That this ordinance shall take effect and be in full force on and after its passage and the publication of the caption as the law in such cases requires.

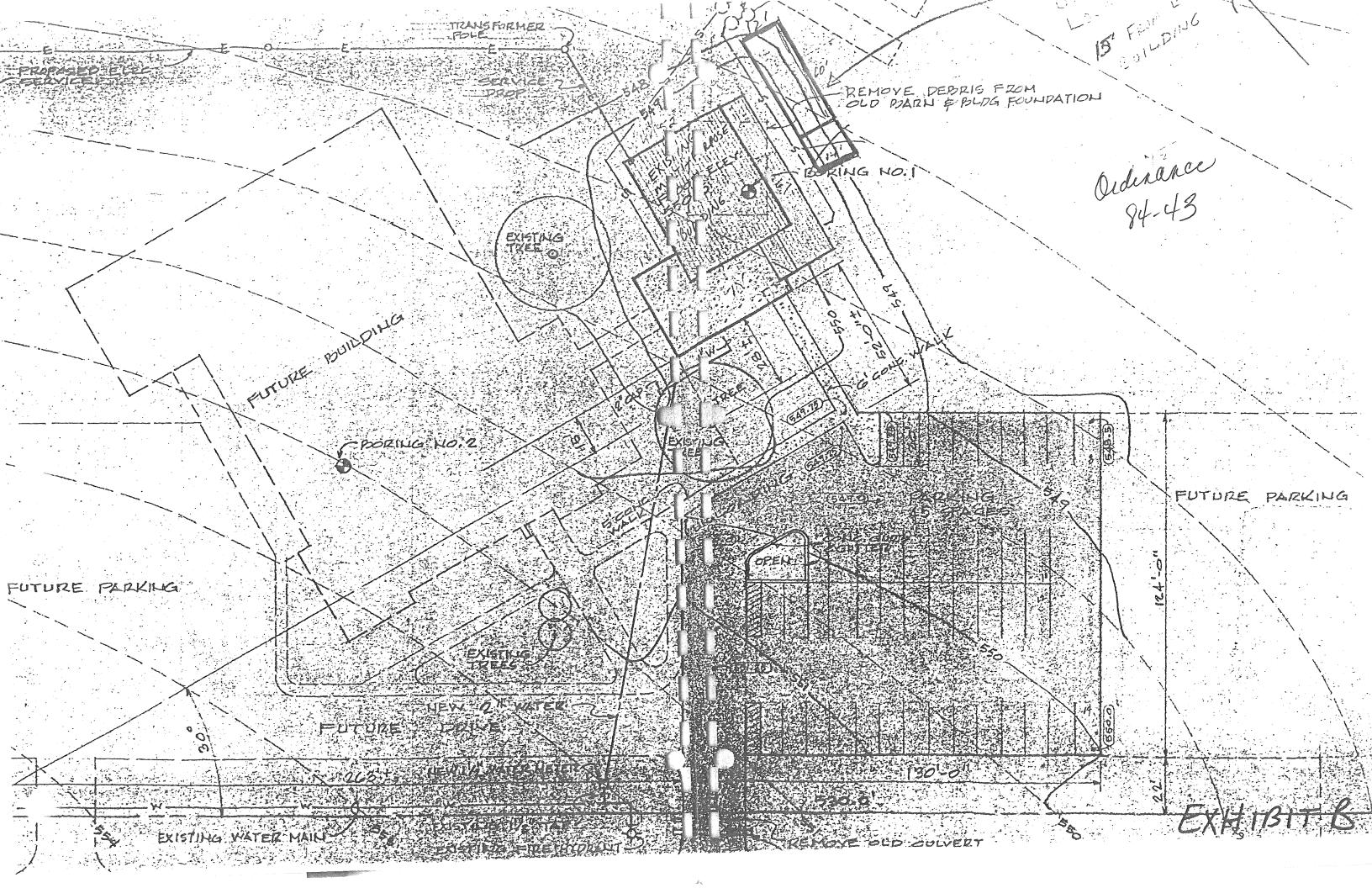
DULY PASSED AND APPROVED this 10th day of September, 1984.

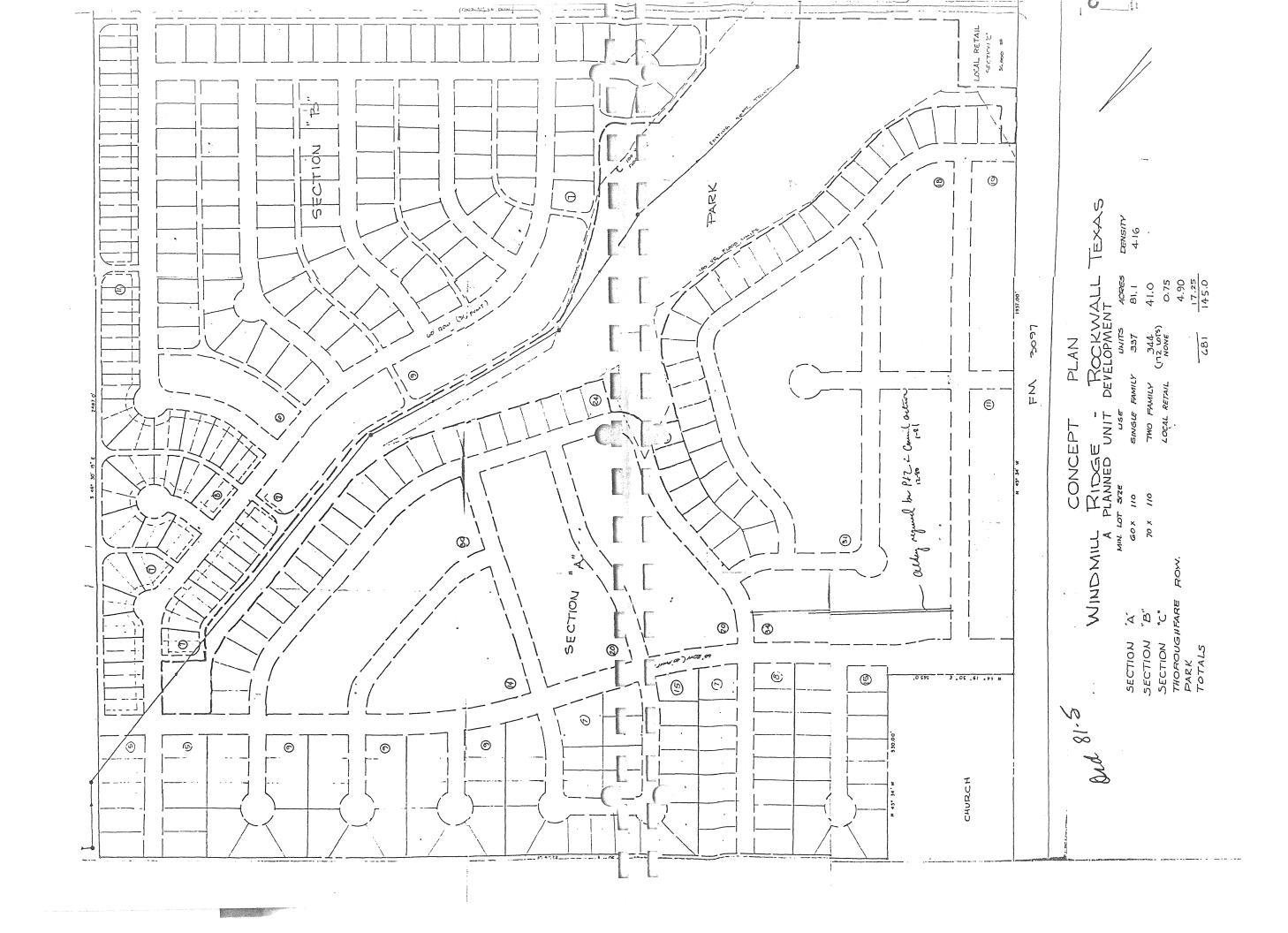
APPROVED:

Mayor

ATTEST:

City Secretary





AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 81--5 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED. SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM DUPLEX LAND USE DESIGNATION AND GENERAL RETAIL LAND USE DESIGNATION TO SINGLE FAMILY DETACHED LAND DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-13, 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 (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-13 from duplex land use designation and general retail to single family detached residential land use designation was submitted by Embrey Enterprises, Inc. on a tract of land described; 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 81-5 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. 81-5 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended so as to approve a change in the preliminary plan for "PD-13" Planned Development District No. 13, on the property described on Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 13 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. 13 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. 13, 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. All development of the property described on Exhibit "A", attached hereto, shall be substantially in accordance with the Concept Plan, attached hereto and made a part hereof as Exhibit "B".

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 Lot Size - 6,600, with the lots averaging 7,000 sq. feet in size

2. Minimum Front Setback - 25 feet

3. Minimum Side Yard - 5 feet

4. Minimum Dwelling Size - 1,400 sq. feet

5. Maximum Building Height - 32 feet

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.

<u>Section 5.</u> 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 19 day of December, 1994.

APPROVED:

mx K. Welliam

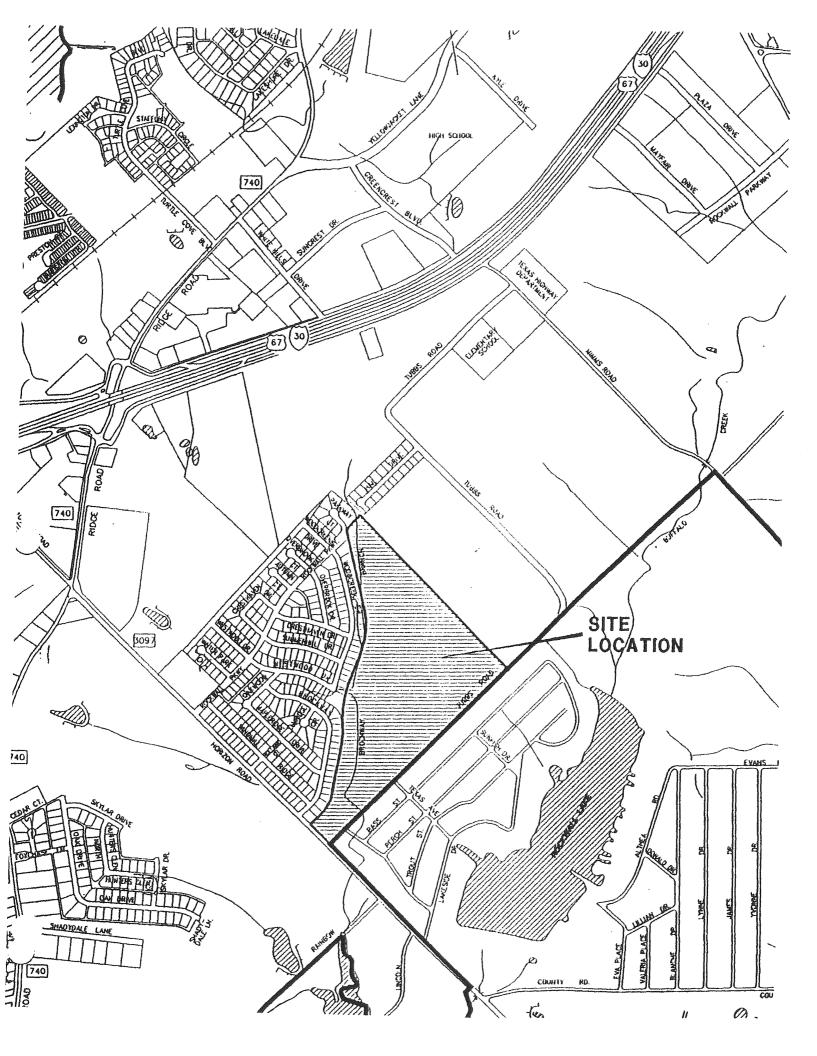
Mayor

ATTEST:

1st reading <u>12-19-94</u>

City Secretary

2nd reading <u>1-9-95</u>



FIELD NOTES

4066fld.wp31

BEING a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, the subject tract being part of the 149.97 acre tract of land conveyed by Southern Methodist University to Embrey Enterprises, Inc., Trustee according to the deed recorded in Volume 158, Page 481 of the Deed Records of Rockwall County, Texas, (DRRDCT), the subject tract being more particularly described as follows;

BEGINNING at a point located on the Northeasterly line of Farm to Market Road No. 3097 and the Southerly corner of Windmill Ridge Estates Section "A" Installment One, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 26 of the Map Records of Rockwall County, Texas (MRRCT), a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found on the Northwesterly line of Brockway Drive bears N 45° 30' 45" W, a distance of 160.22 feet;

THENCE, N 44° 26' 22" E, along the Easterly line of said Windmill Ridge Estates Section "A" Installment One, a distance of 185.46 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

THENCE, Continuing along said Windmille Ridge Estates Section "A" Installment One Easterly line and along the Easterly line of Windmill Ridge Estates No. 2A, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 156 (MRRCT) and around a tangent curve to the Left having a central angle of 35° 04' 42", a radius of 360.00 feet and a chord bearing of N 26° 54' 01" E, an arc distance of 220.40 feet to a 1/2" iron pin found at corner;

THENCE, N 09° 21' 40" E, along said Windmill Ridge Estates No. 2A, Easterly line and passing over a 3/8" iron pin found at a distance of 515.77 feet and continuing 79.77 feet, making a total distance of 595.54 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found bears S 87° 51' 13" W, a distance of 0.76 feet;

THENCE, 02° 29' 38" W, continuing along said Windmill Ridge Estates No. 2A Easterly line part of the way and along the Easterly line of Windmill Ridge Estates No. 3, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 300 (MRRCT), a distance of 246.65 to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

THENCE, Along the said Windmill Ridge Estates No. 3 Easterly line, the following;

Around a non-tangent curve to the Right having a central angle of 17° 59' 13", a radius of 400.00 feet and a chord bearing of N 06° 48' 00" E, an arc distance of 125.57 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

N 15° 27' 50" E, passing over a 3/8" iron pin found at a distance of 216.59 feet passing over another 3/8" iron pin found at a distance of 516.62 feet and continuing 120.03 feet making a total distance of 636.65 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

Around a non-tangent curve to the Left having a central angle of 23° 00' 01", a radius of 700.00 feet and a chord bearing of N 04° 00' 00" E, an arc distance of 281.00 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

N 07° 30' 00" W, a distance of 806.90 feet to a point on the centerline of Rockwall Parkway, a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 3/8" iron pin found bears S 39° 22' 21" W, a disatnce of 288.80 feet;

THENCE, N 44° 20' 09" E, leaving said Windmill Ridge Estates No. 3 Easterly line and along an Easterly line of that tract of land conveyed to Shepherd Place Homes, Inc., by the deed recorded in Volume 917, Page 188 (DRRCT), a distance of 202.28 feet to a point on the North easterly line of the previously mentioned Embrey Enterprises, Inc., Trustee 149.97 acre tract, a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found bears N 44° 28' 37" W, a distance of 129.86 feet;

THENCE, S 46° 20' 24" E, along said Embrey Enterprises, Inc., Trustee tract Northeasterly line, a distance of 2094.49 feet to the most Easterly corner of said Embrey Enterprises, Inc., Trustee tract, said corner being located on the Northwesterly line of Tubbs Road (approximately 21.5 + ROW) as dedicated by the Road & Street Dedication Plat recorded in Cabinet B, Slide 242 (MRRCT), a 1/2" iron pin set in asphalt pavement at the subject tract most Easterly corner, from which a 1" iron pipe bears N 35° 18' 04" W, a distance of 28.52 feet and a 3/8" iron pin found on the Southeasterly line of said Tubbs Road bears S 42° 33' 00" W, a distance of 667.96 feet;

THENCE, S 44° 23' 31" W, along the Southeasterly line of said Embrey Enterprises, Inc., Trustee tract and the said dedicated Tubbs Road Northwesterly line, a distance of 2645.06 feet to a point on the previously mentioned Farm to Market Road No. 3097 Northeasterly line, said point further being the most Southerly corners of the subject tract and said Embrey Enterprises, Inc., Trustee tract, a 1/2" iron pin set in asphalt pavement at corner, from which a 1/2" iron pin found at the intersection of the Southeasterly line of Tubbs Road and Northeasterly line of Farm to Market Road No. 3097 bears S 45° 30' 45" E, a distance of 20.88 feet;

THENCE, N 45° 30' 45" W, along the said Farm to Market Road No. 3097 Northeasterly line, a distance of 307.00 feet to the PLACE OF BEGINNING with the subject tract containing 2,869,127 square feet or 65.8661 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL. TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 13 (PD-13) 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 149.97-ACRE TRACT OF LAND SITUATED WITHIN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, 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 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 13 (PD-13) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 81-05, 84-43*, & 94-41]; and,

WHEREAS, Planned Development District 13 (PD-13) is a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 13 (PD-13) [Ordinance No.'s 81-05, 84-43, & 94-41] 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 81-05, 84-43, & 94-41*;

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 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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF SEPTEMBER, 2024.

ATTEST:	Trace Johannesen, <i>Mayor</i>
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, <i>City Attorney</i>	
1 st Reading: <u>August 19, 2024</u>	40
2 nd Reading: September 3, 2024	

Exhibit 'A': Legal Description

BEING 149.994 acres of land situated in Abstract 200, J. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northern-most corner of Lot 10, Block O, Windmill Ridge Estates Addition, Phase 3B, RCAD # 45325, and the Eastern Right of Way line of West Ralph Hall Parkway (NAD83 Texas State Plane GPS Coordinate (Grid): E2,593,950.407, N7,014,437.569 Feet);

- THENCE South 45°-32'-31" East, along the Northern boundary line of the Windmill Ridge Estates Addition, Phases 3B and 4B, a distance of 2,491.731 feet for a corner in the Centerline of the old Tubbs Road:
- 2 **THENCE** South 45°-18'-55" West, continuing along said Centerline, a distance of 2,644.100 feet for a corner;
- 3 **THENCE** North 44°-39'-26" West, along the North Right of Way line of Horizon Road (FM 3097) a distance of 2,488.097 feet for a corner;
- 4 **THENCE** North 45°-14'-29" East, along approximately the Centerline of West Ralph Hall Parkway, a distance of 2,605.634 feet to the *POINT OF BEGINNING AND CONTAINING* 149.994 acres of land (6,533,734.133 square feet) more or less.

Exhibit 'B': Survey

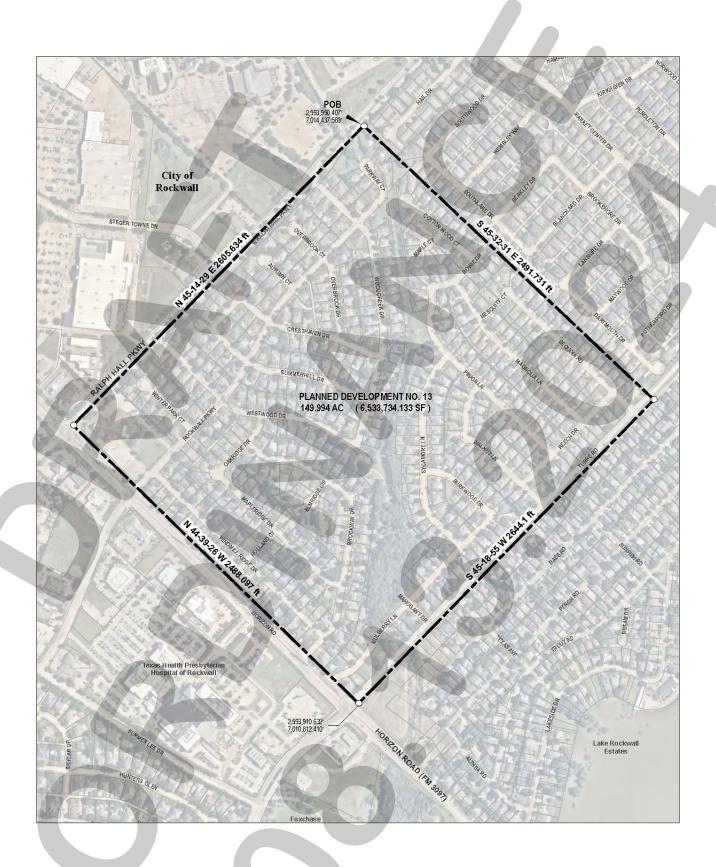


Exhibit 'C': Concept Plan

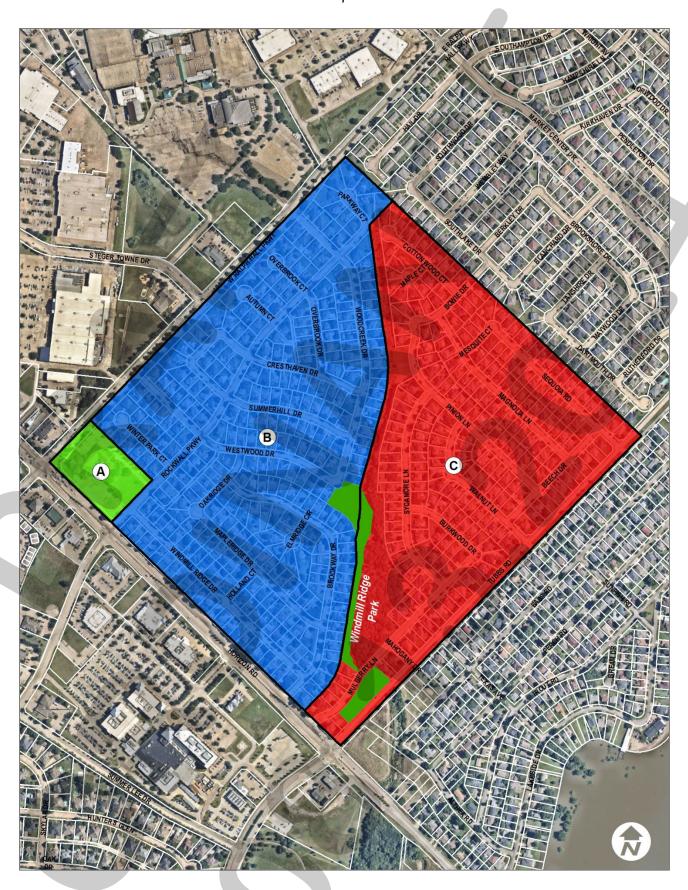


Exhibit 'D':

Density and Development Standards

- (A) TRACT A. (Our Savior Lutheran Church)
 - (1) Concept Plan. All development of Tract A shall conform with the Concept Plan depicted in Figure 1.

FIGURE 1. CONCEPT PLAN FOR TRACT A



- (2) <u>Permitted Land Uses</u>. Unless specifically provided by this Planned Development District ordinance, *Tract A -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses stipulated for properties in a Neighborhood Services (NS) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) <u>Density and Development Standards</u>. Unless specifically provided by this Planned Development District, the development of *Tract A* -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the density and dimensional requirements stipulated for properties in a Neighborhood Services (NS) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

Exhibit 'D':

Density and Development Standards

- (B) TRACT B. (Windmill Ridge Estates, Phases 1A, 2A, 3A & 3B)
 - (1) Concept Plan. All development of Tract B shall conform with the Concept Plan depicted in Figure 2.

FIGURE 2. CONCEPT PLAN FOR TRACT B



- (2) <u>Permitted Land Uses</u>. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses stipulated for properties in a Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) <u>Density and Development Standards</u>. Unless specifically provided by this Planned Development District, the development of *Tract B* -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 7 (SF-7) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract B* shall conform to the standards depicted in *Table 1*, which are as follows:

Exhibit 'D': Density and Development Standards

TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT B

	LOT TYPE ►	SINGLE-FAMILY
MINIMUM LOT SIZE		6,600 SF
MINIMUM LOT WIDTH		60'
MINIMUM LOT DEPTH		110'
MINIMUM FRONT YARD SETBACK		25'
MINIMUM SIDE YARD SETBACK		5'
MINIMUM REAR YARD SETBACK		15'
MAXIMUM LOT COVERAGE (1)		35%
MAXIMUM BUILDING HEIGHT		2½-STORIES
MINIMUM NUMBER OF OFF-STREET PARKING SPACES		2

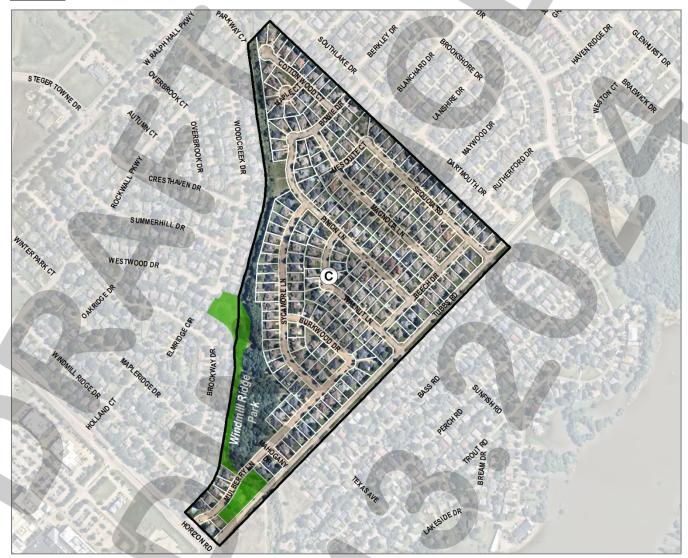
GENERAL NOTES:

1: Lot coverage is for primary and secondary structures.

Exhibit 'D':Density and Development Standards

- (C) TRACT C. (Windmill Ridge Estates, Phases 4 & 4B)
 - (1) Concept Plan. All development of Tract C shall conform with the Concept Plan depicted in Figure 3.

FIGURE 3. CONCEPT PLAN FOR TRACT C



- (2) <u>Permitted Land Uses</u>. Unless specifically provided by this Planned Development District ordinance, *Tract C -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses stipulated for properties in a Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) <u>Density and Development Standards</u>. Unless specifically provided by this Planned Development District, the development of *Tract C -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 7 (SF-7) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract C* shall conform to the standards depicted in *Table 2*, which are as follows:

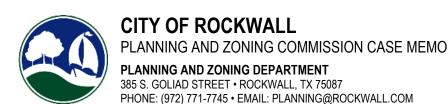
Exhibit 'D': Density and Development Standards

TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT C

	LOT TYPE ►	SINGLE-FAMILY
MINIMUM LOT SIZE (1)		6,600 SF
MINIMUM DWELLING UNIT SIZE		1,400 SF
MINIMUM FRONT YARD SETBACK		25'
MINIMUM SIDE YARD SETBACK		5'
MAXIMUM BUILDING HEIGHT		32'

<u>GENERAL NOTES</u>:

1: With the average of all lots being 7,000 SF in size.



TO: Planning and Zoning Commission

DATE: August 13, 2024

APPLICANT: Ryan Joyce; *Michael Joyce Properties*

CASE NUMBER: Z2024-033; Zoning Change (AG to PD) for the Juniper Subdivision

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 536.42-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The portions of the subject property adjacent to the current alignment of S. Goliad Street [SH-205] were annexed into the City on May 19, 1986 by *Ordinance No. 86-37* [Case No. A1986-005]. The reminder of the subject property, north of S. Goliad Street [SH-205], was annexed into the City on June 15, 1998 by *Ordinance No. 98-20* [Ordinance No. A1998-002]. The portion of the subject property southeast of S. Goliad Street [SH-205] was annexed into the City on August 30, 1999 by Ordinance No. 99-33 [Ordinance No. A1999-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation since annexation, and the property has remained vacant since annexation.

PURPOSE

On July 19, 2024, the applicant -- Ryan Joyce of Michael Joyce Properties -- submitted a development application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. Specifically, the applicant is proposing to entitle the subject property for 41.00-acres of limited General Retail (GR) District land uses, and a 960-lot single-family residential subdivision that will consist of seven (7) lot sizes (i.e. [A] 24, 185' x 200' lots; [B] 15, 100' x 200' lots; [C] 46, 100' x 140' lots; [D] 125, 82' x 125' lots; [E] 377, 72' x 125' lots; [F] 308, 62' x 125' lots; and, [G] 65, 52' x 120' lots).

ADJACENT LAND USES AND ACCESS

The subject property is generally located north and south of S. Goliad Street [SH-205]; with the northside being bounded by John King Boulevard, S. Goliad Street [SH-205], FM-549, and a property owned by the Rockwall Independ School District (RISD), and the southside being bounded by S. Goliad Street [SH-205], Lofland Circle, and the Lake Rockwall Estates Subdivision. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is an 80.00-acre parcel of land (i.e. Lot 3, Block A, Rockwall CCA Addition), which is occupied by a Public Secondary School (i.e. Rockwall 9th Grade Center South). North of this is a 27.4460-acre parcel of land (i.e. Lot 1, Block A, Rockwall CCA Addition), which is occupied by a Public Secondary School (i.e. the Rockwall College and Career Academy). Also, north of the subject property is a 145.554-acre tract of land (i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25), which is vacant. All of these properties are owned by

the Rockwall Independent School District, and are zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses. Beyond these tracts of land is the Lofland Farms Subdivision, which consists of 401 single-family residential lots on 130.52-acres of land. This subdivision is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses.

South:

Directly south of the subject property is the following: [1] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [2] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [3] Lofland Circle, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of Lofland Circle is the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

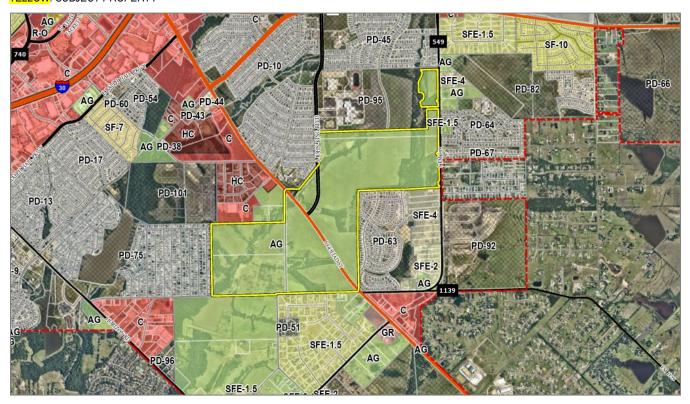
East:

Directly east of the subject property are the following subdivisions: [1] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [2] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [3] the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres that are zoned Single-Family Estate 1.5 (SFE-1.5) District. Also, east of the subject property is FM-549, which is identified as a TXDOT4D (i.e. Texas Department of Transportation [TXDOT], four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West:

Directly west of the subject property are the following subdivisions: [1] the Hickory Ridge Subdivision, which consists of 544 single-family residential lots on 191.83-acres that are zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6), Single-Family 7 (SF-7) and Single-Family 8.4 (SF-8.4) District land uses; and, [2] the Lake Rockwall Estates East Subdivision, which consists of 638 single-family residential lots on 156.99-acres that are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 536.42-acre subject property will incorporate commercial and residential land uses. This includes ~41.00-acres of land dedicated to limited General Retail (GR) District land uses and ~495.42-acres of land consisting of 960 residential lots, two (2) public parks, private open space, two (2) amenities centers, and a proposed water tower site. The proposed 960 single-family residential lots will consist of seven (7) lot types: [1] 24 Type 'A' lots that are a minimum of 185' x 200' or a minimum of 43,560 SF, [2] 15 Type 'B' lots that are a minimum of 100' x 200' or a minimum of 21,780 SF, [3] 46 Type 'C' lots that are a minimum of 100' x 140' or a minimum of 12,000 SF, [4] 125 Type 'D' lots that are a minimum of 82' x 125' or a minimum of 9,600 SF, [5] 377 Type 'E' lots that are a minimum of 72' x 125' or a minimum of 8,640 SF, [6] 308 Type 'F' lots that are a minimum of 62' x 125' or a minimum of 7,440 SF, and [7] 65 Type 'D' lots that are a minimum of 52' x 120' or a minimum of 6,000 SF. This translates to a gross density of 1.79 dwelling units per gross acre for the total development (i.e. 1.94 dwelling units per acre less the ~41.00-acre tract of land designated for limited General Retail [GR] District land uses). The minimum dwelling unit size (i.e. air-condition space) will range from 2,000 SF to 3,200 SF. With regard to the proposed housing product, staff has incorporated the upgraded anti-monotony standards and masonry requirements into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, board-and-batten siding, or decorative pattern to allow a more Traditional Neighborhood Design product (also referred to as Gingerbread -- similar to what is allowed in the Somerset Park Subdivision). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
Α	185' x 200'	43,560 SF	24	02.50%
В	100' x 200'	21,780 SF	15	01.56%
С	100' x 140'	12,000 SF	46	04.79%
D	82' x 125'	9,600 SF	125	13.02%
Ε	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 120'	6,000 SF	65	06.77%
			960	100 00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ▶	Α	В	С	D	Ε	F	G
MINIMUM LOT WIDTH (1)	185'	100'	100'	82'	72'	62'	52'
MINIMUM LOT DEPTH	200'	200'	140'	125'	125'	125'	120'
MINIMUM LOT AREA (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6,000
MINIMUM FRONT YARD SETBACK (2), (5) & (6)	30'	30'	20'	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK	15'	15'	10'	6'	6'	6'	6'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (8)	20'	20'	20'	20'	20'	20'	20'
MAXIMUM HEIGHT (3)	35'	35'	35'	35'	35'	35'	35'
MINIMUM REAR YARD SETBACK (4)	30'	30'	10'	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) (7)	3,200	3,200	3,200	2,800	2,400	2,400	2,000
MAXIMUM LOT COVERAGE	50%	65%	65%	65%	65%	65%	65%
MINIMUM GARAGE PARKING SPACES	3	3	3	3	2	2	2

<u>GENERAL NOTES:</u>

- ELOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AND THE REAR LOT WIDTH REDUCED BY TEN (10) PERCENT AS MEASURED AT THE FRONT OR REAR PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE FRONT YARD AND REAR 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. FOR CORNER LOTS, THE FRONT YARD BUILDING SETBACK SHALL BE APPLIED TO ALL PROPERTY LINES THAT HAVE FRONTAGE ON A PUBLIC STREET. KEYSTONE LOTS (I.E. CORNER LOTS THAT SHARE A REAR YARD WITH THE SIDE YARD OF ANOTHER PROPERTY) SHALL BE REQUIRED TO HAVE THE FENCING AT OR BEHIND THE FRONT YARD BUILDING SETBACK.

- For 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.
- 5: J-SWING OR TRADITIONAL SWING GARAGES ARE PERMITTED TO ENCROACH INTO THE FRONT YARD BUILDING SETBACK A MAXIMUM OF FIVE (5) FEET.
- AIR-CONDITIONED SPACE.
- 8: NO DRIVE APPROACH FOR A RESIDENTIAL LOT SHALL BE SITUATED TO ALLOW ACCESS ON A COLLECTOR OR ARTERIAL ROADWAY.

The proposed concept plan shows that the development will consist of 65.78-acres of private open space, 5.14-acres of amenity centers (which includes two [2] amenity centers), a 2.39-acre site for a future City water tower, and the proposed two (2) public parks consisting of 37.69-acres. This -- with the 79.85-acres of floodplain -- represents a total of 150.93-acres of open space, which translates to 28.14% (i.e. [79.85-acres of floodplain/2] + 65.78 + 5.14 + 2.39 + 37.69 = 150.93-acres/536.42-acres gross = 28.1356%) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (or 107.28-acres) by 8.14% (or ~43.64-acres). In addition, the proposed development will incorporate a minimum of an 80-foot landscape buffer with a ten (10) foot meandering trail for all residential adjacency to John King Boulevard, SH-205, and FM-549. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces, public parks, and non-residential developments. Staff should also note that the applicant has consented to incorporating a 50-foot landscape buffer, with a berm, and solid living screen consisting of evergreen trees along Lofland Circle (i.e. adjacent to the Oaks of Buffalo Way Subdivision). All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed ~41.00-acres designated for limited General Retail (GR) District land uses, staff has identified all of the land uses within the General Retail (GR) District that would be inconsistent with residential adjacency and specifically prohibited these land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance that requires a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers) to be situated between the commercial and residential land uses. Along SH-205, FM-549, and John King Boulevard a landscape buffer meeting the General Overlay District Standards has been required.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) <u>Roadways</u>. All residential streets are required to be constructed to an R2 (*i.e.* residential, two [2] lane, undivided roadway) standard, which is a 29-foot back-to-back concrete street center within a 50-foot right-of-way with a five (5) foot concrete sidewalk on either side of the street. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:
 - (a) <u>Mercers Colony Avenue</u>. Mercers Colony Avenue is identified as a <u>Minor Collector</u>, which is a 41-foot <u>back-to-back</u> concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalks on either side of the street.
 - (b) <u>Stableglen Drive</u>. Stableglen Drive is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway.
 - (c) <u>Lofland Circle</u>. Lofland Circle is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway. In this case, the applicant will be required to construct a minimum of a 24-foot portion of this roadway.

(d) <u>Unnamed Roadway Extending from SH-205 to the Future Extension of Lofland Circle (AKA the John King Extension)</u>. This unnamed roadway is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*), which is a 45-foot back-to-back concrete street center within a 65-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

- (2) <u>Water</u>. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Plan and approved *Infrastructure Study*. Staff should note that the applicant has indicated on the concept plan the dedication of a ~2.39-acre *Water Tower Site*, which would be utilized as a future water tower site for the 780 Pressure Zone. A corridor for the City of Heath's 24-inch water transmission line will also need to be provided and protected running north-south along the present-day alignment of Lofland Circle.
- (3) <u>Wastewater</u>. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will need to install a minimum of an eight (8) inch and 12-inch sewer mains in accordance with the City's Wastewater Plan and the approved *Infrastructure Study*. In addition, a minimum eight (8) inch sewer line will need to extend through the site to the property lines. Any sewer pro-rata agreements will be assessed per acre, and shall be paid prior to construction.
- (4) <u>Drainage</u>. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study, and be situated <u>outside</u> the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property. Any changes to the existing floodplain will require approval from the Natural Resource Conservation Service (NRCS). All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual in the following ways:

- (1) <u>Alleyways</u>. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the Standards of Design and Construction Manual]
- (2) <u>Garage Configuration</u>. Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [or traditional swing] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 82.19% *J-Swing* or *Traditional Swing* garages (or a total of 789 Lots) and 17.81% *Flat Front Entry* garages (or a total of 299 Lots). As a compensatory measure the applicant is proposing to: [1] set the garages back from the front façade a minimum of five (5) feet, and [2] provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware. In addition, the applicant has consented to increasing the front yard building setback on all *Flat Front Entry* garages from 20-feet to 25-feet.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Residential District and the Southwest Residential District and is primarily designated for Low Density Residential land uses. The plan defines Low Density Residential land uses as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and onehalf (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In addition, the Comprehensive Plan defines increased amenity as, "... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

ACREAGE CALCULATIONS	
DEVELOPABLE RESIDENTIAL ACREAGE	427.92
RESIDENTIAL FLOODPLAIN ACREAG	67.50
DEVELOPABLE COMMERCIAL ACREAGE	28.65
COMMERCIAL FLOODPLAIN ACREAGE	12.35
GROSS ACREAGE	536.42
TOTAL DECIDENTAL LOTS	222
TOTAL RESIDENTIAL LOTS	960
DENSITY CALCULATIONS	
GROSS DENSITY	1.79
GROSS RESIDENTIAL DENSITY	1.94

NOTES

park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, Calculation of Density, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the gross site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of 1.79 dwelling units per acre [i.e. 960/536.42 = 1.7896 or 1.79] (or a gross residential density of 1.94 dwelling units per gross acre less the ~41.00-acre tracts of land designated for limited General Retail [GR] District land uses). Based on this, the applicant's request is in conformance with the required density for the Low Density Residential land use. Even though the gross density meets the requirements of the Comprehensive Plan, staff should point out that the applicant is proposing to provide two (2) amenities centers on 5.14-acres of land, dedicate two (2) public parks on 37.69-acres of land, dedicate a site for a future public water tower on 2.39-acres of land, provide 65.78-acres of private open space, and is providing an excess of 43.64-acres of opens space beyond the 107.28-acres of required open space. In addition, the applicant is proposing to construct ten (10) foot trails along John King Boulevard and FM-549, and eight (8) foot trails internal This coupled with the ~41.00-acres of land -- 28.65-acres of which is developable -- dedicated to Commercial/Retail land uses, the applicant's request does appear to meet the criteria for increased amenity and a mix of land uses.

As previously stated, the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan designates the majority of the subject property for <u>Low Density Residential</u> land uses; however, there are areas adjacent to the intersection of John King Boulevard and S. Goliad Street [SH-205] that are designated for <u>Commercial/Retail</u> land uses. Currently, the concept plan only shows ~41.00-acres of land in this area that will be designated for <u>Imited General Retail</u> (GR) District land uses. This represents a reduction of ~37.40-acres in the area designated for <u>Commercial/Retail</u> land uses. This reduction will require the City Council to change the Future Land Use Plan from the <u>Commercial/Retail</u> land use designation to a <u>Low Density Residential</u> land use designation. The proposed change in the Future Land Use Plan is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Looking at the pertinent *District Strategies* for the <u>South Central Residential District</u> (i.e. the portion of the proposed development northeast of S. Goliad Street [SH-205]) and how the proposed concept plan conforms to these strategies, staff identified the following:

(1) <u>Suburban Residential</u>. This <u>District</u> has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern <u>Districts</u>. These developments should include a mix of larger to mid-sized lots.

<u>Staff Response</u>: The submitted PD Standards include language that allows for the incorporation of Traditional Neighborhood Design (TND) principles; however, the ordinance does not require these standards and leaves it open to

^{1:} RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTALLY ZONED AREA

completely exclude this product type. This is an important aspect of the *District Strategies* and was implemented in the adjacent development (*i.e. the Somerset Park Subdivision*). In addition, the proposed 62' x 125' and 72' x 125' lots (*i.e. Lot Types 'E' & 'F'*) -- which are the predominate lot types at 71.35% of all lots -- are <u>not</u> considered to be a mix of larger to mid-sized lots. Based on this the proposed concept plan does <u>not</u> appear to conform with this *District Strategy*.

(2) <u>Commercial Land Uses</u>. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.

<u>Staff Response</u>: The concept plan provided by the applicant does show changes to how the *Commercial/Retail* areas are laid out in the Future Land Use Map; however, the changes appear to be nominal in nature, and the applicant's request <u>does</u> appear to conform with this *District Strategy*.

(3) <u>John King Boulevard Trail Plan</u>. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.

<u>Staff Response</u>: The District Strategies Map for the <u>South Central Residential District</u> shows that a Rest Stop/Trailblazer Pylon element is designated for the southeast corner of the future intersection of Mercers Colony Avenue and John King Boulevard. The Layout Plan provided by the applicant shows that two (2) Trail Stops/Rest Stops will be provided (i.e. one [1] at the northeast corner of the intersection of John King Boulevard and Mercers Colony Avenue, and one [1] at the northwest corner of Lofland Circle and S. Goliad Street [SH-205]), and has provided an exhibit showing that a covered trail head with picnic table and seat wall will be provided for both locations. This appears to be in conformance with this District Strategy.

Looking at the pertinent *District Strategies* for the <u>Southwest Residential District</u> (i.e. the portion of the proposed development southwest of S. Goliad Street [SH-205]) and how the proposed concept plan conforms to these strategies, staff identified the following:

(1) <u>Suburban Residential</u>. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to smaller lot sizes; however, these areas should incorporate a mix of larger to midsized lots.

<u>Staff Response</u>: In this case, the Oaks of Buffalo Way Subdivision is composed of larger lots that are a minimum of 1½-acres in size or larger. The proposed transition provided by the applicant shows a smaller one (1) acre lot product (*i.e. Lot Type 'A'*) lining a street that runs parallel to Lofland Circle and the northern boundary of the Oaks of Buffalo Way Subdivision. This is followed by a 100' x 200' lot product (*i.e. Lot Type 'B'*) and



FIGURE 1. AREA ADJACENT TO OAKS OF BUFFALO WAY RED CIRCLE ARE THE TYPE 'C' LOTS THAT SHOULD BE CHANGED TO TYPES 'A' OR 'B'

several 100' x 150' lots (*i.e. Lot Type 'C'*). Staff has recommended that the 100' x 150' lots be changed to either the one (1) acre lot product (*i.e. Lot Type 'A'*) or the 100' x 200' lot product (*i.e. Lot Type 'B'*) [see *Figure 1*]. This would also reduce the number of homes backing up to S. Goliad Street [SH-205], which is a major roadway. With this being said, the Planning and Zoning Commission and City Council will need to make the determination if this is a sufficient transition from the larger lots to the 62' x 125' lots, 72' x 125' lots, and 82' x 125' lots (*i.e. Lot Types 'E', 'F', & 'G'*) north of the proposed transition.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (e.g. minimum of six [6] foot side yard setbacks on all lot types, 25-foot setback for front entry garages, etc.); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

(1) <u>CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2)</u>. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

<u>Staff Response</u>: The lots in the Oaks of Buffalo Way Subdivision are approximately 1.50-acres in size or larger. The proposed one (1) acre estate style lot product (*i.e. Lot Type 'A'*) is smaller than the existing lots in the Oaks of Buffalo Way Subdivision; however, this area is separated from the Oaks of Buffalo Way by Lofland Circle. In addition, the applicant has included requirements in the Planned Development District that would require a 50-foot landscape buffer be installed on the northern side of Lofland Circle that incorporates a 48-inch berm with a five (5) foot meandering sidewalk and a solid living screen consisting of evergreen trees. The incorporation of this separation from the existing residential subdivision appears to conform to this goal; however, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

<u>Staff's Recommendation to the Applicant</u>: Provide a larger more comparable lots product adjacent to the Oaks of Buffalo Way Subdivision.

(2) <u>CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2)</u>. Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

<u>Staff Response</u>: The proposed concept plan appears to generally conform to the existing development patterns north of S. Goliad Street [SH-205] (i.e. adjacent to the Somerset Park and Fontana Ranch Subdivisions) and adjacent to the Lake Rockwall Estates Subdivision; however, Stable Glen Drive is a divided collector street through the Somerset Park Subdivision and the applicant's concept plan shows this street transitioning to an undivided collector. This could be changed to create a more conforming development. In addition, better requirements for Traditional Neighborhood Design (TND) housing product should be incorporated north of S. Goliad Street [SH-205] to match the style of the homes established in the Somerset Park Subdivision. Based on this there are aspects of the applicant's proposal that conform to this goal; however, it cannot be considered to be completely conforming because the transition between the Somerset Park Subdivision and the proposed subdivision will be apparent considering the street design and the architectural styles.

<u>Staff's Recommendation to the Applicant</u>: Stable Glen Drive should be a divided collector through the subdivision and conform to the existing pattern established by the Somerset Park Subdivision. In addition, requirements stipulating that Traditional Neighborhood Design (TND) housing product be incorporated north of S. Goliad Street [SH-205] would better conform with the existing Somerset Park Subdivision.

(3) <u>CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2)</u>. At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

<u>Staff's Response</u>: It is difficult for staff to verify if the applicant's request conforms to this goal. The standards contained in the Planned Development District do appear to require a product type that this equal to or higher than the existing product types in the Somerset Park, Fontanna Ranch, and Lake Rockwall Estates Subdivisions; however, the proposed dwelling unit sizes are <u>not</u> comparable to the sizes of the existing homes in the Oaks of Buffalo Way Subdivision. Based on this, conformance to this goal is a discretionary decision for the Planning and Zoning Commission and City Council.

Staff's Recommendation to the Applicant: Increase the housing sizes to a minimum of 2,800 SF across all product types.

(4) <u>CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3)</u>. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If

homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

<u>Staff Response</u>: In this case, the applicant's design incorporates homes that both side and back to the proposed public parks and open space. There are some areas where the applicant has included lots that are on single-loaded on a street and in which the future home would front towards the proposed open space areas; however, this is <u>not</u> the norm throughout the development. Based on this, the proposed concept plan does *not* appear to conform to this goal.

<u>Staff's Recommendation to the Applicant</u>: A majority of the lots in the proposed development should front to open space as opposed to side or back to open space.

(5) <u>CH. 08 | Sec. 02.02 | Goal 01; Policy 4</u>: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in development that propose clusters of smaller lots.

<u>Staff Response</u>: Homogenous pods of lots should be avoided except where called for by the Comprehensive Plan (e.g. smaller lots fronting on to parks and larger lots being arranged towards the outside of the development). The applicant has provided changes to mix lot types throughout various phases. There does remain a homogenous pod of the *Type 'A'*, 'B' & 'C' Lots adjacent to the Oaks of Buffalo Way Subdivision; however, the applicant has stated that this is to provide a transition of lots from the subdivision into the proposed development. It should also be point out that the lots north of John King Boulevard tend to only consist of the *Type 'D*, 'E' & 'F' Lots, which are primarily the smaller lot types.

<u>Staff's Recommendation to the Applicant</u>: Change the concept plan to better mix more the of the *Lot Types* throughout all phases of the proposed development. This is particularly important north of S. Goliad Street, which currently excludes *Lot Types 'A' & 'B'*.

(6) <u>CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3)</u>. Design neighborhoods utilizing the *Housing Tree Model* ... A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

<u>Staff Response</u>: The concept plan should be rearranged so that larger lots (*i.e. Type 'B' or Type 'C' lots*) are adjacent to John King Boulevard, SH-205 (*S. Goliad Street*) and FM-549. This will reduce the number of lots backing to these roadways and bring the plan better into conformance with the <u>Housing Tree Model</u>. Staff should note, that the applicant has changed the majority of the lots adjacent to John King Boulevard, SH-205, and FM-549 in accordance with staff's suggestions.

<u>Staff's Recommendation to the Applicant</u>: Provide more larger *Lot Types 'B' & 'C'* along S. Goliad Street, north of the Oaks of Buffalo Way Subdivision.

(7) <u>CH. 08 | Sec. 02.03 | Goal 03; Policy 3</u>: In cases where Flat Front Entry garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20.00% should be incorporated into the development. In addition, Flat Front Entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

<u>Staff Response</u>: If a Flat Front Entry garage configuration is proposed it should be limited to 20.00% and incorporate a 25-foot front yard building setback. The applicant has chosen to request 17.81% Flat Front Entry garages and 82.19% J-Swing or Traditional Swing garages, and has consented to upgraded garage door requirements. In addition, all Flat Front Entry garages will be setback from the front façade five (5) feet, and the applicant has incorporated a requirement stipulating that all properties with a Flat Front Entry garage will require a 25-foot front yard building setback.

<u>Staff's Recommendation to the Applicant</u>: The applicant's plan has been changed to be in conformance. Based on this, staff has no additional recommendations concerning this aspect of the request.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request does appear to generally conform with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the changes to the Future Land Use Map, the non-conformities to the OURHometown Vision 2040 Comprehensive Plan (*listed above*), the non-conformities to the requirements of the Unified Development Code (UDC), and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 24, 2024, staff mailed 551 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Lofland Farms, Fontanna Ranch, and the Oaks of Buffalo Way Homeowner's Associations (HOAs), which are the only HOAs 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 65 responses from 61 property owners inside the City limits. These responses were as follows:

- (1) Three (3) property owner notifications from three (3) property owners within the 500-foot notification buffer in favor of the applicant's request.
- (2) Two (2) emails from two (2) property owners within the 500-foot notification buffer in opposition to the applicant's request.
- (3) Three (3) property owner notifications from three (3) property owners within the 500-foot notification buffer in opposition to the applicant's request.
- (4) 14 responses from the City's online *Zoning and Specific Use Permit Input Form* from 13 property owners inside the 500-foot notification buffer in opposition to the applicant's request.
- (5) 43 responses from the City's online *Zoning and Specific Use Input Form* from 40 property owners outside of the 500-foot notification buffer in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this <u>Zoning Change</u>, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of ~37.40-acre tracts of land from a <u>Commercial/Retail</u> designation to a <u>Low Density Residential</u> designation.
- (3) A PD Development Plan for the ~41.00-acre tracts of Commercial land will be required prior to site plan. This PD Development Plan will be required to delineate the required pedestrian connectivity between the Residential and Commercial land uses.
- (4) Any construction resulting from the approval of this <u>Zoning Change</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

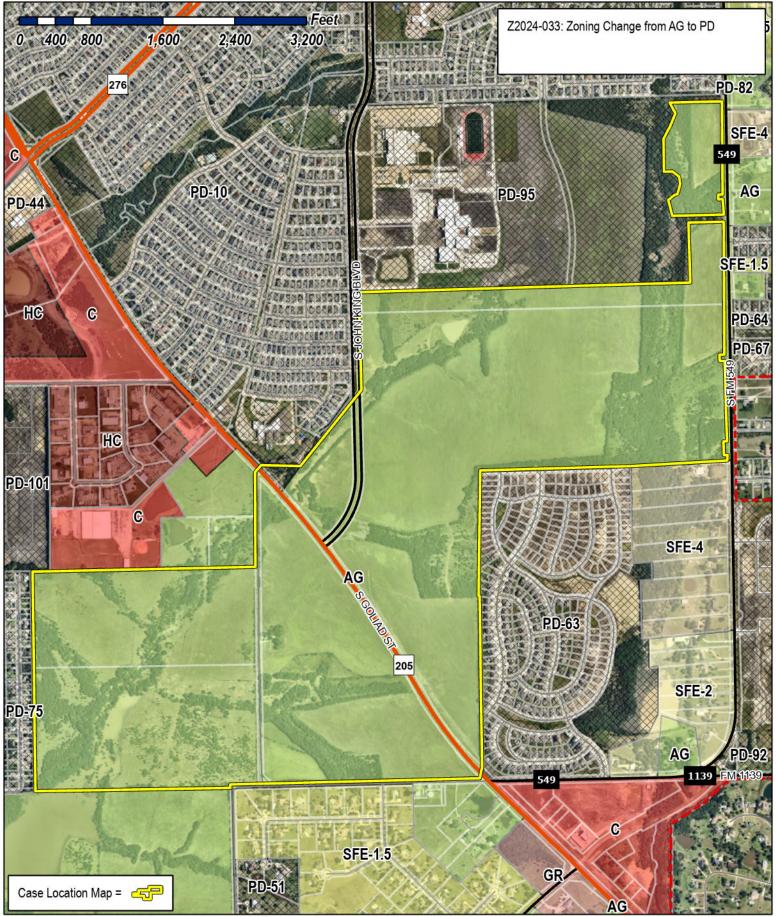
<u>NOTE:</u> THE APPLICATION IS NO CITY UNTIL THE PLANNING DIRE SIGNED BELOW.

PTED BY THE

DIRECTOR OF PLANNING:

CITY ENGINEER:

			L	
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 (\$200.00 + \$20.00 ACRE)¹ ☐ WOTES: ☐ INDETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY PER ACRE AMOUNT, FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE IN NOTIVE SCONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILD PERMIT.		ANGE (\$200.00 + \$15.00 ACRE) 1 BE PERMIT (\$200.00 + \$15.00 ACRE) 1 BE PERMIT (\$200.00 + \$15.00 ACRE) 1 BE PERMIT PLANS (\$200.00 + \$15.00 ACRE) 1 BE ATION FEES: VAL (\$75.00) EQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 HE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. VILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT		
PROPERTY INFO	RMATION [PLEASE PRINT]			
ADDRESS	FM205, TX			
SUBDIVISION	W.H. Baird Survey, Ab. No. 25;	A. Johnson Survey, A	Ab No. 123; J.R. Jo	hnson SuPTey, Ab. No. 128 BLOCK
GENERAL LOCATION	At Intersection of Goliad & S	S. John Kina Blvd.		
ZONING. SITE PL	AN AND PLATTING INFOR		RINT]	
CURRENT ZONING	Agricultural		CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development Distri	ct	PROPOSED USE	Single Family, Commercial
ACREAGE	536.42	LOTS [CURRENT]		LOTS [PROPOSED]
REGARD TO ITS A	<u>PLATS:</u> BY CHECKING THIS BOX YOU PPROVAL PROCESS, AND FAILURE TO NIAL OF YOUR CASE.	U ACKNOWLEDGE THAT D ADDRESS ANY OF STA	DUE TO THE PASS/ FF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	NT/AGENT INFORMATION	[PLEASE PRINT/CHECK		TACT/ORIGINAL SIGNATURES ARE REQUIRED]
☐ OWNER	William Lofland		M APPLICANT	Michael Joyce Properties
CONTACT PERSON		co	NTACT PERSON	Ryan Joyce
ADDRESS	105 E. Kaufman Street		ADDRESS	767 Justin Road
CITY, STATE & ZIP	Designation TV 75007	CI	TY, STATE & ZIP	Rockwall, TX 75087
PHONE	Rockwali, TX 75087		PHONE	512-965-6280
E-MAIL			E-MAIL	ryan@michaeljoyceproperties.com
STATED THE INFORMATION I HEREBY CERTIFY THAT I. S	SIGNED AUTHORITY, ON THIS DAY PER IN ON THIS APPLICATION TO BE TRUE AM THE OWNER FOR THE PURPOSE OF TO COVER THE COST OF THE PURPOSE OF THE PURP	AND CERTIFIED THE FOI THIS APPLICATION; ALL IN THIS APPLICATION, HAS BE APPLICATION, I AGREE TO VUBLIC. THE CITY IS ALS	FORMATION SUBMITT EEN PAID TO THE CITY HAT THE CITY OF ROI SO AUTHORIZED AND	[OWNER] THE UNDERSIGNED, WHO TED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF TOF ROCKWALL ON THIS THE
OFFER ORDERING FUNDA	OWNER'S SIGNATURE	~ ~	111	CARLY LEWIS Notary Public, State of Texas
NOTARY PUBLIC IN AND F	FOR THE STATE OF TEXAS	hay		My Composition Expires 04-16-2025 Notary ID 133044766





City of Rockwall

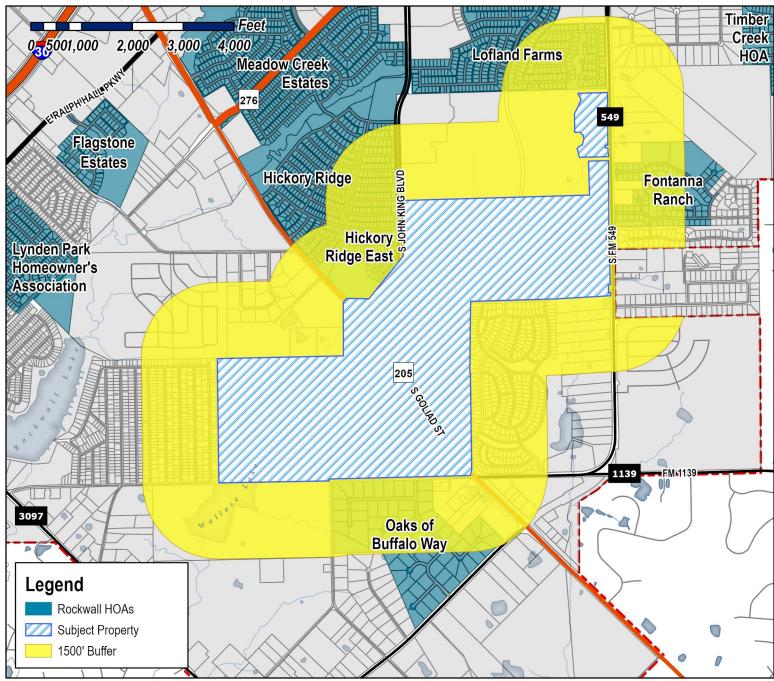
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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: Z2024-033

Case Name: Zoning Change from AG to PD

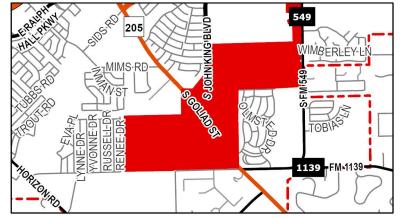
Case Type: Zoning

Zoning: Agricultural (AG) District

Case Address: FM 205

Date Saved: 7/18/2024

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



Miller, Ryan

From: Guevara, Angelica

Sent: Wednesday, July 24, 2024 3:06 PM

Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany

Subject: Neighborhood Notification Email [Z2024-033] **Attachments:** Public Notice (P&Z).pdf; HOA Map (07.19.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>Friday</u>, <u>July 26</u>, <u>2024</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday</u>, <u>August 13</u>, <u>2024 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday</u>, <u>August 19</u>, <u>2024 at 6:00 PM</u>. 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.

Z2024-033: Zoning Change from Agricultural (AG) District to a Planned Development District

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Guevara

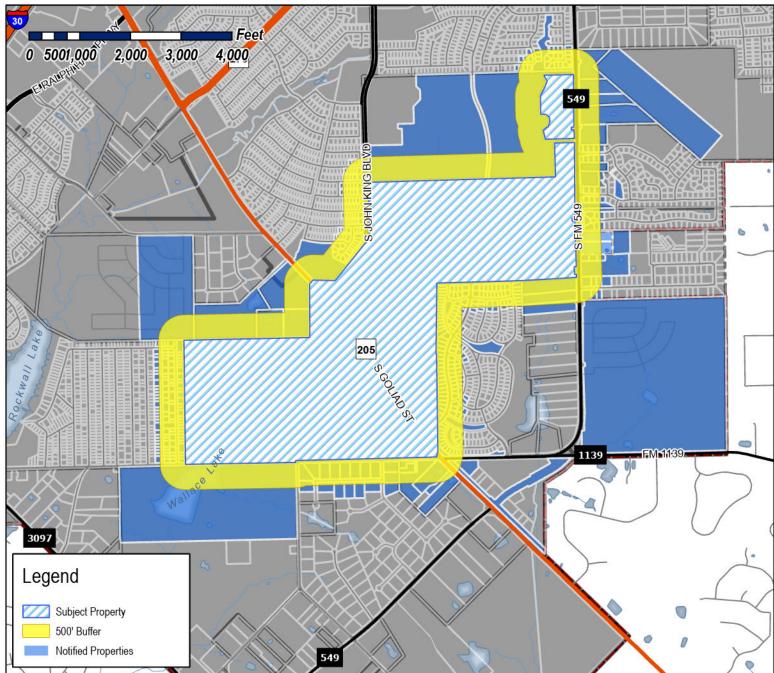
Planning Technician City of Rockwall Planning & Zoning 385 S. Goliad Street Rockwall, TX 75087

Office: 972-771-7745 Direct: 972-772-6438



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Case Number: Z2024-033

Case Name: Zoning Change from AG to PD

Case Type: Zoning

Zoning: Agricultural (AG) District

Case Address: FM 205

Date Saved: 7/18/2024

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



ROCKWALL 205 INVESTORS LLC (1075652) 1 CANDLELITE TRAIL HEATH, TX 75032 LOFLAND N L EST 1 CARMARTHEN CT DALLAS, TX 75225 ROBINSON JEREMY A 10012 TISBURY DR FRISCO, TX 75035

JDS & BHK PROPERTY MANAGEMENT FIRM LP 105 CLIPPER COURT ROCKWALL, TX 75032 BLOOMFIELD HOMES LP 1050 E. STATE HWY 114 EAST SUITE 210 SOUTHLAKE, TX 76092 ROCKWALL INDEPENDENT SCHOOL DISTRICT 1050 WILLIAMS ST ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT 1050 WILLIAMS ST ROCKWALL, TX 75087 SHEPHERD PLACE HOMES INC 10527 CHURCH RD # 201 DALLAS, TX 75238 DEAN ANN W 106 STANDING OAK DR GEORGETOWN, TX 78633

FLORES ALEJANDRO 1070 N BEN PAYNE RD ROCKWALL, TX 75087 PANTZAY MARVIN A FLORES AND SULEIMA Y MONTERROSO 111 NICOLE DRIVE ROCKWALL, TX 75032

SRP SUB, LLC 1131 W WARNER RD STE 102 SCOTTSDALE, AZ 85284

RESIDENT 115 RENEE DR ROCKWALL, TX 75032 RESIDENT 116 NICOLE ROCKWALL, TX 75032 RESIDENT 118 RENEE DR ROCKWALL, TX 75032

HP TEXAS I LLC 120 SOUTH REIVERSIDE PLAZA SUITE 2000 CHICAGO, IL 60606 OLIVARES JAIME 1209 QUAIL DR GARLAND, TX 75040 OLIVARES JAIME B & MARTINA G 1209 QUAIL DR GARLAND, TX 75040

ODOM TERRI S 122 JAMS LN ROCKWALL, TX 75032 WING-PAL LLC 1227 WOODLAWN AVE DALLAS, TX 75208 WING-PAL LLC 1227 WOODLAWN AVE DALLAS, TX 75208

SIERRA ZACARIAS RAMIREZ 1244 COUNTY ROAD 2278 QUINLAN, TX 75474 SIERRA ZACARIAS RAMIREZ 1244 COUNTY ROAD 2278 QUINLAN, TX 75474 SIERRA ZACARIAS RAMIREZ 1244 COUNTY ROAD 2278 QUINLAN, TX 75474

THE STATE OF TEXAS, BY AND THROUGH THE TEXAS TRANSPORTATION COMMISSION 125 E 11TH STREET AUSTIN, TX 78701

VASQUEZ FRANSISCO 125 NICOLE DR ROCKWALL, TX 75032 RESIDENT 127 RENEE DR ROCKWALL, TX 75032

RESIDENT 130 RENEE DR ROCKWALL, TX 75032 LAU VIVIAN SO FAN AND RUSSELL THETU LY 131 W SANTA ANITA TERRACE ARCADIA, CA 91007

VALDEZ JOSE G 1311 PRATO AVE MCLENDON CHISHOLM, TX 75032

RESIDENT	GUTIERREZ EFREN	GUTIERREZ EFREN
137 NICOLE DR	1385 LOCHSPRING DR	1385 LOCHSPRING DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	IBARRA MATEO CASTRO	CONTRERAS JOSE A
139 RENEE DR	140 NICOLE DR	142 RENEE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	NGO HA THAI	NGO HA THAI
149 NICOLE DR	1508 GRETCHEN DR	1508 GRETCHEN DR
ROCKWALL, TX 75032	CEDAR PARK, TX 78613	CEDAR PARK, TX 78613
RESIDENT	KIRK NORMAN & CHRISTI	SFR JV-2 2023-1 BORROWER LLC
152 NICOLE DR	156 JAMS LN	15771 RED HILL AVE STE 100
ROCKWALL, TX 75032	ROCKWALL, TX 75032	TUSTIN, CA 92780
RESIDENT	VASQUEZ JESUS AND ROSA	PENA ISAAC
159 NICOLE DR	162 RENEE DR	16300 CR 250
ROCKWALL, TX 75032	ROCKWALL, TX 75032	TERRELL, TX 75160
RESIDENT	TOUOBOUN CHRISTOPHER	VASQUEZ JESUS
164 NICOLE DR	1648 TROW BRIDGE	167 RENEE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
ROCK RANDALL L 1704 ASBURY DR WYLIE, TX 75098	IBARRA GABRIELA AND EDUARDO OSORNIO 171 CRAWFORD LN ROYSE CITY, TX 75189	BASWELL KEVIN T & SUZANN J 1715 S FM 549 ROCKWALL, TX 75032
SRP SUB LLC 1717 MAIN ST SUITE 2000 DALLAS, TX 75201	LOFLAND FARMS OWNERS ASSOC. C/O SPECTRUM ASSOCIATION MANAGEMENT 17319 SAN PEDRO SUITE 318 SAN ANTONIO, TX 78232	MILLER FAMILY INVESTMENT LP 17430 CAMPBELL RD STE 230 DALLAS, TX 75252
CONTRERAS JOSE LUIS AND JUANA DIAZ 1750 E FM 550 ROCKWALL, TX 75032	RESIDENT 176 NICOLE DR ROCKWALL, TX 75032	MEJIA JULIO & MARIA 176 RENEE DR ROCKWALL, TX 75032
WALKER JANICE L 1777 FM 549 ROCKWALL, TX 75032	ANDRADE MARTIN & MARIO VALENZUELA 179 WILLOW RIDGE CIR ROCKWALL, TX 75032	RESIDENT 1791 FM549 ROCKWALL, TX 75032

WILLIAMS MELISSA L 180 JAMS LANE ROCKWALL, TX 75032 HICKORY RIDGE EAST HOMEOWNERS ASSOC 1800 PRESTON PARK BLVD STE 101 PLANO, TX 75093 MEDRANO CESAR AND ANDREA MARTINEZ 181 RENEE DR ROCKWALL, TX 75032

HERNANDEZ FELICITAS 183 NICOLE DR ROCKWALL, TX 75032 BARKER JOHNNY 184 WILLOW RIDGE CIRCLE ROCKWALL, TX 75032 FKH SFR PROPCO B-HLD, LP C/O FIRST KEY HOMES LLC 1850 PARKWAY PLACE SUITE 900 MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE 1851 S FM 549 ROCKWALL, TX 75032 UC JOSE LUIS GPE XOOL GELLY DELROSARIO 186 NICOLE DR ROCKWALL, TX 75032

DICHARD CHRIS E 1903 FM 549 ROCKWALL, TX 75032

RESIDENT 191 RENEE DR ROCKWALL, TX 75032 PEARSON GREGORY AND VICKI 1920 BROKEN LANCE LANE ROCKWALL, TX 75032 SCHUETTE JASON & BARBARA 1925 BROKEN LANCE LN ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER 193 ELVIS PRESLEY LN ROCKWALL, TX 75032 CARMONA JOSE 194 RENEE DRIVE ROCKWALL, TX 75032 BADER MARKUS AND KIMBERLY 1940 BROKEN LANCE LN ROCKWALL, TX 75032

RESIDENT 195 NICOLE DR ROCKWALL, TX 75032 PODLESKI GREGG T & MARIANNE 1950 BROKEN LANCE LN ROCKWALL, TX 75032 INGRAM JAMES KENDELL 1957 S FM 549 ROCKWALL, TX 75032

RESIDENT 196 NICOLE DR ROCKWALL, TX 75032 WILKINSON RICHARD S 1970 BROKEN LANCE LANE ROCKWALL, TX 75032 RESIDENT 1990 BROKEN LANCE LN ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX 20 CALLE DEL SOL SAN JUAN, PR 901 MOORE JAMES S AND KATRINA D 2005 BROKEN LANCE LANE ROCKWALL, TX 75032 RUIZ SONIA 2009 WORCESTER LN GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR 201 RENEE DRIVE ROCKWALL, TX 75032 DELK GREGORY S AND SANDRA G 2020 BROKEN LANCE LN ROCKWALL, TX 75032 HOOVER WILLIAM A AND TAMMY 2025 BROKEN LANCE LANE ROCKWALL, TX 75032

CURTIS PAMELA 2040 BROKEN LANCE LN ROCKWALL, TX 75032 BAKER ALEXANDER AND ARTEMIS LI 2045 BROKEN LANCE LN ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY 2060 BROKEN LANCE LANE ROCKWALL, TX 75032

RESIDENT RESIDENT RESIDENT 2065 BROKEN LANCE LN 207 NICOLE DR 208 NICOLE DR ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 **GAINOUS LESLIE III AND** DRENTH HOWARD D AND TERESSA **IMBURGIA JOHN & GRACE** ERICA ESCOBAR 2080 BROKEN LANE 211 ELVIS PRESLEY LN 2110 NEW HOLLAND DRIVE ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 DOWNUM CHRIS D & JULIE W RESIDENT **CAVETT DEBRA** 2120 NEW HOLLAND DR 2130 GLEANER DR 2130 NEW HOLLAND DR ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 ZMOLIK JUSTIN LAWRENCE **MEJIA SERGIO DUNK DAWNETTA M VAN** 2139 SOUTH FM 549 2140 GLEANER DR 2140 NEW HOLLAND DR ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 WOOLDRIDGE KATHERINE W RESIDENT CARMONA JOEL 221 RENEE DR 2150 GLEANER DR 221 NICOLE DR ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 RESIDENT RANDALL ROBERT S JR & MARY LYNN VAZQUEZ JORGE A AND SYLVIA 222 NICOLE DR 2287 S FM 549 230 RENEE DR ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 VAZQUEZ JORGE A AND SYLVIA RESIDENT KANAK INVESTMENTS LLC

230 RENEE DR 2301 S JOHN KING BLVD 2321 FIELDCREST DR ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032

RESIDENT RESIDENT RESIDENT 233 RENEE DR 2380 FM549 2390 S FM549 ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO AMH 2014-2 BORROWER LLC SH DEV KLUTTS ROCKWALL LLC IIC 23975 PARK SORRENTO SUITE 300 2400 DALLAS PARKWAY SUITE 460 23975 PARK SORRENTO SUITE 300 CALABASAS, CA 91302 PLANO, TX 75093 CALABASAS, CA 91302

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE DIGGS DAVID WILEY **SWAIN STEPHEN & CAROL J** 2401 LOUDON ST WEST 2405 LOUDON ST WEST 2406 LOUDON ST E ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032

GIL ANNA AND JULIAN 2409 LOUDON STREET WEST ROCKWALL, TX 75032 MORENO IGNACIO & CRISPIN 241 TROUT ST ROCKWALL, TX 75032 NAMIE NOMIE M III AND GINA MARIE 2413 LOUDON ST WEST ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND ALEXANDER NICHOLAS KUJAK 2417 LOUDON ST WEST ROCKWALL, TX 75032

ACKERMAN DANYELL AND ALAN 2418 LOUDON STREET EAST ROCKWALL, TX 75032 MARTINEZ ALEXANDRA ISABEL PRIETO AND ANGEL JAVIER SANCHEZ ROJAS 2419 LOUDON ST WEST ROCKWALL, TX 75032

HUGHES BRYAN 2423 LOUDON ST WEST ROCKWALL, TX 75032 RESIDENT 2424 FM549 ROCKWALL, TX 75032

RESIDENT 245 RENEE DR ROCKWALL, TX 75032

SANCHEZ PABLO 248 NICOLE DR ROCKWALL, TX 75032

RESIDENT 250 NICOLE DR ROCKWALL, TX 75032 RESIDENT 250 RENEE DR ROCKWALL, TX 75032

RESIDENT 2500 LOUDON ST W ROCKWALL, TX 75032 FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT 2501 LOUDON ST WEST ROCKWALL, TX 75032

RESIDENT 2502 LINDBERG ST ROCKWALL, TX 75032 FURLONG FAMILY TRUST 2502 LONG COMMON NORTH ROCKWALL, TX 75032 RESIDENT
2503 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY D 2504 LOUDON ST EAST ROCKWALL, TX 75032 SIGNO FAMILY LIVING TRUST GENARO A SIGNO AND JULITA R SIGNO-TRUSTEES 2505 LOUDON STREET WEST ROCKWALL, TX 75032

RESIDENT 2506 LINDBERG ST ROCKWALL, TX 75032

RESIDENT 2507 MERCERS COLONY AVE ROCKWALL, TX 75032 GATEWOOD PAULA AND WADE 2509 LOUDON ST W ROCKWALL, TX 75032 RESIDENT 2510 LINDBERG ST ROCKWALL, TX 75032

RESIDENT
2513 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOSHI MAYURESH S AND BINITA SINHA 2513 LOUDON ST WEST ROCKWALL, TX 75032

ROSS SCOTT TRAVIS AND MEGAN 2517 LOUDON ST WEST ROCKWALL, TX 75032

TAYLOR SHELLY A 2518 LONG COMMON NORTH ROCKWALL, TX 75032 GARZA SIMONE M & HEATH 2518 LOUDON ST E ROCKWALL, TX 75032 DENSON PATRICIA ANN 2521 LOUDON ST WEST ROCKWALL, TX 75032 RESIDENT 2600 LONG COMMON S ROCKWALL, TX 75032 BOCK FAMILY TRUST OF 2003 JOSEPH C AND SHIZUKO BOCK-TRUSTEES 2601 LONG COMMON SOUTH ROCKWALL, TX 75032 RODRIGUEZ EVANGELINA PARRA & KRYSTAL MARIE RODRIGUEZ 2601 PATRICIA LN GARLAND, TX 75041

RESIDENT 2605 MERCERS COLONY AVE ROCKWALL, TX 75032 RESIDENT 2608 LINDBERG ST ROCKWALL, TX 75032 RESIDENT 2609 MERCERS COLONY AVE ROCKWALL, TX 75032

RESIDENT 2612 LINDBERG ST ROCKWALL, TX 75032 RESIDENT 2613 MERCERS COLONY AVE ROCKWALL, TX 75032

RESIDENT 2616 LINDBERG ST ROCKWALL, TX 75032

RESIDENT 2617 LINDBERG ST ROCKWALL, TX 75032 RESIDENT 2617 MERCERS COLONY AVE ROCKWALL, TX 75032 DEBRA JEAN CRUZ TRUST DEBRA JEAN CRUZ - TRUSTEE 262 RENEE DR ROCKWALL, TX 75032

RESIDENT 2620 LINDBERG ST ROCKWALL, TX 75032

RESIDENT
2621 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT 2623 LINDBERG ST ROCKWALL, TX 75032

RESIDENT 2624 LINDBERG ST ROCKWALL, TX 75032 RESIDENT
2625 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT 2628 LINDBERG ST ROCKWALL, TX 75032

RESIDENT 2629 MERCERS COLONY AVE ROCKWALL, TX 75032

RESIDENT 2631 LINDBERG ST ROCKWALL, TX 75032 RESIDENT 2632 LINDBERG ST ROCKWALL, TX 75032

RESIDENT 2635 LINDBERG ST ROCKWALL, TX 75032 RESIDENT 2636 LINDBERG ST ROCKWALL, TX 75032 RESIDENT 2639 LINDBERG ST ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L 265 RENEE DR ROCKWALL, TX 75032 AYALA FRANCISCO & MARIA L 265 RENEE DR ROCKWALL, TX 75032 RESIDENT 274 NICOLE DR ROCKWALL, TX 75032

RESIDENT 2741 MASSEY LN ROCKWALL, TX 75032 PAXTON CLAUDIA 2750 MASSEY LN ROCKWALL, TX 75032 RESIDENT 2751 MASSEY LN ROCKWALL, TX 75032 GARCIA ROBERT & GLENDA 2760 MASSEY LN ROCKWALL, TX 75032 LAFLEUR SIEGEN 2761 MASSEY LANE ROCKWALL, TX 75032 SULLIVAN BRANDI KATHERINE 2770 MASSEY LN ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN 2771 MASSEY LN ROCKWALL, TX 75032 MUENKS RUSSELL JOHN 2771 MCCORMICK CT ROCKWALL, TX 75032 RESIDENT 283 NICOLE DR ROCKWALL, TX 75032

RETTMAN KRISTIE 2830 DEUTZ COURT ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY 2831 DUETZ CT ROCKWALL, TX 75032 SNYDER STACY & CHARLES 2840 DEUTZ CT ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE 2841 DEUTZ CT ROCKWALL, TX 75032 DUNN DAVID IRVIN II 2841 HAYMAKER DR ROCKWALL, TX 75032 JIMENEZ RICARDO 2847 TANGLEGLEN DR ROCKWALL, TX 75032

RESIDENT 2850 DEUTZ CT ROCKWALL, TX 75032 RESIDENT 2851 HAYMAKER DR ROCKWALL, TX 75032 SERCY WILLIAM CHARLES AND NORMAN WAYNE SERCY AND MARSHA MARIE SERCY 2851 DEUTZ CT ROCKWALL, TX 75032

DUNAWAY LORI J 2860 DEUTZ COURT ROCKWALL, TX 75032 RESIDENT 2861 DEUTZ CT ROCKWALL, TX 75032 WARREN MICHAEL & RENEE 2861 HAYMAKER DR ROCKWALL, TX 75032

FOWLER KATELIN 2871 DEUTZ COURT ROCKWALL, TX 75032 FLORES LISANDRA CONTRERAS 288 NICOLE DRIVE ROCKWALL, TX 75032 RIVERA DORIS MABEL 288 RENEE DR ROCKWALL, TX 75032

RESIDENT 291 RENEE DR ROCKWALL, TX 75032 LAYZA & LUNA REAL ESTATE LLC 2922 S GOLIAD ST ROCKWALL, TX 75032 RESIDENT 2922 S HWY205 ROCKWALL, TX 75032

SOSA LORENA 293 NICOLE DR ROCKWALL, TX 75032 FRANKLIN J BACHMAN TRUST CYNTHIA KAY BACHMAN TRUSTEE 3001 SAN MARCOS DR ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S 3005 SAN MARCOS DR ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F 3006 SAN MARCOS DRIVE ROCKWALL, TX 75032 VITAR RODOLFO AND IRMA 3009 FONTANA BOULEVARD ROCKWALL, TX 75032 HERNANDEZ ARMANDO AND DARLA DEANETTE 3009 SAN MARCOS DRIVE ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D 3009 WIMBERLEY LN ROCKWALL, TX 75032	POUNDS PAMELA AND PAUL B 3010 FONTANNA BLVD ROCKWALL, TX 75032	JONES KRISTINE KAYE AND JOSE ENRIQUE FRESQUEZ 3010 SAN MARCOS DRIVE ROCKWALL, TX 75032
BATSON NICHOLAS AND JESSIE 3010 WIMBERLEY LANE ROCKWALL, TX 75032	CHISHOLM JILL MARIE 3011 FONTANA BLVD ROCKWALL, TX 75032	DAWA DAWA AND TENZIN LHAMO 3011 WIMBERLEY LANE ROCKWALL, TX 75032
LOESCH RICHARD C & LISA	SHOMETTE WILLIAM TODD AND KERRI PARSONS	THEKEN JAMES JR AND JACQUELINE
3012 FONTANNA BOULEVARD	3012 WIMBERLEY LN	3013 FONTANA BLVD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
COWARD ERICA AND RICHARD	THOMPSON WILLIAM AND KATHY	RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3013 SAN MARCOS DRIVE	3013 WIMBERLEY LN	3014 FONTANA BOULEVARD
ROCKWALL, TX 75032	ROCKWALL, TX 75087	ROCKWALL, TX 75032
RILEY CHRISTINE	ZAZAKIS LAURA J AND JOHN	TURNER CALEB MAURICE
3014 SAN MARCOS DRIVE	3014 WIMBERLEY LANE	3015 FONTANNA BLVD
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
PARKER LYNN TERRY	SIMMONS COLTON D AND DANIELLE	RESIDENT
3015 WIMBERLEY LN	3016 FONTANNA DR	302 NICOLE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	MENDEZ ALAN ERNESTO ROJAS AND YAZMIN	CULBERTSON JACK NEAL
3025 LIMESTONE HILL LN	ACOSTA MEJIA	3046 DUSTY RIDGE DR
ROCKWALL, TX 75032	303 RENEE DR	ROCKWALL, TX 75032

ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032

RESIDENT MAH JEFFERY RESIDENT 3047 FALLBROOK DR 305 BLANCO CIR 3054 DUSTY RIDGE DR SOUTHLAKE, TX 76092 ROCKWALL, TX 75032 ROCKWALL, TX 75032

RESIDENT RESIDENT CANO LORENZO E & BRENDA L 3054 FALLBROOK DR 3055 DEER RIDGE DR 3055 FALLBROOK DR ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA MCWHORTER RODNEY & VICKIE RESIDENT 3061 DUSTY RIDGE DR 3062 DUSTY RIDGE DR 3062 DEER RIDGE DR ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER	CRESPIN DEBRA	TATE ERIN ELIZABETH
3062 FALLBROOK DR	3063 DEER RIDGE DR.	3063 FALLBROOK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
ROMERO ANA L AND MARIO ROMERO CEDANO	BURNS A STACEY	TUGGLE JERRY R & KATHRYN M
3067 DUSTY RIDGE DRIVE	3070 DEER RUDGE DR	3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
MADRID AYDEE E	RESIDENT	FORT PHILLIP D & TYRA W
3070 FALLBROOK DR	3071 FALLBROOK DR	3071 DEER RIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
STEWARD RUDOLPH & BETTY 3073 DUSTY RIDGE DR ROCKWALL, TX 75032	RESIDENT 3078 FALLBROOK DR ROCKWALL, TX 75032	RESIDENT 3078 LIMESTONE HILL LN ROCKWALL, TX 75032
THOMPSON LISA	CARRANZA GILBERTO E	RESIDENT
3078 DEER RIDGE DR	3078 DUSTY RIDGE DR	3079 DUSTY RIDGE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	WESSON LAURIE K	MONTEZON CECILE & DENNIS
3079 FALLBROOK DR	3079 DEER RIDGE DR	3081 COOLWOOD LANE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
ARISTA ISAAC & WILMA KAY	TOWNSEND NINA	CEVALLOS JASON & MARY
3083 MISTY RIDGE LN	3084 MISTY RIDGE LN	3086 LIMESTONE HILL LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
CARRANZA LUCY	ZENDEJAS JUAN & YOLANDA AYALA	PALMA MAYRA A & YOVANI D
3087 DEER RIDGE DR	3087 DUSTY RIDGE DR	3087 FALLBROOK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	COLE LAURA & OMODAMWEN	REIDLINGER CALEB R & SARA D
3089 COOLWOOD LN	3090 DUSTY RIDGE DR	3090 FALLBROOK DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032

JARMAN EMMARESIDENTRESIDENT3091 MISTY RIDGE LN3092 COOLWOOD LN3092 MISTY RIDGE LNROCKWALL, TX 75032ROCKWALL, TX 75032ROCKWALL, TX 75032

DENNIS AMY L	RESIDENT	RICCELLI JEANINE MARIE
3094 LIMESTONE HILL LN	3097 COOLWOOD LN	3099 MISTY RIDGE LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
SLATTER SARAH KIMBERLY	REGGIA DANIELLE R	CHOKHAWALA AMAR AND SIMABEN V SHAH
3100 COOLWOOD LN	3100 MISTY RIDGE LN	3102 LIMESTONE HILL LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
GARNER AMY	OCHOA RENE	RESIDENT
3105 MISTY RIDGE LN	3107 COOLWOOD LANE	3108 MISTY RIDGE LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
HAYES KRISTOPHER	RUSHING MASON & JACLYN A	RESIDENT
3108 COOLWOOD LN	3111 MISTY RIDGE LANE	3112 LIMESTONE HILL LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
GODWIN JULIE AND BOBBY	RESIDENT	RESIDENT
3112 SAN MARCOS	3116 COOLWOOD LN	3116 MISTY RIDGE LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
CALDERON DAVID & MARIBEL	FOX PATRICK AND MEGAN	RESIDENT
3117 MISTY RIDGE LANE	3119 COOLWOOD LANE	312 NICOLE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
ESPARZA MARCO A	RESIDENT	VARGAS JOSE A
312 RENEE DR	3124 MISTY RIDGE LN	3124 COOLWOOD LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
KILPATRICK KERRY LYNN & JENNY LYNN 3125 MISTY RIDGE LN ROCKWALL, TX 75032	RESIDENT 3129 COOLWOOD LN ROCKWALL, TX 75032	ROJAS AMITAY HUERTA AND SORANGEL PEREZ PARADA 3132 COOLWOOD LN ROCKWALL, TX 75032
RESIDENT	STRANG DANIEL EDWARD AND SUSANNE LEIGH	SAGNIBENE JOE AND LISA
3137 COOLWOOD LN	3158 LUCHENBACK TRL	3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032

RESIDENT 319 RENEE DR ROCKWALL, TX 75032 BENITES ROSA 322 NICOLE DR ROCKWALL, TX 75032 BRAGA GUILHERME CREDIDIO & YASMINI RAMOS IZIDORO 327 NICOLE DRIVE ROCKWALL, TX 75032 JIMENEZ RICARDO 330 RENEE DR ROCKWALL, TX 75032 EAGLE MHS CONTRACTING INC 3336 MORNING LIGHT DRIVE DALLAS, TX 75228 ESPARZA ABEL AND MONICA CARMONA 336 NICOLE DR ROCKWALL, TX 75032

RESIDENT 337 RENEE DR ROCKWALL, TX 75032 SWAIT TIFFANY 3402 POST OAK DR ROCKWALL, TX 75032 MENDOZA MIGUEL 3410 POST OAK DR ROCKWALL, TX 75032

RESIDENT 3418 POST OAK DR ROCKWALL, TX 75032 WOODWARD CHERIE J 3426 POST OAK DR ROCKWALL, TX 75032 KRANTZ BRIAN K & KATHERINE A 3434 POST OAK DRIVE ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ 344 COUNTY LINE RD ROCKWALL, TX 75032 ANDERSON ERICKA RENEE 3442 POST OAK DR ROCKWALL, TX 75032 RESIDENT 3450 POST OAK DR ROCKWALL, TX 75032

BEAVERS SHIRLEY 3460 POST OAK DR ROCKWALL, TX 75032 OROZCO ARMANDO 3465 POST OAK DR ROCKWALL, TX 75032

RESIDENT 3468 POST OAK DR ROCKWALL, TX 75032

COVINGTON TEVIN TYLER 3469 POST OAK DRIVE ROCKWALL, TX 75032 MILLAN TRESSO & LEODEGARIA 3472 POST OAK DR ROCKWALL, TX 75032 LEWIS REX STEPHEN 3473 POST OAK DR ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N 3476 POST OAK DRIVE ROCKWALL, TX 75032 TSIC ASSOCIATES HOLDINGS TRUST 350 MEADOW GATE RD MEADOW VISTA, CA 95722 ARCADIA LAKES OF SOMERSET HOLDINGS LLC 3500 MAPLE AVENUE #1165 DALLAS, TX 75219

ARCADIA LAKES OF SOMERSET HOLDINGS LLC 3500 MAPLE AVENUE #1165 DALLAS, TX 75219 DIAZ FRANCISCO & MANUELA 352 WAYNE DR ROCKWALL, TX 75032 DIAZ FRANCISCO & MANUELA 352 WAYNE DR ROCKWALL, TX 75032

RESIDENT 353 NICOLE DR ROCKWALL, TX 75032 RESIDENT 358 RENEE DR ROCKWALL, TX 75032 CONTRERAS NORMA 360 NICOLE DR ROCKWALL, TX 75032

CONTRERAS NORMA 360 NICOLE DR ROCKWALL, TX 75032 RESIDENT 3601 STABLEGLEN DR ROCKWALL, TX 75032 RESIDENT 3602 STABLEGLEN DR ROCKWALL, TX 75032

RESIDENT	RESIDENT	RESIDENT
3606 STABLEGLEN DR	3607 STABLEGLEN DR	363 RENEE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
WONG IU YAM IRENE	RESIDENT	RESIDENT
36-38 GLENWOOD AVE	3702 OLMSTEAD DR EAST	3702 SELBORNE DR
PITTSFIELD, MA 1201	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3703 BURLING ST	3703 OLMSTEAD DR	3705 HERRICK ST
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3705 STABLEGLEN DR	3706 OLMSTEAD DR EAST	3706 SELBORNE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3707 BURLING ST	3707 OLMSTEAD DR	3709 STABLEGLEN DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3710 BURLING ST	3710 OLMSTEAD DR EAST	3710 SELBORNE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3711 BURLING ST	3711 OLMSTEAD DR	3713 STABLEGLEN DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3714 OLMSTEAD DR EAST	3714 SELBORNE DR	3715 OLMSTEAD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3717 STABLEGLEN DR	3718 OLMSTEAD DR EAST	3718 SELBORNE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3719 OLMSTEAD DR	372 NICOLE DR	3721 STABLEGLEN DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032

RESIDENT	RESIDENT	RESIDENT
3722 OLMSTEAD DR EAST	3722 SELBORNE DR	3723 OLMSTEAD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3725 SELBORNE DR	3725 STABLEGLEN DR	3726 SELBORNE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3727 OLMSTEAD DR	3729 STABLEGLEN DR	373 RENEE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3731 OLMSTEAD DR	3735 OLMSTEAD DR	3739 OLMSTEAD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	MCLOUD JOY ANN	RESIDENT
3743 OLMSTEAD DR	375 NICOLE DR	3801 OLMSTEAD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	RESIDENT	FORREST FRANK & KELLI LAFON
3805 OLMSTEAD DR	3808 LOFLAND CIR	3808 LOFLAND CIR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
FORREST FRANK & KELLI LAFON	RESIDENT	ILKENHANS JAMES CURTIS
3808 LOFLAND CIR	3809 OLMSTEAD DR	3813 OLMSTED DRIVE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT 382 NICOLE ROCKWALL, TX 75032	RESIDENT 383 RENEE DR ROCKWALL, TX 75032	CASTILLO JOSE & LUZ DELGAEDO 383 LAKESIDE DR ROCKWALL, TX 75032
RESIDENT	RESIDENT	RESIDENT
3831 HERRICK ST	386 RENEE DR	3875 SELBORNE DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN 3901 STABLEGLEN DR ROCKWALL, TX 75032 OSMUN DAVID CHARLES AND MARISHA 3902 STABLEGLEN DR ROCKWALL, TX 75032 TORRES MARCUS ANTHONY AND AMANDA E 3905 STABLEGLEN AVE ROCKWALL, TX 75032

CONFIDENTIAL OWNER	MOORE STEPHANIE RAAN AND RODNEY WAYNE	GILMORE CARA D
3906 STABLEGLEN DR	3909 STABLEGLEN DRIVE	3910 STABLEGLEN DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
GALLOWAY BRENT JR & JACQUELINE 3913 STABLEGLEN DRIVE ROCKWALL, TX 75032	MICHAEL BOBIE AND SUSAN L BOBIE LIVING TRUST MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES 3917 STABLEGLEN DRIVE ROCKWALL, TX 75032	RESIDENT 395 RENEE DR ROCKWALL, TX 75032
SANCHEZ ARNULFO AND ORALIA VARGAS	SANCHEZ ARNULFO & ORALIA	SANCHEZ ARNULFO
395 NICOLE DR	398 NICOLE DR	398 NICOLE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75032	ROCKWALL, TX 75032
GUERRERO ALVARO AND MARGARITA CASTILLO 400 RENEE RD ROCKWALL, TX 75032	ARMSTRONG HOYT AND MIMI TU ANH 4001 STABLEGLEN DR ROCKWALL, TX 75032	BECOMING ONE MINISTRY & COUNSELING CENTER 4002 STABLEGLEN DRIVE ROCKWALL, TX 75032
ARCHIBALD KAREN AND MATTHEW 4003 STABLEGLEN DRIVE ROCKWALL, TX 75032	HUNTER BRIAN JEFFREY AND JENNIFER LYNN 4006 STABLEGLEN DR ROCKWALL, TX 75032	SEUMANUTAFA JOHN AND CHRISTINE 4009 STABLEGLEN DRIVE ROCKWALL, TX 75032
BETTEVY RYAN A & KIMBERLY	TOPALOVIC NIKOLA AND KAYLEE NAN	DUKE ROCHELLE
4010 QUINCY STREET	4010 STABLEGLEN DRIVE	4013 OLMSTED DRIVE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
HALL HUNTER AND KELSEY	JANDREW DUSTY R AND JUSTIN C	BURNS TONYA KAY AND AUBREY LEE
4013 STABLEGLEN DRIVE	4014 QUINCY STREET	4014 STABLEGLEN DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	LONG PAIGE MICHELE AND RYAN KEATHLEY	RAMSBOTTOM DAVID BRADLEY AND DAWN
4015 QUINCY ST	4017 OLMSTED DRIVE	4018 QUINCY STREET
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
WESLEY ERIC CHARLES & TERRI LASHON 4019 QUINCY STREET ROCKWALL, TX 75032	GUARDIOLA SOCORRO AND JESSICA GUAZZONE 4023 QUINCY ST ROCKWALL, TX 75032	TROST COOPER RANDALL & JENNIFER 4027 QUINCY ST ROCKWALL, TX 75032
DEGLOCAL		UENCON DAVID DOCCAND DEDOC

UNDERWOOD MARK AND MICHELLE

4101 QUINCY STREET

ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE

4101 STABLEGLEN DRIVE

ROCKWALL, TX 75032

RESIDENT

408 NICOLE

ROCKWALL, TX 75032

RESIDENT 4102 STABLEGLEN DR ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE 4105 QUINCY STREET ROCKWALL, TX 75032 COOK BROOKE AND MATTHEW 4105 STABLEGLEN DRIVE ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P 4106 STABLEGLEN DR ROCKWALL, TX 75032 CAMP DARROL B AND TASHIA F 4109 STABLEGLEN DR ROCKWALL, TX 75032 DIVITTORIO ZEB ROBERT AND KELSEY LYNN 4110 STABLEGLEN DR ROCKWALL, TX 75032

ROSOFF AMY LYNN 4111 QUINCY STREET ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA 4113 STABLEGLEN DR ROCKWALL, TX 75032 RESIDENT 414 RENEE DR ROCKWALL, TX 75032

IRWIN MATTHEW LEE AND MYLIN NICOLE 4202 STABLEGLEN DRIVE ROCKWALL, TX 75032 PATTERSON KENNETH EARL AND CYNTHIA A 4205 STABLEGLEN DR ROCKWALL, TX 75032 SHEPHERD JEFFREY W AND PAMELA A 4206 STABLE GLEN DRIVE ROCKWALL, TX 75032

RESIDENT 4207 QUINCY ST ROCKWALL, TX 75032 BURKHALTER JEFFREY MICHAEL AND LINDSEY
ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT 421 NICOLE DR ROCKWALL, TX 75032

MELI JILL MARIE 4210 QUINCY ST ROCKWALL, TX 75032 ROBINSON JOSEPH BROOKS 4210 STABLEGLEN DRIVE ROCKWALL, TX 75032 OCONNELL PETER JAMES AND MICHELLE ANN 4214 QUINCY ST ROCKWALL, TX 75032

BROWN KAREN D 4215 STABLEGLEN DRIVE ROCKWALL, TX 75032

DRCE TRUST 4219 ASHMONT CT DALLAS, TX 75287 DRCE TRUST 4219 ASHMONT CT DALLAS, TX 75287

MARTINEZ RONALD W GOMEZ AND PAOLA I CASTILLO 424 NICOLE DR ROCKWALL, TX 75032

LOPEZ SILVIA 430 RENEE DR ROCKWALL, TX 75032 TRAVIS MARK SUMMIT AND KAITLYN MAE 4301 STABLEGLEN DRIVE ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH 4302 STABLEGLEN DRIVE ROCKWALL, TX 75032 VIDICAN FLORIN 4306 STABLEGLEN DRIVE ROCKWALL, TX 75032 PETERSEN JOEL AND LEIGHANN MARIE 4309 STABLEGLEN DRIVE ROCKWALL, TX 75032

RESIDENT 431 NICOLE DR ROCKWALL, TX 75032 MURRAY BRADY & JENNIFER 4310 STABLE GLEN DRIVE ROCKWALL, TX 75032 ROBERTS KYLE & KATELIN 4314 SELBORNE DR ROCKWALL, TX 75032 MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &
ROZENEIDE S SOUSA LINS
4318 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT 4319 STABLEGLEN DR ROCKWALL, TX 75032

RESIDENT 433 RENEE DR ROCKWALL, TX 75032 RESIDENT 441 NICOLE DR ROCKWALL, TX 75032 TORRES ALONSO G & MARIA 441 LYNNE DR ROCKWALL, TX 75032

TORRES ALONSO G & MARIA 441 LYNNE DR ROCKWALL, TX 75032 RESIDENT 448 NICOLE DR ROCKWALL, TX 75032

RESIDENT 4509 SYLVAN PARK DR ROCKWALL, TX 75032

XU ZICAI 4509 PORTRAIT LANE PLANO, TX 75024 WHEELER JANIS & KEVIN M 451 RENEE DR ROCKWALL, TX 75032 RESIDENT 452 EVANS RD ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE 452 RENEE DR ROCKWALL, TX 75032 RESIDENT 463 RENEE DR ROCKWALL, TX 75032 RESIDENT 464 EVANS RD ROCKWALL, TX 75032

RESIDENT 466 RENEE DR ROCKWALL, TX 75032 RESIDENT 470 NICOLE ROCKWALL, TX 75032 RESIDENT 471 NICOLE DR ROCKWALL, TX 75032

YANEZ ALONSO TORRES 473 RENEE DR ROCKWALL, TX 75032 MAYHALL DANNEL J 473 RENEE DR ROCKWALL, TX 75032 MAYHALL DANNEL J 473 RENEE DR ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND BERT G CURTIS & PAMELA S CURTIS 4735 BEAR CLAW LANE ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E 4755 BEAR CLAW LANE ROCKWALL, TX 75032 HUMPHREY JAY AND KIMMIE 4768 S STATE HWY 205 ROCKWALL, TX 75032

RESIDENT 4800 LOFLAND CIR ROCKWALL, TX 75032 HODGES TERESA ANN 481 ARACADIA WAY ROCKWALL, TX 75087 RISTER JOHN & CHRISTINE 4815 BEAR CLAW LANE ROCKWALL, TX 75032

RESIDENT 482 NICOLE DR ROCKWALL, TX 75032 RESIDENT 485 RENEE DR ROCKWALL, TX 75032 RESIDENT 486 EVANS RD ROCKWALL, TX 75032

JIMENEZ TOMAS **RESIDENT RESIDENT** 4930 CREEKRIDGE LN 496 NICOLE DR 498 EVANS RD GARLAND, TX 75043 ROCKWALL, TX 75032 ROCKWALL, TX 75032 RESIDENT LACAZE DARRYL AND ALLISON VALDEZ EUSEBIO 503 RENEE DR 503 NICOLE DR 505 EVANS ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 W2 CATTLE INVESTMENTS LLC **VALDEZ EUSEBIO** RESIDENT C/O RANDY PARDUE 505 EVANS 508 RENEE DR **508 TWLIGHT TRAIL SUITE 99** ROCKWALL, TX 75032 ROCKWALL, TX 75032 RICHARDSON, TX 75080 **DIAZ-ALMARAZ CARLOS OMAR** RESIDENT RESIDENT 514 NICOLE DR 515 RENEE DR 520 RENEE DR ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 **GUEVARA CRUZ & LIZ GUEVARA CRUZ & LIZ ROSAS LAURA PATRICIA** 522 EVANS DR 522 EVANS DR **523 NICOLE DR** ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 RESIDENT RESIDENT RUDDELL TODD L AND JOANNA K 526 NICOLE 535 NICOLE DR **544 MUSTANG COURT** ROCKWALL, TX 75032 ROCKWALL, TX 75032 LAVON, TX 75166 **GALLARDO RENE AND GALLARDO RENE AND CERVANTES HECTOR AND** MARIBEL GALLARDO MARIBEL GALLARDO **ERIKA MOLINA** 547 NICOLE DR 547 NICOLE DR **548 NICOLE DRIVE** ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75032 WANG EILEEN HONGLIAN & RESIDENT HAWKINS HAOHAI YAO

CERVANTES-OSORNIO HECTOR AND ERIKA J MOLINA-OLVERA 548 NICOLE DRIVE ROCKWALL, TX 75032

> PEOPLES DONNIE 589 CORNELIUS ROCKWALL, TX 75087

GONZALES BALTAZAR & LUZ MARIA ZUNIGA C/O LAKE POINTE CHURCH 701 I-30 ROCKWALL, TX 75087 WALLACE LAND PARTNERS L P 6271 HORIZON RD ROCKWALL, TX 75032

557 RENEE DR

ROCKWALL, TX 75032

ESTRADA NOHEMA 705 LAKESIDE DR ROCKWALL, TX 75032 FONTANNA RANCH HOMEOWNERS' ASSOCIATION INC 6750 HILLCREST PLAZA DRIVE SUITE 326 DALLAS, TX 75230

5887 KILLARNEY CIR

SAN JOSE, CA 95138

MANKUS STEPHEN & SUSAN 7401 RODEO DR DENTON, TX 76208 BRUCE LIVING TRUST 757 AVALON DR HEATH, TX 75032 ROCKWALL HOUSING DEVELOPMENT CORPORATION 787 HAIL DRIVE ROCKWALL, TX 75032

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

RODRIGUEZ BRIAN 8 BROOKWAY CT MANSFIELD, TX 76063 COLUNGA MARIA CRISTINA C/O BERNABE COLUNGA 807 N JOSEPHINE ST ROYSE CITY, TX 75189

NGUYEN ANNA 812 BLUFFCREEK LN APT 208 ARLINGTON, TX 76006

SN DFW LLC 8390 E VIA DE VENTURA F-110 #303 SCOTTSDALE, AZ 85258 USCMF SN TEXAS A LLC 8390 E VIA DE VENTURA F-110 #303 SCOTTSDALE, AZ 85258

JUNFA USA, LLC 910 MELISSA LN GARLAND, TX 75040

TAN JUDY AND LAM KHANG DUY 914 FALCON TRAIL MURPHY, TX 75094

BAYOUD JENNIFER 940 COTTON DEPOT LN APT 440 FT WORTH, TX 76102 BEDDER MANAGEMENT AUSTIN LLC 9901 BRODIE LANE SUITE 160-172 AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MCINTIRE JUANITA M/R , TX HENSON RICHARD W & SHARON ES PO BOX 1091 ROCKWALL, TX 75087

RCH WATER SUPPLY CORPORATION PO BOX 2034 ROCKWALL, TX 75087 CHINN DERRICK O PO BOX 35011 LOS ANGELES, CA 90035 PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D PO BOX 850 ROCKWALL, TX 75087 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:

Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a <u>Zoning Change</u> from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], 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 <u>Tuesday, August 13, 2024 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, August 19, 2024 at 6:00 PM</u>. 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, August 19, 2024 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. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District
Please place a check mark on the appropriate line below:
☐ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.
Name:
Addrass:

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.

JUL 2 9 2024

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:

Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 By OV) District, generally located on the east and west side of S. Goliad Street (SH-205) at the corner of the intersection of John King Boulevard and S. Goliad Street (SH-205), 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 <u>Tuesday, August 13, 2024 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, August 19, 2024 at 6:00 PM</u>. 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, August 19, 2024 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

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

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Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Opens up sewer to other area's.

Name:

Address:

SHEPHERD PLACE HOMES, INC. DBA ROBBIE HALE HOMES 972-475-1100

10527 CHURCH RD #201 DALLAS, TX 75238-2224

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.

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Plan	ned Development District	
Please place a check mark on the appropriate line below:		
I am in favor of the request for the reasons listed below.		
☐ I am opposed to the request for the reasons listed below.		
Name: Jose Luis Contyeras Address: 330 Renee Rockwall Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is order to take effect, the affirmative vote of at least three-fourths of all mombon of the second seco	75032 protested in accordance with this subsection, the pro	pposed change must receive in

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 change and extending 200 feet from that area.

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District Please place a check mark on the appropriate line below: am in favor of the request for the reasons listed below. am opposed to the request for the reasons listed below. Because it's a planned Development Distric

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.

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). Z2024-033
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. This zoning request application has the exact same wording as application Z2024-027, word for word. No plans have been announced to further expand 205 or 549 where the proposed zoning change is. Again, I do not want to wait 15+ minutes just to get home. There is only 1 entrance to our neighborhood on 549. I already have to drive from 205 to 276 or John King Blvd to 549 just to avoid all the traffic on 205. You cannot have this planned development district, a new neighborhood on the other side of 549 near where it intersects with 1139, and then another developmental area next to the new 7-11 on 205. This is 3 up and coming areas without any plans to improve the existing infrastructure. We cannot keep building new things without building new infrastructure to support the residents that use the roads AND new residents that will be using the roads.
Respondent Information Please provide your information.

First Name * Alexander
Last Name * Kujak
Address * 2417 Loudon St W, Rockwall, TX 75032
City * Rockwall
State * TX
Zip Code * 75032

Please check all that apply: *		
✓ I live	e nearby the proposed Zoning or Specific Use Permit (SUP) request.	
I wo	ork nearby the proposed Zoning or Specific Use Permit (SUP) request.	
✓ I ow	I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.	
low	vn a business nearby the proposed Zoning or Specific Use Permit (SUP) request.	
Othe	er:	
	If you hear about this Zoning or Specific Use Permit (SUP) request? * ceived a property owner notification in the mail.	
I rec		
I recI rea	ceived a property owner notification in the mail.	
I recI reaI sav	ceived a property owner notification in the mail. ad about the request on the City's website.	
I recI reaI savI rea	ceived a property owner notification in the mail. ad about the request on the City's website. w a zoning sign on the property.	

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). Z2024-033
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. This project is way way way way too much for this area. It simply cannot handle it. Period.
Respondent Information Please provide your information.
First Name *

Last Name *	
Curtis	
Address *	
4735 Bear Claw Lane	
City *	
Rockwall	
State *	
TX	
Zip Code *	
75032	
70002	
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

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District
Places whose a short world of

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.

Traffic on 205/soliad is already terribole at and addrng over 300 proposed homes plus retail businesses will add to congestion and traffic. The addition of over 300 residential proporties will also place a significant strain on the already taxed water supply

Name: Christine Seum anutata

Address: 4009 Stableglen Dr. 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

Case Number * Please provide the Case Reference Number of the Zoning or Specific Use Peare providing input on (Example: Z2019-001). Z2023-033	ermit (SUP) request that you
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 The school district cannot keep up. Shannon elementary in Fontanna ranch is from The Homestead home development. With a lot more people coming into becoming a safety issue with kids playing outside and people driving fast three school year. The Main Street going to the elementary school has turns the walk and wait there on the corner for the bus. 549 is a two lane road that is a	s about to take on a lot of kids o our neighborhood it's ough Fontanna Ranch during at causes blind spots and kids
Respondent Information Please provide your information.	
First Name *	
Erica	

Last Name *	
Coward	
Address *	
3013 San Marcos dr	
City *	
Rockwall	
State *	
Tx	
Zip Code *	
75032	
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:	

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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:

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District Please place a check mark on the appropriate line below: I am in favor of the request for the reasons listed below. I am opposed to the request for the reasons listed below. Name:

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.

Address:

ance

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

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). Z2024-033
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. Way too dense a development and will bring traffic and noise to an already existing problem.
Respondent Information Please provide your information.
First Name *

Last Name *
Delk
Address *
2020 Broken Lance Lane
City *
Rockwall
State *
Texas
Zip Code *
75032
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:

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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:

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

I ammin favor of the request for the reasons listed below.

am opposed to the request for the reasons listed below.

To much traffic - Roads need to be expanded first! It is already to conjested

Name: Hoyt Armstrong Address: 4001 Stableguen DR 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

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).
X2024-033
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.
We have no infrastructure in place to support this development. Highway 205 is already overly congested.
A high density development like the one proposed will devalue the surrounding properties. I can't imagine having a neighborhood like Travis Ranch in Rockwall.
naving a neighborhood like Travis ration in Nookwall.
Respondent Information
Please provide your information.
First Name *
Jay

Last Name *
Humphrey
Address *
4768 South State Hwy 205
City *
Rockwall
State *
TX
7. 0. 1. 4
Zip Code *
75032
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:

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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:

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). Z2024-033
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. Too much traffic and congestion and road noise already. Need the infrastructure to support additional development before it starts. Speed limit on 549 needs to be reduced. There is already another large development underway on 549.
Respondent Information Please provide your information.
First Name * Laura

Last Na	ıme *
Zazakis	
Address	S.*
	mberley Ln
City *	
Rockwal	<u> </u>
State *	
Texas	
7: 0	I_ #
Zip Coo	ie ^
75032	
Please	check all that apply: *
✓ I liv	e nearby the proposed Zoning or Specific Use Permit (SUP) request.
I we	ork nearby the proposed Zoning or Specific Use Permit (SUP) request.
✓ I ov	vn property nearby the proposed Zoning or Specific Use Permit (SUP) request.
lov	vn a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
Oth	er:

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:

From: M Bader
To: Planning

Subject: OPPOSED - Case No. Z2024-033 Zoning Change

Date: Saturday, July 27, 2024 2:56:33 PM

Mr Ryan Miller,

I am OPPOSED to the proposed change of zoning as currently indicated for Case No. Z2024-033 as the volume of proposed structures would significantly impact multiple Rockwall Utilities especially water, which is becoming more restricted monthly evident by the issues in our surrounding communities, sewage, roadway infrastructure, traffic volume, access to schools causing overcrowding and EMS services including Law Enforcement. We moved to Rockwall because it is a conservative family oriented community and has a rural touch; packing and stacking in homes does not benefit or reflect our city's plans for conservation, aesthetics and the future.

Feel free to contact me with any questions or concerns. Thank you.

Markus Bader Oak of Buffalo Way HOA Vice President 1940 Broken Lance Ln Rockwall, TX 75032

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.

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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). Z2024-033
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. This development will create traffic congestion on 205 and lofland circle, we need to make these roads wider to accommodate for traffic and create low density homes here.
Respondent Information Please provide your information.
First Name * murtaza

Address * 4755 bear claw In City * Rockwall State * tx Zip Code * 75032 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 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:	Last Name *	
City * Rockwall State * tx Zip Code * 75032 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.	Shah	
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City * Rockwall State * tx Zip Code * 75032 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.		
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Zip Code * 75032 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.		
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Zip Code * 75032 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.		
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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.		
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 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. 	Please check all that apply: *	
 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. 	✓ Hive nearby the proposed Zoning or Specific Use Permit (SHP) 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.		
I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.		
Other:	Town a business hearby the proposed Zoning of 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:

Case Number *	
Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) requeare providing input on (Example: Z2019-001).	est that you
Z2024-033	
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	ne request.
The proposed development is overly burdensome on the school, utilities, and road system which handle the current population. There are sections of the plan that put both residential and business.	
lots/acreage in the flood plain which essentially make them useless for development Further, neighborhoods as proposed, generally see a decline in value, maintenance, and appeal as hom individual ownership to corporate/rental properties. This usually leads to lower home values a	large unit nes shift from nd increased
crime as has been experienced in several neighborhoods in Forney within the first ten years of development.	
Finally, the plan provides little for corporate and small business development which in the long key for Rockwall's appeal as a premier place to live. Limiting the number of homes to a third of been proposed will be profitable for the developer and prosperous for Rockwall.	•

Please provide your information.

First Name * Nomie
Last Name * Namie
Address * 2413 Loudon St W
City * Rockwall
State * TX
Zip Code * 75032

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:
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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: Councilman Tim McCallum

 From:
 Pam Pounds

 To:
 Planning

 Cc:
 Paul Pounds

Subject: Z2024-033-Zoning change response Date: Monday, July 29, 2024 6:30:43 PM

Hello Mr. Miller,

This is a response to Z2024-033-Zoning change notification we received for a second time (previous was from June and we also responded to that). As a resident who is in the buffer zone, our response has NOT changed. We still disagree with changing this zone to PD.

We oppose this change for multiple reasons. We do not agree in adding Retail on 549 close to the neighborhoods which will bring noise and light pollutants along with additional traffic. There is already an increase in traffic due to the multiple neighborhoods being added. The noise and light pollution will decrease our livelihood and enjoyment of being in our homes.

We oppose the change to PD and adding more single family/residential homes due to increase of traffic in the area. This will be increased due to Klutz farm conversion. The lot sizes are too small and so many homes are being added. We are opposed to loss of more trees, and neighborhoods with small lots/crowding. (IF they are added they should be the same size as Fontanna Ranch to help keep more green, less concrete, less crowding). We oppose more concrete being added with retail and neighborhoods as planned in the proposed change.

Thank you, Pam and Paul Pounds 3010 Fontanna Blvd, Rockwall, 75032

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.

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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). Z2024-033
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 * Pam

Last Name *
Curtis
Address *
2040 Broken Lance Lane
City *
Rockwall
State *
TX
Zip Code *
75032
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:

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). Z2024-033
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 * Richard

Last Name *
Henson
Address *
2424 FM 549
City *
Rockwall
State *
Texas
Zip Code *
75032
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.
1 own a basiness hearby the proposed Zonnig or opcome ose remit (oor) 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:

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).
Z2024-033
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. This housing addition creates major issues with Lofland Circle. It may also have a negative impact over my property value. It in my opinion needs road work to handle the added traffic, and the tracts need to be larger and not so densely populated.
Respondent Information Please provide your information.
First Name * Richard

Last Name *
Wilkinson
Address *
1970 Broken Lance Ln
City *
Rockwall
State *
TX
Zip Code *
75033
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:

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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:

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). Z2024-033
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. Way too dense a development and will bring traffic and noise to an already existing problem.
Respondent Information Please provide your information.
First Name *

Last Name *	
Delk	
Address *	
2020 Broken Lance Lane	
City *	
Rockwall	
State *	
Texas	
Zip Code *	
75032	
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:	

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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:

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). Z2024-033 (Lofland Tract)
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. Based on density and numerous other factors, I am fully opposed to this proposal as it sits.
Respondent Information Please provide your information.

Last Name *
Tippett
Address *
2060 Broken Lance Lane
City *
Rockwall
State *
Texas
Zip Code *
75032
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:

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I received a property owner notification in the mail.
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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:

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). Z2024-033
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. We oppose the current plan as Rockwall deserves lower density and higher value candidates.
Respondent Information Please provide your information.
First Name * Vicki

Last Nan	me *
Pearson	
Address	*
1920 Brok	ken Lance Lane
City *	
Rockwall	
State *	
TX	
7: 0 1	
Zip Code	2 *
75032	
Please c	heck all that apply: *
✓ I live	nearby the proposed Zoning or Specific Use Permit (SUP) request.
I wor	rk nearby the proposed Zoning or Specific Use Permit (SUP) request.
✓ I owr	n property nearby the proposed Zoning or Specific Use Permit (SUP) request.
lowr	n a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
Othe	er:

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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:

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). Z2024-033
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. Traffic, property values, infrastructure, the list goes on and on

Last N	Name *
Hurst	
Addre	ess *
2045 9	Silver Hawk Court
0:1 4	
City *	
Rockw	rall
State	*
Texas	
Texas	
Zip Co	ode *
75032	
Pleas	e check all that apply: *
✓ I	live nearby the proposed Zoning or Specific Use Permit (SUP) request.
✓ 1	work nearby the proposed Zoning or Specific Use Permit (SUP) request.
✓ 1	own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
<u> </u>	own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
_ ^	All and
	ther:

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I read about the request in the Rockwall Herald Banner.
My neighbors told me about the request.
Other:

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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. This high density project is gonna overwhelm our already overwhelming traffic and schools. This area is not prepared for this number of houses.
Respondent Information Please provide your information.
First Name * Andre

Last Name *		
Della Monica		
Address *		
4965 Bear Claw Ln		
City *		
Rockwall		
State *		
Texas		
1exas		
Zip Code *		
75032		
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.		
Town a business hearby the proposed Zonnig of Specific use Pennit (SUP) request.		
Other:		

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My neighbors told me about the request.
Other:

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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 * Andrea

Address * 5200 Standing Oak Lm City *
5200 Standing Oak Lm
5200 Standing Oak Lm
5200 Standing Oak Lm
City *
City *
City ^
Rockwall
State *
TEXAS
Zip Code *
75032
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: Oaks of buffalo way actively fighting this ridiculous development. Roads and schools don't support it. Proposed roads and units per acre are inappropriate and will cause hellacious traffic and overcrowding. I can't believe the city is even considering this. Shameful.

	**
•	the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you put on (Example: Z2019-001).
Z2024-033	
Please place a	a check mark on the appropriate line below: *
l am in fav	or of the request.
✓ I am in opp	position to the request.
Please provid	e any additional information concerning your support or opposition to the request.
commercial and developer will o of disrepair and	his development is very high at over 2.1 units an acre when you calculate it without d floodplain with small sized lots. Due to the proportionality of the neighborhood the only need to develop half of the Lofland roadway. This will leave Lofland in a perpetual state will increase the congestion along that roadway from the new residents. We should move ACK inside the neighborhood.
This neighborhodensity as a potallow-density honand and small lot tra	bood provides a dangerous precedent for neighboring tracts of land that would use this high tential example. This will only exacerbate and create more density in an area that is all very nes. The proposed plan does not create an appropriate buffer between larger estate homes act homes.
Some of the big	gest concerns are the already congested roadways.

Please provide your information.

First Name * Angela
Last Name * Mason
Address * 2020 Winding oak ct
City * Rockwall
State * Texas
Zip Code * 75032

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:
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I received a property owner notification in the mail.
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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:

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).
Z2024-033
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.
The City/County does not have the infrastructure to handle what has already been built and approved. We do
not have the roads and traffic is already a disaster. Our beautiful City is no longer enjoyable to live in. You
(City Council) have a responsibility to its residents. No more until we have the infrastructure in place.
Respondent Information
Please provide your information.
First Name *
Angie

Last N	ame *
Howell	
Addres	ss *
406 Sho	preview Dr
City *	
Rockwa	
NOCKWE	411
State *	
Texas	
Zip Co	de *
75087	
Please	e check all that apply: *
_	
	ve nearby the proposed Zoning or Specific Use Permit (SUP) request.
	vork nearby the proposed Zoning or Specific Use Permit (SUP) request.
	wn property nearby the proposed Zoning or Specific Use Permit (SUP) request.
	wn a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
Ot	her:

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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: Text

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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. Too much traffic as is. Can barely access the highway or neighborhood stores. Increased housing would make this even more of a disaster!
Respondent Information Please provide your information.
First Name * Anthony

Last Name *	
Luciano	
Address *	
225 freedom ct	
City *	
Rockwall	
State *	
Tx	
Zip Code *	
75032	
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:	

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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:

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). Z2024-033
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. Already to many people in Rockwall Traffic is awful.
Respondent Information Please provide your information.
First Name *

Last Name *		
Scott		
	ress *	
1542	madison dr	
City	*	
Rock		
State	e *	
Tx		
7 : <i>(</i>		
	Code *	
7503	2	
Plea	se 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:	

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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: Text from counselman

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). Z2024-033
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. I am in opposition to this development due to the very high density that is shown on the development plan. I just went through a replat and a rezone 1.5 miles down the road and was told by a Rockwall Planner, in Planning and Zoning, that I couldn't do SFE-16 to build closer to a family members property line because the entire area is zones for low density and "Based on past experiences, our current City Council will not deviate from the Future Land Use map". My property is on E Cullins where there aren't any developments or others properties that would have been affected. This development will affect multiple existing Rockwall residents property and value. The commercial areas shown on the development map seem to be out of place as well. This needs to be strongly reconsidered.
Respondent Information Please provide your information.

First Name * Austen
Last Name * Brewer
Address * 790 e Cullins
City * Rockwall
State * TX
Zip Code * 75032

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:		
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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:		

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). Z2024-033
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.
Overcrowding in the county, infrastructure and utilities have not kept up with the growth
Overcrowding in the county, infrastructure and utilities have not kept up with the growth Respondent Information Please provide your information.

Last Name *		
Skyles		
Address *		
130 berkley drive		
City *		
Rockwall		
State *		
Texas		
Zip Code *		
75032		
Diagon shock all that apply: *		
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:		

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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: Text	

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). Z2024-033
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. Too high density of homes for the areasevere traffic congestion on top of the already overloaded infrastructure
Respondent Information Please provide your information.
First Name * Brian

Last Name *		
Harvey		
Address *		
2600 Lakefront Trl	, Rockwall, TX 75032, USA	
0.1 4		
City *		
Rockwall		
State *		
Тх		
Zip Code *		
75032		
<u> </u>		
Please check all	that apply: *	
✓ I live nearby t	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.		
l own a busin	ess nearby the proposed Zoning or Specific Use Permit (SUP) request.	
Other:		

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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:

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). Z2024-033
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. Too much development going on in Rockwall and not enough adequate infrastructure in place such as roads that can accomodate traffic, water and electricity adquate to service community
Respondent Information Please provide your information.
First Name * Catherine

Last Name *			
Hovey			
Address *			
110 Clipper Ct			
City *			
Rockwall			
State *			
Texas			
Zip Code *			
75032			
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:			

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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:

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).
22024-033 (Lofland Tract)
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.
We do not have the infrastructure to support this many homes. Traffic is bad as it is. The size of the lots is
also a very big concern as we currently live in an estate lot neighborhood. We don't have the roads or the schools to support this project.
Respondent Information
Please provide your information.
First Name *
Chris

Last Name *		
Lacquement		
Address *		
5200 Standing Oak Ln		
City (*		
City *		
Rockwall		
State *		
TX		
Zip Code *		
75032		
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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Other:		

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My neighbors told me about the request.
Other:

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).
Z2024-033
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.
The communities on the west side of 205 are low density communities on 1.5+ tracts. The proposed tract on the west side largely contains high density homes, which negatively impacts home values and does not fit within the overall desire of the community. Our community does not want the same high density development that has continually been approved down John King. I recently jumped through hoops with you all to re-zone and re-plat my own property and the feedback I received from the council was that the community is 1.5 acre lots or more and that is what should remain in that area. I would hope that the council's position hasn't changed on that within the last year just to appease a developer. Know that myself and my neighbors will not vote for any member that approves high density development on the west side of 205.
Respondent Information Please provide your information.

First Name * Dakota
Last Name * Brewer
Address * 626 Cullins Rd
City * Rockwall
State * Texas
Zip Code * 75032

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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Other:				
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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:				

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). Z2024-033
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. Insufficient infrastructure. High density housing is not in the City of Rockwall Thoroughfare Plan for this area. I strongly oppose.
Respondent Information Please provide your information.
First Name * Dan and Karen

Last Na	ame *
Brechee	en
Addres	SS *
1880 Br	roken Lance Lane
0:1 4	
City *	
Rockwa	
State *	
TX	
1.7	
Zip Co	de *
75032	
Please	check all that apply: *
✓ Hi	ve nearby the proposed Zoning or Specific Use Permit (SUP) request.
_	vork nearby the proposed Zoning or Specific Use Permit (SUP) request.
_	wn property nearby the proposed Zoning or Specific Use Permit (SUP) request.
_	
10	wn a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
Ot	her:

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:

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). Z2024-033
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. Proposed plans are too dense. Too many small lots (under 80). There is not currently infrastructure in place to support this many homes.
Respondent Information Please provide your information.
First Name * Dan

Last Name *
Conley
Address *
4042 Blythe St
City *
Rockwall
ROCKWall
State *
TEXAS
Zip Code *
75032
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:

st that you

Please provide any additional information concerning your support or opposition to the request.

The road infrastructure is inadequate for the current density of the area, let alone adding 960 homes (2k additional vehicles). During rush hour, it has taken 13 minutes to go from Mims Rd to Lofland Cir (1 mile). If there are more than 4 cars on Lofland Cir trying to get on 205, it takes 6 minutes. This congestion rivals Santa Monica Blvd in Los Angeles. The builder has stated they have not done a traffic impact study. The addition of 960 homes, prior to the proper expansion of 205 and Lofland Cir (based on competent, independent traffic impact studies), would be catastrophic to the current residents of the surrounding area. I am not an anti-development person but it needs to be done responsibly. I understand the desire for the increased tax revenue associated with the development. However, to approve it prior to the necessary infrastructure improvements would be a complete failure to the citizens you serve. The impact studies are absolutely necessary. This development should be postponed until the infrastructure is improved and its density should be commensurate to those improvements.

Respondent Information

Please provide your information.

First Name * David	
Last Name * Guevara	
Address * 1905 BROKEN LANCE LN	
City * Rockwall	
State * TX	
Zip Code * 75032	

FIE	ase 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:
Hov	w did you hear about this Zoning or Specific Use Permit (SUP) request? * I received a property owner notification in the mail.
Hor	
Hov	I received a property owner notification in the mail.
Hov	I received a property owner notification in the mail. I read about the request on the City's website.
Hov	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.

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).
Z2024-033
Please place a check mark on the appropriate line below: *
I am in favor of the request.
✓ I am in opposition to the request.
Tam in opposition to the request.
Please provide any additional information concerning your support or opposition to the request.
All we need is another 1000 homes in Rockwall. That's another 2000 to 4000 people and 2000 to 3000 more
vehicles on our roads. Do ya'll ever drive around in Rockwall. Traffic is horrible already. This will just add to the problem. Water is also a huge issue. Our supply is stretched already. Just ask Heath about the water
supply. Our local government needs to better service the population we have now, not add to the problem.
Respondent Information Please provide your information.
r leade provide your information.
First Name *
Earl

Last Name *
Hebert
Address *
111 Freedom Court
TTT Treedom Court
City *
Rockwall
State *
Texas
Zip Code *
75032
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: Email from city councilman Tim McCallum

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). Z2024-033
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. We definitely do not have the infrastructure for this many homes!

Last	Name *
Sarge	ent
Δddı	ress *
	Poplar Point Drive
City	*
Rock	wall
State	e *
TX	
Zip (Code *
7503	2
Plea	se 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:

Last Name *		
Green		
Address *		
2180 Arrowhead Ct.		
City *		
Rockwall		
ROCKWAII		
State *		
TX		
Zip Code *		
75032		
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:

Case Number * Please provide the Case Reference Number of the Zoning or Specific are providing input on (Example: Z2019-001). Decline	c Use Permit (SUP) request that you
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 sup You are ruining Rockwall with the massive amounts of homes you're Rockwall doesn't have the infrastructure necessary to handle a thous already outrageous, we have water shortages, etc. Just another mon people will spend more in Rockwall. Do a better job, local Rockwall g	building, all just to line your pockets. and new homes in this area. Traffic is ey grab by developers who know
Respondent Information Please provide your information.	
First Name *	
James	

Last Na	ame *
Brownle	ee
Addres	
3073 Cd	polwood Lane
City *	
Rockwa	all
State *	
TX	
Zip Co	de *
75032	
Please	check all that apply: *
	ve nearby the proposed Zoning or Specific Use Permit (SUP) request.
	vork nearby the proposed Zoning or Specific Use Permit (SUP) request.
	wn property nearby the proposed Zoning or Specific Use Permit (SUP) request.
l o	wn a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
Otl	her:

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: Received text

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).
Z22024-033024-033
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.
This is just another ploy by the RINO, Chamber of Chamber of Commerce loving bitches In this county to enrich themselves at the expense of the people of the city.
Decreased on the formation
Respondent Information Please provide your information.
First Name *
Jerry

Last Name *		
Bryant		
Address *		
366 Wayne Dr		
City *		
Rockwall		
State *		
Texas		
Zip Code *		
75032		
Please check all that apply: *		
✓ I live nearby the proposed Zor	ning 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.		
1 own a basiness nearby the p	proposed Zorning or opcome ode r errint (dor) 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: City Councilman text.

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001). Z2024-033
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. I oppose the current development plan because it diverges from past plans. The city has established a precedent for fostering collaboration between developers and neighboring communities concerning density, consistency, similar build quality, and lot size, akin to the Oaks of Buffalo Way. Previous developers successfully worked with the Oaks of Buffalo Way to address the concerns of adjacent neighborhoods.
Respondent Information Please provide your information.
First Name *
Joe

Last Name *		
Ward		
Address *		
4920 Bear Claw Ln		
City *		
City * Rockwall		
State *		
Texas		
Zip Code *		
75032		
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.		
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:

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). Z2024-033
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. Totally unacceptable on every level. Anything proposed around the Oaks of Buffalo Way, should be of equal, or greater value, than the Oaks of Buffalo Way.
Respondent Information Please provide your information.
First Name * Kathleen

Last Name *
Fleming
Address *
2165 Arrowhead Court
City *
Rockwall
State *
Texas
Zip Code *
75032
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:

Case Number * Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: 22019-001). Z2024-033 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. The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources. Respondent Information Please provide your information.	
are providing input on (Example: Z2019-001). Z2024-033 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. The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources. Respondent Information Please provide your information.	Case Number *
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. The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources. Respondent Information Please provide your information.	
□ 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. The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources. Respondent Information Please provide your information.	Z2024-033
□ 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. The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources. Respondent Information Please provide your information.	
Please provide any additional information concerning your support or opposition to the request. The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources. Respondent Information Please provide your information.	Please place a check mark on the appropriate line below: *
Please provide any additional information concerning your support or opposition to the request. The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources. Respondent Information Please provide your information.	I am in favor of the request.
The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources. Respondent Information Please provide your information.	I am in opposition to the request.
The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources. Respondent Information Please provide your information.	
The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources. Respondent Information Please provide your information.	
will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources. Respondent Information Please provide your information.	Please provide any additional information concerning your support or opposition to the request.
Respondent Information Please provide your information. First Name *	
Please provide your information. First Name *	
Please provide your information. First Name *	
Please provide your information. First Name *	Peanandant Information
Krista	First Name *
	Krista

Last Name *		
Bell		
Address *		
3104 Bourbon Street Circle		
City *		
Rockwall		
State *		
TX		
Zip Code *		
75032		
Disease the all that another t		
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:

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). 2024-033
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. The city of Rockwall & Rockwall county should freeze building permits for new homes until we get traffic, roads & water supporting the current population
Respondent Information Please provide your information.
First Name * Kristen

Last Name *		
Stebbins	3	
Addres	s*	
111 defe	ender court	
0		
City *		
Rockwal		
State *		
Тх		
Zip Cod	de *	
75032		
Please	check all that apply: *	
☐ I liv	ve nearby the proposed Zoning or Specific Use Permit (SUP) request.	
	ork nearby the proposed Zoning or Specific Use Permit (SUP) request.	
	wn property nearby the proposed Zoning or Specific Use Permit (SUP) request.	
	wn a business nearby the proposed Zoning or Specific Use Permit (SUP) request.	
✓ Oth	ner: I live in Rockwall	

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: City council

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).
Z2024-033
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.
Surrounding traffic and infrastructure is already insufficient. I drive to Dallas everyday from work and the
most traffic filled part of my drive is from my house to the bridge. Two (2) new large developments already underway within 0.25 miles of this proposed area.
Respondent Information Please provide your information.
Tiedee provide year information.
First Name *
Kyle

Last Name *
Roberts
Address *
4314 Selborne Drive
City *
Rockwall
State *
Texas
Zip Code *
75032
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:

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). Z2024-033
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 * Matt

Last Name *
Scott
Address *
4925 Bear Claw Lane
City *
Rockwall
State *
TX
Zip Code *
75032
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:

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). Z2024-033
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.
Too dense compared to existing homes.

Last Name *
Rapier
Address *
5165 Bear Claw Lane
City *
Rockwall
State *
Texas
Zip Code *
75032
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:

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). Z2024-033
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.
Too high density to be supported by roadways

Last Name *
Schwertner
Address *
756 Windsong Lane
City *
Rockwall
State *
IX
Zip Code *
75032
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: Text from Tim Mc Callum

Respondent Information

Please provide your information.

Case Number *	
Please provide the Case Reference are providing input on (Example: Z	e Number of the Zoning or Specific Use Permit (SUP) request that you 22019-001).
Z2024-033	
Please place a check mark on	the appropriate line below: *
I am in favor of the request.	
✓ I am in opposition to the requ	uest.
Please provide any additional i	nformation concerning your support or opposition to the request.
especially when combined with the The traffic congestion, roadway mand middle schools, 9th grade center, a County. These zone changes and consideration for the total good of	tructure needed to sustain such a substantial increase in population, e myriad of other developments already approved throughout the county. aintainace and construction, and school overflow (even with the new and expansion at Cain), is already impacting the quality of life in Rockwall housing developments that continue to be approved without those already living and serving within the community are at best The focus needs to be on increasing infrastructure- such a widening 205, we even more housing and cram more people onto the crowded roadways

First Name *
Reagan
Last Name *
Morrow
Address *
3017 Wimberley Lane
City * Rockwall
State *
TX
Zip Code *
75032

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:

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). Z2024-033
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. Density must be reduced. The lots are too small. Should have 50-75 1 1/2 acre lots.
Respondent Information Please provide your information.

Last Name *
LYON
Address *
1900 BROKEN LANCE LANE
City *
ROCKWALL
State *
TX
Zip Code *
75032
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:

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). Z2024-033
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. John King and 205 are the main roads thru Rockwall. The intersection of 205 and 66 cannot take any additional traffic as a detour for I-30. Are we going to destroy the downtown historical buildings to accommodate the conservative estimate of 3000 more cars each day? Our schools don't have enough funding as it is let alone find more space for new residents.
Respondent Information Please provide your information.
First Name * Rosemary

Last Name *
Savage
Address *
1810 Preakness Drive
City *
Rockwall
State *
Texas
Zip Code *
75032
75052
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:

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). Z2024-033
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.
No infrastructure to support increased traffic
No infrastructure to support increased traffic Respondent Information Please provide your information.

Last Name *
Enright
Address *
111 Maywood Dr
City *
Rockwall
State *
Texas
Zip Code *
75032
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:

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). 22024-033 (Lofland Tract)
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. The density is ridiculous! The Loftland roadway is equally ridiculous. This development is going to significantly impact Oaks of Buffalo Way negatively
Respondent Information Please provide your information.
First Name * Sandra

Last Name *
Shimkus
Address *
5315 Standing Oak Ln
City *
Rockwall
State *
TX
Zip Code *
75032
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:

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). Z2024-033
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. I live in the adjacent Oaks of Buffalo Way neighborhood and I am against the proposed Lofland Development. I do not want high-density neighborhoods around our neighborhood, along with the traffic, congestion, and the noise and light pollution that it would bring.
Respondent Information Please provide your information.
First Name * Scott

Last Nar	me *
Benners	
Address	*
4940 Bea	ır Claw Lane
City *	
Rockwall	
State *	
TX	
Zip Code	e *
75032	
······	
Please o	check all that apply: *
✓ I live	e nearby the proposed Zoning or Specific Use Permit (SUP) request.
	rk nearby the proposed Zoning or Specific Use Permit (SUP) request.
	n property nearby the proposed Zoning or Specific Use Permit (SUP) request.
	n a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
row	n a business nearby the proposed Zonnig of specific use Pennic (SUP) request.
Othe	er:

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:

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). Z2024-033
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. This is entirely too high density for the area. There is so much more to say, but I will save it for the meeting.
Respondent Information Please provide your information.
First Name * Sheena

Last Name *
Taylor
Address *
905 H Wallace Lane
City *
Rockwall
State *
TX
Zip Code *
75032
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:

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).
Z2024-033
•
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.
There are way too many planned homes crammed into this small area that is adjacent to a historical
unplowed section of Texas land with a designated marker. Our roads, schools, water utilities and other infrastructure (as well as creeks and drainage) are already strained so this many additional homes will only
further exasperate the problem.
Respondent Information
Please provide your information.
First Name *
Steve
<u></u>

Last Na	me *
Rummel	
Address	S *
2230 Arr	owhead Ct.
City *	
Rockwall	
State *	
Texas	
Texas	
Zip Cod	e *
75032	
Please	check all that apply: *
✓ I live	e nearby the proposed Zoning or Specific Use Permit (SUP) request.
	ork nearby the proposed Zoning or Specific Use Permit (SUP) request.
	vn property nearby the proposed Zoning or Specific Use Permit (SUP) request.
	vn a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
TOW	and business hearby the proposed Zorning of openine ose remit (Sor) request.
Oth	er:

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: our community will vote against anyone who supports high density development

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).
Z2024-033 (Lofland Tract)
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.
The density of this development is entirely too high. I participated in community meetings with the
developer to share our concerns and based on the "updated" plans submitted, the developer does not care about this community or our concerns.
Decreadent Information
Respondent Information Please provide your information.
First Name *
Susan

Last Name *	
Langdon	
Address *	
5050 Bear Claw Lane	
City *	
Rockwall	
ROCKWAII	
State *	
TX	
Zip Code *	
75032	
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:

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). Z2024-033
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. Excessive traffic

Last Name *	
Scarnati	
Address *	
156 Haven Ridge Drive	
City *	
Rockwall	
State *	
TX	
Zip Code *	
75032	
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: Received a text

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). Z2024-003
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.
This area of 205 is already overwhelmed with traffic, daily. The addition of homes, as well as the new freshman center, will only create more gridlock.
Respondent Information
Please provide your information.
First Name *
Tiffany

Address * 1453 Foxwood Lane City * Rockwall State * TX Zip Code * 75032 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:	Last Name *
City * Rockwall State * TX Zip Code * 75032 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.	Nieto
City * Rockwall State * TX Zip Code * 75032 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.	
City * Rockwall State * TX Zip Code * 75032 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.	
City * Rockwall State * TX Zip Code * 75032 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 property nearby the proposed Zoning or Specific Use Permit (SUP) request.	
State * TX Zip Code * 75032 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.	1453 Foxwood Lane
State * TX Zip Code * 75032 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.	
State * TX Zip Code * 75032 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.	City *
Zip Code * 75032 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.	
Zip Code * 75032 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.	
Zip Code * 75032 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.	
Zip Code * 75032 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.	State *
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.	TX
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.	
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.	Zin Codo *
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.	
 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. 	75032
 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. 	
 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. 	Please check all that apply: *
 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. 	I live 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. 	
I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.	
Other:	
	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:

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). Z2024-033
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. The density of this neighborhood is too dense. The roads surrounding this neighborhood can't handle the current traffic, so definitely can't handle this many more cars on the roads. Also, the schools surrounding this neighborhood will be very overcrowded. I am also concerened about how this neighborhood sets a dangerous precedent for neighboring tracts of land that would use this high density to get their land to also be high density.
Respondent Information Please provide your information.
First Name * Trish

Last Name *
Heinrich
Address *
4945 Bear Claw Lane
City *
Rockwall
State *
Tx
Zip Code *
75032
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:

Coop Niverskov *
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).
Z2024-033
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 *
Tristan

Last	Name *
Sarge	ent
Δddı	ress *
	Poplar Point Drive
City	*
Rock	wall
State	e *
TX	
Zip (Code *
7503	2
Plea	se 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:

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). Z2024-033
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. These homes will increase congestion in the area and lower home values in Rockwall.
Respondent Information Please provide your information.
First Name * William

Last Name *
Bell
Address *
3104 Bourbon Street Circle
3 TO4 DOUBDON Street Gircle
City *
Rockwall
State *
Texas
TEXAS
Zip Code *
75032
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:



767 Justin Rd Rockwall, TX 75087

July 18, 2024

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

RE: Zoning Application, Lofland Tract,

Dear Mr. Miller,

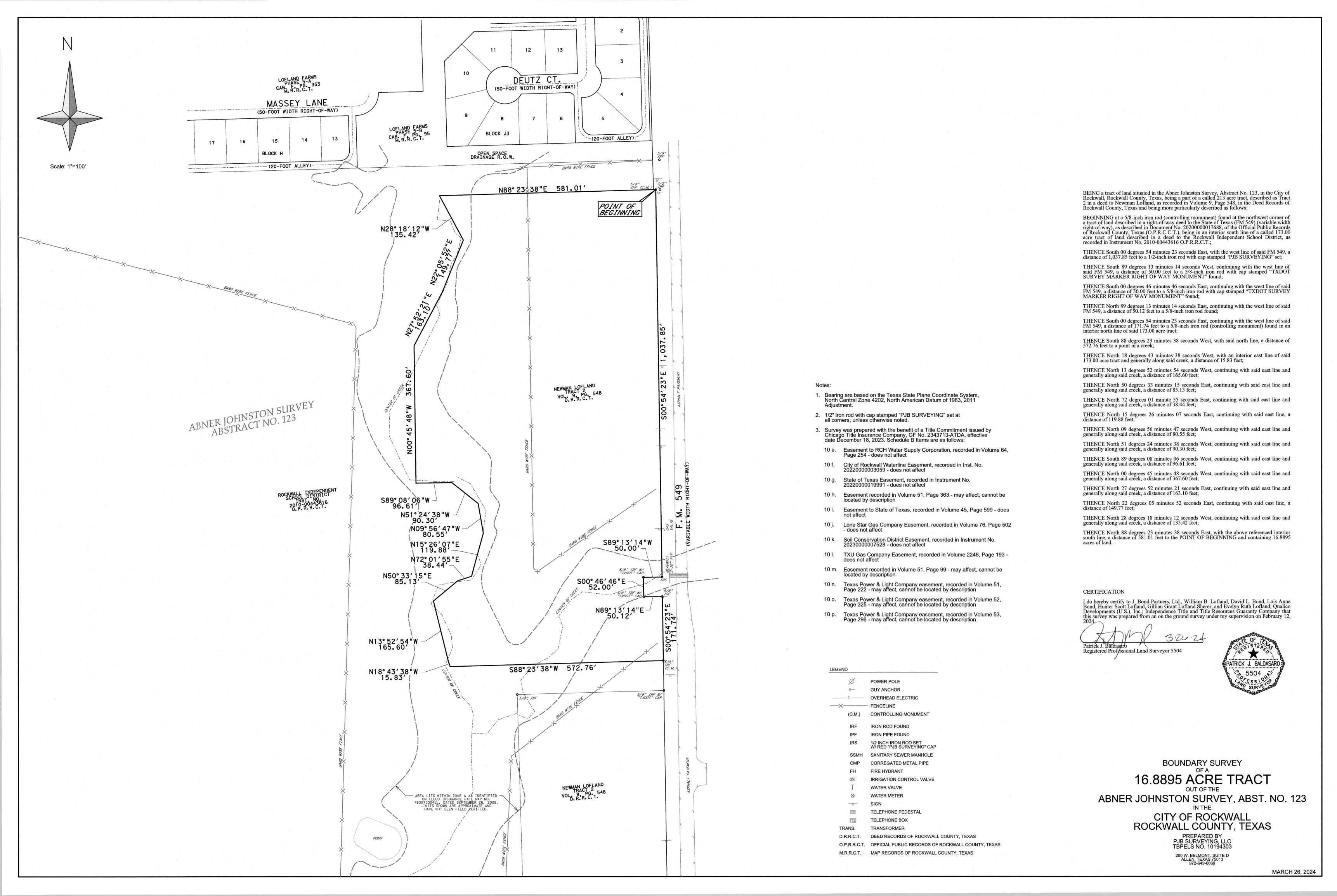
Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,

kyan Joyce

President, Michael Joyce Properties



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

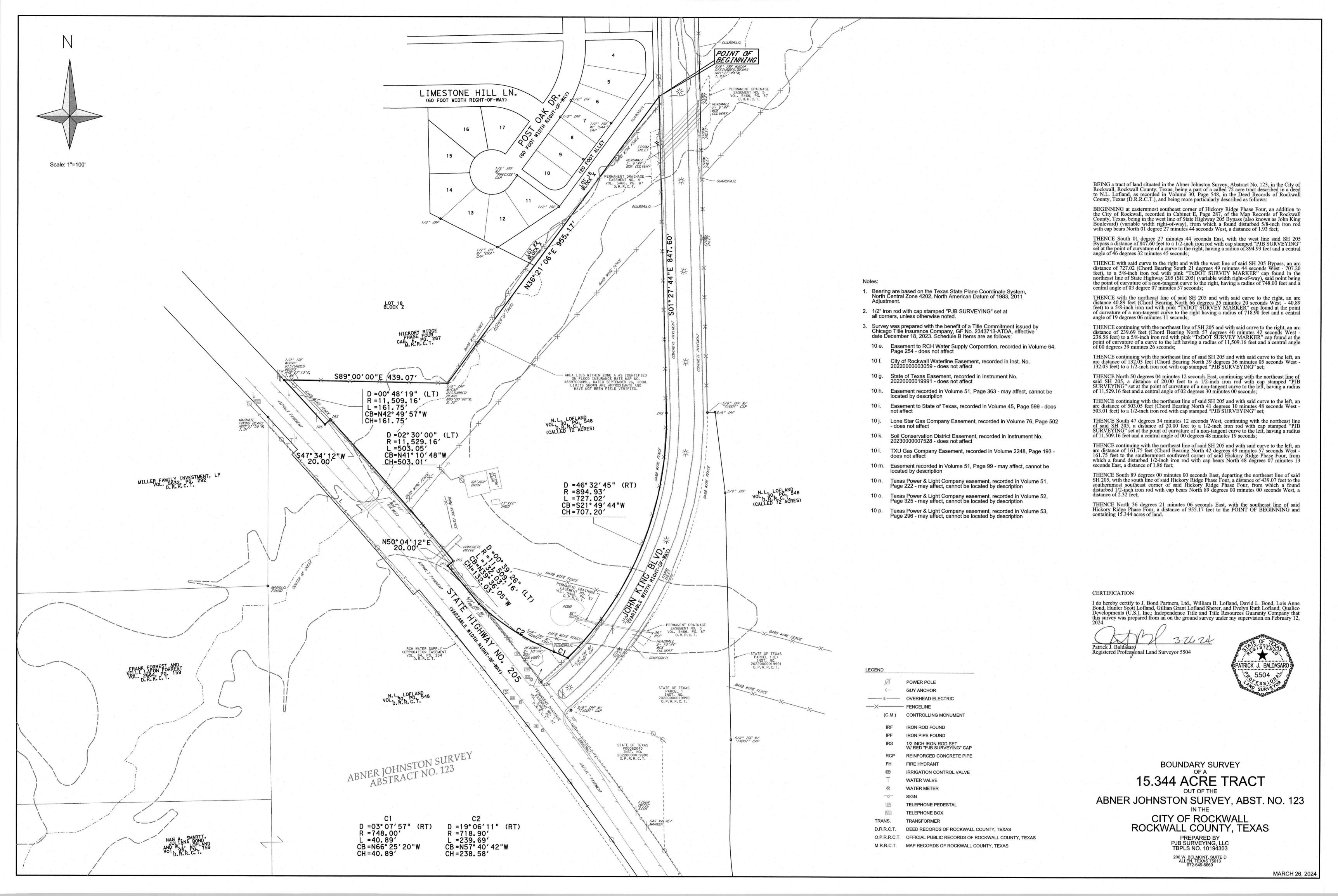
THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-ofway), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

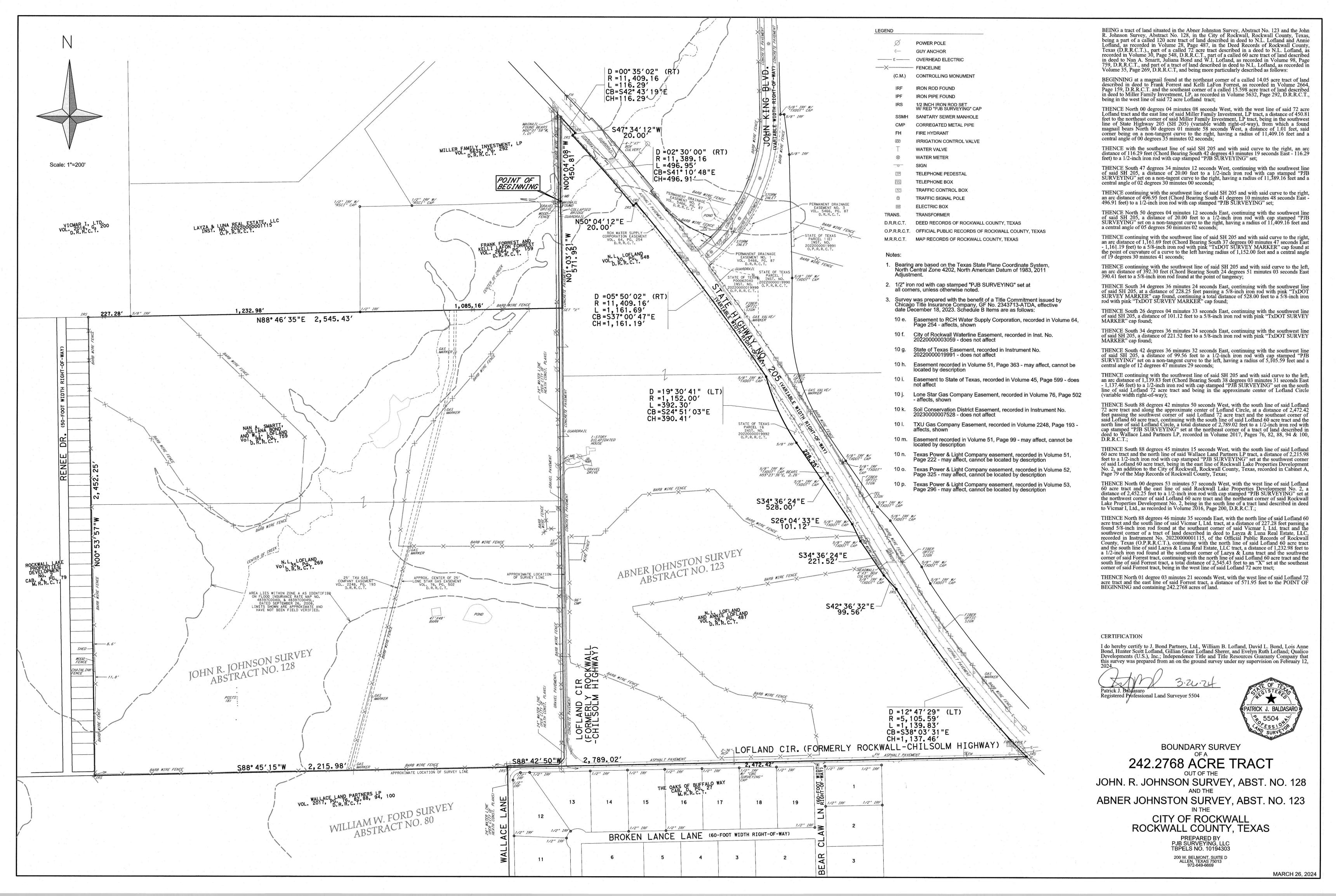
THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point

of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

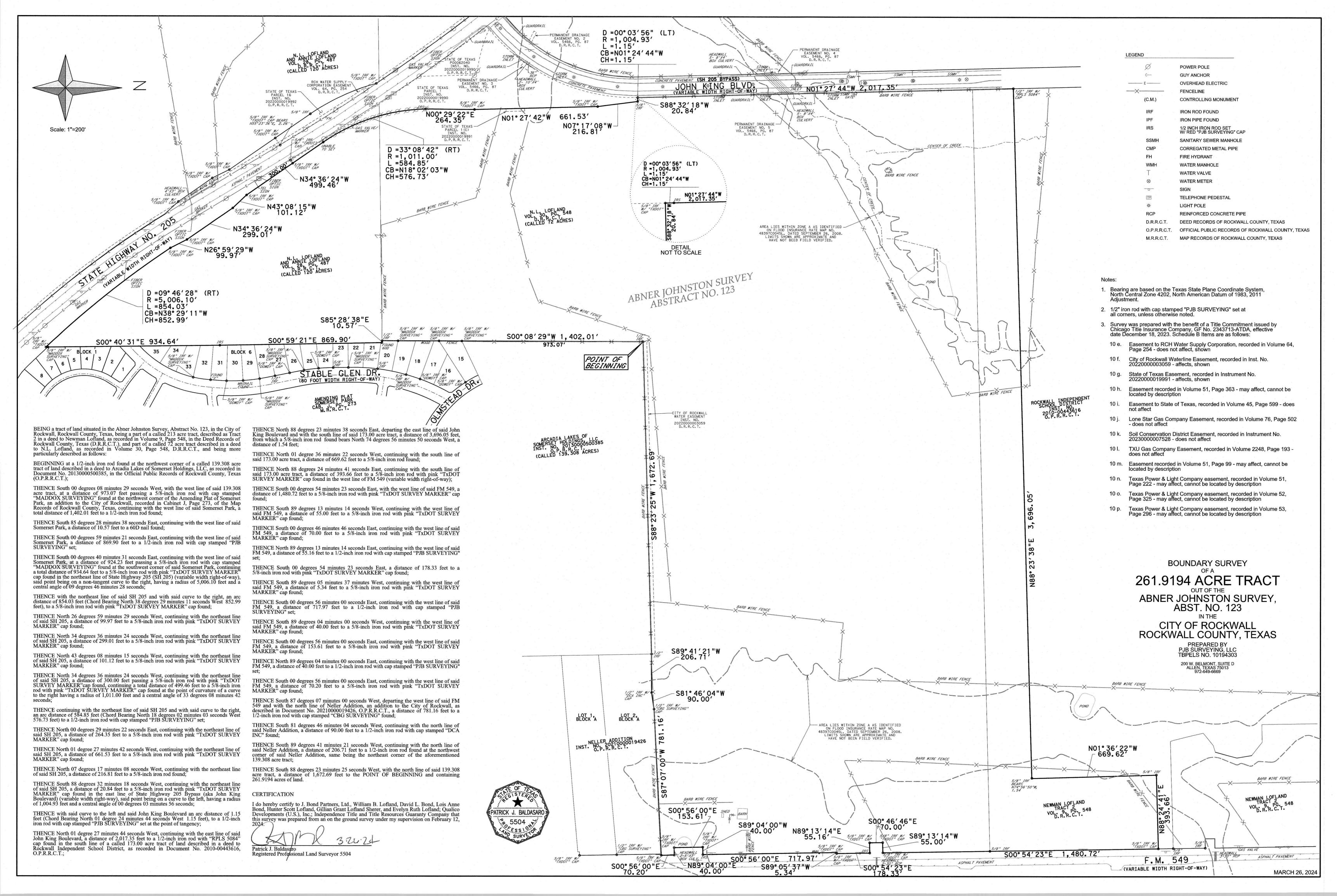
THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner

of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 120 acre tract described in a deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487 D.R.R.C.T., and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 499.46 feet (unable to set) to the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

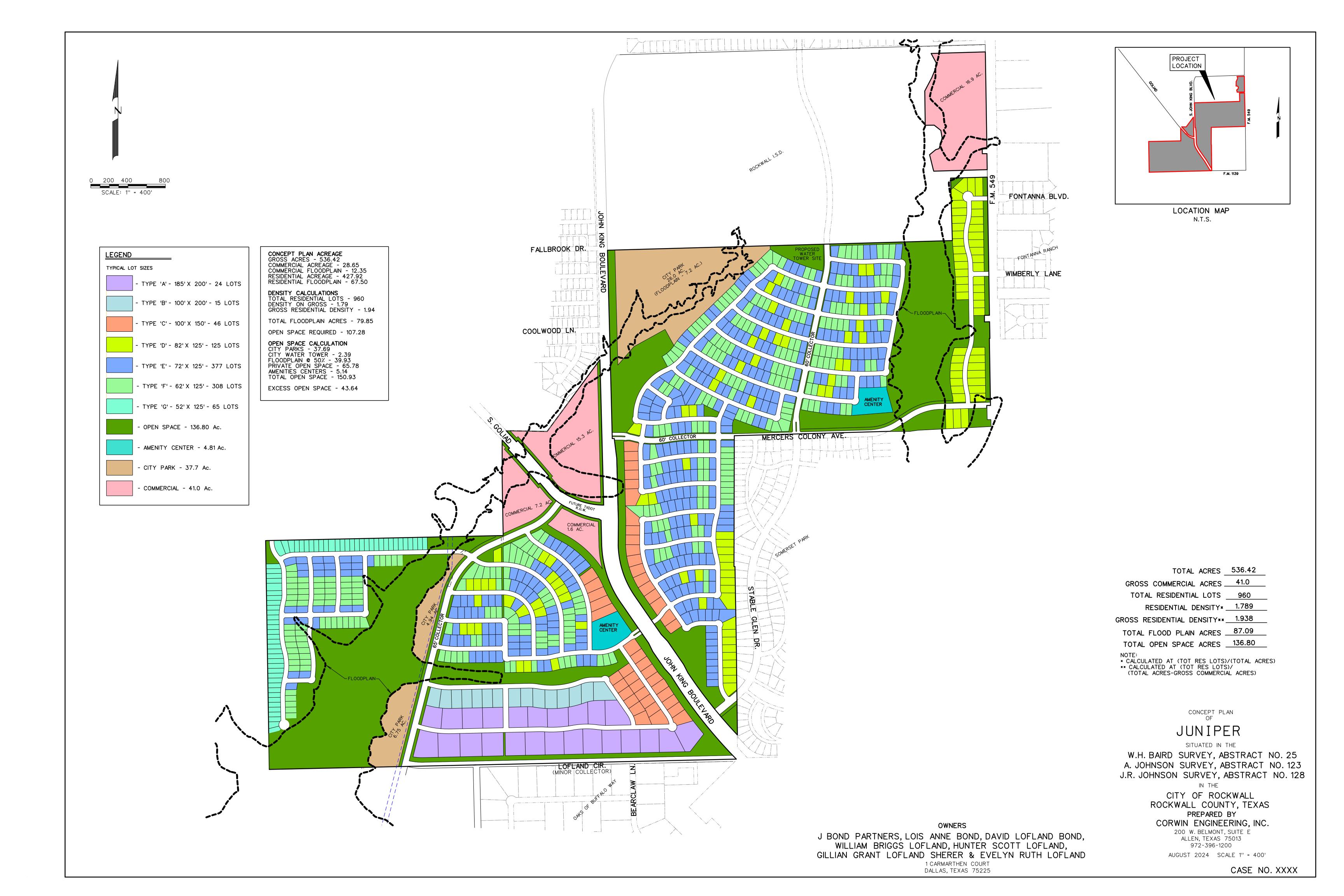
THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

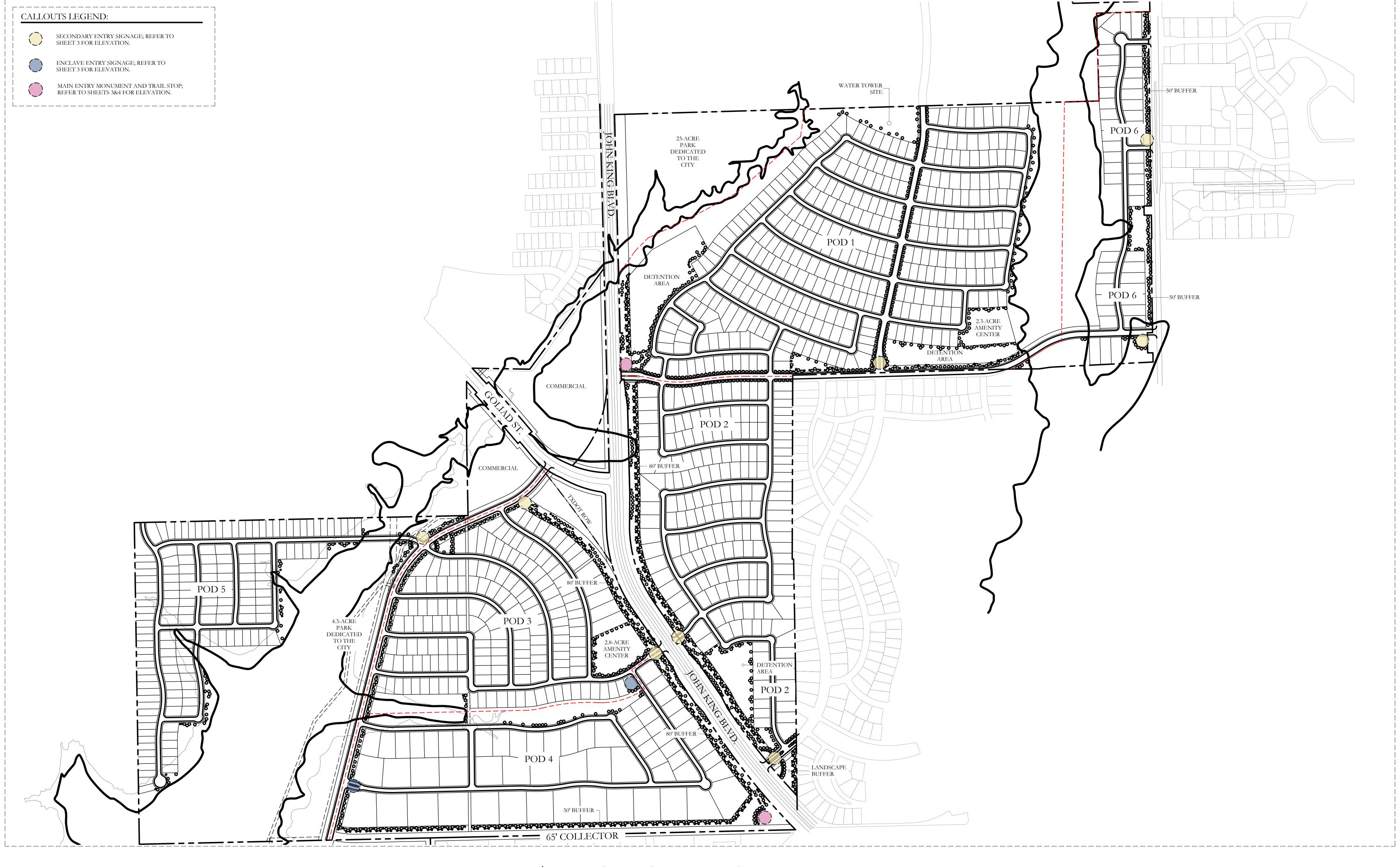
THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found;

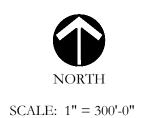
THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

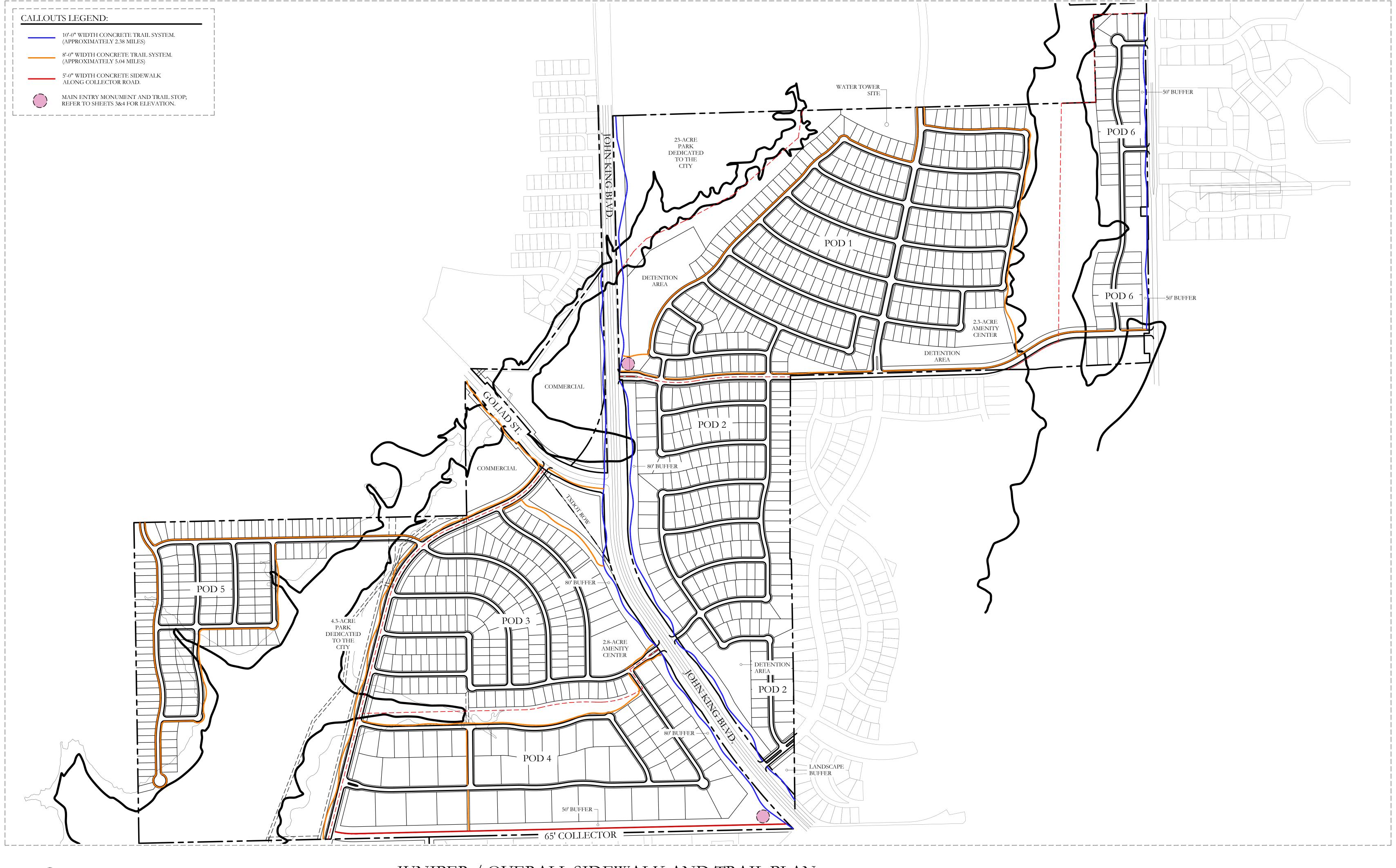
THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

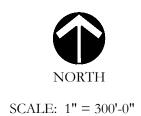




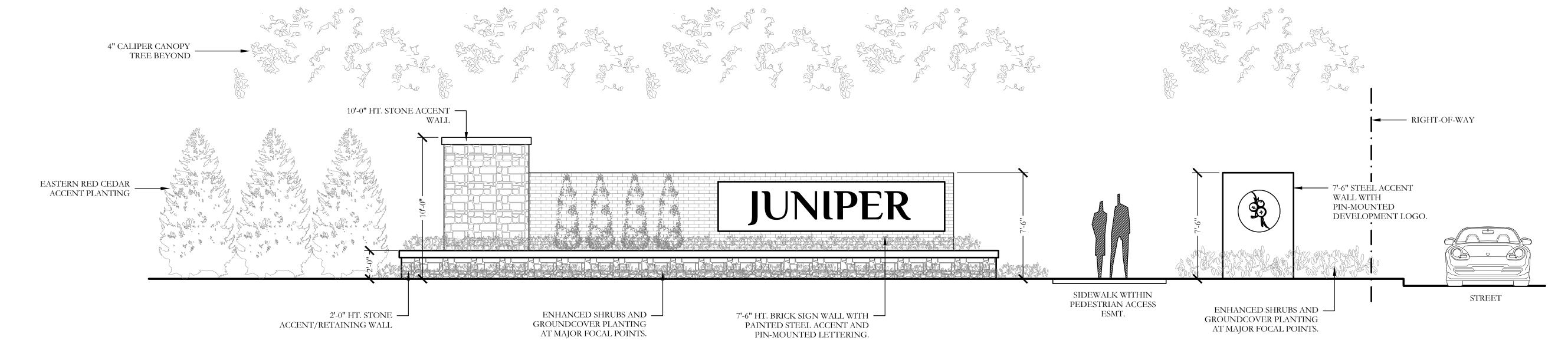




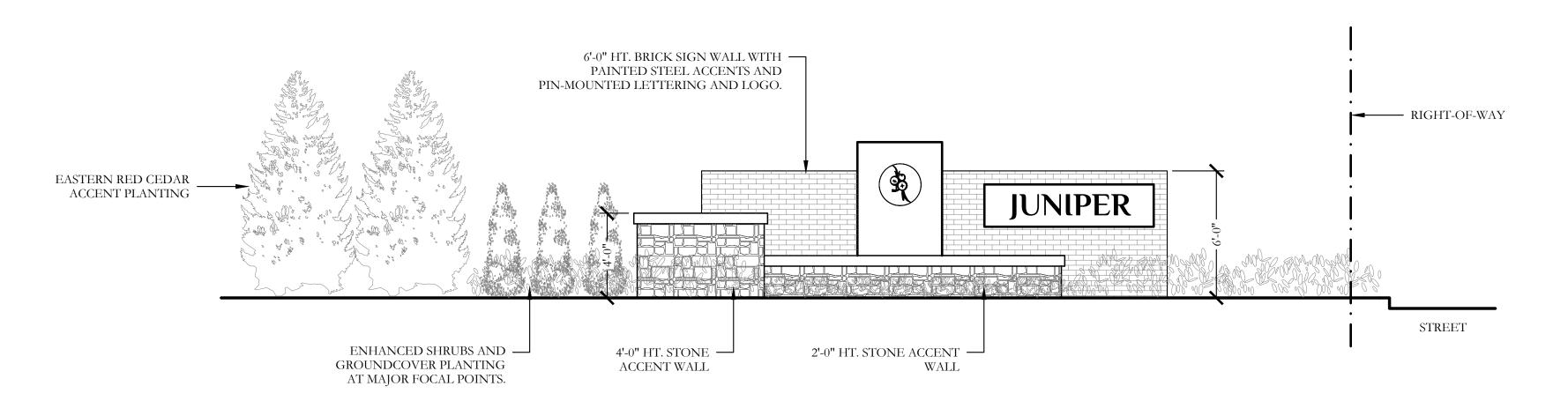






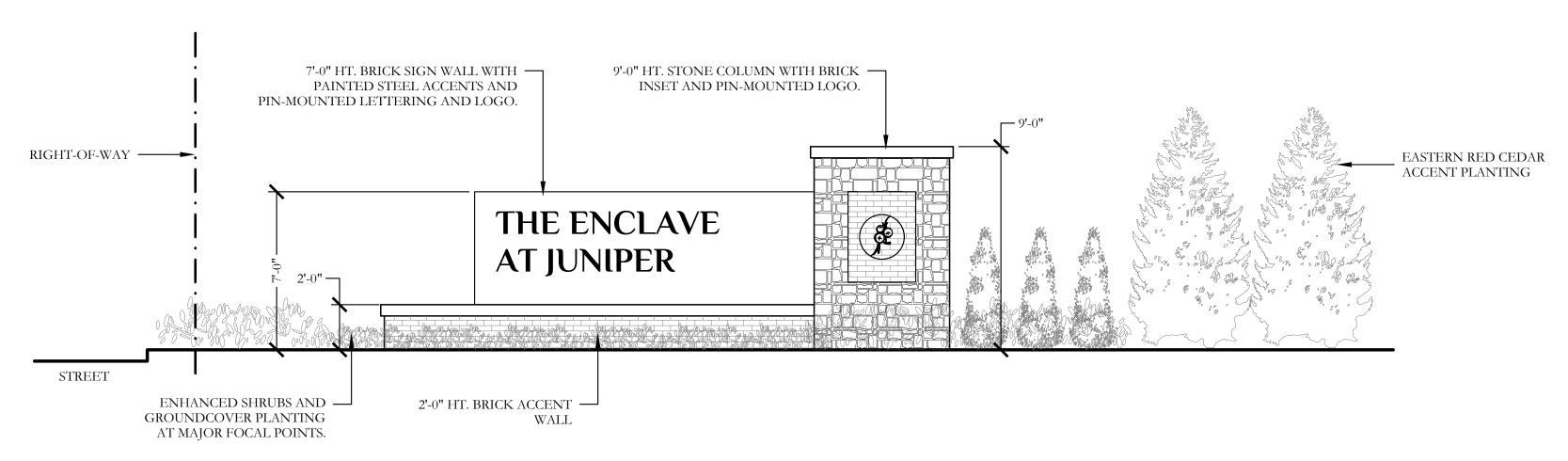


MAIN ENTRY SIGNAGE ELEVATION



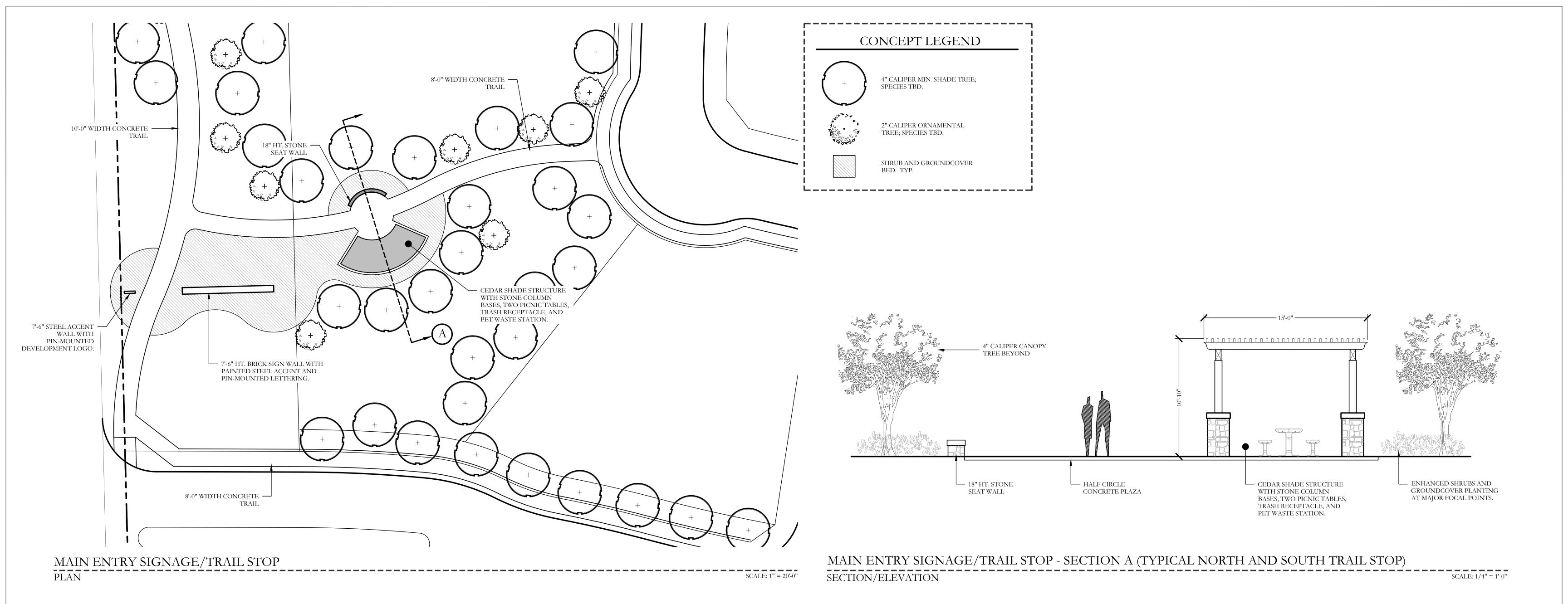
SECONDARY ENTRY SIGNAGE
ELEVATION

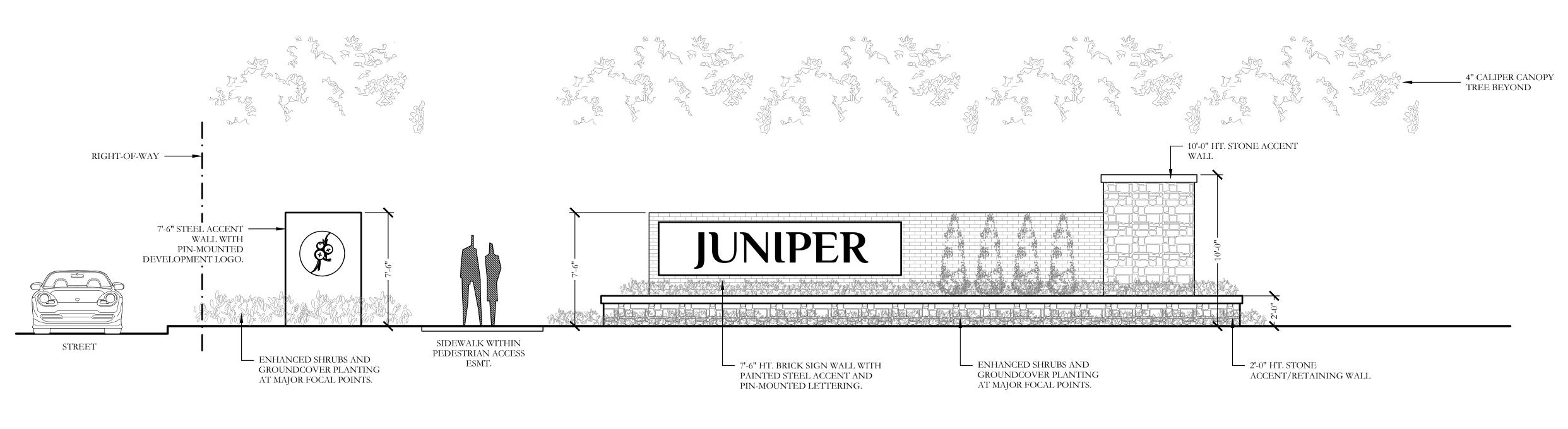
SCALE: 1/4" = 1'-0"



ENCLAVE ENTRY SIGNAGE
ELEVATION SCALE: 1/4" = 1'-0"





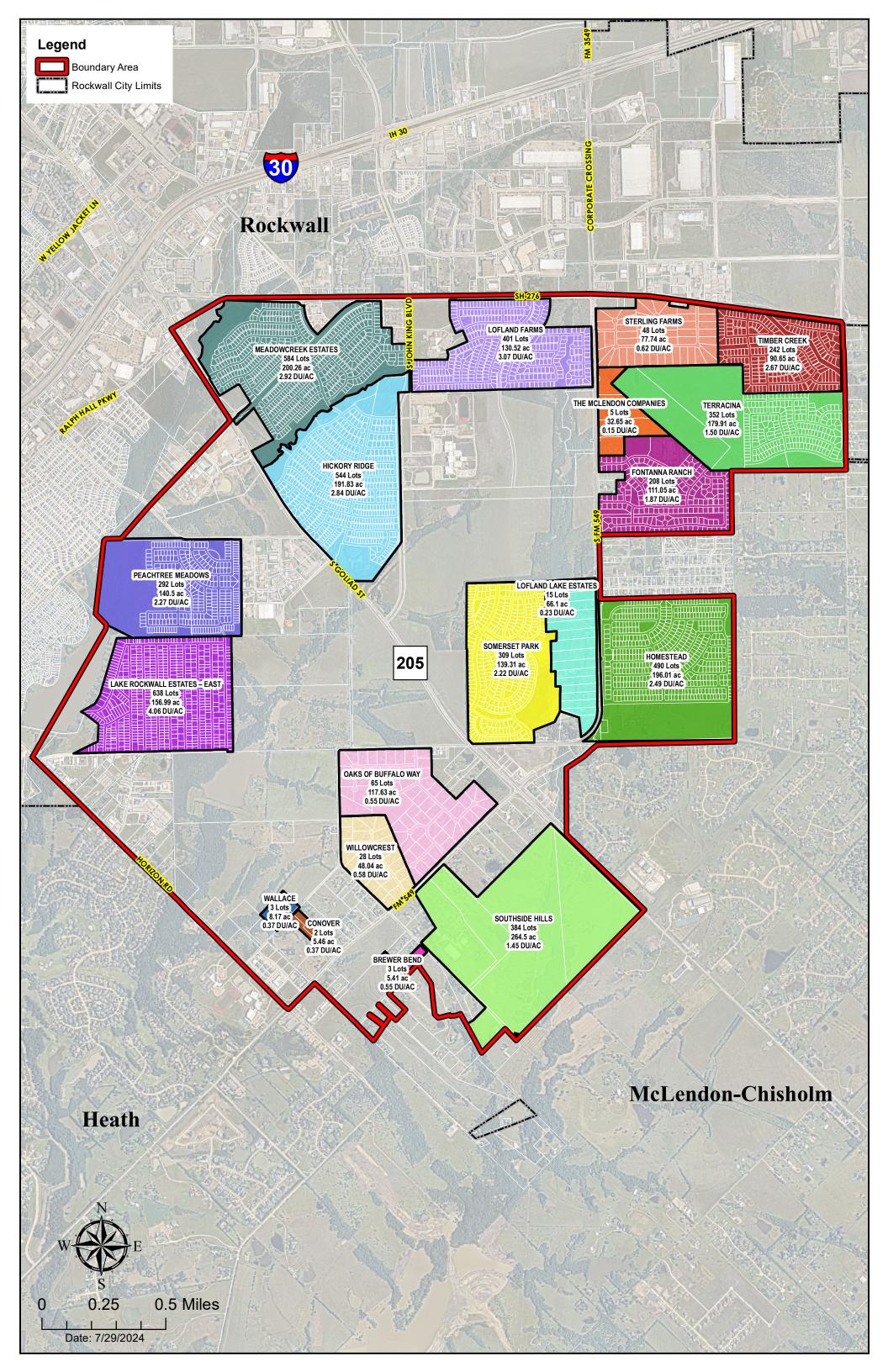


MAIN ENTRY SIGNAGE/TRAIL STOP
ELEVATION

SCALE: 1/4" =

JUNIPER / ENTRY MONUMENT/TRAIL STOP ELEVATIONS





16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The South Central Residential District contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the South Central Residential District is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

- A. Meadow Creek Estates Subdivision
- B. Hickory Ridge Subdivision
- C. Lofland Farms Subdivision
- D. RISD's Career Academy
- E. Somerset Park Subdivision
- F. Sterling Farms Subdivision
- G. Fontanna Ranch Subdivision
- H. Timber Creek Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

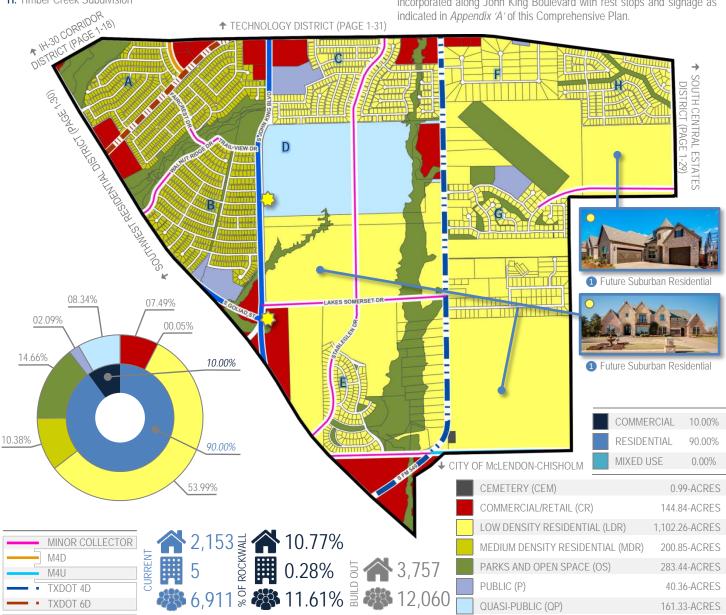


John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The South Central Residential District is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

- 1 Suburban Residential. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
 - Commercial Land Uses. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
- John King Boulevard Trail Plan. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in Appendix 'A' of this Comprehensive Plan



18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The Southwest Residential District contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. National Drive, Sids Road, and Mims Road) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional lowdensity master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

*Illian CORRIDOR The strategies for the Southwest Residential District are as follows:

Suburban Residential. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

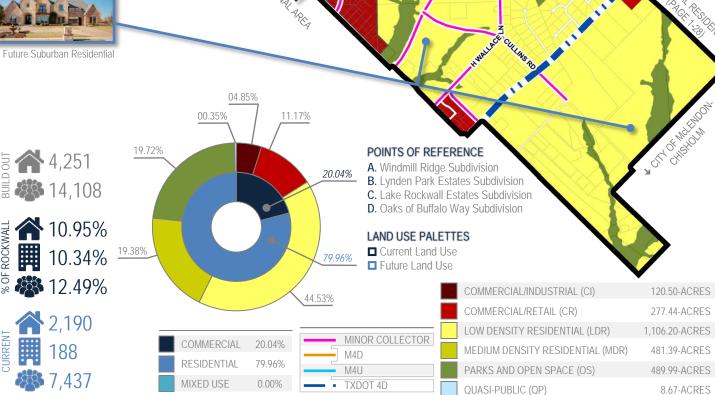
2 Commercial/Industrial Land Uses. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for Commercial/Industrial land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. residential land uses -- higher density or otherwise). This should protect the businesses that currently exist in these areas.

Transitional Areas. The areas designated as Transitional Areas are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

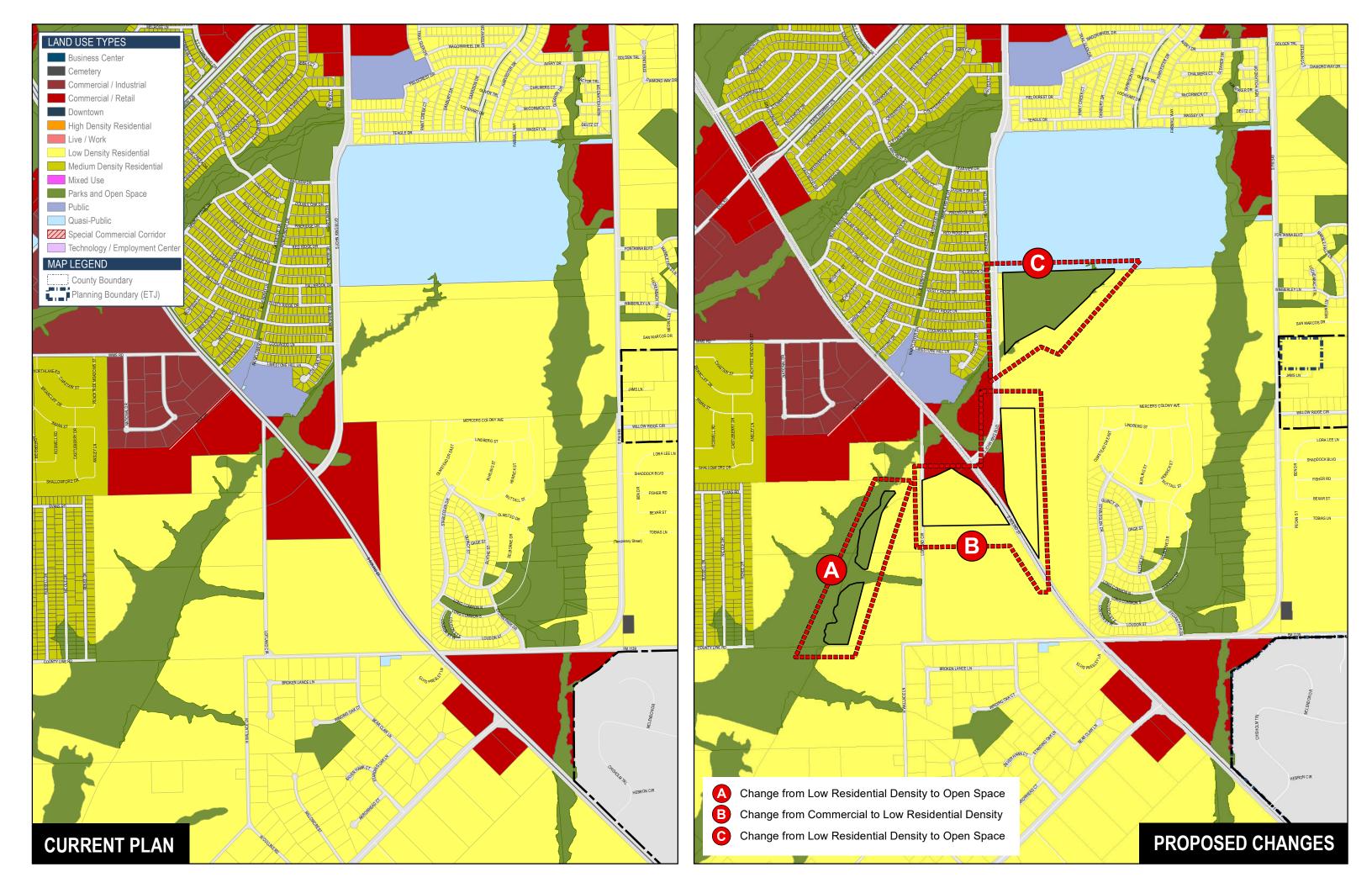
> Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street). The intersection at Sids Road and S. Goliad Street [SH-205] -- also identified as the future intersection of SH-276 and S. Goliad Street -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [SH-205]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.







DETRICT PAGE



CITY OF ROCKWALL

ORDINANCE NO. 24-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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 536.42-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123: TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY. ABSTRACT NO. 25: AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, 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 SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 536.42-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas 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 [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 *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 2. 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 3.** That development of the trails and trail heads for the *Subject Property* shall generally be in accordance with the *Trail and Trail Head Plan*, depicted 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 4.** That development of the amenities for the *Subject Property* shall generally be in accordance with the *Amenity Center Guidelines*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, 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 generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;
- **SECTION 6.** That a *Master Parks* and *Open Space Plan* for the *Subject Property -- prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' and Trail Layout Plan depicted in Exhibit 'D' of this ordinance -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.*
- **SECTION 7.** That residential development on 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 7(b) through 7(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) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
 - (c) Master Parks and Open Space Plan. A Master Parks and Open Space Plan for the Subject Property, as depicted in Exhibit 'C' of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
 - (d) Master Plat. A Master Plat for the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A Master Plat application may be processed by the City concurrently with a Master Parks and Open Space Plan application for the development.

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- (e) Preliminary Plat. A Preliminary Plat for each phase of the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted in accordance with the phasing plan established by the Master Plat and shall include a Treescape Plan for the phase being Preliminary Platted. A Preliminary Plat application may be processed by the City concurrently with a Master Plat and a Master Parks and Open Space Plan application for the development.
- (f) 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.
- (g) Final Plat. Prior to the issuance of any building permits, a Final Plat, conforming to the Preliminary Plat, shall be submitted for approval.

SECTION 8. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 9. 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 10. 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 11. 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 12. 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 1ST DAY OF JULY, 2024.

Trace Johannesen, <i>Mayor</i>	

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: <u>August 19, 2024</u>

2nd Reading: <u>September 3, 2024</u>

BOUNDARY 1

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found at the northwest corner of a called 139.308-acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308-acre tract, at a distance of 973.07-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01-feet to a ½-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57-feet;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90-feet;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10-feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03-feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99-feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the northeast line of said SH 205, a distance of 19.60-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 06 degrees 20 minutes 55 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 1,275.25-feet (Chord Bearing North 34 degrees 13 minutes 17 seconds West - 1,274.59-feet), to the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93-feet and a central angle of 52 degrees 52 minutes 54 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 927.51-feet (Chord Bearing North 24 degrees 59 minutes 44 seconds East - 894.94-feet), to the point of tangency;

Exhibit 'A':

Legal Description

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35-feet to a ½-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00-acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00-acre tract, a distance of 3,696.05-feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54-feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00-acre tract, a distance of 669.62-feet to a 5/8-inch iron rod found:

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00-acre tract, a distance of 393.66-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16-feet;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97-feet;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00-feet;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16-feet;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00-feet;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71-feet to a ½-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308-acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308-acre tract, a

distance of 1,672.69-feet to the POINT OF BEGINNING and containing 268.2965-acres of land.

BOUNDARY 2

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120-acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60-acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05-acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598-acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72-acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72-acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81-feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01-feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29-feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East 116.29-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tagent curve to the right, having a radius of 11,389.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95-feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East 496.91-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 08 degrees 54 minutes 51 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,775.05-feet (Chord Bearing South 35 degrees 28 minutes 22 seconds East 1,773.26-feet) to a point from which a found 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap bears North 55 degrees 23 minutes 36 seconds East, a distance of 2.26-feet;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the southwest line of said SH 205, a distance of 44.21-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 299.87-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56-feet to a point on a non-tangent curve to the left, having a radius of 5,105.59-feet

and a central angle of 12 degrees 47 minutes 28 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.82-feet (Chord Bearing South 38 degrees 03 minutes 30 seconds East 1,137.45-feet) to the south line of said Lofland 72-acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72-acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42-feet passing the southwest corner of said Lofland 72-acre tract and the southeast corner of said Lofland 60-acre tract, continuing with the south line of said Lofland 60-acre tract and the north line of said Lofland Circle, a total distance of 2,789.02-feet to the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60-acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98-feet to the southwest corner of said Lofland 60-acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60-acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25-feet to the northwest corner of said Lofland 60-acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60-acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28-feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60-acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98-feet to a ½-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60-acre tract and the south line of said Forrest tract, a total distance of 2,545.43-feet to the southeast corner of said Forrest tract, being in the west line of said Lofland 72-acre tract;

THENCE North 01 degree 05 minutes 11 seconds West, with the west line of said Lofland 72-acre tract and the east line of said Forrest tract, a distance of 571.91-feet to the POINT OF BEGINNING and containing 242.8992-acres of land.

BOUNDARY 3

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00-acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No. 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1.037.85-feet:

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a

distance of 50.00-feet;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00-feet;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12-feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74-feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00-acre tract:

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76-feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00-acre tract and generally along said creek, a distance of 15.83-feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60-feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13-feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44-feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88-feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55-feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30-feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61-feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60-feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10-feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77-feet:

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42-feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01-feet to the *POINT OF BEGINNING* and containing 16.89-acres of land.

BOUNDARY 4

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93-feet:

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60-feet to the point of curvature of a curve to the right, having a radius of 894.93-feet and a central angle of 52 degrees 46 minutes 14 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 824.25 (Chord Bearing South 24 degrees 56 minutes 28 seconds West 795.42-feet), to the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 01 degree 59 minutes 12 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the left, an arc distance of 399.07-feet (Chord Bearing North 38 degrees 56 minutes 12 seconds West 399.05-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00-feet the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05-feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West 503.01-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75-feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West 161.75-feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed ½-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86-feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07-feet to the southernmost southeast corner of said Hickory Ridge Phase Four;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17-feet to the POINT OF BEGINNING and containing 15.5866-acres of land.

Exhibit 'B': Survey

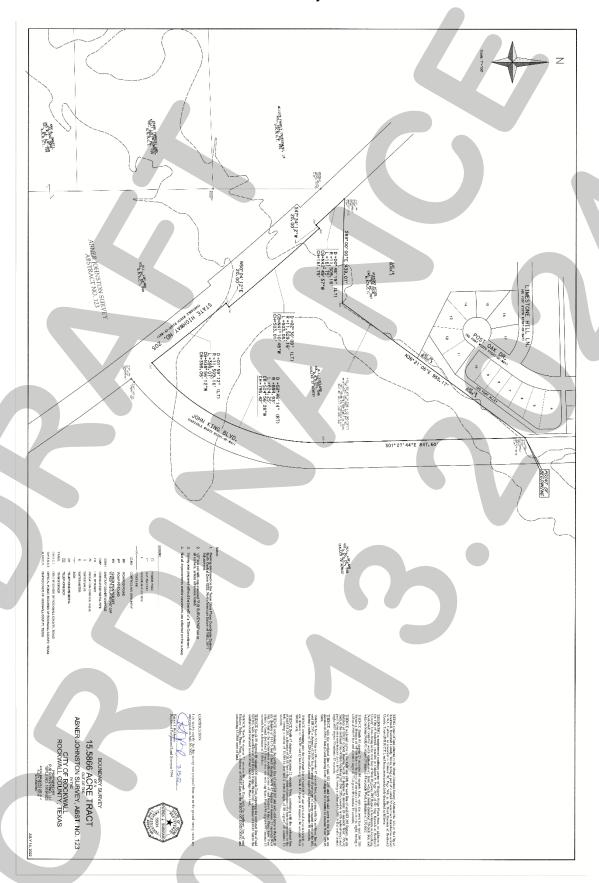


Exhibit 'B': Survey



Exhibit 'B': Survey

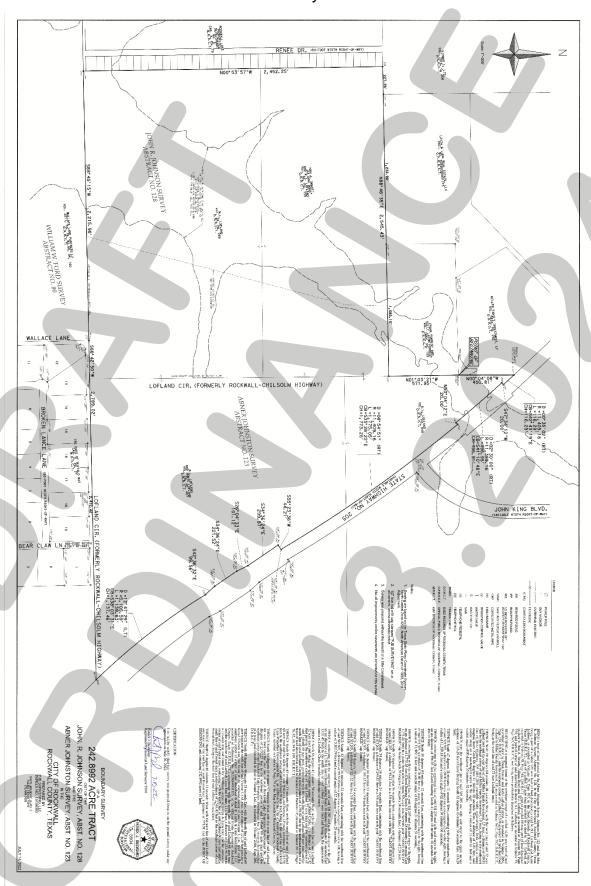


Exhibit 'B': Survey

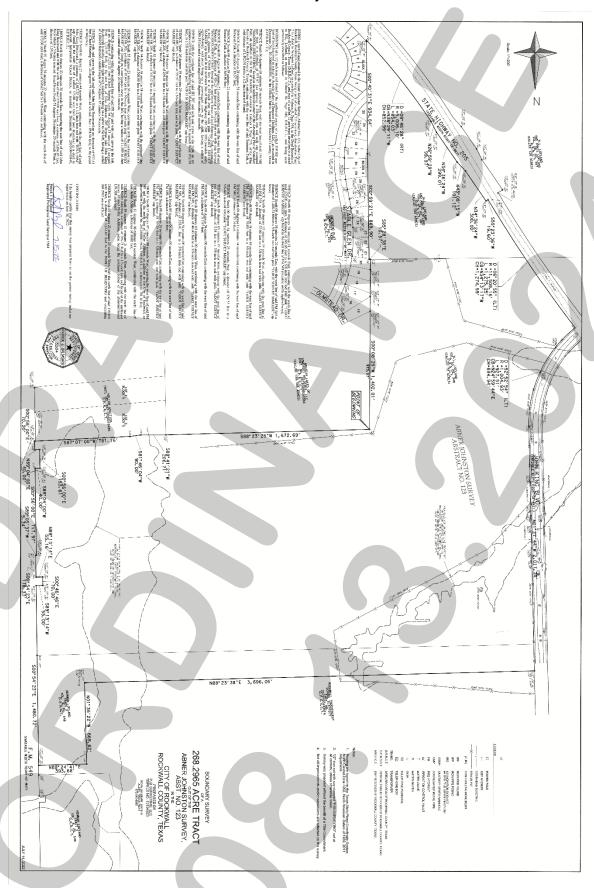


Exhibit 'C': Concept Plan



Exhibit 'D': Entry Signage and Trail Plan

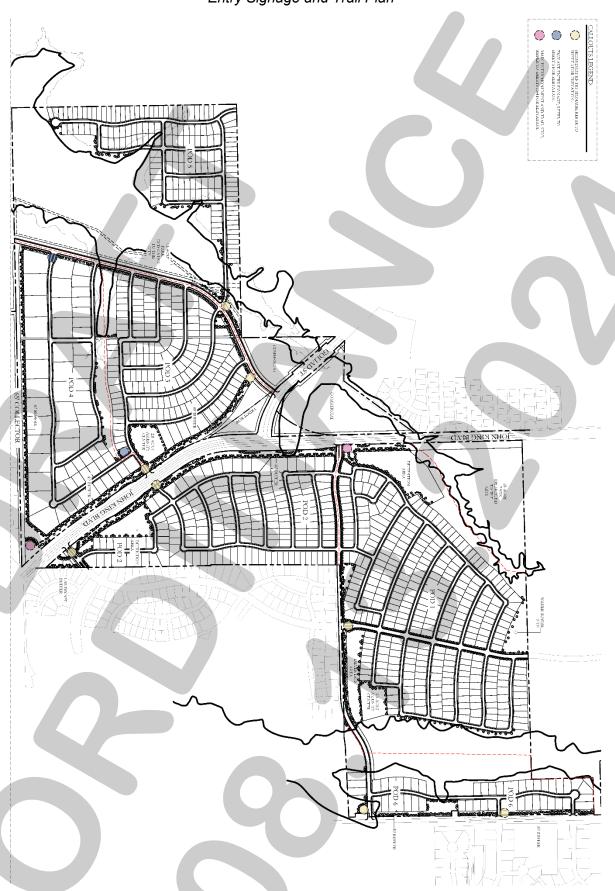


Exhibit 'D':
Entry Signage and Trail Plan

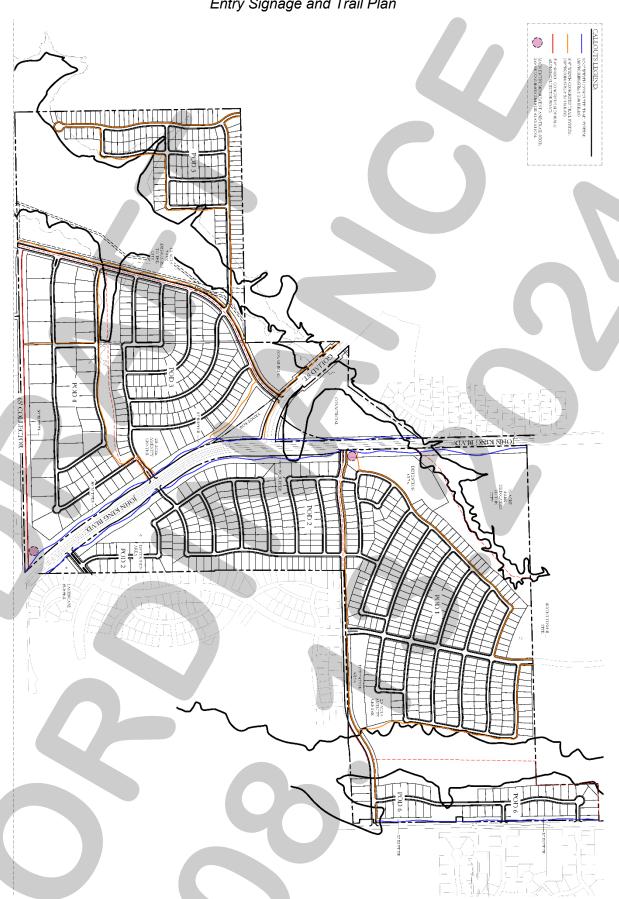


Exhibit 'E':
Amenity Centers

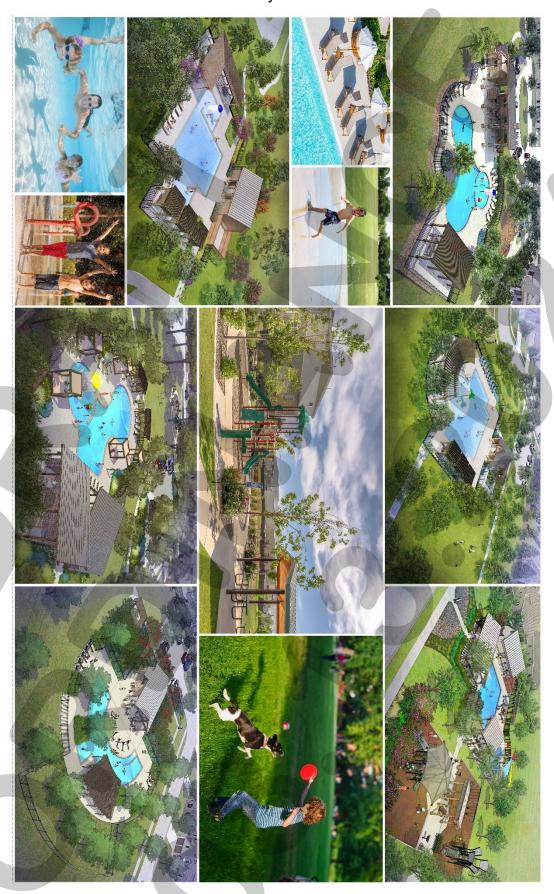


Exhibit 'F':

Density and Development Standards

- (1) <u>Permitted Uses</u>. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the <u>Subject Property</u>:
 - (a) <u>Residential Land Uses</u>. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
 - (b) <u>Non-Residential Land Uses</u>. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:
 - ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
 - ANIMAL HOSPITAL OR CLINIC
 - CONVENT, MONASTERY, OR TEMPLE
 - COMMERCIAL PARKING GARAGE
 - RESIDENCE HOTEL
 - MOTEL
 - CEMETERY/MAUSOLEUM
 - CONGREGATE CARE FACILITY/ELDERLY HOUSING
 - EMERGENCY GROUND AMBULANCE SERVICES
 - HOSPITAL
 - MORTUARY OR FUNERAL CHAPEL
 - TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT
 - PORTABLE BEVERAGE SERVICE FACILITY
 - TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
 - COPY CENTER
 - GARDEN SUPPLY/PLANT NURSERY
 - SELF SERVICE LAUNDROMAT
 - NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
 - RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
 - RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
 - TRADE SCHOOL
 - MINOR AUTO REPAIR GARAGE
 - SELF SERVICE CAR WASH
 - SERVICE STATION
 - MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
 - ANTENNA DISH
 - COMMERCIAL FREESTANDING ANTENNA
 - HELIPAD
 - RAILROAD YARD OR SHOP
 - TRANSIT PASSENGER FACILITY

Exhibit 'F':Density and Development Standards

(2) <u>Residential Lot Composition and Layout</u>. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE	MINIMUM LOT SIZE	DWELLING UNITS	DWELLING UNITS
LOTTIFE	(FT)	(SF)	(#)	(%)
Α	185' x 200'	43,560 SF	24	02.50%
В	100' x 200'	21,780 SF	15	01.56%
С	100' x 140'	12,000 SF	46	04.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 120'	6,000 SF	65	06.77%
-				

Maximum Permitted Units:

960

100.00%

- (3) <u>Density and Dimensional Requirements</u>. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the <u>Subject Property</u> shall be as follows:
 - (a) <u>Residential</u>. Except as modified by this Planned Development District ordinance, residential land uses on the <u>Subject Property</u> shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, <u>District Development Standards</u>, of the Unified Development Code (UDC). The maximum permissible density for the <u>Subject Property</u> shall not exceed <u>1.76</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>960</u> units. All lots shall conform to the standards depicted in <u>Table 2</u>, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	A	В	С	D	E	F	G
Minimum Lot Width (1)		100'	100'	82'	72'	62'	52'
Minimum Lot Depth		200'	140'	125'	125'	125'	120'
Minimum Lot Area (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6,000
Minimum Front Yard Setback (2), (5) & (6)	30'	30'	20'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	15'	10'	6'	6'	6'	6'
Minimum Length of Driveway Pavement (8)	20'	20'	20'	20'	20'	20'	20'
Maximum Height (3)	35'	35'	35'	35'	35'	35'	35'
Minimum Rear Yard Setback (4)	30'	30'	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) (7)	3,200	3,200	3,200	2,800	2,400	2,400	2,000
Maximum Lot Coverage	50%	65%	65%	65%	65%	65%	65%
Minimum Garage Parking Spaces	3	3	3	3	2	2	2

<u>General Notes.</u>

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% and the rear lot width reduced by ten (10) percent as measured at the front or rear property line provided that the lot width will be met at the *Front Yard* and *Rear 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. For corner lots, the front yard building setback shall be applied to all property lines that have frontage on a public street. Keystone lots (*i.e. corner lots that share a rear yard with the side yard of another property*) shall be required to have the fencing at or behind the front yard building setback.
- 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

Exhibit 'F':

Density and Development Standards

- 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.
- 7: Air-conditioned space.
- 8: No drive approach for a residential lot shall be situated to allow access on a collector or arterial roadway.
- (b) Non-Residential. Except as modified by this Planned Development District ordinance, the non-residential land uses on the Subject Property shall be required to meet the development standards stipulated by the General Overlay District Standards, General Commercial District Standards, and the standards required for the General Retail (GR) District as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the Commercial area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the Commercial area and through the use of a 50-foot landscape buffer utilizing a berm and three (3) tiered screening (i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.
- (4) <u>Building Standards for Residential</u>. All residential development shall adhere to the following building standards:
 - (a) <u>Masonry Requirement</u>. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. HardiBoard or Hardie Plank) in a horizontal lap-siding, board-and-batten siding, or a decorative pattern (see examples below) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80.00% of the masonry requirement on a case-by-case basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD





Density and Development Standards

FIGURE 2: EXAMPLES OF BOARD AND BATTEN





FIGURE 3: EXAMPLES OF HORIZONTAL LAP





- (b) <u>Roof Pitch</u>. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) <u>Garage Orientation and Garage Doors</u>. This development shall adhere to the following garage design standards and orientation requirements:
 - (1) <u>Type 'A', 'B', 'C' & 'D' Lots</u>. The Type 'A, 'B', 'C', & 'D' Lots (i.e. the yellow, orange, light blue, and purple lots depicted in Exhibit 'C') shall be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
 - (2) <u>Type 'E', 'F' & 'G' Lots</u>. A total of 24.96% or 171 of the *Type 'E', 'F', & 'G' Lots* (i.e. dark blue, aqua, and light green colored lots depicted in Exhibit 'C') may have garage configurations that are oriented in a Front Entry garage configuration (i.e. where the garage door faces the street); however the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the font yard building setback shall increased to 25-feet. The remaining 75.04% or 514 of the Type 'E', 'F', & 'G' Lots shall be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage

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is situated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [1] carriage style hardware and lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

Exhibit 'F':Density and Development Standards

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(5) <u>Anti-Monotony Restrictions</u>. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see Figures 7 & 8 below).

TABLE 3: ANTI-MONOTONY MATRIX

	Lot Type	Minimum Lot Size	Elevation Features
	Α	185' x 200'	(1), (2), (3), (4), (5)
	В	100' x 200'	(1), (2), (3), (4), (5)
1	C	100' x 140'	(1), (2), (3), (4), (5)
	D	82' x 125'	(1), (2), (3), (4), (5)
	E	72' x 125'	(1), (2), (3), (4), (5)
	F	62' x 125'	(1), (2), (3), (4), (5)
	G	52' x 120'	(1), (2), (3), (4), (5)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:
 - (1) Number of Stories

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- (2) Permitted Encroachment Type and Layout
- (3) Roof Type and Layout
- (4) Articulation of the Front Façade
- (5) Garage Orientation
- (c) Permitted encroachment (*i.e.* porches and sunroom) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).

FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

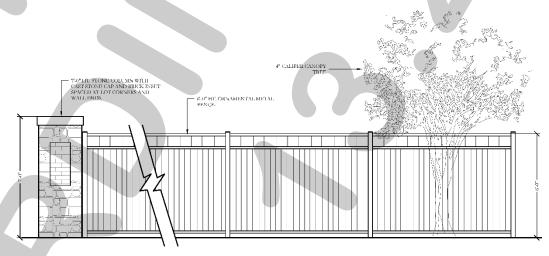


- (6) <u>Fencing Standards</u>. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard Fences. Front yard fences shall be prohibited.

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- (b) <u>Wood Fences</u>. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
- (c) <u>Wrought Iron/Tubular Steel</u>. Lots located along the perimeter of roadways (i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle), abutting open spaces, greenbelts and parks, and all Type 'A', 'B' & 'C' lots shall be required to install a wrought iron or tubular steel fences; however, lots backing to the proposed water tower site -- as depicted in the Concept Plan in Exhibit 'C' -- shall be board-on-board panel fences in accordance with the requirements of Subsection 6(b) above. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
- (d) <u>Corner Lots</u>. Corner lot fences (i.e. adjacent to the street) shall provide masonry columns at 45-foot center spacing that being at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (see Figure 9). A maximum of six (6) foot board-on-board fence shall be constructed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of ten (10) feet. The property owner shall be required to maintain both sides of the fence.

FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS

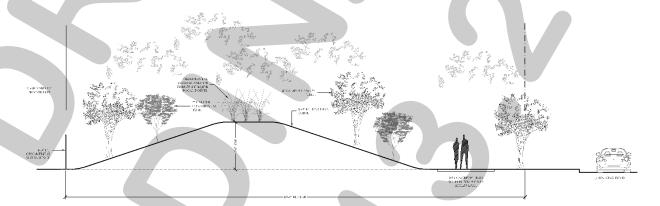


- (e) <u>Solid Fences (including Wood Fences)</u>. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) <u>Fence in Easements</u>. No fencing shall be constructed in or across the City of Rockwall's easements.
- (7) Landscape and Hardscape Standards.

Density and Development Standards

- (a) <u>Landscape</u>. 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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) <u>Landscape Buffers</u>. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.
 - (1) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating built-up berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD



- (2) <u>Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])</u>. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer.
- (3) <u>Landscape Buffer and Sidewalks (FM-549)</u>. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an

Density and Development Standards

undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

- (4) <u>Landscape Buffer and Sidewalks (Perimeter Minor Collectors)</u>. A minimum of a 30-foot landscape buffer shall be provided along all <u>Perimeter Minor Collectors</u> where residential lots do not front the <u>Minor Collector</u>. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (5) <u>Landscape Buffer and Sidewalks (Minor Collectors)</u>. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.
- (6) <u>Landscape Buffer and Sidewalks (Lofland Circle)</u>. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.
- (7) <u>Commercial Landscape Buffer (Adjacent to Residential Properties)</u>. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous built-up berm and three (3) tiered screening (i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in Exhibit 'C' of this ordinance.
- (8) <u>Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)</u>. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (i.e. south of Stable Glen Drive) a solid living screen utilizing evergreen trees -- either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan --, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.
- (c) <u>Street Trees</u>. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet

Density and Development Standards

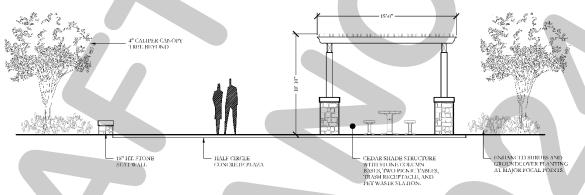
vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on Exhibit 'C' shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the side yard facing the street.
- (e) <u>Irrigation Requirements</u>. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) <u>Hardscape</u>. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) <u>Street</u>. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (9) <u>Lighting</u>. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) <u>Sidewalks</u>. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (11) <u>Buried Utilities</u>. New distribution power-lines required to serve the <u>Subject Property</u> shall be placed underground, whether such lines are located internally or along the perimeter of the <u>Subject Property</u>, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the <u>Subject Property</u> to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) <u>Open Space/Public Park</u>. The development shall consist of a minimum of 20.00% open space (or a minimum of 108.066-acres -- as calculated by the formula stipulated in the Comprehensive Plan), and generally conform to the Concept Plan contained in Exhibit 'C' of this ordinance.
- (13) <u>Amenity Center</u>. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.

Density and Development Standards

- (14) <u>Trails</u>. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.
- (15) <u>Trail Rest Stop</u>. A trail rest stop shall be constructed at the location as depicted in *Exhibit* 'D' of this ordinance and shall include a rest bench, shade structure, and bike repair station.

FIGURE 10. TRAIL REST STOP



(16) <u>Neighborhood Signage and Enhancements</u>. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 11*, 12 & 13.

FIGURE 11. MAIN ENTRY SIGNAGE

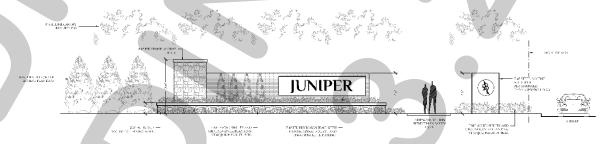


FIGURE 12. SECONDARY ENTRY SIGNAGE

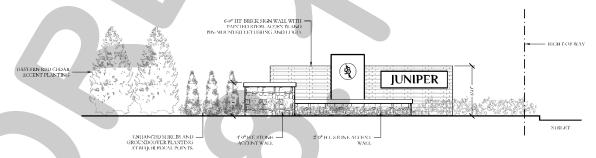
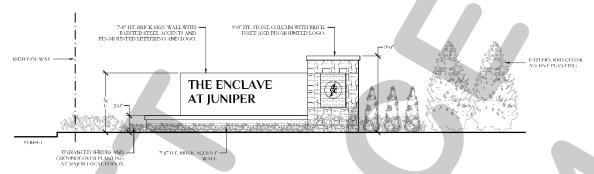


Exhibit 'F':Density and Development Standards

FIGURE 13. ENCLAVE ENTRY SIGNAGE



- (17) <u>Homeowner's Association (HOA)</u>. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (18) <u>Variances</u>. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

Planning and Zoning Commission TO:

DATE: August 13, 2024

APPLICANT: Kari J'Layne Mayfield

CASE NUMBER: Z2024-034; Specific Use Permit (SUP) for a Short-Term Rental at 611 Walnut Lane

SUMMARY

Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

BACKGROUND

According to the City's annexation ordinances, the subject property was annexed on August 2, 1976 by Ordinance No. 76-11 [Case No. A1976-001]. Concurrently with this annexation, the City Council approved Ordinance No. 76-12 [Case No. PZ1976-004], which zoned the subject property to a Single-Family 4 (SF-4) District. On February 2, 1981, the City Council approved a zoning change [Case No. PZ1980-011-01] from a Single-Family 4 (SF-4) District to Planned Development District 13 (PD-13) for single-family and two-family land uses through the adoption of Ordinance No. 81-05 [Case No. PZ1980-011-01]. Planned Development District 13 (PD-13) [Ordinance No. 81-05] was amended by the City Council on September 10, 1984 through the adoption of Ordinance No. 84-43 [Case No. PZ1984-079-01] and on December 19, 1994 through the adoption of Ordinance No. 94-41 [Case No. PZ1994-040-01]. Ordinance No. 94-1 -- the final amendment to Planned Development District 13 (PD-13) -re-designated the subject property to Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses. On June 18, 2001, the subject property was established as Lot 28, Block A, Windmill Ridge Estates, Phase 4B Addition through the adoption of a final plat by the City Council [Case No. PZ2000-085-01]. According to Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 3,088 SF single family home that was constructed in 2001 and a 120 SF storage shed constructed in 2019.

PURPOSE

The applicant -- Kari J'Layne -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of allowing a Short-Term Rental (Owner-Occupied Single-Family Home) on the subject property that is located within 1,000-feet of an existing Short-Term Rental (Owner-Occupied Single-Family Home).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 161 Walnut Lane. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is the remainder of Phase 4B of the Windmill Ridge Estates Subdivision, which is comprised of 166 single-family residential lots on 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond this are Phases 3 & 4 of the Lynden Park Estates Subdivision, which are comprised of 155 single-family residential lots on 53.03-acres of land that is zoned Planned Development District 17 (PD-17). Beyond this is Phase 1 of the Highland Meadows Subdivision, which consists of 101 residential lots on 25.93 acres of land that is zoned Single-Family 7 (SF-7) District. North of this subdivision is Mims 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.

South: Directly south of the subject property is the remainder of Phase 4B of the Windmill Ridge Estates Subdivision, which is comprised of 166 single-family residential lots on 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond this is Horizon Road, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this roadway is a 23.0927-acre parcel of land developed with several hospital/medical office buildings that are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

<u>East</u>: Directly east of the subject property is the remainder of the Phase 4B of the Windmill Ridge Estates Subdivision which is comprised of 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond that is Tubbs 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. Beyond this is the Lake Rockwall Estates Subdivision, which is a 235.91-acre residential subdivision that isis zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

<u>West</u>: Directly west of the subject property is the remainder of the Windmill Ridge Estates Subdivision which is zoned Planned Development District 13 (PD-13). Beyond this is W. Ralph Hall Parkway, which is identified as an A4D (i.e. major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this roadway is a 16.062-acre parcel of land (*i.e. Lot 3, Block C, Steger Town Crossing, Phase II*) which isdeveloped with a General Retail Store (*i.e. Lowes Home Improvement Center*) and is zoned Commercial (C) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

On April 1, 2024, the City Council approved *Ordinance No. 24-10*, which amended both the Unified Development Code (UDC) and the Municipal Code of Ordinances for the purpose of creating zoning and regulatory restrictions for *Short-Term Rentals*. Specifically, this ordinance: [1] amended the *Permissible Land Use Charts* to create a *Short-Term Rental* land use, [2] created *Conditional Land Use Standards* for each type of *Short-Term Rental* (i.e. Owner Occupied and Non-Owner Occupied), [3] created a *Short-Term Rental Permit and Registration Program*, [4] created *General Standards* for *Short-Term Rentals*, [5] established a minimum general commercial insurance coverage requirement, [6] established enforcement and penalty

procedures, [7] required a responsible party as part of the permit and registration, [8] created an appeal process, and [9] established non-conforming rights for properties that were in operation prior to the adoption of the ordinance. As part of this process, staff sent out notices to all existing *Short-Term Rentals* in the City of Rockwall, and established a *grace period* from _ to July 1, 2024 to allow existing *Short-Term Rentals* the ability to submit for a *Short-Term Rental Permit and Registration*. During this *grace period* existing *Short-Term Rentals* were exempted from the proximity requirements established by the zoning ordinance.

According to Article 13, *Definitions*, of the Unified Development Coe (UDC), a *Short-Term Rental* is defined as "... a residential dwelling unit, apartment, condominium, or *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. In practice, a *Short-Term Rental* is considered to be a residential land use, and is not considered to be a *Limited-Service Hotel*, *Full-Service Hotel*, *Residence Hotel*, *Motel*, or *Bed and Breakfast* as defined in this Unified Development Code (UDC)". This definition section goes on to define a *Non-Owner Occupied Short-Term Rental* as "(a) single-family home, townhome, or duplex -- or a portion thereof -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- or portion thereof -- on the same property (i.e. the property owner or operator is not on-site as an occupant during the rental of the property)." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Non-Owner Occupied Short-Term Rental* is permitted in a Single-Family 7 (SF-7) District with the following conditions:

- (a) Short-Term Rentals that are Non-Owner-Occupied shall not be located within 1,000-feet of another Short-Term Rental that is Non-Owner Occupied; however, Short-Term Rentals that were in existence prior to April 1, 2024 that [1] meet the criteria established in Subsection 06.05, Non-Conforming Short-Term Rentals, of this Article, and [2] received a valid permit and registration -- in accordance with Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances -- prior to July 1, 2024 shall be exempted from the proximity requirements.
- (b) Short-Term Rentals that are Non-Owner-Occupied that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). In considering a Specific Use Permit (SUP) for a Short-Term Rental that is Non-Owner-Occupied the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing Short-Term Rentals on the adjacent residential properties and their occupants.
- (c) The Short-Term Rental shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues) as stipulated by the Permissible Use Charts.
- (d) In order to establish and operate a *Short-Term Rental* (*Non-Owner-Occupied Single-Family Home, Townhome, or Duplex*) in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances*.

In this case, the applicant for the requested *Short-Term Rental* (*STR*) at 161 Walnut Lane has provided a letter stating that she was in operation prior to the adoption of *Ordinance No. 24-10*, and did receive staff's notice about the grace period and pending registration; however, failed to apply for the *Short-Term Rental* prior to the deadline of July 1, 2024. When the applicant submitted the application for registration after July 1, 2024, it was determined that there was already a permitted *Non-Owner Occupied Short-Term Rental* within 564-feet of the subject property, and that the applicant's request failed to meet the proximity requirements to allow another *Non-Owner Occupied Short Term Rental*. Based on this, the applicant was notified that a *Specific Use Permit (SUP)* would need to be

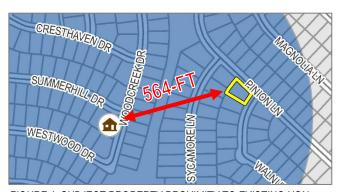


FIGURE 1: SUBJECT PROPERTY PROXIMITY TO EXISTING NON-OWNER OCCUPIED SHORT-TERM RENTAL

requested before the *Short-Term Rental Permit* could be submitted and issued. In response to this, the applicant has provided the necessary permit application and photos of the property, which are included in the attached packet.

STAFF'S ANALYSIS

When evaluating the *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental*, the Planning and Zoning Commission and City Council should assess the size, location, and impact of both the proposed and existing *Short-Term Rentals* on nearby residential properties and their occupants. This proposed *Short-Term Rental* is located 564-feet from an existing and permitted *Owner-Occupied Short-Term Rental* (i.e. 141 Summerhill Lane) [Permit No. STR2024-1571] that accommodates up to six (6) guests with three (3) bedrooms and two (2) bathrooms. The AirBNB listing for the proposed *Short-Term Rental* advertises accommodations for up to ten (10) guests, featuring four (4) bedrooms and 2½ bathrooms.

Staff should note that the applicant has had two (2) police incidents on the subject property since beginning the *Short-Term Rental* operation in 2019; however, these incidents appear to be unrelated to the *Short-Term Rental* land use. On May 8, 2020, officers responded to a complaint of a gathering during the COVID-19 pandemic, and on October 30, 2021, officers responded to a barking dog complaint. Both incidents were resolved. Additionally, the photos submitted for review by the applicant show two (2) unpermitted structures in the backyard, which must be removed or permitted prior to the issuance of a *Short-Term Rental* permit.

With all this being said, this request for a Specific Use Permit (SUP) for a *Non-Owner-Occupied Short-Term Rental (STR)* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 23, 2024, staff mailed 157 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received five (5) notices back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>Specific Use Permit</u> (SUP) for a Non-Owner Occupied Short-Term Rental (STR), 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 <u>Specific Use</u> Permit (SUP) ordinance and which are detailed as follows:
 - (1) The Subject Property shall conform to the information provided within the <u>Short-Term Rental Permit Application</u> depicted in Exhibits 'B' of this ordinance.
 - (2) After the issuance of a Short-Term Rental Permit and Registration by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, Specific Use Permit (SUP), of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC).
- (2) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party 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*].

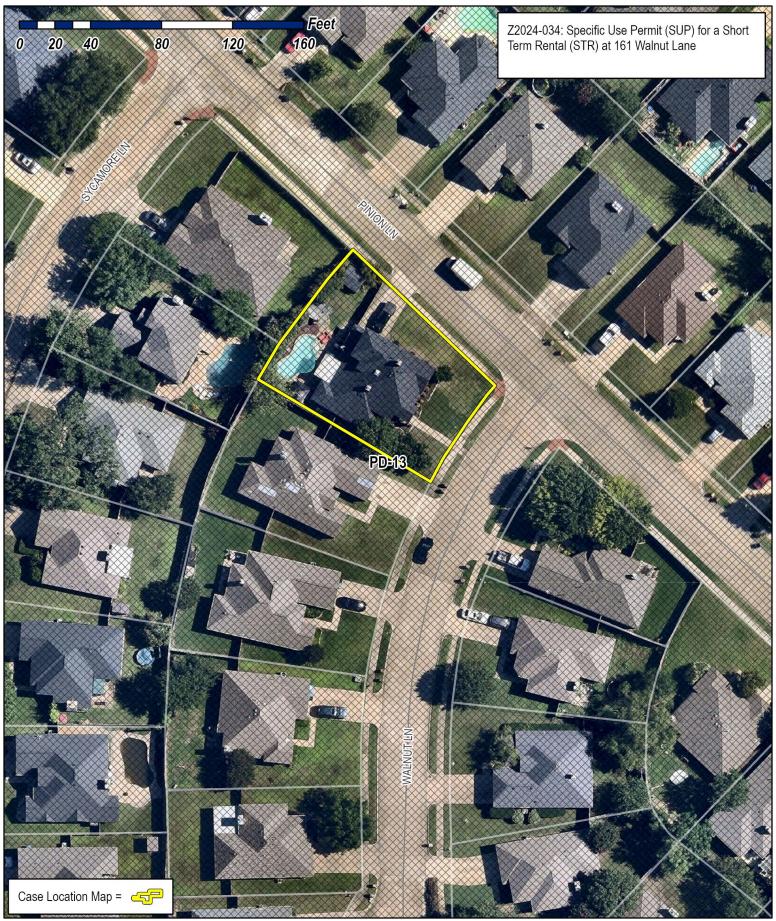


DEVELOPMENT APPLICATION

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

- STAFF USE ONLY	NO.
	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
CITY ENGINEER:	

Trootwall, Toxas 70001	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) SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) NOTES: 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. 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 161 Walnut Long		
SUBDIVISION Windmill Ridge Est	ictes 4-B LOT 28 BLOCK A	
GENERAL LOCATION HORIZON & TUBBS		
ZONING, SITE PLAN AND PLATTING INFORMATION $[PLEASE]$	PRINT]	
CURRENT ZONING	current use Residence	
PROPOSED ZONING	PROPOSED USE Short Term Rental	
ACREAGE 198 LOTS [CURRENT]	LOTS [PROPOSED]	
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STRESULT IN THE DENIAL OF YOUR CASE.	AT DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITI TAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WIL	
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHEC	CK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]	
DOWNER Kari J'Lagne Mayfield	☐ APPLICANT	
warder order	CONTACT PERSON	
ADDRESS He Wolfret Lette	ADDRESS	
CITY, STATE & ZIP RODULY 11 TX 75032	CITY, STATE & ZIP	
PHONE 9728144807	PHONE	
E-MAIL pagnemay aid @gnayl.com	Λ E-MAIL	
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FI	Kari J. Mayfield [OWNER] THE UNDERSIGNED, WHO	
	BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE	
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF JULY 2021 OWNER'S SIGNATURE OWNER'S SIGNATURE OWNER'S SIGNATURE OWNER'S SIGNATURE		
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	MY COMMISSION EXPIRES	





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

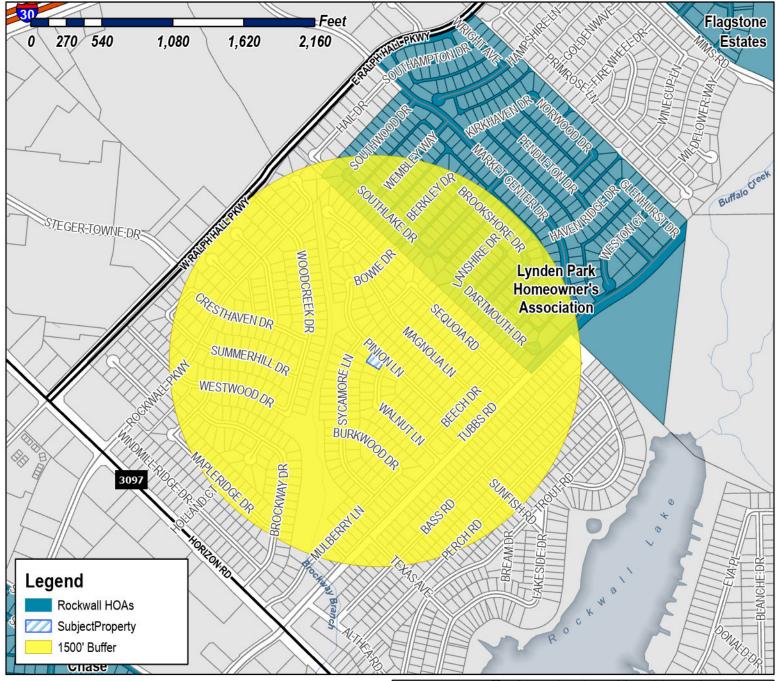
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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Case Number: Z2024-034

Case Name: SUP for a Short Term Rental

Case Type: Zoning

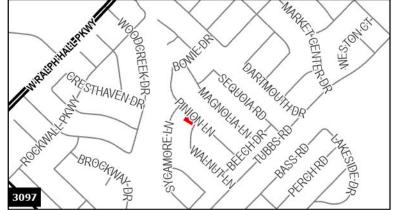
Zoning: Planned Development District 13

(PD-13)

Case Address: 161 Walnut Lane

Date Saved: 7/22/2024

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



Ross, Bethany

From: Guevara, Angelica

Sent: Wednesday, July 24, 2024 3:06 PM

Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany

Subject: Neighborhood Notification Email [Z2024-034] **Attachments:** Public Notice (P&Z).pdf; HOA Map (07.22.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>Friday</u>, <u>July 26</u>, <u>2024</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday</u>, <u>August 13</u>, <u>2024 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday</u>, <u>August 19</u>, <u>2024 at 6:00 PM</u>. 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.

Z2024-034: SUP for a Short-Term Rental at 161 Walnut Lane

Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a <u>Specific Use Permit (SUP)</u> for a <u>Short-Term Rental</u> on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

Thank you,

Angelica Guevara

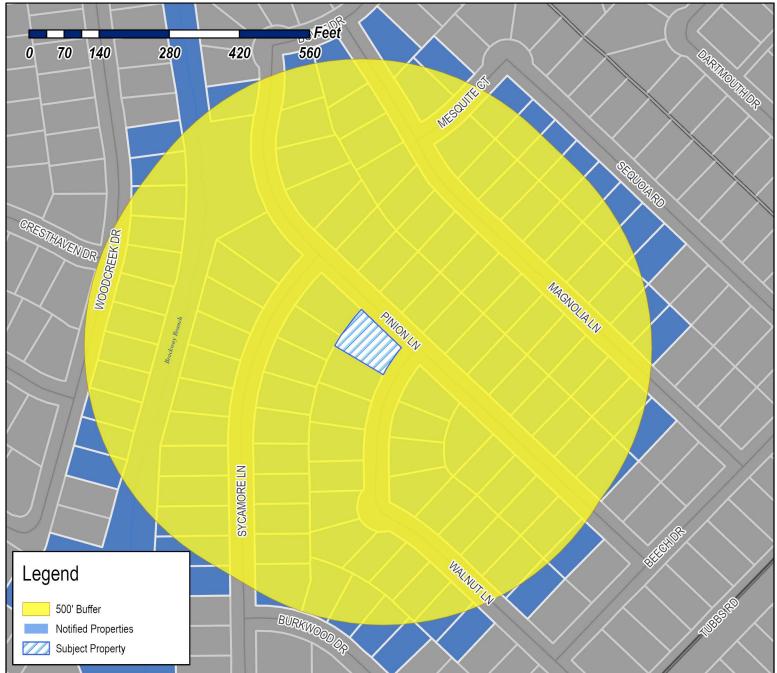
Planning Technician City of Rockwall Planning & Zoning 385 S. Goliad Street Rockwall, TX 75087

Office: 972-771-7745 Direct: 972-772-6438



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: Z2024-034

Case Name: SUP for a Short Term Rental

Case Type: Zoning

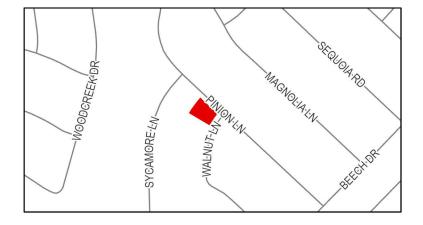
Zoning: Planned Development District 13

(PD-13)

Case Address: 161 Walnut Lane

Date Saved: 7/19/2024

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



ASKREN MARJORIE BERNICE 106 WOODCREEK DR ROCKWALL, TX 75032 RESIDENT 108 WOODCREEK DR ROCKWALL, TX VILLA ROBERTO AND RITA 110 WOODCREEK DR ROCKWALL, TX 75032

RESIDENT 112 WALNUT LN ROCKWALL, TX RESIDENT 112 WOODCREEK DR ROCKWALL, TX DOHERTY BAILEE 113 PINION LANE ROCKWALL, TX 75032

DOMINGUEZ OSCAR TORREZ 114 WOODCREEK DRIVE ROCKWALL, TX 75032 BEKTESHI BUJAR AND FATLUME 116 PINION LN ROCKWALL, TX 75032 CROSS DARRELL LEE & PRISSY 116 WALNUT LN ROCKWALL, TX 75032

SANDLIN MELANIE B 116 WOODCREEK DR ROCKWALL, TX 75032 GAMINO RYAN 117 MAGNOLIA LANE ROCKWALL, TX 75032 THOMAS JIMMY B & FLOR L 117 PINION LN ROCKWALL, TX 75032

ZEPEDA FELIBERTO J & GUADALUPE 117 WALNUT LN ROCKWALL, TX 75032 RESIDENT 118 WOODCREEK DR ROCKWALL, TX YAMAZAKI RYO 11TH FLOOR, 10-1, GINZA 6-CHOME, CHUO-KU TOKYO, 104-0061, JAPAN,

RESIDENT 120 PINION LN ROCKWALL, TX FILIC VINKO & VERONIKA 120 WALNUT LN ROCKWALL, TX 75032 NANNIS JOEL DAVID & ERIKA D 120 WOODCREEK DR ROCKWALL, TX 75032

US REO LLC SERIES M 1200 JUPITER ROAD SUITE #940414 PLANO, TX 75094 RESIDENT 121 PINION LN ROCKWALL, TX RESIDENT 121 WALNUT LN ROCKWALL, TX

RUIZ LETICIA AND 121 MAGNOLIA LANE ROCKWALL, TX 75032 BAKER SARAH L 122 WOODCREEK DR ROCKWALL, TX 75032 RESIDENT 124 WOODCREEK DR ROCKWALL, TX

HEAKE PRISCILLA A 124 BOWIE DR ROCKWALL, TX 75032 ALAM ISHTIAQ & PARISA HOOSAIN 124 MAGNOLIA LANE ROCKWALL, TX 75032 O'FARRIELL FREDDY E & JUDY L 124 PINION LN ROCKWALL, TX 75032

PAULOS BINIAM 124 WALNUT LANE ROCKWALL, TX 75032 BROWN GREGORY A 125 MAGNOLIA LN ROCKWALL, TX 75032 LADNIER DALE L & JULIA M 125 PINION LN ROCKWALL, TX 75032 ROSALES SILVIA BLANCO AND 125 WALNUT LANE ROCKWALL, TX 75032 CERVERA DANIEL A 12513 NE 130TH WAY APT C104 KIRKLAND, WA 98034 SANFORD LARRY J & HOLLY 126 WOODCREEK DR ROCKWALL, TX 75032

RESIDENT 128 MAGNOLIA LN ROCKWALL, TX RESIDENT 128 PINION LN ROCKWALL, TX RESIDENT 128 WALNUT LN ROCKWALL, TX

GROVES JASON R & KRISTI L 128 BOWIE DR ROCKWALL, TX 75032 DEMARS ROBERT DEAN AND LAURA M 128 WOODCREEK DR ROCKWALL, TX 75032 RESIDENT 129 MAGNOLIA LN ROCKWALL, TX 75032

RESIDENT 129 PINION LN ROCKWALL, TX RESIDENT 129 WALNUT LN ROCKWALL, TX KUPERMAN IGOR 129F BENJAMIN COURT PHILADELPHIA, PA 19114

RESIDENT 132 MAGNOLIA LN ROCKWALL, TX ESCOBAR CARLOS AGUILAR 132 PINION LANE ROCKWALL, TX 75032 WATERS KEESTON AND KAYLA 132 WALNUT LANE ROCKWALL, TX 75032

RESIDENT 133 PINION LN ROCKWALL, TX RESIDENT 133 SEQUOIA RD ROCKWALL, TX HOLT LEANNA M 133 MAGNOLIA LN ROCKWALL, TX 75032

GAVRILESCU GHEORGHE & JEANINA 133 WALNUT LN ROCKWALL, TX 75032 RESIDENT 134 BOWIE DR ROCKWALL, TX RESIDENT 135 MESQUITE CT ROCKWALL, TX

RESIDENT 136 PINION LN ROCKWALL, TX PORTER KRISTEN 136 MAGNOLIA LN ROCKWALL, TX 75032 PETERSON CHARLES E & WANDA J 136 WALNUT LANE ROCKWALL, TX 75032

RESIDENT 137 SEQUOIA RD ROCKWALL, TX DELA CRUZ VICTOR J AND RADHA JUNE AND 137 M AGNOLIA LN ROCKWALL, TX 75032 WILSON KAREN 137 WALNUT LN ROCKWALL, TX 75032

RESIDENT 139 MESQUITE CT ROCKWALL, TX RESIDENT 140 MAGNOLIA LN ROCKWALL, TX SIMPSON CHERYL HUNT 140 PINION LANE ROCKWALL, TX 75032

MESSENGER MICHELLE	RESIDENT	RESIDENT
140 WALNUT LN	141 SEQUOIA RD	141 WALNUT LN
ROCKWALL, TX 75032	ROCKWALL, TX	ROCKWALL, TX
GUERRERA SALLY & RICHARD T	RESIDENT	MURPHREE APRIL L
141 MAGNOLIA LN	144 PINION LN	144 MAGNOLIA LN
ROCKWALL, TX 75032	ROCKWALL, TX	ROCKWALL, TX 75032
MALDONADO BENITO	RESIDENT	ALLEN JEFFREY C & JENNIFER S
144 WALNUT LN	145 SEQUOIA RD	145 MAGNOLIA LN
ROCKWALL, TX 75032	ROCKWALL, TX	ROCKWALL, TX 75032
WITT JANIS L 145 WALNUT LN ROCKWALL, TX 75032	ROVILLOS JOHN ISRAEL AMANDE AND GRACE HALIMA 148 MAGNOLIA LANE ROCKWALL, TX 75032	GREEN ELISA A 148 PINION LN ROCKWALL, TX 75032
LACY TAMARA J AND EBOW K	MENO ROLAND A & WAYNETTE M	BOJARSKI JULIA B AND
149 MAGNOLIA LN	149 SEQUOIA RD	149 WALNUT LANE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
PARNES DROR & ALEXANDRA	RESIDENT	GARDNER EDWIN & DIANNE
15 KESTREL COURT	152 PINION LN	152 MAGNOLIA
ROCKWALL, TX 75032	ROCKWALL, TX	ROCKWALL, TX 75032
RESIDENT	RESIDENT	HARRELSON WILLIAM AND SARA
153 MAGNOLIA LN	153 SEQUOIA RD	153 WALNUT LN
ROCKWALL, TX	ROCKWALL, TX	ROCKWALL, TX 75032
CARLSON KEVIN R & NATALIE L	GRYZIECKI CHASE	CARSON MICHELE L
1553 VZ COUNTY ROAD 1213	1553 VZCR 1213	156 MAGNOLIA LN
CANTON, TX 75103	CANTON, TX 75103	ROCKWALL, TX 75032
BURK JOHN AARON	RESIDENT	RESIDENT
156 PINION LN	157 MAGNOLIA LN	157 SEQUOIA RD
ROCKWALL, TX 75032	ROCKWALL, TX	ROCKWALL, TX
PARKER REBECCA D	ABUNDIS ROBERTO AND YADIRA	MCGINNIS LEVIN L
157 WALNUT LN	160 MAGNOLIA LANE	160 PINION LN
ROCKWALL, TX 75032	ROCKWALL, TX 75087	ROCKWALL, TX 75032

PEARSON MARILYN	WATSON JAMES S & MICHELENE M	SIPES RICKY W
1606 WILLOW CREST DR	161 MAGNOLIA LN	161 SEQUOIA ROAD
RICHARDSON, TX 75081	ROCKWALL, TX 75032	ROCKWALL, TX 75032
MAYFIELD KARI JLAYNE	GERRY KRISTOPHER ALEXANDER	WHITE JUSTIN D
161 WALNUT LANE	164 PINION LANE	165 MAGNOLIA LN
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
MARONEY RHONDA	PRODAHL DALE A & KAREN S	CONFIDENTIAL
168 PINION LANE	1685 PLUMMER DR	169 MAGNOLIA LN
ROCKWALL, TX 75032	ROCKWALL, TX 75087	ROCKWALL, TX 75032
CSH PROPERTY ONE LLC	RESIDENT	MORROW APRIL
1717 MAIN STREET SUITE 2000	172 PINION LN	173 MAGNOLIA LN
DALLAS, TX 75201	ROCKWALL, TX	ROCKWALL, TX 75032
RESIDENT	GARCIA VINCENT & ANA T GARCIA	FKH SFR PROPCO B-HLD, LP
176 PINION LN	177 PINION LN	1850 PARKWAY PLACE SUITE 900
ROCKWALL, TX	ROCKWALL, TX 75032	MARIETTA, GA 30067
GAITAN ALICIA S	KANADY ELLEN	RESIDENT
202 BURKWOOD DRIVE	206 BURKWOOD DRIVE	210 BURKWOOD DR
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX
HAMBRICK TIA T	BRISCO OIL INC	AMH 2014-1 BORROWER LLC
214 BURKWOOD DR	2323 STEVENS RD	23975 PARK SORRENTO SUITE 300
ROCKWALL, TX 75032	ROCKWALL, TX 75032	CALABASAS, CA 91302
AMH 2014-2 BORROWER LLC	HARGRAVE DAVID G TRUSTEE	JIA LI AND BIN SHUAI
23975 PARK SORRENTO SUITE 300	2400 LEGEND DR	2414 W TIMBERCREEK COURT
CALABASAS, CA 91302	HEATH, TX 75032	WICHITA, KS 67204
TYLER MATTHEW	BUDLONG GARY C & PEGGY B P	POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR
2683 POTTER ST	2920 WINAM AVE	30 WINDSOR DRIVE
EUGENE, OR 97405	HONOLULU, HI 96816	ROCKWALL, TX 75032
FALLS TERRI & DAVID 309 ROOKERY CT	MAHONEY PATRICK & DAWN 3685 SYCAMORE LN	RESIDENT 3690 SYCAMORE LN

ROCKWALL, TX 75032

ROCKWALL, TX

MARCO ISLAND, FL 34145

RESIDENT	MALY ALENA TRUSTEE	WOOD MARY ELIZABETH
3693 SYCAMORE LN	3699 SYCAMORE LN	3700 SYCAMORE LANE
ROCKWALL, TX	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	MAYFIELD DANIEL	RESIDENT
3703 SYCAMORE LN	3704 SYCAMORE LN	3707 SYCAMORE LN
ROCKWALL, TX	ROCKWALL, TX 75032	ROCKWALL, TX
MILEY VICKI	RESIDENT	NEVILLE BARBARA AND JEFFREY RAMOS
3708 SYCAMORE LN	3711 SYCAMORE LN	3712 SYCAMORE LN
ROCKWALL, TN 75032	ROCKWALL, TX	ROCKWALL, TX 75032
FORTYGIN DAVID & ANNA NAKUL	WILLIAMS SHEREE	ABICHE EPHREM AND
3715 SYCAMORE LN	3716 SYCAMORE LANE	3719 SYCAMORE LANE
ROCKWALL, TX 75032	ROCKWALL, TX 75032	ROCKWALL, TX 75032
RESIDENT	DODSON AMANDA & BRANDON	RESIDENT
3720 SYCAMORE LN	3721 SYCAMORE LANE	3724 SYCAMORE LN
ROCKWALL, TX	ROCKWALL, TX 75032	ROCKWALL, TX
LIBERIS CRYSTAL A	RESIDENT	RESIDENT
3725 SYCAMORE LN	3728 SYCAMORE LN	3729 SYCAMORE LN
ROCKWALL, TX 75032	ROCKWALL, TX	ROCKWALL, TX
ATKINS CATHERINE COOKE 3732 SYCAMORE LANE ROCKWALL, TX 75032	SCHOBY DARLENE D 3733 SYCAMORE LN ROCKWALL, TX 75032	CITY OF ROCKWALL ATTN;MARY SMITH 385 S GOLIAD ST ROCKWALL, TX 75087
CRAWFORD FRANK STEVENSON	BICKLEY AMANDA	KOLESNIK LLC
45 TOWNHOUSE LN	4702 STEEPLE CHASE LN	502 COVEY TRL
CORPUS CHRISTI, TX 78412	ROCKWALL, TX 75032	ROCKWALL, TX 75087
PETERS DAVID	PATRICIA HAMMOND FAMILY TRUST	PHAM HIEN T AND NGOC DUNG T NGUYEN
518 SESAME DR	551 HERITAGE CT	572 ENGLAND STREET
MESQUITE, TX 75149	CANTON, TX 75103	FATE, TX 75189
IIF SFR LP	KENDRICK MICHAEL AND MICHELLE	MORGENSTERN KEN & ROWENA

7157 HAVENWOOD DR

CASTLE PINES, CO 80108

8006 WILMINGTON DR

ROWLETT, TX 75089

58 S RIVER DR STE 150

TEMPE, AZ 85288

REZAEIZADEH MASOUD & ZAHRA MEHDIZADEH 8409 NAVIGATION DR ROWLETT, TX 75088 BEST JAMES 870 W INTERSTATE 30 SUITE 100 GARLAND, TX 75043 CCAA INVESTMENT I, LP 909 W BELT LINE RD CEDAR HILL, TX 75104

XIONG HUI M/R , TX SEVEN POINTS BORROWER, LLC P.O. BOX 4090 SCOTTSDALE, AZ 85261 PROGRESS RESIDENTIAL BORROWER 6 LLC PO BOX 4090 SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 7 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

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:

Z2024-034: SUP for a Short-Term Rental at 161 Walnut Lane

Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a <u>Specific Use Permit (SUP)</u> for a Short-Term Rental on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on <u>Tuesday</u>. <u>August 13</u>, <u>2024 at 6:00 PM</u>. 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, August 19, 2024 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

Case No. Z2024-034: SUP for Short-Term Rental at 161 Walnut Lane

Please place a check mark on the appropriate line below:

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

PLEASE RETURN THE BELOW FORM

☐ I am opposed to the request for the reasons listed below.			
Name:			
ddress:			

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

Ross, Bethany

From: Guevara, Angelica

Sent: Tuesday, July 23, 2024 3:11 PM

To: Ross, Bethany

Subject: FW: AirBnb house at 161 Walnut Ln

From: vm <vanessamaldonado2003@yahoo.com>

Sent: Tuesday, July 23, 2024 2:08 PM

To: Guevara, Angelica <AGuevara@Rockwall.com>

Subject: AirBnb house at 161 Walnut Ln

Hello Angelica, thanks for the information you gave me over the phone in regards to the rezoning permit for the property at 161 Walnut Ln in Rockwall Texas 75032. The owner is still running an airbnb rental without a permit given by you guys. I will send you proof for today I just took from this week. This 2 cars you see are renting for this week. She normally has different rentals weekly. I also have videos of the huge parties that happen at her house. This has been happening for years. Please let me know if this is helpful. Enough proof at least for today to show that she is not obeying the new rules in the Rockwall area she should not be renting out without a permit until she has been approved. Please let me know if you have received my email. Thanks, B.V. Maldonado. 214 803-1457.

Ross, Bethany

From: Guevara, Angelica

Sent: Tuesday, July 23, 2024 3:11 PM

To: Ross, Bethany

Subject: FW: Airbnb 161 Walnut Ln

From: vm <vanessamaldonado2003@yahoo.com>

Sent: Tuesday, July 23, 2024 2:11 PM

To: Guevara, Angelica <AGuevara@Rockwall.com>

Subject: Airbnb 161 Walnut Ln

More pictures. The dark one if you look close you'll see the block party the people rented have out there.

Here you will see the Renter with back pack and the second picture that truck belongs to the homeower.

Yahoo Mail: Search, Organize, Conquer

On Tue, Jul 23, 2024 at 2:40 PM, Guevara, Angelica < AGuevara@Rockwall.com > wrote:

Hey there!

I received the pictures and will make sure to send them to the case manager. Thank you for providing these. Just a reminder, if you are not able to attend the August 13th meeting then please provide a letter stating everything you were mentioning over the phone. If you have any questions then please let me know.

Thank you,

Angelica

From: vm < vanessamaldonado2003@yahoo.com>

Sent: Tuesday, July 23, 2024 2:14 PM

To: Guevara, Angelica < AGuevara@Rockwall.com >

Subject: More evidence at 161 Walnut Ln

I looked back further back, and the people renting for the week were there when you guys were putting up the sign



Ross, Bethany

From: Guevara, Angelica

Sent: Wednesday, July 24, 2024 3:23 PM

To: Ross, Bethany

Subject: Fwd: Airbnb at 161 Walnut Ln

Sent from my iPhone

Begin forwarded message:

From: vm <vanessamaldonado2003@yahoo.com>

Date: July 24, 2024 at 3:18:45 PM CDT

To: "Guevara, Angelica" <AGuevara@rockwall.com>

Subject: Airbnb at 161 Walnut Ln

Reply-To: vm <vanessamaldonado2003@yahoo.com>



Hello Angelica, the guest at 161 Walnut Ln are still there. They are having groceries delivered. Could you please pass this picture on to the right person. Thanks

Yahoo Mail: Search, Organize, Conquer

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.

<20240724_151403.png>







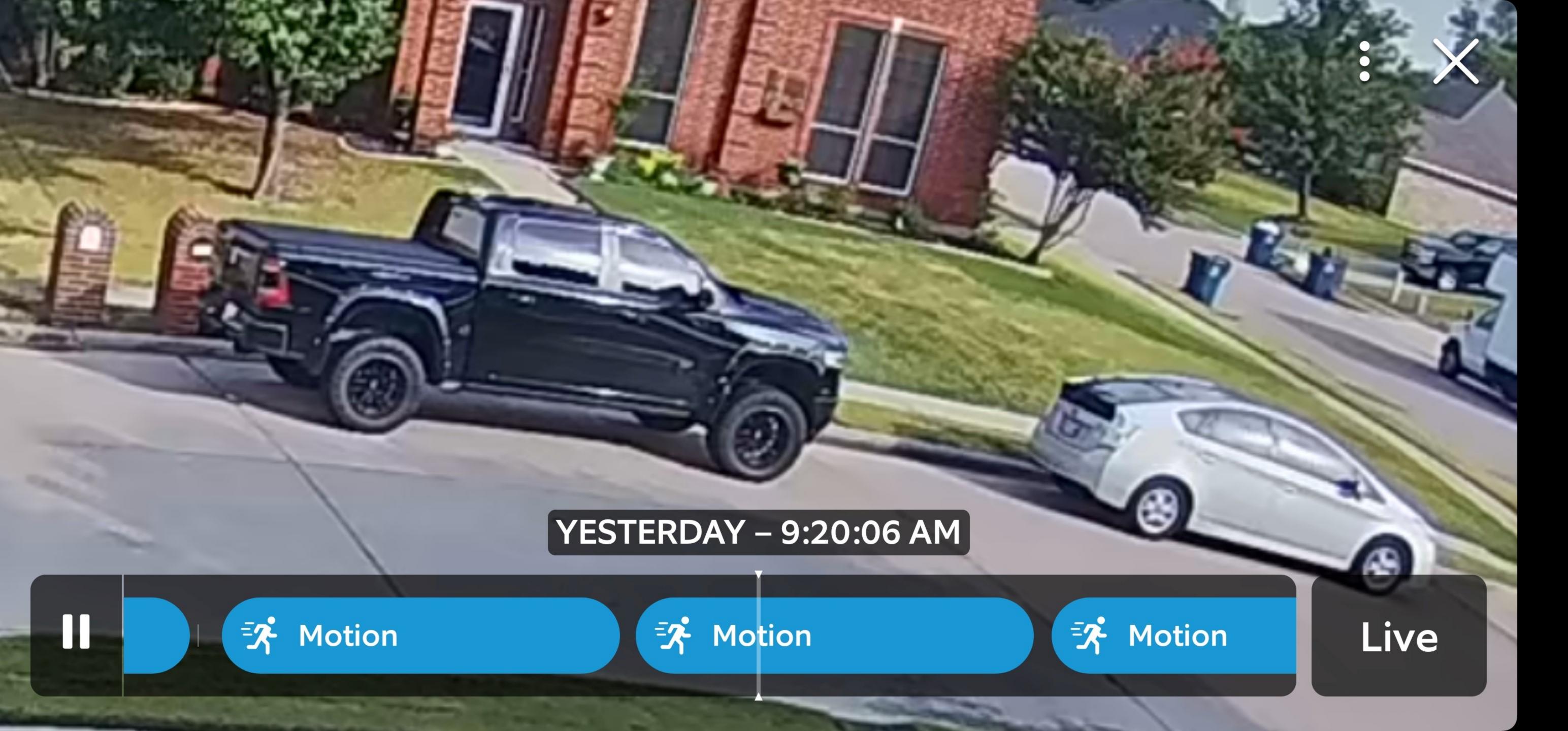












Zoning & Specific Use Permit Input Form

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). Z2024-034
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. There are already enough issues with the long term rentals allowed within this subdivision.
Respondent Information Please provide your information.

Last Name *	
DeMars	
Address *	
128 Woodcreek Dr	
City *	
Rockwall	
State *	
TX	
Zip Code *	
75032	
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).
Z2024-034
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 *
Patrick

Last Name *
Mahoney
Address *
3685 Sycamore Ln
City *
Rockwall
State *
TX
Zip Code *
75032
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.
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Other:

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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). Z2024-034
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 * Robert

Last Name *
Demars
Address *
128 Woodcreek Dr
City *
Rockwall
State *
Tx
Zip Code *
75032
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

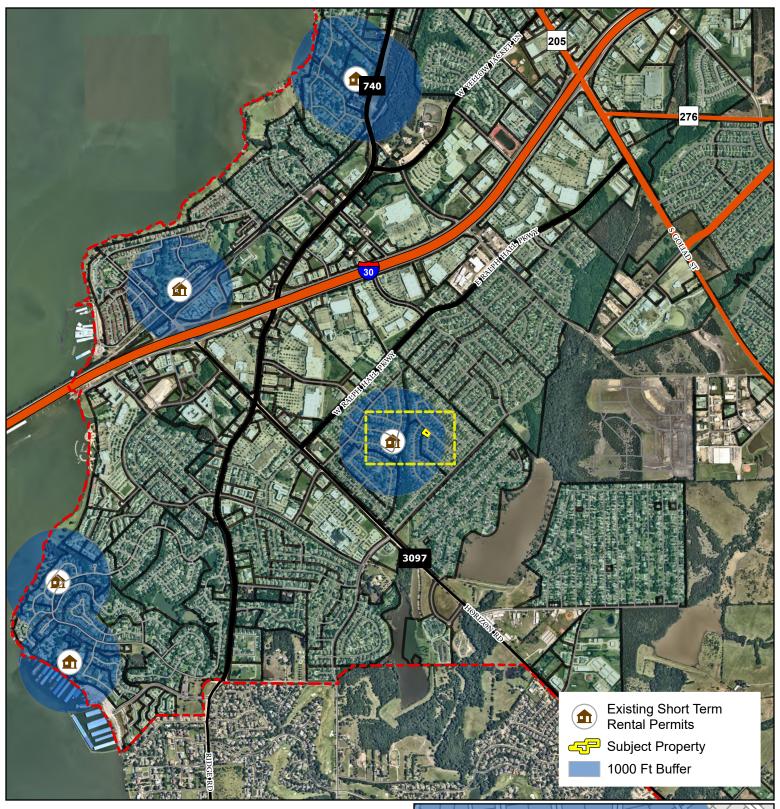
Case Number * Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001). Z2024-034
Please place a check mark on the appropriate line below: * I am in favor of the request. I am in opposition to the request.
Please provide any additional information concerning your support or opposition to the request. We are trying to get our neighborhood back filled with owners who care. Enough investors and rentals. No no no
Respondent Information Please provide your information.
First Name * Shane

Last	Name *
Edmu	nds
Addre	ess *
156 N	fagnolia Ln
City *	
Rocky	
T.OCKV	van
State	, *
TX	
Zip C	Code *
75032	2
Pleas	se check all that apply: *
_	
	live nearby the proposed Zoning or Specific Use Permit (SUP) request.
	work nearby the proposed Zoning or Specific Use Permit (SUP) request. own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
	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



Case Number: Z2024-034

Case Name: SUP for a Short Term Rental

Case Type: Zoning

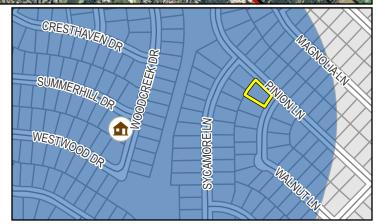
Zoning: Planned Development District 13

(PD-13)

Case Address: 161 Walnut Lane

Date Saved: 7/22/2024

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



Private Oasis w/ a Pool & Gameroom















Entire home in Rockwall, Texas

12 guests \cdot 4 bedrooms \cdot 4 beds \cdot 2.5 baths

★ 4.68 · <u>65 reviews</u>



Hosted by JLayne

5 years hosting



Dedicated workspace

A common area with wifi that's well-suited for working.



Self check-in

Check yourself in with the lockbox.



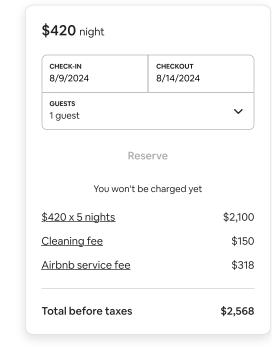
Free cancellation for 48 hours

Get a full refund if you change your mind.

Open floor plan with space for everyone. Enjoy a nice cocktail from the bar while relaxing by the pool. Outdoor kitchen with Bose speakers makes for an exceptional outdoor experience. New Gameroom area with pool table and dart board. Master bedroom offers dual sided adjustable bed with fireplace that can be enjoyed

from the large jetted tub or walk in shower space. All secondary rooms are located upstairs including a junior master with on suite. ...

Show more >



Report this listing

Where you'll sleep





Bedroom 1 1 king bed

Bedroom 2 1 queen bed

What this place offers

Kitchen

্কি Wifi

러 Dedicated workspace

Free parking on premises

∰ Pool

% Pets allowed

(T) I/

(Washer

Dryer

Exterior security cameras on property

Show all 48 amenities

5 nights in Rockwall

Aug 9, 2024 - Aug 14, 2024

<		Αυ	gust 20	24					Septe	mber	2024		>
Su	Мо	Tu	We	Th	Fr	Sa	Su	Мо	Tυ	We	Th	Fr	Sa
				4	군	3	1	2	3	4	5	6	7
4	5	6	7	용	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					



Clear dates

★ 4.68 · 65 reviews

Overall rating Cleanliness Check-in Communication Location Value Accuracy 47 4.8 4.9 4.9 4.8 4.7 Q () $\langle \rangle$



Jaime

Rifle, Colorado

**** · 2 weeks ago · Stayed with kids

A great place to stay for over the weekend! A beautiful and a fun pool for everyone to enjoy!

Show more



Danella

Capitan, New Mexico

 $\star\star\star\star\star$ · June 2024 · Stayed with a pet

Beautiful home and we enjoyed our stay! Thank you!!



Mari

1 month on Airbnb

★★★★ · June 2024 · Stayed a few nights

This place was a great Oasis for family. Every need was met and for What was needed. Instructions were Provided to make everything easier to find and to follow. I would definitely Stay there again for a weekend get away!!

Show more



Dwana

Katy, Texas

★★★★ · May 2024 · Stayed with kids

Great all the way around



Cynthia Ann

1 year on Airbnb

★★★★ · March 2024 · Stayed about a week

JLayne's lovely home was a welcome retreat for my daughter and I during our home construction. It was cozy and comfortable and felt like home. JLayne was a perfect host and I highly recommend it.

Show more



LaVonda

8 years on Airbnb

**** · November 2023 · Stayed a few nights

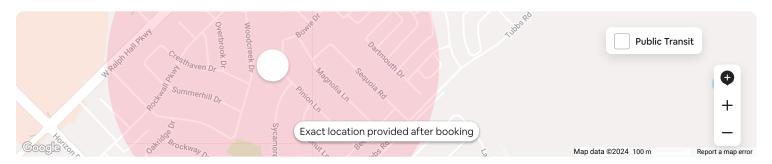
The place was well-decorated, but dusty in areas. The master bedding smelled nice. It was noticeable. Light was out in the master shower. NO HOT TUB! No instructions on the fireplace. We called for instructions, told the host we did not need a visit. Host came over anyway. Did not appreciate the disregard of our wishes. Faucet handles on the jetted tub and shower both fell off. Cold water on the jetted tub does not work. A pool table and dart...

Show more

Show all 65 reviews

Where you'll be

Rockwall, Texas, United States



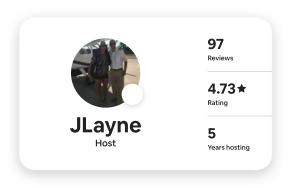
We verified that this listing's location is accurate. Learn more

Neighborhood highlights

The Harbor: Lake Ray Hubbard Fishing...

Show more >

Meet your Host



My work: Realtor

Speaks English

I am a Realtor in Rockwall area and have a grown daughter who lives in Austin currently. I have two homes that I Air BnB.

Show more >

Host details

Response rate: 100% Responds within an hour Message Host



To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 3:00 PM

Checkout before 11:00 AM

12 guests maximum

Show more > Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Carbon monoxide alarm

Show more >

Cancellation policy

Free cancellation for 48 hours. Cancel before Aug 2 for a partial refund.

Review this Host's full policy for details.

Show more >

 $\mathsf{Airbnb} \, \rightarrow \, \mathsf{United} \, \mathsf{States} \, \rightarrow \, \mathsf{Texas} \, \rightarrow \, \mathsf{Rockwall} \, \mathsf{County} \, \rightarrow \, \mathsf{Rockwall}$

Explore other options in and around Rockwall

Fort Worth

Vacation rentals

Plano

Vacation rentals

Irving

Vacation rentals

Denton

Vacation rentals

San Antonio

Vacation rentals

Arlington

Vacation rentals

Frisco

Vacation rentals

Log Cabin

Vacation rentals

McKinney

Vacation rentals

Other types of stays on Airbnb

Rockwall vacation rentals

Rockwall monthly stays

Lake house vacation rentals in Rockwall

House vacation rentals in Texas

7/25/24, 2:31 PM

Private Oasis w/ a Pool & Gameroom - Houses for Rent in Rockwall, Texas, United States - Airbnb

Vacation rentals with a pool in Texas

Lake house vacation rentals in Texas

Pet-friendly vacation rentals in Texas

Mansion vacation rentals in Texas

House vacation rentals in United States

n		

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

⊕ English (US) \$ USD

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SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY —————	
RECEIVED BY:	
DATE RECEIVED:	
STR PERMIT NO.	

ACKNOWL	EDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY	EACH STATEMENT]			
flex	I acknowledge that a Short-Term Rental Permit granted by th Term Rentals that may exist under law, agreement, lease, cov	ne City of Rockwall do venant, or deed restric	es not supersede a	any property sp	pecific restrictions against Short-
Ru	I acknowledge that if three (3) violations/citations occur in any that I will not be eligible to apply for a new Short-Term Rental City of Rockwall will have the right to inspect my property when	I Permit for 12-month	s from the date of r	Short-Term Re revocation. In	ental Permit will be revoked and addition, I acknowledge that the
Ben	 I acknowledge that a Short-Term Rental Permit and any non- another property owner or operator, or address or location. 	-conforming rights ass	sociated with a Sho	ort-Term Renta	al Permit are non-transferable to
Klen	I acknowledge that I am responsible for remitting all applical applicable laws and the requirements of Chapter 13, Rental Ho occupancy tax will result in the revocation of my Short-Term Re	ousing, of the Municip	l local hotel occupa al Code of Ordinan	ancy taxes in a ce. I also ackn	a timely manner pursuant to all lowledge that failure to pay hotel
Klyn	I acknowledge that a Short-Term Rental Permit is valid for responsibility to apply for a renewal 30-days prior to the expir this time period, I will forfeit all non-conforming rights and be stipulated by the Unified Development Code (UDC) and Chapt	ration of my Short-Ter required to submit a r	m Rental Permit. and application that	Should I fail to t will be subjec	submit a renewal application in at to all the current requirements
REGISTRAT	TION TYPE				
New Reg	istration ☐ Renewal of an Existing Registration				
Was this pro	perty being used as a short-term rental prior to April 1, 202	4? ☐ Yes ☐ No			
	odivision Windmill Ridge	e; Rodwall	75032oning Lot		Block
TYPE OF SH	HORT-TERM RENTAL				
	ate the type of short-term rental being permitted and registe	ered:			
thereof - the renta	TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, - in which the property owner or operator, as reflected in a valid lead. This includes when a Guest Quarters/Secondary Living Unit/A by structure is rented, but the owner or operator resides on the pro-	ease agreement, is a Accessory Dwelling Ur	resident (i.e. occup	ies the primary	structure) and is present during
portion ti	TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY H hereof in which the property owner or operator does not occupy dwelling unit or portion thereof on the same property (i.e.).	the dwelling unit duri	ng the rental, or tha	at the owner or	property owner does not occupy
□ SHORT- triplexes	TERM RENTAL (APARTMENT OR CONDOMINIUM). An apartm or quadplexes, as defined in this Unified Development Code [UE part of the dwelling unit during the rental.				
PROPERTY	OWNER INFORMATION [PLEASE PRINT]	,			
Mailing Add	ame Kori J'Laune Mayfie ress les Walnut Lone. mail Jayne mayfield amas	Phone 9 City RO	72.814 Xwall Sta	te TX	7 Zip Code 75032
RESPONSIE	BLE PARTY [PLEASE PRINT]				
Please note the County and widecisions regard	nat a Responsible Party is required for all Short-Term Rental Per tho is available at all time the rental is in use. The Responsible a arding the property and its occupants.				
1	Property Owner	DI .			
	ame	Phone	Ot-	ato.	Zin Code
Mailing Add		City	Sta	ile	Zip Code
E	mail				

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall Neighborhood Improvement Services (NIS) Department 385 S. Goliad Street Rockwall, Texas 75087

REC	MILE	2EM	FN	TS	CH	FC.	ΚI	IST

Plea	se indicate that the following required items have been provided with this application by checking the box next to each required item:
	REGISTRATION FEE. A \$500.00 application fee payable to the City of Rockwall.
	SITE PLAN. A site plan showing the location of the Short-Term Rental and the parking areas provided for the Short-Term Rental.
	<u>PICTURES</u> . Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures one (1) per each façade of a structure and any on-site amenities.
	<u>COMMERCIAL INSURANCE</u> . Each Short-Term Rental shall be required to have and provide proof of general commercial insurance (or an equivalent) coverage of a minimum of \$500,000.00 per occurrence coverage and an aggregate of \$1,000,000.000.
	<u>DRIVER LICENSE</u> . A copy of the driver license for the property owner and responsible party.
GEN	ERAL STANDARDS CHECKLIST
Plea	se indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:
	<u>ADVERTISING</u> . All advertising for the Short-Term Rental – including online or on a proprietary website, application, or other technology will include the Short-Term Rental Permit Number within the description or body of the advertisement for public reference.
	<u>PARKING</u> . The parking on the subject property currently conforms to the requirements of <i>Table 5: Parking Requirement Schedule</i> of Article 06, <i>Parking and Loading</i> , of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (i.e. gravel, pavers, asphalt, or concrete) and no guest or occupant will park on an unimproved surface (e.g. grass, vegetation, soil, etc.).
	EVACUATION PLAN. [ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR] An evacuation plan showing how to exit the building has been posted on the front door.
	<u>TEMPORARY STRUCTURES</u> . There are <u>no</u> temporary structures (i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles) being utilized as a Short-Term Rental.
	<u>TRASH/RUBBISH/SOLID WASTE</u> . There are enough City approved containers (i.e. a polycarts or approved garage cans) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste bagged or otherwise placed on the ground.
	SIGNAGE. No external signage shall be installed or constructed on the property indicating or advertising the property as a Short-Term Rental.
	<u>FIRE EXTINGUISHER</u> . A standard five (5) pound fire extinguisher (i.e. 2A:10B:C) has been properly mounted within 75-feet of all portions of the Short-Term Rental on each floor.
	<u>SMOKE AND CARBON MONOXIDE DETECTORS</u> . Operable smoke and carbon monoxide detectors have been installed in the <i>Short-Term Rental</i> in accordance with all applicable City of Rockwall codes.
	INGRESS/EGRESS. All bedrooms in the Short-Term Rental have at least one (1) operable emergency point of ingress/egress for rescue and escape (i.e. windows and/or doors).
	SLEEPING ACCOMODATION. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the Short-Term Rental.
	<u>TENANT NOTIFICATION</u> . The following information has been posted in a visible and obvious location inside the <i>Short-Term Rental</i> : [1] the property owner's and/or the <i>Responsible Party's</i> contact information and phone number; [2] pertinent information relating to the aforementioned standards (i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.); [3] information to assist guests in the case of an emergency (i.e. emergency and non-emergency telephone numbers for police, fire, and medical services); and, [4] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.
RES	PONSIBLE PARTY'S CERTIFICATION
under	by certify that I am the Responsible Party of the property identified in this application, and that my primary residence is located in Rockwall County. I further retain my responsibilities as the Responsible Party as stipulated by Chapter 13, Rental Housing, of the Municipal Code of Ordinances, and consent to have my nation posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this Short-Term Rental Permit.
GIVE	N UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF
	PROPERTY OWNER'S SIGNATURE
NOTA	ARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES
PRO	PERTY OWNER'S CERTIFICATION
l here herek Ordin	by certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also by certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, Rental Housing, of the Municipal Code of nances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of wall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this Short-Term Rental Permit.
GIVE	N UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF
	PROPERTY OWNER'S SIGNATURE
NOTA	ARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

Good morning, thank you for taking the time to review my request for a special permit, allowing me to have and maintain my short term rental.

I understand there was a deadline for submitting before July 1. However, the first week of May we found out that my sweet young niece had a very aggressive form of breast cancer. She has two young children, one boy that just turned one years old and a four year-old daughter. As you can imagine, the family was devastated and we all tried to Pitchin and help with food and caring for the kids, as well as helping her get to doctor visits and such. Not to mention the debilitating depression that comes with receiving such horrific news.

By the time I got back home and got back to clearing off things that needed to be accomplished I realized I had missed the deadline. I immediately called the city finding out what steps needed to be done and was told that it would be best if I spoke with Ryan, who was at that point on vacation due to the Fourth of July holiday. I waited until Monday and immediately went to speak to Ryan face-to-face. I was told that at that point there wasn't much more I could do other than to request a special use permit.

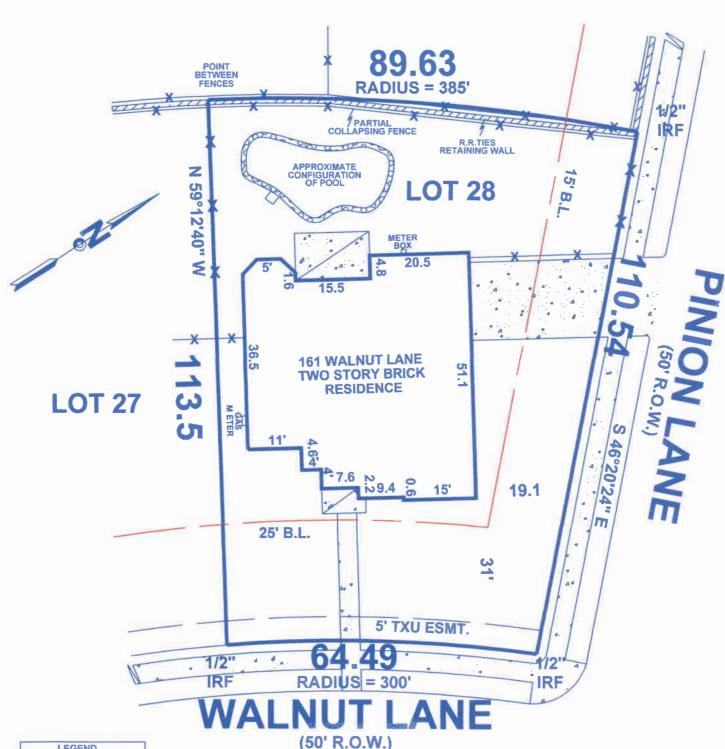
I was one of the very first Airbnbs in Rockwall and have an excellent rating as a super host. I do not allow parties and I am very diligent about checking in with my neighbors to make sure that everything has gone well and to let them know that if there's ever an issue to please contact me. My neighbor across the street has never been friendly with me and has definitely called the police several times on every other resident in the neighborhood. However, she has even seemed to be OK with the fact that I am doing the Airbnb and we have developed a great relationship, she appreciates the fact that I keep my house looking immaculate inside and out.

I am hoping that you will show a little grace and understand that I put family first above all else and that I will hopefully not be penalized for my lack of attention in this matter .

Please see the attached photos of my exterior and the quote for commercial insurance. Please let me know if there are any additional item needed before the July 30th meeting.

STADIA LAND SURVEYING INC.

No	161 WALNUT LANE	in the city of	ROCKY	VALL, ROCKWALI	COUNTY , Texas.
Lot No.	28	, Block No	Α	of	
	WINDMILL RIDGE ESTA	ATES NO. IV-B			, an addition to the
City of _	ROCKWALL, ROCKW	ALL COUNTY	, Texas, a	according to the _	REPLAT
thereof re	ecorded in CABINET E, S	LIDE 139-140, PLAT	records	ROCKWALL	County, Texas.



LEGEND **FENCING**

B.L. - BUILDING LINE U.E. - UTILITY EASEMENT IRF - IRON ROD FOUND IRS - IRON ROD SET R.O.W.- RIGHT OF WAY

NOTE: THE FOLLOWING EASEMENTS NOTE: THE FOLLOWING EASEMENTS RECORDED IN VOL. 54, PG. 512, VOL. 147, PG. 914, VOL. 166, PG. 225, VOL. 198, PG. 909, VOL. 209, PG. 326, VOL. 64, PG. 313, VOL. 133, PG. 37, VOL. 195, PG. 698, VOL. 136, PG. 78, VOL. 2499, PG. 136 & VOL. 1005, PG. 235, R.P.R.R.C.T.; DOES NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS LOT.

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

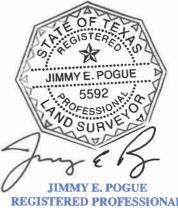
THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

1" = 20' 10 / 24 / 11 0632-11 JOB No:

2681803-1 the transaction described in GF. No. **LENDING EDGE MORTGAGE** or Title Company. Use of this survey for any other purpose or by any other parties shall be strictly prohibited as this survey is a copyright owned by STADIA LAND SURVEYING, Inc., and all other uses are forbidden, without prior written consent of STADIA LAND SURVEYING, Inc.

This survey was performed EXCLUSIVELY for and in connection with



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5592

STADIA LAND SURVEYING, INC. P.O. BOX 1886 RED OAK, TEXAS 75154 PHONE (972) 617 - 9988 FAX: (972) 617 - 6809 stadiasurveying@sbcglobal.net





Summary

Coverage

Agency



161 Walnut Ln, Rockwall, TX

Term 12 months Estimated Premium

\$4,469.64

Coverage

Premium

Burglary

Selected

Included

Vandalism

Selected

Included

Dwelling Protection

\$449,236

\$4,433.64

Liability Protection

\$500,000 per occurrence

\$36.04

Premises Medical Protection

Included



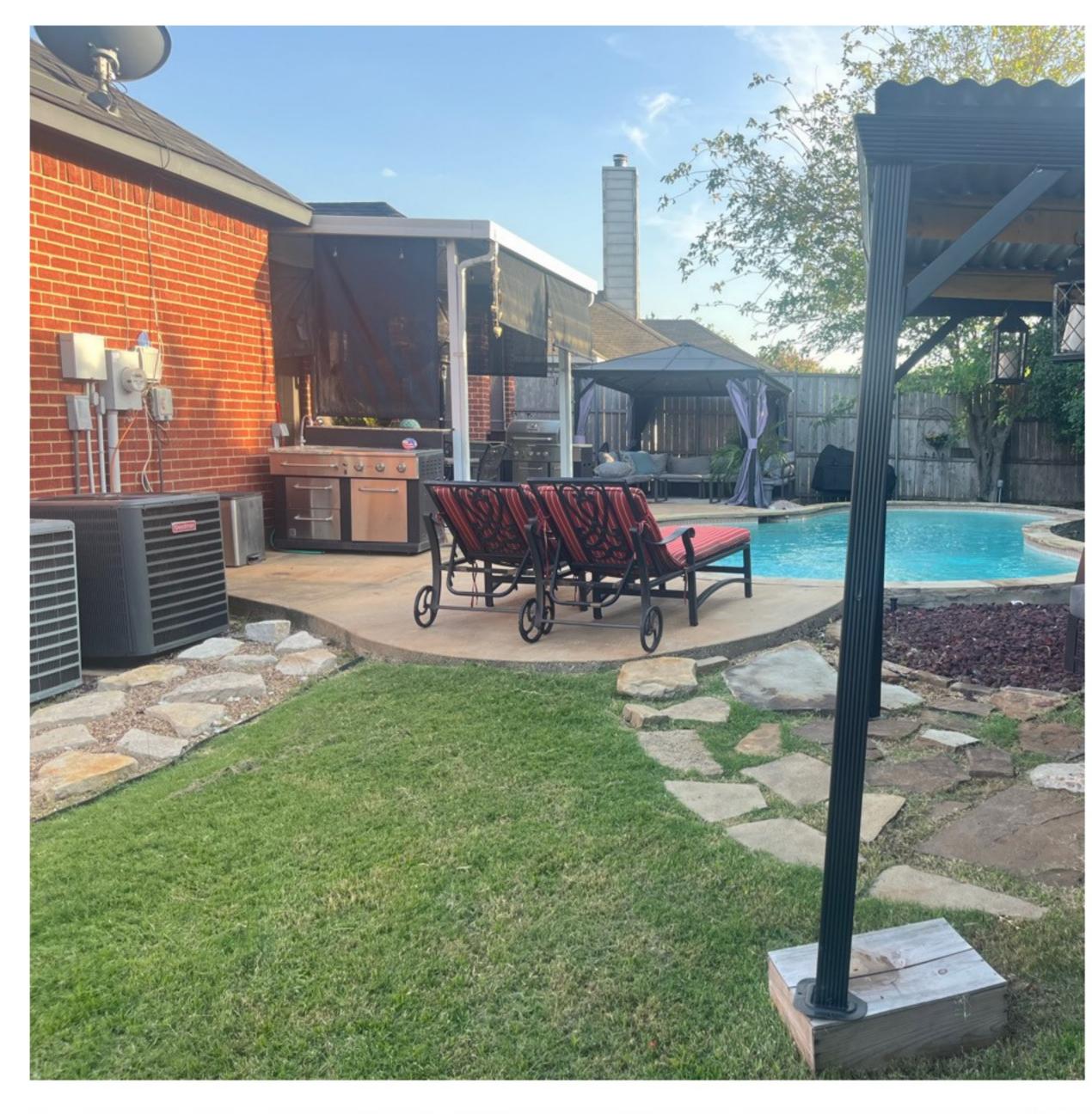




myproposal.allstate.com













CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 13 (PD-13) [ORDINANCE NO. 94-41] 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 NON-OWNER-OCCUPIED SHORT-TERM RENTAL ON A 0.1980-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, BLOCK A, WINDMILL RIDGE ESTATES, PHASE 4B, 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 Kari J'Layne Mayfield for the approval of a <u>Specific Use Permit (SUP)</u> for a *Non-Owner-Occupied Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, 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 the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 13 (PD-13) [Ordinance No. 94-41] 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) allowing a Non-Owner-Occupied Short-Term Rental 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 2. 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 Z2024-034: SUP for a STR

at 161 Walnut Lane
Ordinance No. 24-XX; SUP # S-3XX

Subsection 03.01, General Residential Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02]; Planned Development District 13 (PD-13) [Ordinance No.94-41]; and, Article 02, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The Subject Property shall conform to the information provided within the <u>Short-Term</u> Rental Permit Application depicted in Exhibits 'B' of this ordinance.
- (2) After the issuance of a Short-Term Rental Permit and Registration by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, Specific Use Permit (SUP), of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC).

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 compliance to the following:

(1) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party 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 Z2024-034: SUP for a STR

at 161 Walnut Lane

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 3rd DAY OF SEPTEMBER, 2024.

ATTEST:	Trace Johannesen, <i>Mayor</i>
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, <i>City Attorney</i>	

1st Reading: August 19, 2024

2nd Reading: September 3, 2024

Exhibit 'A' Zoning Exhibit

Address: 161 Walnut Lane

Legal Description: Lot 28, Block A, Windmill Ridge Estates





City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Exas 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.



Exhibit 'B':

Short-Term Rental Permit Application



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

STAFF USE ONLY	
RECEIVED BY:	THE RESERVE OF THE PARTY OF THE
DATE RECEIVED:	ALEBE AND
STR PERMIT NO.	

(Neighborhood Improvement Services (NIS) D 385 S. Goliad Street Rockwall, Texas 75087	epartment	RECEIVED BY: DATE RECEIVED: STR PERMIT NO.	
	ACKNOWLED	SEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH	CH STATEMENT]		
	Har	acknowledge that a Short-Term Rental Permit granted by the C Ferm Rentals that may exist under law, agreement, lease, covena	city of Rockwall does not supers ant, or deed restriction.	ede any property specific restrictions a	gainst Short-
9	1	acknowledge that if three (3) violations/citations occur in any co nat I will not be eligible to apply for a new Short-Term Rental Pe City of Rockwall will have the right to inspect my property when a	ermit for 12-months from the dat	e of revocation. In addition, I acknowle	revoked and edge that the
	Ru !	acknowledge that a Short-Term Rental Permit and any non-cornother property owner or operator, or address or location.	nforming rights associated with	a Short-Term Rental Permit are non-tra	ansferable to
	HXIC :	acknowledge that I am responsible for remitting all applicable pplicable laws and the requirements of Chapter 13, Rental Hous, ccupancy tax will result in the revocation of my Short-Term Renta	ing, of the Municipal Code of Ore		
	Mic !	acknowledge that a Short-Term Rental Permit is valid for a pesponsibility to apply for a renewal 30-days prior to the expiration is time period, I will forfeit all non-conforming rights and be requipulated by the Unified Development Code (UDC) and Chapter 1	on of my Short-Term Rental Per uired to submit a new applicatio	mit. Should I fail to submit a renewal a n that will be subject to all the current r	application in
		N TYPE attion □ Renewal of an Existing Registration y being used as a short-term rental prior to April 1, 2024?	□ Yes □ No		
	PROPERTY IN	FORMATION [PLEASE PRINT] ress [] LONG	2 1 1 200		
	Δdz	rece lol. Silili-	1 K 2011 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	The state of the s	10000000
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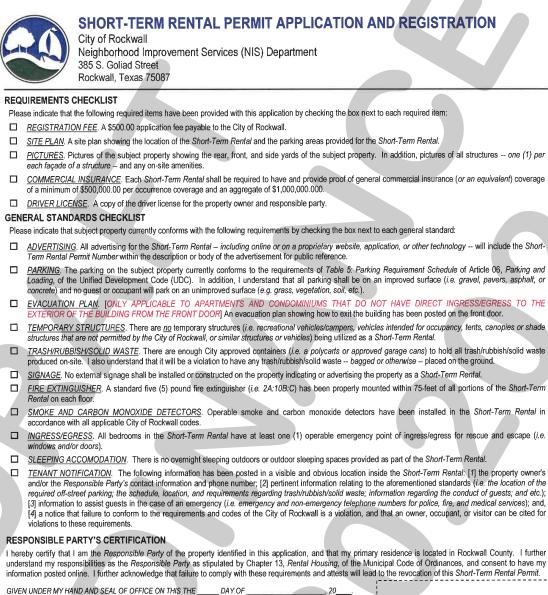
SHORT-TERM RENTAL APPLICATION AND REGISTRATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7709

City

Mailing Address Email Zip Code

Exhibit 'B'

Short-Term Rental Permit Application



PROPERTY OWNER'S SIGNATURE NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, Rental Housing, of the Municipal Code of

Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of

Rockwall, I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this Short-Term Rental Permit.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF ______, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

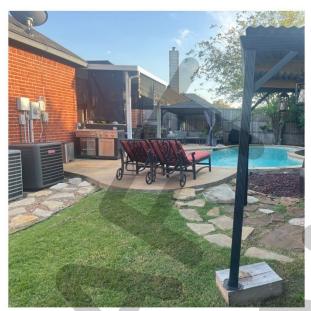
MY COMMISSION EXPIRES

SHORT-TERM RENTAL APPLICATION AND REGISTRATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7709



MY COMMISSION EXPIRES

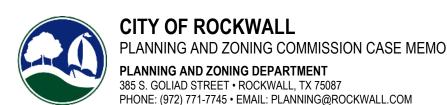
Exhibit 'C':Short-Term Rental Photographs











TO: Planning and Zoning Commission

DATE: August 13, 2024

APPLICANT: Dnyanada Nevgi; SRV Land Building and Real Estate, LLC

CASE NUMBER: SP2024-014; Site Plan for 962 E. Ralph Hall Parkway

SUMMARY

Discuss and consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of a <u>Site Plan</u> for a <u>Retail Building</u> and <u>Daycare Facility</u> on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall Country, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

On December 7, 1981, the City Council approved *Ordinance No. 81-33* [Case No. A1981-002] annexing the subject property into the City of Rockwall. On January 4, 1982, the subject property was rezoned to Planned Development District 14 (PD-14) [Ordinance No. 82-02] for office, retail, light industrial, warehousing, hotels, medical facilities, and restaurant land uses as part of a zoning change that included 100.00-acres of land. Planned Development District 14 (PD-14) was amended on December 5, 1983 by *Ordinance No. 83-60* to amend the concept plan. This ordinance was again amended on October 5, 2009 by *Ordinance No. 09-42* [Case No. Z2009-016] changing the zoning designation from Planned Development District 14 (PD-14) to a Commercial (C) District. On May 12, 2020, the Planning and Zoning Commission approved a site plan for a *Retail Building* and *Daycare Facility* on the subject property. On May 12, 2022, the site plan expired; however, since the applicant was working through the subsequent processes, staff allowed the case to continue. On August 29, 2023, the building permit expired due to inactivity and on January 4, 2024, the engineering approval expired due to inactivity and failure to provide construction costs and pay the required engineering fees. With the building permit and engineering permit expiring, the site plan was deemed to also be expired in accordance with the requirements of the Unified Development Code (UDC). On February 21, 2024 staff informed the applicant that they would need to resubmit site plan for approval due to its expiration.

PURPOSE

The applicant -- *Dnyanada Nevgi of SRV Land Building and Real Estate, LLC* -- is requesting the approval of a site plan for a *Retail Building and Daycare Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located on the southside of E. Ralph Hall Parkway, west of the intersection of E. Ralph Hall Parkway and S. Goliad Street (*SH*-205). The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Ralph Hall Parkway, which is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a portion of a large retail shopping center (i.e. the Plaza at Rockwall), which is situated on a 30.891-acre parcel of land identified as Lot 6, Block A, Rockwall Business Park East Addition. This property is zoned Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District.

<u>South</u>: Directly south of the subject property is a 31.03-acre vacant tract of land (*i.e. Tract 18 of the J. D. McFarland Survey, Abstract No. 145*) and a couple of residential lots from the Flagstone Estates Subdivision. The vacant tract of land

is zoned Commercial (C) District, and the Flagstone Estates Subdivision is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses.

<u>East</u>: Directly east of the subject property is a 6.036-acre parcel of land (*i.e.* Lot 1, Block C, Rockwall Business Park East Addition), which is currently occupied with a mini-warehouse facility (*i.e.* the Vault Self-Storage). Beyond this is a 1.6764-acre parcel of land (*i.e.* Lot 1, Block B, Rockwall Business Park East Addition), which is occupied by a strip retail center and a carwash (*i.e.* Hacienda Carwash). All of these properties are zoned Commercial (C) District.

<u>West</u>: Directly west of the subject property is the Flagstone Addition, which is an 81-lot single-family residential subdivision. Also, directly west of the subject property are two (2) retail/office buildings (*i.e.* Salons Elite and Signature Signs and Graphics). All of these properties are zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District and Commercial (C) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

The applicant is proposing to construct an 11,367 SF daycare facility and a 5,998 SF multi-tenant strip retail building. The site plan shows that the subject property will be subdivided into two (2) lots (*i.e.* Lot 5A = 2.65-Acres & Lot 5B = 3.63-Acres) with the improvements all being on Lot 5A. Both properties will take access along Ralph Hall Parkway at existing median openings. The applicant will be required to construct a left turn lane at each opening per the City's standards. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	115.390 SF or 2.65-Acres; In Conformance
Minimum Lot Frontage	60'	~266.50; In Conformance
Minimum Lot Depth	100'	466.79' – 411.33'; In Conformance
Minimum Front Yard Setback	15'	30.3'; In Conformance
Minimum Rear Yard Setback	10'	X > 10'; In Conformance
Minimum Side Yard Setback	10'	X > 10'; In Conformance
Minimum Side Yard Setback Adjacent to Residential	20'	X > 20'; In Conformance
Maximum Building Height	60'	45'; In Conformance
Max Building/Lot Coverage	60%	15.05%; In Conformance
Minimum Number of Parking Spaces	1/250 SF & 1/300 SF (62)	62 Parking Spaces; In Conformance
Minimum Landscaping Percentage	20%	31%; In Conformance
Maximum Impervious Coverage	85%-90%	25%; In Conformance

TREESCAPE PLAN

The treescape table provided by the applicant indicates that 3,654.50 inches of trees will be removed from the subject property as a result of the proposed development, and of that 2,015 inches are required to be mitigated for. According to Subsection 05 (F), *Mitigation Balance*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "... (t)he developer/property owner can provide the required number of trees -- four (4) inch caliper DBH minimum -- on the subject property to offset the total mitigation balance..." In this case, the landscape table provided by the applicant indicates that 288, four (4) caliper inch caliper trees will be planted. With the planted trees, the remaining mitigation balance will be 1,727 inches (i.e. 2015 – [288 x 4.00] = 1,727). The applicant has indicated to staff that they would like to pay 20.00% of the mitigation balance (i.e. 1727 x 0.20 = 345 inches) for a total fee of \$34,500.00 (i.e. 345-caliper inches x \$100.00 per caliper inch = \$34,500) The remaining mitigation balance of 1,382 inches (i.e. 1,727 inches – 345 inches = 1,382 inches) for a total of 345 trees (i.e. 1,382 inches / 4 inch-caliper trees = 345 trees) will be satisfied by paying the amount quoted to purchase 345 trees which equates to \$82,476.56 Therefore, the applicant is requesting an Alternative Tree Mitigation Agreement to pay an alternate balance of \$116,976.56 (i.e. \$34,500,00 + \$82,476.56 = \$116,976.56) into the tree fund, if approved. This has been added as a Condition of Approval for this case and -- if the Planning and Zoning Commission approves this case with the Conditions of Approval -- the Planning and Zoning Commission will be sending a recommendation for the approval of the requested Alternative Tree Mitigation Settlement Agreement to the City Council.

CONFORMANCE WITH THE CITY'S CODES

According to the Unified Development Code (UDC), "(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.) ... the noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods require adequate buffering and mitigating factors when locating adjacent to residential areas." In this case, the applicant does have adjacency to the Flagstone Estates Subdivision along the western property line of the subject property; however, the applicant is proposing to mitigate any negative effects of the proposed commercial use by incorporating a six (6) foot tall masonry screening wall along this property line and planting canopy trees on 20-foot centers. In addition, the building will be setback more than 30-feet from the property line and the applicant has oriented the building so that the play areas will face away from the residential subdivision. Staff should note that this screening standard conforms to the screening requirements contained in Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards, of the UDC.

The UDC goes on to state that "(a)reas should not be zoned to Commercial (C) District unless they are located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in this district." A major reason the subject property is currently zoned Commercial (C) District is due to its adjacency to E. Ralph Hall Parkway, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan and currently carries high volumes of traffic. The proposed land use and development appears to conform to the purpose and intent of the commercial district.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) Building Articulation.

- (a) <u>Primary Building Facades</u>. According to Subsection 04.01(C)(1) of Article 05, <u>District Development Standards</u>, of the Unified Development Code (UDC), "(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." Specifically, a wall cannot extend three (3) times the walls height without having a primary architectural/entryway element. In this case, the west elevation of the daycare facility is directly adjacent to the Flagstone Estates Subdivision, and does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as a primary architectural/entryway element on the south.
- (b) <u>Secondary Building Facades</u>. According to Subsection 04.01(C)(2) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." Specifically, a wall cannot extend three (3) times the walls height without having an architectural element. In this case, the south elevation of the daycare facility does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as an architectural element on the north, west, and east elevations.

According to Subsection 09.01, Exceptions to the General Standards, "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." To request an exception the code goes on to require that a minimum of two (2) compensatory measures be provided for each exception requested. The purpose of the compensatory measures is to try to directly off-set the impact of requested exception. In this case the applicant has submitted a letter stating that they will be providing [1] 21% stone on the strip retail building, [2] 30% stone on the daycare facility, [3] a 20-foot landscape buffer in lieu of the required ten (10) foot landscape buffer, and [4] additional landscaping above and beyond the minimum requirements. Exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a ¾-majority of those members present.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the <u>Southwest Residential District</u>. This district "...contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses ..." In addition, the property is designated for <u>Commercial/Retail</u> land uses, which are "...characterized by single to multi-tenant commercial retail centers along major arterials ...". In this case, the applicant's request appears to conform with all applicable guidelines of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 26, 2024 the Architecture Review Board (ARB) reviewed the building elevations provided by the applicant on March 15, 2024. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Roberts, Miller, and Dalton absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for the approval of a site plan for a retail building and a daycare facility, then staff would propose the following conditions of approval:

- (1) Prior to the issuance of a building permit the applicant will need to replat the property in conformance to the approved site plan dedicating all required access easements;
- (2) The applicant provides staff with updated building elevations that satisfy the Unified Development Code (UDC) requirements for an enclosed parapet that screens all the Roof Top Units (RTUs) from all sides and is finished on the backside of the parapet in the same materials as the front before submittal of a building permit;
- (3) A recommendation of approval will be forwarded to the City Council for an *Alternative Tree Mitigation Settlement Agreement* in the amount of \$116,976.56, which will satisfy the outstanding tree mitigation balance;
- (4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

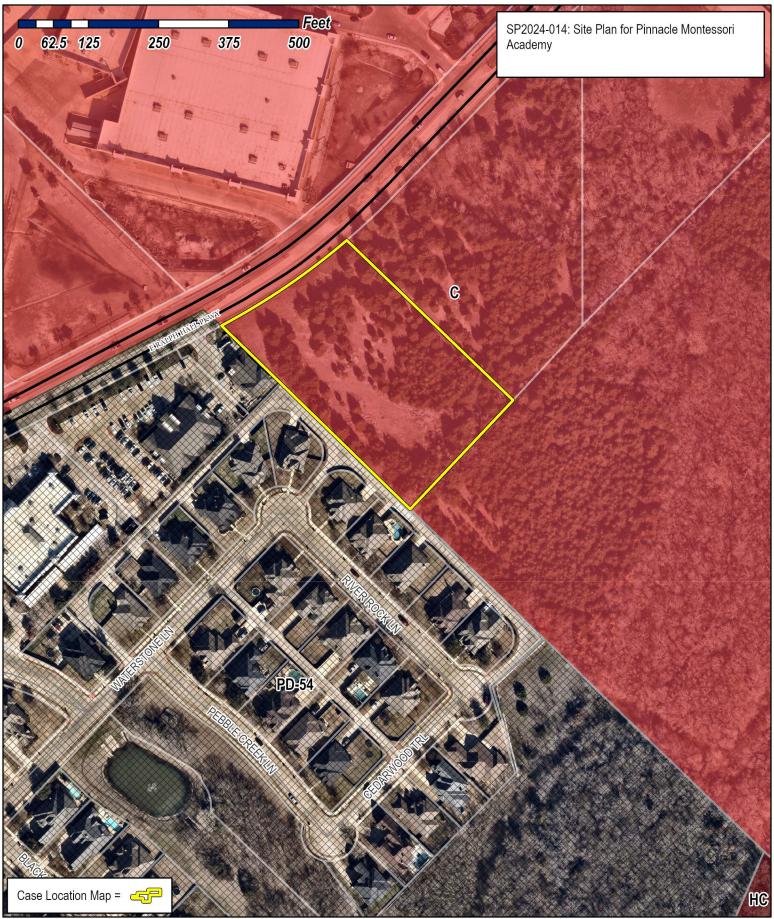


DEVELOPMENT APPLICATION

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

STAFF USE ONLY PLANNING & ZONING CASE	NO.
NOTE: THE APPLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANWING:	
CITY ENGINEER:	

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NOTARY PUBLIC IN ANI	FOR THE STATE OF TEXAS	Poten W. Lei	Park			ission existing		





City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 774 7745

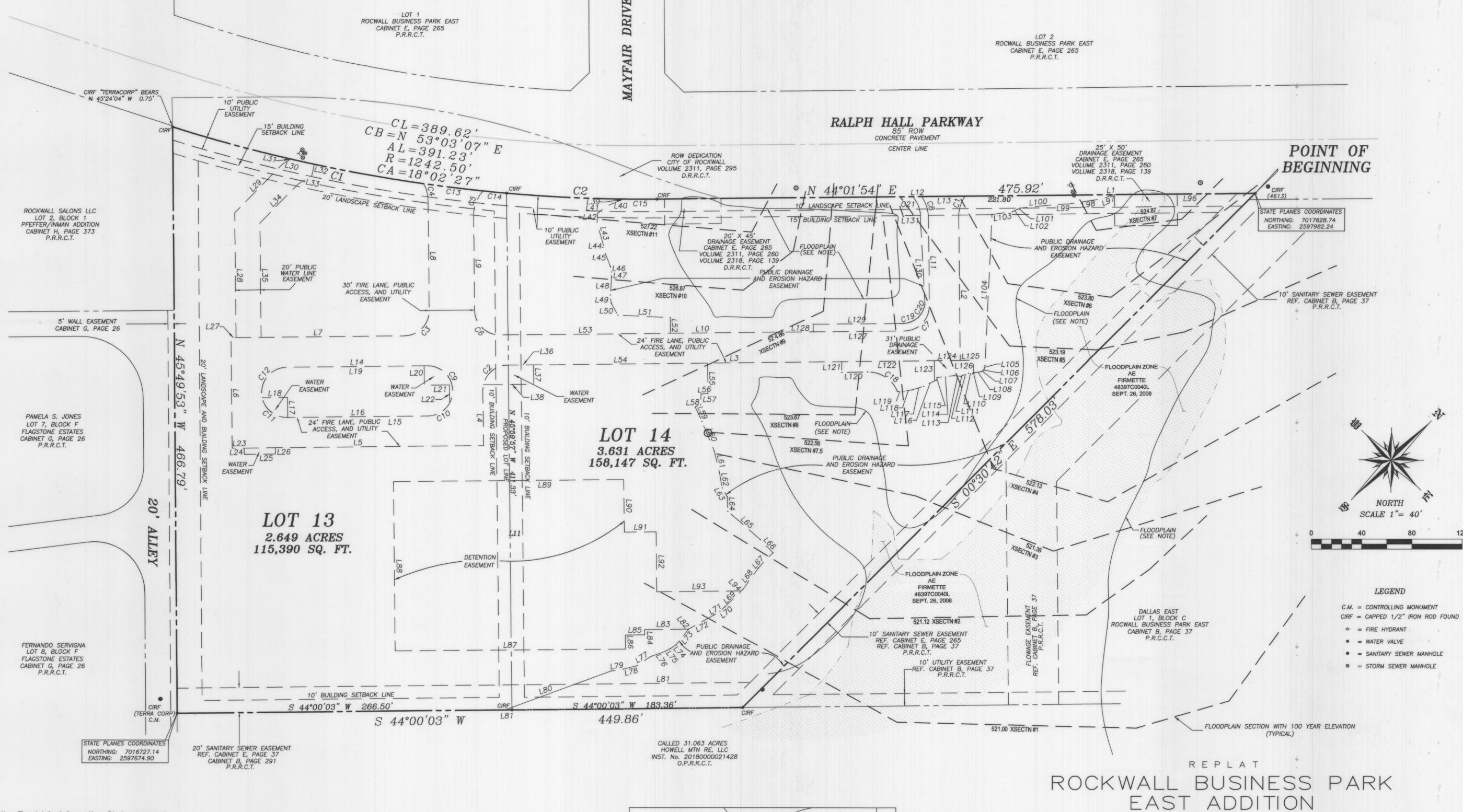
(P): (972) 771-7745 (W): www.rockwall.com

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.





202200000015606 1/2 PLAT 07/13/2022 11:55:16 AM



FLOOD NOTE:

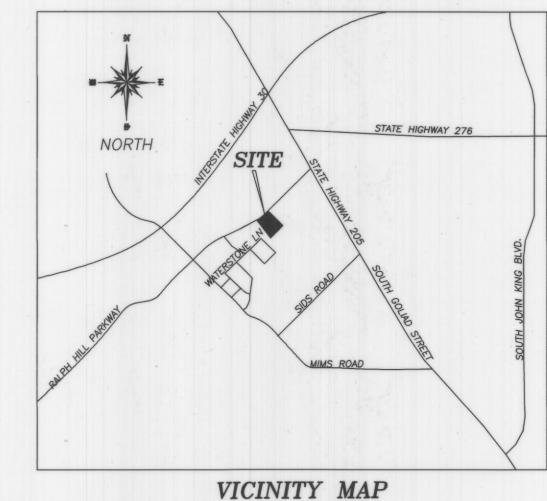
Floodplain shown is based on the Floodplain Information Study prepared for the Pinnacle Montessori located in Rockwall, Texas and prepared by: MICHAEL H. BOYD, PE BOYD HYDROLOGY, PPLLC dATED: 09-24-2021

			CURVE TABL	-			
	DELTA ANGLE	RADIUS			HORD BEARING		LENG
C1	34°10′40″	30.00	17.90		28°54'37" E	17.63	
C2	90'00'00"	20.00	31.42'		00°59'57" E	28.28	
C3	90'00'00"	20.00	31.42	N	00°59'57" W	28.28	
C4	27'41'10"	30.00	14.50	N	59°50'32" W	14.36	
C5	42'34'40"	30.00	22.29		24°42'37" E	21.78	
C6	90'00'00"	20.00	31.42'		89°00'03" E	28.28	
C7	90'00'00"	20.00'	31.42	N	00°59'57" W	28.28	
C8	34.41,02"	30.00'	18.16'	N	63°20'28" W	17.88	
C9	118°57'18"	20.00'	41.52		76°31'18" E	34.46	
C10	61°02'42"	20.00'	21.31		13°28'42" W	20.32	
C11	78°27'47"	20.00'	27.39	S	83°13'56" W	25.30'	
C12	101°32'13"	20.00'	35.44	N	06°46'04" W	30.98	
C13	2°12'08"	1242.50	47.76	N	51°31'12" E	47.75	
C14	0°47'38"	1348.94	18.69'	N	49°59'16" E	18.69'	
C15	1.15,07"	1242.50	27.15	S	44°39'27" W	27.15	
C18	68.53,31"	25.00'	30.06	S	77°55'46" W	28.28	
C19	48.00,03"	19.15'	16.04	N		15.58	
C20	32'02'49"	20.13	11.26'	N	18°04'26" W	11.11	
C21	30°59'41"	26.14	14.14'	N	70°39'48" W	13.97	
Constitution of the Consti							

GENERAL NOTES:

- 1. The original copy will have original signatures, stamp seal and an impression seal.
- Copyright 2022, Surdukan Surveying, Inc. 3. This survey is being provided solely for the use of the current
- 4. This survey is subject to all easements of record.
- 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. The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using

7. The property owner is responsible for maintenance, repair and replacement of all drainage and detention systems in easements on the property.



PROPERTIES LLC ATTN: RAJESH MALVIYA

Owner

BUFFALO COUNTRY

12050 RESEARCH RD, #9305 FRISCO, TX 75033 TELEPHONE (214) 454-6944

SHEET 1 OF 2 <u>Owner</u> HERITAGE MONTESSORI ACADEMY OF ALLEN LLC ATTN: VASUNDHARA K. REDDY 811 S CENTRAL EXPY STE 306 RICHARDSON, TEXAS, 75080 TELEPHONE (214)236-9402

LOT 13 & LOT 14

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS BEING A REPLAT OF LOT 5

ROCKWALL BUSINESS PARK EAST

LOTS 1, 2, 3, 4, & 5

CABINET E, SLIDE 265

J.D. McFARLAND SURVEY ~ ABSTRACT 145

ROCKWALL COUNTY, TEXAS

6.280 Acres Situated In The

Surveyor SURDUKAN SURVEYING, INC. DAVID J. SURDUKAN, R.P.L.S. 4613 P.O. BOX 126 ANNA, TEXAS 75409 TELEPHONE 972 924-8200

REVISED APRIL 6, 2022 REVISED FEBRUARY 14, 2022 REVISED OCTOBER 18, 2021 REVISED AUGUST 17, 2021 JUNE 24, 2020

Job No. 2020-03

CASE NO .: P2022-006

OWNERS' CERTIFICATE

STATE OF TEXAS) COUNTY OF ROCKWALL)

WHEREAS, Buffalo Country Properties, LLC, and Heritage Montessori Academy of Allen, LLC, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being all of Lot 5 of ROCKWALL BUSINESS PARK EAST, LOTS 1, 2 ,3 ,4, & 5, an Addition to the City of Rockwall, Rockwall County, Texas according to the Map or Plat thereof recorded in Cabinet E, Page 265 of the Plat Records of Rockwall County, Texas and more particularly described in metes and bounds as follows;

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the north corner of said Lot 5, said corner also being the west corner of Lot 1, Rockwall Business Park East, an addition to the City of Rockwall, as recorded in Cabinet B, Page 37 of the Plat Records of Rockwall County, Texas, said iron rod being in the southeast right-of-way of Ralph Hall Parkway, an 85' right-of-way;

THENCE S 00°30'42" E a distance of 578.03' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner; THENCE S 44°00'03" W a distance of 449.86' to a 1/2" iron rod with plastic cap stamped "TERRA CORP" found for corner in the east line of Block F of the Flagstone Estate an addition to the City of Rockwall and recorded in Cabinet G, Page 26 of the Plat Records of Rockwall County, Texas;

THENCE N 45°49'53" W a distance of 466.79' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for the northeast corner of Lot 2, Block 1 of the Pfeffer/Inman Addition an addition to the City of Rockwall and recorded in Cabinet H, Page 373 of the Plat Records of Rockwall County, Texas, and said iron rod being in the southeast right—of—way of Ralph Hall Parkway at the beginning of a non-tangent curve to the left;

THENCE along said curve to the left following the southeast right-of-way of Ralph Hall Parkway through a central angle of 18°02'27", a radius of 1242.50', an arc length of 391.23', with a chord bearing of N 46°47'39" E, and a chord length of 389.62' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 44*01'54" E continuing with the southeast right—of—way of Ralph Hall Parkway a distance of 475.92' to the POINT OF BEGINNING and containing 273,537 Square Feet or 6.280 Acres of land.

OWNERS' DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ROCKWALL

BEARING

L67 S 04°10'29" E 6.89'

L68 S 09°27'26" E 20.63'

L69 S 00°11'15" W 19.92'

L70 S 03'08'39" W 5.24'

L71 S 11'03'41" W 5.73'

L72 S 15°37'24" W 22.82'

L73 S 06°31′56" E 16.13°

L74 S 11°17'00" W 5.49'

L75 S 16°45'35" W 4.66'

L76 S 24°50′52" W 12.10°

L77 S 11'08'57" W 13.29

L78 S 30'41'04" W 11.25

L79 S 36°01'01" W 9.83'

L80 S 24°22'44" W 30.57

S 45°59'57" E

N 44°00'03" E

S 45°59′57″ I

N 44°00'03"

S 45°59'57" |

N 44°00'03" E

N 00°11'15" E

L97 S 19°43'02" W 7.35'

L98 S 35°53'34" W 28.50

L99 S 42°56'22" W 9.98'

L100 S 38°30'44" W 28.79

L101 S 24°47′11" W 2.57' L102 S 18'10'06" W 4.58'

L103 S 36°51'51" W 16.20

L107 S 16°24'25" W 1.63'

L108 S 35°21'28" W 5.49'

L109 S 18'42'48" W 1.66

L110 S 48'46'38" W 3.22'

L111 S 25'02'09" W 5.26

L112 S 07'32'59" W 0.99'

L113 S 50°06'48" W 5.83'

L114 S 37°53'17" W 13.54

L115 S 35°25'15" E 1.92'

L116 S 18°33'37" W 11.53

L117 N 27°36'40" E 0.91'

L118 S 34°12'13" W 6.97'

L119 S 43°29'01" W 4.17'

L120 S 43°29'01" W 20.66

L121 N 45°59'57" W 8.42'

L123 N 45°59'57" W

L124 N 44°00'03" E

L125 N 44°00'03" E

L122 N 44°00'03" E 73.83'

L126 N 45°59'57" W 10.15'

L127 S 44°00'03" W 72.84'

L128 N 45°59'57" W 6.11'

L129 N 44°07'08" E 69.36'

L130 N 48°29'11" W 63.30'

L131 N 47°27'09" W 10.13'

L105 S 33'02'15" E

L106 S 11°45′56" E

L104 S 42°41'37" E 120.25

S 06'31'56" E

L82

L85

L87

L88

L89

L90

L91

L92

L93

L94

L96

L81 N 44°00'03" E 139.12'

S 44°00'03" W 35.12

S 45'59'57" E 4.16'

S 44°00'03" W 15.28

S 44°05'33" W 183.41'

N 45°59'57" W 134.66'

S 44°01'54" W 113.31

183.41

41.91

47.76

S 44°01'54" W 230.87'

S 45°59'57" E 114.01'

S 44°00'03" W 360.00' S 45°59'57" E 44.00'

S 44°00'03" W 200.00'

N 45°59'57" W 88.00' N 44°00'03" E 138.00'

N 45°59'57" W 87.09'

S 45°59′57" E 74.48'

N 44°00'03" E 322.00

N 45°59'57" W 69.81'

N 44°01'54" E 34.51' N 44°00'03" E 112.00'

S 44°00'03" W 112.00'

S 44°00'03" W 111.50'

N 45°59'57" W 16.00'

S 44°00'03" W 20.10'

N 45°59'57" W 5.00'

N 44°00'03" E 4.00'

N 45°59'57" W 99.37'

N 00°59'57" W 53.75'

N 12°09'43" E 7.01'

N 32°50'17" W 0.86'

S 32°50'17" E 9.14'

S 12°09′43″ W 12.99′

S 00°59'57" E 43.15'

S 44°00'03" W 39.99'

S 11°37'05" W 1.71'

S 22°53'33" W 12.72'

S 04°35'18" W 9.18'

S 43°45'30" E 7.41'

S 60°43'23" E 18.94

S 25°00'34" E 1.36'

S 66°53'11" E 16.18'

S 48°01'53" E 4.02'

S 41°40'43" E 14.37'

S 44°00'03" W 135.62'

N 44°00'03" E 138.56

S 45°59'57" E 24.35'

S 40°30'31" W 5.35'

S 41°34'24" E 8.35'

S 19°42'40" W 4.66'

S 69°52'43" E 12.67'

S 68°13'22" E 25.60'

S 59°09'17" E 17.16'

S 74°35'01" E 8.02'

S 47°58'33" E 11.68'

S 89°55'55" E 14.73'

S 45°59′57″ E

N 44°00′03″ E

S 45°59'57" E

S 56°16'27" E

S 50°27'14" E

S 75°09'50" E

N 47°20'09" E

S 45°59'57" E

S 55°40'29" E

L65 N 85°51'43" E 33.95'

109.50

15.50

20.00

14.18

5.00

91.08

20.50

6.45

11.02

41.55

12.78

N 44°00'03" E

S 45°59'57"

N 44°00′03″

S 45°59'57"

N 44°00'03"

S 45°59'57"

N 44°00'03"

N 44°01'54" E 7.04'

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I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the replat of ROCKWALL BUSINESS PARK EAST ADDITION, LOT 13 & LOT 14 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 ROCKWALL BUSINESS PARK EAST ADDITION, LOT 13 & LOT 14 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
- 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 commercialrate 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.

BUFFALO COUNTRY PROPERTIES, LLC

Rajer Maly: Rajesh Malviya Managing Partner

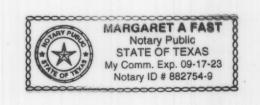
HERITAGE MONTESSORI ACADEMY OF ALLEN, LLC

Vasundhara K. Reddy

STATE OF TEXAS COUNTY OF ROCKWALL)

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Rajesh Malviya, a Managing Partner of Buffalo Country Properties, LLC, known to me to be the person whose name is subscribed to the forgoing instrument and acknowleded to me that Rajesh Malviya executed the same for the purpose and considerations therein expressed and in the capacity

Given under my hand and seal of the office this the 29 day of June, 2022,

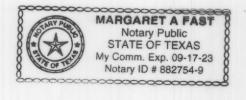


ting A terograph Notary Public, State of Texas 9/17/2023 My Commission Expires

STATE OF TEXAS COUNTY OF ROCKWALL)

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Vasundhara K. Reddy, a Manager of Heritage Montessori Academy of Allen, LLC known to me to be the person whose name is subscribed to the forgoing instrument and acknowleded to me that Herson Castellon executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the 29 day of June, 2022,



My Commission Expires

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, a Registered Professional Land Surveyor, licensed by the State of Texas. affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

June 28, 2022

anning & Zoning Commission, Chairman

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 ______, 2022.

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 1th day of July

REPLAT

ROCKWALL BUSINESS PARK EAST ADDITION

LOT 13 & LOT 14

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS BEING A REPLAT OF LOT 5 ROCKWALL BUSINESS PARK EAST LOTS 1, 2, 3, 4, & 5 CABINET E, SLIDE 265 6.280 Acres Situated In The J.D. McFARLAND SURVEY ~ ABSTRACT 145 ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

Owner BUFFALO COUNTRY PROPERTIES LLC ATTN: RAJESH MALVIYA 12050 RESEARCH RD, #9305 FRISCO, TX 75033 TELEPHONE (214) 454-6944

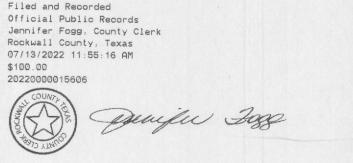
Owner HERITAGE MONTESSORI ACADEMY OF ALLEN LLC ATTN: HERSON CASTELLON 811 S CENTRAL EXPY STE 306 RICHARDSON, TEXAS, 75080 TELEPHONE (214)236-9402

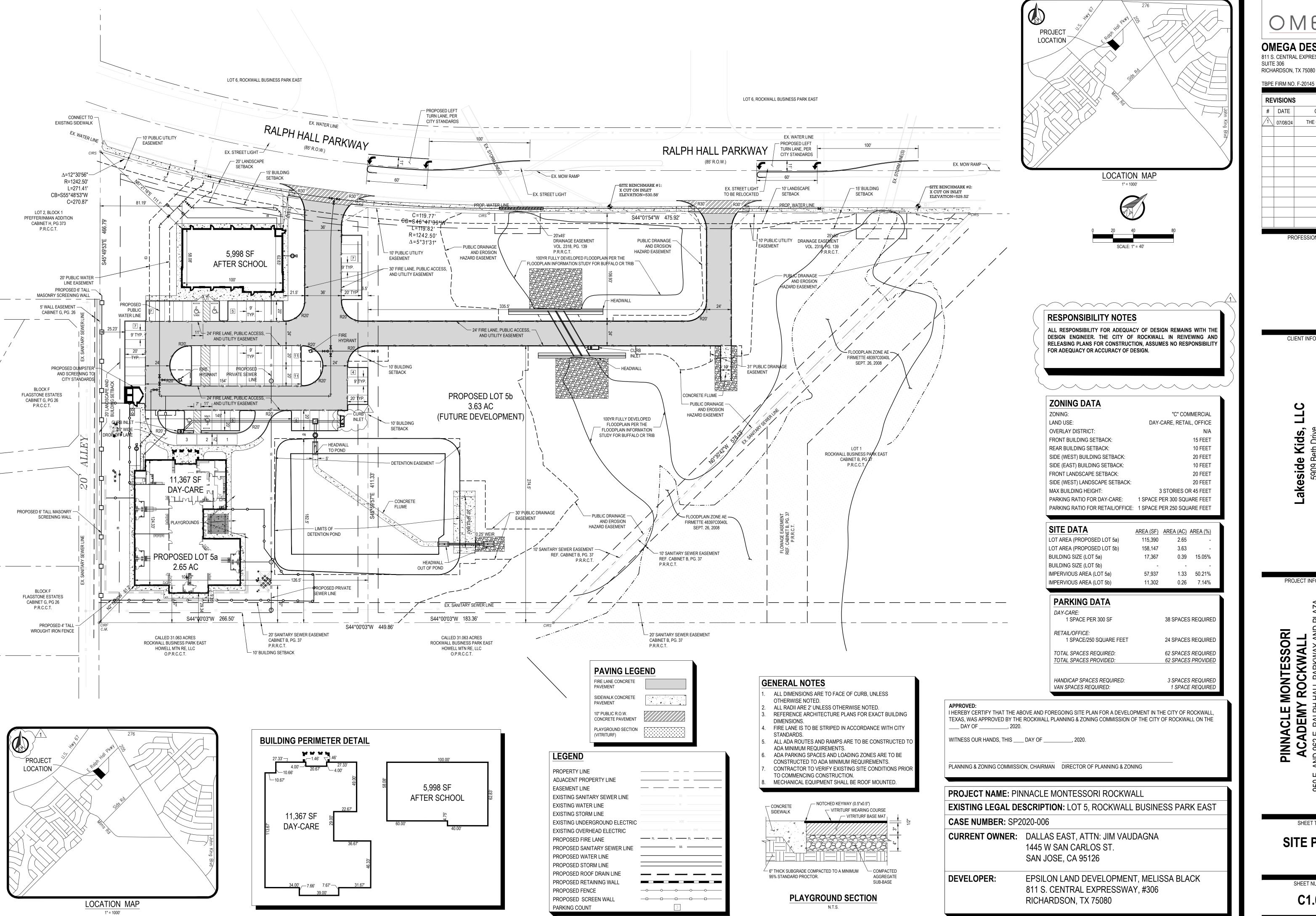
Surveyor SURDUKAN SURVEYING, INC. DAVID J. SURDUKAN, R.P.L.S. 4613 P.O. BOX 126 ANNA, TEXAS 75409 TELEPHONE 972 924-8200

REVISED APRIL 6, 2022 REVISED FEBRUARY 14, 2022 REVISED OCTOBER 18, 2021 REVISED AUGUST 17, 2021 JUNE 24, 2020

Job No. 2020-03

CASE NO .: P2022-006





OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY

TBPE FIRM NO. F-20145

RE	VISIONS	
#	DATE	COMMENTS
1	07/08/24	THE CITY COMMENTS

PROFESSIONAL SEAL

CLIENT INFORMATION

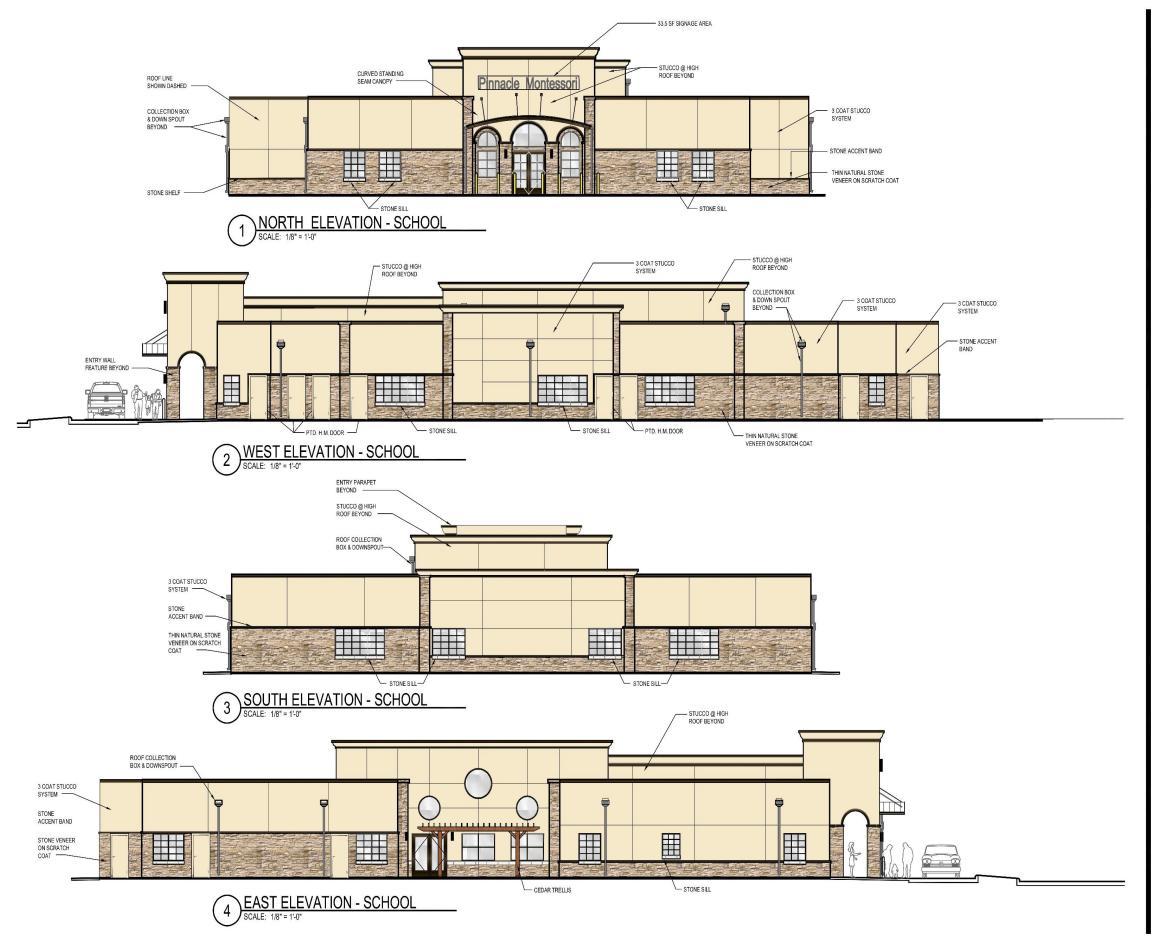
PROJECT INFORMATION

MONTESSORI
Y ROCKWALL
H HALL PARKWAY AND
DRIVE
LL, TEXAS 75032 ADEMY

SITE PLAN

SHEET NUMBER

C1.00



OMEGA DESIGN LLC

4516 EMERSON AV. #B DALLAS, TEXAS 75205 214 462 7330



Copyright 2021, Omega Design LLC

PROJECT

PINNACLE MONTESSORI SCHOOL BUILDING

Site Address: E. Ralph Hall and Plaza Drive Rockwall, Texas 75087

PROJECT# SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive Plano, Texas 75093

SHEET TITLE:

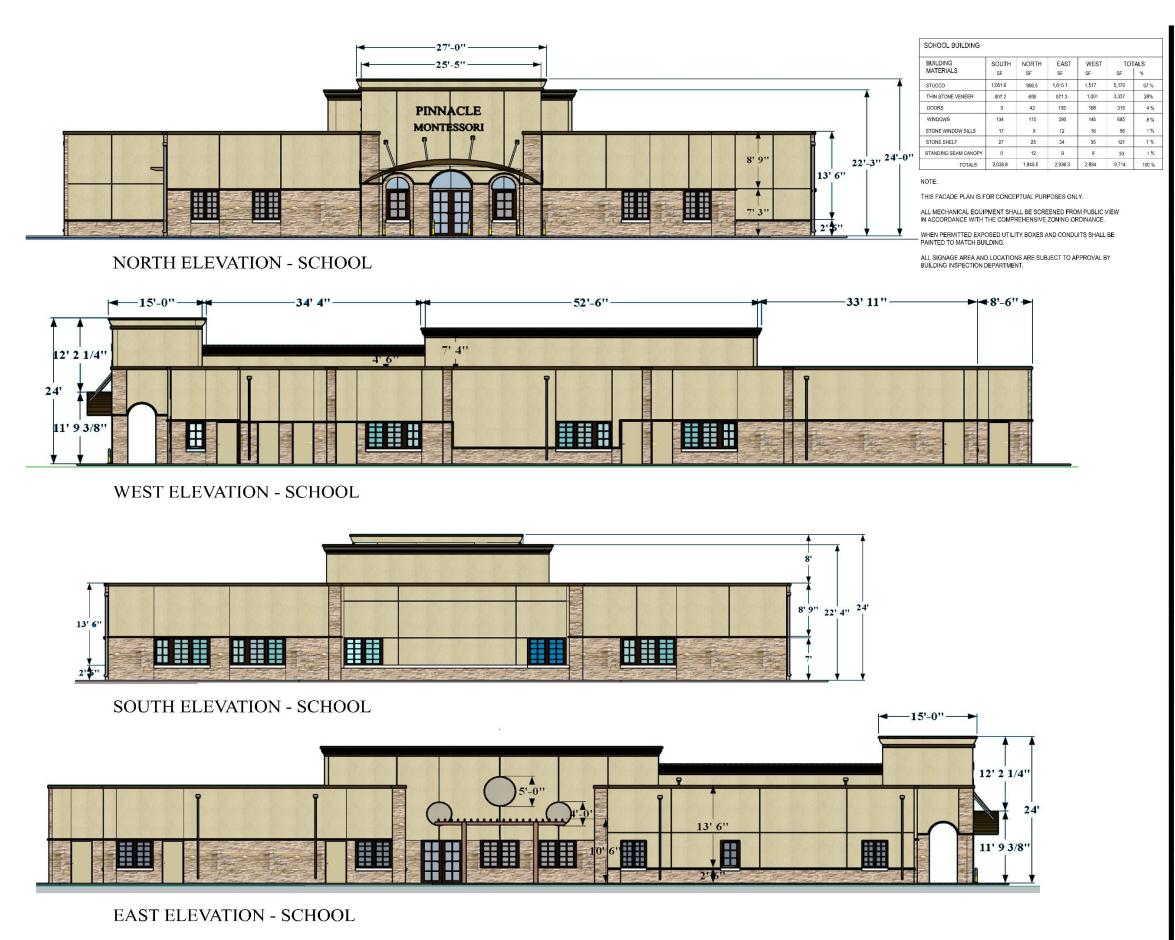
ELEVATIONS

SHEET NO.

A01

SEPTEMBER 30, 2021

ISSUE DATE:



OMEGA DESIGN LLC

4516 EMERSON AV. #B · DALLAS, TEXAS 75205 214 482 7330

#	DATE	COMMENTS
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TINA SANGIIRAJKA REG # 29302 - 3/01/2024

Copyright 2021, Omega Design LLC Phore compains presented this operation of the real agreements in the present of the property and in the use of social for the property of the property of

PROJECT

PINNACLE MONTESSORI SHELL BUILDING

Site Address: E. Ralph Hall and Plaza Drive Rockwall, Texas 75087

> PROJECT # SRC 032

OWNER Lakeside Kids, LLC

5909 Beth Drive Plano, Texas 75093

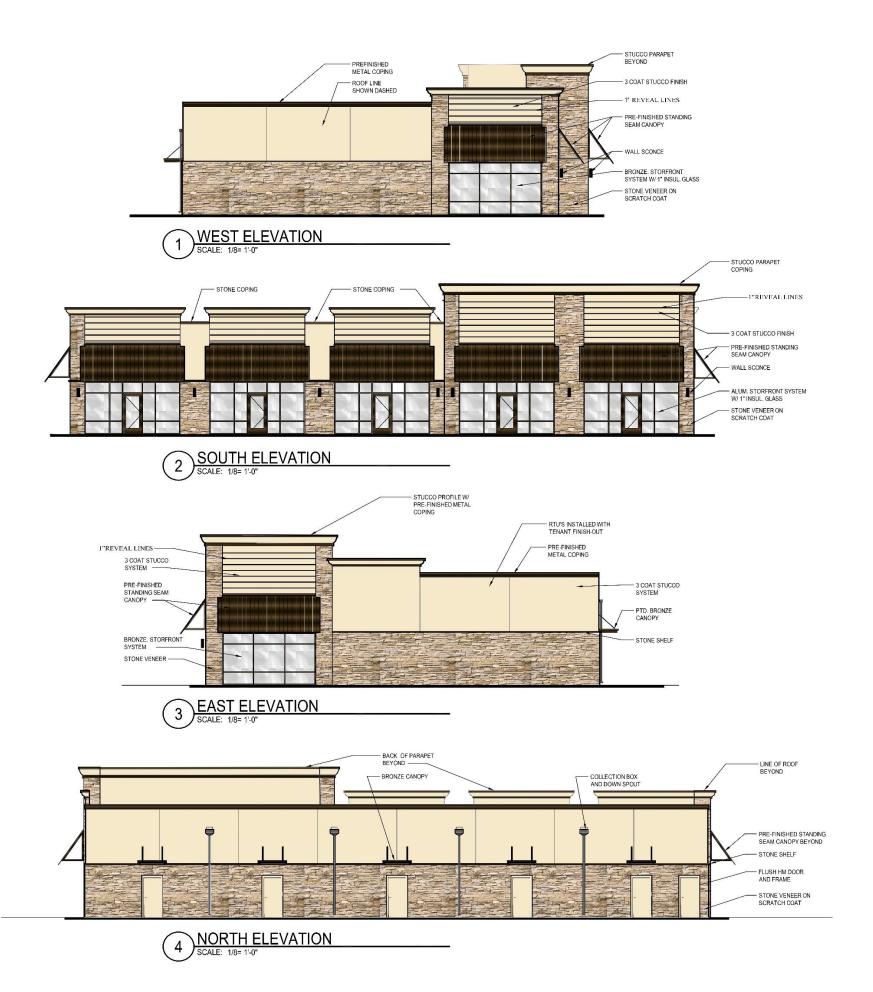
SHEET TITLE:

ELEVATION SHEET

SHEET NO

A-3.0

ISSUE DATE: SEPTEMBER 30, 2021



OMEGA DESIGN LLC

4516 EMERSON AV. #B -DALLAS, TEXAS 75205 214 482 7330

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REG # 29302 - 3/01/2024

© Copyright 2021, Omega Design LLC

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about water presented from policing of the investors of the
states oppright are exilted in recycle facilities to Gregor Jargin LLCD in

PROJECT

PINNACLE MONTESSORI SHELL BUILDING

Site Address: E. Ralph Hall and Plaza Drive Rockwall, Texas 75087

> PROJECT # SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive Plano, Texas 75093

SHEET TITLE:

MATERIAL SHEET

SHEET NO.

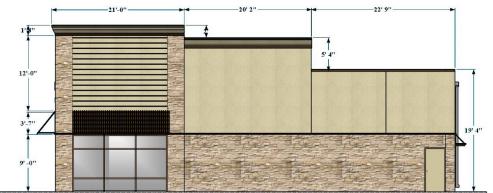
A01

ISSUE DATE: SEPTEMBER 30, 2021





NORTH ELEVATION - RETAIL



EAST ELEVATION - RETAIL



SHELL BUILDING

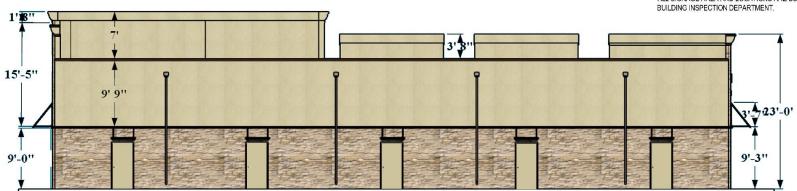
BUILDING	NORTH		SOUTH		EAST		WEST		TOTALS	
MATERIALS	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 9
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 9
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 9

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY



SOUTH ELEVATION - RETAIL

OMEGA DESIGN LLC

4516 EMERSON AV. #B -DALLAS, TEXAS 75205 214 482 7330

#	DATE	COMMENTS
-	-	
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+	-	



TINA SANGIIRAJKA

REG # 29302 - 3/01/2024

PROJECT

PINNACLE MONTESSORI SHELL **BUILDING**

Site Address: E. Ralph Hall and Plaza Drive Rockwall, Texas 75087

PROJECT # SRC 032

OWNER

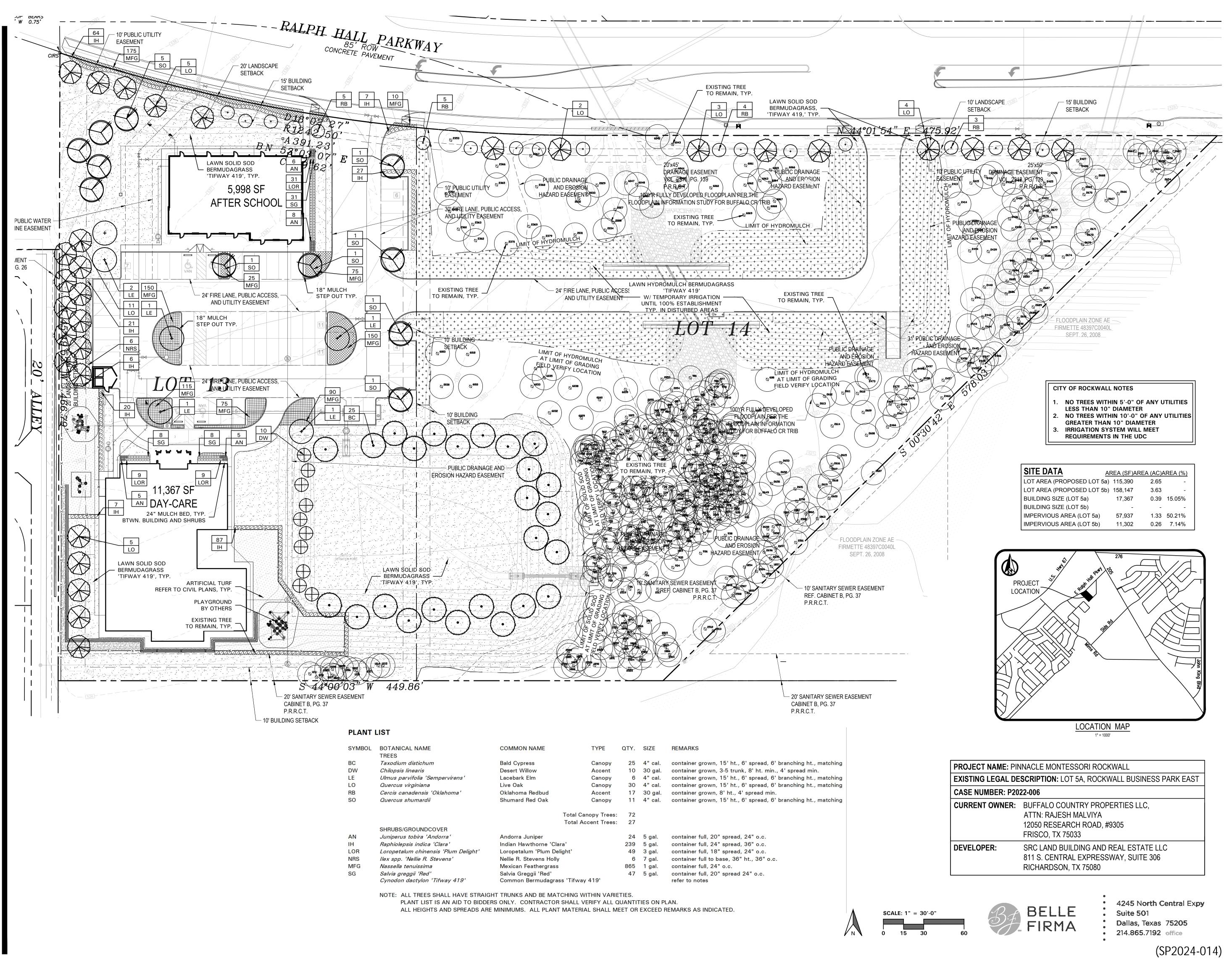
Lakeside Kids, LLC

5909 Beth Drive Plano, Texas 75093

ELEVATION SHEET

A-3.0

SEPTEMBER 30, 2021 ISSUE DATE:



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWA SUITE 306

> RICHARDSON, TX 75080 TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments



OWNER INFORMATION

PROJECT INFORMATION

LANDSCAPE

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- 5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 7. ALL LAWN AREAS SHALL BE SOLID SOD 'TAHOMA 31' BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- 6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- 1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED 'TAHOMA 31' BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

- 1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- 2. 'TAHOMA 31' BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- 3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- 5. HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- 6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- 7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- 8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - Lot 5a THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER 1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery

RALPH HALL PARKWAY: 272 I.f. Required Provided 10' wide buffer 20' wide buffer (5) trees, 4" cal. (5) trees, 4" cal. (5) accent trees (5) accent trees

RESIDENTIAL BUFFER 1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) l.f.

Residential Adjacency: 320 l.f. Required 20' wide buffer 20' wide buffer (16) trees, 4" cal. (16) trees, 4" cal.

PARKING LOT LANDSCAPING 1. Five (5%) percent of the interior parking lot shall be

2. One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,764 s.f. Total parking spaces: 61 spaces Required

1,188 s.f. (5%) 5,104 s.f. (7) trees, 4" cal. (12) trees, 4" cal.

SITE LANDSCAPING 1. Fifteen (15%) percent of the total site shall be landscaped

for COMMERCIAL. 2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Provided Required 41,031 s.f. (15%) 56,069 s.f. (20%) 20,516 s.f. (50%) 24,603 s.f. (60%)

DETENTION BASIN LANDSCAPING 1. One (1) canopy tree and (1) accent tree per 750 s.f. of

dry area. Detention Basin Area: 8,051 s.f.

Required Provided (10) trees, 4" cal. (10) trees, 4" cal. (10) accent trees (10) accent trees

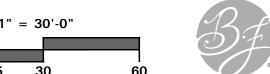
LANDSCAPE TABULATIONS - Lot 5b THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER 1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f.

RALPH HALL PARKWAY: 596 l.f. Required Provided 10' wide buffer 10' wide buffer (12) trees, 4" cal. (9) trees, 4" cal. (12) accent trees (12) accent trees (3) existing trees

CITY OF ROCKWALL NOTES

- 1. NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
- 2. NO TREES WITHIN 10'-0" OF ANY UTILITIES **GREATER THAN 10" DIAMETER** IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC





 4245 North Central Expy Suite 501

Dallas, Texas 75205 • 214.865.7192 office

(SP2024-014)

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

L2.02

OMEGA DESIGN, LLC

COMMENTS

City Comments

PROFESSIONAL SEAL

OWNER INFORMATION

Kids, eth Drive TX 75093

PROJECT INFORMATION

മ **b** 8

811 S. CENTRAL EXPRESSWAY

RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

DATE

1 05.06.20

2 10.13.20

3 11.19.21

4 12.06.21

5 03.03.22

6 08.05.22

7 05.17.24

SUITE 306

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- 1. Planting (trees, shrubs and grasses)
- 2. Bed preparation and fertilization
- 3. Notification of sources
- 4. Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape 1.7 QUALITY ASSURANCE installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

- 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
- 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
- Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
- 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

A. Preparation:

- 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
- 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
- 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available
- 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24
- 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all
- times. Cover all materials during transport. 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- 6. Remove rejected plant material immediately from job site.
- 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

TREE PLANTING DETAIL LEGEND

A. TREE: TREES SHALL CONFORM WITH

B. TREE PIT: WIDTH TO BE AT LEAST TWO

C. ROOT BALL: REMOVE TOP $\frac{1}{3}$ BURLAP

INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT

ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO

F. ROOT ANCHOR BY TREE STAKE

G. NAIL STAKE: REFER TO

MANUFACTURER'S GUIDELINES FOR

SIZING. INSTALL NAIL STAKES WITH

HAMMER OR MALLET FIRMLY INTO

UNDISTURBED GROUND. DRIVE NAIL

STAKES FLUSH WITH "U" BRACKET

ADJACENT TO ROOTBALL (DO NOT

SOLUTIONS.

DISTURB ROOTBALL).

NURSERY STOCK. www.anla.org

LATEST AMERICAN STANDARD FOR

(2) TIMES THE DIAMETER OF THE ROOT

BALL CENTER TREE IN HOLE & REST

ROOT BALL ON UNDISTURBED NATIVE

AND ANY OTHER FOREIGN OBJECT;

CONTAINER GROWN STOCK TO BE

FLARE IS EXPOSED, FREE FROM MULCH,

AND AT LEAST TWO INCHES ABOVE

GRADE. TREES SHALL BE REJECTED

WHEN GIRDLING ROOTS ARE PRESENT &

MANUFACTURER'S GUIDELINES FOR

SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK

SHOULD BE IN THE CENTER OF THE

AND NOTES

SOIL.

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. 2.3 MISCELLANEOUS MATERIALS Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

H. BACKFILL: USE EXISTING NATIVE SOIL

TO ELIMINATE AIR POCKETS.

SHOULD NOT BE VISIBLE.

(903) 676-6143

TREE STAKES:

AVAILABLE FROM:

ATTN: Jeff Tuley

SPECIFICATIONS

INSTALLATION.

Tree Stake Solutions

(no amendments) WATER THOROUGHLY

MULCH: DOUBLE SHREDDED

HARDWOOD MULCH 2 INCH SETTLED

THICKNESS, WITH 2" HT. WATERING

RING; ENSURE THAT ROOT FLARE IS

EXPOSED. BELOW GROUND STAKE

TREE STAKE SOLUTIONS 'SAFETY

STAKE' BELOW GROUND MODEL

jeff@treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE

NECESSARY; ABOVE GROUND STAKING

THE CONTRACTOR TO OBTAIN A COPY

INSTALLATION OF TREE STAKES.

CONTRACTOR SHALL ADHERE TO

MANUFACTURER'S INSTALLATION

GUIDELINES, SPECIFICATIONS, AND

OTHER REQUIREMENTS FOR TREE STAKE

MANUFACTURER'S

STAKED BELOW GROUND WHERE

K. IT SHALL BE THE RESPONSIBILITY OF

IS EXPRESSLY PROHIBITED.

www.treestakesolutions.com

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken PART 3 - EXECUTION root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, 3.1 BED PREPARATION & FERTILIZATION measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows: a. Clay - between 7-27 percent b. Silt – between 15-25 percent c. Sand – less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight.
- 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of 3.2 INSTALLATION course and fine textured material
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

- Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

SHRUBS / GROUNDCOVER;

REFER TO LANDSCAPE PLAN

SPECIFICATIONS; 2" MINIMUM-

CONCRETE WALK-

NO STEEL EDGING SHALL

BE INSTALLED ALONG

SIDEWALKS OR CURBS

TOPDRESS MULCH PER

SETTLED THICKNESS

TOP OF MULCH 1/2"

SCARIFY SIDES-

SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

MINIMUM BELOW TOP OF-

CONCRETE WALK / CURB

- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:

thousand (1,000) square feet.

- 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six
- (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one
- 2. All planting areas shall receive a two (2") inch layer of specified mulch.
- 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final
- C. Position the trees and shrubs in their intended location as per
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter $(\frac{3}{4})$ inch in diameter. Plants should be thoroughly moist before removing 3.3 CLEANUP AND ACCEPTANCE
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another END OF SECTION location or have drainage added. Install a PVC stand pipe per

REFER TO LANDSCAPE PLAN

FOR SPACING

- tree planting detail as approved by the Landscape Architect if the percolation test fails.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top $\frac{1}{2}$ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.
- J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- 2. Pruning shall be done with clean, sharp tools.
- 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

- 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to
- 2. All steel curbing shall be free of kinks and abrupt bends.
- 3. Top of curbing shall be $\frac{1}{2}$ " maximum height above final
- 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- 5. Do not install steel edging along sidewalks or curbs.
- 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each

work day.

PROJECT INFORMATION

LANDSCAPE **SPECIFICATIONS** AND DETAILS

L2.03

1 TREE PLANTING DETAIL NOT TO SCALE

OMEGA DESIGN. LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments

PROFESSIONAL SEAL



OWNER INFORMATION

Kids, Ф **Ö**

SHEET NUMBER

(SP2024-014)

3/16" X 4" BLACK EDGING,

BE 1/2" MAXIMUM HEIGHT

PREPARED SOIL MIX PER

OF PREPARED SOIL MIX INTO

6" DEPTH OF EXISTING SOIL

-NATIVE SOIL

DO NOT DISTURB

SPECIFICATIONS; TILL 6" MINIMUM

ABOVE FINISH GRADE

STAKES ON INSIDE; EDGING SHALL

-LAWN / FINISH GRADE

POCKET PLANTING

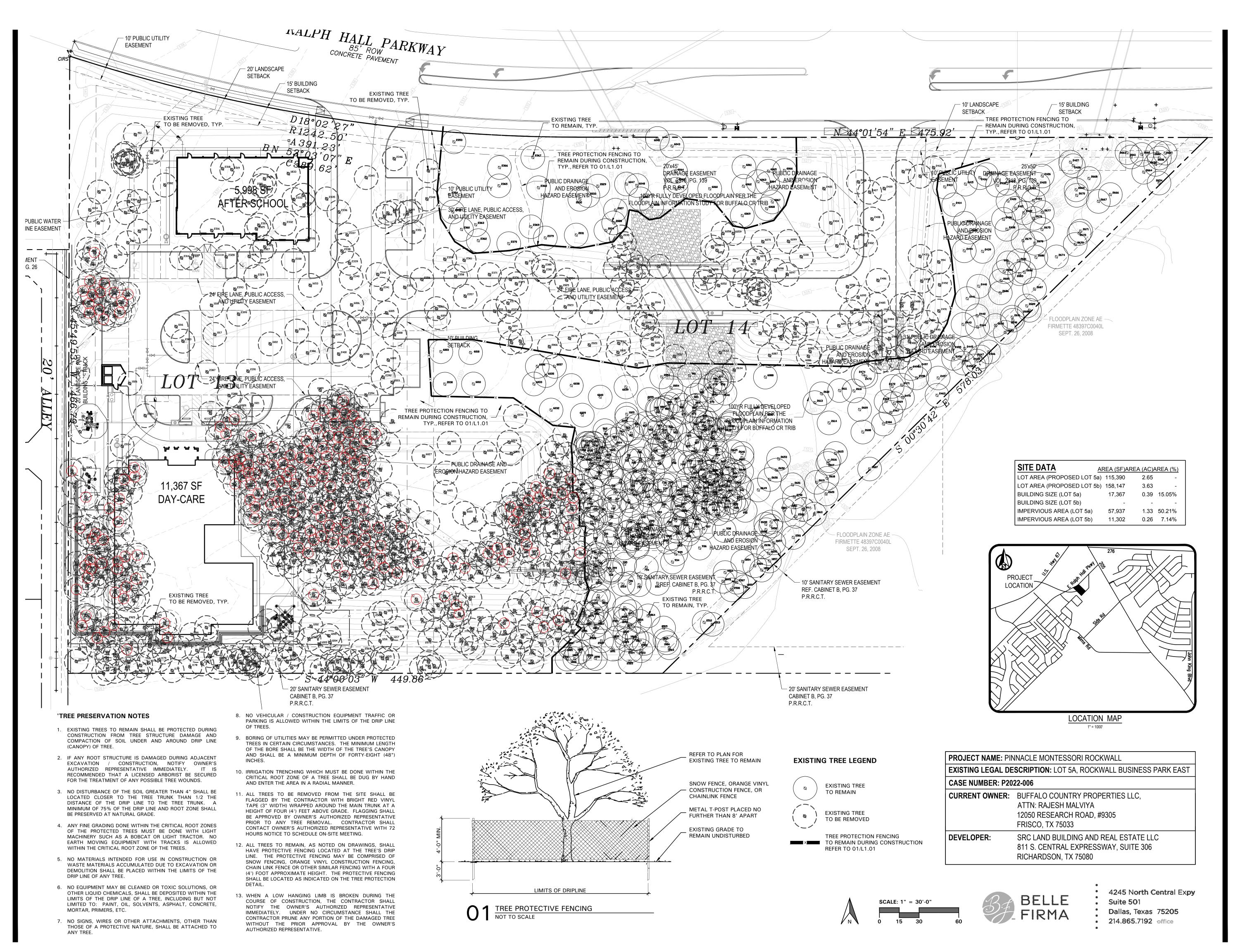
NOT ALLOWED

Dallas, Texas 75205 214.865.7192 office

4245 North Central Expy

Suite 501

SHEET TITLE



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWA SUITE 306

> RICHARDSON, TX 75080 TBPE FIRM NO. F-20145

REVISIONS # DATE COMMENTS 1 05.06.20 City Comments City Comments City Comments City Comments 4 12.06.21 City Comments City Comments 6 08.05.22 City Comments



OWNER INFORMATION

PRESERVATION PLAN

SHEET NUMBER

No.	Species (common name	Caliper (inches)) or Height (ft.)	TREE SURVEY F Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
364	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	·
367 378	Cedar Cedar	22' Tall 23' Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
382	Cedar	25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4
461	Cedar	28' Tall	TO BE REMOVED	4	n	n	n	4
463 466	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED	3	n n	n n	n n	4
467	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
469	Cedar	22' Tall 16' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4
470 471	Cedar Cedar	17' Tall	TO BE REMOVED	3	n n	n n	n n	4
472	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
473 474	Cedar Cedar	10' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3 4	n	n	n	4
477	Cedar	25+ Tall	TO BE REMOVED	4	n n	n n	n n	4
478	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
479 482	Cedar Cedar	24' Tall 23' Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
486	Cedar	10' Tall	TO BE REMOVED	3	n n	n n	n n	4
487	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
489 490	Cedar Cedar	12' Tall 19' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4
490	Cedar	21' Tall	TO BE REMOVED	4	n n	n n	n n	4
496	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
499	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
500 701	Cedar Cedar	20' Tall 20' Tall	TO BE REMOVED TO REMAIN	4	n	n	n	4
702	Cedar	25'+ Tall	TO REMAIN					
703	Cedar	25'+ Tall	TO REMAIN					
704 705	Cedar Cedar	13' Tall 25'+ Tall	TO REMAIN TO REMAIN					
705	Cedar	25 + Tall 14' Tall	TO REMAIN					
707	Cedar	25'+ Tall	TO REMAIN					
708 709	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
709	Cedar	25'+ Tall	TO REMAIN					
711	Cedar	22' Tall	TO REMAIN					
712 713	Cedar	22' Tall 20' Tall	TO REMAIN TO REMAIN					
713	Cedar Cedar	20' Tall 25'+ Tall	TO REMAIN					
715	Cedar	25'+ Tall	TO REMAIN					
716	Cedar	25'+ Tall	TO REMAIN					
717 718	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
719	Cedar	25'+ Tall	TO REMAIN					
720	Cedar	23' Tall	TO REMAIN					
721 722	Cedar Cedar	12' Tall 16' Tall	TO REMAIN TO REMAIN					
723	Cedar	13' Tall	TO REMAIN					
724	Cedar	13' Tall	TO REMAIN					
725 726	Cedar Cedar	11' Tall 23' Tall	TO REMAIN TO REMAIN					
727	Cedar	23' Tall	TO REMAIN					
728	Cedar	23' Tall	TO BE REMOVED					4
729 731	Cedar Cedar	18' Tall 12' Tall	TO BE REMOVED TO BE REMOVED					4
732	Cedar	19' Tall	TO BE REMOVED					4
733	Cedar	22' Tall	TO BE REMOVED					4
734	Cedar	25'+ Tall	TO BE REMOVED					4
735 736	Cedar Cedar	23' Tall 16' Tall	TO BE REMOVED TO BE REMOVED					4
737	Cedar	25'+ Tall	TO REMAIN					
738 739	Cedar Cedar	21' Tall 25'+ Tall	TO REMAIN TO REMAIN					
740	Cedar	22' Tall	TO REMAIN					
741	Cedar	25'+ Tall	TO REMAIN					
742 743	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
744	Cedar	25+ Tall	TO REMAIN					
745	Cedar	25'+ Tall	TO REMAIN					
746 747	Cedar	25'+ Tall	TO REMAIN					
747 748	Cedar Cedar	25'+ Tall 20' Tall	TO REMAIN TO REMAIN					
749	Cedar	25'+ Tall	TO REMAIN					
750 751	Cedar	23' Tall	TO REMAIN					
751 752	Cedar Cedar	23' Tall 25'+ Tall	TO REMAIN TO REMAIN					
753	Cedar	25'+ Tall	TO REMAIN					
754 755	Cedar	16' Tall	TO REMAIN					
755 756	Cedar Cedar	23' Tall 20' Tall	TO REMAIN TO REMAIN					
757	Cedar	25'+ Tall	TO REMAIN					
758 750	Cedar	25'+ Tall	TO REMAIN					
759 760	Cedar Cedar	18' Tall 18' Tall	TO REMAIN TO REMAIN					
761	Cedar	16' Tall	TO REMAIN					
762 763	Cedar	20' Tall	TO BE REMOVED					4
763 764	Cedar Cedar	20' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
765	Cedar	17' Tall	TO REMAIN					
766	Cedar	15' Tall	TO REMAIN					
767 768	Cedar Cedar	12' Tall 16' Tall	TO REMAIN TO REMAIN					
769	Cedar	16' Tall	TO REMAIN					
770	Cedar	25'+ Tall	TO REMAIN					
771 772	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
773	Cedar	25'+ Tall	TO REMAIN					
774	Cedar	25'+ Tall	TO REMAIN					
775 776	Cedar	25'+ Tall	TO REMAIN					
776 777	Cedar Cedar	23' Tall 25'+ Tall	TO REMAIN TO REMAIN					
778	Cedar	23' Tall	TO REMAIN					
779	Cedar	22' Tall	TO REMAIN					
780 781	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
782	Cedar	25'+ Tall	TO REMAIN					
	Cedar	25'+ Tall	TO REMAIN					
783 784	Cedar	25'+ Tall	TO REMAIN					

No	Oma cia	Coliner/:	TREE SURVEY		Disa	June 2014	Cturest	N#14141
No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structura (Y/N)	Mitigation Required
786	Cedar	20' Tall	TO REMAIN	` '				
787 788	Cedar Cedar	22' Tall 22' Tall	TO REMAIN TO REMAIN					
788 789	Cedar	22' Tall	TO REMAIN					
790	Cedar	25'+ Tall	TO REMAIN					
791 792	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
793	Cedar	23' Tall	TO REMAIN					
794	Cedar	13' Tall	TO REMAIN					
795 796	Cedar Cedar	13' Tall 25'+ Tall	TO REMAIN TO REMAIN					
796	Cedar	25+ Tall 20' Tall	TO REMAIN					
798	Cedar	25'+ Tall	TO REMAIN					
799	Cedar	25'+ Tall	TO REMAIN					
800 921	Cedar Cedar	25'+ Tall 20' Tall	TO REMAIN TO REMAIN					
921	Cedar	25'+ Tall	TO REMAIN					
923	Cedar	25'+ Tall	TO REMAIN					
924	Cedar	25'+ Tall	TO REMAIN					
925 926	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
927	Cedar	25'+ Tall	TO REMAIN					
928	Cedar	25'+ Tall	TO REMAIN					
929	Cedar	25'+ Tall	TO REMAIN					
930 931	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
932	Cedar	25'+ Tall	TO REMAIN					
933	Cedar	25'+ Tall	TO REMAIN					
934	Cedar	10' Tall	TO REMAIN					
935 936	Cedar Cedar	25'+ Tall 15' Tall	TO REMAIN TO REMAIN					
937	Cedar	14' Tall	TO REMAIN					
938	Cedar	8' Tall	TO REMAIN					
939	Cedar	18' Tall	TO REMAIN					
940 941	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
942	Cedar	20' Tall	TO REMAIN					
943	Cedar	25'+ Tall	TO REMAIN					
944 945	Cedar Cedar	25'+ Tall 12' Tall	TO REMAIN TO REMAIN					
945	Cedar	12' Tall	TO REMAIN					
947	Cedar	24' Tall	TO REMAIN					
948	Cedar	23' Tall	TO REMAIN					
949 950	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
950	Cedar	25+ Tall	TO REMAIN					
952	Cedar	20' Tall	TO REMAIN					
953	Cedar	15' Tall	TO REMAIN					
954 955	Cedar Cedar	17' Tall 22' Tall	TO REMAIN TO REMAIN					
956	Cedar	15' Tall	TO REMAIN					
957	Cedar	20' Tall	TO REMAIN					
958	Cedar	20' Tall	TO REMAIN					
959 960	Cedar Cedar	15' Tall 18' Tall	TO REMAIN TO REMAIN					
961	Cedar	25'+ Tall	TO REMAIN					
962	Cedar	20' Tall	TO REMAIN					
963	Cedar	25'+ Tall	TO REMAIN					
964 965	Cedar Cedar	20' Tall 20' Tall	TO REMAIN TO REMAIN					
966	Cedar	25'+ Tall	TO REMAIN					
967	Cedar	25'+ Tall	TO REMAIN					
968 969	Cedar	25'+ Tall	TO REMAIN					
969	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
971	Cedar	25'+ Tall	TO REMAIN					
972	Cedar	25'+ Tall	TO REMAIN					
973 974	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
974	Cedar	25'+ Tall 25'+ Tall	TO REMAIN					
976	Cedar	15' Tall	TO REMAIN					
977	Cedar	15' Tall	TO REMAIN					
978 979	Cedar Cedar	25'+ Tall 8' Tall	TO REMAIN TO REMAIN					
980	Cedar	8' Tall	TO REMAIN					
981	Cedar	20' Tall	TO REMAIN					
982	Cedar	15' Tall	TO REMAIN					
983 984	Cedar Cedar	15' Tall 25'+ Tall	TO REMAIN TO REMAIN					
985	Cedar	25'+ Tall	TO REMAIN					
986	Cedar	25'+ Tall	TO REMAIN					
987 988	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
988	Cedar	25'+ Tall 25'+ Tall	TO REMAIN					
990	Cedar	25'+ Tall	TO REMAIN					
991	Cedar	25'+ Tall	TO REMAIN					
992 993	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
993	Cedar	25+ Tall	TO BE REMOVED)				
1001	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1005	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
1007 1009	Cedar Cedar	14' Tall 17' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1012	Cedar	17' Tall	TO BE REMOVED		n	n	n	4
1013	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1015	Cedar	12' Tall	TO BE REMOVED		n	n	n	4
1016 1017	Cedar Cedar	18' Tall 21' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1017	Cedar	19' Tall	TO BE REMOVED		n	n	n	4
1019	Cedar	17' Tall	TO BE REMOVED) 4	n	n	n	4
1020	Cedar	17' Tall	TO BE REMOVED		n	n	n	4
1021 1022	Cedar Cedar	16' Tall 17' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1022	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
1024	Cedar	25'+ Tall	TO BE REMOVED					4
1025	Cedar	25'+ Tall	TO REMAIN	, ,	-			4
1000	Cedar	21' Tall	TO BE REMOVED		n	n	n	4
1026		12' Tall	TO BE DEMOVED) 2	n	n	n	.1
1026 1027 1028	Cedar Cedar	12' Tall 14' Tall	TO BE REMOVED		n n	n n	n n	4

No.	Species	Caliper (inches)		Tree Health	Disease (V/N)	Insect	Structural	Mitigation
1031	(common name) Cedar	or Height (ft.) 14' Tall	or Remove TO BE REMOVED	(1-5)	(Y/N) n	(Y/N) n	(Y/N)	Required 4
1032	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1033	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1037 1040	Cedar Cedar	12' Tall 9' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1040	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1043	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1045 1046	Cedar Cedar	25'+ Tall 13' Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
1048	Cedar	15 Tall	TO BE REMOVED	3	n n	n n	n n	4
1050	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1051	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1054	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1056 1057	Cedar Cedar	16' Tall 19' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1058	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1059	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1062	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1064 1065	Cedar Cedar	23' Tall 9' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1067	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1068	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1070	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1074 1075	Cedar Cedar	21' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4
1075	Cedar	21' Tall	TO BE REMOVED	3	n n	n n	n n	4
1077	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1078	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	4
1079	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	4
1083 1089	Cedar Cedar	21' Tall 12' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1090	Cedar	12 Tall	TO BE REMOVED	3	n	n	n	4
1091	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1092	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1094 1095	Cedar Cedar	9' Tall 24' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n	4
1095	Cedar	24 Tall 25'+ Tall	TO BE REMOVED	3	n n	n n	n n	4
1098	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1099	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1101 1102	Cedar Cedar	18' Tall 22' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4
1102	Cedar	25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4
1105	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1109	Cedar	13' Tall	TO BE REMOVED	4	n	n	n	4
1110 1111	Cedar	21' Tall 14' Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
1113	Cedar Cedar	14 Tall	TO BE REMOVED	3	n n	n n	n n	4
1118	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1121	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1122	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1123 1125	Cedar Cedar	25'+ Tall 24' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1126	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1129	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1134	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1140 1142	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1143	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1145	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1146	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	4
1148 1149	Cedar Cedar	25'+ Tall 10' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1150	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1151	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1155	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1156 1157	Cedar Cedar	25'+ Tall 24' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4
1159	Cedar	25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4
1161	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1162	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1163	Cedar	21' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4
1164 1165	Cedar Cedar	25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4
1167	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
1168	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
1169 1170	Cedar Cedar	25'+ Tall 25' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n	4
1170	Cedar	25' + Tall	TO BE REMOVED	4	n n	n n	n n	4
1172	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1173	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1174 1175	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n	4
1175	Cedar	25+ Tall 11' Tall	TO BE REMOVED	3	n n	n n	n n	4
1177	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1178	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1179 1180	Cedar Cedar	14' Tall 16' Tall	TO BE REMOVED TO BE REMOVED	3	n	n	n	4
1180	Cedar	16' Tall	TO BE REMOVED	3	n n	n n	n n	4
1182	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1183	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1184	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1185 1186	Cedar Cedar	20' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1187	Cedar	25+ Tall	TO BE REMOVED	4	n	n	n	4
1188	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1189	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1190	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1191 1192	Cedar Cedar	19' Tall 15' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1193	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1194	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1195	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1196	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1197	Cedar Cedar	10' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1100	Cedar	25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4
1198 1199		_o : run	ILIVIOVED			- 11	- 11	
1198 1199 1200	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1199		25'+ Tall 12' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4



4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	6
#	DATE	COMMENTS
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5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments



Lakeside Kids, I 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVI
ROCKWALL, TEXAS

SHEET TITLE

TREE PRESERVATION NOTES

No.	Species	Caliper (inches)	TREE SURVEY F	Tree Health	Disease	Insect	Structural	Mitigation
110.	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
1204	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1205	Cedar	16' Tall	TO BE REMOVED	-	n	n	n	4
1206 1207	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1207	Cedar	25+ Tall	TO BE REMOVED		n	n	n	4
1210	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1211	Cedar	12' Tall	TO BE REMOVED		n	n	n	4
1212 1213	Cedar Cedar	17' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1213	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
1215	Cedar	15' Tall	TO BE REMOVED		n	n	n	4
1216	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1217	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1218	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1219 1220	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
1220	Cedar	23+ Tall 22' Tall	TO BE REMOVED		n n	n n	n n	4
1226	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
1228	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
1229	Cedar	21' Tall	TO BE REMOVED		n	n	n	4
1231	Cedar	19' Tall	TO BE REMOVED		n	n	n	4
1232 1233	Cedar Cedar	15' Tall 15' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1235	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
1238	Cedar	21' Tall	TO BE REMOVED		n	n	n	4
1239	Cedar	21' Tall	TO BE REMOVED		n	n	n	4
1240	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
1241	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
1243 1244	Cedar Cedar	22' Tall	TO BE REMOVED		n	n	n	4
1244 1245	Cedar	22' Tall 22' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1243	Cedar	15' Tall	TO BE REMOVED		n	n	n	4
1248	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
1250	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
1251	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
1252	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1253 1255	Cedar	15' Tall 24' Tall	TO BE REMOVED TO BE REMOVED		n	n n	n	4
1255 1257	Cedar Cedar	24' Tall 24' Tall	TO BE REMOVED		n n	n n	n n	4
1257	Cedar	24 Tall	TO BE REMOVED		n	n	n	4
1260	Cedar	15' Tall	TO BE REMOVED		n	n	n	4
1261	Cedar	14' Tall	TO BE REMOVED	-	n	n	n	4
1263	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1264 1266	Cedar	22' Tall 12' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
1269	Cedar Cedar	13' Tall	TO BE REMOVED	-	n n	n n	n n	4
1270	Cedar	21' Tall	TO BE REMOVED		n	n	n	4
1271	Cedar	24' Tall	TO BE REMOVED		n	n	n	4
1273	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1274	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
1275	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1280 1281	Cedar Cedar	22' Tall 19' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
1284	Cedar	21' Tall	TO BE REMOVED		n n	n n	n n	4
1287	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
1288	Cedar	15' Tall	TO BE REMOVED		n	n	n	4
1289	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	4
1291	Cedar	15' Tall	TO BE REMOVED		n	n	n	4
1292	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1293	Cedar	11' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
1295 1296	Cedar Cedar	15' Tall 15' Tall	TO BE REMOVED		n n	n n	n n	4
1297	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1299	Cedar	16' Tall	TO BE REMOVED		n	n	n	4
1301	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1302	Cedar	16' Tall	TO BE REMOVED		n	n	n	4
1303	Cedar	11' Tall	TO BE REMOVED		n	n	n	4
1304 1305	Cedar Cedar	11' Tall 18' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n	4
1305	Cedar	18 Tall	TO BE REMOVED		n n	n n	n n	4
1308	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
1313	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
1314	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1315	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
1318	Cedar	16' Tall	TO BE REMOVED		n	n	n	4
1319 1320	Cedar Cedar	20' Tall 12' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1322	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
1324	Cedar	12' Tall	TO BE REMOVED		n	n	n	4
1325	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
1326	Cedar	24' Tall	TO BE REMOVED		n	n	n	4
1327	Cedar	19' Tall	TO BE REMOVED		n	n	n	4
1329 1331	Cedar Cedar	25' Tall 10' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1334	Cedar	18' Tall	TO BE REMOVED		n	n	n	4
1335	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1336	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1341	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
1342	Cedar	18' Tall	TO BE REMOVED		n	n	n	4
1345 1348	Cedar Cedar	23' Tall 12' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n	4
1348	Cedar	9' Tall	TO BE REMOVED		n n	n n	n n	4
1351	Cedar	8' Tall	TO BE REMOVED		n	n	n	4
1352	Cedar	21' Tall	TO BE REMOVED		n	n	n	4
1354	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1355	Cedar	8' Tall	TO BE REMOVED		n	n	n	4
1358	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
1361	Cedar	22' Tall	TO BE REMOVED		n	n	n	4
1364 1365	Cedar Cedar	11' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n n	n	4
1369	Cedar	20' Tall	TO BE REMOVED		n n	n n	n n	4
1370	Cedar	15' Tall	TO BE REMOVED		n	n	n	4
1374	Cedar	17' Tall	TO BE REMOVED		n	n	n	4
1377	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1378	Cedar	16' Tall	TO BE REMOVED		n	n	n	4
1381	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
1383 1384	Cedar Cedar	19' Tall 14' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n	4
1304	Cedar	14' Tall	TO BE REMOVED		n	n	n	4
1387	CAUSI	10 1411	IO DE KEIMUMEN		n	n	n	4

	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigatio
1391	(common name)	or Height (ft.) 21' Tall	or Remove TO BE REMOVED	(1-5)	(Y/N)	(Y/N)	(Y/N)	Require
1391	Cedar Cedar	20' Tall	TO BE REMOVED	3	n n	n n	n n	4
1394	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1395	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1396	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1402	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1404	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1406	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1408 1410	Cedar Cedar	15' Tall 21' Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n n	n n	4
1412	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1415	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1416	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1418	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1420 1423	Cedar Cedar	14' Tall 16' Tall	TO BE REMOVED TO BE REMOVED	3 4	n	n	n	4
1425	Cedar	13' Tall	TO BE REMOVED	3	n n	n n	n n	4
1427	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1428	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1431	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1434	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	4
1435 1437	Cedar Cedar	8' Tall 9' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1438	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1440	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1443	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1444	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	4
1446	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1449	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1450 1452	Cedar Cedar	18' Tall 18' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n	4
1452	Cedar	18' Tall 21' Tall	TO BE REMOVED	4	n n	n n	n n	4
1462	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1464	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1466	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	4
1471	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	4
1473	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1474 1475	Cedar Cedar	19' Tall 13' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1475	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1482	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1485	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1487	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1489	Cedar	12' Tall	TO BE REMOVED	3	n	n 	n	4
1490 1492	Cedar Cedar	12' Tall 19' Tall	TO BE REMOVED TO BE REMOVED	3 4	n n	n n	n n	4
1494	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	4
1497	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	4
1500	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1501	Cedar	25'+ Tall	TO BE REMOVED					4
1502	Cedar	18' Tall	TO BE REMOVED					4
1503 1505	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
1506	Cedar	23' Tall	TO BE REMOVED					4
1509	Cedar	13' Tall	TO BE REMOVED					4
1512	Cedar	13' Tall	TO BE REMOVED					4
1602	Cedar	25'+ Tall	TO BE REMOVED					4
1604	Cedar	25'+ Tall	TO BE REMOVED					4
1605 1607	Cedar Cedar	25'+ Tall 16' Tall	TO BE REMOVED TO BE REMOVED					4
1607	Cedar	23' Tall	TO BE REMOVED					4
1609	Cedar	23' Tall	TO BE REMOVED					4
1610	Cedar	19' Tall	TO BE REMOVED					4
1611	Cedar	14' Tall	TO BE REMOVED					4
1613	Cedar	25'+ Tall	TO BE REMOVED					4
1615	Cedar	17' Tall	TO BE REMOVED					4
1616 1617	Cedar Cedar	17' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
1619	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1620	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1621	Cedar	20' Tall	TO BE REMOVED					4
1622	Cedar	23' Tall	TO BE REMOVED	3	n	n	n	4
1623	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1624	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1625 1626	Cedar Cedar	18' Tall 18' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1627	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1628	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1629	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1630	Cedar	14' Tall	TO BE REMOVED					4
1632	Cedar	9' Tall	TO BE REMOVED					4
1633 1635	Cedar Cedar	25' Tall 18' Tall	TO BE REMOVED TO BE REMOVED					4
1636	Cedar	18' Tall	TO BE REMOVED					4
1637	Cedar	16' Tall	TO BE REMOVED					4
1639	Cedar	15' Tall	TO BE REMOVED					4
1640	Cedar	13' Tall	TO BE REMOVED					4
1641	Cedar	15' Tall	TO BE REMOVED					4
1643 1644	Cedar Cedar	16' Tall 20' Tall	TO BE REMOVED TO BE REMOVED					4
1644	Cedar	20' Tall 17' Tall	TO BE REMOVED					4
1648	Cedar	15' Tall	TO BE REMOVED					4
1649	Cedar	15' Tall	TO BE REMOVED					4
1650	Cedar	11' Tall	TO BE REMOVED					4
1652	Cedar	15' Tall	TO BE REMOVED	<u>-</u>				4
1653	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1654 1655	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1655 1656	Cedar Cedar	27' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
1657	Cedar	25' Tall	TO BE REMOVED	4	n n	n n	n	4
1659	Cedar	16' Tall	TO BE REMOVED					4
1663	Cedar	17' Tall	TO BE REMOVED					4
1665	Cedar	16' Tall	TO BE REMOVED					4
1666	Cedar	16' Tall	TO BE REMOVED					4
1667 1670	Cedar	16' Tall	TO BE REMOVED					4
ID/U	Cedar	20' Tall 25'+ Tall	TO BE REMOVED					4
	(Duar		TO DE DEMOVED					4
1672 1673	Cedar Cedar	23' Tall	TO BE REMOVED					4

No.	Species	Caliper (inches)	TREE SURVEY F	Tree Health	Disease	Insect	Structural	Mitigation
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Required
1678 1679	Cedar Cedar	17' Tall 15' Tall	TO BE REMOVED TO BE REMOVED					4
1680	Cedar	12' Tall	TO BE REMOVED					4
1681	Cedar	25'+ Tall	TO BE REMOVED					4
1683 1684	Cedar Cedar	22' Tall 22' Tall	TO BE REMOVED TO BE REMOVED					4
1686	Cedar	25'+ Tall	TO BE REMOVED					4
1687	Cedar	16' Tall	TO BE REMOVED					4
1688 1689	Cedar Cedar	23' Tall 21' Tall	TO BE REMOVED TO BE REMOVED					4
1690	Cedar	17' Tall	TO BE REMOVED					4
1691 1693	Cedar Cedar	18' Tall 20' Tall	TO BE REMOVED TO BE REMOVED					4
1695	Cedar	20 Tall 22' Tall	TO BE REMOVED					4
1697	Cedar	20' Tall	TO BE REMOVED					4
1698 1701	Cedar Cedar	18' Tall 18' Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
1704	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
1705	Cedar	12' Tall	TO BE REMOVED		n	n	n	4
1706 1707	Cedar Cedar	20' Tall 14' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1709	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
1712	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
1715 1716	Cedar Cedar	14' Tall 16' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1717	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
1719	Cedar	21' Tall	TO BE REMOVED	_	n	n	n	4
1720 1721	Cedar Cedar	25' Tall 19' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1723	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
1724	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
1725 1727	Cedar Cedar	14' Tall 16' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1728	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1730 1731	Cedar	14' Tall	TO BE REMOVED		n	n	n	4
1731 1734	Cedar Cedar	12' Tall 19' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1737	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1739 1740	Cedar Cedar	19' Tall 20' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n	4
1740	Cedar	14' Tall	TO BE REMOVED		n n	n n	n n	4
1744	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1747 1753	Cedar Cedar	21' Tall 15' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1755	Cedar	14' Tall	TO BE REMOVED		n	n	n	4
1757	Cedar	14' Tall	TO BE REMOVED		n	n	n	4
1759 1761	Cedar Cedar	16' Tall 17' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1763	Cedar	20' Tall	TO BE REMOVED		n	n	n	4
1764	Cedar	16' Tall	TO BE REMOVED		n	n	n	4
1766 1770	Cedar Cedar	18' Tall 15' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1773	Cedar	13' Tall	TO BE REMOVED		n	n	n	4
1775	Cedar	10' Tall	TO BE REMOVED		n	n	n	4
1776 1780	Cedar Cedar	14' Tall 12' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1785	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1786 1787	Cedar Cedar	12' Tall 14' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1790	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	4
1792	Cedar	13' Tall	TO BE REMOVED		n	n	n	4
1793 1798	Cedar Cedar	18' Tall 11' Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
1799	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	4
1801	Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN	3	n	n	n	
1802 1803	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN					
1804	Cedar	25'+ Tall	TO REMAIN					
1805 1806	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1807	Cedar	25'+ Tall	TO REMAIN					
1808	Cedar	25'+ Tall	TO REMAIN					
1809 1810	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1811	Cedar	20' Tall	TO REMAIN					
1812	Cedar	20' Tall	TO REMAIN					
1813 1814	Cedar Cedar	13' Tall 19' Tall	TO REMAIN TO REMAIN					
1815	Cedar	22' Tall	TO REMAIN					
1816 1817	Cedar	22' Tall	TO REMAIN					
1817 1818	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1819	Cedar	25'+ Tall	TO REMAIN					
1820 1821	Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1821 1822	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN					
1823	Cedar	25'+ Tall	TO REMAIN					
1824 1825	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1826	Cedar	25+ Tall 25'+ Tall	TO REMAIN					
1827	Cedar	25'+ Tall	TO REMAIN					
1828 1829	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1830	Cedar	25'+ Tall	TO REMAIN					
1831	Cedar	25'+ Tall	TO REMAIN					
1832 1833	Cedar Cedar	25'+ Tall 24' Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
1834	Cedar	23' Tall	TO REMAIN			.1	.1	
1835	Cedar	25'+ Tall	TO REMAIN					
1836 1837	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1838	Cedar	25'+ Tall	TO REMAIN					
1839	Cedar	25'+ Tall	TO REMAIN					
1840 1841	Cedar Cedar	18' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1842	Cedar	20' Tall	TO REMAIN					
1843	Cedar	21' Tall	TO REMAIN					
1844 1845	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
UTU	Cedar	25+ Tall	TO REMAIN					



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	6
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments



Lakeside Kids, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

ACADEMY ROCKWALL

E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

TREE PRESERVATION NOTES

No	Species	Caliner (inches)	TREE SURVEY F		Discoss	Incoat	Structural	Mitigation
No.	Species (common name	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1847	Cedar	18' Tall	TO REMAIN					
1848 1849	Cedar Cedar	22' Tall 23' Tall	TO REMAIN TO REMAIN					
1850	Cedar	25'+ Tall	TO REMAIN					
1851 1853	Cedar Cedar	25'+ Tall 22' Tall	TO REMAIN TO REMAIN					
1854	Cedar	25'+ Tall	TO REMAIN					
1855	Cedar	25'+ Tall	TO REMAIN					
1856 1857	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1858	Cedar	25'+ Tall	TO REMAIN					
1859	Cedar	25'+ Tall	TO REMAIN					
1860 1861	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1862	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1863	Cedar	25'+ Tall	TO REMAIN					
1864 1865	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1866	Cedar	22' Tall	TO REMAIN					
1867 1868	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1869	Cedar	25'+ Tall	TO REMAIN					
1870	Cedar	25'+ Tall	TO REMAIN					
1871 1872	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1873	Cedar	20' Tall	TO REMAIN					
1874	Cedar	25'+ Tall	TO REMAIN					
1876 1877	Cedar Cedar	25'+ Tall 22' Tall	TO REMAIN TO REMAIN					
1878	Cedar	25'+ Tall	TO BE REMOVED					4
1879	Cedar	25'+ Tall	TO REMAIN					
1880 1881	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1882	Cedar	25'+ Tall	TO REMAIN					
1883 1884	Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1884 1885	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN					
1886	Cedar	25'+ Tall	TO REMAIN					
1887 1888	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1889	Cedar	25'+ Tall	TO REMAIN					
1890	Cedar	25'+ Tall	TO REMAIN					
1891 1892	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
1894	Cedar	25'+ Tall	TO BE REMOVED					4
1895	Cedar	25'+ Tall	TO BE REMOVED					4
1897 1899	Cedar Cedar	20' Tall 22' Tall	TO BE REMOVED TO BE REMOVED					4
1900	Cedar	20' Tall	TO BE REMOVED					4
1906	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1908 1909	Cedar Cedar	14' Tall 8' Tall	TO BE REMOVED	3	n n	n n	n n	4
1912	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1914	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1916 1917	Cedar Cedar	23' Tall 15' Tall	TO BE REMOVED TO BE REMOVED	3	n n	n n	n n	4
1919	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1921 1926	Cedar Cedar	14' Tall 11' Tall	TO BE REMOVED	3	n	n	n	4
1928	Cedar	17' Tall	TO BE REMOVED	3 4	n n	n n	n n	4
1930	Cedar	24' Tall	TO REMAIN					
1931 1932	Cedar Cedar	24' Tall 21' Tall	TO REMAIN TO REMAIN					
1933	Cedar	17' Tall	TO REMAIN					
1934	Cedar	18' Tall	TO REMAIN					
1935 1936	Cedar Cedar	22' Tall 13' Tall	TO REMAIN TO REMAIN					
1937	Cedar	20' Tall	TO REMAIN					
1938 1939	Cedar	25'+ Tall 18' Tall	TO REMAIN					
1939	Cedar Cedar	18' Tall	TO REMAIN TO REMAIN					
1941	Cedar	14' Tall	TO REMAIN					
1942 1943	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1944	Cedar	15' Tall	TO REMAIN					
1945	Cedar	14' Tall	TO REMAIN					
1946 1947	Cedar Cedar	24' Tall 25'+ Tall	TO REMAIN TO REMAIN					
1948	Cedar	18' Tall	TO REMAIN					
1949	Cedar	17' Tall	TO REMAIN TO REMAIN					
1950 1951	Cedar Cedar	25' Tall 14' Tall	TO REMAIN					
1952	Cedar	20' Tall	TO REMAIN					
1953 1954	Cedar Cedar	20' Tall 14' Tall	TO REMAIN TO REMAIN					
1954	Cedar	18' Tall	TO BE REMOVED					4
1958	Cedar	14' Tall	TO BE REMOVED					4
1959 1961	Cedar Cedar	23' Tall 12' Tall	TO BE REMOVED TO BE REMOVED					4
1962	Cedar	18' Tall	TO BE REMOVED					4
1963	Cedar	15' Tall	TO BE REMOVED					4
1964 1965	Cedar Cedar	25'+ Tall 12' Tall	TO BE REMOVED TO REMAIN					4
1967	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1969	Cedar	25'+ Tall	TO BE REMOVED					4
1970 1971	Cedar Cedar	14' Tall 12' Tall	TO BE REMOVED TO BE REMOVED					4
1973	Cedar	17' Tall	TO BE REMOVED					4
1975 2017	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED					1
2017	Cedar	25'+ Tall	TO BE REMOVED					4
2020	Cedar	25'+ Tall	TO BE REMOVED	_				4
2022 2023	Cedar Cedar	25'+ Tall 24' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2023	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2025	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
000-	Cedar	25'+ Tall	I/A DE MANIE					
2027 2028	Cedar	25'+ Tall	TO REMAIN TO REMAIN					

No.	Species	Caliper (inches)	TREE SURVEY F Protect	Tree Health	Disease	Insect	Structural	Mitigatio
	(common name)	or Height (ft.)	or Remove	(1-5)	(Y/N)	(Y/N)	(Y/N)	Require
2031 2032	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2032	Cedar	25'+ Tall	TO REMAIN					
2034	Cedar	25'+ Tall	TO REMAIN					
2035	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2036 2037	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2038	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2039	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2041 2042	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2042	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2044	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2045 2046	Cedar American Elm	25'+ Tall 10" Caliper	TO BE REMOVED		n	n	n	4 10
2047	Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2048	Green Ash	12" Caliper	TO BE REMOVED		n	n	у	0
2049	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2050 2051	Green Ash Cedar	10" Caliper 25'+ Tall	TO BE REMOVED TO BE REMOVED	2	n	n	У	0
2052	Cedar	25'+ Tall	TO BE REMOVED					4
2053	Cedar	25'+ Tall	TO REMAIN					
2054 2055	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2056	Cedar	25'+ Tall	TO REMAIN					
2057	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2059	Cedar	21" Tall	TO BE REMOVED		n	n	n	4
2060 2062	Cedar Cedar	24' Tall 25' Tall	TO BE REMOVED					4
2062	Cottonwood	10" Caliper	TO BE REMOVED		n	n	n	0
2065	Cedar	24' Tall	TO BE REMOVED					4
2066	Cedar	25'+ Tall	TO BE REMOVED					4
2067 2068	Cedar Cedar	24' Tall 24' Tall	TO BE REMOVED		n	n	n	4
2076	Cedar	25'+ Tall	TO BE REMOVED					4
2078	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2083 2085	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2003	Cedar	25+ Tall	TO BE REMOVED		n	n	n	4
2093	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2095 2096	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
2098	Cedar	25+ Tall	TO BE REMOVED		n n	n n	n n	4
2301	Cedar	18' Tall	TO BE REMOVED		n	n	n	4
2302	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
2303 2304	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2305	Cedar	24' Tall	TO BE REMOVED		n	n	n	4
2306	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
2307	Cedar	23' Tall	TO BE REMOVED		n	n	n	4
2314 2315	Cedar Cedar	24' Tall 25' Tall	TO BE REMOVED		n n	n n	n n	4
2316	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2317	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2318 2319	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n	4
2320	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2321	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2322 2323	Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n	n	n	4
2324	Cedar Cedar	25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2325	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2326	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
2327 2328	Cedar Cedar	25' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2329	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
2330	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
2331 2332	Cedar Cedar	23' Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2332	Cedar	25+ Tall	TO BE REMOVED		n n	n n	n	4
2334	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2335	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2336 2337	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2338	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2339	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2340 2341	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2341	Cedar	25+ Tall 25'+ Tall	TO BE REMOVED		n	n	n	4
2343	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2344	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2345 2346	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2347	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2348	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2349 2350	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2351	Cedar	25+ Tall	TO BE REMOVED		n	n	n	4
2352	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2353	Cedar	25'+ Tall	TO REMAIN					
2354 2355	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2356	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2357	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2358 2359	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4
2360	Cedar	25+ Tall	TO REMAIN	7		11	- 11	7
2361	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2362	Cedar	25'+ Tall	TO REMAIN					
2363 2365	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2366	Cedar	25'+ Tall	TO REMAIN					
2367	Cedar	25'+ Tall	TO REMAIN					
2368	Cedar	25'+ Tall	TO REMAIN					
2369 2370	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2371	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
2372	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2373	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED		n n	n n	n n	4

No.	Species	Caliper (inches)		Tree Health	Disease	Insect	Structural	Mitigation
2375	(common name) Cedar	or Height (ft.) 25'+ Tall	or Remove TO BE REMOVED	(1-5) 4	(Y/N)	(Y/N) n	(Y/N)	Required 4
2376	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2377	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2379 2380	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
2381	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2382 2383	Cedar Cedar	25'+ Tall 20' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2384	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2386	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
2387 2388	Cedar Cedar	25' Tall 20' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n	4
2389	Cedar	19' Tall	TO BE REMOVED	4	n	n	n	4
2390	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
2391 2392	Cedar Cedar	20' Tall 25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4
2393	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
2394	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
2396 2397	Cedar Cedar	22' Tall 21' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2399	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
2400	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2401 2402	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2403	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2404	Cottonwood	8" Caliper	TO BE REMOVED	3	n	n	n	0
2405 2406	Cedar Cedar	25'+ Tall 20' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2407	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
2408	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2409 2410	Cedar Cedar	25' Tall 22' Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2411	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2412 2413	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
2413	Cedar	25'+ Tall 25' Tall	TO REMAIN					
2415	Cedar	25' Tall	TO REMAIN					
2416 2417	Cedar Cedar	25' Tall 18' Tall	TO REMAIN TO REMAIN					
2417	Cedar	25'+ Tall	TO REMAIN					
2419	Cedar	25'+ Tall	TO REMAIN					
2420 2421	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2422	Cedar	25'+ Tall	TO REMAIN					
2423	Tree	12" Caliper	TO REMAIN					
2424 2425	Tree Tree	8" Caliper 16" Caliper	TO REMAIN TO REMAIN					
2426	Tree	14" Caliper	TO REMAIN					
2427	Tree	8" Caliper	TO REMAIN					
2428 2429	Tree Hackberry	10" Caliper 10" Caliper	TO REMAIN TO BE REMOVED	2	n	n	у	0
2430	Hackberry	8" Caliper	TO BE REMOVED	2	n	n	у	0
2431 2433	Hackberry Cedar	10" Caliper 25'+ Tall	TO BE REMOVED TO BE REMOVED	4				0 4
2434	Cedar	23' Tall	TO REMAIN	4	n	n	n	4
2435	Cedar	25' Tall	TO REMAIN					
2436 2438	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2439	Cedar	25'+ Tall	TO REMAIN					
2440	Cedar	25'+ Tall	TO REMAIN					
2441 2442	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2443	Cedar	25'+ Tall	TO REMAIN					
2444	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN					
2445 2446	Tree	14" Caliper	TO REMAIN TO REMAIN					
2447	Tree	6" Caliper	TO REMAIN					
2448 2452	Tree Tree	12" Caliper 8" Caliper	TO REMAIN TO REMAIN					
2454	Tree	6" Caliper	TO REMAIN					
2455	Cedar	25'+ Tall	TO REMAIN					
2456 2457	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2463	Tree	10" Caliper	TO REMAIN					
2466	Cedar	25'+ Tall	TO REMAIN					
2467 2468	Tree Cedar	6" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2469	Cedar	25'+ Tall	TO REMAIN					
2470	Cedar	25'+ Tall	TO REMAIN					
2471 2472	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2473	Tree	14" Caliper	TO REMAIN					
2474	Tree	6" Caliper	TO REMAIN					0
2475 2476	Green Ash Cedar	8" Caliper 25'+ Tall	TO BE REMOVED TO BE REMOVED					8
2477	Tree	6" Caliper	TO BE REMOVED					6
2478 2479	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
2480	Cedar	25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4
2481	Cedar	25'+ Tall	TO BE REMOVED					4
2482 2483	Green Ash Cedar	8" Caliper 25'+ Tall	TO BE REMOVED TO BE REMOVED	2	n n	n n	n y	8
2484	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2485	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2486 2487	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2488	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2489	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2490 2491	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
2492	Cedar	25+ Tall	TO BE REMOVED					4
2493	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2494 2495	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED					4
2496	Cedar	25+ Tall	TO REMAIN					7
2497	Cedar	25'+ Tall	TO REMAIN					
2498 2499	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2501	Cedar	25'+ Tall	TO REMAIN					
2502	Cedar	25'+ Tall	TO REMAIN					



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	6
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments



Lakeside Kids, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

ACADEMY ROCKWALL

E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

TREE PRESERVATION NOTES

			TREE SURVEY F					
No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
2504	Cedar	25'+ Tall	TO REMAIN		()	(1.11)	()	43.100
2507 2508	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2510	Cedar	25'+ Tall	TO REMAIN					
2511	Cedar	25'+ Tall	TO REMAIN					
2512 2513	Cedar Tree	25'+ Tall 8" Caliper	TO REMAIN TO REMAIN					
2514	Tree	10" Caliper	TO REMAIN					
2515	Cedar	25'+ Tall	TO REMAIN					
2516 2517	Tree Cedar	8" Caliper 18' Tall	TO REMAIN TO REMAIN					
2518	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2519 2520	Cedar Cedar	22' Tall 25'+ Tall	TO REMAIN TO REMAIN					
2521	Cedar	25+ Tall	TO REMAIN					
2522	Cedar	25'+ Tall	TO REMAIN					
2523 2524	Tree Cedar	8" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2525	Cedar	25+ Tall	TO REMAIN					
2526	Cedar	25'+ Tall	TO REMAIN					
2527 2528	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2529	Cedar	25'+ Tall	TO BE REMOVED					4
2530	Cedar	25'+ Tall	TO BE REMOVED					4
2531 2532	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN					4
2533	Tree	6" Caliper	TO BE REMOVED					4
2535	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2536 2537	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
2537	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2540	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2542 2543	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n n	4
2545 2545	Cedar	25'+ Tall	TO BE REMOVED	4	n n	n n	n	4
2546	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2548 2549	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n	4
2549 2550	Cedar	25'+ Tall	TO BE REMOVED	4	n n	n n	n n	4
2551	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2552 2553	Cedar	25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
2555	Cedar Cedar	25'+ Tall 23' Tall	TO BE REMOVED	4	n n	n n	n n	4
2556	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2558 2559	Tree Cedar	6" Caliper 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n			6
2560	Cedar	25+ Tall	TO BE REMOVED	4	n n	n n	n n	4
2561	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2562 2563	Cedar	25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4 14
2565	Tree Cedar	14" Caliper 25'+ Tall	TO BE REMOVED					4
2566	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2568 2569	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
2570	Cedar	25+ Tall	TO BE REMOVED	4	n n	n n	n n	4
2571	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2572 2573	Cedar Cedar	18' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n	n	n	4
2574	Cedar	25' Tall	TO BE REMOVED	4	n n	n n	n n	4
2576	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2577 2578	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED	4	n n	n n	n	4
2579	Tree	14" Caliper	TO BE REMOVED	4	- 11		n	14
2580	Tree	10" Caliper	TO BE REMOVED					10
2581 2582	Tree Cedar	6" Caliper 25' Tall	TO BE REMOVED TO BE REMOVED					6
2583	Cedar	24' Tall	TO BE REMOVED					4
2584	Tree	12" Caliper	TO BE REMOVED					12
2585 2586	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED					4
2587	Tree	8" Caliper	TO BE REMOVED					8
2588	Cedar	25'+ Tall	TO BE REMOVED					4
2589 2591	Cedar Tree	25'+ Tall 6" Caliper	TO BE REMOVED TO REMAIN					4
2592	Tree	6" Caliper	TO REMAIN					
2593	Cedar	25'+ Tall	TO BE REMOVED					4
2594 2595	Cedar Tree	25'+ Tall 6" Caliper	TO BE REMOVED TO BE REMOVED					4 6
2596	Cedar	25'+ Tall	TO BE REMOVED					4
2597	Cedar	25'+ Tall	TO BE REMOVED					4
2598 2599	Cedar Tree	25'+ Tall 10" Caliper	TO BE REMOVED TO BE REMOVED					4 10
2600	Tree	8" Caliper	TO BE REMOVED					8
2607	Tree	10" Caliper	TO REMAIN					
2608 2609	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2610	Tree	12" Caliper	TO REMAIN					
2611 2612	Tree Tree	8" Caliper 12" Caliper	TO REMAIN TO REMAIN					
2613	Tree	6" Caliper	TO REMAIN					
2614	Tree	6" Caliper	TO REMAIN					
2615 2616	Tree Cedar	12" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2616 2617	Tree	8" Caliper	TO REMAIN					
2618	Tree	8" Caliper	TO REMAIN					
2619	Tree	6" Caliper	TO REMAIN					
2620 2633	Cedar Gulf Black Willow	25'+ Tall 6" Caliper	TO REMAIN TO BE REMOVED					0
2634	Tree	6" Caliper	TO BE REMOVED					6
2635 2636	Tree	8" Caliper	TO REMAIN					
2636	Tree Tree	6" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2638	Tree	6" Caliper	TO REMAIN					
2639	Tree	8" Caliper	TO REMAIN					
2640 2641	Tree Tree	16" Caliper 6" Caliper	TO REMAIN TO REMAIN					
2642	Cedar	25'+ Tall	TO REMAIN					
2643	Cedar	25'+ Tall	TO REMAIN					
2644	Cedar Tree	25'+ Tall 12" Caliper	TO REMAIN TO REMAIN				-	

No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
2646	Tree	12" Caliper	TO REMAIN	(10)	(1114)	(1114)	(1714)	, .e quile
2647 2648	Tree Cedar	6" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2649	Cedar	25'+ Tall	TO REMAIN					
2650	Tree	6" Caliper	TO REMAIN					
2651 2652	Tree Tree	14" Caliper	TO REMAIN TO REMAIN					
2653	Tree	6" Caliper 6" Caliper	TO REMAIN					
2654	Tree	6" Caliper	TO REMAIN					
2657	Tree	16" Caliper	TO REMAIN					
2658 2659	Tree Tree	6" Caliper 14" Caliper	TO REMAIN TO REMAIN					
2660	Tree	6" Caliper	TO REMAIN					
2661	Tree	10" Caliper	TO REMAIN					
2662 2663	Tree Tree	16" Caliper 14" Caliper	TO REMAIN TO REMAIN					
2664	Tree	12" Caliper	TO REMAIN					
2666	Cedar	25'+ Tall	TO REMAIN					
2667 2668	Cedar Tree	25' Tall 12" Caliper	TO REMAIN TO REMAIN					
2669	Tree	8" Caliper	TO REMAIN					
2670	Tree	8" Caliper	TO REMAIN					
2671 2672	Cedar Tree	25'+ Tall	TO REMAIN TO REMAIN					
2673	Cedar	12" Caliper 25'+ Tall	TO REMAIN					
2674	Cedar	25'+ Tall	TO REMAIN					
2675	Tree	8" Caliper	TO REMAIN					
2676 2677	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2678	Cedar	25'+ Tall	TO REMAIN					
2679	Cedar	25'+ Tall	TO REMAIN					
2680 2681	Tree Cedar	12" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2682	Cedar	25+ Tall	TO REMAIN					
2683	Cedar	25'+ Tall	TO REMAIN					
2684 2685	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2686	Cedar	25+ Tall	TO REMAIN					
2687	Cedar	25'+ Tall	TO REMAIN					
2688 2689	Tree Cedar	8" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2690	Tree	8" Caliper	TO REMAIN					
2691	Tree	8" Caliper	TO REMAIN					
2692	Cedar	25'+ Tall	TO REMAIN					
2693 2695	Tree Cedar	10" Caliper 25'+ Tall	TO REMAIN TO REMAIN					
2696	Cedar	18' Tall	TO REMAIN					
2697	Cedar	25'+ Tall	TO REMAIN					
2698 2699	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
2700	Tree	8" Caliper	TO REMAIN					
2907	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2908 2909	Cedar Cottonwood	25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4 0
2910	Cottonwood	10" Caliper 25'+ Tall	TO BE REMOVED		n n	n n	n n	4
2911	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2912	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2913 2915	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2917	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2918	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2919 2920	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2921	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2923	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2924 2925	Cottonwood Bois D' Arc	6" Caliper 6" Caliper	TO BE REMOVED TO BE REMOVED		n n	n n	n n	0
2931	Cottonwood	16" Caliper	TO BE REMOVED		n	n	n	0
2932	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
2933 2934	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
2935	Tree	12" Caliper	TO REMAIN	- 		- 11	- 11	7
6001	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
6002 6003	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO REMAIN	4	n	n	n	4
6004	Cedar	25+ Tall	TO BE REMOVED	4	n	n	n	4
6005	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6006 6007	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
6008	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
6009	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6010 6011	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED)				4
6012	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
6013	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
6014 6015	Cedar Cedar	25'+ Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n n	n n	n n	4
6016	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
6017	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	4
6018 6019	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO BE REMOVED	4	n	n	n	4
6020	Cedar	25'+ Tall	TO BE REMOVED					4
6021	Cedar	21' Tall	TO BE REMOVED					4
6022 6023	Cedar Cedar	25' Tall 23' Tall	TO BE REMOVED TO BE REMOVED					4
6024	Cedar	23' Tall	TO BE REMOVED					4
6025	Cedar	24' Tall	TO BE REMOVED					4
6026	Cedar	25' Tall	TO BE REMOVED		n	n	n	4
6027 6028	Cedar Cedar	25' Tall 25'+ Tall	TO BE REMOVED TO BE REMOVED		n	n	n	4
6029	Cedar	25' Tall	TO REMAIN					
6030	Cedar	23' Tall	TO BE REMOVED					4
6031 6032	Cedar Cedar	24' Tall 25'+ Tall	TO BE REMOVED TO REMAIN)				4
6033	Cedar	25+ Tall	TO REMAIN					
6034	Cedar	25'+ Tall	TO BE REMOVED					4
6035	Cedar	25'+ Tall	TO REMAIN					
6036	Cedar Cedar	25'+ Tall 25'+ Tall	TO REMAIN TO REMAIN					
6037		. Lui Iuli						

No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitig
6039	Cedar	25'+ Tall	TO REMAIN	(1-3)	(1/14)	(1/14)	(1714)	1100
6040	Cedar	25'+ Tall	TO REMAIN					
6041	Cedar	25'+ Tall	TO BE REMOVED					-
6042	Hackberry	12" Caliper	TO REMAIN					
6043	Hackberry	12" Caliper	TO REMAIN					
6044	Green Ash	8" Caliper	TO REMAIN					
6045	Hackberry	10" Caliper	TO REMAIN					
6046	Hackberry	10" Caliper	TO REMAIN					
6047	Gulf Black Willow	12" Caliper	TO REMAIN					
6048	Gulf Black Willow	10" Caliper	TO REMAIN					
6049	Cottonwood	10" Caliper	TO REMAIN					
		•						-
6050	Green Ash	6" Caliper	TO REMAIN					
6051	Cottonwood	6" Caliper	TO BE REMOVED	3	n	n	n	
6052	Hackberry	12" Caliper	TO BE REMOVED	2	n	n	n	
6053	Hackberry	8" Caliper	TO BE REMOVED	1	n	n	n	
6054	Green Ash	6" Caliper	TO BE REMOVED	2	n	n	у	
6055	American Elm	6" Caliper	TO BE REMOVED		n	n	n	
6056		6" Caliper	TO BE REMOVED					-
	Hackberry	•			n	n	n	
6057	Hackberry	12" Caliper	TO BE REMOVED		n	n	n	
6058	Hackberry	8" Caliper	TO BE REMOVED		n	n	у	
6059	Hackberry	6" Caliper	TO BE REMOVED	2	n	n	n	
6060	Hackberry	12" Caliper	TO REMAIN					
6061	Cedar Elm	12" Caliper	TO REMAIN					
6062	Hackberry	6" Caliper	TO REMAIN					
6063	Hackberry	10" Caliper	TO REMAIN					-
								-
6064	American Elm	8" Caliper	TO REMAIN					
6065	Cedar Elm	8" Caliper	TO REMAIN					
6066	Cedar	25'+ Tall	TO REMAIN					
6067	American Elm	10" Caliper	TO REMAIN					
6068	Hackberry	6" Caliper	TO REMAIN					
6069	Hackberry	6" Caliper	TO REMAIN					1
6070	Cottonwood	10" Caliper	TO BE REMOVED	3	n	n	n	-
		-			75.00-1	n		-
6071	Hackberry	8" Caliper	TO BE REMOVED		n	n	n	-
6072	Hackberry	6" Caliper	TO BE REMOVED		n	n	n	
6073	Hackberry	6" Caliper	TO BE REMOVED		n	n	n	
6074	Hackberry	10" Caliper	TO BE REMOVED	1	n	n	n	
6075	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	
6076	American Elm	10" Caliper	TO BE REMOVED	4	n	n	n	
6077	Hackberry	8" Caliper	TO BE REMOVED		n	n	n	
6078	Hackberry	6" Caliper	TO BE REMOVED		n	1.07.07	10000	_
	_					n	n	-
6079	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	
6080	Hackberry	6" Caliper	TO BE REMOVED		n	n	n	
6081	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	
6082	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	
6083	Hackberry	10" Caliper	TO BE REMOVED	3	n	n	n	
6084	Hackberry	8" Caliper	TO BE REMOVED		n	n	n	
6085	Hackberry	6" Caliper	TO BE REMOVED					
6086		· ·						-
	Hackberry	6" Caliper	TO BE REMOVED					-
6087	Hackberry	6" Caliper	TO BE REMOVED					
6088	Cedar	12" Caliper	TO REMAIN					
6089	Cedar	10" Caliper	TO REMAIN					
6090	Cedar	12" Caliper	TO REMAIN					
6091	American Elm	8" Caliper	TO BE REMOVED	4	n	n	n	
6092	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	
6093			TO BE REMOVED		- "	- 11		
	Hackberry	6" Caliper						-
6094	Cedar	25'+ Tall	TO BE REMOVED		n	n	n	
6095	Green Ash	10" Caliper	TO BE REMOVED	2	n	n	У	
6096	Cedar	6" Caliper	TO BE REMOVED	4	n	n	n	
6097	Cottonwood	22" Caliper	TO BE REMOVED	3	n	n	n	
6098	Hackberry	8" Caliper	TO BE REMOVED		n	n	n	
6099	Cedar	25'+ Tall	TO BE REMOVED					
					n	n	n	-
6100	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	
Total Mitig	pation Inches Requi pation Inches Provi pation Inches Rema	ded - (72) 4" cal. t	rees					

BELLE FIRMA

4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	3	
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments



Lakeside Kids, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVI
ROCKWALL, TEXAS

SHEET TITLE

TREE PRESERVATION NOTES

August 1, 2024

To,

City of Rockwall, Planning & Zoning Department

Re: Pinnacle Montessori Academy of Rockwall – Tree Mitigation

960 and 962 E. Ralph Hall Parkway,

Rockwall, TX - 75032

Bethany,

For our tree mitigation fee, we will be going for option 2.

Payment and Quotation:

Pay \$34,500 (representing 20% of the mitigation balance).

Obtain and provide a quote for buying 345 canopy trees (each with a 3-inch or more calliper) and pay the full quoted amount after the P & Z approval.

Regards,

Buffalo Country Properties, LLC

834CA3E66FB24F3...

Name – Rajesh Malviya

Date - 8/5/2024

TREE SOURCE WEST, LLC

PO Box 415 Pilot Point, TX 76258 USA +12147297610 treesourcewest@gmail.com

Estimate

 ADDRESS
 SHIP TO
 ESTIMATE
 1021

 RAJ
 PICK UP
 DATE
 08/02/2024

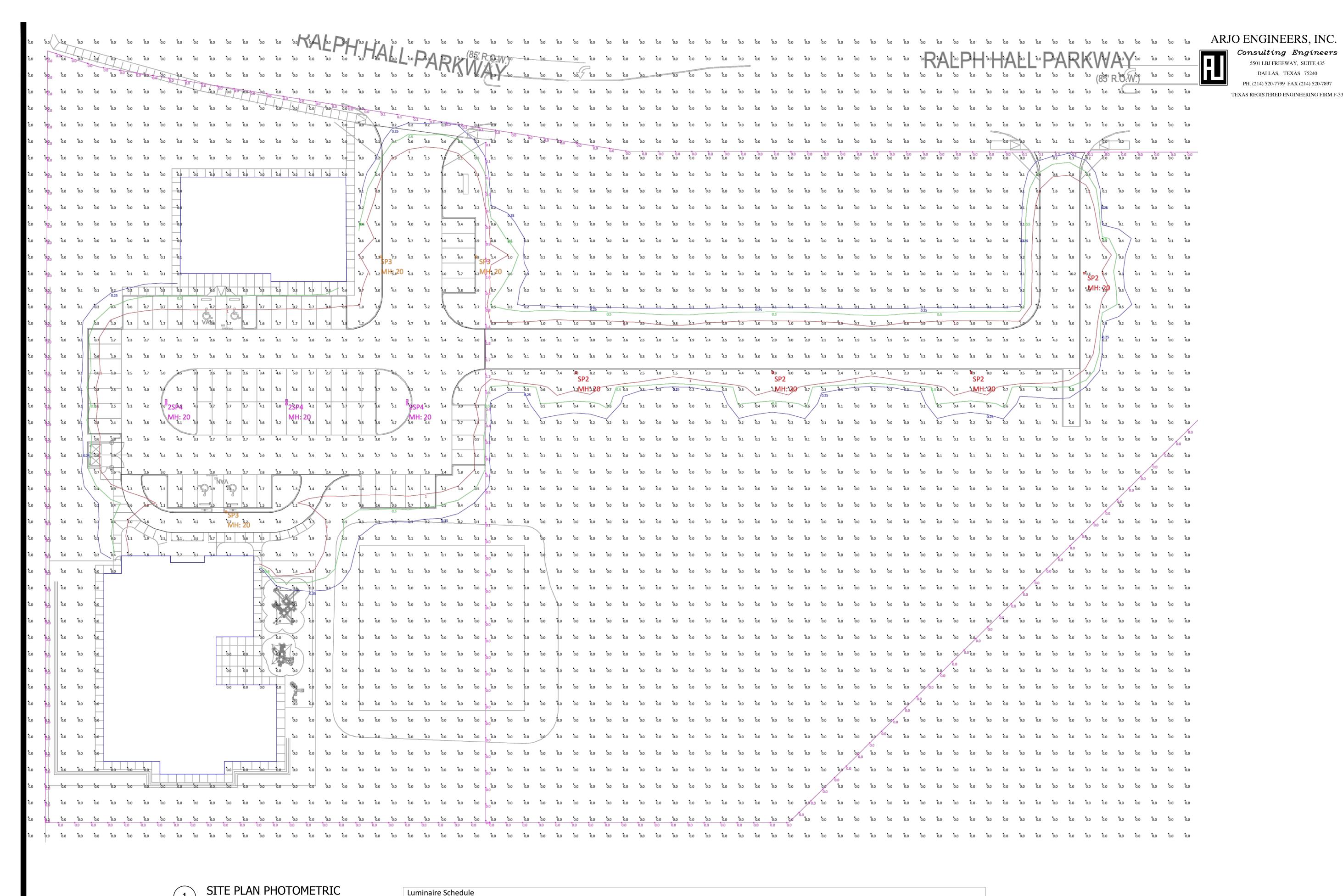
CITY OF ROCKWALL 9660 FM 1385

PILOT POINT, TX. 76258

DESCRIPTION	QTY	RATE	AMOUNT
CEDAR ELM 3"	345	225.00	77,625.00T
THIS IS THE PICKED-UP PRICE			
		SUBTOTAL	77,625.00
		TAX	4,851.56
		TOTAL	\$82,476.56

Accepted By

Accepted Date



Arrangement | Manufacturer & Part Number

Units PtSpcLr

BACK-BACK BEACON VP-L-64L-135-4K7-4 | 2@180DEGREES

PtSpcTb Avg

2.77

3.67

3.22

10.2

7.7

0.1

BEACON VP-L-64L-135-4K7-2

BEACON VP-L-64L-135-4K7-3

Scale: NOT TO SCALE

Symbol

Label

Grade

Drop Off

East Drive

Property Line

Label

2SP4

SP2

SP3

Calculation Summary

Parking Lot & Drives

3

4

3

SINGLE

SINGLE

Illuminance Fc 10

Illuminance Fc

Illuminance Fc

Illuminance Fc

CalcType

LLF Lum. Lumens

0.900 14935

0.900 17761

0.900 17791

Readings taken at 0'-0" AFG

19.25 Readings taken at 0'-0" AFG

Avg/Min Max/Min Description

N.A.

102.00

4.62

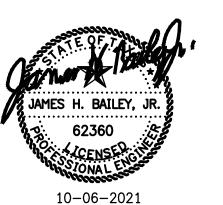
8.05

- 1) Fixture Mounting Heights (MH) are indicated next to each fixture.
- 2) All fixtures labeled with " alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
- 3) All fixtures labeled with "ph" indicates that another fixture's IES file was used
- as a placeholder due to unavailable IES files from the specified Manufacturer. 4) Interior reflectances 80/50/20; exterior reflectances 20% UON.
- 5) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in
- this calculation study only Not final counts.
- 6) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

DALLAS, TEXAS 75205 214 462 7330

OMEGA DESIGN LLC 4516 EMERSON AV. #B

Revisions:					
#	DATE	COMMENTS			



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PINNACLE MONTESSORI OF **ROCKWALL**

Site Address: E. Ralph Hall and Plaza Drive, Rockwall, Texas

> **PROJECT** # SRC 032 (5916.08)

OWNER

Lakeside Kids, LLC

5909 Beth Drive Plano, Texas 75093

SHEET TITLE:

SITE PLAN -PHOTOMETRIC

SHEET NO.

E1.01

ISSUE DATE: MARCH 20, 2021