

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
DECEMBER 10, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](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) APPOINTMENTS

- (1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(III) 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.

(IV) 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.

- (2) Approval of Minutes for the November 26, 2024 Planning and Zoning Commission meeting.

(3) **P2024-040 (HENRY LEE)**

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

(4) **P2024-041 (BETHANY ROSS)**

Consider a request by Johnathan McBride of NXG Services, LLC for the approval of a Final Plat for Lot 1, Block A, NXG Services Addition being a 1.799-acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

(5) **SP2024-049 (HENRY LEE)**

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

(V) 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 Request to Address the Planning and Zoning Commission (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.

(6) **Z2024-053 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District being a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

(7) **Z2024-054 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, and take any action necessary.

(8) **Z2024-055 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

(9) **Z2024-056 (BETHANY ROSS) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

(10) **Z2024-057 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a Specific Use Permit (SUP) for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and take any action necessary.

(11) **Z2024-058 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

(12) **Z2024-059 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a Specific Use Permit (SUP) for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

(13) **Z2024-060 (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.

(VI) **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.

(14) **SP2024-046 (HENRY LEE)**

Discuss and consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger Rayburn County Electric Cooperative for the approval of a Site Plan for *Private Recreation Facilities* on a 1.57-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.

(15) **SP2024-048 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Bill Bricker of Rockwall Property Corporation for the approval of a Site Plan for a *Dog Boarding Facility* on a 1.50-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

(VII) DISCUSSION ITEMS

(16) Director's Report of post City Council meeting outcomes for development cases (**RYAN MILLER**).

- P2024-037: Final Plat for Lot 1, Block A, Texas Products Addition (**APPROVED**)
- P2024-039: Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 (**APPROVED**)
- Z2024-049: Specific Use Permit (SUP) for a *Residence Hotel* along Fit Sport Life Boulevard (**2ND READING; APPROVED**)
- Z2024-050: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for a Duplex on Bost Street (**2ND READING; APPROVED**)
- Z2024-051: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for a Duplex on Bost Street (**2ND READING; APPROVED**)

(VIII) ADJOURNMENT

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 December 6, 2024 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
NOVEMBER 26, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM
5 ON THE CITY'S WEBSITE.
6

I. CALL TO ORDER

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

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15 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on
16 the agenda requiring architectural review.
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18 Director of Planning and Zoning Ryan Miller advised that staff would provide ARB recommendations when staff presents the cases.
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III. OPEN FORUM

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22 *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
23 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
24 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
25 Act.*
26

27 Commissioner Hustings explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time.
28

29 **Stan Jeffus**
30 2606 Cypress Drive
31 Rockwall, TX 75087
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33 Mr. Jeffus came forward and explained how he was opposed to the commercial development being proposed on 549.
34

35 **Melba Jeffus**
36 2606 Cypress Drive
37 Rockwall, TX 75087
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39 Mrs. Jeffus came forward and expressed her concerns in regards to the Skorborg development.
40

41 **Tim McCallum**
42 5140 Standing Oak Lane
43 Rockwall, TX 75032
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45 Mr. McCallum came forward and expressed his concerns in regards to Z2024-060. Explained that there is still more work needing to be done for this
46 development.
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IV. CONSENT AGENDA

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50 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
51 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
52

53 2. Approval of Minutes for the November 12, 2024 Planning and Zoning Commission meeting.
54

3. P2024-037 (ANGELICA GUEVARA)

55 Consider a request by Frank Conselman of Conselman Equities for the approval of a Final Plat for Lot 1, Block A, Texas Products Addition being a 6.68-acre
56 tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI)
57 District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.
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4. P2024-039 (ANGELICA GUEVARA)

60 Consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC)
61 for the approval of a Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 being a 10.65-acre parcel of land identified as Lot 2, Block B, Rockwall
62 Technology Park, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV)
63 District, addressed as 2911 Corporate Crossing, and take any action necessary.
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Commissioner Thompson made a motion to approve the Consent Agenda. Commissioner Hagaman seconded the motion which passed by a vote of 4-0.

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.

5. SP2024-043 (BETHANY ROSS)

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a Site Plan for a Medical Office Building on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting approval of a site plan for a 44,000 SF medical office building which conforms to most of the UDC with the exception of a variance to the 20% stone requirements in the overlay district and the primary articulation. The applicant ha provided four (4) compensatory measure. These include increased landscaping, addition of architectural design features, additional shading elements over the main façade in addition of pedestrian areas in within the site. On November 12th the Architectural Review Board did recommend approval of the exception and variance to the Planning and Zoning Commission. As a reminder, exceptions are a discretionary decision for the Planning & Zoning Commission and will require a Supermajority vote.

Commissioner Odom asked if ARB wanted to see a different color scheme.

Commissioner Odom made a motion to approve SP2024-043. Commissioner Thompson seconded the motion which passed by a vote of 4-0.

6. SP2024-045 (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 Amended Site Plan for outside storage in conjunction with an existing 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 provided a brief summary in regards to the applicants request. The applicant is requesting an amended site plan for outside storage area. They are now requesting for the 8ft tall split face CMU wall. The applicant did provide an exhibit showing the landscape at a mature stage. This is a discretionary item and will require approval from all board members tonight.

Chris Lewis
2600 N Central Expressway
Suite 400
Richardson, TX 75080

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

Commissioner Thompson asked that they wanted to see what the materials will be used.

Commissioner Hagaman asked if the gate will be facing 549.

Commissioner Odom made a motion to approve SP2024-045. Commissioner Thompson seconded the motion which passed by a vote of 4-0.

7. MIS2024-019 (ANGELICA GUEVARA)

Discuss and consider a request by Donyelle Fenton for the approval of a Miscellaneous Case for an Exception to the Fence Standards to allow the construction of a fence on a 0.239-acre parcel of land identified as Lot 5, Block A, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 214 Lakeview Drive, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting approval of an exception to repair and replace the wood picket fence and wooden post. Accordance to the UDC requirements a wood picket fence is an allowable fence material for the subject property; however, the property is located within an established residential area, it is subjected to the Transparent Fencing Standards , which require a wrought iron fence. In addition, wood fence posts would not be permitted by the fence standards. Staff reviewed the surrounding properties around lakeview drive and found the majority of the homes have wrought iron fence or no fence at all.

Donyelle Fenton
214 Lakeview Drive
Rockwall, TX 75087

Mrs. Fenton came forward and provided additional details in regards to the applicants request.

Commissioner Odom explained that he liked the new fence.

133 Commissioner Hagaman explained he did not like the wood fence.

134
135 Commissioner Thompson made a motion to deny MIS2024-019 without prejudice. Commissioner Odom seconded the motion which was denied
136 without prejudice by a vote of 4-0.

137
138 VI.DISCUSSION ITEMS

139
140 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
141 *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*
142 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
143 *following cases is December 10, 2024.*
144

145 **8. Z2024-053 (ANGELICA GUEVARA)**

146 Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family
147 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas,
148 zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

149
150 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. They are requesting a zoning change from**
151 **Agricultural (AG) to Single-family district 10 (SF-10). Staff is working through comments with the applicant.**

152
153 **Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.**

154
155 **9. Z2024-054 (BETHANY ROSS)**

156 Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District
157 9 (PD-9) [Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43] for the purpose of consolidating the regulating ordinances
158 for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development
159 District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall,
160 and take any action necessary.

161
162 **Planner Bethany Ross provided a brief summary in regards to the applicants request. Staff has been working on taking the older districts that consist**
163 **of multiple ordinances and consolidating them. There are still a few ordinances left. Planned Development District 9 (PD-9) was adopted in 1973. It**
164 **consists of 63 pages, 10 regulating ordinances and over 200 development cases. Over the past few months staff have been consolidating the 10**
165 **regulating ordinances into an easy to read document. There will not be any changes into the requirement.**

166
167 **Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.**

168
169 **10. Z2024-055 (BETHANY ROSS)**

170 Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Detached Garage on a one (1)
171 acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of R+ockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-
172 16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

173
174 **Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a**
175 **detached garage. The applicant is working through comments with staff.**

176
177 **Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.**

178
179 **11. Z2024-056 (BETHANY ROSS)**

180 Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin
181 for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a
182 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG)
183 District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

184
185 **The applicant has withdrawn the application.**

186
187 **Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.**

188
189 **12. Z2024-057 (HENRY LEE)**

190 Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a
191 Specific Use Permit (SUP) for General Retail Store in conjunction with a Wholesale Showroom Facility on a portion of a larger 5.1292-acre parcel of land
192 identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive,
193 and take any action necessary.

194
195 **Michael Jaquette**
196 **1915 Alpha Drive**
197 **Rockwall, TX 75087**

198
199 **Mr. Jaquette came forward and explained they're in the business of electrical distribution. Explained that they're requesting the Specific Use Permit**
200 **(SUP) to sell product upfront.**

201
202 Director of Planning and Zoning Ryan Miller explained that a citizen could walk in and also purchase electrical. Since it is considered General Retail
203 in a Light Industrial district that would require a Specific Use Permit.
204

205 Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.
206

207 13. Z2024-058 (ANGELICA GUEVARA)

208 Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
209 Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family
210 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.
211

212 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting a SUP for a
213 residential infill. As of now the request meets all the density and dimensional requirements for a home in Single-Family 10 District (SF-10).
214

215 Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.
216

217 14. Z2024-059 (BETHANY ROSS)

218 Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a Specific Use Permit (SUP) for Short-Term Rental on a
219 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned
220 Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.
221

222 Planner Bethany Ross provided a summary in regard to the request. Staff has asked if the applicant can provide colored photo for the property.
223

224 Daryl Schroeder
225 117 Lanshire Drive
226 Rockwall, TX 75087
227

228 Mr. Schroeder came forward and expressed the reason he bought the property was for the intent to have a house for his son. Explained that his son
229 is autistic and when he had gone to a conference this year they explained this idea of a neighborhood home.
230

231 Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.
232

233 15. Z2024-060 (RYAN MILLER)

234 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
235 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
236 544.89-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,
237 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,
238 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
239 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
240 necessary.
241

242 Ryan Joyce
243 767 Justin Road
244 Rockwall, TX 75087
245

246 Mr. Joyce came forward and went over a few things that had changed. The applicant went over the meetings they have had with the surrounding
247 neighbors. There were phone calls or meetings in the office. There were over 45 separate meeting times that could be in person or over the phone.
248 On November the 15th they reduced lots by 15. Lots. The biggest impact was the 82' and 100' lots being increased from past submittal. Also, removal
249 of 100 lots for 62'- 72' lots . They are still addressing City comments that they are working through.
250

251 Commissioner Odom asked if they have had any good feedback in regard to the new submittal.
252

253 Commissioner Hagman asked if the changes to the lots that were made if they were the ones that City Council had asked to change.
254

255 Commissioner Thompson asked what is preventing the Commercial property to be changed to Residential.
256

257 Director of Planning and Zoning Ryan Miller explained that the area that is Commercial the issue with making it larger lot is that the driveway spacing
258 would not meet TX Dot standards. There needing to add larger lots would not meet TX Dot current standards.
259

260 Commissioner Hagaman explained that there is still more work needing to be done before they should move forward and approve.
261

262 Commissioner Odom explained that he likes this better than what was provided before.
263

264 Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.
265

266 16. P2024-040 (HENRY LEE)

267 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a
268 Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract

269 No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the
270 intersection of FM-549 and FM-1139, and take any action necessary.

271
272 **Senior Planner Henry lee provided a brief summary in regard to the applicants request. This request will be going to Park Board on December 3,**
273 **2024.**

274
275 **Commissioner Hustings advised that this item will be on Consent December 10, 2024.**
276

277 **17. SP2024-046 (HENRY LEE)**
278 Discuss and consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger Rayburn County Electric Cooperative for the
279 approval of a Site Plan for *Private Recreation Facilities* on a 1.57-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall
280 County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,
281 addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.

282
283 **Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a site plan for a private pickleball court.**
284 **ARB did look at it and made a recommendation of approval for the elevations. Staff is still working through comments with the applicant.**

285
286 **Frank Polma**
287 **150 Peninsula Drive**
288 **Rowlett, TX 75088**
289

290 **Mr. Polma came forward and provided additional details in regards to the case.**
291

292 **Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.**
293

294 **18. SP2024-048 (HENRY LEE)**
295 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Bill Bricker of Rockwall Property Corporation for the approval of a Site
296 Plan for a *Dog Boarding Facility* on a 1.50-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall,
297 Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay
298 (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action
299 necessary.

300
301 **Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting approval of a site plan for a dog**
302 **boarding facility. ARB did look at this case and they had recommendations to make to changes to the elevations**

303
304 **Commissioner Hagaman asked if they can move the dumpster.**
305

306 **Commissioner Hustings advised that this item will come back before the Commission for discussion or action on December 10, 2024.**
307

308 **19. SP2024-049 (HENRY LEE)**
309 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a
310 Site Plan for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract
311 No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the
312 intersection of FM-549 and FM-1139, and take any action necessary.

313
314 **Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This will be going to Parks Board on December 3, 2024.**
315

316 **Commissioner Hustings advised that this item will be on Consent December 10, 2024.**
317

318 **20. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).**
319

- 320
- Z2024-049: Specific Use Permit (SUP) for a *Residence Hotel* along Fit Sport Life Boulevard (1ST READING; APPROVED)
 - Z2024-050: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for a Duplex on Bost Street (1ST READING; APPROVED)
 - Z2024-051: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for a Duplex on Bost Street (1ST READING; APPROVED)
 - Z2024-052: Specific Use Permit (SUP) for *Private Sports Court with Standalone or Dedicated Lighting* at 1313 Gideon Way (1ST READING; DENIED)
- 324

325 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**
326

327 **VII.ADJOURNMENT**
328

329 **Commissioner Hustings adjourned the meeting at 7:13PM.**
330

331 **PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____**
332 **_____, 2023.**
333

334
335 _____
336 **Derek Deckard, Chairman**

Attest:

337
338
339

Melanie Zavala, Planning Coordinator



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER: P2024-040; *Final Plat for Phase 2 of the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 48.170-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 2 of the Homestead Subdivision, which will consist of 168 single-family residential lots and five (5) open space lots (*i.e. Lots 1-31, Block A; Lots 1-30, Block B; Lots 1-15, Block C; Lots 1-8 & 42, Block D; Lots 63-72, Block H; Lots 1-3, 32-39, Block K; Lots 1-9, Block O; Lots 1-21, Block P; Lots 1-37; Block Q, Homestead Phase 2 Subdivision*). Concurrently with this request, the applicant has submitted a PD Site Plan [Case No. SP2024-049] in accordance with the requirements of the Planned Development District Ordinance.
- ☑ Background. A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by Ordinance No. 98-20. The City Council annexed the remainder of the subject property on October 4, 2010 by Ordinance No. 10-27. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [Ordinance No. 21-24] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, 2021, the City Council approved a preliminary plat [Case No. P2021-044] and a master plat [Case No. P2021-041] for the subject property. On June 20, 2022, the City Council approved a final plat [Case No. P2022-023] for the subject property. On September 19, 2022, the City Council approved a preliminary plat [Case No. P2022-042] and a master plat [Case No. P2022-043] for the subject property. On November 21, 2022, the City Council approved a final plat [Case No. P2024-055] for the subject property.
- ☑ Parks Board. On December 3, 2024, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Pro-Rata Equipment* fees of \$92,195.04 (*i.e. \$548.78 x 168 Lots*).
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☑ Conditions of Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for Phase 2 of the Homestead Subdivision, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 11/21/2024

PROJECT NUMBER: P2024-040
PROJECT NAME: Site Plan for Homestead
SITE ADDRESS/LOCATIONS: FM 1139 and FM 549

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/21/2024	Needs Review

11/21/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2024-040) in the lower right-hand corner of all pages on future submittals.

M.4 The proposed final plat has 11 lots that vary from the approved concept plan and there are five (5) lots that fail to meet the lot minimums per the zoning ordinance. (PD-92; Ordinance No. 21-24)

- (1) Lots that vary from the Concept Plan due to the rear property width:
 - (a) Lot 15, Block A; Lot 15, Block B; Lots 11-14, Block C; Lot 32, Block K; Lot 8, Block O
- (2) Lots that vary from the Concept Plan due to the front property width:
 - (a) Lot 63 & 68, Block H; Lot 15, Block P
- (3) Lots that fail to meet the zoning ordinance due to the lot depth:
 - (a) Lots 1-3, Block K
- (4) Lots that fail to meet the zoning ordinance due to the rear property width:
 - (a) Lots 33 & 34, Block K

M.5 Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please remove the notary for the surveyor; the surveyor's seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please use the Standard City Signature Block for Final Plats as depicted in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please include the General Notes from the Subdivision Ordinance Section 38-7(1)(A)(1)(b). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.10 The projected meeting dates for this case are as follows:

- Planning and Zoning Work Session: November 26, 2024
- Parks Board: December 3, 2024
- Planning and Zoning: December 10, 2024
- City Council: December 16, 2024

I.11 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/19/2024	Approved w/ Comments

- 11/19/2024: 1. Existing Temporary ROW and abandonment needs to be called out.
2. 10' utility easement required along roadways, including on HOA lots.
3. Show and call out floodplain and wetland/WOTUS. Floodplain and wetland/WOTUS must be within a drainage easement. Must have an approved flood study.
4. Need to insert City Standard plat verbiage and notes on sheet 6 (Non-standard street lights, signage, detention, etc.)
5. Park must be platted with new drainage easements for detention, to be maintained by HOA. Utility easements required south of Lawhorn.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/19/2024	Approved

No Comments

0 50 100 200

SCALE: 1" = 100'



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°45'51"	100.00'	29.26'	29.15'	S82°32'02"E
2.	17°06'53"	1415.00'	422.63'	421.10'	N80°31'35"E
3.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
4.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
5.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
6.	09°12'19"	1145.00'	183.96'	183.76'	N05°31'07"W
7.	56°38'26"	250.00'	247.14'	237.20'	N27°24'15"E
8.	07°51'51"	1560.00'	214.12'	213.95'	N51°47'32"E
9.	06°31'07"	1560.00'	177.48'	177.38'	N44°36'03"E
10.	48°46'34"	250.00'	212.83'	206.46'	S66°31'41"E
11.	105°57'09"	50.00'	92.46'	79.84'	N72°58'39"E
12.	164°11'55"	50.00'	143.29'	99.05'	N45°41'12"W
13.	28°44'16"	50.00'	25.08'	24.82'	S22°57'30"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°55'29" E	42.43'
2.	N 89°05'02" E	5.15'
3.	N 44°02'32" E	28.26'
4.	N 45°57'28" W	28.30'
5.	N 26°17'51" E	28.29'
6.	N 61°34'42" W	27.34'
7.	S 44°05'02" W	28.28'
8.	S 45°54'58" W	28.28'
9.	N 00°54'58" W	48.22'
10.	S 88°30'05" E	29.65'
11.	S 42°08'24" E	15.17'
12.	N 00°20'59" W	27.39'
13.	N 44°18'48" E	28.40'
14.	N 45°41'12" W	21.13'
15.	S 44°18'48" W	21.30'
16.	S 44°18'48" W	24.40'
17.	N 57°05'07" W	17.96'
18.	S 00°54'58" E	63.00'

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607517.676	7011195.670
ELEV = 561.5	

Existing Temporary ROW and abandonment needs to be called out.

10' utility easement required along roadways, including on HOA lots.



FINAL PLAT OF
HOMESTEAD PHASE II
 LOTS 1-31, BLOCK A
 LOTS 1-30, BLOCK B
 LOTS 1-15, BLOCK C
 LOTS 1-8 & 42, BLOCK D
 LOTS 63-72, BLOCK H
 LOTS 1-3 & 32-39, BLOCK K
 LOTS 1-9, BLOCK O
 LOTS 1-21, BLOCK P
 LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF
 TOTAL RESIDENTIAL LOTS 168
 TOTAL OPEN SPACE LOTS 5

BEING A REPLAT OF
 LOT 74 BLOCK H
 OUT OF
 HOMESTEAD PHASE I
 SITUATED WITHIN
 TRACT 6 OF THE J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER

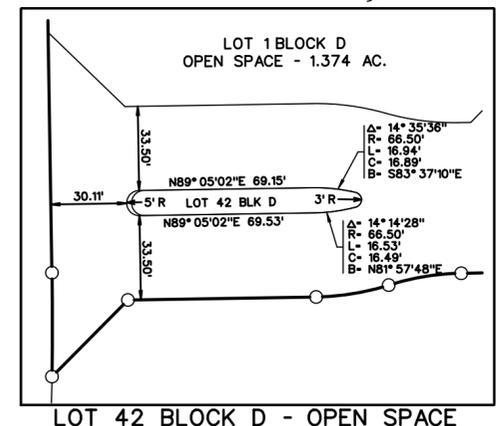
SH DEV KLUTTS ROCKWALL, LLC.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.
 TBPELS #10031700
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

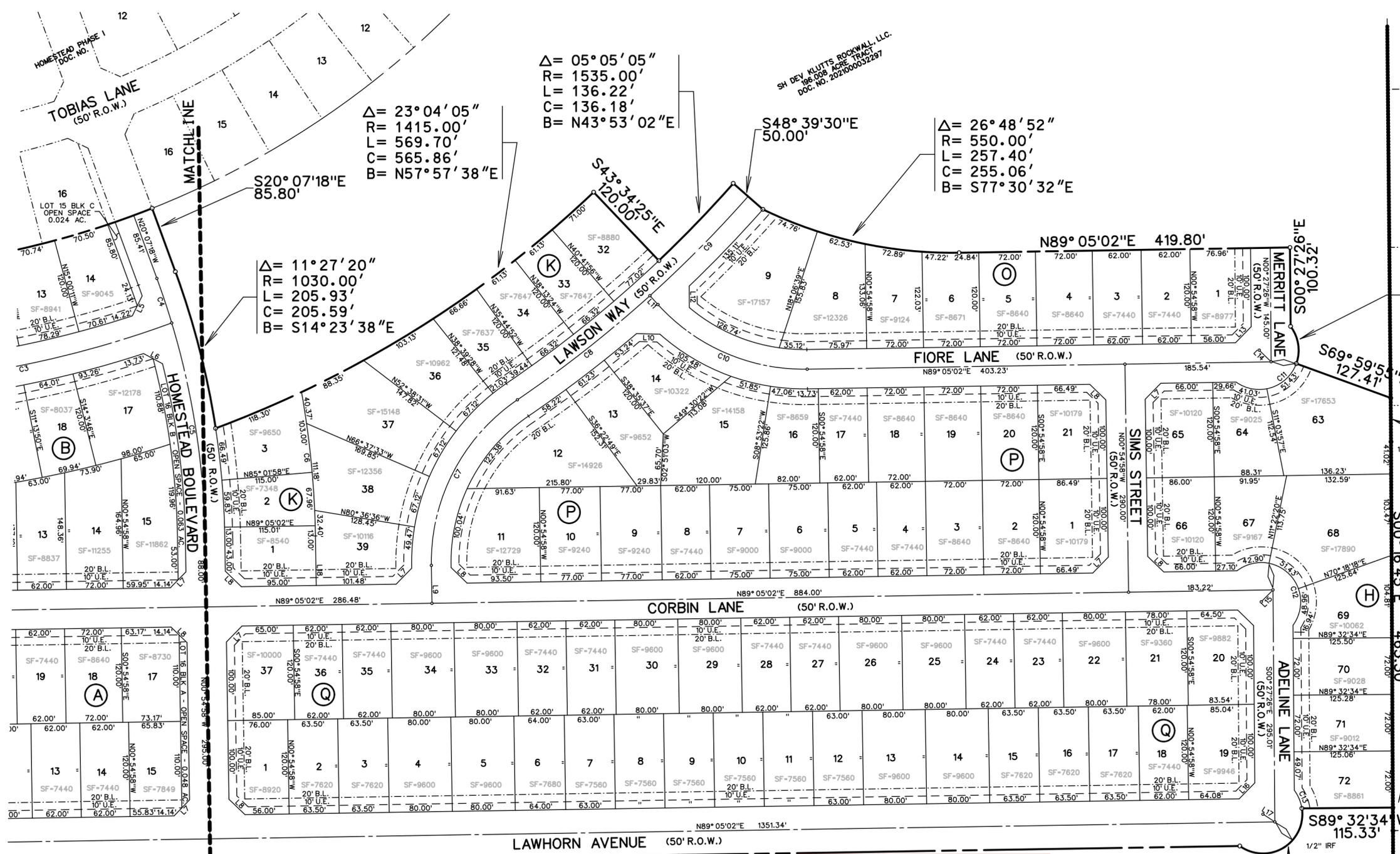
NOVEMBER 2024 SCALE 1"=100'
 CASE NO. P2024-XXX SHEET 1 OF 4

$\Delta = 01^{\circ}48'27''$
 $R = 1310.00'$
 $L = 41.32'$
 $C = 41.32'$
 $B = N00^{\circ}01'47''W$

$\Delta = 16^{\circ}45'51''$
 $R = 100.00'$
 $L = 29.26'$
 $C = 29.15'$
 $B = S80^{\circ}42'06''W$



LOT 42 BLOCK D - OPEN SPACE



Δ = 57° 19' 43"
R = 50.00'
L = 50.03'
C = 47.97'
B = S08° 39' 46" E

Δ = 11° 27' 20"
R = 1030.00'
L = 205.93'
C = 205.59'
B = S14° 23' 38" E

Δ = 23° 04' 05"
R = 1415.00'
L = 569.70'
C = 565.86'
B = N57° 57' 38" E

Δ = 05° 05' 05"
R = 1535.00'
L = 136.22'
C = 136.18'
B = N43° 53' 02" E

Δ = 26° 48' 52"
R = 550.00'
L = 257.40'
C = 255.06'
B = S77° 30' 32" E

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610356.248	7010453.540
ELEV = 585.3	

FINAL PLAT OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5

BEING A REPLAT OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 2 OF 4

- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
--- - City Limits Line
◇ - Street Name Change
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMWD notes.

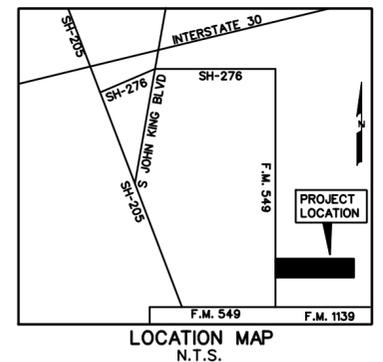
-Show and call out floodplain and wetland/WOTUS - Floodplain and wetland/WOTUS must be within a drainage easement. - Must have an approved flood study

Need to insert City Standard plat verbiage and notes on sheet 6 (Non-standard street lights, signage, detention, etc.)

Park must be platted with new drainage easements for detention, to be maintained by HOA.

Utility easements required south of Lawhorn.

LOT 73 BLOCK H
CITY OF ROCKWALL - PARK
50.804 AC.
DOC. NO. 2023000007184



Δ = 134° 32' 35"
R = 50.00'
L = 117.41'
C = 92.23'
B = S58° 40' 56" W



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS A0186 J A Ramsey, Lot 6-02, 144.5137; FM 549

SUBDIVISION Homestead

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE Single Family Residential

PROPOSED ZONING

PROPOSED USE Single Family Residential

ACREAGE 48.170

LOTS [CURRENT]

LOTS [PROPOSED] 168

- 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 SH Dev Klutts Rockwall, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Jay Hankla

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

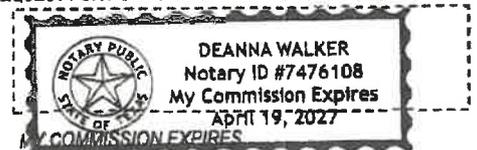
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES HANKLA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,263.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF NOVEMBER, 2024.

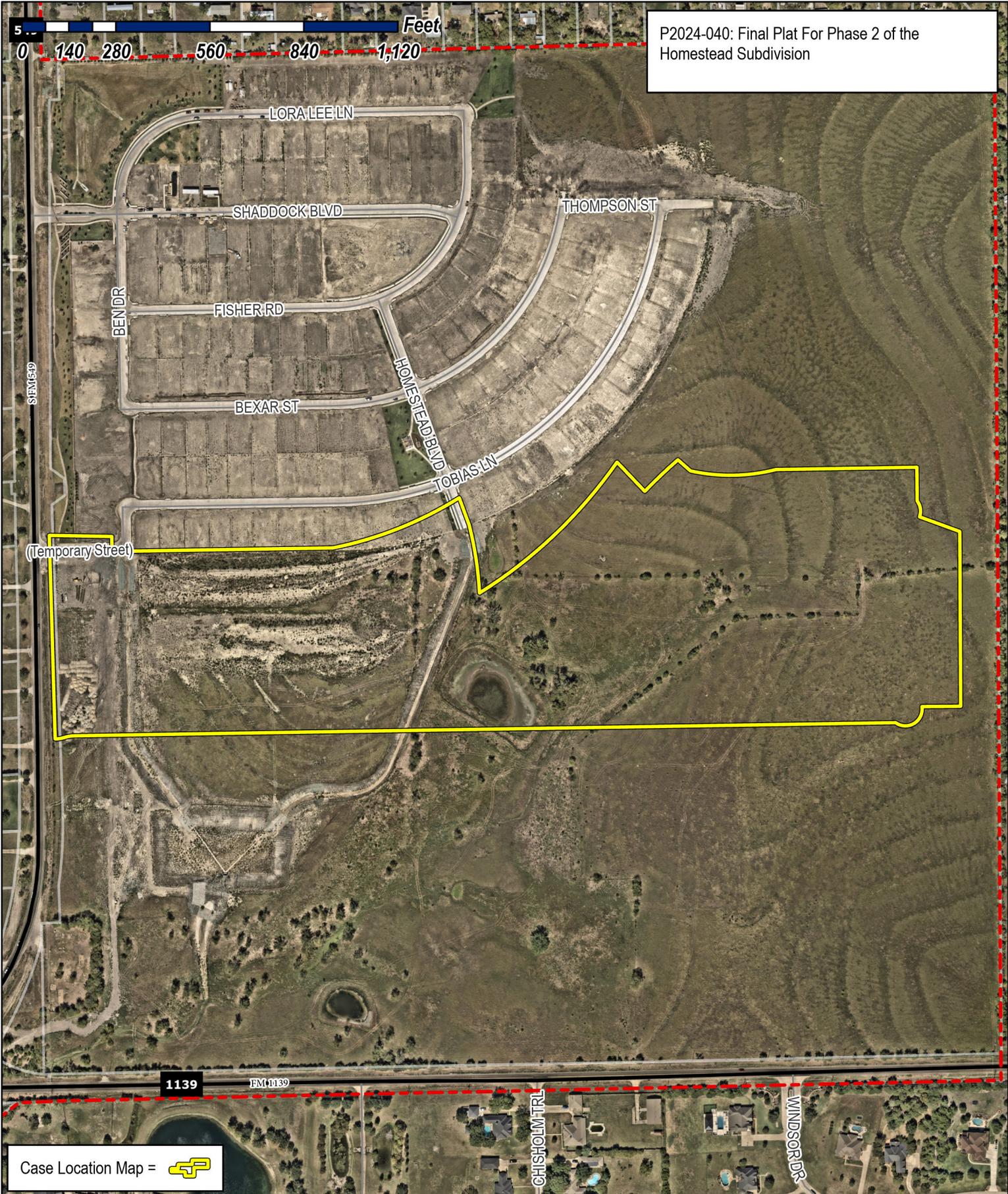
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



5 Feet
0 140 280 560 840 1,120

P2024-040: Final Plat For Phase 2 of the Homestead Subdivision



(Temporary Street)

1139

FM 1139

CHISHOLM TRL

WINDSOR DR

Case Location Map = 



City of Rockwall

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

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



0 50 100 200

SCALE: 1" = 100'



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°45'51"	100.00'	29.26'	29.15'	S82°32'02"E
2.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
3.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
4.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
5.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
6.	09°12'19"	1145.00'	183.96'	183.76'	N05°31'07"W
7.	56°38'26"	250.00'	247.14'	237.20'	N27°24'15"E
8.	07°51'51"	1560.00'	214.12'	213.95'	N51°47'32"E
9.	06°31'07"	1560.00'	177.48'	177.38'	N44°36'03"E
10.	48°46'34"	250.00'	212.83'	206.46'	S66°31'41"E
11.	105°57'09"	50.00'	92.46'	79.84'	N72°58'39"E
12.	164°11'55"	50.00'	143.29'	99.05'	N45°41'12"W
13.	28°44'16"	50.00'	25.08'	24.82'	S22°57'30"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°55'29" E	42.43'
2.	N 89°05'02" E	5.15'
3.	N 44°02'32" E	28.26'
4.	N 45°57'28" W	28.30'
5.	N 26°17'51" E	28.29'
6.	N 61°34'42" W	27.34'
7.	S 44°05'02" W	28.28'
8.	S 45°54'58" E	28.28'
9.	N 00°54'58" W	48.22'
10.	S 88°30'05" E	29.65'
11.	S 42°08'24" E	15.17'
12.	N 00°20'59" W	27.39'
13.	N 44°18'48" E	28.40'
14.	N 45°41'12" W	21.13'
15.	S 44°18'48" W	21.30'
16.	S 44°18'48" W	24.40'
17.	N 57°05'07" W	17.96'
18.	S 00°54'58" E	63.00'

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607517.676	7011195.670
ELEV = 561.5	

N89°00'02"W 186.24'

LOT 1 BLOCK D
OPEN SPACE - 1.374 AC.

F.M. 549
(VARIABLE R.O.W.)

N00°56'00"W 801.51'

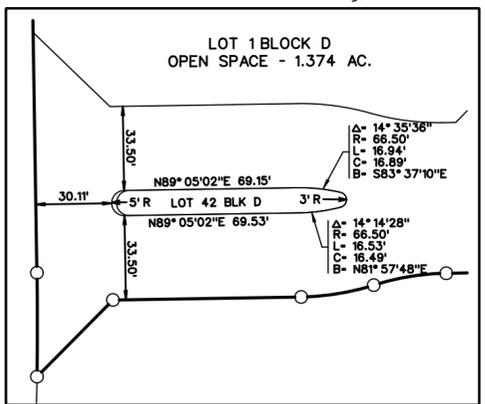
Δ = 01°48'27"
R = 1310.00'
L = 41.32'
C = 41.32'
B = N00°01'47"W

S44°38'47"W 42.85'

S89°05'02"W 74.67'

Δ = 16°45'51"
R = 100.00'
L = 29.26'
C = 29.15'
B = S80°42'06"W

Δ = 16°45'51"
R = 100.00'
L = 29.26'
C = 29.15'
B = S80°42'06"W



FINAL PLAT
OF
HOMESTEAD PHASE II
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q

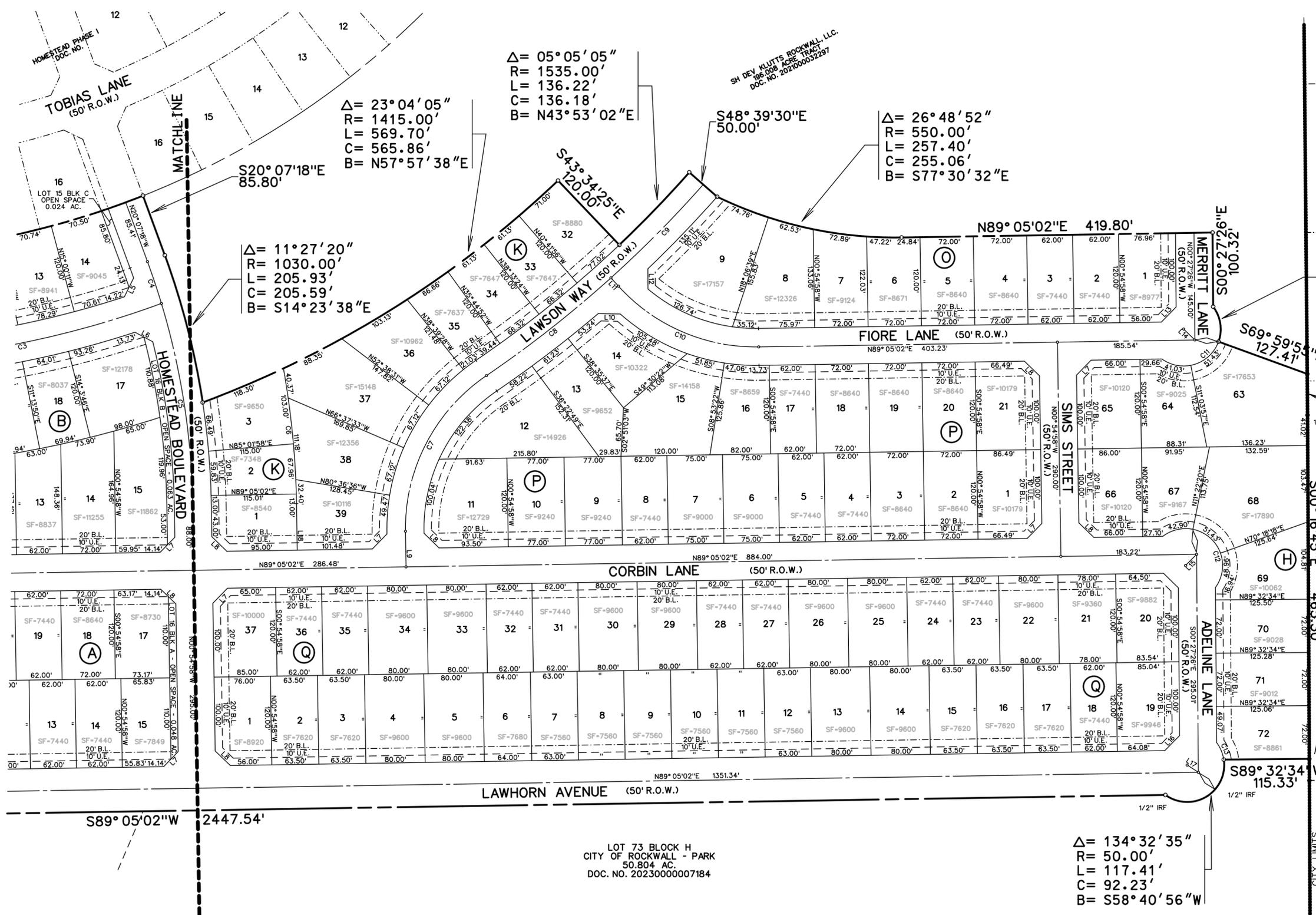
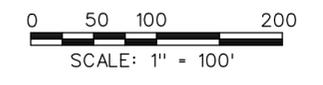
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5

BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 1 OF 4



$\Delta = 57^{\circ}19'43''$
 $R = 50.00'$
 $L = 50.03'$
 $C = 47.97'$
 $B = S08^{\circ}39'46''E$

$\Delta = 11^{\circ}27'20''$
 $R = 1030.00'$
 $L = 205.93'$
 $C = 205.59'$
 $B = S14^{\circ}23'38''E$

$\Delta = 23^{\circ}04'05''$
 $R = 1415.00'$
 $L = 569.70'$
 $C = 565.86'$
 $B = N57^{\circ}57'38''E$

$\Delta = 05^{\circ}05'05''$
 $R = 1535.00'$
 $L = 136.22'$
 $C = 136.18'$
 $B = N43^{\circ}53'02''E$

$\Delta = 26^{\circ}48'52''$
 $R = 550.00'$
 $L = 257.40'$
 $C = 255.06'$
 $B = S77^{\circ}30'32''E$

$\Delta = 57^{\circ}19'43''$
 $R = 50.00'$
 $L = 50.03'$
 $C = 47.97'$
 $B = S08^{\circ}39'46''E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610356.248	7010453.540
ELEV = 585.3	

FINAL PLAT
 OF
HOMESTEAD PHASE I I
 LOTS 1-31, BLOCK A
 LOTS 1-30, BLOCK B
 LOTS 1-15, BLOCK C
 LOTS 1-8 & 42, BLOCK D
 LOTS 63-72, BLOCK H
 LOTS 1-3 & 32-39, BLOCK K
 LOTS 1-9 BLOCK O
 LOTS 1-21, BLOCK P
 LOTS 1-37, BLOCK Q

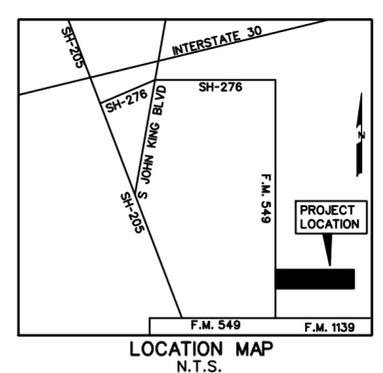
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BEING A REPLAT
 OF
LOT 74 BLOCK H
 OUT OF
HOMESTEAD PHASE I
 SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
 IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

$\Delta = 134^{\circ}32'35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = S58^{\circ}40'56''W$

NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
--- - City Limits Line
◇ - Street Name Change
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- Please refer to Sheet 1 of plan set for NTMWD notes.



PREPARED BY
CORWIN ENGINEERING, INC.
 TBPELS *10031700
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

SH DEV KLUTTS ROCKWALL, LLC.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093
 NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 2 OF 4

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of Homestead Phase I, an addition to the City of Rockwall, Rockwall County, Texas, as described in Doc. No. in the Plat Records of Rockwall County and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 89° 00'02" West, along the south line of said Homestead Phase I, for a distance of 186.24 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 59'58" East, continuing along said south line, for a distance of 44.60 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 05'02" East, continuing along said south line, for a distance of 658.55 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 20° 44'01";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 407.10 (Chord Bearing North 78° 43'02" East - 404.88 feet), to a 1/2 inch iron rod found;

THENCE, South 20° 07'18" East, departing said south line, for a distance of 85.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, continuing along said curve to the right for an arc distance of 205.93 feet (Chord Bearing South 14° 23'38" East - 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 1415.00 feet, a central angle of 23° 04'05";

THENCE, continuing along said curve to the left for an arc distance of 569.70 feet (Chord Bearing North 57° 57'38" East - 565.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 43° 34'25" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1535.00 feet, a central angle of 05° 05'05";

THENCE, along said curve to the left for an arc distance of 136.22 feet (Chord Bearing North 43° 53'02" East - 136.18 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 48° 39'30" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 550.00 feet, a central angle of 26° 48'52";

THENCE, along said curve to the left for an arc distance of 257.40 feet (Chord Bearing South 77° 30'32" East - 255.06 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89° 05'02" East, for a distance of 419.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 27'26" East, for a distance of 100.32 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 57° 19'43";

THENCE, continuing along said curve to the right for an arc distance of 50.03 feet (Chord Bearing South 08° 39'49" East - 47.97 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 69° 59'55" East, for a distance of 127.41 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to Rockwall County, as described in Vol. F, Pg. 1 in said Plat Records;

THENCE, South 00° 31'05" East, along said east and west lines, for a distance of 55.64 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 16'45" East, continuing along said lines, for a distance of 465.30 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of a 50.804 acre tract, as recorded in Doc. No. 20230000007184 in said Deed Records;

THENCE, South 89° 32'34" West, departing said east and west lines and along the north line of said 50.804 acre tract, for a distance of 115.33 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 50.00 feet, a central angle of 134° 32'35";

THENCE, along the north line of said 50.804 acre tract and with said curve to the right for an arc distance of 117.41 feet (Chord Bearing South 58° 40'56" West - 92.23 feet), to a 1/2 inch iron rod found;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 2447.54 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north and with curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 74.67 feet, to a 1/2 inch iron rod found;

THENCE, South 44° 38'47" West, continuing along said north line, for a distance of 42.85 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 50.804 acre tract and being in the west line of said Homestead Phase I same being in the east line of said F.M. 548, being on a curve to the left, having a radius of 1310.00 feet, a central angle of 01° 48'27";

THENCE, along said east and west lines with curve to the left for an arc distance of 41.32 feet (Chord Bearing North 00° 01'47" West - 41.32 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said east and west lines, for a distance of 801.51 feet, to the POINT OF BEGINNING and containing 48.170 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, 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.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, 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 _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF

HOMESTEAD PHASE I I

LOTS 1-31, BLOCK A

LOTS 1-30, BLOCK B

LOTS 1-15, BLOCK C

LOTS 1-8 & 42, BLOCK D

LOTS 63-72, BLOCK H

LOTS 1-3 & 32-39, BLOCK K

LOTS 1-9 BLOCK O

LOTS 1-21, BLOCK P

LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF

TOTAL RESIDENTIAL LOTS 168

TOTAL OPEN SPACE LOTS 5

BEING A REPLAT
OF

LOT 74 BLOCK H

OUT OF

HOMESTEAD PHASE I

SITUATED WITHIN

TRACT 6 OF THE J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SH DEV KLUTTS ROCKWALL, LLC.

2400 DALLAS PARKWAY, STE. 460

PLANO, TEXAS 75093

NOVEMBER 2024

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HOMESTEAD PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE II subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

SH DEV KLUTTS ROCKWALL, LLC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS
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 _____, 2024.

Notary Public in and for the State of Texas

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

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

WITNESS OUR HANDS, this _____ day of _____, 2024.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE II
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
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LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
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OF
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OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Jonathan McBride; *NXG Services*
CASE NUMBER: P2024-041; *Final Plat for Lot 1, Block A, NXG Services Addition*

SUMMARY

Consider a request by Jonathan McBride of NXG Services, LLC for the approval of a Final Plat for Lot 1, Block A, NXG Services Addition being a 1.799-acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 1.799-acre parcel of land (*i.e. Tract 2-8 of the J.R. Johnson Survey, Abstract No. 128*) for the purpose of establishing the required easements for the expansion of an existing *Office/Warehouse Building* on the subject property.
- Background. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 3, 2002, the City Council approved a zoning change from Agricultural (AG) District to Heavy Commercial (HC) District by *Ordinance No. 02-31 [Case No. PZ2002-036-01-Z]*. On June 6, 2022, the City Council approved a Specific Use Permit (SUP) for outside storage for an existing *Towing and Impound Yard* on the subject property through *Ordinance No. 22-30, S-278 [Case No. Z2022-017]*. On April 30, 2024, the Planning and Zoning Commission approved an Amended Site Plan [Case No. SP2024-018] for the expansion of an existing *Office/Warehouse Building* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lot 1, Block A, NXG Services Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 12/5/2024

PROJECT NUMBER: P2024-041
PROJECT NAME: Final Plat for Lot 1, Block 1, NXG Services Addition
SITE ADDRESS/LOCATIONS: 227 NATIONAL DR

CASE CAPTION: Consider a request by Johnathan McBride of NXG Services, LLC for the approval of a Final Plat for Lot 1, Block A, NXG Services Addition being a 1.799-acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	12/05/2024	Approved w/ Comments

12/05/2024: P2024-041: Final Plat for Lot 1, Block A, NXG Services
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, NXG Services Addition being a 1.799-acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2024-041) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

FINAL PLAT
LOT 1, BLOCK A,
NXG SERVICES ADDITION
BEING A REPLAT OF
LOT 3, BLOCK A
ROCKWALL 205 BUSINESS PARK ADDITION
1.799-ACRES OR 78,348 SF
SITUATED IN THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please provide the General Notes listed in the plat wording document attached. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.6 Provide the Owner's Certificate language provided in the plat wording document attached. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.7 Remove the Setbacks on the Plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.9 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: December 10, 2024

City Council: December 16,2024

I.10 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/05/2024	Approved w/ Comments

12/05/2024: Please add the Standard Plat Language which can be found here:
[https://www.rockwall.com/pz/Planning/Documents/Development%20Application%20\(Complete\)%202024.pdf](https://www.rockwall.com/pz/Planning/Documents/Development%20Application%20(Complete)%202024.pdf)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/02/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/02/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/02/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/02/2024	Approved

No Comments



STANDARD PLAT WORDING FOR FINAL PLATS AND REPLATS

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

GENERAL REFERENCE: CHAPTER 38.7, *SUBDIVISION AND PLATTING PROCEDURES*, OF THE MUNICIPAL CODE OF ORDINANCES

OWNER'S CERTIFICATION [PUBLIC DEDICATION]

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: **[LEGAL DESCRIPTION]**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **[SUBDIVISION NAME]** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **[SUBDIVISION NAME]** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST **[IF APPLICABLE]**

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **[PROPERTY OWNER]**, 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]** day of **[MONTH]**, **[YEAR]**.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

GENERAL NOTES [Please add this to any other notes included on the plat.]

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

SURVEYOR'S/REGISTERED ENGINEER CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **[SURVEYOR'S NAME]**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

SURVEYOR SIGNATURE **[OR]** REGISTERED ENGINEER

REGISTERED PUBLIC SURVEYOR NO. **[OR]**
PROFESSIONAL ENGINEER NO.

STANDARD CITY SIGNATURE BLOCK

APPROVED: I hereby certify that the above and forgoing *Subdivision Plat* was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a *Final Plat* on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

ROCKWALL COUNTY JUDGE SIGNATURE BLOCK [ADD THIS BLOCK IF THE PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS]

ROCKWALL COUNTY JUDGE

DATE

ADMINISTRATIVE APPROVAL BLOCK FOR PLATS (E.G. MINOR & AMENDING) [USE IN LIEU OF THE STANDARD BLOCK]

APPROVED: I hereby certify that the above and foregoing *subdivision plat* – being an addition to the City of Rockwall, Texas – was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

DIRECTOR OF PLANNING & ZONING

CITY ENGINEER

PLAT FILING REQUIREMENTS [AFTER APPROVAL OF THE PLAT]

Final plats and replats must be filed with the County Clerk within 180 days of the City Council approval date or the plat will be considered void. If the plat is voided, it must be re-approved by the Planning & Zoning Commission and City Council.

All plats will be filed with Rockwall County by City of Rockwall staff; however, the applicant is responsible for providing City staff with the appropriate plat information necessary to file the plat with the County Clerk. This includes a minimum of one (1) signed mylar sets (18" x 24") with current Tax Certificates and a check for the filing fees made payable to the **Rockwall County Clerk**. Tax Certificates can be obtained from the Rockwall County Appraisal District located at 841 Justin Road, Rockwall, Texas 75087.

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

Per Rockwall County:

*Please note if submitting mylars between September 1st through December 31st, **tax receipts** must also be filed with the plat. The filing of the tax receipt will incur a filing fee of \$4.00 per tax receipt, made payable to the **Rockwall County Clerk**.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 227 National Dr Rockwall Tx 75032

SUBDIVISION Rockwall 205 Business Park

LOT

3

BLOCK

A

GENERAL LOCATION 227 National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING [REDACTED]

CURRENT USE [REDACTED]

PROPOSED ZONING [REDACTED]

PROPOSED USE

Office / Warehouse

ACREAGE

2.1

LOTS [CURRENT]

3

LOTS [PROPOSED]

3

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

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

OWNER

NXG Services LLC

APPLICANT

NXG Services LLC

CONTACT PERSON

Jonathan McBride

CONTACT PERSON

Jonathan McBride

ADDRESS

5150 Boyd Blvd

ADDRESS

5150 Boyd Blvd

CITY, STATE & ZIP

Rowlett Tx 75088

CITY, STATE & ZIP

Rowlett Tx 75088

PHONE

214-228-8490

PHONE

214-228-8490

E-MAIL

jmcbride@nxgservice.com

E-MAIL

jmcbride@nxgservice.com

NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF November, 2024

OWNER'S SIGNATURE

[Signature]

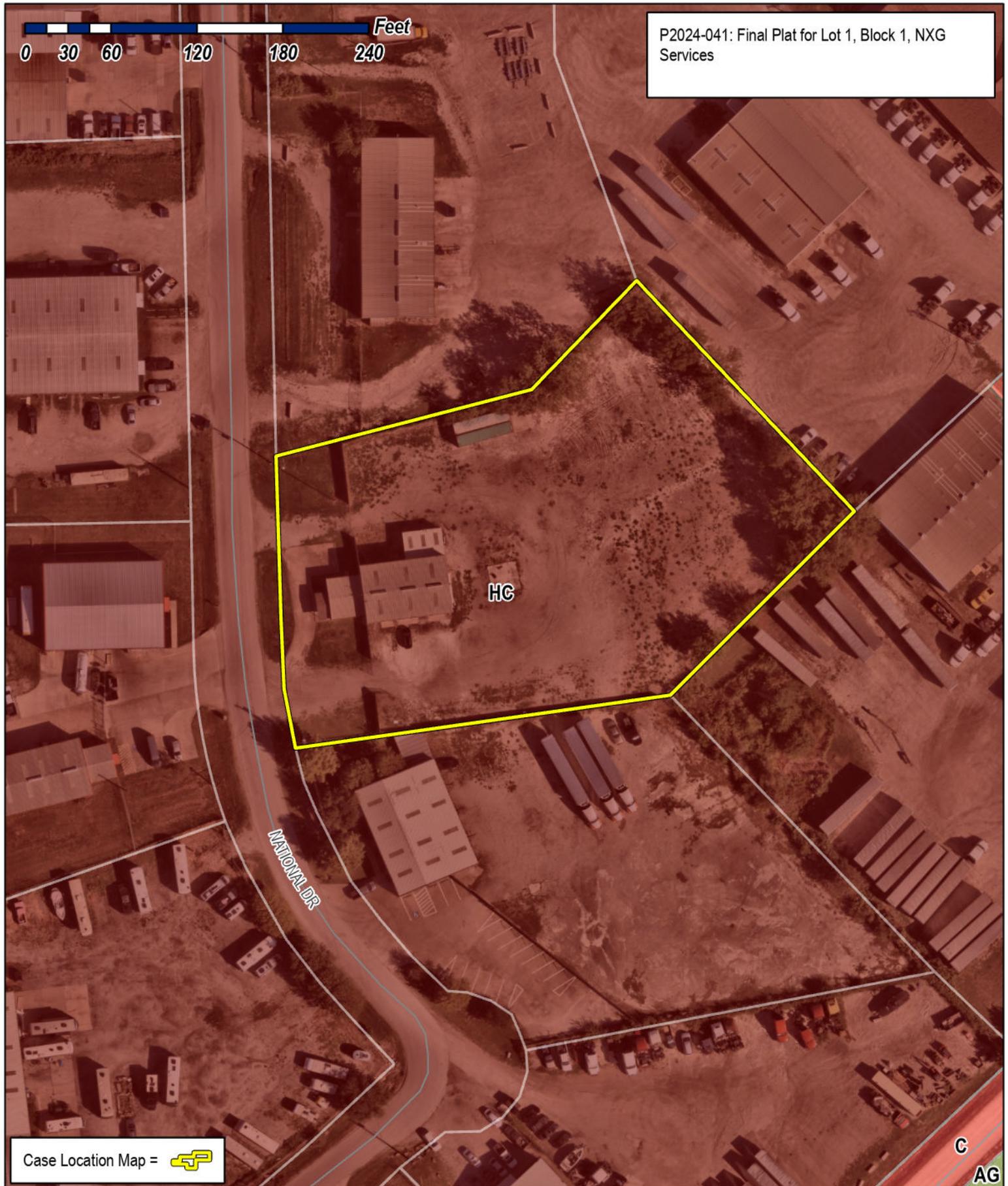
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





P2024-041: Final Plat for Lot 1, Block 1, NXG Services



Case Location Map = 

C
AG

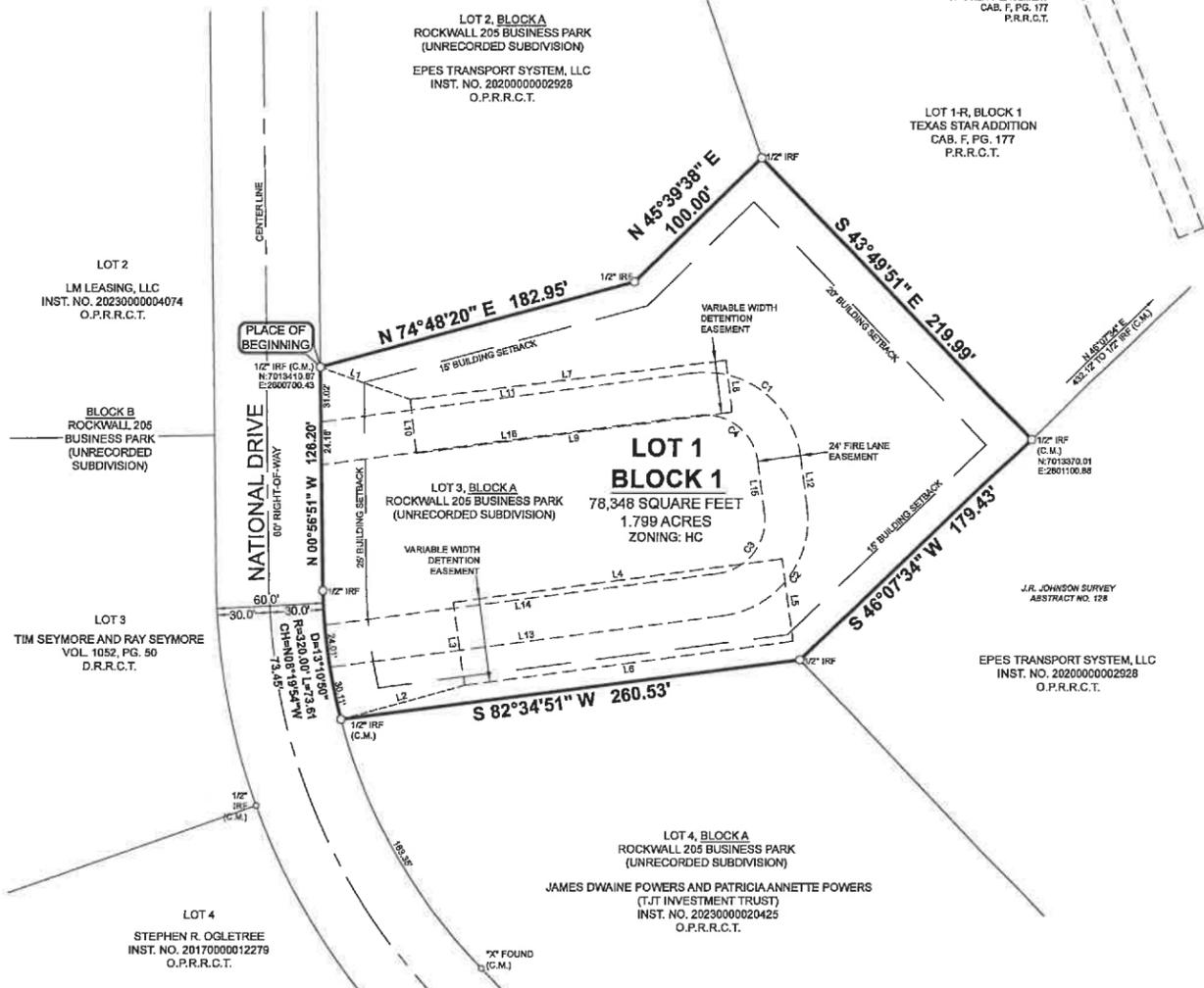
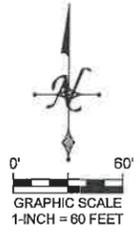
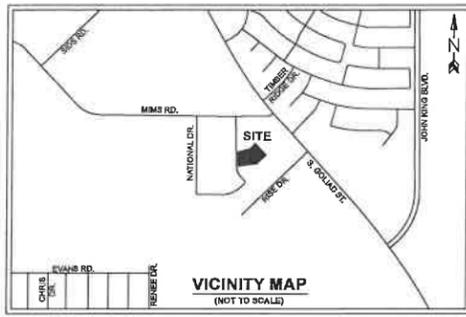


City of Rockwall

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.





NOTES

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 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 93-54.
- THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM AN EXISTING UNRECORDED PLATTED LOT.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/28/2008, ZONE X.

LINE	BEARING	DISTANCE
L1	S 70°13'38" E	54.19'
L2	N 74°32'13" E	72.09'
L3	N 07°40'18" W	47.31'
L4	N 82°29'42" E	189.88'
L5	S 07°47'38" E	48.90'
L6	S 82°18'03" W	198.99'
L7	N 82°58'15" E	179.31'
L8	S 07°19'48" E	28.42'
L9	S 82°32'41" W	179.80'
L10	N 08°24'34" W	30.80'
L11	N 82°30'38" E	211.63'
L12	S 07°29'24" E	30.00'
L13	S 82°30'38" W	223.88'
L14	N 82°30'38" E	223.83'
L15	N 07°29'24" W	30.00'
L16	S 82°30'38" W	214.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	54.00'	84.82'	76.37'	S 52°29'24" E	90°00'00"
C2	54.00'	84.82'	76.37'	S 37°30'38" W	90°00'00"
C3	30.00'	47.12'	42.43'	N 37°30'38" E	90°00'00"
C4	30.00'	47.12'	42.43'	N 52°29'24" W	90°00'00"

LEGEND

D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
C.M.	COUNTY, TEXAS CONTROLLING MONUMENT
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS NXG Services, LLC, is the sole owner of a tract of land located in the J. R. JOHNSON SURVEY, Abstract No. 128, City of Rockwall, Rockwall County, Texas, being Lot 3, of Rockwall 205 Business Park, an unrecorded addition to the City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to NXG Services, LLC, recorded in Instrument No. 2024000004497, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the East line of National Drive, a 60 foot right-of-way, at the Southwest corner of Lot 2, Block A, of said 205 Business Park some being the Southwest corner of a tract of land described in deed to Epes Transport System, LLC, recorded in Instrument No. 2020000002928, Official Public Records, Rockwall County, Texas, and being the Northwest corner of said Lot 3, Block A, and said NXG Services, LLC tract;

THENCE North 74 deg. 48 min. 20 sec. East, a distance of 182.95 feet to a 1/2 inch iron rod found for corner, THENCE North 45 deg. 39 min. 38 sec. East, a distance of 100.00' to a 1/2 inch iron rod found at the Southwest corner of Lot 1-R, Block 1, of Texas Star Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 177, Plat Records, Rockwall County, Texas, and being the Southwest corner of said Lot 2, Block A, same being the Ninth corner of said Lot 3;

THENCE South 43 deg. 49 min. 51 sec. East, a distance of 219.99 feet to a 1/2 inch iron rod found in the Northwest line of a tract of land described in said deed to Epes Transport System, LLC, at the South corner of said Lot 1-R, Block 1, and being the East corner of said Lot 3, Block A;

THENCE South 46 deg. 07 min. 34 sec. West, a distance of 179.43 feet to a 1/2 inch iron rod found at the West corner of said Epes Transport System, LLC tract, and being the North corner of Lot 4, of said Block A, same being the Southeast corner of said Lot 3;

THENCE South 82 deg. 34 min. 51 sec. West, a distance of 260.53 feet to a 1/2 inch iron rod found in the said East line of National Drive, at the Northwest corner of said Lot 4, Block A, same being the Southwest corner of said Lot 3, and being at the beginning of a non-tangent curve to the right, having a central angle of 13 deg. 10 min./50 sec, a radius of 320.00 feet, and a chord bearing and distance of North 08 deg. 19 min. 54 sec. West, 73.45 feet;

THENCE Northwestery with said East line and said curve to the right, an arc distance of 73.51 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 deg. 56 min. 51 sec. West, with said East line, a distance of 126.20 feet to the PLACE OF BEGINNING and containing 78,348 square feet or 1.799 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20____.

Barry S. Rhodes
 Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires: _____

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, NXG Services, LLC, the undersigned owner of the land shown on this plat, and designated herein as the NXG SERVICES ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the NXG SERVICES ADDITION, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement sites shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, petrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified regulations to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Name: _____
 Title: Owner

STATE OF TEXAS:
 COUNTY OF ROCKWALL:
 Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires _____

CERTIFICATE OF APPROVAL

CITY SIGNATURE BLOCK
 Planning & Zoning Commission, Chairman _____ Date _____

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

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

WITNESS OUR HANDS, this _____ day of _____, 20____.

Mayor, City of Rockwall _____ City Secretary _____
 City Engineer _____

PROPERTY ADDRESS:
 227 NATIONAL DRIVE, ROCKWALL, TX 75032
 OWNER: NXG SERVICES, LLC
 ADDRESS: 5150 BOYD BLVD., ROWLETT, TX 75089
 PHONE: 214-228-8490



PROFESSIONAL LAND SURVEYORS
 OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
 FIRM NO. 10194366
 WEBSITE: WWW.BURNSSURVEY.COM
 PHONE: (214) 326-1090
 JOB NO.: 202400919-01 PREPARATION DATE: 09/27/2024 DRAWN BY: TD

REPLAT
LOT 1, BLOCK 1
NXG SERVICES ADDITION
 BEING A REPLAT OF LOT 3, BLOCK A, OF ROCKWALL 205 BUSINESS PARK, AN UNRECORDED SUBDIVISION, OUT OF THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. _____



TO: Planning and Zoning Commission
FROM: Henry Lee, *Senior Planner*
DATE: December 10, 2024
SUBJECT: SP2024-049; *PD Site Plan for the Homestead Phase 2 Subdivision*

The applicant -- *Meredith Joyce of Michael Joyce Properties* -- is requesting the approval of a Site Plan for Phase 2 of the Homestead Subdivision. The subject property is a 48.170-acre tract of land (i.e. a portion of *Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) generally located at the northeast corner of the intersection of FM-549 and FM-1139. Concurrently with this site plan, the applicant has submitted a final plat [*Case No. P2024-040*] for Phase 2 of the subdivision.

The subject property is zoned Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses. Based on this Planned Development District, the Homestead Subdivision will consist of 490 single-family, residential lots that will consist of three (3) lot types (i.e. [*Type A Lots*] 226, 62' x 120' lots; [*Type B Lots*] 249, 72' x 120' lots; [*Type C Lots*] 15, 100' x 120' lots). On November 21, 2022, the City Council approved a final plat [*Case No. P2022-055*] for Phase 1 of the Homestead Subdivision, which consisted of 175 single-family, residential lots. Concurrently with this *Site Plan*, the applicant has submitted a final plat [*Case No. P2024-040*] for 168 single-family, residential lots for Phase 2 of the subdivision. Below are the density and dimensional requirements that the Homestead Subdivision is subject to per *Ordinance No. 21-24*:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	A	B	C
MINIMUM LOT WIDTH ⁽¹⁾	62'	72'	100'
MINIMUM LOT DEPTH	120'	120'	120'
MINIMUM LOT AREA	7,440 SF	8,640 SF	12,000 SF
MINIMUM FRONT YARD SETBACK ^{(2), (5), & (6)}	20'	20'	20'
MINIMUM SIDE YARD SETBACK	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) ^{(2) & (5)}	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'
MAXIMUM HEIGHT ⁽³⁾	36'	36'	36'
MINIMUM REAR YARD SETBACK ⁽⁴⁾	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [AIR-CONDITIONED SPACE]	2,200 SF	2,600 SF	2,800 SF
MAXIMUM LOT COVERAGE	65%	65%	65%

GENERAL NOTES:

- ¹: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL- DE- SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE FRONT PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE FRONT YARD BUILDING SETBACK. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL- DE- SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE.
- ²: THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE.
- ³: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE EAVE OR TOP PLATE (WHICHEVER IS GREATER) OF THE SINGLE-FAMILY HOME.
- ⁴: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.
- ⁵: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCR OACH BEYOND THE FRONT YARD BUILDING SETBACK BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON SIDE YARD SETBACKS. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15 -FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- ⁶: TYPE A' LOTS THAT INCORPORATE A FLAT-FRONT ENTRY GARAGE CONFIGURATION SHALL BE REQUIRED TO HAVE A MINIMUM SETBACK OF 25 -FEET.

In accordance with the *PD Site Plan* requirements outlined within *Ordinance No. 21-24*, the applicant has submitted a site plan, landscape plan, and hardscape plan. The proposed site plan and landscape plan appear to conform to all requirements stipulated by *Ordinance No. 21-24*. The *Hardscape Plan* shows the required sidewalks, trail head, and a fence exhibit, all of

which conform to the requirements stipulated by *Ordinance No. 21-24*. Since the request generally conforms to the requirements of Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *December 10, 2024* Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS A0186 J A Ramsey, Lot 6-02, 144.5137; FM 549

SUBDIVISION Homestead LOT BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-92, Ord No. 21-24 CURRENT USE Single Family Residential

PROPOSED ZONING PROPOSED USE Single Family Residential

ACREAGE 48.170 LOTS [CURRENT] LOTS [PROPOSED] 168

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 SH Dev Klutts Rockwall, LLC APPLICANT Michael Joyce Properties

CONTACT PERSON Jay Hankla CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460 ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093 CITY, STATE & ZIP Rockwall, TX 75087

PHONE PHONE 512-694-6394

E-MAIL land@shaddockhomes.com E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

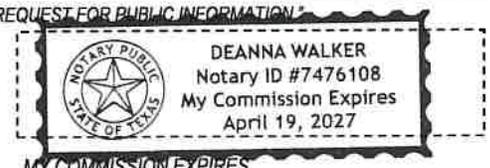
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,213.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

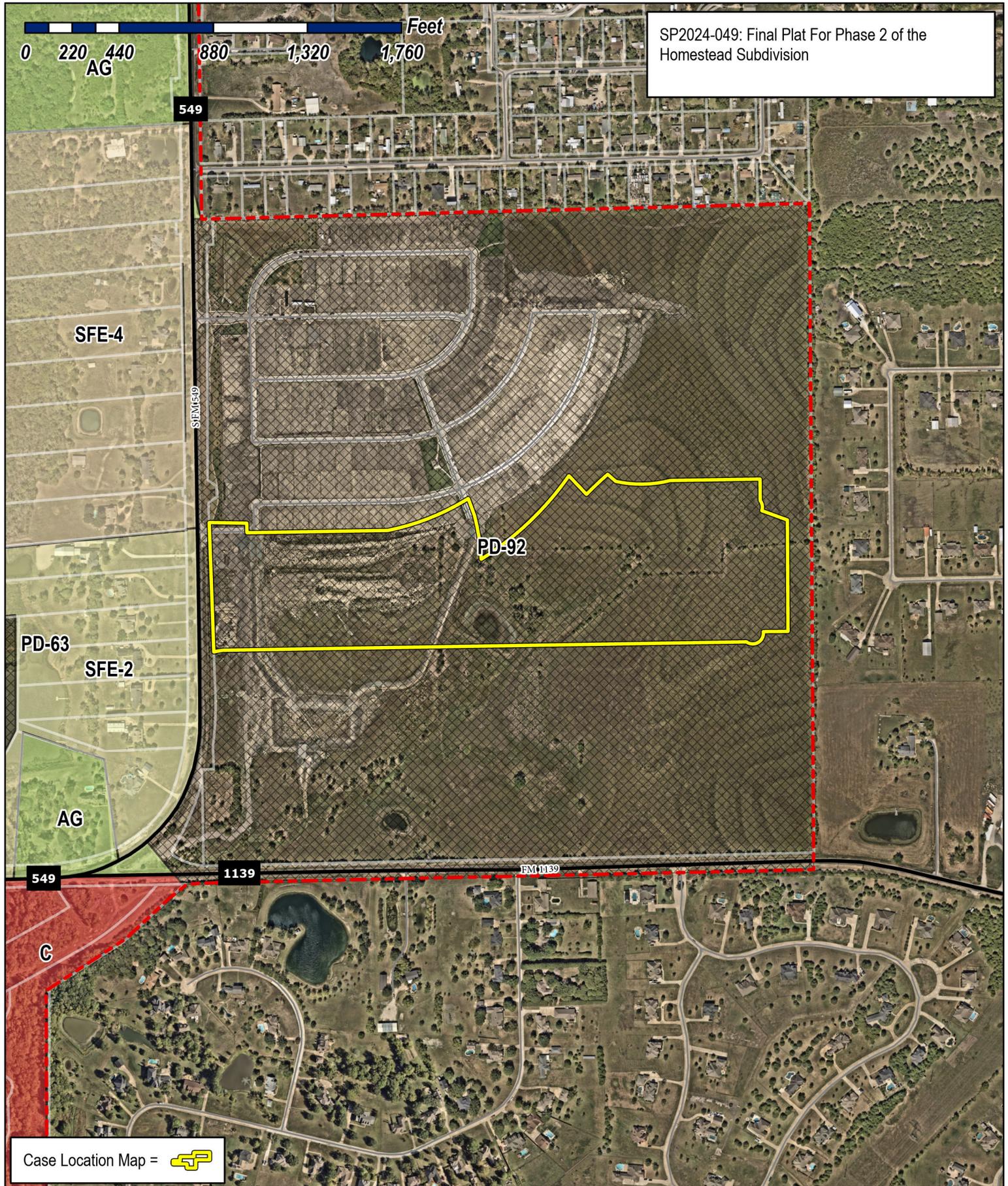
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF NOVEMBER, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deanna Walker





SP2024-049: Final Plat For Phase 2 of the Homestead Subdivision

Case Location Map = 

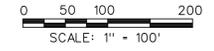


City of Rockwall

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

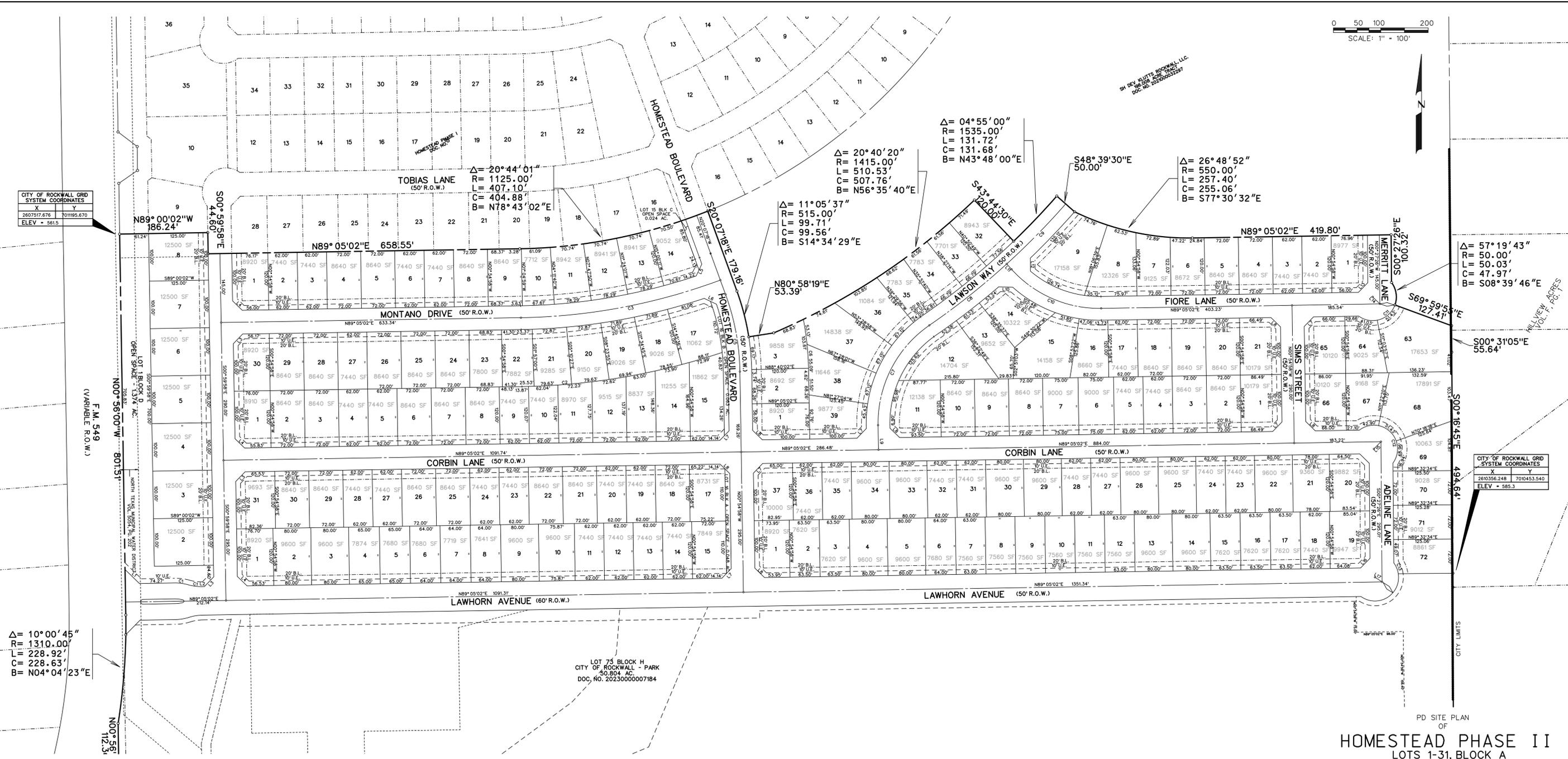
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
260757.676	701195.670
ELEV = 581.5	

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
260356.248	700453.540
ELEV = 585.3	



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°45'51"	100.00'	29.26'	29.15'	S82°32'02"E
2.	17°06'53"	1415.00'	422.61'	421.10'	N80°31'35"E
3.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
4.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
5.	15°48'22"	1005.00'	217.25'	216.37'	S08°49'09"E
6.	09°12'19"	1145.00'	183.96'	183.76'	N05°31'07"W
7.	56°38'26"	250.00'	247.14'	237.20'	N27°24'15"E
8.	07°51'51"	1560.00'	214.12'	213.95'	N51°47'32"E
9.	06°31'07"	1560.00'	177.48'	177.38'	N44°36'03"E
10.	48°46'34"	250.00'	212.83'	206.46'	S66°31'41"E
11.	105°57'09"	50.00'	32.46'	29.84'	N72°58'39"E
12.	164°11'55"	50.00'	143.29'	99.05'	N45°41'12"W
13.	28°44'16"	50.00'	25.08'	24.82'	S22°57'30"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°55'29" E	42.43'
2.	N 89°05'02" E	5.15'
3.	N 44°02'32" E	28.26'
4.	N 45°57'28" W	28.30'
5.	N 26°17'51" E	28.29'
6.	N 61°34'42" W	27.34'
7.	S 44°05'02" W	28.28'
8.	S 45°54'58" E	28.28'
9.	N 00°54'58" W	48.22'
10.	S 88°30'05" E	29.65'
11.	S 42°08'24" E	15.17'
12.	N 00°20'59" W	27.39'
13.	N 44°18'48" E	28.40'
14.	N 45°41'12" W	21.13'
15.	S 44°18'48" W	21.30'
16.	S 44°18'48" W	24.40'
17.	N 57°05'07" W	17.96'
18.	S 00°54'58" E	63.00'

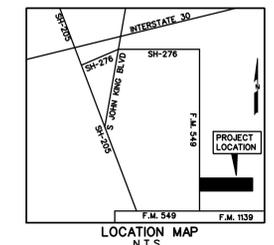
- NOTES:**
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 2021000032297 in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
City Limits Line
Street Name Change
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMWD notes.

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, on the _____ of _____, 2024.

WITNESS OUR HANDS, the _____ day _____, 2024.

Planning & Zoning Commission, Chairman

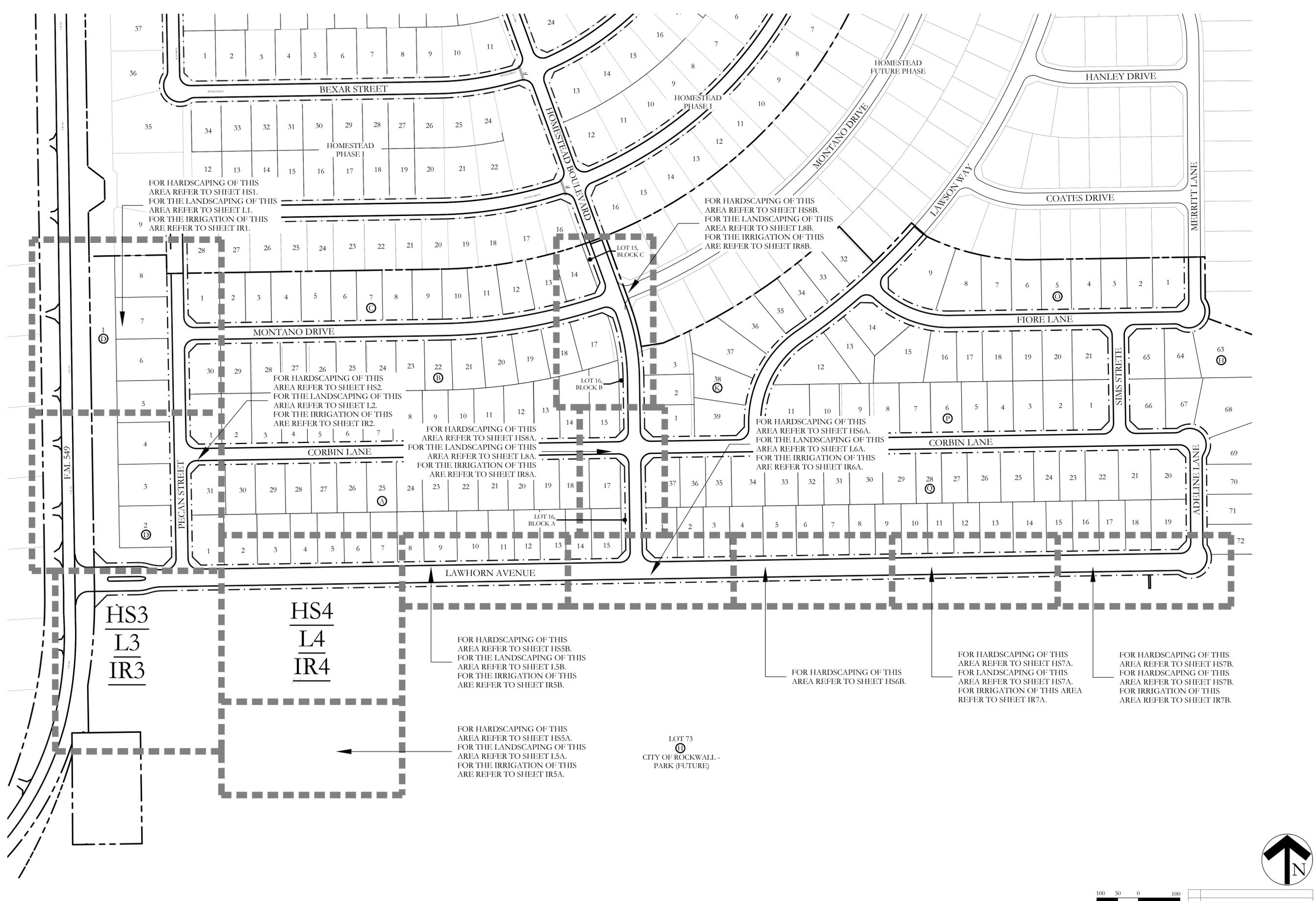
Director of Planning & Zoning



PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

PD SITE PLAN OF
HOMESTEAD PHASE II
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9, BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
DECEMBER 2024 SCALE 1"=100'

I:\GIS\advice\projects\shd120_dwg\shd120_hs.dwg



FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS1.
FOR THE LANDSCAPING OF THIS AREA REFER TO SHEET L1.
FOR THE IRRIGATION OF THIS AREA REFER TO SHEET IR1.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS8B.
FOR THE LANDSCAPING OF THIS AREA REFER TO SHEET L8B.
FOR THE IRRIGATION OF THIS AREA REFER TO SHEET IR8B.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS2.
FOR THE LANDSCAPING OF THIS AREA REFER TO SHEET L2.
FOR THE IRRIGATION OF THIS AREA REFER TO SHEET IR2.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS8A.
FOR THE LANDSCAPING OF THIS AREA REFER TO SHEET L8A.
FOR THE IRRIGATION OF THIS AREA REFER TO SHEET IR8A.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS6A.
FOR THE LANDSCAPING OF THIS AREA REFER TO SHEET L6A.
FOR THE IRRIGATION OF THIS AREA REFER TO SHEET IR6A.

HS3
L3
IR3

HS4
L4
IR4

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS5B.
FOR THE LANDSCAPING OF THIS AREA REFER TO SHEET L5B.
FOR THE IRRIGATION OF THIS AREA REFER TO SHEET IR5B.

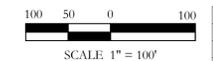
FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS5A.
FOR THE LANDSCAPING OF THIS AREA REFER TO SHEET L5A.
FOR THE IRRIGATION OF THIS AREA REFER TO SHEET IR5A.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS6B.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS7A.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET HS7A.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR7A.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS7B.
FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS7B.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR7B.

LOT 73
CITY OF ROCKWALL - PARK (FUTURE)



MATCHLINE
REF: SHEET HS1, L1, IR1
REF: SHEET HS2, L2, IR2

40' N.T.M.W.D. ESMT.

COMMON BERMUDA SOLID SOD, TYP.

6'-0" WIDTH CONCRETE SIDEWALK. REFER TO CIVIL PLANS FOR DETAILS, TYP.

F.M. 549

!! WARNING!!
APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

40' N.T.M.W.D. ESMT.

COMMON BERMUDA SOLID SOD, TYP.

INFALL/OUTFALL STRUCTURE. REFER TO CIVIL, TYP.

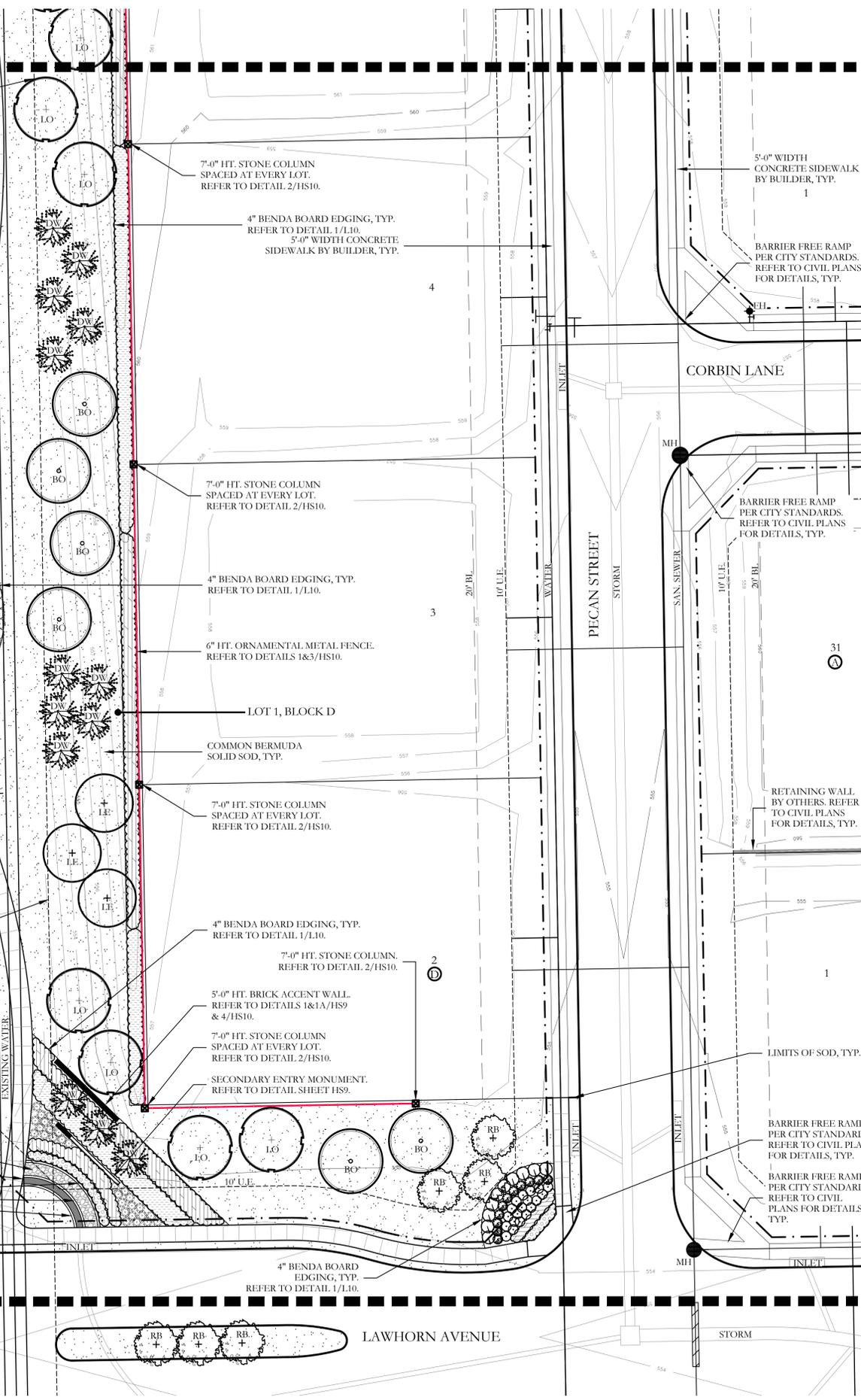
3" DEPTH OKLAHOMA RIVER ROCK, TYP. REFER TO DETAIL 7/L10.

3" DEPTH BLACK STAR CRUSHED STONE, TYP. REFER TO DETAIL 6/L10.

8" CHOP STONE EDGING TO CONTAIN ALL ROCK, TYP. REFER TO DETAIL 4/L10.

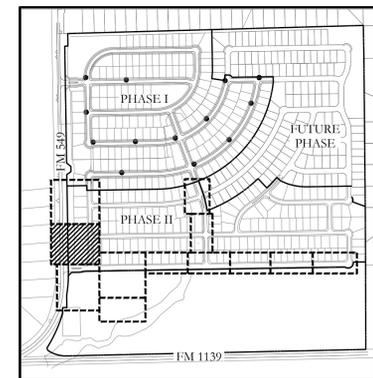
START 5'-0" WIDTH CONCRETE SIDEWALK AT PROPERTY LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS3, L3, IR3



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"



MATCHLINE

REF: SHEET HS2, L2, IR2
REF: SHEET HS3, L3, IR3

START 8'-0" WIDTH CONCRETE TRAIL AT PROPERTY LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

8" CHOP STONE EDGING TO CONTAIN ALL ROCK, TYP. REFER TO DETAIL 4/L10.

3" DEPTH BLACK STAR CRUSHED STONE, TYP. REFER TO DETAIL 6/L10.

3" DEPTH OKLAHOMA RIVER ROCK, TYP. REFER TO DETAIL 7/L10.

OUTFALL STRUCTURE. REFER TO CIVIL, TYP.

4" BENDA BOARD EDGING, TYP. REFER TO DETAIL 1/L10.

END 8'-0" WIDTH CONCRETE TRAIL. REFER TO CIVIL PLANS FOR DETAILS, TYP.

(1) MAGLIN WASTE RECEPTACLE. REFER TO DETAIL 1/HS12.

COMMON BERMUDA SOLID SOD, TYP.

40' N.T.M.W.D. ESMT.

4" BENDA BOARD EDGING, TYP. REFER TO DETAIL 1/L10.

!! WARNING !!
APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

F.M. 549

COMMON BERMUDA SOLID SOD, TYP.

PP

LAWHORN AVENUE

LOT 73
CITY OF ROCKWALL - PARK (FUTURE)

EXISTING WATER

EXISTING WATER

COMMON BERMUDA SOLID SOD, TYP.

LIMITS OF SOD, TYP.

20'-0" SANITARY SEWER EASEMENT

VARIABLE WIDTH U.E.

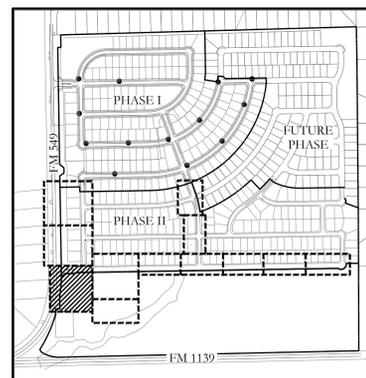
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SAN. SEWER

MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET HS4, L4, IR4

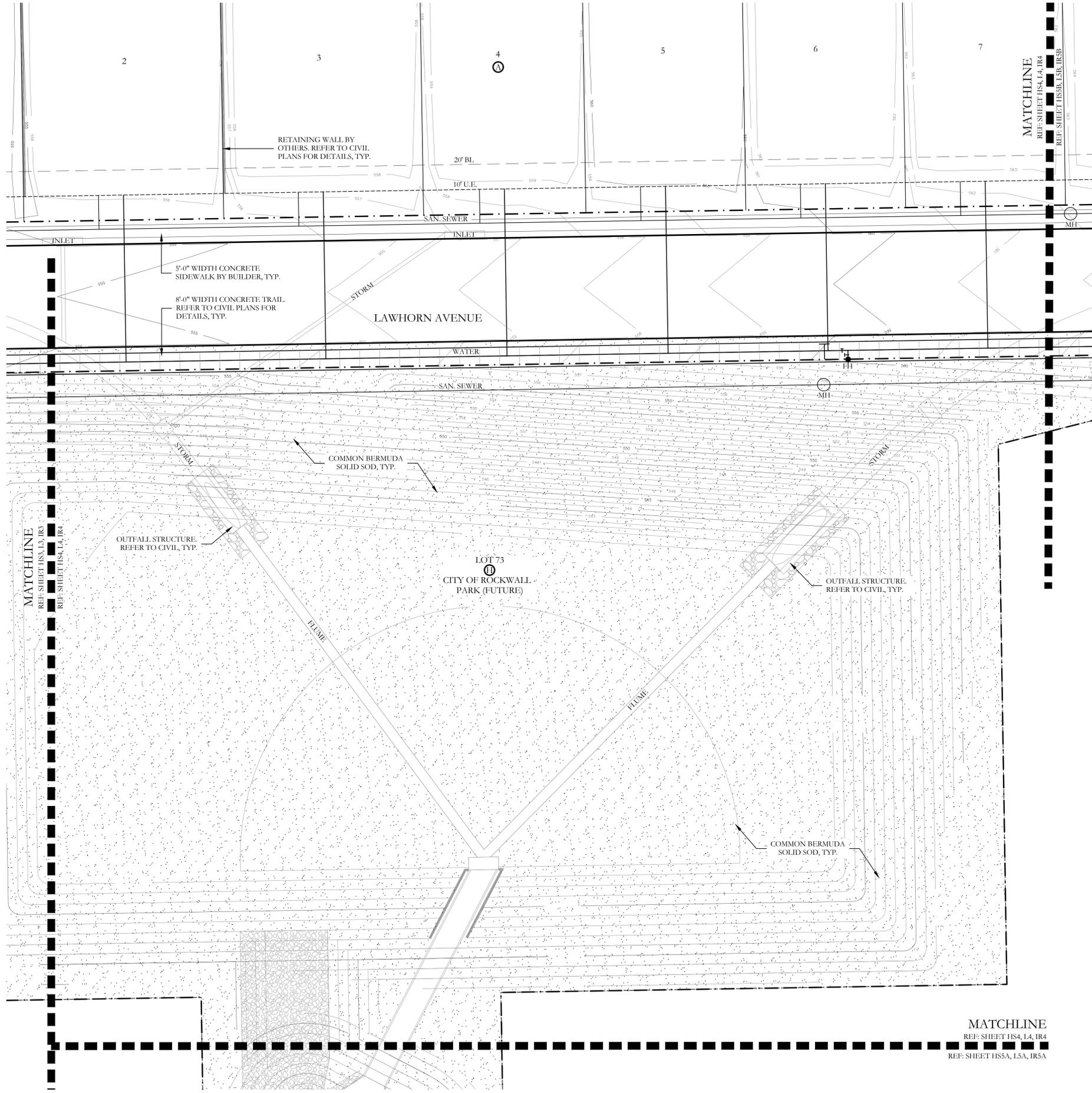
PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPE TALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"



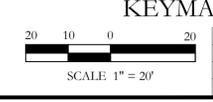
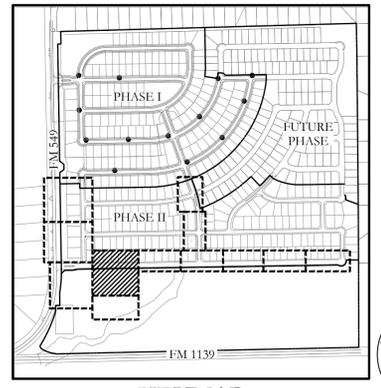
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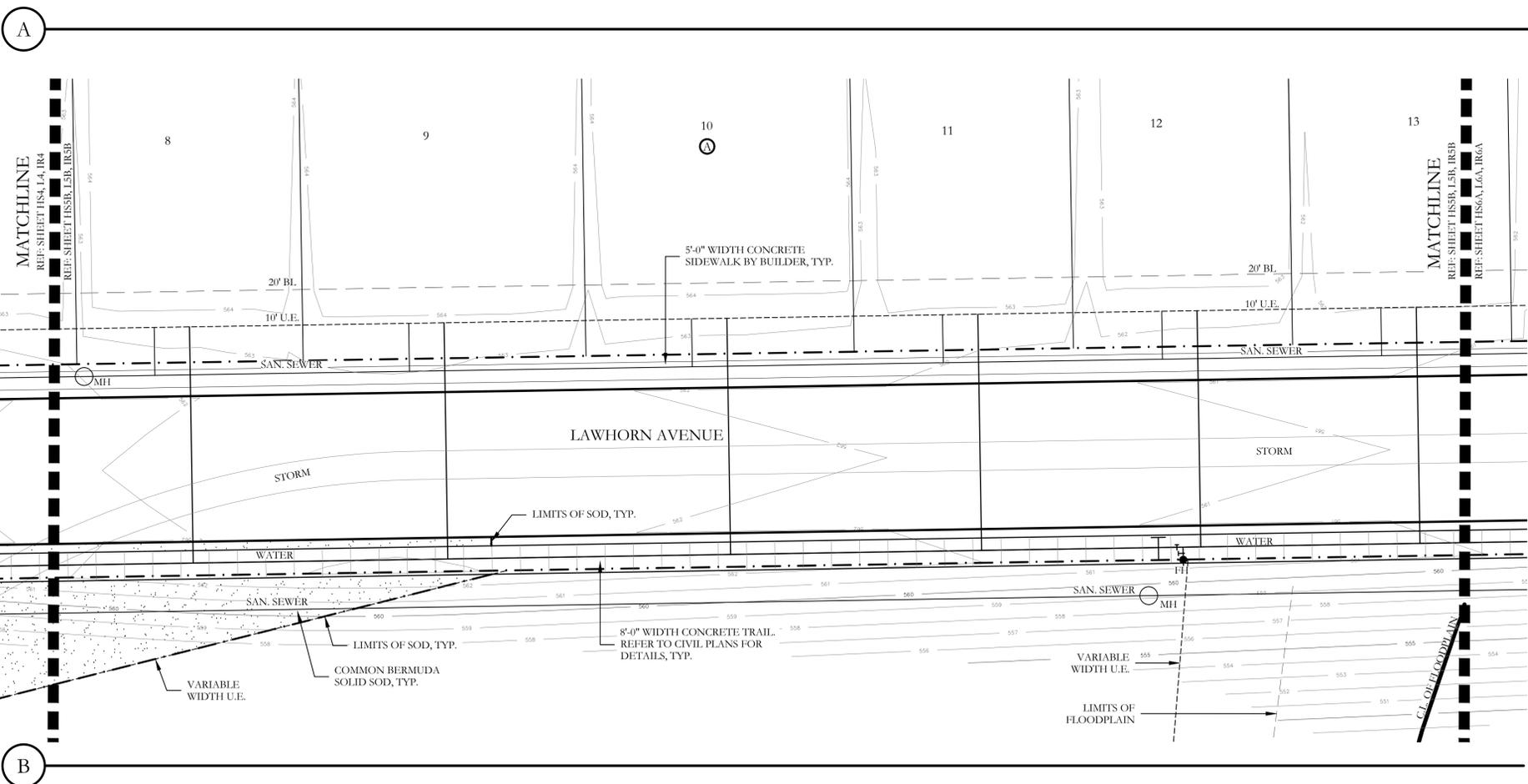
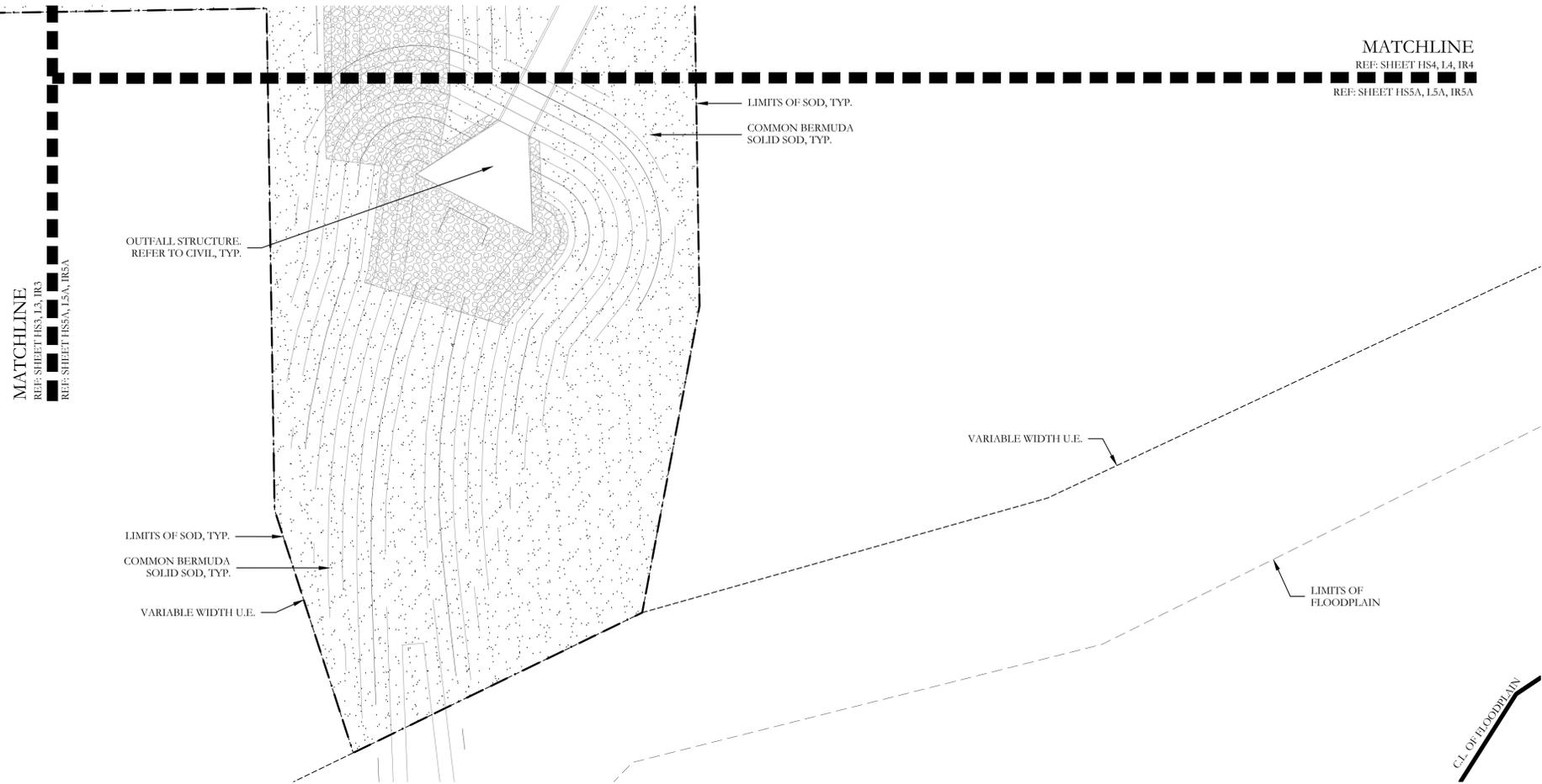




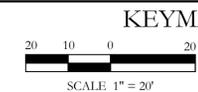
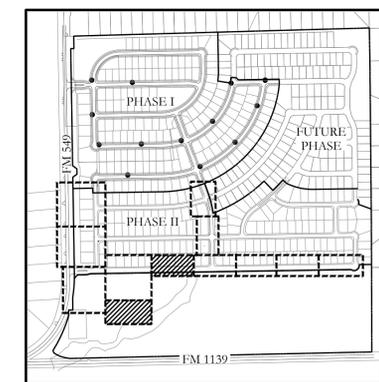
PLANT LEGEND

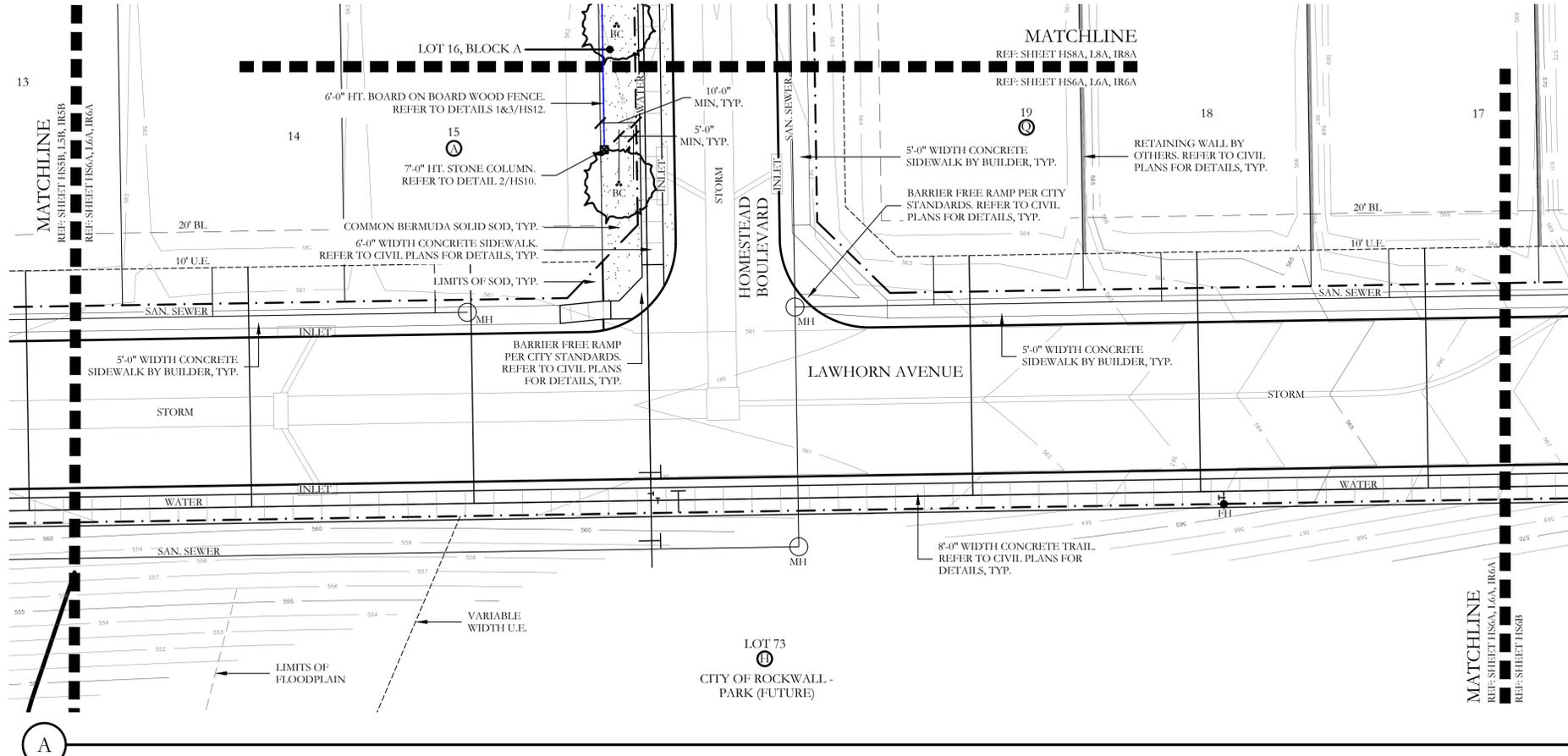
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"



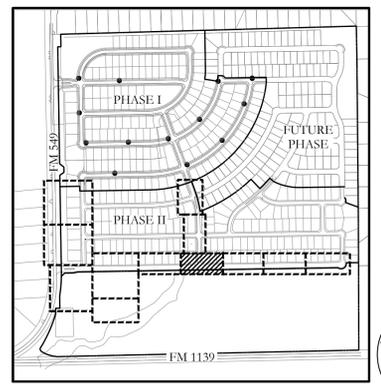


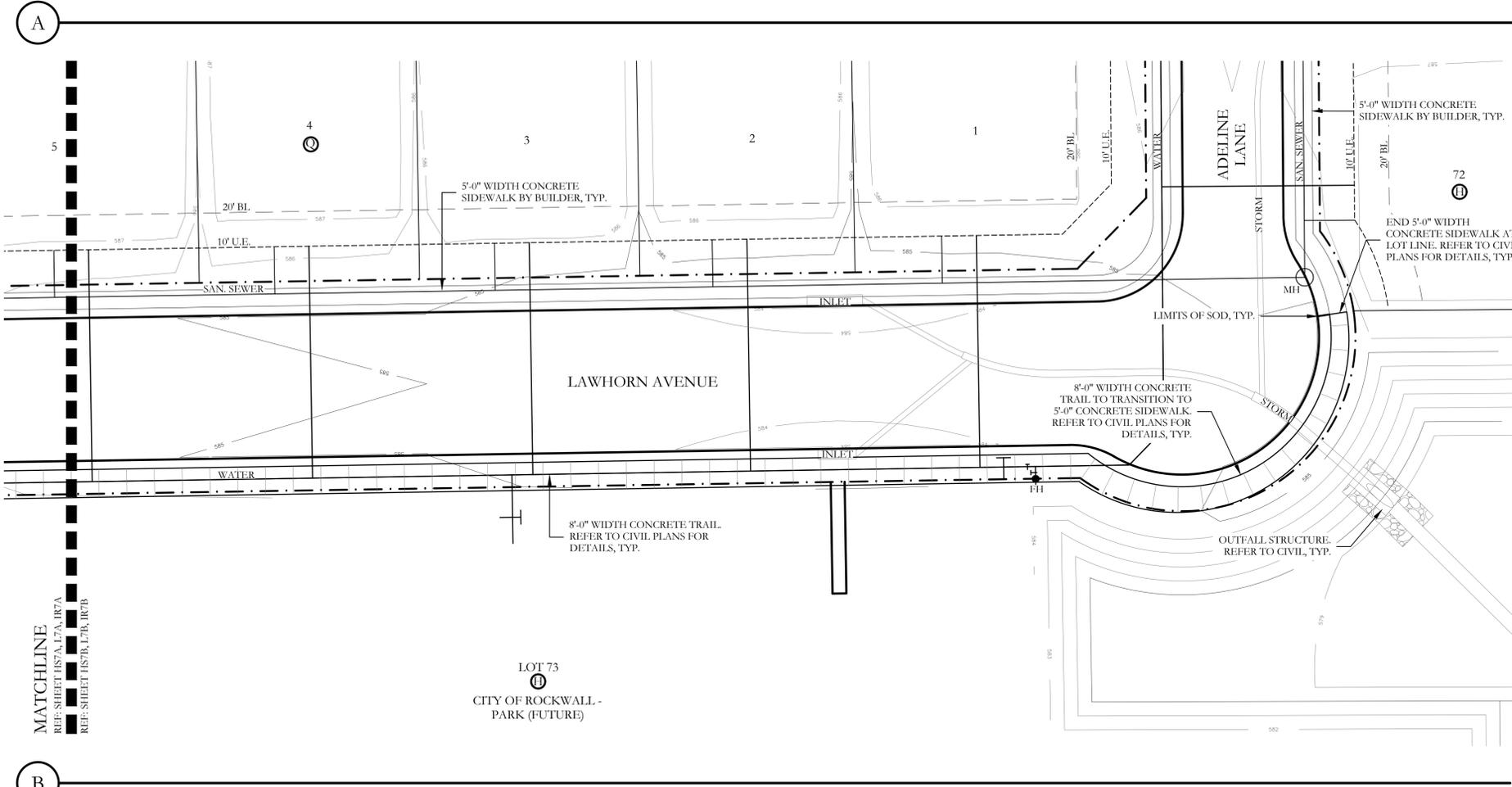
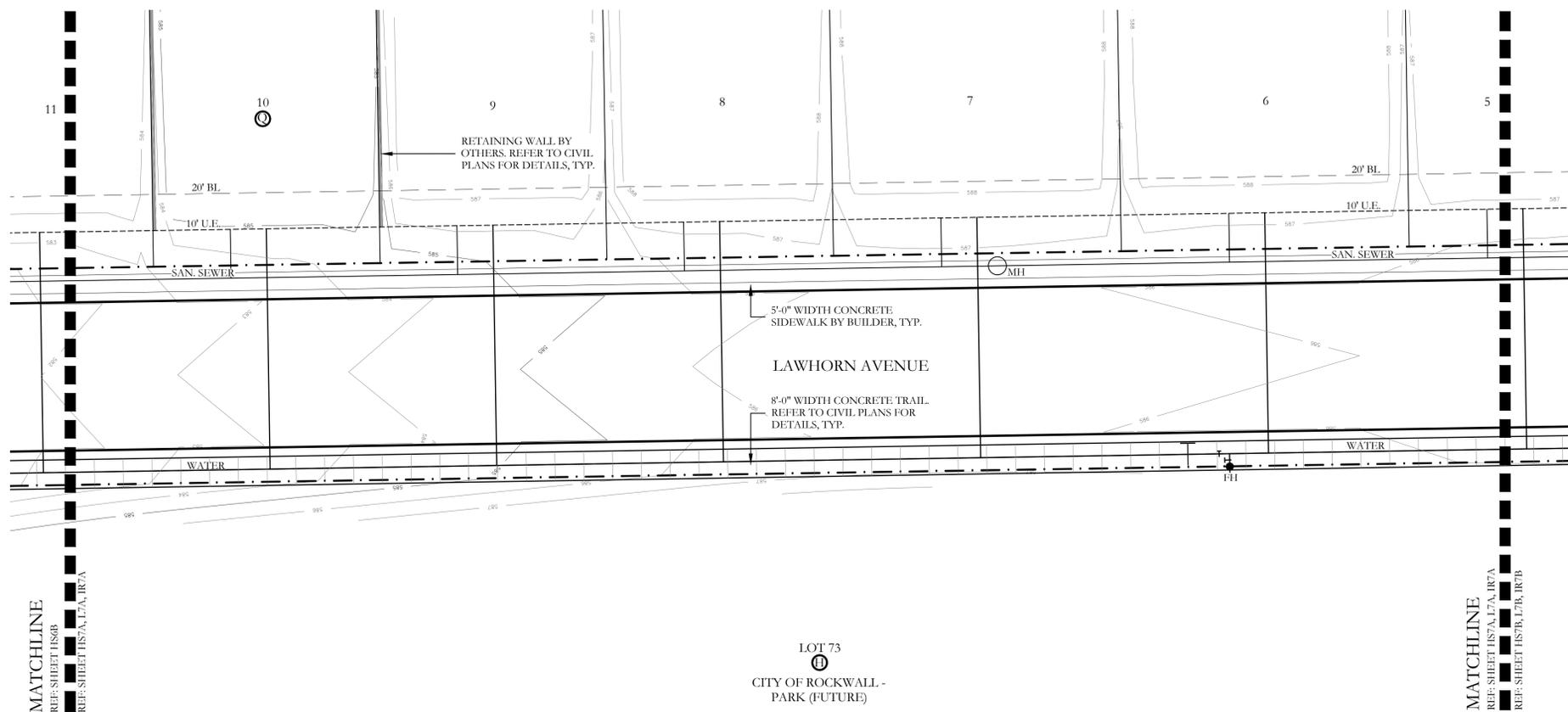
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
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	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
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	DW	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"





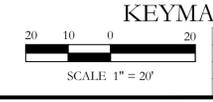
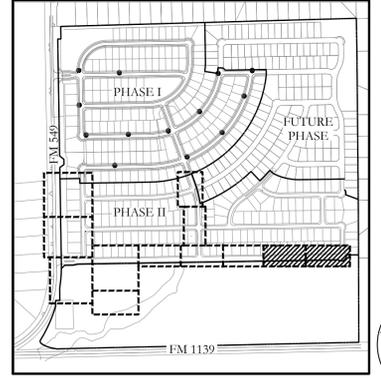
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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"





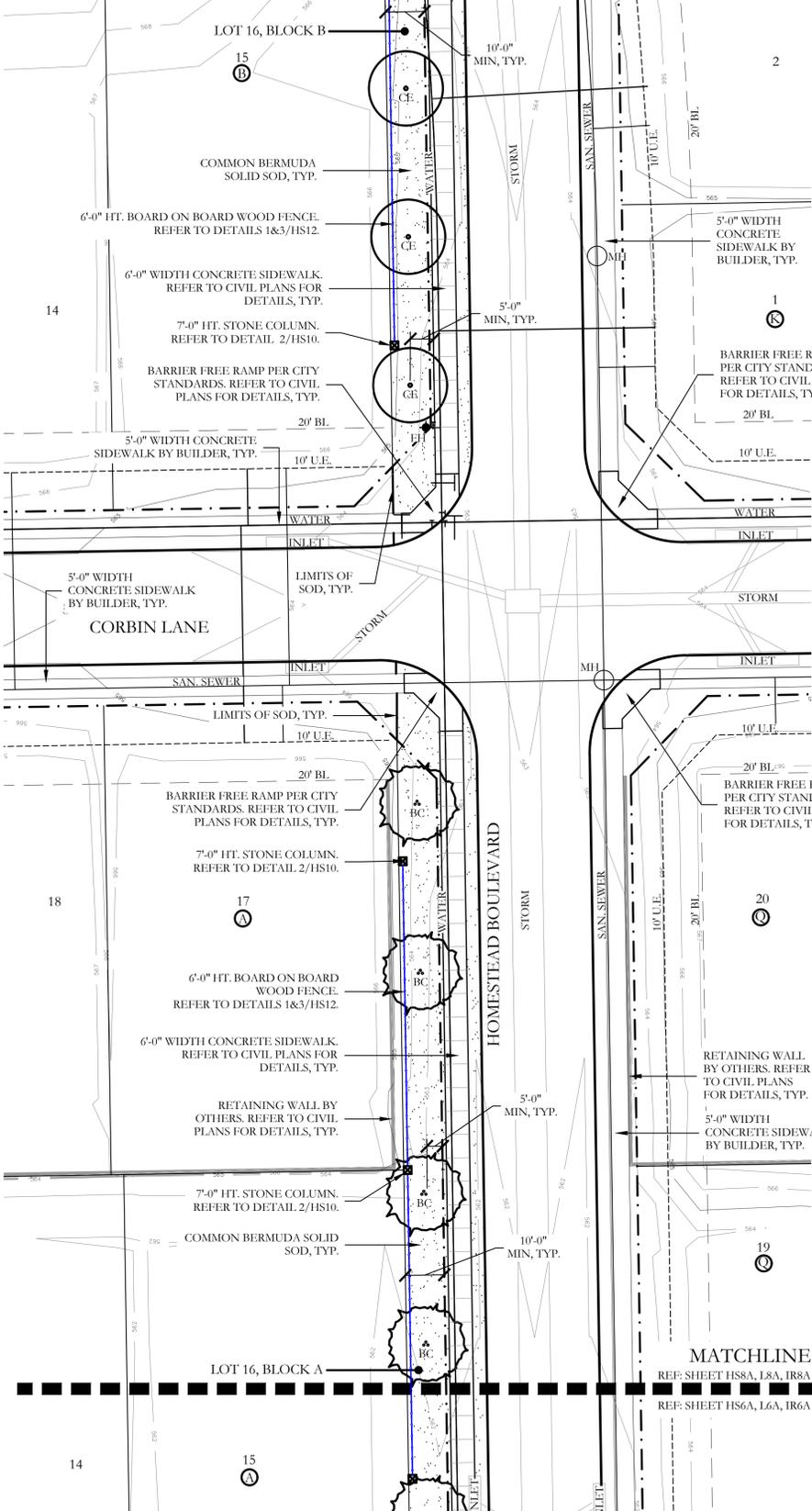
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
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		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
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		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

NOTE: THERE ARE NO LANDSCAPE IMPROVEMENTS ON THIS SHEET

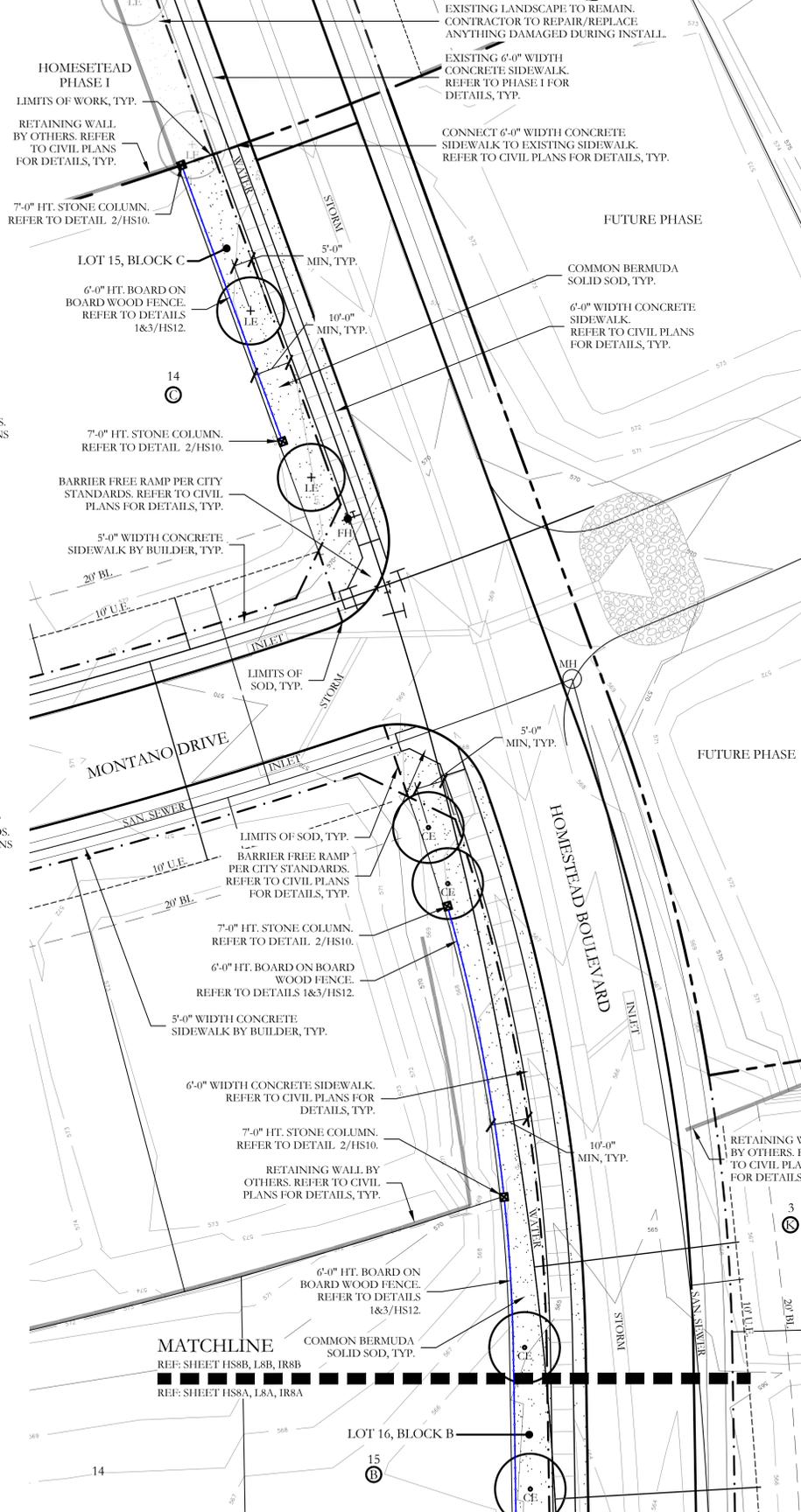


MATCHLINE

REF: SHEET HS8B, L8B, IR8B
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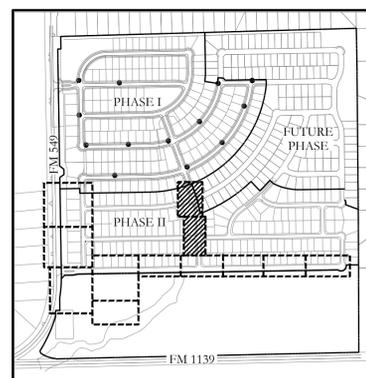
A



B

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LORO PETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
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		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"



KEYMAP

SCALE 1" = 20'

LANDSCAPE PROVIDED

- FM 549
- A. PROVIDED: MINIMUM (30) FOOT LANDSCAPE BUFFER.
 - B. TREE REQUIREMENTS:
 - a. SHADE TREES: (3) - 4" CAL. INCH SHADE TREES / 100 LF OF FRONTAGE
 - REQUIRED: 1082.29 LF OF FRONTAGE/100 = 10.82 x 3 = (32.46) - 4" CAL. INCH SHADE TREES.
 - PROVIDED: (37) - 4" CALIPER INCH SHADE TREES
 - b. ACCENT TREES: (4) - 4" MIN. HT. ACCENT TREES / 100 LF OF FRONTAGE
 - REQUIRED: 1082.29 LF OF FRONTAGE/100 = 10.83 x 4 = (43.32) - 4" MIN. HT. ACCENT TREES.
 - PROVIDED: (43) - 4" MIN. HT. ACCENT TREES.
 - C. PROVIDED: 6'-0" HT. ORNAMENTAL METAL FENCING.
 - D. PROVIDED: ALL RESIDENTIAL LOTS THAT SIDE OR BACK TO A MAJOR ROADWAY WHERE WROUGHT IRON FENCING IS REQUIRED SHALL BE REQUIRED TO PLANT A ROW OF SHRUBS ADJACENT TO THE WROUGHT IRON FENCE.
 - E. PROVIDED: 6'-0" WIDTH CONCRETE TRAIL PROVIDED WITHIN LANDSCAPE BUFFER.

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	8	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
BO	10	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
LE	5	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
CE	12	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
BC	15	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
LGM	12	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	25	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	11	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	27	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	35	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	49	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	130	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	43	MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	19	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	40	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	880	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	1,495	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	540	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	196,395	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	100	BLACK STAR CRUSHED STONE	N/A	SQUARE FEET	100% COVERAGE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK. STONE SHALL BE 1/2" - 1" DIAMETER IN SIZE.
	240	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

GENERAL LANDSCAPE NOTES:

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

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

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

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

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



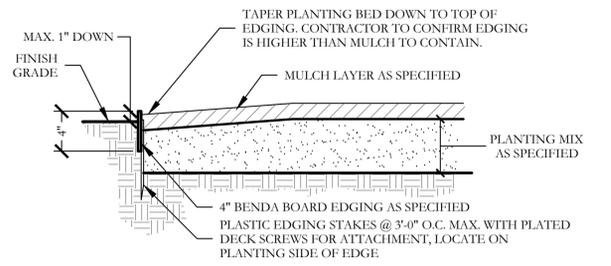
HOMESTEAD
PHASE II
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & NOTES

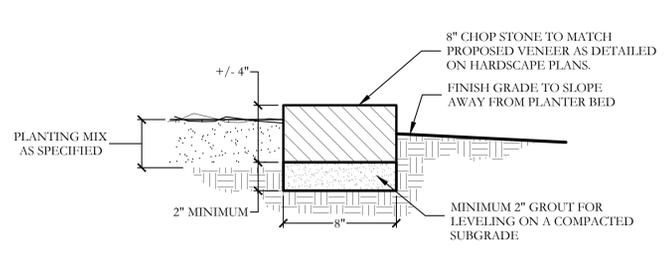


SCALE:
REFER TO
DETAILS
One Inch
JVC No SHA012B

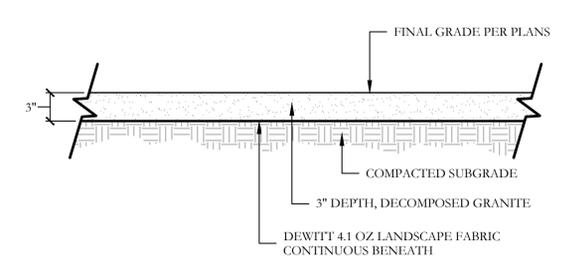
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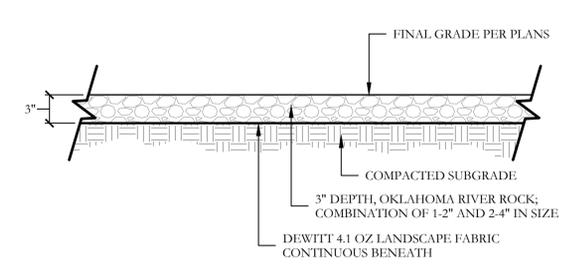
1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



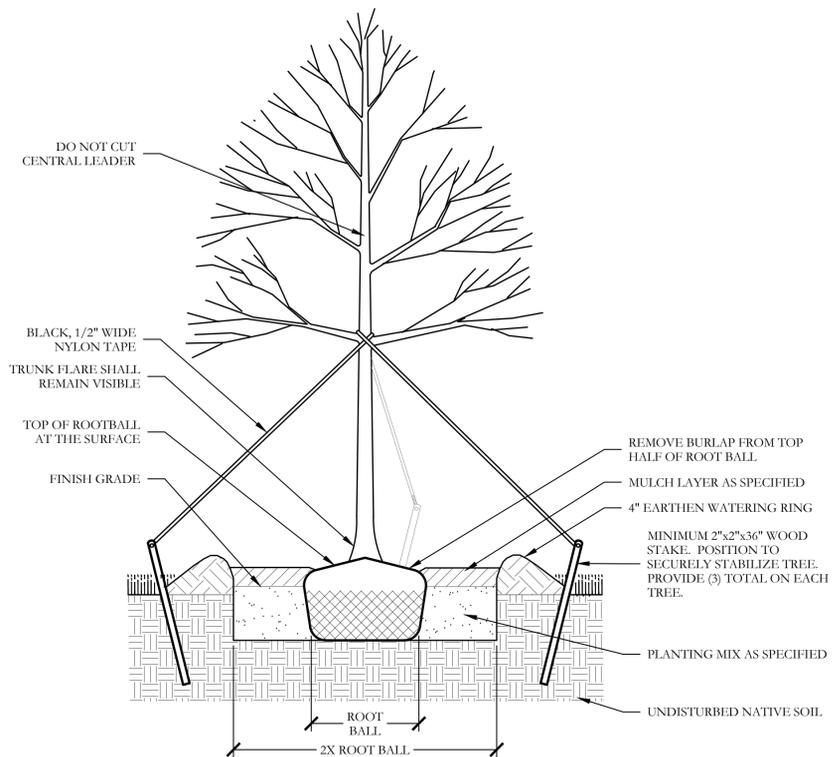
4 8" CHOP STONE EDGING DETAIL SECTION NOT TO SCALE



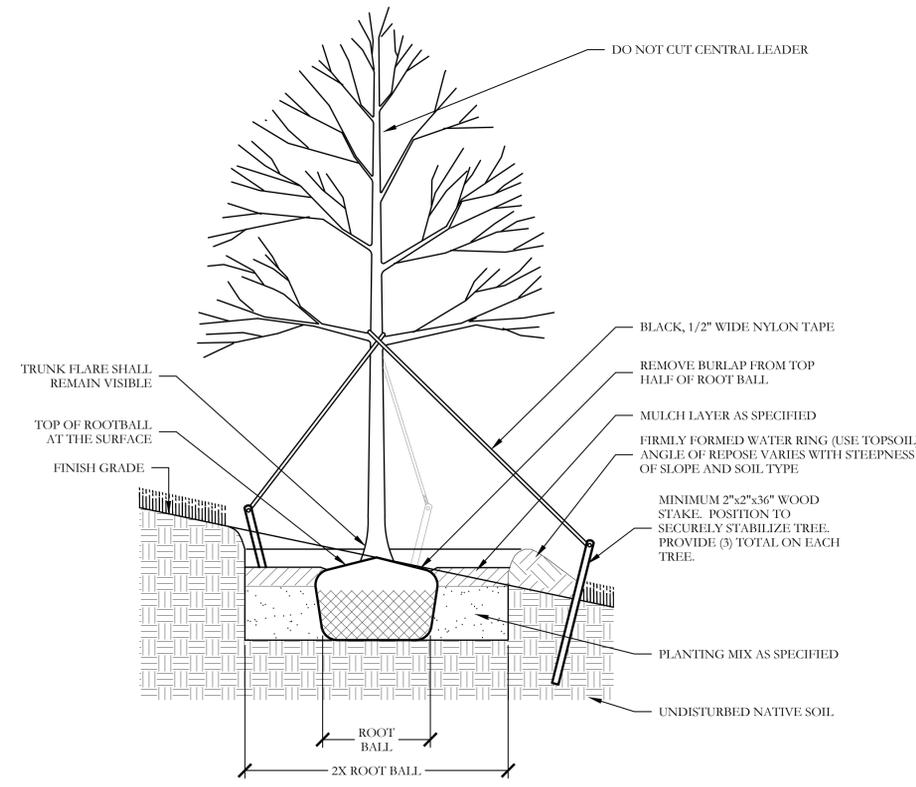
6 BLACK STAR CRUSHED STONE SECTION SCALE: 1"=1'-0"



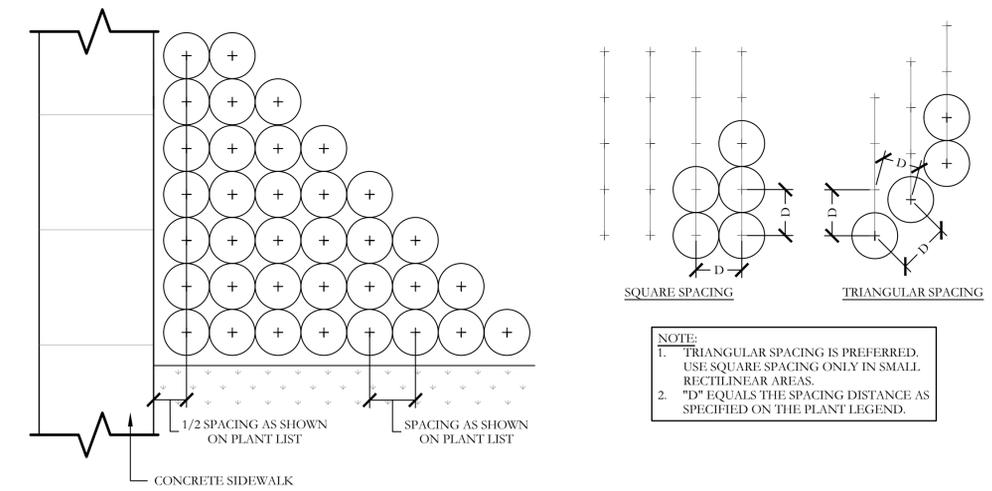
7 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1"=1'-0"



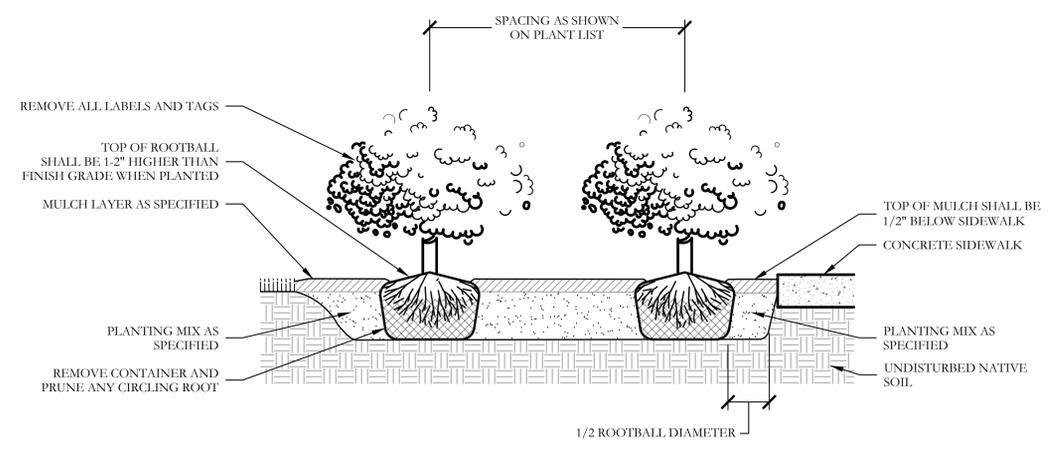
2 TYPICAL TREE PLANTING SECTION NOT TO SCALE



5 TYPICAL TREE PLANTING ON SLOPE SECTION NOT TO SCALE

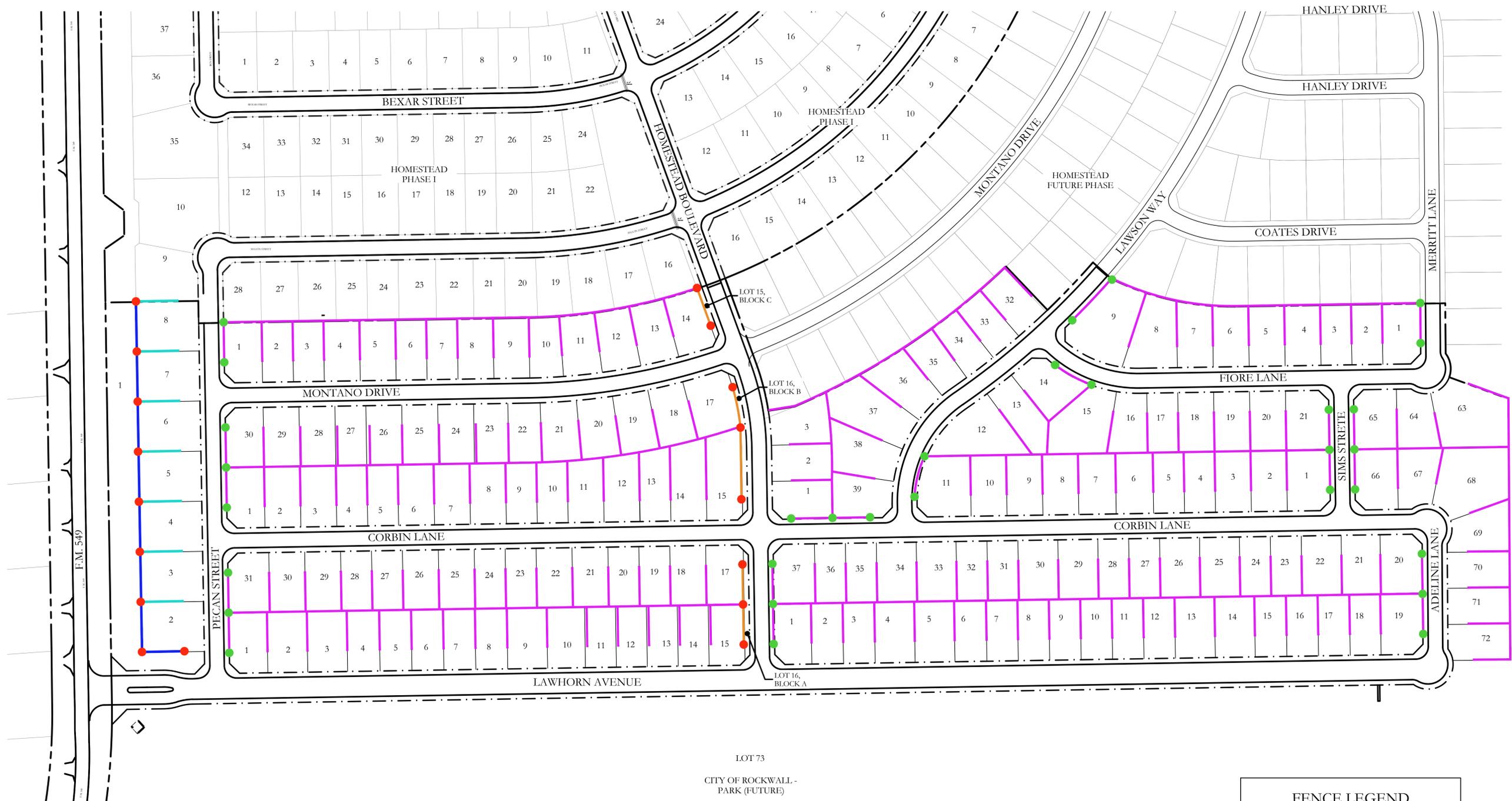


3 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE



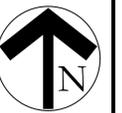
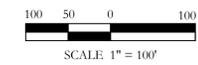
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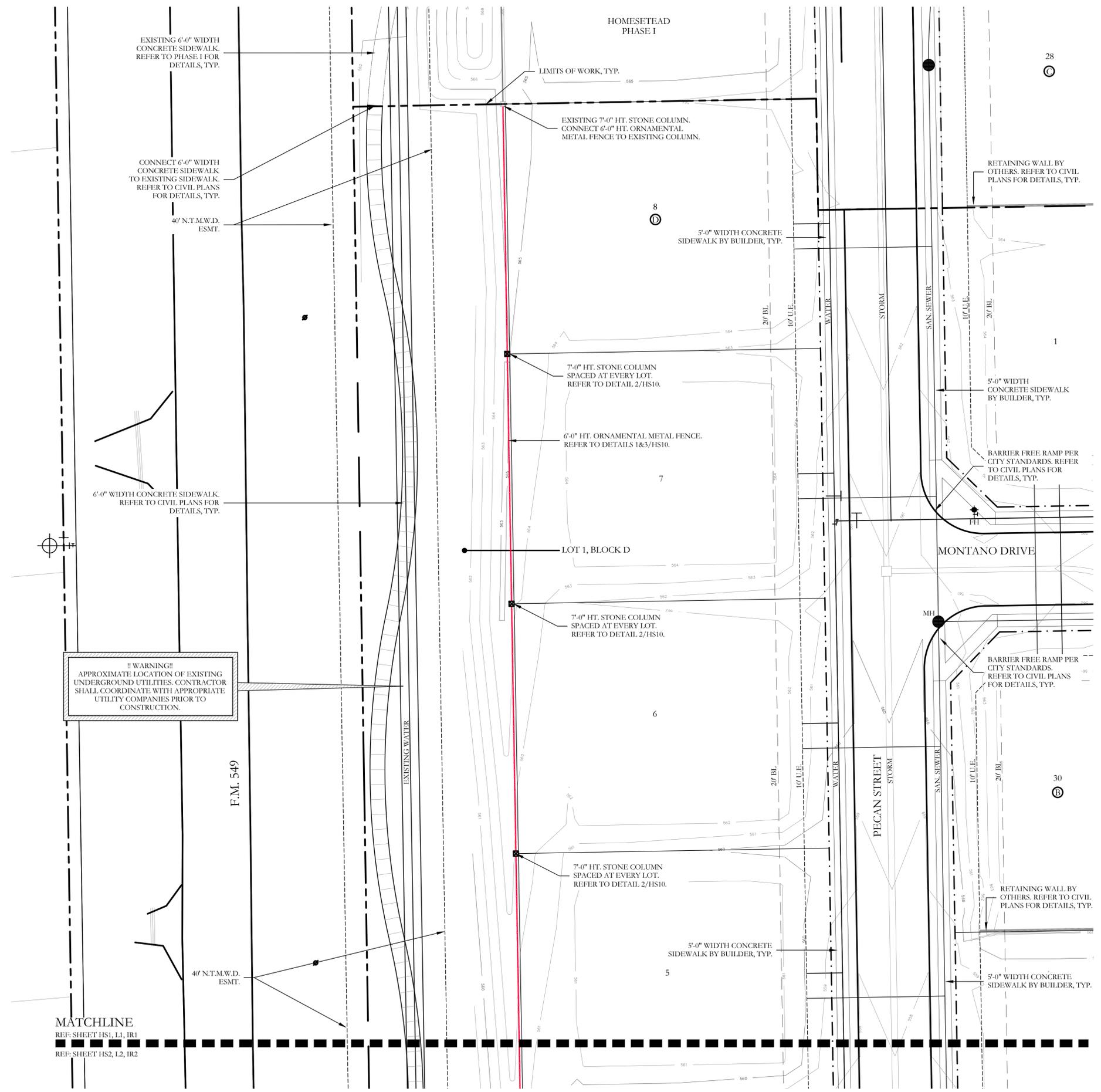


LOT 73
CITY OF ROCKWALL -
PARK (FUTURE)

FENCE LEGEND	
	6'-0" HT. ORNAMENTAL METAL FENCE; BY DEVELOPER.
	6'-0" HT. CEDAR FENCE; BY DEVELOPER.
	STONE COLUMN; BY DEVELOPER.
	6'-0" HT. ORNAMENTAL METAL FENCE; BY BUILDER.
	6'-0" HT. CEDAR FENCE; BY BUILDER.
	STONE COLUMN; BY BUILDER.



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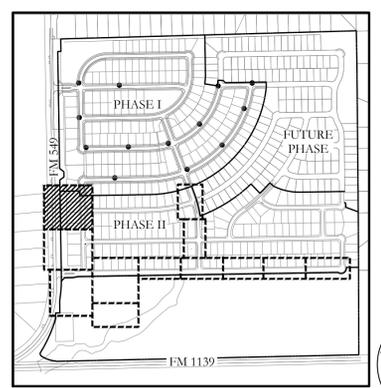
HARDSCAPE LEGEND

- SECONDARY ENTRY MONUMENT
REFER TO DETAIL SHEET HS9.
-
- FUTURE 'CITY OF ROCKWALL PARK'
SIGN, BY OTHERS.
- TRAIL HEAD.
REFER TO DETAIL SHEET HS11.
-
-
-
- MAGLIN WASTE RECEPTACLE.
REFER TO DETAIL 2/HS12.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING
WALL AND SIDEWALK LAYOUT AND DETAILS.

WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.



!! WARNING !!
APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

MATCHLINE
REF: SHEET HS1, L1, R1
REF: SHEET HS2, L2, R2

MATCHLINE
REF: SHEET HS1, L1, IR1
REF: SHEET HS2, L2, IR2

40' N.T.M.W.D. ESMT.

6'-0" WIDTH CONCRETE SIDEWALK.
REFER TO CIVIL PLANS FOR
DETAILS, TYP.

F.M. 549

!! WARNING!!
APPROXIMATE LOCATION OF EXISTING
UNDERGROUND UTILITIES. CONTRACTOR
SHALL COORDINATE WITH APPROPRIATE
UTILITY COMPANIES PRIOR TO
CONSTRUCTION.

40' N.T.M.W.D. ESMT.

INFALL/OUTFALL
STRUCTURE.
REFER TO CIVIL, TYP.

START 5'-0" WIDTH CONCRETE
SIDEWALK AT PROPERTY
LINE. REFER TO CIVIL PLANS
FOR DETAILS, TYP.

MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS3, L3, IR3

EXISTING WATER

EXISTING WATER

7'-0" HT. STONE COLUMN
SPACED AT EVERY LOT.
REFER TO DETAIL 2/HS10.

5'-0" WIDTH CONCRETE
SIDEWALK BY BUILDER, TYP.

7'-0" HT. STONE COLUMN
SPACED AT EVERY LOT.
REFER TO DETAIL 2/HS10.

6" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&3/HS10.

LOT 1, BLOCK D

7'-0" HT. STONE COLUMN
SPACED AT EVERY LOT.
REFER TO DETAIL 2/HS10.

7'-0" HT. STONE COLUMN.
REFER TO DETAIL 2/HS10.

5'-0" HT. BRICK ACCENT WALL.
REFER TO DETAILS 1&1A/HS9
& 4/HS10.

7'-0" HT. STONE COLUMN
SPACED AT EVERY LOT.
REFER TO DETAIL 2/HS10.

SECONDARY ENTRY MONUMENT.
REFER TO DETAIL SHEET HS9.

LAWHORN AVENUE

CORBIN LANE

PECAN STREET

STORM

5'-0" WIDTH
CONCRETE SIDEWALK
BY BUILDER, TYP.

BARRIER FREE RAMP
PER CITY STANDARDS.
REFER TO CIVIL PLANS
FOR DETAILS, TYP.

BARRIER FREE RAMP
PER CITY STANDARDS.
REFER TO CIVIL PLANS
FOR DETAILS, TYP.

RETAINING WALL
BY OTHERS. REFER
TO CIVIL PLANS
FOR DETAILS, TYP.

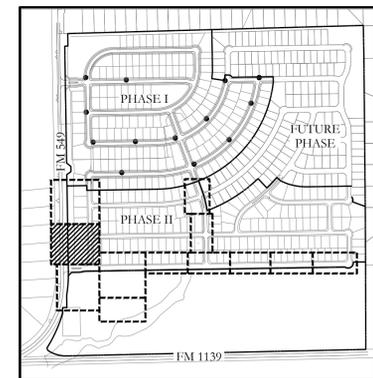
BARRIER FREE RAMP
PER CITY STANDARDS.
REFER TO CIVIL PLANS
FOR DETAILS, TYP.

BARRIER FREE RAMP
PER CITY STANDARDS.
REFER TO CIVIL
PLANS FOR DETAILS,
TYP.

HARDSCAPE LEGEND

-  SECONDARY ENTRY MONUMENT
REFER TO DETAIL SHEET HS9.
-  5'-0" HT. BRICK ACCENT WALL.
REFER TO DETAILS 1&1A/HS9 & 4/HS10.
-  FUTURE 'CITY OF ROCKWALL PARK'
SIGN, BY OTHERS.
-  TRAIL HEAD.
REFER TO DETAIL SHEET HS11.
-  7'-0" HT. STONE COLUMN.
REFER TO DETAIL 2/HS10.
-  6" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&3/HS10.
-  6'-0" HT. BOARD ON BOARD WOOD FENCE.
REFER TO DETAILS 1&3/HS12.
-  MAGLIN WASTE RECEPTACLE.
REFER TO DETAIL 2/HS12.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING
WALL AND SIDEWALK LAYOUT AND DETAILS.



KEYMAP



SCALE 1" = 20'



MATCHLINE

REF: SHEET HS2, L2, IR2
REF: SHEET HS3, L3, IR3

START 8'-0" WIDTH CONCRETE TRAIL AT PROPERTY LINE. REFER TO CIVIL PLANS FOR DETAILS, TYP.

OUTFALL STRUCTURE. REFER TO CIVIL, TYP.

END 8'-0" WIDTH CONCRETE TRAIL. REFER TO CIVIL PLANS FOR DETAILS, TYP.

(1) MAGLIN WASTE RECEPTACLE. REFER TO DETAIL 2/HS12.

40' N.T.M.W.D. ESMT.

!! WARNING!!
APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

F.M. 549

PP

LAWHORN AVENUE

STORM

WATER

INLET

INLET

INLET

8'-0" WIDTH CONCRETE TRAIL. REFER TO CIVIL PLANS FOR DETAILS, TYP.

LOT 73
CITY OF ROCKWALL - PARK (FUTURE)

18" HT. SEAT WALL. REFER TO DETAIL SHEET HS11.
CEDAR SHADE STRUCTURE, SINGLE HEIGHT. REFER TO DETAIL SHEET HS11.
FUTURE 'CITY OF ROCKWALL PARK' SIGN, BY OTHERS.

20'-0" SANITARY SEWER EASEMENT

VARIABLE WIDTH U.E.

MH

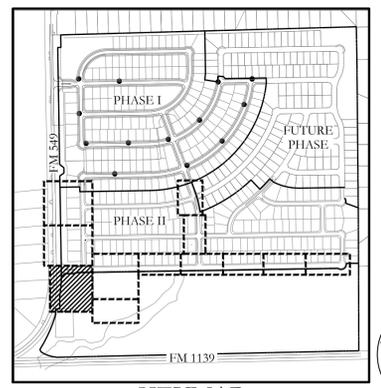
SAN. SEWER

MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET HS4, L4, IR4

HARDSCAPE LEGEND

- Secondary Entry Monument. REFER TO DETAIL SHEET HS9.
- 5'-0" HT. BRICK ACCENT WALL. REFER TO DETAILS 1&1A/HS9 & 4/HS10.
- Future 'CITY OF ROCKWALL PARK' SIGN, BY OTHERS.
- Trail Head. REFER TO DETAIL SHEET HS11.
- 7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/HS10.
- 6" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&3/HS10.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE. REFER TO DETAILS 1&3/HS12.
- MAGLIN WASTE RECEPTACLE. REFER TO DETAIL 2/HS12.

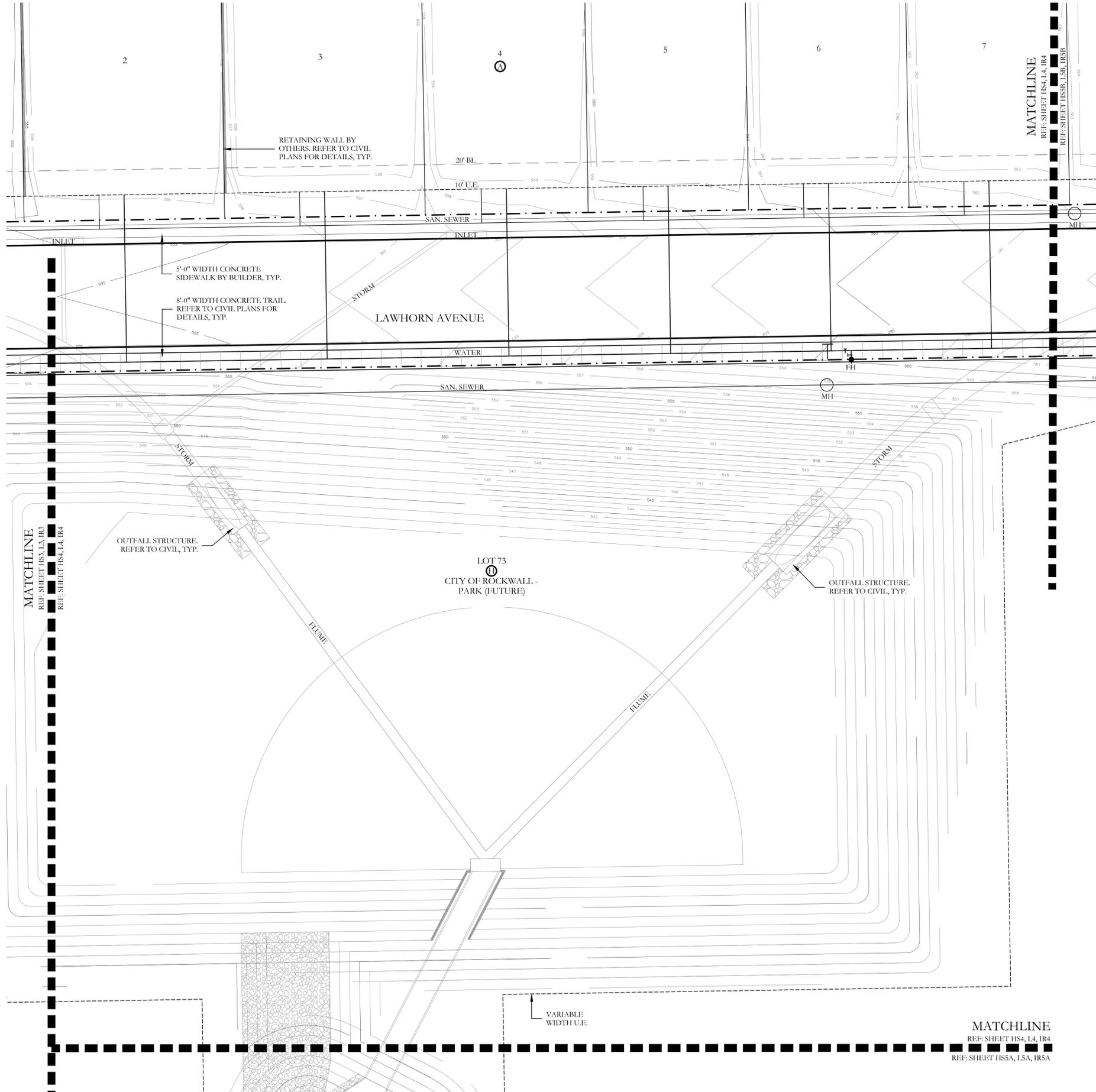
NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.



KEYMAP

SCALE 1" = 20'

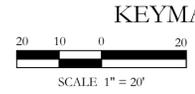
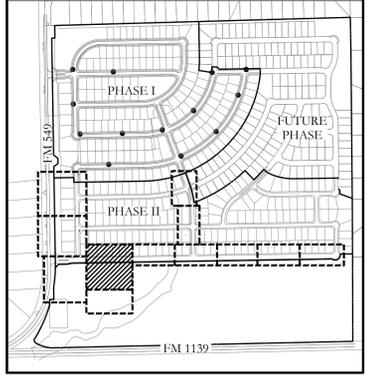


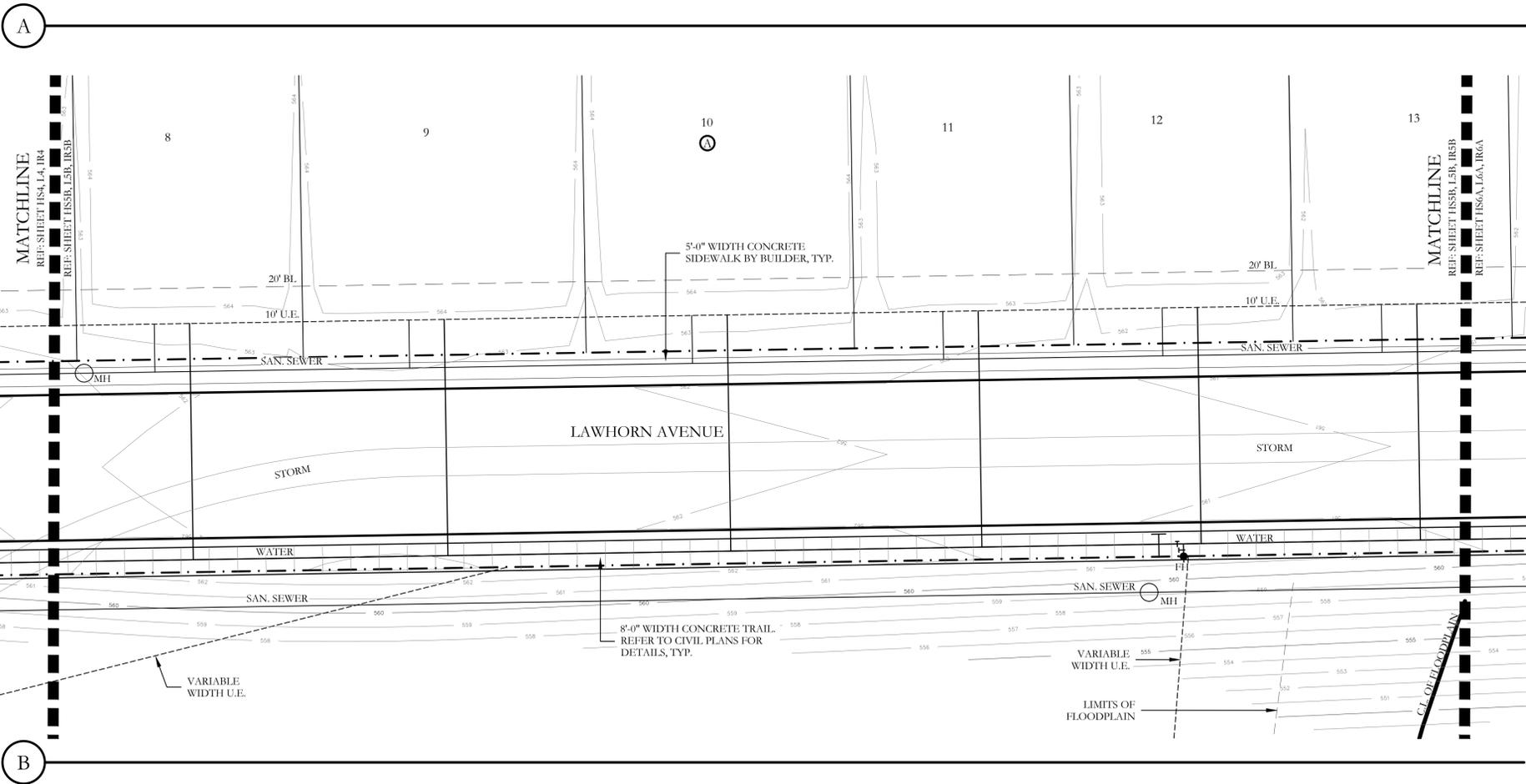
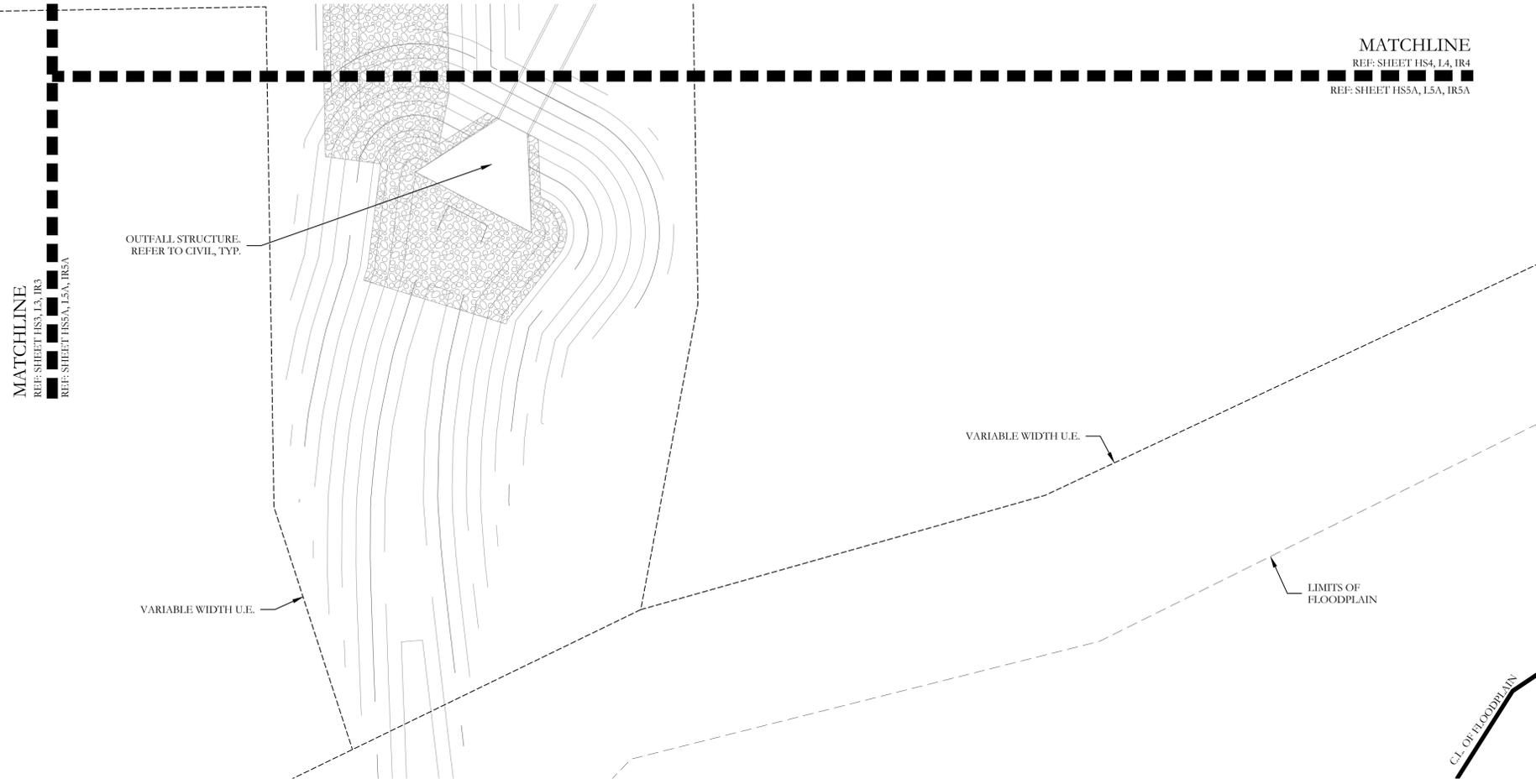


HARDSCAPE LEGEND

- SECONDARY ENTRY MONUMENT
REFER TO DETAIL SHEET HS9.
-
- FUTURE 'CITY OF ROCKWALL PARK' SIGN, BY OTHERS.
- TRAIL HEAD.
REFER TO DETAIL SHEET HS11.
-
-
-
- MAGLIN WASTE RECEPTACLE.
REFER TO DETAIL 2/HS12.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.





MATCHLINE
REF: SHEET HS3, L3, IRS3
REF: SHEET HSSA, L5A, IRSa

MATCHLINE
REF: SHEET HS4, L4, IR4
REF: SHEET HSSB, L5B, IRSB

MATCHLINE
REF: SHEET HSSA, L5A, IRSa
REF: SHEET HS6, L6A, IR6a

B

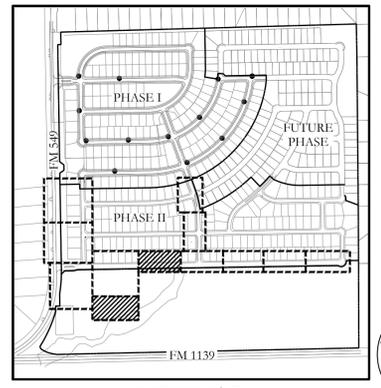
A

MATCHLINE
REF: SHEET HS4, L4, IR4
REF: SHEET HSSA, L5A, IRSa

HARDSCAPE LEGEND

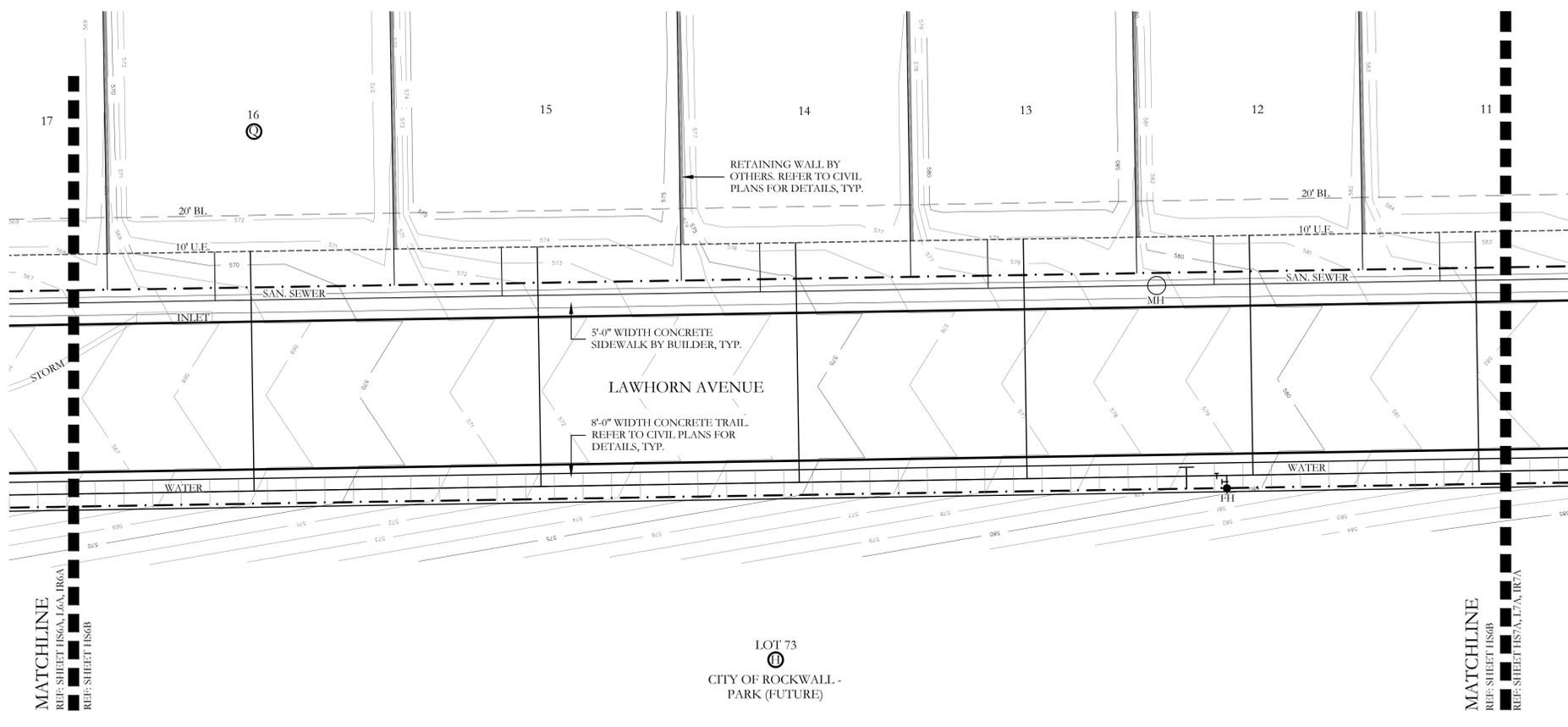
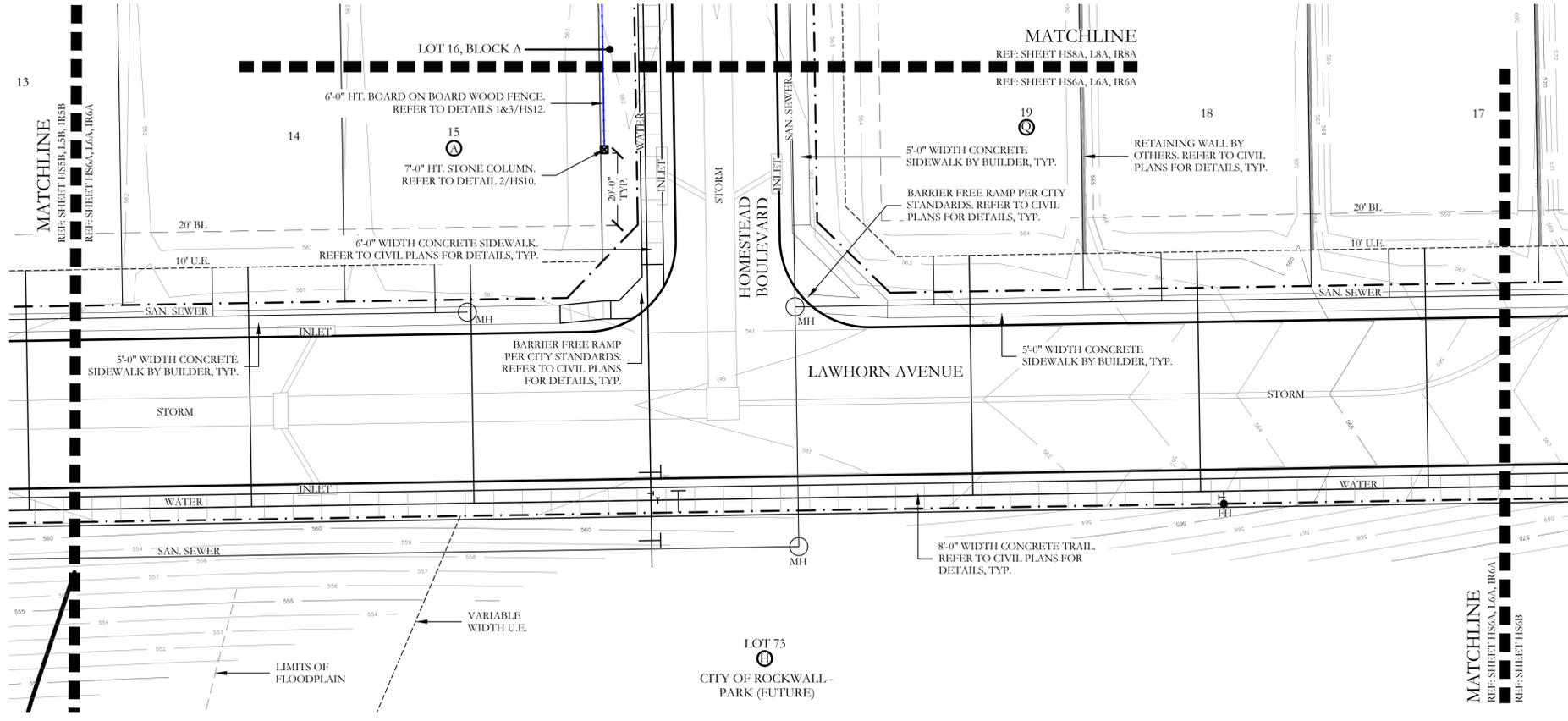
- SECONDARY ENTRY MONUMENT
REFER TO DETAIL SHEET HS9.
- 5'-0" HT. BRICK ACCENT WALL
REFER TO DETAILS 1&1A/HS9 & 4/HS10.
- FUTURE 'CITY OF ROCKWALL PARK'
SIGN, BY OTHERS.
- TRAIL HEAD.
REFER TO DETAIL SHEET HS11.
- 7'-0" HT. STONE COLUMN.
REFER TO DETAIL 2/HS10.
- 6" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&3/HS10.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE.
REFER TO DETAILS 1&3/HS12.
- MAGLIN WASTE RECEPTACLE.
REFER TO DETAIL 2/HS12.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING
WALL AND SIDEWALK LAYOUT AND DETAILS.



SCALE 1" = 20'

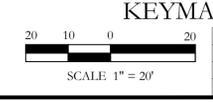
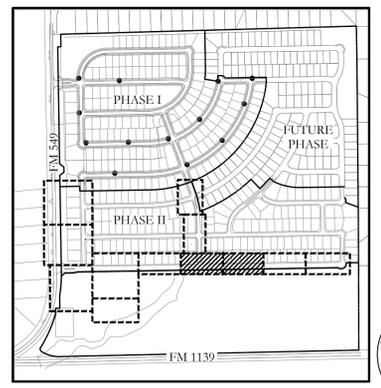


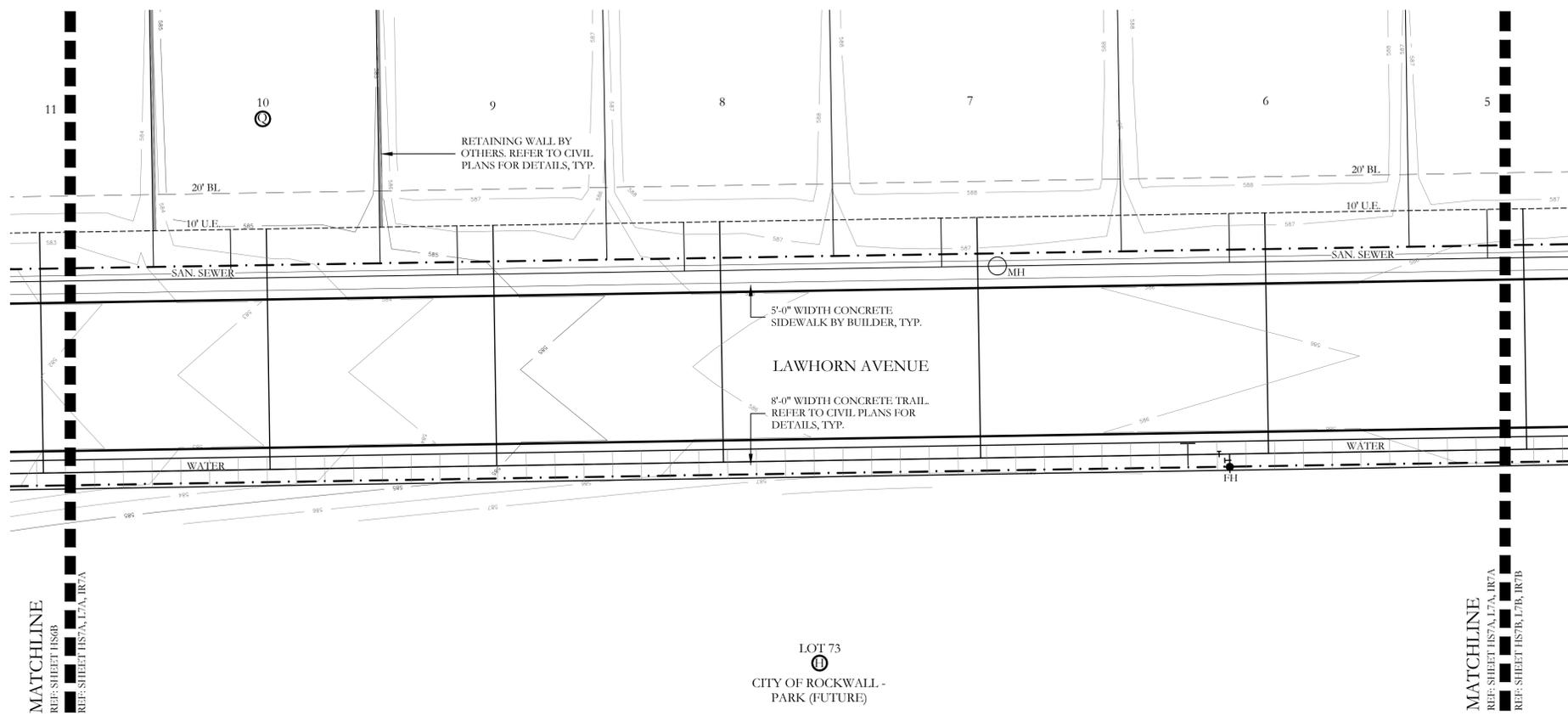


HARDSCAPE LEGEND

- SECONDARY ENTRY MONUMENT
REFER TO DETAIL SHEET HS9.
- 5'-0" HT. BRICK ACCENT WALL.
REFER TO DETAILS 1&1A/HS9 & 4/HS10.
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REFER TO DETAILS 1&3/HS10.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE.
REFER TO DETAILS 1&3/HS12.
- MAGLIN WASTE RECEPTACLE.
REFER TO DETAIL 2/HS12.

NOTE:
 REFER TO CIVIL ENGINEERING PLANS FOR RETAINING
 WALL AND SIDEWALK LAYOUT AND DETAILS.

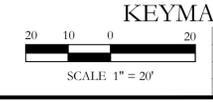
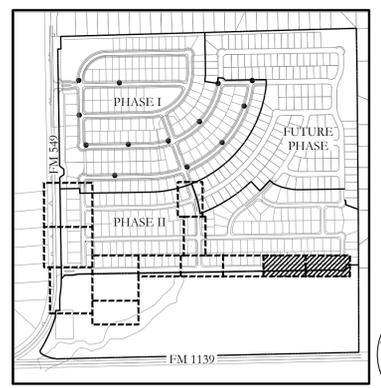
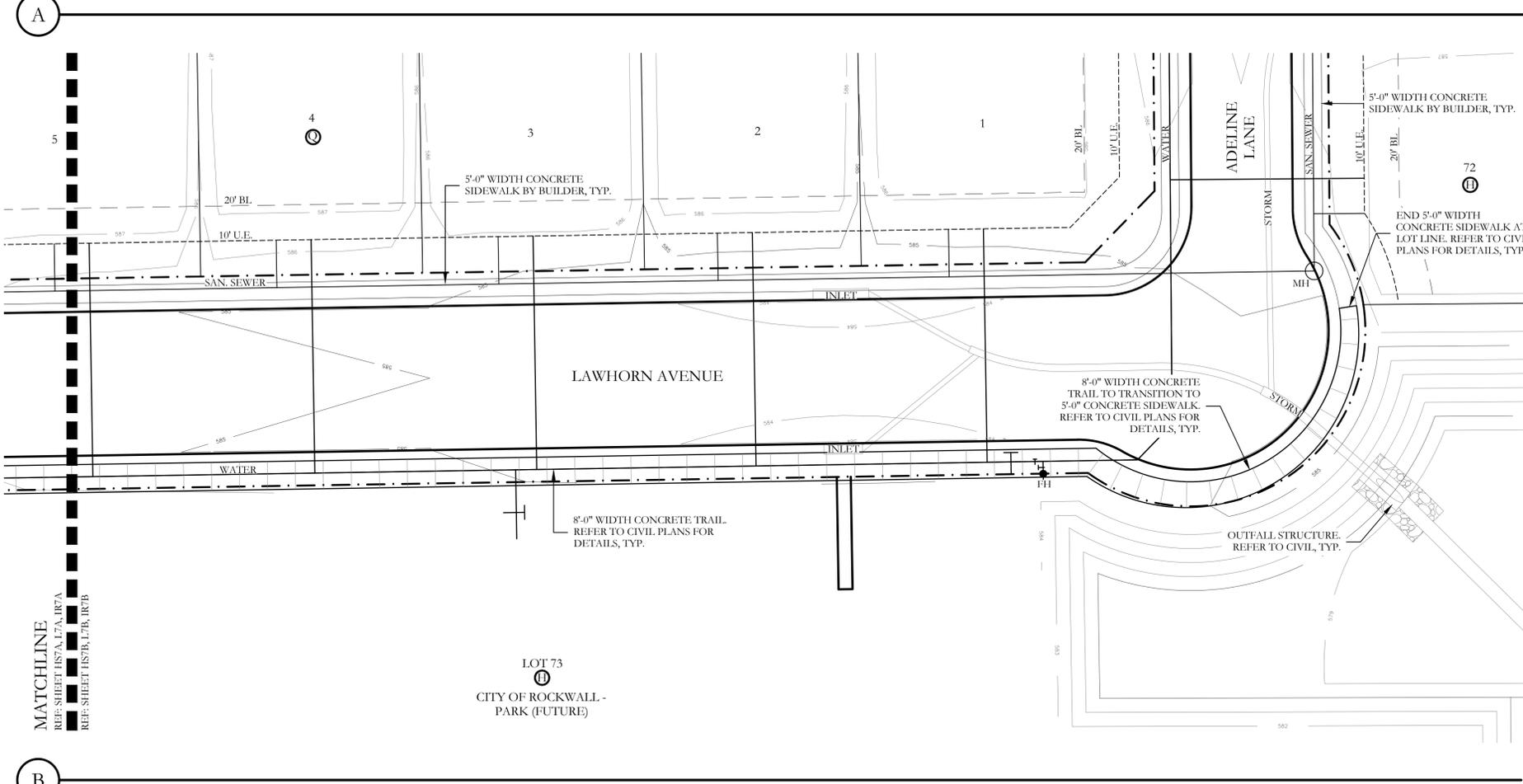




HARDSCAPE LEGEND

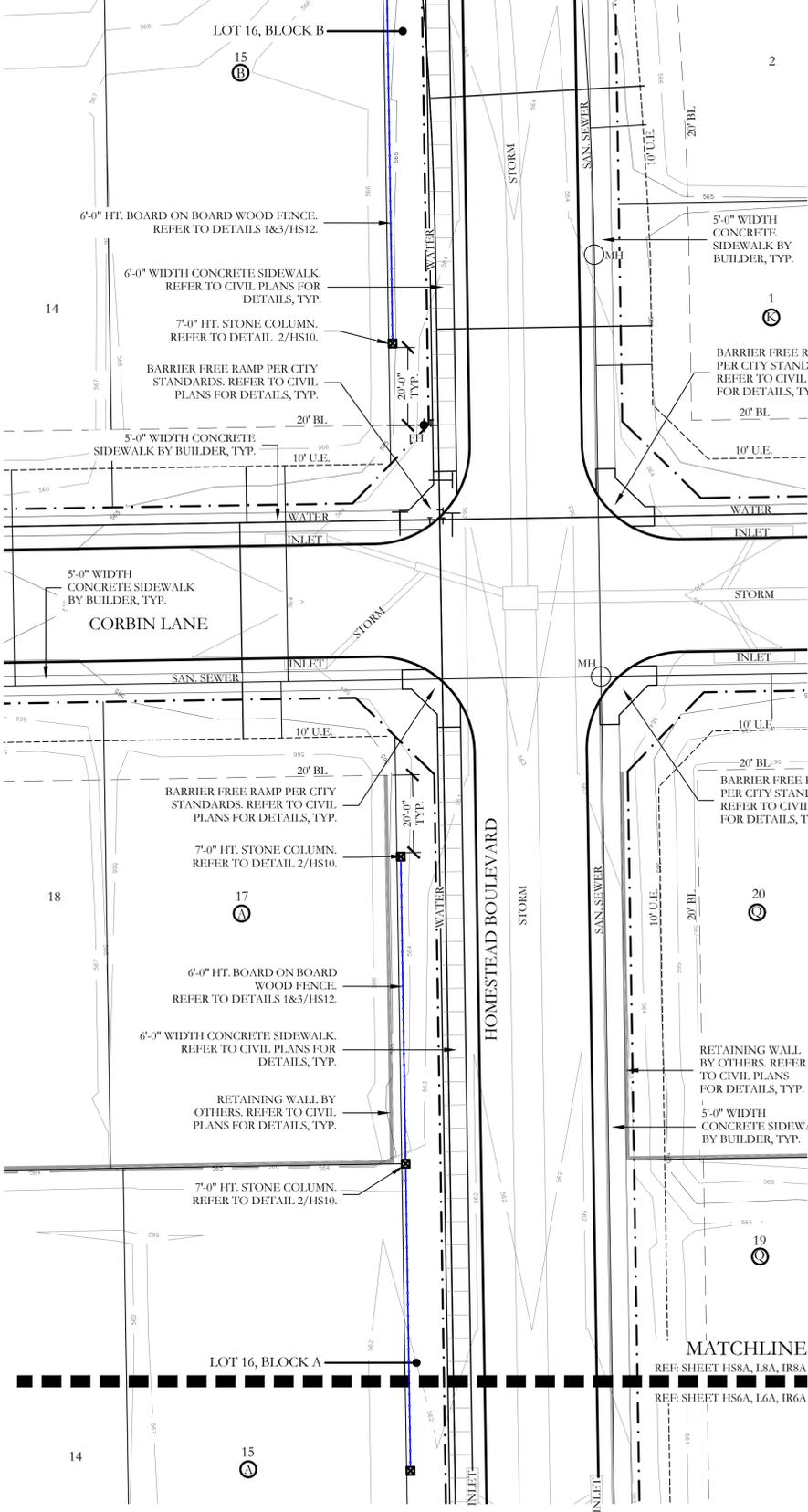
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- 5'-0" HT. BRICK ACCENT WALL
REFER TO DETAILS 1&1A/HS9 & 4/HS10.
- FUTURE 'CITY OF ROCKWALL PARK' SIGN, BY OTHERS.
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REFER TO DETAIL SHEET HS11.
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- 6" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&3/HS10.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE.
REFER TO DETAILS 1&3/HS12.
- MAGLIN WASTE RECEPTACLE.
REFER TO DETAIL 2/HS12.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.



MATCHLINE

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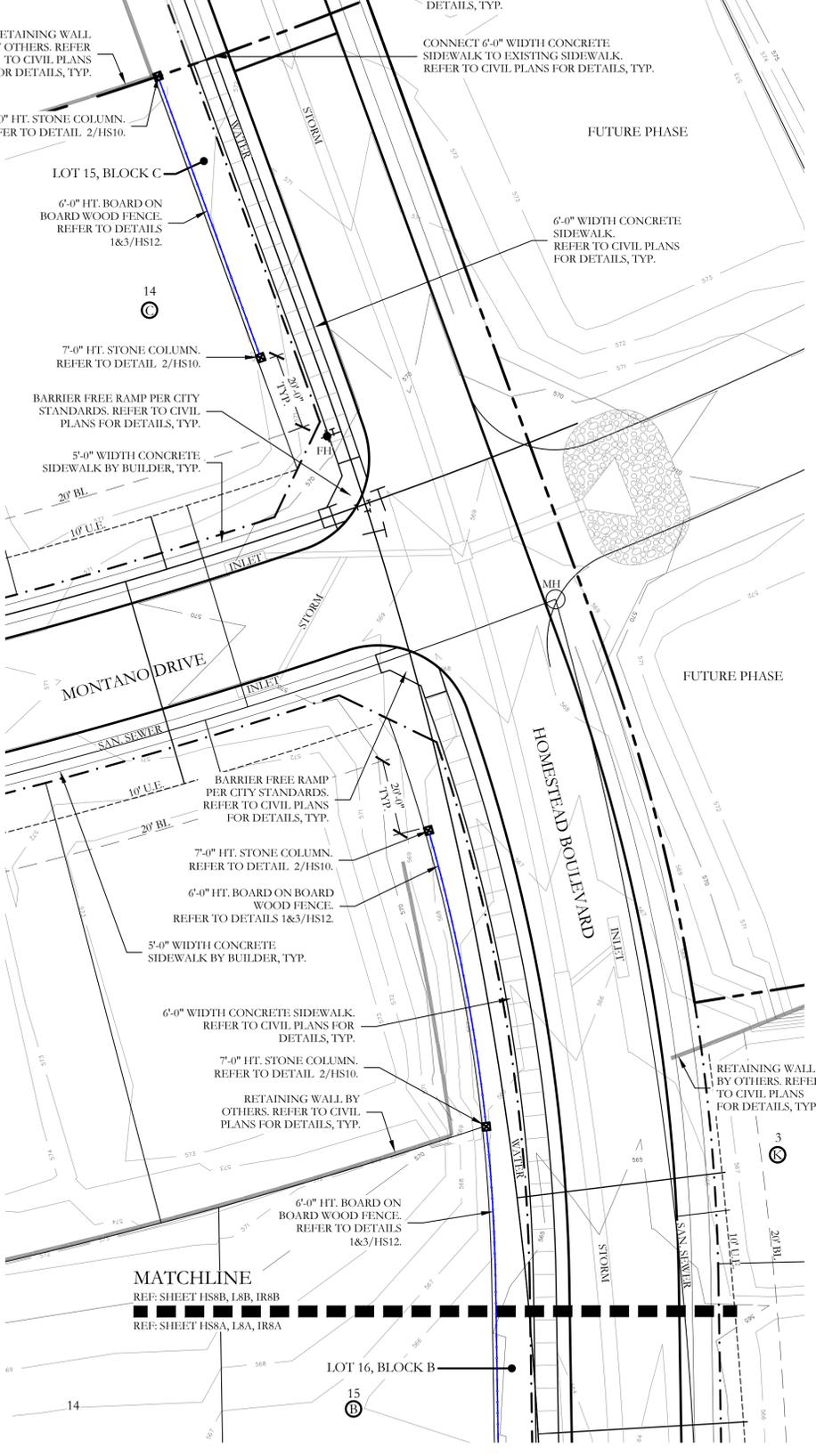


LOT 16, BLOCK A

REF: SHEET HS8A, L8A, IR8A
REF: SHEET HS6A, L6A, IR6A

LOT 16, BLOCK B

HOMESTEAD PHASE I



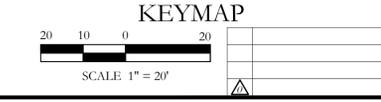
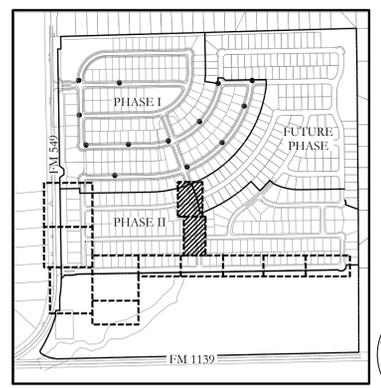
LOT 16, BLOCK B

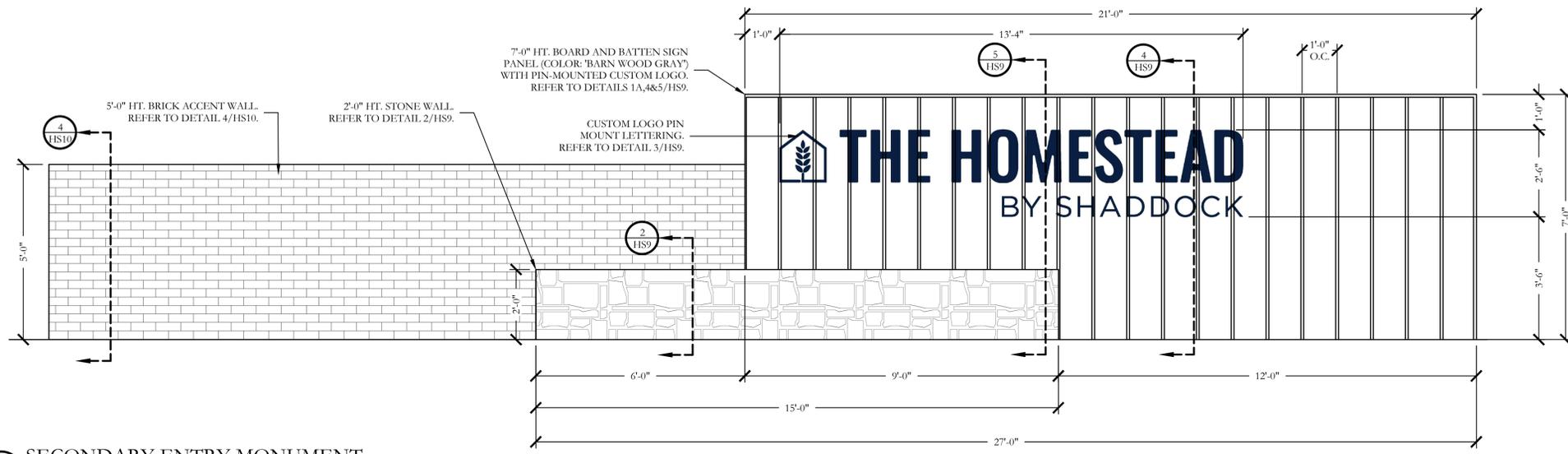
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HARDSCAPE LEGEND

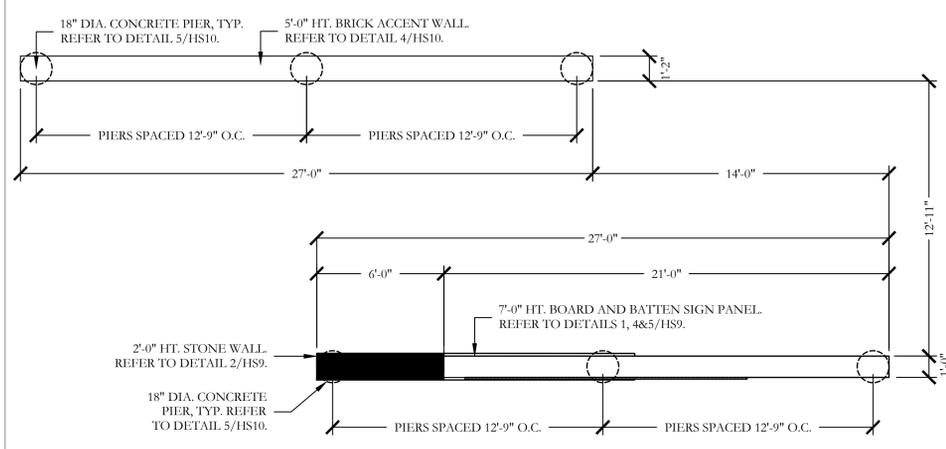
- SECONDARY ENTRY MONUMENT
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- 5'-0" HT. BRICK ACCENT WALL
REFER TO DETAILS 1&1A/HS9 & 4/HS10.
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REFER TO DETAILS 1&3/HS10.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE.
REFER TO DETAILS 1&3/HS12.
- MAGLIN WASTE RECEPTACLE.
REFER TO DETAIL 2/HS12.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.





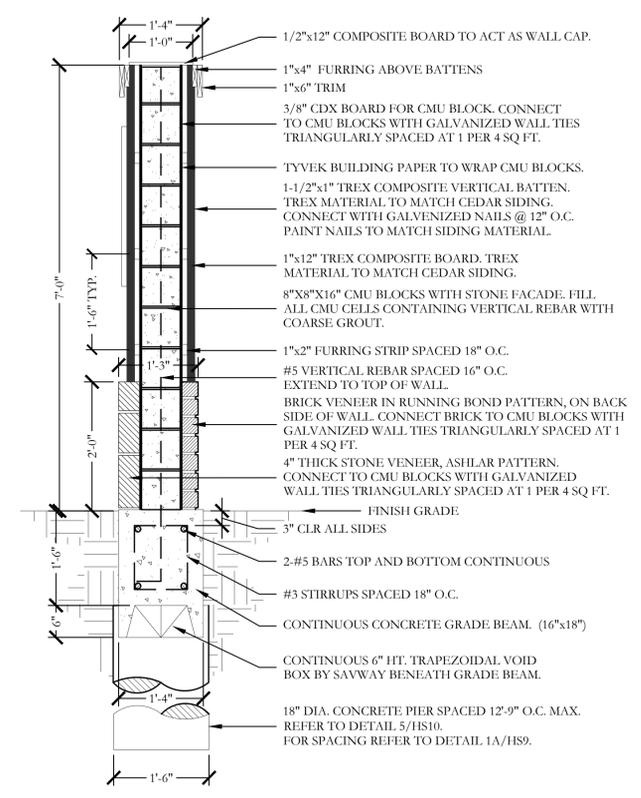
1 SECONDARY ENTRY MONUMENT ELEVATION
SCALE: 1/2"=1'-0"



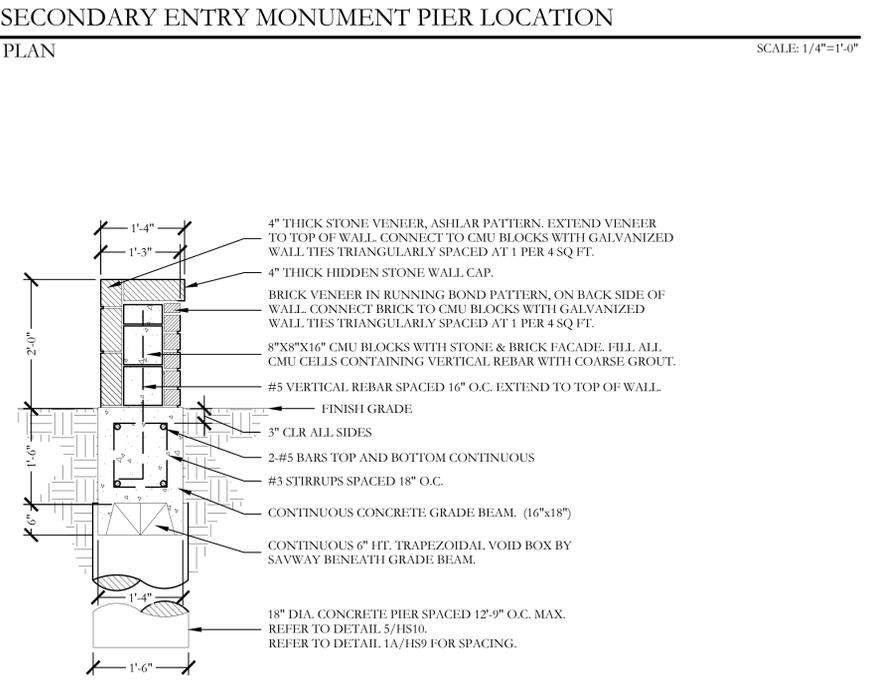
1A SECONDARY ENTRY MONUMENT PIER LOCATION PLAN
SCALE: 1/4"=1'-0"



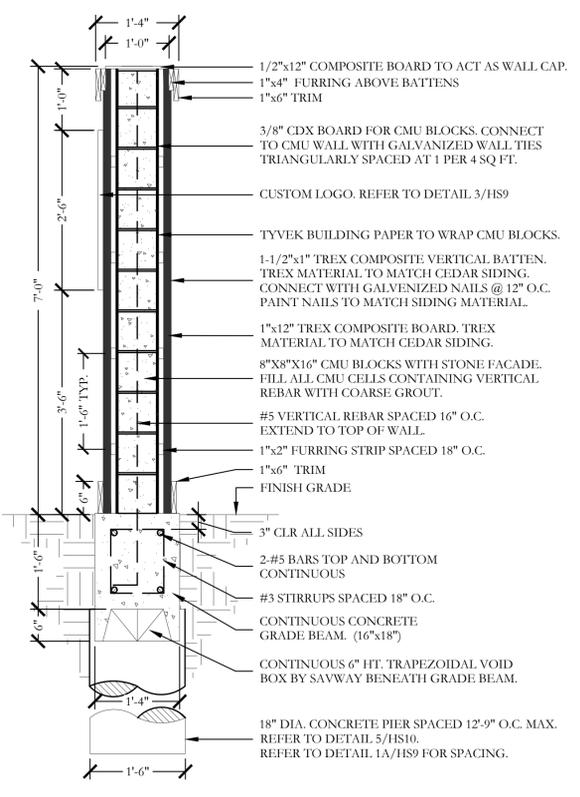
3 LOGO ELEVATION
SCALE: 1/2"=1'-0"



5 7'-0" HT. SIGN WALL WITH STONE BASE SECTION
SCALE: 3/4"=1'-0"



2 2'-0" HT. STONE WALL SECTION
SCALE: 3/4"=1'-0"



4 7'-0" HT. SIGN WALL SECTION
SCALE: 3/4"=1'-0"

GENERAL NOTES - HARDSCAPE CONSTRUCTION

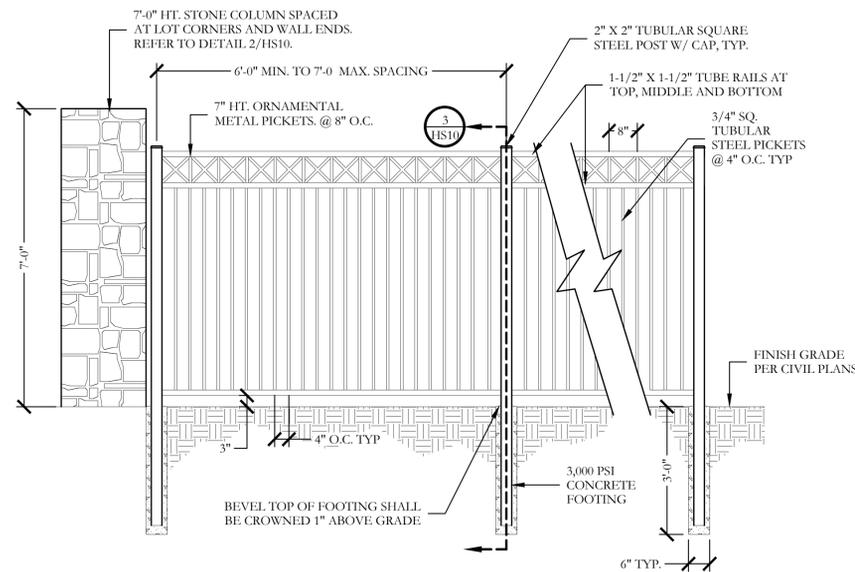
- | | | |
|---|--|---|
| <p>CAST-IN-PLACE CONCRETE</p> <ol style="list-style-type: none"> ALL CONCRETE SHALL BE 3000 PSI NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE I AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER. CHLORIDES SHALL NOT BE USED. MAXIMUM AGGREGATE SIZE = 1". <p>CONCRETE REINFORCING STEEL</p> <ol style="list-style-type: none"> ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A955. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT: <ol style="list-style-type: none"> CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES CONCRETE EXPOSED TO EARTH OF WEATHER: <ol style="list-style-type: none"> (A) BARS LARGER THAN NO. 5: 2 INCHES (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES CONCRETE NOT EXPOSED TO EARTH OR WEATHER: <ol style="list-style-type: none"> (A) BARS, WALLS AND JOISTS (B) BARS, LARGER THAN NO. 11: 1-1/2 INCHES | <ol style="list-style-type: none"> (B) BARS NO. 11 AND SMALLER: 3/4 INCHES BEAMS AND COLUMNS: 1-1/2 INCHES SHELLS AND FOLDED PLATES <ol style="list-style-type: none"> (A) BAR LARGER THAN NO. 5: 3/4 INCHES (B) BARS NO. 5 AND SMALLER: 1/2 INCHES <p>DRILLED PIERS</p> <ol style="list-style-type: none"> PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM. | <p>STRUCTURAL CONCRETE MASONRY UNIT</p> <ol style="list-style-type: none"> CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS. PLACE GROUT USING LOW-LIFT METHOD, 6"-8" MAXIMUM LIFTS. |
|---|--|---|

WALL NOTES

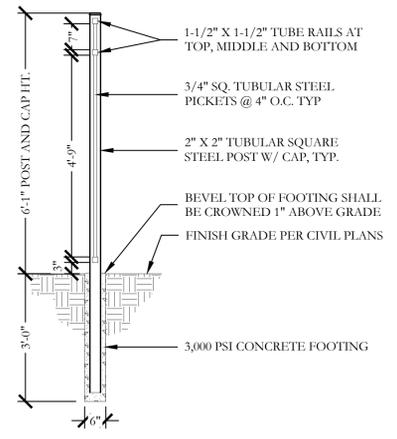
- THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
- PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
- CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
- CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
- REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
- ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
- ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
- STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
- LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
- CLEAN STONEMWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
- THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNER'S REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

ORNAMENTAL METAL FENCE NOTES

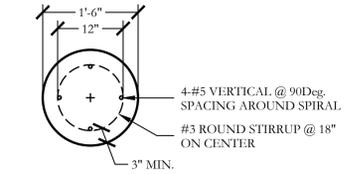
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 10.1. PICKETS, 3/4" SQUARE 16 GA.
 - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
 - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.



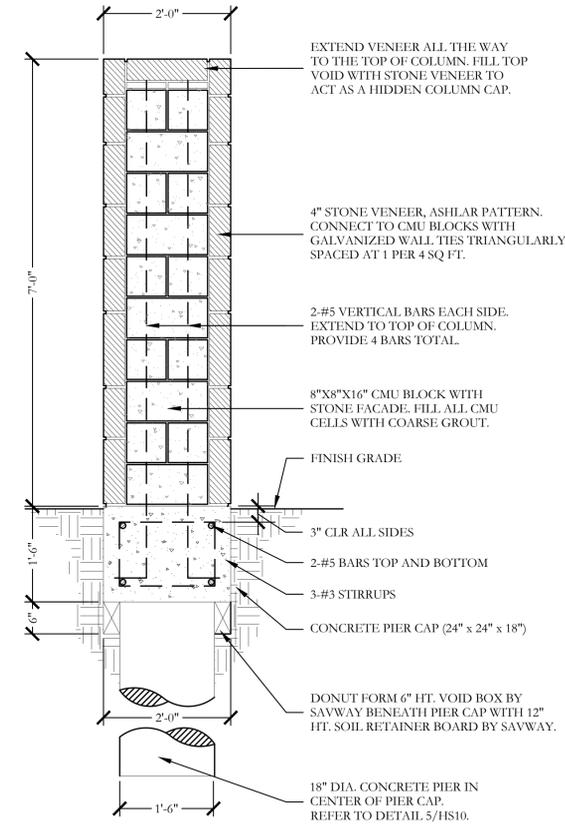
1 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMNS
 ELEVATION SCALE: 1/2"=1'-0"



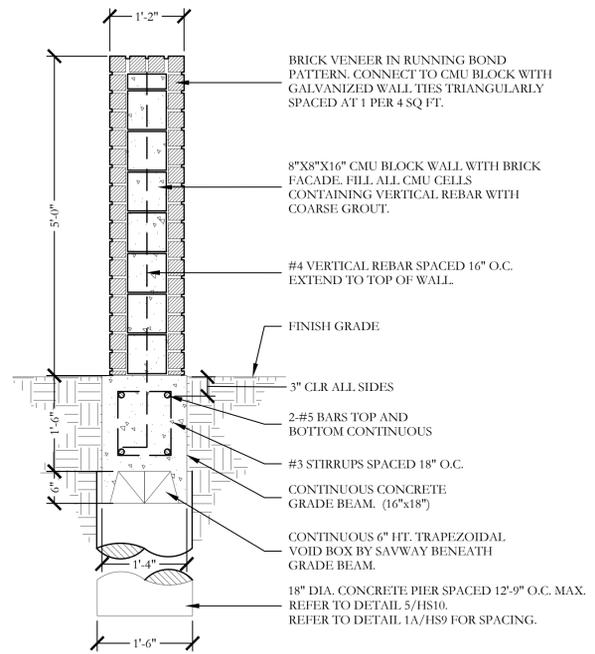
3 TYP. METAL POST FOOTING
 SECTION SCALE: 1/2"=1'-0"



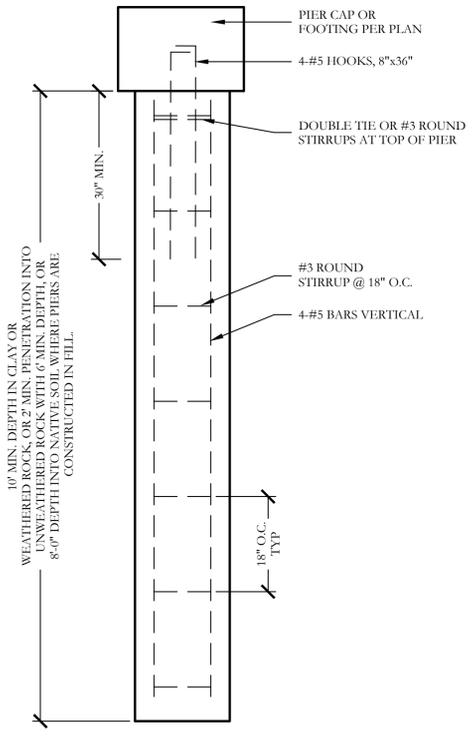
PLAN/SECTION



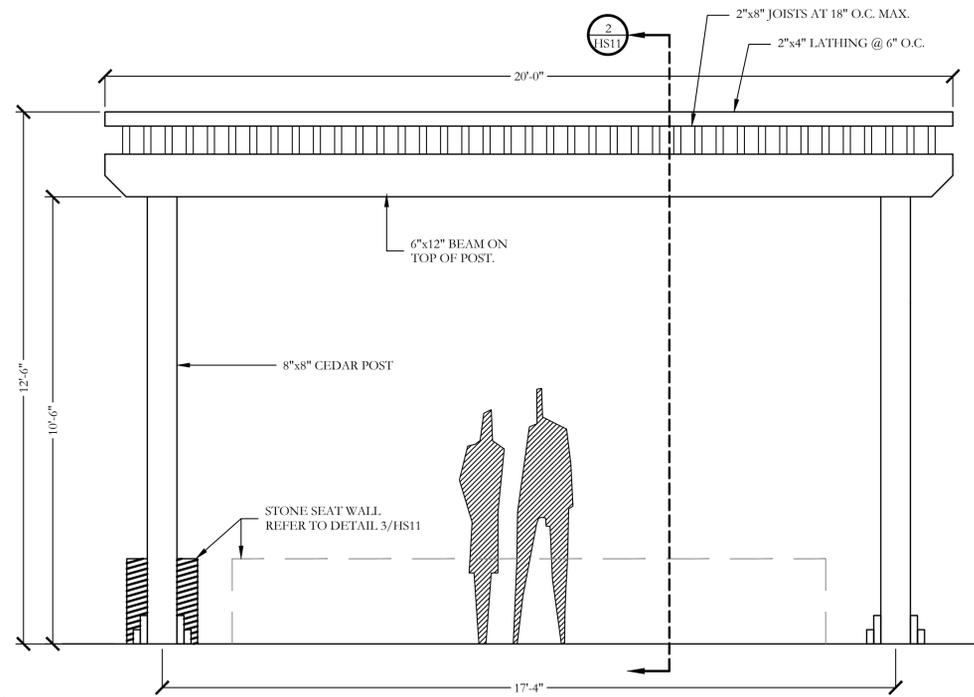
2 7'-0" HT. STONE COLUMN
 SECTION SCALE: 3/4"=1'-0"



4 5'-0" HT. BRICK ACCENT WALL
 SECTION SCALE: 3/4"=1'-0"

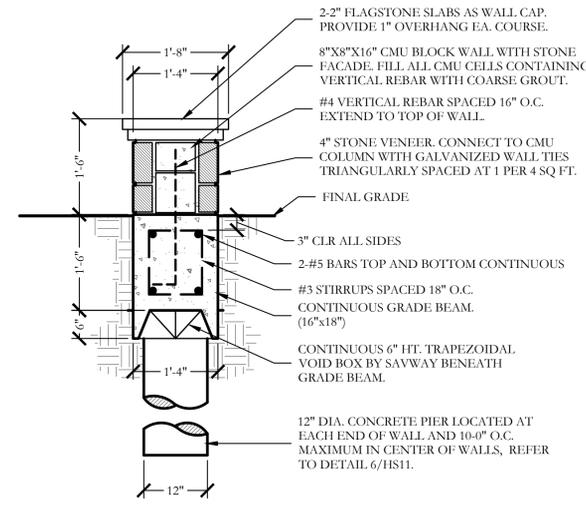


5 PIER (18" DIA.)
 PLAN / SECTION SCALE: 3/4"=1'-0"



1 CEDAR SHADE STRUCTURE, SINGLE HEIGHT ELEVATION

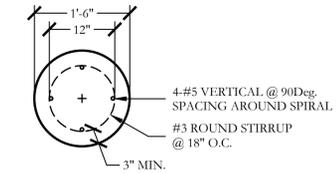
SCALE: 1/2" = 1'-0"



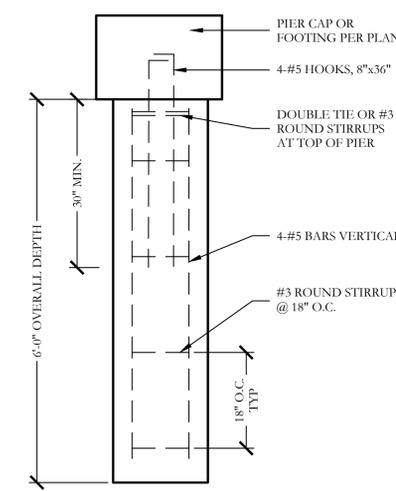
3 18" HT. SEAT WALL SECTION

SCALE: 3/4" = 1'-0"

NOTE: AS ALTERNATE TO EXTEND POST INTO CONCRETE PIER CONTRACTOR HAS THE OPTION TO CONNECT POST TO FOOTING BY INSTALLING APPROVED SIMPSON STRONG TIE COLUMN BASE FOR 8"X8" WOOD POST CONNECTION TO CONCRETE PIER OR TO CONNECT POST TO FOOTING BY INSTALLING POST SADDLE WITH (4) 1/2" DIAMETER X 8" LENGTH NELSON STUD OR ANCHOR BOLTS DRILLED AND EPOXIED INTO FOOTING.



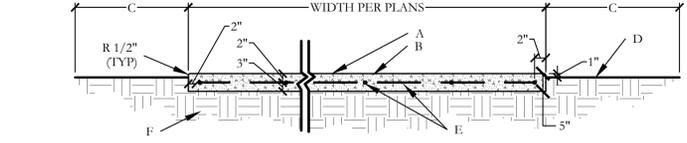
PLAN/SECTION



SECTION

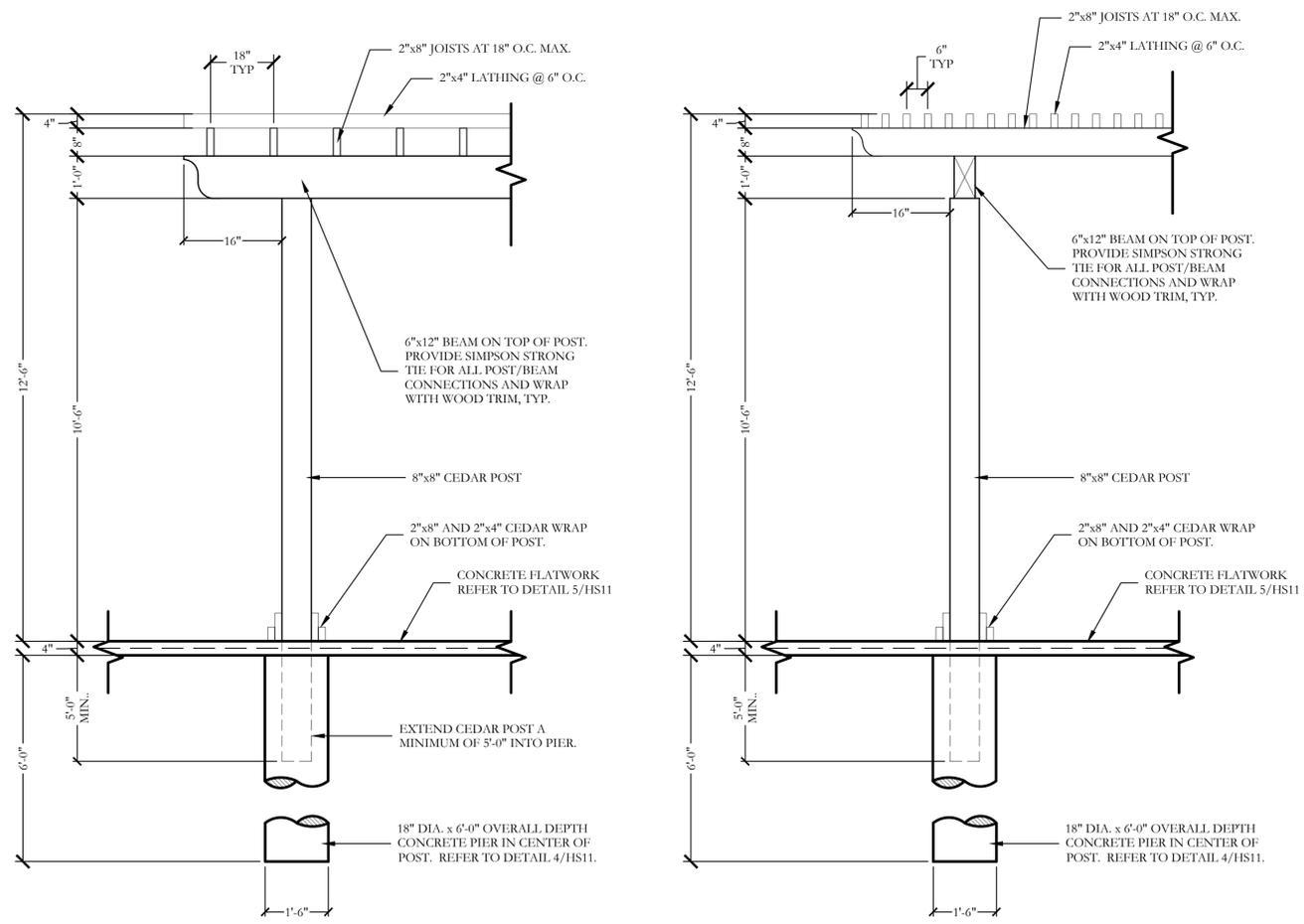
4 PIER (18" DIA.) SECTION

SCALE: 3/4" = 1'-0"



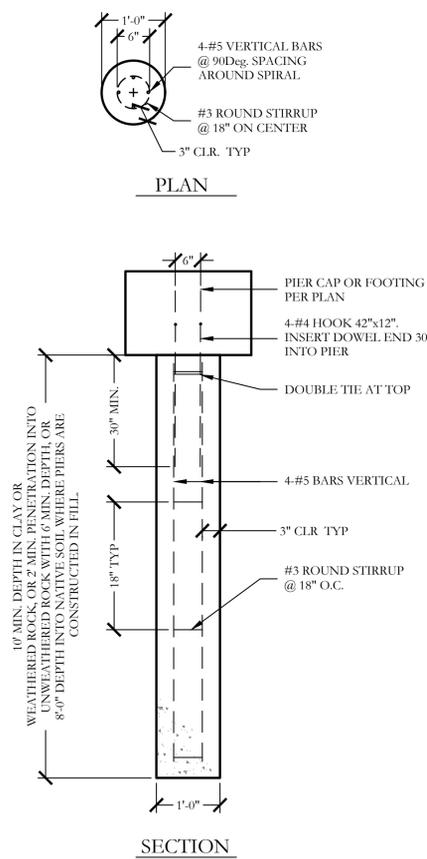
5 CONCRETE PAVING SECTION

SCALE: 1/2" = 1'-0"



2 12'-6" HT. CEDAR SHADE STRUCTURE DETAILS SECTION

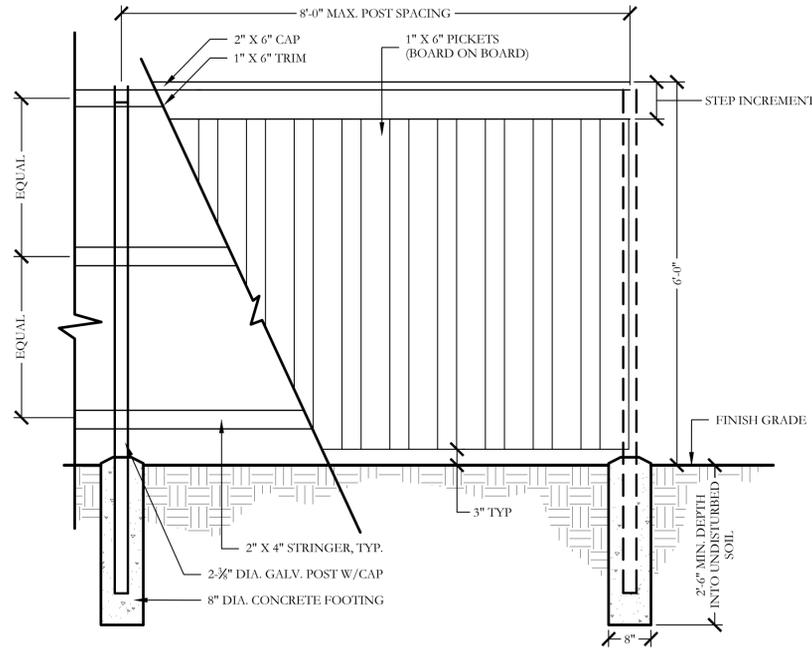
SCALE: 1/2" = 1'-0"



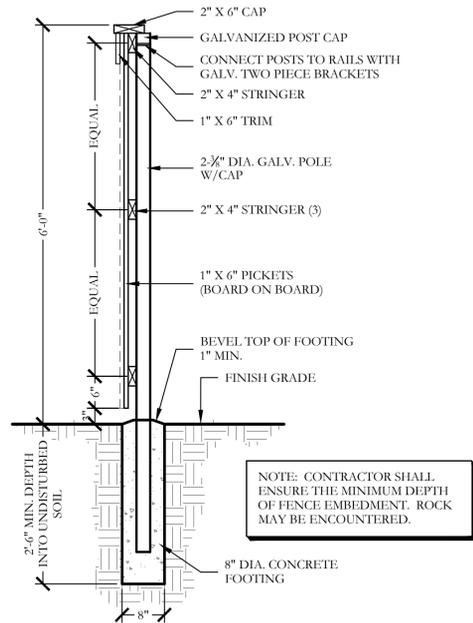
SECTION

6 PIER (12" DIA.) PLAN/SECTION

SCALE: 3/4" = 1'-0"



1 6'-0" HT. BOARD ON BOARD WOOD FENCE SECTION SCALE: 3/4"=1'-0"



3 6'-0" HT. BOARD ON BOARD WOOD FENCE SECTION SCALE: 3/4"=1'-0"

WOOD FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES. VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE:
 - 4.1. STRINGERS- CEDAR, #2 GRADE OR BETTER.
 - 4.2. PICKETS- CEDAR, #2 GRADE OR BETTER.
 - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER.
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS, STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
11. ALL WOOD FENCE MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED BY OWNER.
12. WHERE REQUIRED BY GRADE THE FENCE SHALL BE STEPPED IN INCREMENTS EQUAL TO THE FINISH DIMENSION OF THE TOP TRIM AND CAP.

200 SERIES

MTR-0200-00012
Legacy # MLWR200-32-ST

MATERIALS: The trash container frame is constructed using heavy duty steel flat bar. A 32 gallon commercial grade plastic liner and standard metal lid are provided.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

TO SPECIFY: Select MTR-0200-00012
Choose:
- Powdercoat Color

HEIGHT: 38.25" (97.2cm) OUTER RADIUS: 29.25" (74.3cm) INNER RADIUS: 11.88" (30.2cm) WEIGHT: 198.27 (90kg)

TOP VIEW

Ø 11 7/8" [301mm]
Ø 29 1/4" [743mm]
38 1/4" [972mm]

MAGLIN
Site Furniture

T 800.716.5556
F 877.240.8933
www.maglin.com
sales@maglin.com

- All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization.
- Details and specifications may vary due to continuing improvements of our products.

2 MAGLIN WASTE RECEPTACLE MANUFACTURER CUT SHEET NOT TO SCALE



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Amanda Dailey
CASE NUMBER: Z2024-053; *Zoning Change (AG to SF-10) for 205 Dial Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 205 Dial Lane, and take any action necessary.

BACKGROUND

A portion of the subject property was annexed into the City of Rockwall on September 7, 1971 by *Ordinance No. 71-09 [i.e. Case No. A1971-001]*. Based on the January 3, 1972 *Historic Zoning Maps*, this portion of the subject property was zoned Agricultural (AG) District. The balance of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. At the time of annexation this property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District.

PURPOSE

On November 15, 2024, the applicant -- *Amanda Dailey* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 10 (SF-10) District for the purpose of constructing a single-family home on the property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 205 Dial Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 17.1160-acre tract of land (*i.e. which is part of a larger 96.635-acre tract of land and is identified as Lot 6-1 of the G.W. Redlin Survey, Abstract No. 183*) zoned Planned Development District 98 (PD-98) that makes up part of the Park Hills Subdivision. Beyond that is a 24.9036-acre tract of land (*i.e. which is the remainder of the larger 96.635-acre tract of land and is identified as Lot 1 of the G.W. Redlin Survey, Abstract No. 183*) zoned Planned Development District 71 (PD-71) and Planned Development District 98 (PD-98). North of this is SH-66, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

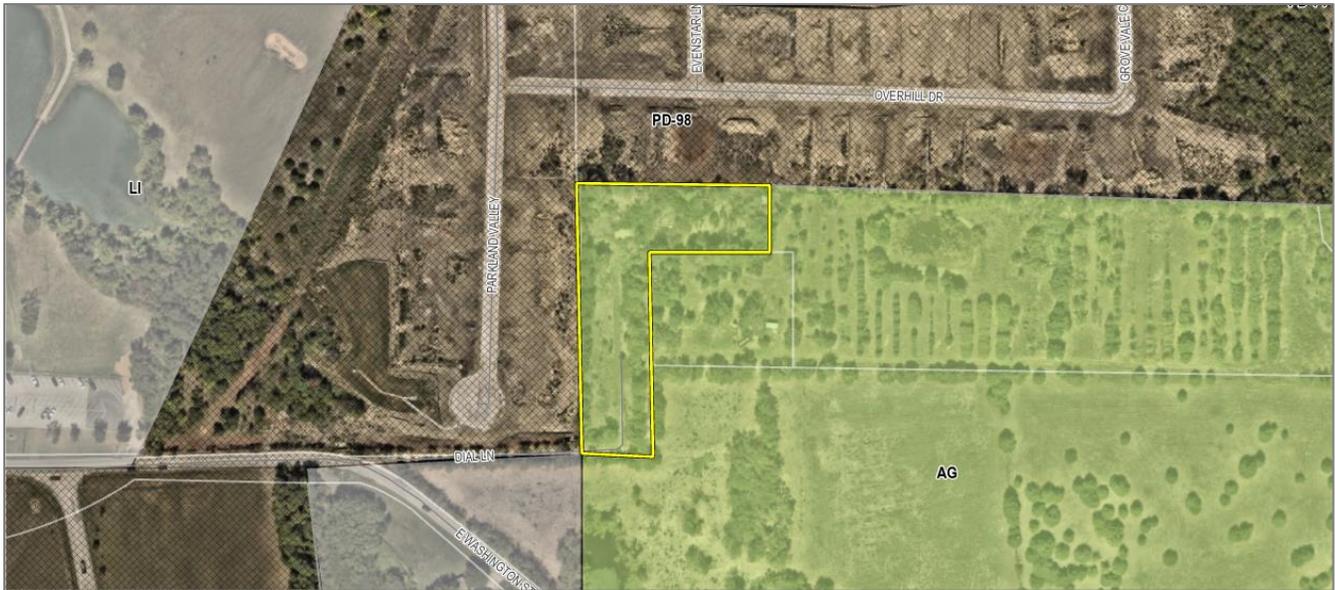
South: Directly south of the subject property is a 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No 20*) zoned Agricultural (AG) District. South of this are three (3) vacant lots (*i.e. Tracts 4, 4-3, 4-4 of the N. Butler Survey, Abstract No. 20*) zoned Agricultural (AG) District. Beyond this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) vacant tracts of land (*i.e. Tracts 1, 1-01 of the N. Butler Survey, Abstract No. 20*) zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D

(i.e. principal arterial, six [6] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 67.0750-acre tract of land (i.e. Lot 6 of the G.W. Redlin Survey, Abstract No. 183), which is zoned Planned Development District 98 (PD-98) and makes up part of the Park Hills Subdivision. Beyond this is a 30.099-acre tract of land (i.e. which is part of a 37.153-acre tract of land and is identified as Tract 6-3 of the G.W. Redlin Survey, Abstract No. 183) which is zoned Light Industrial (LI) District and belongs to the City of Rockwall. West of this is a municipal park (i.e. Harry Myers Park) which is situated on a 29.883-acre parcel of land and is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 1.47-acre parcel of land from an Agricultural (AG) District to a Single-Family 10 (SF-10) District. It should be noted, that if this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 10 (SF-10) District.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Single-Family 10 (SF-10) District is the property zoning classification for the majority of the City’s existing single-family residential development and is the appropriate zoning classification for single-family developments with medium sized lots.” In addition, “...this zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit.” In this case, the properties along Dial Lane that are adjacent to the subject property are zoned Agricultural (AG) District or Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses. Based on this, the requested zoning change does appear to conform to the surrounding area. If the applicant’s zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 10 (SF-10) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 10 (SF-10) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE	4.4
MINIMUM DWELLING UNIT SIZE	2,500
MINIMUM LOT AREA	2,200 SF
MINIMUM LOT WIDTH (1)	80'

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK (2)	6'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES (3) & (4)	2

NOTES:

- 1: FRONTAGE ON A PUBLIC STREET
- 2: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 3: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 4: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Low Density Residential (LDR) land uses. The Central District is defined as being "...composed of a wide range of land uses that vary from single-family to industrial... (t)he Central District still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward." In addition, the Land Use Plan defines the Low Density Residential land use as a "...land use category [that] consists of residential subdivisions that are two (2) units per gross acre or less ..." In this case, the Single-Family 10 (SF-10) District allows up to 4.40 dwelling units per acre; however, the property does not have frontage on a public street and cannot be subdivided. Based on this, the applicant is requesting a density of one (1) dwelling unit per acre, but the request is more in line with the overall development standards of the Single-Family 10 (SF-10) District. Taking this into consideration, the applicant's request appears to be in conformance with the OURHometown Vision 2040 Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

- (1) Roadways. Dial Lane is a private street that must be maintained by the property owner.
- (2) Water. The applicant will need to contact the Water Department to get the water lines located. There should be an existing water meter on the subject property that was used on the previous home.
- (3) Wastewater. There is no existing sewer available for this site. The applicant will need to reach out to Rockwall County for approval in order to get a septic system installed if it does not currently have one.

NOTIFICATIONS

On November 19, 2024, staff notified 16 property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowners Association which is the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices in regard 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 Single-Family 10 (SF-10) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 Dial Ln Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION off of E Washington St; past Harry Meyers Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE vacant lot

PROPOSED ZONING single family 10

PROPOSED USE single family home

ACREAGE 1.47 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER Amanda Bailey

APPLICANT _____

CONTACT PERSON Amanda Bailey

CONTACT PERSON _____

ADDRESS 817 Marathon Ct

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE (469) 360-2223

PHONE _____

E-MAIL ars_0715@yahoo.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

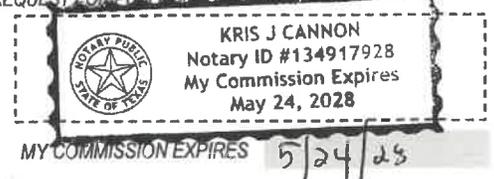
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Amanda Bailey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 223 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF November, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF November, 2024

OWNER'S SIGNATURE Amanda Bailey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-053: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District

0 45 90 180 270 360 Feet

PD-98

OVERHILL DR

EVENSTAR LN

PARKLAND VALLEY

DIAL LN

AG

LI

E WASHINGTON ST

Case Location Map = 



City of Rockwall

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

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

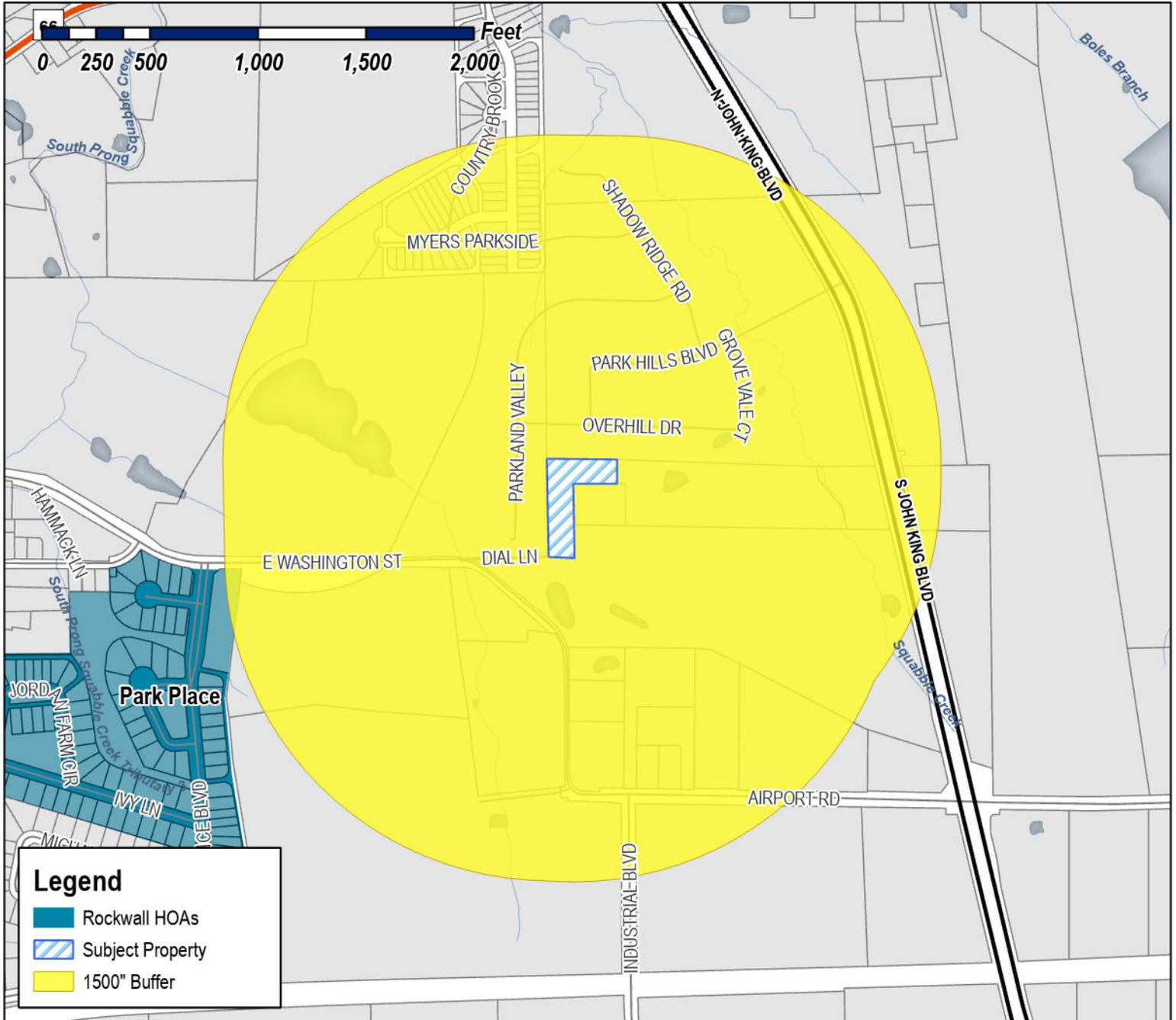




City of Rockwall

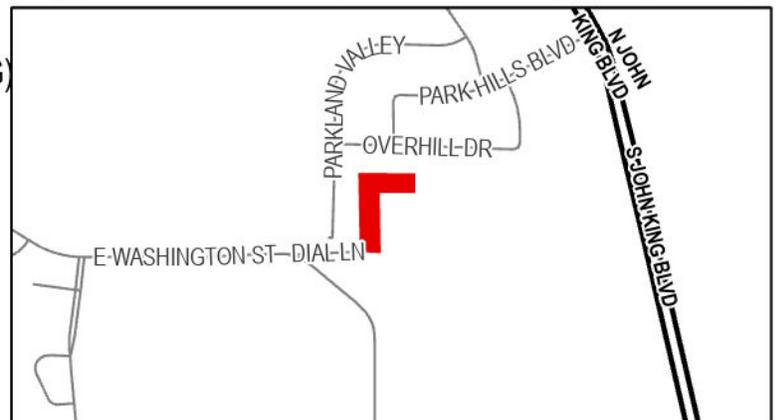
Planning & Zoning Department
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Case Number: Z2024-053
Case Name: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street

Date Saved: 11/5/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2024-053]
Date: Wednesday, November 20, 2024 1:59:09 PM
Attachments: [HOA Map \(11.5.2024\).pdf](#)
[Public Notice \(P&Z\) \(11.18.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-053: Zoning Change from AG to SF-10

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a [Zoning Change](#) from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

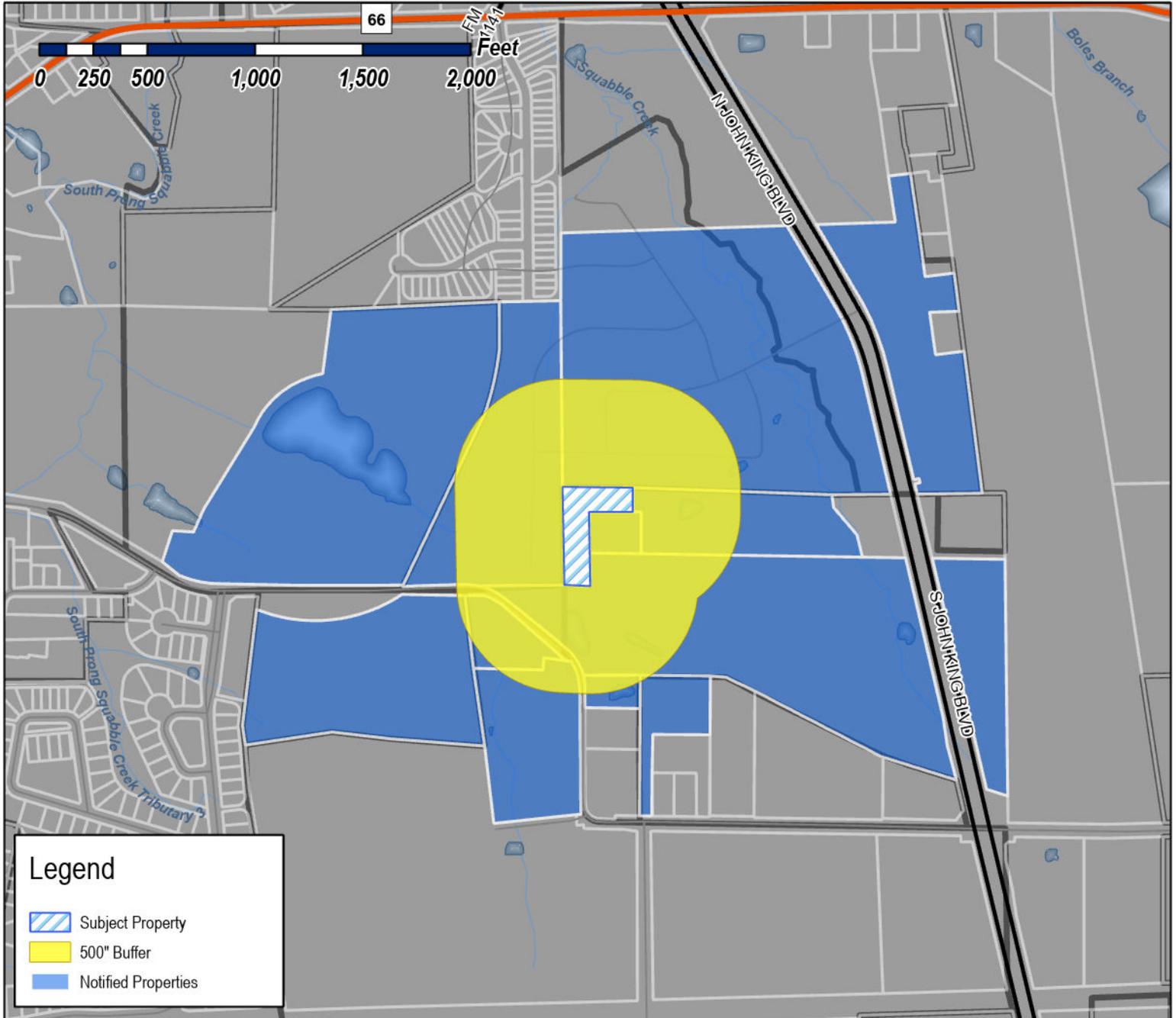
972-771-7745 Ext. 6568



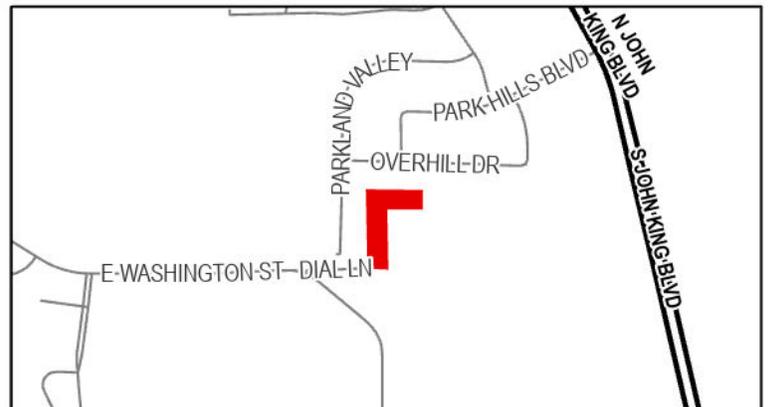
City of Rockwall

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

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Case Number: Z2024-053
Case Name: Zoning Change from AG to SF-10
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street



Date Saved: 11/18/2024

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

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

THE CHILDREN'S ADVOCACY CENTER FOR
ROCKWALL CTY
1350 E WASHINGTON ST
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

ZAPH & ATH PROPERTIES LLC
929 ANNA CADE RD.
ROCKWALL, TX 75087

CROSSPOINT COMMUNITY CHURCH
P.O. BOX 1015
ROCKWALL, TX 75087

RESIDENT
945 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
205 DIAL
ROCKWALL, TX 75087

RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
1505 AIRPORT RD
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-053: Zoning Change from AG to SF-10

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, December 16, 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. Z2024-053: Zoning Change from AG to SF-10

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:

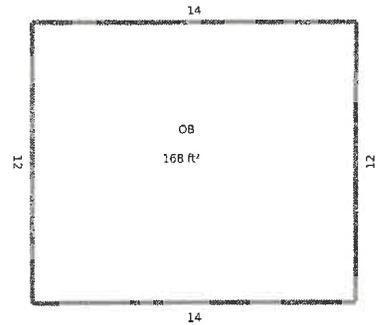
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS	OWNER ID / %	EXEMPTIONS	TAXING UNITS	VALUES	2024	2025
12214 205 DIAL A0183 G W REDLINE & ABSTRACT N BUTLER, TRACT 3, ACRES 1.474 TYPE: R DBA: GEO ID: 0183-0000-0003-00-0R PROP USE: A1 MAP ID: 2-3 Ref ID1: AS CODE: A0183 MAPSCO: Ref ID2: R12214 SUBTYPE: RES TIF: MKT AREA: N0077-2017 SUB MKT: EFF DATE: LEGAL ACREAGE: 1.4740 ac APPR VAL METHOD: cost-local	DEVENNEY DIANA 2944 PEGASUS DR GARLAND TX 75044	65577 100.00%		CRW 100.00 GRW 100.00 SRW 100.00 CAD 100.00	IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS VALUE LIMIT CIRCUIT BRKR LIMIT NET APPRAISED	0 150,000 150,000 0 150,000 0 0 150,000	314 185,724 186,038 0 186,038 0 6,038 180,000

GENERAL	REMARKS	SKETCH
UTILITIES: R ZONING: Value Demi Hooper TOPOGRAPHY: TAGS: NYL - PVC ROAD ACCESS: P LAST APPR. DT: LAST INSP COMP DT: 2023-09-28 NEXT INSP. DT: 2025-01-01 SUBSET: NEXT REASON: SR REASON NOTES: REDUCE FUNC. SEE SALES LISTING - SR	N/C FOR 2019 PER GL / DEL METAL BN GONE FOR 2016 PER GL/N/C 2014 GL/CHG SITUS FROM AIRPORT RD TO DIAL FOR 08 PER GL	

BUILDING PERMITS					
B#	ISSUE DT	PERM #	TYPE	ACTIVE EST VAL APPR	BUILDER COMMENT
INCOME APPROACH DATA					
GBA:	0	UNITS:	0		
NRA:	0	RENT:	0		
APPEAL HISTORY					
YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE
2023	89042	A	DECA-CAD	DEVENNEY DIANA	2023-07-03
2022	3780	A	DECISION.A	DEVENNEY DIANA	2022-07-07
2020	23177	A	DECA-CAD	DEVENNEY DIANA	2020-06-03



SALES HISTORY				DEED HISTORY						
DATE	TYPE	QUAL SRC	PRICE	BUYER	DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
1997-06-15	WD				1997-06-15	WD	null/182	0	DEVENNEY DIANA	DEVENNEY D
1982-05-24	OT				1982-05-24	OT	null/116	0	DEVENNEY D	DUDLEY LEON

IMPROVEMENT VALUATION																IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES							
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	VALUE
OB	OUT BUILDING	Ind-1	OB3	168	3.00	0	1	1975	1975		*	504	39.00	100.00	100.00	100.00	100.00	0.39	197							
1	OUT BUILDING	12 X 14	STCD: A1	168	Area:	0		Homesite	Y (100.00%)			504	AS Code:	100.00%	Market Area:	100.00%			197							
	Style:	Finish Out:	100	Quality:	Structure:			Ext. Wall:																		
	P/UP EXIST OB PER INSPECT & PICTOM FOR 2013 PER GL																									
ST	STORAGE	Ind-1	ST3	100	3.00	0	1	1975	1975		*	300	39.00	100.00	100.00	100.00	100.00	0.39	117							
2	METAL STORAGE	10 X	STCD: A1	100	Area:	0		Homesite	Y (100.00%)			300	AS Code:	100.00%	Market Area:	100.00%			117							
	Style:	Finish Out:	100	Quality:	Structure:			Ext. Wall:																		
	P/UP EXIST ST PER INSPECT & PICTOM FOR 2013 PER GL																									

LAND VALUATION														LAND ADJUSTMENTS			PRODUCTIVITY VALUATION							
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	D/M	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1	RES SFR NON WF	A1	FACL		MAP 3-3	A1	Yes	AC	1.4740	ac	210000.00	0.600		A	185,724					No			0.00	0
	A										AS Code:	100.00%	Market Area:	100.00%	185,724									0

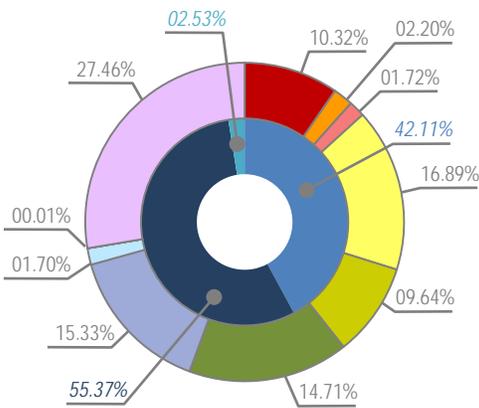


01 CENTRAL DISTRICT DISTRICT STRATEGIES

DISTRICT DESCRIPTION

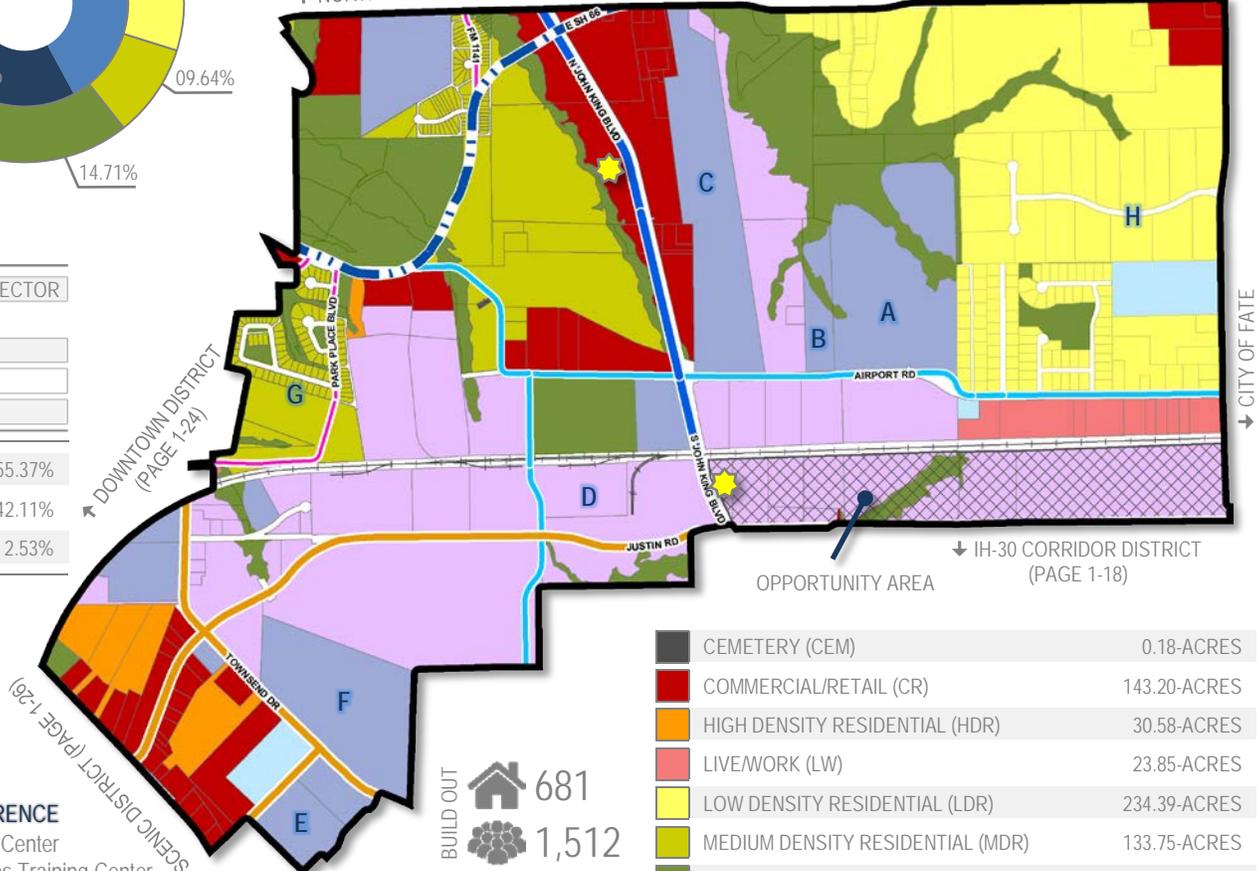
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



Color	Category	Percentage
Black	COMMERCIAL	55.37%
Blue	RESIDENTIAL	42.11%
Light Blue	MIXED USE	2.53%
Light Green	MINOR COLLECTOR	
Light Blue	M4U	
Light Green	M4D	
Light Blue	P6D	
Light Green	TXDOT 4D	

↑ NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-25) ↑ NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-23)



- POINTS OF REFERENCE**
- A. Animal Adoption Center
 - B. Regional Firearms Training Center
 - C. Ralph Hall Municipal Airport
 - D. Leon Tuttle Athletic Complex
 - E. Rockwall County Courthouse
 - F. Utley Middle School
 - G. Park Place Subdivision
 - H. Rolling Meadows Subdivision

BUILD OUT

- House icon: 681
- Tree icon: 1,512

% OF ROCKWALL

- House icon: 1.10%
- Tree icon: 0.82%

CURRENT

- House icon: 220
- Tree icon: 488

Black	CEMETERY (CEM)	0.18-ACRES
Red	COMMERCIAL/RETAIL (CR)	143.20-ACRES
Orange	HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
Light Red	LIVE/WORK (LW)	23.85-ACRES
Yellow	LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
Light Green	MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
Dark Green	PARKS AND OPEN SPACE (OS)	204.05-ACRES
Light Blue	PUBLIC (P)	212.77-ACRES
Light Green	QUASI-PUBLIC (QP)	23.65-ACRES
Light Blue	SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
Light Green	TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 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 'B'* of this Comprehensive Plan.

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 10 (SF-10) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	SINGLE FAMILY 10 (SF-10) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 10 (SF-10) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY 10 (SF-10) DISTRICT
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 10 (SF-10) DISTRICT FOR A 1.47-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Amanda Dailey for the approval of a *Zoning Change* from an Agricultural (AG) District to Single-Family 10 (SF-10) District for a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibits 'A' & 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 10 (SF-10) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 10 (SF-10) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards*, and Section 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF JANUARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 10, 2024

2nd Reading: January 6, 2025

**Exhibit 'A':
Location Map**

Address: 205 Dial Lane

Legal Description: Tract 3 of the N. Butler Survey, Abstract No. 183





CITY OF ROCKWALL

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: Bethany Ross; *Planner*

DATE: December 10, 2024

SUBJECT: Z2024-054; Amendment to Planned Development District 9 (PD-9)

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 8 [PD-8]*), Lakeside Village/Turtle Cove Subdivisions (*i.e. Planned Development District 2 [PD-2]*), the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*), and the Windmill Ridge Estates Subdivision (*i.e. Planned Development District 13 [PD-13]*).

Planned Development District 9 (PD-9) was originally adopted in 1973, and currently consists of 66 pages of regulations within ten (10) regulating ordinances. The Planned Development District also consists of approximately 205 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 within Planned Development District 9 (PD-9).

This being a zoning case, staff sent out 868 notices to all property owners and occupants within Planned Development District 9 (PD-9), and within 500-feet of the Planned Development District's boundaries. In addition, staff notified the Fox Chase, Benton Woods, Rainbow Lakes, Lago Vista, Lyndon Park, Water's Edge, Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, Chandler's Landing, The Cabanas at Chandlers, Match Point, Landing Townhomes, Cutter Hill Phase 3, Spyglass Phase 2 & 3 Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of Planned Development District 9 (PD-9) participating in the Neighborhood Notification Program. 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 9 [PD-9] 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 not received any responses in favor or in opposition of the request.

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 9 (PD-9), a timeline and summary of each development case associated with Planned Development District 9 (PD-9), and staff's proposed draft ordinance for comparison purposes. Should the Planning and Zoning Commission have any questions, staff will be available at the December 10, 2024 Planning and Zoning Public Hearing.



CITY OF ROCKWALL

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: Bethany Ross; Planner
DATE: December 10, 2024
SUBJECT: Development Cases for Planned Development District 9 (PD-9)

Planned Development District 9 (PD-9) was originally adopted in 1973, and currently consists of 66 pages of regulations within 10 regulating ordinances. The following is a timeline and summary of the ~205 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES

BLUE: SUPERSEDED ORDINANCES

GREEN: PARTIALLY SUPERSEDED ORDINANCES

ORANGE: ORDINANCES

- JULY 23, 1968: [Case No. Not Found] A final plat was approved for Highland Acres Subdivision.
- OCTOBER 29, 1973 (ORDINANCE NO. 73-44): [Case No. A1973-006] An annexation was approved for a 138.5-acre portion of Planned Development District 9 (PD-9).
- OCTOBER 29, 1973 (ORDINANCE NO. 73-45): [Case No. A1973-007] An annexation was approved for a 53.6-acre portion of Planned Development District 9 (PD-9).
- NOVEMBER 12, 1973 (ORDINANCE NO. 73-49): The original Planned Development District 9 (PD-9) was established as part of the 1972 Zoning Ordinance [Ordinance No. 72-02], and allowed the following land uses: *shopping center uses, garden apartments, town homes, cluster homes, single-family units.* [**SUPERSEDED BY ORDINANCE NO. 86-55**]
- SEPTEMBER 10, 1979 (ORDINANCE NO. 79-16, S-008): A specific use permit (SUP) was approved for a *municipally owned or controlled facility* for the North Texas Municipal Water District.
- JUNE 16, 1986 (ORDINANCE NO. 86-55): [Case No. PZ1986-003-01] This ordinance partially superseded the existing Planned Development District 9 (PD-9), and adopted a concept plan for the 287.403-acre tract of land and provided area requirements for the following uses: *office/warehouse, single-family units, and general retail.* [**PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 87-30, 88-13, 88-20, 95-17, 01-43, and 13-43**]
- APRIL 20, 1987: [Case No. PZ1987-23-01-PP] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- MAY 18, 1987: [Case No. PZ1987-031-FP] A final plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- MAY 18, 1987: [Case No. PZ1987-032-01] A revised preliminary plat was approved for Planned Development District 9 (PD-9) for the purpose of reducing the required square footage for buildings and landscaped percentage in the office/warehouse area.
- JUNE 1, 1987 (ORDINANCE NO. 87-30): [Case No. PZ-1987-32-Z] This ordinance amended Ordinance No. 86-55. Under this amendment, the development standards for the *office/warehouse* use were amended. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 95-17**]
- MARCH 21, 1988: [Case No. PZ1988-006-01] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- APRIL 4, 1988: [Case No. PZ1988-013-02] A conditional use permit (CUP) was approved to include a *garden center* as a listed use under *general retail* area.
- MAY 2, 1988: [Case No. PZ1988-005-01] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Shopping Village.
- MAY 2, 1988: [Case No. PZ1988-005-02] A site plan was approved to allow an *indoor commercial amusement/recreation center.*
- MAY 2, 1988: [Case No. PZ1988-005-03] A conditional use permit (CUP) was approved for an *indoor commercial amusement/recreation center.*

- MAY 2, 1988 (ORDINANCE NO. 88-13): [Case No. PZ1988-013-01] This ordinance amended Ordinance No. 86-55. Under this amendment, *garden center* was added as a listed use in the *general retail* area.
- MAY 2, 1988: [Case No. PZ1988-013-02] A conditional use permit (CUP) was approved for a *garden center*.
- MAY 2, 1988: [Case No. PZ1988-013-03] A site plan was approved for a *general retail building* in Buffalo Creek Shopping Center No. 2.
- MAY 2, 1988: [Case No. PZ1988-015-01] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center No. 2.
- MAY 12, 1988: [Case No. PZ1988-021-01] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center.
- JUNE 6, 1988 (ORDINANCE NO. 88-20): [Case No. PZ1988-017-01] This ordinance amended *Ordinance No. 86-55*. Under this amendment, a zoning change from Single-Family 12.5 (SF-12.5) District land uses to Single-Family 10 (SF-10) District land uses was approved for Foxchase Subdivision, Phase 1.
- JUNE 6, 1988: [Case No. PZ1988-017-02] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- AUGUST 11, 1988: [Case No. PZ1988-042-01] A final plat was approved for Foxchase Subdivision, Phase 1.
- MARCH 6, 1989: [Case No. PZ1989-004-01] A conditional use permit (CUP) was approved for a garden center.
- DECEMBER 20, 1993: [Case No. PZ1993-042-01] A final plat was approved for Foxchase Subdivision, Phase 2.
- MAY 16, 1994: [Case No. PZ1994-008-01] A final plat was approved for Foxchase Subdivision, Phase 3.
- NOVEMBER 7, 1994: [Case No. PZ1994-026-01] A preliminary plat was approved for Foxchase Subdivision, Phase 4.
- DECEMBER 19, 1994: [Case No. PZ1994-035-01] A final plat was approved for Foxchase Subdivision, Phase 4.
- MAY 15, 1995: [Case No. PZ95-019-01] A conditional use permit (CUP) was approved for a *self-service car wash*.
- MAY 15, 1995: [Case No. PZ95-019-01] A site plan was approved for a *self-service car wash*.
- MAY 15, 1995: [Case No. PZ95-019-01] A final plat was approved for Lot 1, Block A, Mark Carson Addition.
- MAY 15, 1995: [Case No. PZ95-8-RP] A replat was approved for Lots 1-R & 2-R, Block A, Buffalo Creek Shopping Center No. 2.
- JUNE 5, 1995 (ORDINANCE NO. 95-17): [Case No. PZ-95-8-Z/SPP.RP] This ordinance amended *Ordinance No. 87-30*. Under this amendment, the construction material requirements for Planned Development District 9 (PD-9) were revised.
- JUNE 5, 1995: [Case No. PZ-95-8-Z/SPP.RP] A replat was approved for Lots 2 and 3, Block A of Buffalo Creek Shopping Center.
- JUNE 5, 1995: [Case No. PZ-95-8-Z/SPP.RP] A site plan for was approved for a *strip retail center*.
- DECEMBER 16, 1996: [Case No. PZ1996-094-01-PP] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- JANUARY 21, 1997: [Case No. PZ1996-89] A replat was approved for Lots 1-RA & 2-RA, Block A, Buffalo Shopping Village No. 2.
- OCTOBER 20, 1997: [Case No. PZ1997-072-01] A preliminary plat was approved for Foxchase Subdivision, Phase 5.
- DECEMBER 9, 1997: [Case No. PZ1997-088-01] A final plat was approved for Foxchase Subdivision, Phase 5.
- JULY 28, 1998: [Case No. PZ1998-044-01] A treescape plan was approved for Foxchase Subdivision, Phase 5.
- FEBRUARY 2, 1999: [Case No. PZ1999-005-01] A preliminary plat was approved for Foxchase Subdivision, Phase 6.
- JUNE 21, 1999: [Case No. PZ1999-39-01-Z] A zoning change from General Retail (GR) District land uses to Commercial (C) District land uses to allow a *major automotive repair facility* was denied for Lots 1-3, Block A, Allen Anderson Addition.
- JUNE 21, 1999: [Case No. PZ1999-39-02-CUP] A conditional use permit (CUP) to allow a *major automotive repair facility* was denied for the Allen Anderson Addition.
- JUNE 21, 1999: [Case No. PZ1999-39-03-FP] A final plat was denied for Lots 1-3, Block A, Allen Anderson Addition.
- JULY 19, 1999: [Case No. PZ1999-50-01-PP] A preliminary plat and concept plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- JULY 19, 1999: [Case No. PZ1999-50-01-PP] A preliminary plat was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- OCTOBER 18, 1999: [Case No. PZ1999-061-01] A final plat was approved for Foxchase Subdivision, Phase 6.
- OCTOBER 18, 1999: [Case No. PZ1999-074-01] A final plat was approved for Rainbow Lake Estates.
- DECEMBER 20, 1999: [Case No. PZ1999-082-01] A preliminary plat was approved for Lot 1, Block A, Walgreens – Rockwall Addition.
- DECEMBER 20, 1999: [Case No. PZ1999-082-02] A site plan was approved for a *general retail store (i.e. Walgreens)*.
- DECEMBER 20, 1999: [Case No. PZ1999-082-03] A landscape plan was approved for a *general retail store (i.e. Walgreens)*.

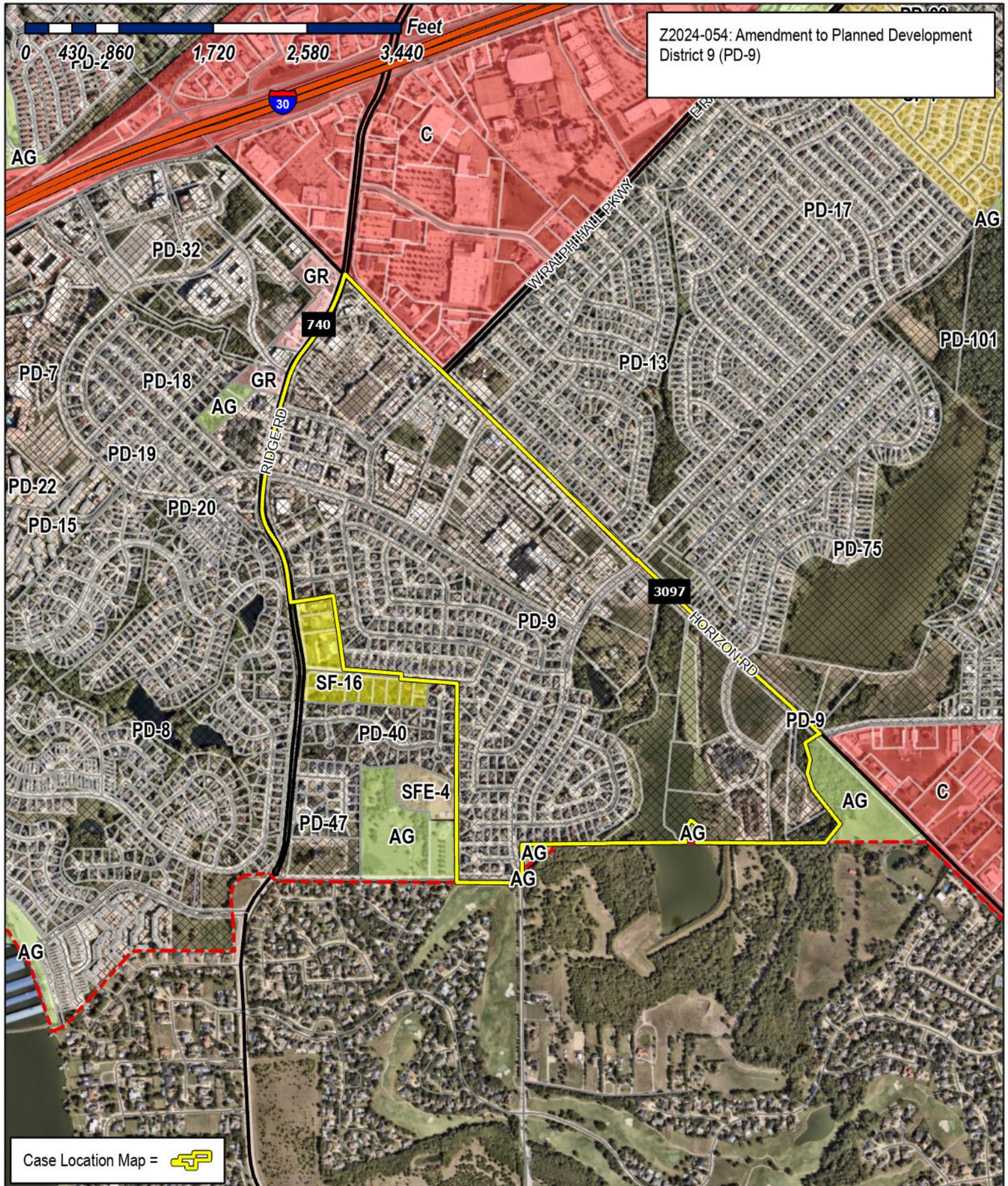
- DECEMBER 20, 1999: [Case No. PZ1999-082-04] A treescape plan was approved for a *general retail store* (i.e. Walgreens).
- DECEMBER 20, 1999: [Case No. PZ1999-090-01] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- DECEMBER 20, 1999: [Case No. PZ1999-099-01] A replat was approved for Lot 29-R, Block C, Foxchase Subdivision, Phase 3.
- JANUARY 18, 2000: [Case No. PZ1999-109-01] A site plan was approved for a *medical office building*.
- FEBRUARY 21, 2000: [Case No. PZ2000-007-01] A final plat was approved for Lot 1, Block A, RDI Retail Addition.
- JULY 17, 2000: [Case No. PZ2000-060-01] A preliminary plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- AUGUST 21, 2000: [Case No. PZ2000-063-01] A final plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- AUGUST 21, 2000: [Case No. PZ2000-063-02] A site plan was approved for a *medical office building*.
- AUGUST 21, 2000: [Case No. PZ2000-063-03] A treescape plan was approved for a *medical office building*.
- AUGUST 21, 2000: [Case No. PZ2000-063-04] A landscape plan was approved for a *medical office building*.
- JANUARY 16, 2001: [Case No. PZ2000-113-01] A concept plan was approved for a *strip retail center*.
- JANUARY 16, 2001: [Case No. PZ2000-113-02] A preliminary plat was approved for Lots 1-13, Block A, Horizon Ridge Addition & Lots 1-5, Block B, Horizon Ridge Addition.
- JULY 10, 2001: [Case No. PZ2001-069-01-FP-SP-BE-LP-TP] A final plat, site plan (including building elevations), landscape plan, and treescape plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- SEPTEMBER 17, 2001 (**ORDINANCE NO. 01-43**): [Case No. Z2001-012] This ordinance amended *Ordinance No. 86-55*. Under this amendment, use of a *four-pump gasoline convince store* was approved as an accessory use to a *retail grocery facility*. [**EXPIRED; NO LONGER APPLICABLE**]
- NOVEMBER 19, 2001: [Case No. PZ1999-049-01-FP] A final plat was approved for Lots 1 & 2, Block A, Horizon Ridge Center, Phase 1.
- DECEMBER 16, 2002: [Case No. PZ2002-102-RP/FP] A replat was approved for Lot 9R and 14, Block A, Horizon Ridge Addition.
- MARCH 17, 2003: [Case No. PZ2003-13-RP] A replat was approved for Lots 7R, 8R, & 12, Block A Horizon Ridge Addition.
- MARCH 17, 2003: [Case No. PZ2003-26-RP] A replat was approved for Lot 5R, Block A, Horizon Ridge Addition.
- APRIL 21, 2003: [Case No. PZ-2003-27-SP-BE-LP] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (i.e. South Trust Bank).
- APRIL 21, 2003: [Case No. PZ-2003-29-RP] A replat was approved for Lot 10R and 13, Block A, Horizon Ridge Addition.
- MAY 5, 2003: [Case No. PZ2003-26-SP-BE-LP] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (i.e. Bank of America).
- MAY 19, 2003: [Case No. PZ2003-035-01] A replat was approved for Lots 10R, 11R, 13, Block A, Horizon Ridge Addition.
- MAY 19, 2003: [Case No. PZ2003-035-02] A site plan was approved for a *financial institution with a drive-through*.
- MAY 19, 2003: [Case No. PZ2003-035-03] Building elevations were approved for a *financial institution with a drive-through*.
- MAY 19, 2003: [Case No. PZ2003-035-04] A landscape plan was approved for a *financial institution with a drive-through*.
- JUNE 16, 2003: [Case No. P2003-009] A replat was approved for Lot 13R, Block A, Horizon Ridge Addition.
- JULY 7, 2003: [Case No. Z2003-004] A conditional use permit (CUP) was approved to allow combustible structural construction materials.
- AUGUST 2, 2003: [Case No. SP2003-005] A site plan was approved for a *medical office building*.
- OCTOBER 6, 2003 (**ORDINANCE NO. 03-39**): [Case No. A2003-001] An annexation was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- OCTOBER 20, 2003: [Case No. SP2003-012] A site plan was approved for an *office building*.
- NOVEMBER 17, 2003: [Case No. P2003-025] A replat was approved for Lot 1, Block 1, Horizon Village Addition.
- JANUARY 5, 2004 (**ORDINANCE NO. 04-02**): [Case No. Z2003-014] A zoning change from Agricultural (AG) District to Single-Family 10 (SF-10) District was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- JANUARY 20, 2024: [Case No. P2003-035] A replat was approved for Lots 10R1, 10R2, & 10R3, Block A, Horizon Ridge Addition.

- JANUARY 20, 2004: [Case No. SP2003-022] A site plan was approved for an *office building*.
- JULY 6, 2004: [Case No. P2004-022] A replat was approved for Lots 6 & 7, Block B, Horizon Ridge Addition.
- SEPTEMBER 20, 2004: [Case No. P2004-043] A replat was approved for Lot 8R, Block A, Horizon Ridge Addition.
- OCTOBER 18, 2004: [Case No. P2004-018] A final plat for was approved for Foxchase Subdivision, Phase 7.
- NOVEMBER 15, 2004: [Case No. P2004-053] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- NOVEMBER 15, 2004: [Case No. P2004-054] A replat was approved for Lots 17, 18, 19, Block A, Horizon Ridge Addition.
- NOVEMBER 15, 2004: [Case No. SP2004-023] A site plan was approved for a *medical office building* (i.e. Rockwall Medical Center).
- JULY 6, 2004: [Case No. SP2004-009] A site plan was approved for *office buildings*.
- JANUARY 18, 2005: [Case No. P2004-069] A replat was approved for Lot 10, Block B, Horizon Ridge Addition.
- FEBRUARY 7, 2005: [Case No. SP2004-031] A site plan was approved for a *medical office building* (i.e. Open Imaging of Rockwall).
- FEBRUARY 21, 2005: [Case No. P2005-008] A replat was approved for Lots 15 & 16, Block A, Horizon Ridge Addition.
- FEBRUARY 21, 2005: [Case No. SP2005-003] A site plan was approved for a *medical office building*.
- MARCH 21, 2005: [Case No. SP2005-006] A site plan was approved for a *medical office building* (i.e. Eye Care Management of Rockwall).
- MAY 2, 2005: [Case No. SP2005-009] A site plan was approved for the expansion of a *medical office building* (i.e. Rockwall Medical Center).
- MAY 2, 2005: [Case No. Z2005-013] A Planned Development amendment to Planned Development District 9 (PD-09) was denied to add a permitted use for a *Congregate Care Facility/Elderly Housing*.
- MAY 2, 2005: [Case No. P2005-016] A replat was approved for Lot 11, Block B, Horizon Ridge Addition.
- SEPTEMBER 27, 2005: [Case No. SP2005-018] A site plan was approved for a *restaurant with a drive-through* (i.e. Panda Express).
- OCTOBER 17, 2005 ([ORDINANCE NO. 05-55, S-024](#)): [Case No. Z2005-035] A specific use permit (SUP) was approved for a *restaurant with a drive-through* (i.e. Panda Express).
- DECEMBER 5, 2005: [Case No. P2005-042] A final plat was approved for Lot 1, Block A, Horizon Ridge Center, Phase I.
- JANUARY 17, 2006: [Case No. P2005-048] A replat was approved for Lot 4, Block A, Horizon Ridge Addition.
- MARCH 6, 2006: [Case No. P2006-005] An amended preliminary plat was approved for Horizon Ridge Center – North.
- MARCH 6, 2006: [Case No. P2006-006] An amended preliminary plat was approved for Horizon Ridge Center – South.
- APRIL 11, 2006: [Case No. SP2006-008] A site plan was approved for an *office building*.
- JULY 11, 2006: [Case No. SP2006-017] A site plan was approved for a *medical office building* (i.e. Rockwall Oral and Facial).
- SEPTEMBER 5, 2006: [Case No. P2006-035] A final plat was approved for Lots 1-14, Block A, Horizon Ridge Addition.
- NOVEMBER 28, 2006: [Case No. SP2006-035] A site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (i.e. Lakeshore Assisted Living).
- FEBRUARY 5, 2007: [Case No. P2007-001] A replat was approved for Lot 21, Block A, Horizon Ridge Addition.
- SEPTEMBER 9, 2007: [Case No. SP2007-022] A site plan was approved for a *office buildings*.
- OCTOBER 9, 2007: [Case No. SP2007-021] A site plan was approved for *medical office buildings* (i.e. Horizon Ridge Medical Park).
- OCTOBER 15, 2007: [Case No. P2007-031] A replat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- JANUARY 22, 2008: [Case No. SP2007-029] A site plan was approved for a *medical office building* (i.e. Presbyterian Hospital).
- JANUARY 22, 2008: [Case No. P2008-002] A replat was approved for Lot 15, Block A, Presbyterian Hospital of Rockwall Addition.
- JANUARY 29, 2008: [Case No. SP2007-025] A site plan was approved for a *financial institution with a drive-through* (i.e. Chase Bank).
- FEBRUARY 12, 2008: [Case No. SP2008-001] A site plan was approved for a *medical office building*.
- FEBRUARY 12, 2008: [Case No. SP2008-002] A site plan was approved for a *medical office building* (i.e. Lake Pointe Orthopedics).
- FEBRUARY 18, 2008: [Case No. P2008-004] A final plat was approved for Lot 7, Block C, Horizon Ridge Medical Park.
- MARCH 12, 2008: [Case No. SP2008-005] A site plan was approved for a *medical office building*.

- MARCH 3, 2008: [Case No. P2008-007] A replat was approved for Lots 16 and 17, Block A, Presbyterian Hospital of Rockwall Addition.
- APRIL 7, 2007: [Case No. P2008-012] A replat was approved for Lot 2, Block A, Mark Carson Addition.
- APRIL 7, 2008: [Case No. P2008-010] A replat was approved for Lot 18, Block A, Presbyterian Hospital of Rockwall Addition.
- APRIL 21, 2008: [Case No. P2008-013] A replat was approved for Lot 22, Block A, Horizon Ridge Addition.
- JUNE 16, 2008: [Case No. P2008-017] A replat was approved for Lots 16, 17, & 19, Block A, Presbyterian Hospital of Rockwall.
- JULY 21, 2008: [Case No. P2008-022] A replat was approved for Lot 8, Block C, Horizon Ridge Medical Park.
- JANUARY 13, 2009: [Case No. SP2008-016] A site plan was approved for a *medical office* complex south of the main entrance of Presbyterian Hospital of Rockwall.
- AUGUST 17, 2009: [Case No. P2009-017] A replat was approved for Lot 20, Block A, Presbyterian Hospital of Rockwall.
- NOVEMBER 24, 2009: [Case No. MIS2009-009] A tree preservation plan was approved for 832 Trumpeter Way.
- JANUARY 10, 2010: [Case No. SP2009-010] A site plan was denied for a *retail store with gasoline sales (i.e. 7-Eleven)*.
- JANUARY 15, 2010: [Case No. Z2009-023] The applicant withdrew the specific use permit (SUP) request for a *retail store with gasoline sales (i.e. 7-Eleven)*.
- MARCH 9, 2010: [Case No. SP2010-002] A site plan was approved for a *medical office building*.
- MARCH 30, 2010: [Case No. SP2010-003] A site plan was approved for a *retail store with gasoline sales (i.e. 7-Eleven)*.
- APRIL 19, 2010 (ORDINANCE NO. 10-09): [Case No. Z2010-004] A specific use permit (SUP) was approved for a *retail store with gasoline sales (i.e. 7-Eleven)*.
- APRIL 19, 2010: [Case No. Z2010-006] A specific use permit (SUP) was denied for a *minor auto repair shop (i.e. Christian Brothers)*.
- JULY 19, 2010: [Case No. P2010-012] A final plat was approved for Lots 1 & 2, Block B, Horizon Ridge Center (*i.e. 7-Eleven*).
- OCTOBER 18, 2010 (ORDINANCE NO. 10-29): [Case No. Z2010-015] A specific use permit (SUP) was approved for outside storage at a *retail store with gasoline sales (i.e. 7-Eleven)*.
- FEBRUARY 8, 2011: [Case No. SP2011-002] A site plan was approved for *gasoline sales* at Kroger but because the Planned Development District 9 (PD-09) amendment (Case No. Z2011-002) was denied on February 21, 2011, the site plan approval is considered invalid.
- FEBRUARY 21, 2011: [Case No. Z2011-002] An amendment to Planned Development District 9 (PD-09) was denied for the use of a proposed fuel center in conjunction with the existing *general retail store (i.e. Kroger)*.
- JULY 5, 2011 (ORDINANCE NO. 11-31): [Case No. Z2011-012] This ordinance amended Ordinance No. 86-55. Under this amendment, use of a proposed fuel center in conjunction with the existing *general retail store (i.e. Kroger)*.
- JULY 12, 2011: [Case No. SP2011-006] An amended site plan was approved for a *Congregate Care Facility/Elderly Housing Facility (i.e. Broadmore Medical Lodge)*.
- NOVEMBER 7, 2011: [Case No. P2011-018] A final plat was approved for Lot 6, Block C, of Horizon Ridge Medical Park.
- NOVEMBER 8, 2011: [Case No. SP2011-013] A site plan was approved for a *general retail store (i.e. Autozone)*.
- JANUARY 3, 2012: [Case No. P2011-021] A replat was approved for lot 23, Block A, Horizon Ridge Addition but was never filed.
- FEBRUARY 20, 2012: [Case No. P2012-003] A preliminary plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- FEBRUARY 28, 2012: [Case No. SP2012-001] A site plan was approved for a *general retail store (i.e. ALDI)* on Lot 1, Block A, Ridge/Summer Lee Addition.
- APRIL 2, 2012: [Case No. P2012-008] A final plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- NOVEMBER 19, 2012 (ORDINANCE NO. 12-28): [Case No. A2012-002] An annexation was approved for Lot 1, Block B, Foxchase Subdivision, Phase 7.
- DECEMBER 17, 2012: [Case No. SP2012-027] A site plan was approved for a *medical office building*.
- JULY 9, 2013: [Case No. SP2013-012] A site plan was approved for a *restaurant with a drive-through (i.e. Dunkin Donuts)*.
- AUGUST 14, 2013: [Case No. SP2013-021] An amended site plan was approved for a *general retail store (i.e. Kroger)*.
- AUGUST 19, 2013: [Case No. P2013-025] A replat was approved for Lots 23, 24, & 25, Block A, Horizon Ridge Addition.
- AUGUST 19, 2013: [Case No. SP2013-019] A site plan was approved for two (2) *office buildings*.

- AUGUST 19, 2013: [Case No. Z2013-017] A specific use permit (SUP) was approved for a *restaurant with a drive-through (i.e. Dunkin Donuts)*.
- NOVEMBER 4, 2013 (ORDINANCE NO. 13-43): [Case No. Z2013-026] This ordinance amended *Ordinance No. 86-55* and approved a zoning change from Single-Family 22.5 (SF-22.5) District land uses to a Single-Family 12.5 (SF-12.5) District land uses for Shady Dale Lane Subdivision.
- NOVEMBER 4, 2013: [Case No. P2013-036] A final plat was approved for Lot 1, Block A, NEC Ridge/Summer Lee Addition.
- NOVEMBER 18, 2013: [Case No. P2013-038] A replat was approved for Lots 26 and 27, Block A, Horizon Ridge Addition.
- JANUARY 14, 2014: [Case No. SP2013-031] A site plan was approved for a *medical office building*.
- JANUARY 21, 2014: [Case No. P2013-042] A final plat was approved for Lots 1-14, Block 1, Shady Dale Estates.
- AUGUST 4, 2014: [Case No. P2014-015] A final plat was approved for Lot 1, Block A, Eye Care and Laser Management of Rockwall.
- AUGUST 4, 2014: [Case No. SP2014-010] A site plan was approved for a *medical office building*.
- SEPTEMBER 2, 2014: [Case No. P2014-019] A replat was approved for Lot 21, Block A, Presbyterian Hospital of Rockwall Addition.
- NOVEMBER 21, 2014: [Case No. SP2014-030] An amended site plan was approved for a *hospital (i.e. Presbyterian Hospital of Rockwall)*.
- March 16, 2015: [Case No. SP2015-003] A site plan was approved for a *medical office building*.
- MAY 12, 2015: [Case No. SP2015-009] A site plan was approved for a *medical office building*.
- MAY 12, 2015: [Case No. SP2015-010] A site plan was approved for a *medical office building*.
- JUNE 26, 2015: [Case No. P2015-026] A minor plat was approved for Lots 1-3, Block A, Temunovic Addition.
- JULY 6, 2015: [Case No. P2015-027] A replat was approved for Lot 2, Block A, Ridge/Summer Lee Addition.
- AUGUST 3, 2015: [Case No. P2015-032] A final plat was approved for Lots 4-6, Block A, Temunovic Addition.
- MAY 12, 2016: [Case No. SP2016-011] An amended site plan was approved for a *general retail store (i.e. Walgreens)*.
- JUNE 6, 2016 (ORDINANCE NO. 16-38, S-153): [Case No. Z2016-012] A specific use permit (SUP) was approved for *gasoline sales at Kroger*.
- OCTOBER 11, 2016: [Case No. SP2016-020] A site plan was approved for a *hospital (i.e. Presbyterian Hospital of Rockwall)*.
- NOVEMBER 21, 2016: [Case No. P2016-049] A replat was approved for Lot 22, Block A, Presbyterian Hospital.
- JUNE 13, 2017: [Case No. SP2017-017] An amended site plan was approved for a *hospital (i.e. Presbyterian Hospital of Rockwall)*.
- JULY 25, 2017: [Case No. SP2017-023] A site plan was approved for a *medical office building (i.e. Fisher and Zitterich)*.
- AUGUST 7, 2017: [Case No. P2017-036] A replat was approved for Lot 23, Block A, Presbyterian Hospital.
- OCTOBER 2, 2017 (ORDINANCE NO. 17-52, S-175): [Case No. Z2017-036] A specific use permit (SUP) was approved for exceeding the maximum height of a *medical office building (i.e. Fisher and Zitterich)* within the Scenic Overlay (SOV) District at 1310 Summer Lee Drive.
- FEBRUARY 19, 2018: [Case No. SP2018-001] A site plan was approved for a *retail store with gasoline sales (i.e. 7-eleven)*.
- OCTOBER 1, 2018 (ORDINANCE NO. 18-44, S-196): [Case No. Z2018-039] A specific use permit (SUP) was approved for a *retail store with gasoline sales (i.e. 7-eleven)*.
- NOVEMBER 13, 2018: [Case No. SP2018-031] A site plan was approved for a *retail store with gasoline sales (i.e. 7-eleven)*.
- FEBRUARY 4, 2019: [Case No. P2019-001] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- FEBRUARY 4, 2019: [Case No. P2019-004] A replat was approved for Lot 7, Block A, Temunovic Addition.
- FEBRUARY 19, 2019: [Case No. P2019-001] A replat was approved for Lots 3 & 4, Block B, Horizon Ridge Center Addition.
- APRIL 30, 2019: [Case No. SP2019-011] An amended site plan was approved for a *medical office building (i.e. Fisher and Zitterich)*.
- SEPTEMBER 16, 2019: [Case No. Z2019-019] A specific use permit (SUP) was withdrawn for a *freestanding commercial antenna for a government facility (i.e. Fire Station No. 2)*.
- JANUARY 14, 2020: [Case No. SP2019-051] A site plan was approved for a *hospital (i.e. Presbyterian Hospital of Rockwall)*.

- APRIL 20, 2020: [Case No. P2020-015] A replat was approved for Lot 24, Block A, Presbyterian Hospital.
- APRIL 28, 2020: [Case No. SP2020-004] A site plan was approved for a *strip retail center (i.e. Crisp and Green & MOD Pizza)*.
- JULY 14, 2020: [Case No. SP2020-010] A site plan was approved for a *medical office building (i.e. Ellis Medical Center)*.
- AUGUST 3, 2020 (ORDINANCE NO. 20-26, S-228): [Case No. Z2020-023] A specific use permit (SUP) was approved for residential infill in an established subdivision for 54 Shadydale Lane.
- OCTOBER 2, 2020: [Case No. SP2020-024] A site plan for 3140 Horizon Road was approved.
- OCTOBER 27, 2020: [Case No. MIS2020-013] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- NOVEMBER 24, 2020: [Case No. SP2020-030] An amended site plan was approved for a hospital (i.e. The Presbyterian Hospital CUP Building).
- JANUARY 4, 2021 (ORDINANCE NO. 21-05, S-241): [Case No. Z2020-051] A specific use permit (SUP) was approved for Residential Infill within Shady Dale Lane Subdivision.
- JANUARY 4, 2021: [Case No. P2020-051] A final plat was approved for Lot 1, Block A, SDI Rockwall Addition.
- FEBRUARY 23, 2021: [Case No. MIS2021-003] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- OCTOBER 4, 2021: [Case No. Z2021-037] A specific use permit (SUP) was approved for an *accessory structure* exceeding the maximum square footage for 54 Shadydale Lane.
- MARCH 15, 2022: [Case No. MIS2022-004] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- MAY 3, 2021: [Case No. P2021-017] A replat was approved for Lot 25, Block A, Presbyterian Hospital.
- JANUARY 11, 2022: [Case No. SP2021-035] A site plan was approved for a *financial institution with a drive through (i.e. Frost Bank)*.
- MARCH 21, 2022: [Case No. P2022-007] A replat was approved for Lot 3, Block A, Allen Anderson Addition.
- APRIL 12, 2022: [Case No. SP2022-009] A site plan was approved for a *medical office building (i.e. Capps, Morgan, Hodges)*.
- DECEMBER 5, 2022: [Case No. P2022-057] A replat for Lot 12, Block B, Horizon Ridge Addition was approved to establish the easements for the construction of a medical office (i.e. Capps, Morgan, Hodges).
- OCTOBER 29, 2024: [Case No. SP2024-035] An amended site plan was approved for a *general retail store (i.e. Kroger)*.



Z2024-054: Amendment to Planned Development District 9 (PD-9)

Case Location Map = 



City of Rockwall

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

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

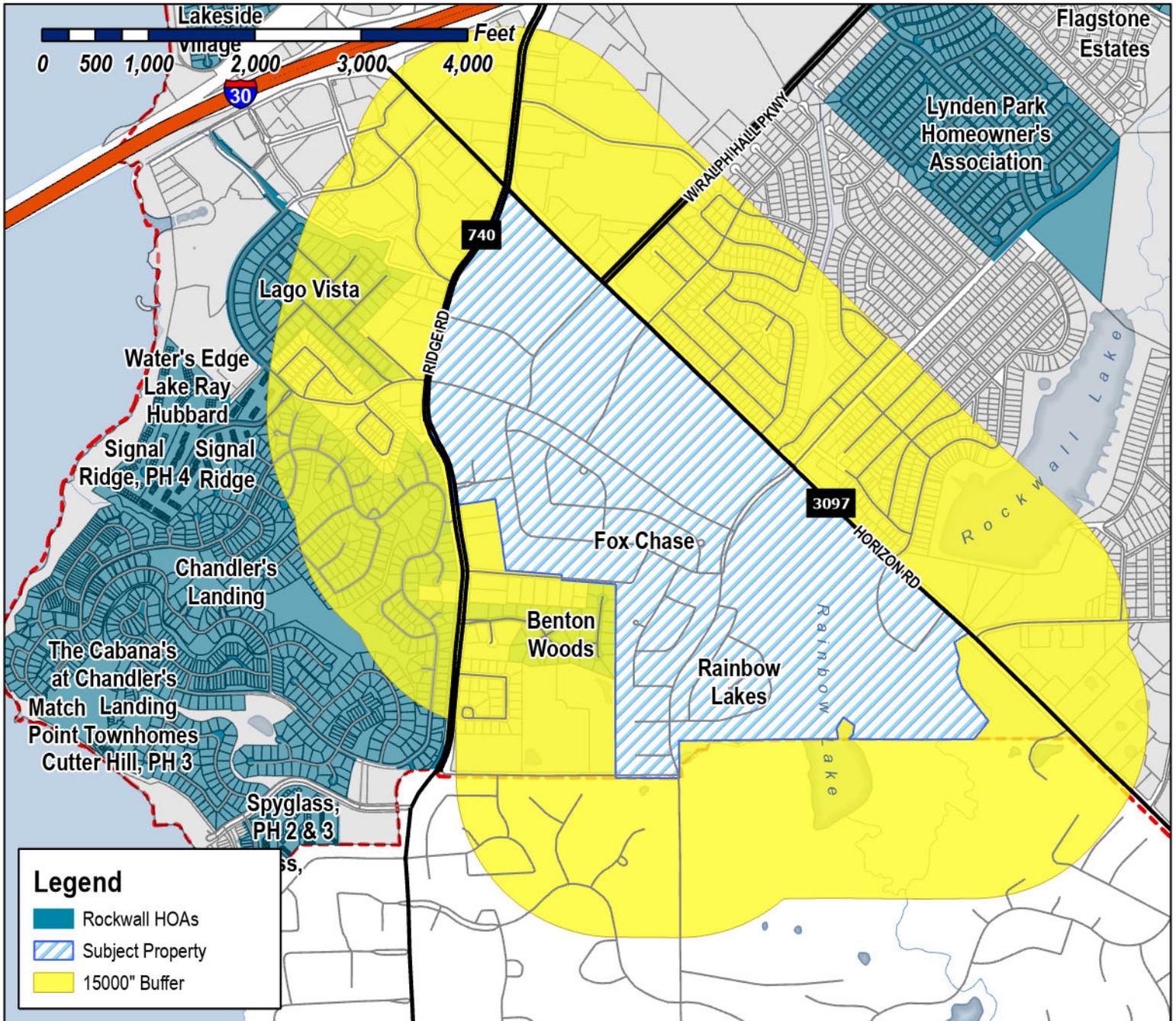




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Case Number: Z2024-054
Case Name: Amendment to Planned Development District 9 (PD-9)
Case Type: Zoning
Zoning: Planned Development District 9 (PD-9)
Case Address: Foxchase Subdivision

Date Saved: 11/6/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 1:59 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-054]
Attachments: Public Notice (P&Z) (11.18.2024).pdf; HOA Map (11.6.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-054: Amending PD-9

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, and take any action necessary.

Thank you,

Melanie Zavala

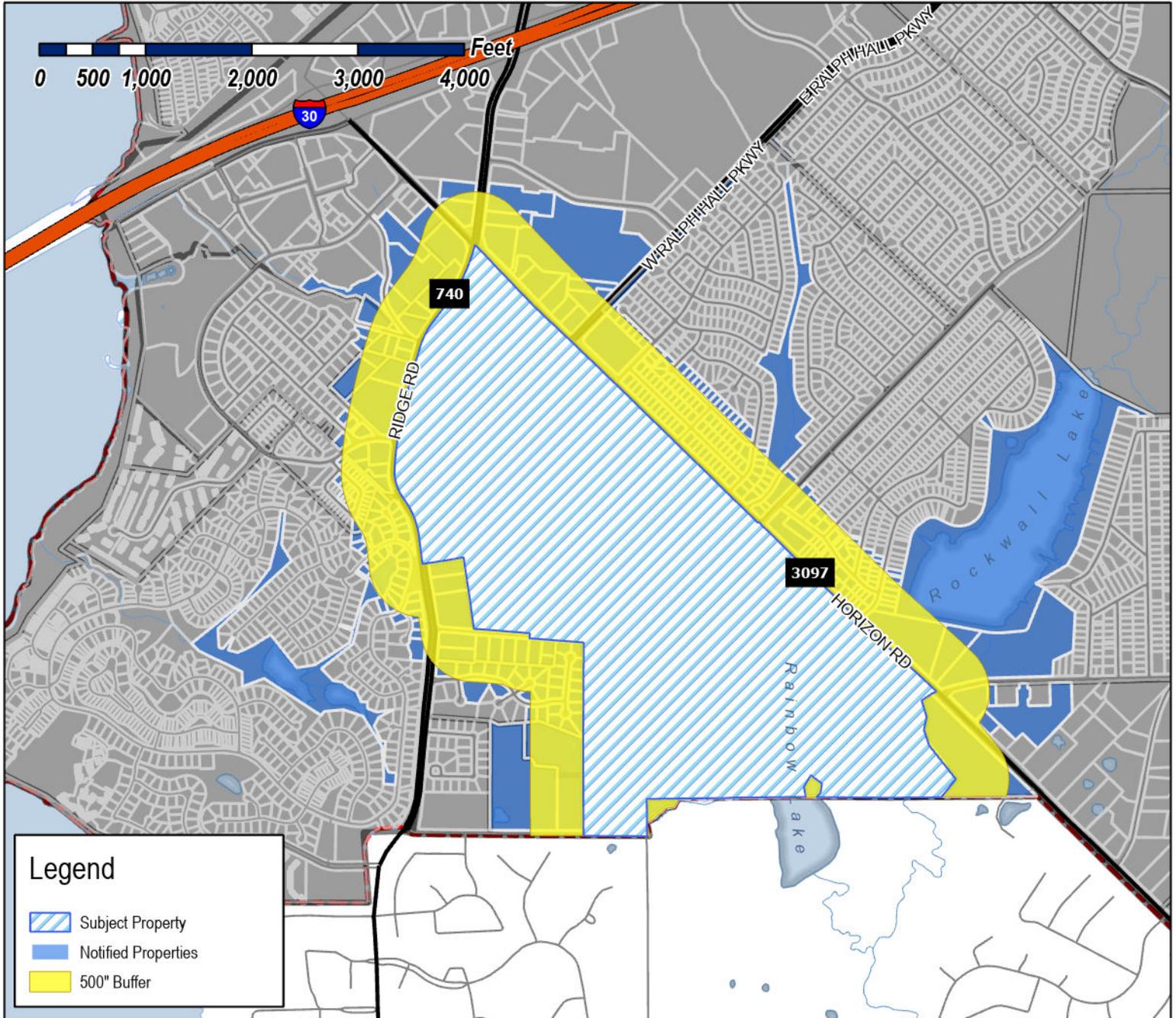
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

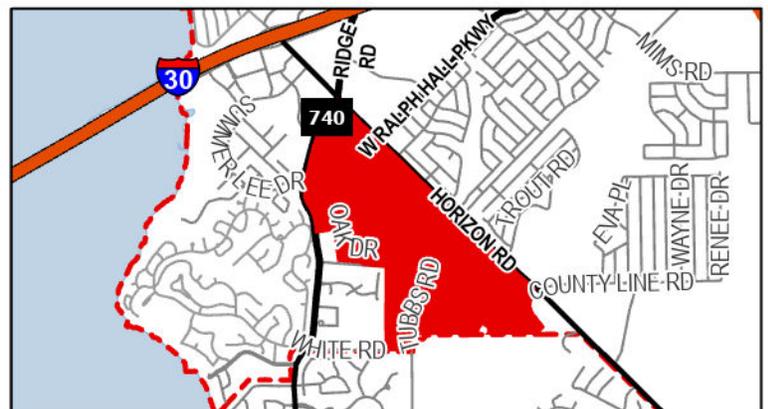
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Case Number: Z2024-054
Case Name: Amendment to Planned Development District 9 (PD-9)
Case Type: Zoning
Zoning: Planned Development District 9 (PD-9)
Case Address: Foxchase Subdivision

Date Saved: 11/6/2024

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



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

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

HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

RESIDENT
1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
101 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
101 FRANCE CT
ROCKWALL, TX 75032

RESIDENT
101 MAPLERIDGE DR
ROCKWALL, TX 75032

RENTFROW JENNIFER AND
BRETT HOFFMAN
101 EASTERNER PLACE
ROCKWALL, TX 75032

BECKER CHRISTIANE AND
JOSEPH WORRALL
101 INDEPENDENCE PLACE
ROCKWALL, TX 75032

SHOCKLEY URIAH B
101 OAKRIDGE DR
ROCKWALL, TX 75032

MOULTON JENNIFER DEE
101 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1010 W RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

BRIGHT WILLIAM MARK AND SHERRYL J
102 EASTERNER PLACE
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY
102 INDEPENDENCE PL
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

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

RESIDENT
1020 W RALPH HALL PKWY
ROCKWALL, TX 75032

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

MORENO SUSAN C
103 EASTERNER PL
ROCKWALL, TX 75032

POPA VALENTIN D & CONSTANTA
103 FRANCE CT
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

TRISTAN DAVID
103 OAKRIDGE DRIVE
ROCKWALL, TX 75032

RANEY JOHN CURTIS & BRENDA GAIL SMITH
104 EASTERNER PL
ROCKWALL, TX 75032

NEWMAN DONALD T
104 FRANCES CT
ROCKWALL, TX 75032

TREJO NICOLAS & MINDY
104 MAPLERIDGE DR
ROCKWALL, TX 75032

ROOKER ESTELLAMARIE & OBIE
104 WINDMILL RIDGE DR
ROCKWALL, TX 75032

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

RESIDENT
105 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
105 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
105 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SCHUBERT LAURIE LEE
105 EASTERNER PLACE
ROCKWALL, TX 75032

CROOKS JOHN O & PATRICIA K
105 FRANCE CT
ROCKWALL, TX 75032

PARK SI GWAN &
JUNG OK LEE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

HUGGS DENISE RAE
105 MULBERRY LN
ROCKWALL, TX 75032

BIRDSONG PAUL KENT AND KAREN M
105 N ALAMO RD
ROCKWALL, TX 75087

CM & C COMBS REAL ESTATE INVESTMENTS LLC
-
SERIES K ROCKWALL FAMILY LAND
10521 FINCHER ROAD
ARGYLE, TX 76226

RESIDENT
106 MAPLERIDGE DR
ROCKWALL, TX 75032

LAWRENCE JULIE & SUSAN J EVERETT
106 EASTERNER PL
ROCKWALL, TX 75032

DUGAN ADAM TL AND WHITNEY C
106 FRANCE CT
ROCKWALL, TX 75032

ALLEN DONNA A
106 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
107 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ORTIZ ADAN AND ANA
107 BROCKWAY DR
ROCKWALL, TX 75032

ALVARENGA OSWALDO JR & JUDITH
107 EASTERNER PL
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND
YULYIA NESTERENKO
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

VALDEZ EULOGIO & JESUSA A
107 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
108 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
108 MULBERRY LN
ROCKWALL, TX 75032

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

ROSEKRANS JOHN
108 HOMESTEAD BLVD
MILL VALLEY, CA 94941

GEIST JOANN
108 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
109 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
109 INDEPENDENCE PL
ROCKWALL, TX 75032

RESIDENT
109 WINDMILL RIDGE DR
ROCKWALL, TX 75032

POWELL ISAAC &
ASHLEY TAYLOR
109 EASTERNER PL
ROCKWALL, TX 75032

BARTHALT JULIE AND JOHN JR
109 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC
11 SOUTH ANGELL ST
PROVIDENCE, RI 2906

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

GAITAN JOSE EFRAIN
110 MAPLERIDGE DR
ROCKWALL, TX 75032

CROWTHER CHAD ETHAN
110 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

THE BELTRAN GROUP LLC
1100 EDGEFIELD DR
PLANO, TX 75075

ROYALAND PROPERTIES LLC
11034 GRISSOM LANE
DALLAS, TX 75229

RESIDENT
111 WINDMILL RIDGE DR
ROCKWALL, TX 75032

KERR NICHOLAS H &
THOMAS C KERR
111 BROCKWAY DR
ROCKWALL, TX 75032

LONG DAMON & HEIDI
111 MAPLERIDGE DR
ROCKWALL, TX 75032

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

FROST BANK
ATTN: ACCOUNTING (DT SA FL 11)
111 W HOUSTON STREET
SAN ANTONIO, TX 78205

MODERN PYRAMIDS INC
1111 BELTLINE RD STE #100
GARLAND, TX 75040

MCCLUNG CARL G AND MARESA A
1114 OXFORD CT
ROCKWALL, TX 75032

REDDEN TRAVIS
1115 CONCAN DRIVE
FORNEY, TX 75126

CHAKMAKJIAN ZAVEN C
1118 NEWCASTLE DRIVE
ROCKWALL, TX 75032

RESIDENT
112 MAPLERIDGE DR
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

UNRUH CASSIDY A
112 WINDMILL RIDGE RD
ROCKWALL, TX 75032

RESIDENT
113 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HEFFERNAN JOHN R
113 BROCKWAY DR
ROCKWALL, TX 75032

WILLIAMS GEORGE CRAIG
113 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

MEEDER JEFFREY S
1137 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
114 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
114 WINDMILL RIDGE DR
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

VU RUBY HONG-NGOC
11402 JOLA AVENUE
GARDEN GROVE, CA 92843

SIPPLE CHRISTOPHER C & JENNIFER N
1145 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
115 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
115 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
115 WINDMILL RIDGE DR
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C
1151 SKYLAR DR
ROCKWALL, TX 75032

ERVIN PROPERTIES LLC
1155 W WALL STREET SUITE 101
GRAPEVINE, TX 76051

GEMMELL FAMILY LIVING TRUST
ANTONY JAMES FALCONER GEMMELL &
CAROLYN DOUGLAS GEMMELL - TR
1157 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75032

RESIDENT
116 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WYONT RONALD M
116 MAPLERIDGE DR
ROCKWALL, TX 75032

MASE FAMILY LIVING TRUST
RICHARD J MASE JR AND KRISTIANE K MASE -
TRUSTEES
1160 SKYLAR DR
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI
1163 SKYLAR DR
ROCKWALL, TX 75032

GARY & ELIZABETH TIMBES REVOCABLE LIVING
TRUST
GARY R TIMBES AND ELIZABETH S TIMBES - CO-
TRUSTEES
1164 BENTON WOODS DR
ROCKWALL, TX 75032

JAMESON JANIE
1164 SKYLAR DRIVE
ROCKWALL, TX 75032

PINTOR KELLI AND ALFRED T
1168 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1169 SKYLAR DR
ROCKWALL, TX 75032

VILLARREAL SELINA NICOLE
117 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &
LUFF BRIAN LEE & LISA K
1172 SKYLAR DR
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA
1175 SKYLAR DR
ROCKWALL, TX 75032

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

PORTILLO LINDA FRANCES
118 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HAIL KATHLEEN
1181 SKYLAR DR
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L
1187 SKYLAR DR
ROCKWALL, TX 75032

HARRIS FAMILY REVOCABLE LIVING TRUST
WILLIAM J HARRIS AND JONNA R HARRIS-
COTRUSTEES
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
119 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARKER BILLY W AND D'ANDREA TURNER
1193 SKYLAR
ROCKWALL, TX 75032

CONFIDENTIAL
1199 SKYLAR DR
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA BORROWER 2019-2 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

GONZALEZ ANTONIO & MARIA
120 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

RESIDENT
1201 ARISTA RD
ROCKWALL, TX 75032

RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

SCOTT R MAHLER LIVING TRUST
SCOTT R MAHLER AND MARCUS DONALD
MAHLER - TRUSTEES
1206 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1207 ARISTA DR
ROCKWALL, TX 75032

BELT JACKIE
121 MULBERRY LN
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L
1211 SKYLAR DR
ROCKWALL, TX 75032

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

RESIDENT
1215 ARISTA DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

GASTON RICHARD
1217 SKYLAR DR
ROCKWALL, TX 75032

MAXWELL GLENDA KAY
1218 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

FRANCE'S LANDING LLC
12222 MERIT DRIVE STE 1000
DALLAS, TX 75251

WATSON WILLIAM B AND ELIZABETH A
1223 SKYLAR DR
ROCKWALL, TX 75032

GULLION H DENNIS & KAY
1224 SKYLAR DR
ROCKWALL, TX 75032

RODRIGUEZ PAUL AND JANAH HAMMOND
1229 SKYLAR DR
ROCKWALL, TX 75032

ZOMER JOHN DAVID
123 TROUT ST
ROCKWALL, TX 75032

GOFF SEAN & STEPHANIE BARNES
1250 BENTON WOODS DRIVE
ROCKWALL, TX 75032

JAY & MALISHA LLC
1260 HERON LAKES CIR
MOBILE, AL 36693

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ ERIKA
127 MULBERRY LN
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

RESIDENT
128 BASS RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 ALTHEA RD
ROCKWALL, TX 75032

WHITE DOVE CAPITAL LLC
12953 TRINITY BLVD STE 125
EULESS, TX 76040

RESIDENT
130 PERCH RD
ROCKWALL, TX 75032

RESIDENT
1301 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
1306 SUMMER LEE
ROCKWALL, TX 75032

RESIDENT
131 MULBERRY LN
ROCKWALL, TX 75032

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

HALL & LEE LAND COMPANY LLC
1320 SUMMER LEE DR
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

LOWDENT LLC
1350 SUMMER LEE DR
ROCKWALL, TX 75032

NATIONAL TRANSFER SERVICES, LLC
1360 POST OAK BLVD STE 100 # 16-2
HOUSTON, TX 77056

RESIDENT
139 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
140 TROUT RD
ROCKWALL, TX 75032

ROCKWALL RETAIL CENTER LLC
1401 LAVACA STREET UNIT 42704
AUSTIN, TX 78701

TUTTLE LEON & BILLIE JEAN
1408 DHAKA DR
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
LORENA ALVARADO
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
1489 SHADY GROVE CIR
ROCKWALL, TX 75032

RESIDENT
149 LAKESIDE DR
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

STOKES AARON
15 KERIMORE COURT
HEATH, TX 75032

DRAKE CARLA DEE & DENNIS HARTLINE
1501 SHADY GROVE CIR
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75032

WILSON FAMILY TRUST
15297 BOHLMAN RD
SARATOGA, CA 95070

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

KUTI EMMANUEL AND ESE
157 LAKESIDE DRIVE
ROCKWALL, TX 75032

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

SC ROCKWALL LLC
16 VILLAGE LN STE 250
COLLEYVILLE, TX 76034

TNT INVESTEMENT LIMITED
1606 HIDDEN CREEK DR
ROYSE CITY, TX 75189

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

RESIDENT
165 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
166 TROUT RD
ROCKWALL, TX 75032

BALLARD STEVE & ANNABETH
17 SHADYDALE LANE
ROCKWALL, TX 75032

YU JINWEN
1701 PAYNE ST APT 2006
DALLAS, TX 75201

ARISTA OFFICE LP
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

RESIDENT
174 TROUT DR
ROCKWALL, TX 75032

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

LEMMOND BRENTON
175 E INTERSTATE 30
GARLAND, TX 75043

MCCREARY LARRY &
SHIRLEY WINGO
176 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
177 ALTHEA RD
ROCKWALL, TX 75032

MAKARA MICHAEL AND LYNN
179 LAKESIDE DR
ROCKWALL, TX 75032

CROCHERON AVENUE LLC
18 BEVERLY ROAD
DOUGLSTON, NY 11363

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75032

PARIS BRIAN I AND LINDSEY
189 LAKESIDE DR
ROCKWALL, TX 75032

DOSKOCIL PATRICK AND GLINDA
19 SHADYDALE LN
ROCKWALL, TX 75032

FAEC HOLDINGS (ROCKWALL) LLC
C/O HCP INC
1920 MAIN ST SUITE 1200
IRVINE, CA 92614

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 LAKESIDE DR
ROCKWALL, TX 75032

BROWN WALTER R & MARJORIE C
196 WILLOW OAK WAY
PALM COAST, FL 32137

RESIDENT
199 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
199 LAKESIDE DR
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

MASSEY WAYNE O ETUX
200 MAPLERIDGE DR
ROCKWALL, TX 75032

WHITNEY SARDIS LLC
2001 MARCUS AVENUE SUITE N118
LAKE SUCCESS, NY 11042

COMMUNITY BANK OF ROCKWALL
201 E KAUFMAN ST
ROCKWALL, TX 75087

COLLINS MARIANNE R
201 MAPLERIDGE DR
ROCKWALL, TX 75032

REED BRANDON
201 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ST JOSEPH'S RENTALS LLC
2012 BEDFORD RD
BEDFORD, TX 76021

GUO ZHENJING AND
FANRUI MENG
2017 RUMSON DRIVE
ARLINGTON, TX 76006

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
202 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
202 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
203 MAPLERIDGE DR
ROCKWALL, TX 75032

HENDERSON JORDAN
203 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
205 MAPLERIDGE DR
ROCKWALL, TX 75032

RODRIGUEZ JOSE L JR
205 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LARUE PATRICIA
207 MAPLERIDGE DR
ROCKWALL, TX 75023

MENDOZA-GARCIA FAVIOLA RUBI
207 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
208 MAPLERIDGE DR
ROCKWALL, TX 75032

CULEBRO EDGAR HAMED AND
CLAUDIA ELVIRA JUAREZ VALDEZ
208 ALTHEA RD

GONZALEZ MARIA A
208 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
209 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
209 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ARCILA MARIA GABRIELA MORALES AND
JOSE R MORALES ANGULO
209 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
21 SHADYDALE LN
ROCKWALL, TX 75032

RODRIGUEZ ALICIA
210 MAPLERIDGE DR
ROCKWALL, TX 75032

NIEMEYER RYAN
210 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
211 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RAMSAY ROSS
211 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
212 MAPLERIDGE DR
ROCKWALL, TX 75032

ROSSMAN CONNIE
212 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ JOSE
213 MAPLERIDGE DR
ROCKWALL, TX 75032

CLEM CHRISTOPHER AND NANCY AND
HOLLY CLEM
213 WINDMILL RIDGE
ROCKWALL, TX 75032

RESIDENT
214 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
214 WINDMILL RIDGE DR
ROCKWALL, TX 75032

YOUNG DANIEL JOSEPH
214 STANFORD CT
HEATH, TX 75032

PS5 PROPERTIES LLC
2144 CORDERO RD
DEL MAR, CA 92014

MORRIS KATE E
215 MAPLERIDGE DR
ROCKWALL, TX 75032

SMITH JACOB
215 WINDMILL RIDGE
ROCKWALL, TX 75032

RODRIGUEZ SUZANNA
216 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HALL TIMOTHY D & BRENDA K
217 MAPLERIDGE DR
ROCKWALL, TX 75032

TURNER CYNTHIA J
217 WINDMILL RIDGE
ROCKWALL, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
EMMA HERRERA LUNA
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

REYNA FRANCISCO & DOLORES
218 WINDMILL RIDGE DR
ROCKWALL, TX 75032

BROWN REBECCA H &
ELMER E HILL
219 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
220 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
221 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
222 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
223 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LUU NGHIA H AND
JULIE THURSTON
224 WINDMILL RIDGE DR
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

RESIDENT
228 ROCKWALL PKWY
ROCKWALL, TX 75032

REIMER TROY A & LISA C
23 KESWICK CT
HEATH, TX 75032

HWANG SEUNG RYONG &
EUN SUN KIM HWANG
23 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75032

SHIPMAN KATHLEEN (MERRI)
230 ROCKWALL PKWY
ROCKWALL, TX 75032

DICKINSON JIMMY AND BARBARA
2317 FAIRWAY CIR
ROCKWALL, TX 75032

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75032

KELLY EDDY DELMAR AND
REX ALLEN KELLY AND RUSSELL GENE KELLY
2324 E I-30
ROYSE CITY, TX 75189

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75032

B R DALLAS PROPERTIES LLC
23801 CALABASAS RD STE 1036
CALABASAS, CA 91302

LEMUS MIGUEL
2381 FIELDCREST DRIVE
ROCKWALL, TX 75032

WILLIS GEORGE V & KAREN
24 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75032

1306 SUMMER LEE LLC
244 HARVEST RIDGE DR
ROCKWALL, TX 75032

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

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
SIDNEY S NOE- TRUSTEE
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

SNIDER VICTOR BRUCE & JUDY LYNNE
25 SHADY DALE LN
ROCKWALL, TX 75032

ASTUMIAN SARA LYNN
250 COUNTY ROAD 2504
MINEOLA, TX 75773

RESIDENT
2500 SUMMER LEE DR
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

NEW BLB CORPORATION
2501 HORIZON RD
ROCKWALL, TX 75032

CONFIDENTIAL
25014 KIOWA CRK
SAN ANTONIO, TX 78255

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2525 HORIZON RD
ROCKWALL, TX 75032

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

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

RESIDENT
2581 HORIZON RD
ROCKWALL, TX 75032

SUDELA THOMAS S AND KAREN C
26 SHADY DALE LN
ROCKWALL, TX 75032

HIMMELREICH STEVEN D & NANCY L
2620 WHITE RD
ROCKWALL, TX 75032

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L
2640 WHITE RD
ROCKWALL, TX 75032

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75032

PARVIN RHONDA
27 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2700 SUMMER LEE
ROCKWALL, TX 75032

TRAN JAY
2701 CEDAR COURT
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY
2701 WHISPERING OAKS
ROCKWALL, TX 75087

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

HOWELL BRIAN AND KATHRYN
2704 FOXCHASE LN
ROCKWALL, TX 75032

DANZEISEN AMANDA WEST & LLOYD ROSS
2705 CEDAR CT
ROCKWALL, TX 75032

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

VENTAS AH ROCKWALL LLC
27101 PUERTA REAL, SUITE 450
MISSION VIEJO, CA 92691

LUO JIAN AND KUN
2711 CEDAR CT
ROCKWALL, TX 75032

ARMSTRONG MARY B
2713 CEDAR CT
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

WEINTRAUB DONALD AND KATHLEEN
28 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

TAGGART MICHAEL AND KELLY
2843 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

HUFFMAN JAMES D & STEPHANIE L
29 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

TOVAR LAURA
2916 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2918 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2931 RIDGE RD
ROCKWALL, TX 75032

BAKER DON
2931 RIDGE RD STE 101-220
ROCKWALL, TX 75032

RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2945 LAGO VISTA LN
ROCKWALL, TX 75032

PRINCE BARRY J
2945 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

STOKES LEVIN E & MISUZU
2951 RISING TIDE DR
FRISCO, TX 75034

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

STORBAKKEN JESSICA & NICHOLAS
2953 LAGO VISTA LANE
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

WHISMAN RAYMOND V & KATHY M
2956 LAGO VISTA LANE
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

JORDAN WILLIAM
2958 OAK DR
ROCKWALL, TX 75032

BURBULYS PAUL D
2959 OAK DR
ROCKWALL, TX 75032

FRIZZELL BARBARA
2960 OAK DRIVE
ROCKWALL, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM
2961 HUNTERS GLN N
ROCKWALL, TX 75032

LAMBOURNE STEPHEN C & KELLY J
2961 OAK DR
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER
POWELL
2962 HUNTERS GLEN N
ROCKWALL, TX 75032

KEVIN T MONK AND LISA M MONK REVOCABLE
LIVING TRUST
KEVIN T AND LISA M MONK TRUSTEES
2962 OAK DR
ROCKWALL, TX 75032

SERCY NORMAN W & MARSHA M
2963 LAGO VISTA LN
ROCKWALL, TX 75032

WOOD DANNY A & CHERYL
2963 OAK DR
ROCKWALL, TX 75032

RESIDENT
2969 N HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

BEKKA MUSTAPHA & JACQUELINE A
2970 N HUNTERS GLEN
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

LANE RICHARD ALLAN
2971 OAK DRIVE
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOURQUIN LAUREN
2973 OAK DRIVE
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

CHANCELLOR CINDY R
2975 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

EVANS JENNIFER BEARD
2975 OAK DR
ROCKWALL, TX 75032

MORGAN DALE S & KAY C
2976 HUNTERS GLN N
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J
2977 OAK DR
ROCKWALL, TX 75032

FOSTER DONNA JO
2978 OAK DRIVE
ROCKWALL, TX 75032

SEXTON CHRISTOPHER
2979 OAK DR
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA
2980 OAK DR
ROCKWALL, TX 75032

DUNAWAY STEVEN FRANKLIN
2981 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
2981 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
2982 OAK DR
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON
COLEMAN
2983 OAK DR
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND
WILLIAM D COMPTON
2984 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K
2985 OAK DR
ROCKWALL, TX 75032

ANDERSON WILLIAM D & KRISTIN R
2987 HUNTERS GLN N
ROCKWALL, TX 75032

HENDRICKS MILLIE E
2990 HUNTERS GLEN
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN
2990 OAK DRIVE
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J
2993 OAK DR
ROCKWALL, TX 75032

RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R
2996 HUNTERS GLN N
ROCKWALL, TX 75032

BORGES DEAN A AND VALARIE D
2998 OAK DRIVE
ROCKWALL, TX 75032

COUGHLIN BRIAN & KAREN
2999 OAK DR
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE
3 SHADYDALE LANE
ROCKWALL, TX 75032

BESS JULIE M AND JOHN HAGAMAN
30 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3000 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3003 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANGELIC LUTHERAN CHURCH OF
ROCKWALL
C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

HOYA CHARLOTTE G
3006 OAK DR
ROCKWALL, TX 75032

RESIDENT
3007 OAK DR
ROCKWALL, TX 75032

EEEM ENTERPRISES LLC
3009 N SPRING CT
GARLAND, TX 75044

FAULKNER SCOTT
301 WINTER PARK
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

RESIDENT
3013 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3014 RIDGE RD
ROCKWALL, TX 75032

GROSS STEPHEN R & MICHELLE L
3014 OAK DR
ROCKWALL, TX 75032

RESIDENT
3015 OAK DR
ROCKWALL, TX 75032

RESIDENT
3016 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

CONFIDENTIAL
3021 RIDGE RD DR #198
ROCKWALL, TX 75032

RIDGE ROAD PROPERTIES LLC
3021 RIDGE RD PMB 144
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

FOLKS ARCHIE PATRICK & JANETTE E
3022 OAK DR
ROCKWALL, TX 75032

PETROCELLY JUNE LIVING TRUST
JUNE PETROCELLY TRUSTEE
3023 OAK DRIVE
ROCKWALL, TX 75087

COOKS LESTER L
3026 ANDREW DR
FARMERSVILLE, TX 75442

WHEELER KEITH P AND TINA KAREN MCMILLAN
303 FEATHERSTONE
ROCKWALL, TX 75087

2024 G S SLOAN REVOCABLE TRUST
GARY DEAN & STEPHANIE ANN SLOAN -
TRUSTEE
3030 OAK DR
ROCKWALL, TX 75032

CLARK ROGER AND VICKIE LYNN
3033 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
3035 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
305 WINTER PARK
ROCKWALL, TX 75032

RESIDENT
3060 RIDGE RD
ROCKWALL, TX 75032

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
309 WINTER PARK
ROCKWALL, TX 75032

HORIZON RIDGE PROFESSIONAL CNTR LTD
309 ROOKERY CT
MARCO ISLAND, FL 34145

GILLEAN AND POTTER REAL ESTATE LLC
3090 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3100 RIDGE RD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

PATTERSON BRANDY & RYAN LOCKWOOD
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

BELL WILLIAM B AND KRISTA D
3104 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LYNN KELSIE
3105 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LIEBSCH MICHAEL JR
3107 BOURBON STREET CIR
ROCKWALL, TX 75032

NANCE CARLTON ERIC & RHONDA D
3107 OAK DR
ROCKWALL, TX 75032

GREEN DAVID D JR AND JESSICA L
3108 BOURBON STREET CIR
ROCKWALL, TX 75032

BOWERS DENNIS & COLLEEN
3108 OAK DR
ROCKWALL, TX 75032

SORRELL PATRICIA A AND
MARK ANDREWS
3109 BOURBON STREET CIR
ROCKWALL, TX 75032

LONG SHAWN
3110 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3111 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3112 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3113 BOURBON ST. CIR
ROCKWALL, TX 75032

RESIDENT
3114 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

BILLY AND VICKIE COLEMAN REVOCABLE TRUST
BILLY C COLEMAN AND VICKIE D COLEMAN -
TRUSTEES
3115 BOURBON ST CIR
ROCKWALL, TX 75032

MCMAHON SANDRA
3115 OAK DR
ROCKWALL, TX 75032

BEVAN MARILYN
3116 OAK DR
ROCKWALL, TX 75032

ANDERSON CLAUDIA
3117 BOURBON STREET CIR
ROCKWALL, TX 75032

KELBERT ERIC R
3119 BOURBON STREET CIR
ROCKWALL, TX 75032

IMAN SUE ROFFEE LIVING TRUST
IMAN SUE ROFFEE AND JOSEPH MICHAEL AL-
KIRWI
3121 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3123 BOURBON ST CIR
ROCKWALL, TX 75032

KUBIAK NICHOLAS E AND JENNIFER L
3123 OAK DR
ROCKWALL, TX 75032

CHILDRESS SHERRY L
3124 OAK DR
ROCKWALL, TX 75032

RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

YORK MICHELLE
3125 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

SLAUGHTER CATHY
3127 BOURBON STREET CIR
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W
3129 BOURBON STREET CIR
ROCKWALL, TX 75032

MORTON JONNA
313 ROCKBROOK
ROCKWALL, TX 75087

MILLS JASON E & SARAH C
313 WINTER PARK
ROCKWALL, TX 75032

HOVAGUIMIAN MICHAEL GREGORY AND LARA
3131 BOURBON ST CR
ROCKWALL, TX 75032

MISHLER JEREMY & CHRISTI
3131 OAK DR
ROCKWALL, TX 75032

HALL KEVIN A & MICHELLE D
3133 BOURBON STREET CIR
ROCKWALL, TX 75032

MANNO SHARON &
PAUL FULLINGTON
3134 OAK DR
ROCKWALL, TX 75032

RESIDENT
3136 HORIZON RD
ROCKWALL, TX 75032

DODSON GERELDENE
3139 OAK DR
ROCKWALL, TX 75032

RESIDENT
3140 HORIZON RD
ROCKWALL, TX 75032

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWARD WILLIAM ARTHUR AND DEBORAH
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

DICKINSON JONATHAN PAUL & THERESA
MICHELLE
3144 OAK DRIVE
ROCKWALL, TX 75032

SALITURE CODY AND BRITTANY
3146 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

STANLEY RONALD ALAN & JENNIFER J
3147 OAK DR
ROCKWALL, TX 75032

RESIDENT
3150 HORIZON RD
ROCKWALL, TX 75032

LEVINE ERIC HARRIS & MARIO MONZON
CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWELL RANDALL R & DANA L
3155 OAK DR
ROCKWALL, TX 75032

DISSONGO THIERRY AND
MARIAME DISSONGO
3163 OAK DR
ROCKWALL, TX 75032

RESIDENT
3164 HORIZON RD
ROCKWALL, TX 75032

BELL CAROLYN
317 WINTER PARK
ROCKWALL, TX 75032

PIKE MARTIN E & JANET L
3171 OAK DRIVE
ROCKWALL, TX 75032

WEICHEL JAMES D & KRISTEN E
3182 OAK DR
ROCKWALL, TX 75032

RESIDENT
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

BALLI NOE III & LYNN E
3190 OAK DR
ROCKWALL, TX 75032

CULLISON LLOYD AND REBECCA
3198 OAK DR
ROCKWALL, TX 75032

KASIRI SAHBA AND SARA SADEGHI
32 SHADY DALE LN
ROCKWALL, TX 75032

JANKE JOEL & HALEY BETHEL
3200 OAK DR
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

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

KIYA ENTERPRISES INC OF ROCKWALL
3312 HAYLEY COURT
RICHARDSON, TX 75082

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

TINDALL CINDY P
34 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3520 HORIZON
ROCKWALL, TX 75032

DRIBBEN FAMILY TRUST
RONALD MARTIN DRIBBEN AND DOLLY MARNA
DRIBBEN- COTRUSTEES
357 MARIAH BAY DR
HEATH, TX 75032

HAYWOOD CHARLES E AND LISA K
36 IONA DRIVE RD3 TAURANGA
NEW ZEALAND 3173,

WATSON BRANDON AND VALERIE
36 SHADY DALE LN
ROCKWALL, TX 75032

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75032

RESIDENT
3775 FM3097
ROCKWALL, TX 75032

RESIDENT
38 SHADYDALE LN
ROCKWALL, TX 75032

MMAC 300 ROCKWALL TX LLC
C/O MONTECITO MEDICAL REAL ESTATE, ATTN
BRIAN MAAS
3807 CLEGHORN AVENUE SUITE 903
NASHVILLE, TN 37215

RESIDENT
3835 FM3097
ROCKWALL, TX 75032

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3885 FM3097
ROCKWALL, TX 75032

KELLY REX ALLEN
3919 BETTY ST
ROCKWALL, TX 75087

RHUDY FAMILY REVOCABLE LIVING TRUST
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
3923 POSTRIDGE TRAIL
MELBOURNE, FL 32934

RESIDENT
3935 FM3097
ROCKWALL, TX 75032

KELBERT ERIC R
3939 E ALLIN ST UNIT 322
LONG BEACH, CA 90803

RESIDENT
3985 FM3097
ROCKWALL, TX 75032

TASSET AUSTIN & KENNEDY
4 SHADY DALE LANE
ROCKWALL, TX 75032

JETER PATRICK ALAN AND NATALIE F
40 SHADY DALE LANE
ROCKWALL, TX 75032

KRUGER KARIN
400 CHAPARRAL LN
ROCKWALL, TX 75032

NERITA LLC
4001 MCEWEN RD SUITE 408
FARMERS BRANCH, TX 75244

RESIDENT
4065 FM3097
ROCKWALL, TX 75032

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY
42 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
4215 FM3097
ROCKWALL, TX 75032

RESIDENT
4275 FM3097
ROCKWALL, TX 75032

RESIDENT
4325 FM3097
ROCKWALL, TX 75032

RESIDENT
4375 FM3097
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND
NICOLAS LUKASHEVICH
44 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4425 FM3097
ROCKWALL, TX 75032

LAKESIDE SURGERY LAND HOLDINGS LLC
4450 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75032

HERNANDEZ ANDRES & MISTY
4550 STEEPLE CHASE LN
ROCKWALL, TX 75032

HARRIS GERALD T & SHERRI K
4558 STEEPLE CHASE LN
ROCKWALL, TX 75032

KIRK MARGIE
4566 STEEPLE CHASE LN
ROCKWALL, TX 75032

KEITH LARRY J & CAROLYN K
4574 STEEPLE CHASE LN
ROCKWALL, TX 75032

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

HARGETT STEPHEN WAYNE
46 SHADYDALE LN
ROCKWALL TX, 75032

ARNDT GARY & DIANNE
4608 STEEPLE CHASE LN
ROCKWALL, TX 75032

POWELL ALEAH D
4609 STEEPLE CHASE LN
ROCKWALL, TX 75032

BRANNING BARRY S & LINDA R
4616 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4617 STEEPLE CHASE LN
ROCKWALL, TX 75032

WATSON MATTHEW WAYNE
4625 STEEPLE CHASE
ROCKWALL, TX 75087

KHODAPARAST RAHIM & ROYA
4630 PARKWOOD DR
ROCKWALL, TX 75087

VEST DONALD R
4633 PARKWOOD DR
ROCKWALL, TX 75032

FLORENCE WILLIAM C & KATHRYN E
4633 STEEPLE CHASE LANE
ROCKWALL, TX 75032

CARNEVALE EDWARD A JR AND PAMELA D
4648 PARKWOOD DRIVE
ROCKWALL, TX 75032

LEONARD N AND LINDA L SPINELLI TRUST
LEONARD N AND LINDA L SPINELLI- TRUSTEES
4648 STEEPLE CHASE
ROCKWALL, TX 75032

RESIDENT
4649 PARKWOOD DR
ROCKWALL, TX 75032

FREEMAN DENWARD LEE & ELIZABETH ANN
4660 GREENBRIAR CT
ROCKWALL, TX 75032

KUBIN CHRISTOPHER J AND ABIGAIL
4670 PARKWOOD DR
ROCKWALL, TX 75032

LIGHT LEIGH ANN AND JEFF
4671 GREENBRIAR CT
ROCKWALL, TX 75032

ZEHR JACK L & EDITH L
4671 PARKWOOD DR
ROCKWALL, TX 75032

MONGER JUSTIN C AND EVA
4684 GREENBRIAR CT
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND
STEPHANIE HAIN TORRES
4685 GREENBRIAR CT
HEATH, TX 75032

RICHARDSON JIM & CAROL
4690 PARKWOOD DR
ROCKWALL, TX 75032

PARENT RICHARD DAVID & MARIE L
4691 PARKWOOD DR
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PARKS TODD L AND RHONDA DENISE
4704 GREENBRIAR CT
ROCKWALL, TX 75032

ENOCH PRESTON
4705 GREENBRIAR CIR
ROCKWALL, TX 75032

CARPENTER CRAIG S & EVE E
4710 PARKWOOD DR
ROCKWALL, TX 75032

WOLOV MATTHEW BLAKE & KRISTINA MARIE,
TRUSTEES
MATTHEW & KRISTINA WOLOV LIVING TRUST
4710 PIN OAKS CIR
ROCKWALL, TX 75032

BRACE CALVIN & CAROLYN
4710 STEEPLE CHASE LN
ROCKWALL, TX 75032

COLONNA DANIEL AND SANDRA
4711 PARKWOOD DR
ROCKWALL, TX 75032

WILLIAMS FAMILY LIVING TRUST
4718 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4725 BENTON CT
ROCKWALL, TX 75032

RESIDENT
4726 STEEPLE CHASE LN
ROCKWALL, TX 75032

BELZOWSKI JOSEPH II & LAURA
4734 STEEPLECHASE LN
ROCKWALL, TX 75032

HARRIS JUANITA AND JUREL F SMITH JR
4740 PARKWOOD DR
ROCKWALL, TX 75032

HUGHES THOMAS DANIEL AND MADISON
ELIZABETH
4741 PARKWOOD DRIVE
ROCKWALL, TX 75032

JENNINGS CHARLES R & NITA MARIE
4741 SECRET CV
ROCKWALL, TX 75032

DORINSKI FAMILY LIVING TRUST
DAVID ALLEN DORINSKI AND TAMMY LYNN
DORINSKI - CO-TRUSTEES
4745 SECRET COVE LN
ROCKWALL, TX 75032

LULE STEVEN & LEANNA
4748 SECRET CV
ROCKWALL, TX 75032

JOHNSON SCOTT BRADLEY & JULIE
4749 SECRET CV
ROCKWALL, TX 75032

WALLER BENJAMIN E IV
4752 SECRET CV
ROCKWALL, TX 75032

MILLS MICHAEL D & MINA R MILLS
4754 PARKWOOD DR
ROCKWALL, TX 75032

YOUNES ERIC A & CECILEE M
4755 PARKWOOD DR
ROCKWALL, TX 75032

CHRYSSICAS NICOLE AND JOHN
4756 SECRET CV
ROCKWALL, TX 75032

WADE KENNETH M & DEBRA L
4760 SECRET COVE
ROCKWALL, TX 75032

MCVANEY JEFFREY AND MORGAN
4761 SECRET COVE
ROCKWALL, TX 75032

DAVIS JAMES B AND JULIE A
4764 SECRET COVE
ROCKWALL, TX 75032

BENNINGFIELD WILLIAM D
4765 SECRET CV
HEATH, TX 75032

LONG JOY
4768 PARKWOOD DR
ROCKWALL, TX 75032

GALLOWAY JONATHAN
4768 SECRET COVE
ROCKWALL, TX 75032

MEEK CHARMA
4769 SECRET CV
ROCKWALL, TX 75032

BRITT PAUL D AND HOLLY
4772 SECRET CV
ROCKWALL, TX 75474

THOMAS SIMI JOJI AND JOJIMON
4773 SECRET COVE
ROCKWALL, TX 75032

WATERS JOHN TAYLOR AND
DAVID JOSHUA REYES
4776 SECRET COVE
ROCKWALL, TX 75032

MASTROGIANNOPOULOS EMMANUEL AND
RUBY
4777 SECRET COVE
ROCKWALL, TX 75032

LEE LARRY EDWARD
4780 SECRET COVE
ROCKWALL, TX 75032

JOHNSON MATTHEW
4781 SECRET COVE
ROCKWALL, TX 75032

FIELDING JEREMY & LAURA S
4784 SECRET COVE LN
ROCKWALL, TX 75032

FOLZ GILBERT FRANK JR & MARY TERESA
4785 SECRET CV
ROCKWALL, TX 75032

BELL ADAM & JANETTE
4788 SECRET COVE LANE
ROCKWALL, TX 75032

MITCHELL CHARLES F AND PATSY
4789 SECRET COVE
ROCKWALL, TX 75032

SARAZEN RAEHELLA AND JOHN
4792 SECRET COVE
ROCKWALL, TX 75032

RESIDENT
4793 SECRET COVE LN
ROCKWALL, TX 75032

SMITH HUGH CLARK AND NATALIE ANN
4796 SECRET COVE LANE
ROCKWALL, TX 75032

ROTE MATTHEW J AND LAURA WRIGHT
4797 SECRET COVE
ROCKWALL, TX 75032

HANSON TYLER & SUMMER HANSON
48 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4850 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4920 HORIZON RD
ROCKWALL, TX 75032

VANDERGRIFFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
5 SHADYDALE LN
ROCKWALL, TX 75032

BLPT LLC
5 BROCKFIELD CT
HEATH, TX 75032

C. REAL ESTATE, LLC
5 TERRABELLA LANE
HEATH, TX 75032

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

ARMM ASSET COMPANY 2, LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

WEBSTER DAVID L
501 E OLD GREENVILLE RD
ROYSE CITY, TX 75189

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

KENYON REAL PROPERTY LLC
5093 TEN OAKS RD
CLARKSVILLE, MD 21029

BUCHANAN DANIEL K AND MINDY M
510 CHAPS DR
HEATH, TX 75032

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5108 YACHT CLUB DR
ROCKWALL, TX 75032

LOPEZ RICARDO C
519 E I 30 #306
ROCKWALL, TX 75087

RESIDENT
52 SHADYDALE LN
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

MERKEL STEPHANIE L
5204 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5242 MEDICAL DR
ROCKWALL, TX 75032

RESIDENT
5250 MEDICAL DR
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

RANSOM DEBRA POOVEY
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

RESIDENT
5335 FM3097
ROCKWALL, TX 75032

LEATHERS TIMOTHY
5335 COUNTY ROAD 597
FARMERSVILLE, TX 75442

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

RESIDENT
5399 FM3097
ROCKWALL, TX 75032

RESIDENT
54 SHADY DALE LN
ROCKWALL, TX 75032

FEKADU HENOK
5402 ONSET BAY DR
ROWLETT, TX 75089

ODOM JOSHUA D-WAYNE AND LACEY
ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

HASTINGS CLAIMS SERVICE INC
5532 HUFFINES BLVD
ROYSE CITY, TX 75189

MATTHEWS GERALD W & DONNA C
5550 HORIZON RD
ROCKWALL, TX 75032

M & M ROCKWALL PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

SPT IVEY ROCKWALL MOB II LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

SPT IVEY ROCKWALL MOB LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

CARTER SHARON R
BLANKENSHIP DON L & AUDREY LIFE ESTATE
6 SHADY DALE LN
ROCKWALL, TX 75032

28 PLAZA LTD
601 KILLARNEY
RICHARDSON, TX 75201

BALDERAS VICTORIO AND
SUSAN GAMEZ
602 LAWRENCE
HEATH, TX 75032

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

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

AKP REALTY-DALROCK LLC
6411 ORCHID LN
DALLAS, TX 75230

SAUDER WILLIAM MICHAEL TRAN
646 FREED DR
ROCKWALL, TX 75087

LEAL ROLAND RYAN AND ERIN TAYLOR
654 SHARPLEY
FATE, TX 75087

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

CASTRO RENE AND BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

DOTSON DANIEL A & KARA
704 WINDSONG LANE
ROCKWALL, TX 75032

R. C. AND I. K. ANDERSON LIVING TRUST
R.C. AND INA KAY ANDERSON
708 WINDSONG LANE
ROCKWALL, TX 75032

ADAMS RAYMOND J JR & CINDI F
712 WINDSONG LN
ROCKWALL, TX 75032

BIG H REVOCABLE TRUST
JOHN S HOHENSHELT & KELLI JENKINS
HOHENSHELT - CO-TRUSTEES
716 WINDSONG LN
ROCKWALL, TX 75032

MANN DAVID & EVELYN
717 WINDSONG LANE
ROCKWALL, TX 75032

ROELOFS ALBERT & KAREN K
720 WINDSONG LN
ROCKWALL, TX 75032

DAVIS BENJAMIN C & TRACY R
721 WINDSONG LN
ROCKWALL, TX 75032

AYRES DAVID L AND ELAINE F SULLIVAN
724 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
728 WINDSONG LN
ROCKWALL, TX 75032

PATRICK REGGIE AND BARBARA L
732 WINDSONG LANE
ROCKWALL, TX 75032

VAVRIK LUCIA E & ROBERT A
735 MICAH DR
ROCKWALL, TX 75032

SANDRA J SHURLEFF MARITAL TRUST
SANDRA J SHURLEFF - TRUSTEE
736 WINDSONG LN
ROCKWALL, TX 75032

CHM REAL ESTATE LLC
740 WILFORD WAY
HEATH, TX 75032

MCKNIGHT BYRON M & CAROLINE
740 WINDSONG LN
ROCKWALL, TX 75032

WATSON BARBARA
743 MICAH DR
ROCKWALL, TX 75032

REICHARDT LARRY W & JENNIFER L
743 WINDSONG LN
ROCKWALL, TX 75032

JOSEPH P AGOSTINI AND DEBRA R AGOSTINI
FAMILY TRUST
JOSEPH P AGOSTINI AND DEBRA R AGOSTINI-
COTRUSTEES
744 WINDSONG LANE
ROCKWALL, TX 75032

MEDINA DAVID JR & JERE
747 WINDSONG LANE
ROCKWALL, TX 75032

HILL VAN D & ANNE B
748 WINDSONG LANE
ROCKWALL, TX 75032

RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

SWART TAGGART TRUST
JAMES STEPHEN SWART AND ANNETTE M
TAGGART CO TRUSTEES
751 MICAH DR
ROCKWALL, TX 75032

KOHAN FERNANDO AND
FLAVIA BLPOLITI
751 WINDSONG LN
ROCKWALL, TX 75032

MATA JAIME & TRINA T
752 WINDSONG LN
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MARKS DONALD W
PAMELA A MARKS
755 HUNTERS GLN
ROCKWALL, TX 75032

KEYES JOANN
755 WINDSONG LN
ROCKWALL, TX 75087

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
7557 RAMBLER ROAD, SUITE 980
DALLAS, TX 75231

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

SCHWERTNER RAY AND SHEILA
756 WINDSONG LANE
ROCKWALL, TX 75032

BROWN TOMMY & AMANDA
757 VENUS CT
ROCKWALL, TX 75032

ALFINITO JOSEPH J & KAREN D
759 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

WASHBURN COBY J & MARCA M
760 VENUS COURT
ROCKWALL, TX 75032

MAXWELL CARL T & LISA G
760 WINDSONG LANE
ROCKWALL, TX 75032

SAVAGE CLIFFORD & JEANA
761 HUNTERS GLN
ROCKWALL, TX 75032

KUEHL FAMILY LIVING TRUST
LESLIE L KUEHL AND SUSAN B KUEHL- TRUSTEES
762 HUNTERS GLEN
ROCKWALL, TX 75032

GILLIGAN JASON & KIM
763 WINDSONG LANE
ROCKWALL, TX 75032

CROSS MARK F AND LORI E
764 WINDSONG LANE
ROCKWALL, TX 75032

LEVINTON ETHAN AND HALEY
765 VENUS COURT
ROCKWALL, TX 75032

JENKINS SHEILA KAREN REVOCABLE LIVING
TRUST
SHEILA KAREN JENKINS TRUSTEE
767 HUNTERS GLEN
ROCKWALL, TX 75032

HOGGAN JARED M & ELISE D
767 WINDSONG LN
ROCKWALL, TX 75032

KEMP KENNETH W & BARBARA J
768 VENUS CT
ROCKWALL, TX 75032

CUNNINGHAM RONNIE & NANCY
768 WINDSONG LANE
ROCKWALL, TX 75032

BROWN SANDRA MARIE
770 HUNTERS GLEN
ROCKWALL, TX 75032

GADSDEN CURTIS & MARSHA
771 HUNTERS GLN
ROCKWALL, TX 75032

FISHER DANA
771 WINDSONG LANE
ROCKWALL, TX 75032

PIRRONE GEORGE & LISA
772 WINDSONG LANE
ROCKWALL, TX 75032

NOWAKOWSKI RICHARD T AND DEBORAH T
775 HUNTERS GLEN
ROCKWALL, TX 75032

PYTER EDWARD AND KAZIMIERA
775 WINDSONG LN
ROCKWALL, TX 75032

CHARLES W CLEMENTS REVOCABLE TRUST
CHARLES W CLEMENTS JR AND VICKI GARRETT-
TRUSTEES
776 WINDSONG LANE
ROCKWALL, TX 75032

SHERROD ROBERT T & AMY
778 HUNTERS GLN
ROCKWALL, TX 75032

HOVENDEN DANETTE & DAVID
779 HUNTERS GLEN
ROCKWALL, TX 75032

ARKELL STEVEN A AND SHELLEY L
780 WINDSONG LN
ROCKWALL, TX 75032

GARCIA FAMILY REVOCABLE LIVING TRUST
784 WINDSONG LN
ROCKWALL, TX 75032

JOHNSTON BRENT ALAN AND DALLAS
785 HUNTER GLEN
ROCKWALL, TX 75032

ROMER FRANK L & MARCY L AND
MARISSA P
786 HUNTERS GLEN
ROCKWALL, TX 75032

SMITH LYLE AND IMELDA
788 WINDSONG LN
ROCKWALL, TX 75032

QUAN KRIS GENNIFER
791 HUNTERS GLEN
ROCKWALL, TX 75032

SIKES CAMERON & MEGAN
791 WINDSONG LN
ROCKWALL, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

KEYES CHRISTINA R
792 WINDSONG LN
ROCKWALL, TX 75032

HONG TAE SU & SUNSIL
794 HUNTERS GLEN
ROCKWALL, TX 75032

CASTEEL GERALD & CATHERINE
797 HUNTERS GLEN
ROCKWALL, TX 75032

LANG WILLIAM ALLYN & MELANIE L
800 TRUMPETER WAY
ROCKWALL, TX 75032

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

STANFORD STEVEN R AND KIRSTEN L
802 HUNTERS GLEN
ROCKWALL, TX 75032

KAMPER JENNIFER E & ROBERT
804 TRUMPETER WAY
ROCKWALL, TX 75032

MOORE ROBERT W & DIANE B
805 HUNTERS GLEN
ROCKWALL, TX 75032

CARSE JOHN DANIEL
808 TRUMPETER WAY
ROCKWALL, TX 75032

GARY DENNIS & DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

CHRISTENSEN BRIAN & JENNIFER
810 HUNTERS GLEN
ROCKWALL, TX 75032

HOLLY FISHER BRITT INVESTMENTS LLC
810 ROCKWALL PKWY SUITE 2020
ROCKWALL, TX 75032

LD2020 LLC
8111 PRESTON ROAD SUITE 225
DALLAS, TX 75225

WILSON GLENN & ALLISON
812 TRUMPETER WAY
ROCKWALL, TX 75032

WARD ANNE AND EDWARD
813 HUNTERS GLEN
ROCKWALL, TX 75032

FORTUNE DEAN WARREN AND LAURA THOMAS
816 TRUMPETER WAY
ROCKWALL, TX 75032

SOLARES MARIA E
817 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
818 HUNTERS GLEN
ROCKWALL, TX 75032

CFT NV DEVELOPMENTS LLC
CT CORPORATION SYSTEM
818 WEST 7TH STREET 2ND FLOOR
LOS ANGELES, CA 90017

JOSEPH MATHEW CORBETE AND SARAH
KATHRYN
819 HUNTERS GLEN
ROCKWALL, TX 75032

BUTLER CLAYTON E
820 TRUMPETER WAY
ROCKWALL, TX 75032

CHRISTIAN ALBERT C AND JIMNETA R
821 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
824 TRUMPETER WAY
ROCKWALL, TX 75032

HANIE BRIAN K & CONNI C
825 HUNTERS GLEN
ROCKWALL, TX 75032

GILLEAN JULIA REBECCA
825 TRUMPETER WAY
ROCKWALL, TX 75032

BRADY LISA AND RALPH
826 HUNTERS GLEN
ROCKWALL, TX 75032

HAMMER MICHAEL AND AMANDA
827 CANTERBURY DRIVE
ROCKWALL, TX 75032

METSKER JUSTIN LEE AND TARA LYNN
827 TURQUOISE POINT
ROCKWALL, TX 75032

HASENYAGER MARCIA A AND MELVIN K
828 TRUMPETER
ROCKWALL, TX 75032

WILSON ROBERT & CAROLE RUTH
829 TRUMPETER WAY
ROCKWALL, TX 75032

ESQUIVEL MARIA GARCIA & JAVIER A
830 ELGIN COURT
ROCKWALL, TX 75032

MILLER FRANCIS EDWARD AND NATALIE
831 ELGIN CT
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE
831 HUNTERS GLEN
ROCKWALL, TX 75032

LOAFMAN MELISSA & THOMAS
831 TURQUOISE PT
ROCKWALL, TX 75032

CARTER JEANNE
832 TRUMPETER WAY
ROCKWALL, TX 75032

WATKINS SPENCER P & JENNIFER A
833 TRUMPETER WAY
ROCKWALL, TX 75032

EASON GEORGE ALLAN AND MARTHA
834 CANTERBURY DR
ROCKWALL, TX 75032

SCOTT MARY ELIZABETH
834 HUNTERS GLEN
ROCKWALL, TX 75032

HELTON SHARMON BRAD AND SHIRLEY H
834 TURQUOISE PT
ROCKWALL, TX 75032

KERN JEFFREY
835 CANTERBURY DR
ROCKWALL, TX 75032

BEASLEY MARSHA G
835 TURQUOISE POINT
ROCKWALL, TX 75032

JACKSON WILLIAM HARRISON & KATHRYN
GRACE
836 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
837 ELGIN CT
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL
837 HUNTERS GLEN
ROCKWALL, TX 75032

REULER MARIA M
837 TRUMPETER WAY
ROCKWALL, TX 75032

CONAWAY TIMOTHY E AND ELIZABETH A
838 ELGIN COURT
ROCKWALL, TX 75032

LOWRY PAUL E & PENNY G
838 TURQUOISE PT
ROCKWALL, TX 75032

BAXTER DOUGLAS & CINDY
839 TURQUOISE PT
ROCKWALL, TX 75032

DE LA PENA ENRIQUE & WENDY J
840 TRUMPETER WAY
ROCKWALL, TX 75032

FINLEY MATTHEW AND CHARITY
841 TRUMPETER WAY
ROCKWALL, TX 75032

HAYDEN VICKY
842 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRISCOE JULIE
842 HUNTERS GLEN
ROCKWALL, TX 75032

LADD HARVEY S & RILA B
842 TURQUOISE PT
ROCKWALL, TX 75032

REDDEN DARREN LEE AND SHERRY ANN
843 CANTERBURY DRIVE
ROCKWALL, TX 75032

KRAUS MARY E AND ROBERT G
843 ELGIN CT
ROCKWALL, TX 75032

STROTHER PHILLIP S
843 TURQUOISE PT
ROCKWALL, TX 75032

MAHMOUD HASSAN
844 ELGIN COURT
ROCKWALL, TX 75032

PERRY CHRISTOPHER AND JENNA L
844 TRUMPETER WAY
ROCKWALL, TX 75032

DIETERICH GEORGE D & JOHANNA
846 STEEPLE CHASE CT
ROCKWALL, TX 75032

RICH TRAVIS AND ANGELA L
846 TURQUOISE POINT
ROCKWALL, TX 75032

STEPHENS ROBERT M JR AND LIBBY D
847 TURQUOISE POINT
ROCKWALL, TX 75032

BRUMMETT JOHN OSCAR AND GAYLE KATE
849 ELGIN COURT
ROCKWALL, TX 75032

KELLY WILLIS G AND GENEVA
850 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRODNAX JOE B & CINDY L
850 ELGIN CT
ROCKWALL, TX 75032

CARNES LINDA M
850 HUNTERS GLN
ROCKWALL, TX 75032

HESKETT RHEA
850 STEEPLE CHASE COURT
ROCKWALL, TX 75032

FOX WILLIAM BENJAMIN & MEREDITH PAIGE
850 TURQUOISE POINT
ROCKWALL, TX 75032

RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ANDERSON LAWRENCE C & JANICE L
851 CANTERBURY DR
ROCKWALL, TX 75032

ANDERSON LARY & LAURIE
854 STEEPLE CHASE CT
ROCKWALL, TX 75032

RESIDENT
856 ELGIN CT
ROCKWALL, TX 75032

KRAFT RHONDA N AND KEVIN
858 CANTERBURY DRIVE
ROCKWALL, TX 75032

LEONARD SCOTT E AND CATHERINE W
858 STEEPLE CHASE CT
ROCKWALL, TX 75032

MCGUIRE JOHN L & LISA L
862 STEEPLE CHASE CT
ROCKWALL, TX 75032

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

RESIDENT
890 ROCKWALL PKWY
ROCKWALL, TX 75032

HSU TAI-YI
8F,-1, NO 7., LN. 173 SHANG'AN RD
TAICHUNG CITY, TAIWAN 407,

RESIDENT
901 ROCKWALL PKWY
ROCKWALL, TX 75032

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

CTR PARTNERSHIP LP
905 CALLE AMANACER SUITE 300
SAN CLEMENTE, CA 92673

MILLER JAYME AND JASON T
905 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
906 ROCKWALL PKWY
ROCKWALL, TX 75032

ERICKSON MARIUM E LIVING TRUST
906 HUNTERS GLEN
ROCKWALL, TX 75032

NELSON SANDRA
908 BRIDLE PATH CT
HEATH, TX 75032

RESIDENT
909 ROCKWALL PKWY
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

RESIDENT
913 N HUNTERS GLEN
ROCKWALL, TX 75032

MONK JEFFREY CHAD REVOCABLE LIVING TRUST
JEFFREY CHAD MONK TRUSTEE
914 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
920 ROCKWALL PKWY
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN
921 HUNTERS GLEN
ROCKWALL, TX 75032

TEAFF DAVID J & KAREN L
922 HUNTERS GLN
ROCKWALL, TX 75032

B AND V SMITH LIVING TRUST
VONDA K SMITH - TRUSTEE
922 KEY COLONY DR
GARLAND, TX 75043

LEAL JAIME & LORI DEANN GILLILAN
929 HUNTERS GLEN
ROCKWALL, TX 75032

CLARKE VANCE M & PAMELA L
930 HUNTERS GLN
ROCKWALL, TX 75032

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
938 HUNTERS GLEN
ROCKWALL, TX 75032

ALLECO LLC
941 W RALPH HALL PARKWAY SUITE 101
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

GAIL HERVEY FAMILY TRUST
GAIL H HERVEY - TRUSTEE
948 HUNTERS GLN
ROCKWALL, TX 75032

RESIDENT
955 W RALPH HALL
ROCKWALL, TX 75032

M&K REAL ESTATE DEV LLC
959 W RALPH HALL PKWY STE 101
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

SCRITCHFIELD RICHARD AND JANE
9605 WATERVIEW PKWY
ROWLETT, TX 75089

RESIDENT
965 W RALPH HALL
ROCKWALL, TX 75032

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

SIMPSON BLAKE JORDAN AND JESSICA MARIE
973 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
990 W RALPH HALL PKWY
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

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

GLEN HILLS CEMETERY
C/O INEZ GIBSON 512 COOL MEADOW COURT
DESOTO, TX 75115

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY PO BOX
52427
ATLANTA, GA 30355

FHS ROCKWALL, L.P.
C/O MGR ASSETS INC 3160 CROW CANYON
PLACE, SUITE 135
SAN RAMON, CA 94583

2021 B N CARROLL REVOCABLE TRUST
BENJAMIN THOMAS CARROLL AND
NICOLE CAMILLE (LIUDAHL) CARROL- TRUSTEES
1169 SKYLAR DRIVE
ROCKWALL, TX 75087

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

HIGGINS DELANNE M
P O BOX 1784
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
P O BOX 2408
WYLIE, TX 75098

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

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

PARKHILL GAIL C &
PHILIP W CLIFFORD & ROY MCGAHEE
PO BOX 100
PARIS, TX 75461

GIST JESSE JR AND
JANAE E BARNES
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

ZOBECK TED M AND VIRGINIA F
PO BOX 2045
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
PO BOX 2408
WYLIE, TX 75098

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YAMASA CO LTD., A JAPANESE CORPORATION
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YANDELL TRUE & DAVID
PO BOX 477
ROCKWALL, TX 75087

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

HOUZZ ROCK, LLC
PO BOX 670
ROCKWALL, TX 75087

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

HAMILTON DIRECT LLC
PO BOX 849
ROCKWALL, TX 75087

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

WAGON RANCH LLC
1010 W RALPH HALL PKWY STE 100
ROCKWALL, TX 75032

PUBLIC NOTICE



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

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

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

Z2024-054: Zoning Change Amending PD-9

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 9 (PD-9) [Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, December 16, 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. Z2024-054: Zoning Change Amending PD-9

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

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

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



November 18, 2024

TO: The Property Owners and/or Residents Located within Planned Development District 9 (PD-9)

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-054; *Amendment to Planned Development District 9 (PD-9)*

Property Owners and/or Residents Located within Planned Development District 9 (PD-9),

The City of Rockwall has initiated an amendment to Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 9 (PD-9) -- *which regulates the Fox Chase Subdivision, the Shadydale Estates Subdivision, the Rainbow Lake Estates Subdivision, and various other commercial and residential properties* -- consists of over 65 pages of regulations within ten (10) regulating ordinances, and over 205 development cases. The proposed amendment does not change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances 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, developers, and contractors looking to do work on properties situated within this area, 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 area. This means that you are receiving this notice because you either live within the boundaries of Planned Development District 9 (PD-9) or within 500-feet of its boundaries. The attached map is a visual representation of the subject property and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?

NO. The proposed amendment to Planned Development District 9 (PD-9) will not change your zoning or any development requirements associated with your property or any other properties located within the subject property. It will only make it easier to find the development requirements associated with property for property owners, developers, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within Planned Development District 9 (PD-9)* -- will not be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?

The Planning and Zoning Commission will hold a **PUBLIC HEARING** on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a **PUBLIC HEARING** on Monday, December 16, 2024 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) 772-6488 or email planning@rockwall.com.

Sincerely,

Bethany Ross

Planner

City of Rockwall Planning and Zoning Department



November 18, 2024

TO: The Property Owners and/or Residents Located within Planned Development District 9 (PD-9)

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-054; *Amendment to Planned Development District 9 (PD-9)*

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NO. The proposed amendment to Planned Development District 9 (PD-9) will not change your zoning or any development requirements associated with your property or any other properties located within the subject property. It will only make it easier to find the development requirements associated with property for property owners, developers, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within Planned Development District 9 (PD-9)* -- will not be affected by the proposed zoning change.

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Sincerely,

Bethany Ross
Planner

City of Rockwall Planning and Zoning Department

ORDINANCE NO. 73-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND SHOPPING CENTER USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 9, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:
NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 9 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 9 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 9, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

TRACT I.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207 and being a part of a tract of land conveyed to Kirby Albright from J. L. Parker by Deed, dated August 11, 1967, and recorded in Vol. 80, Pg. 7, Rockwall County Deed Records and further being part of a tract of land conveyed to Kirby Albright, et al by Deed recorded in Vol. 81, Pg. 33, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R.O.W. line of F.M. Road 3097;
THENCE: Following said South R.O.W. line South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet to the Westerly line of a County road;
THENCE: Following said Westerly line South 46° 19' 31" West, 1525.63 feet; South 65° 38' 39" West, 76.35 feet; South 40° 53' 25" West, 100.9 feet; South 30° 48' 15" West, 125.28 feet and South 32° 49' 05" West a distance of 900 feet more or less to the present North City Limit Line of the City of Heath;
THENCE: Following said North City Limit Line, West a distance of 445 feet to a point for corner;
THENCE: North 01° 40' 02" East a distance of 1560 feet more or less to the South line of a 50' wide access road easement (known as Shadydale Lane);
THENCE: With said South line, North 84° 32' 49" West a distance of 642.85 feet to a point for a corner;
THENCE: Crossing said easement, North 06° 00' 11" East 50 feet to a point for a corner on the North line of said easement;
THENCE: With said North line, North 84° 32' 49" West a distance of 526.33 feet to a point for a corner, same being the Southwest corner of Lot 1, Block "B" of Highland Acres Addition;
THENCE: Following said addition line North 7° 24' West a distance of 678.54 feet to a point for a corner at the Southeast corner of Lot 5, Block B of said addition;
THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R.O.W. line of F.M. Road 740;
THENCE: Following said Easterly R.O.W. line, North 7° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;
THENCE: Following said existing City Limit Line, South 80° 20' East a distance of 918 feet and North 32° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 138.5 acres of land more or less.

TRACT II.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207, and being a part of a tract of land conveyed to Ralph M. Hall by Mrs. J. A. Wilkerson, et al, by Deed, dated December 24, 1964, and recorded in Vol. 71, Pg. 474, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;

THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;

THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;

THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows:

South 13° 22' 03" East 116.17 feet;
South 18° 26' 06" East 47.43 feet;
South 14° 02' 10" West 123.69 feet;
South 20° 13' 29" East 101.24 feet;
South 10° 18' 17" East 55.90 feet;
South 36° 26' 40" East 404.01 feet;
South 42° 42' 34" West 176.91 feet;
South 33° 41' 24" West 108.16 feet;
North 77° 54' 19" West 71.58 feet;
South 61° 41' 57" West 73.82 feet;
South 84° 17' 22" West 50.24 feet;
South 62° 06' 10" West 96.17 feet; and South 60 feet more

or less to the existing North City Limits of the City of Heath;

THENCE: West along said existing North City Limit Line 960 feet more or less to a point in Rainbow Lake;

THENCE: North 44° 45' East 224.00 feet;
North 09° 30' East 87.00 feet;
North 52° 15' West 130.00 feet;
South 32° 05' West 126.00 feet;
South 09° 00' East 109.00 feet;
South 76° 00' West 59.00 feet;
North 23° 45' West 125.00 feet;
North 53° 45' West 107.00 feet;
North 00° 15' West 107.00 feet;
North 72° 45' East 88.00 feet;
North 06° 45' West 218.00 feet;
North 89° 45' East 126.00 feet;
North 06° 30' East 43.00 feet;
North 47° 00' West 92.00 feet;
North 43° 00' East 180.00 feet;
North 07° 30' West 118.00 feet;
North 75° 30' West 250.00 feet;
North 19° 15' West 103.00 feet;
North 75° 00' East 211.00 feet;
North 43° 00' West 146.00 feet;
North 04° 45' East 195.00 feet;
North 70° 00' West 122.00 feet;
North 01° 30' East 220.00 feet to a point in the Westerly

line of a public road;

THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

(4) Planned Development District Number 9 shall be limited to the following uses, with acreage of each, number of dwelling units and density as noted:

	<u>AREA</u>	<u>PERCENTAGE OF ACREAGE</u>	<u>DWELLING UNITS</u>	<u>DWELLING UNITS PER ACRE</u>
Shopping Center Uses - Under General Retail Zoning	26.5±*	10.2%	-0-	-0-
Garden Apartments Under Multiple- Family Zoning	25.7±*	9.8 %	360	14.0
Town Homes - Under Multiple- Family Zoning	47.6±*	17.9 %	381	8.0
Cluster Homes - Under Multiple- Family Zoning	42.0±*	15.8 %	168	4.0
Single-Family Units - Under Single-Family Zoning	95.7±*	36.0 %	163	1.5
TOTAL DWELLING UNITS: -----			<u>1,072</u>	
TOTAL NUMBER OF DWELLING UNITS PER ACRE: -----				<u>4.0</u>
TOTAL ACREAGE: ---	<u>265.7±*</u>			

(* plus or minus, more or less)

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Darryl Myers
MAYOR

ATTEST:

Janice Williams
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Willard
CITY ATTORNEY

VILLAGE CENTER SITE
26.5 ± NET
SHOPPING, OFFICES, ETC.

GARDEN APTS.
257 ± AC.

SINGLE FAMILY

CLUSTER SINGLE FAMILY HOMES

CLUSTER SINGLE FAMILY HOMES

RAINBOW LAKE

(APPROX.) ROCKWALL CITY LIMITS
(APPROX.) HEATH CITY LIMITS

NOT INCLUDED

NOT INCLUDED

NOT INCLUDED

ROCKWALL - DATA

	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	DU. / AC.
TOTAL AREA	265.7 ± AC.			
TOTAL DWELLING UNITS			1072	
NO. OF DWELLING UNITS / AC				4.0
SHOPPING	26.5 ± AC.	10.2 %		
GARDEN APARTMENT	25.7 ± AC.	9.8 %	360	14.0
TOWN HOMES	47.6 ± AC.	17.9 %	381	8.0
CLUSTER HOMES	42.0 ± AC.	15.8 %	168	4.0
SINGLE FAMILY	95.7 ± AC.	36.0 %	163	1.5

F.M. ROAD NO. 740

PRELIMINARY MASTER PLAN
FOR
PLANNED COMMUNITY DEVELOPMENT
ROCKWALL COUNTY
A.S.D. CORPORATION

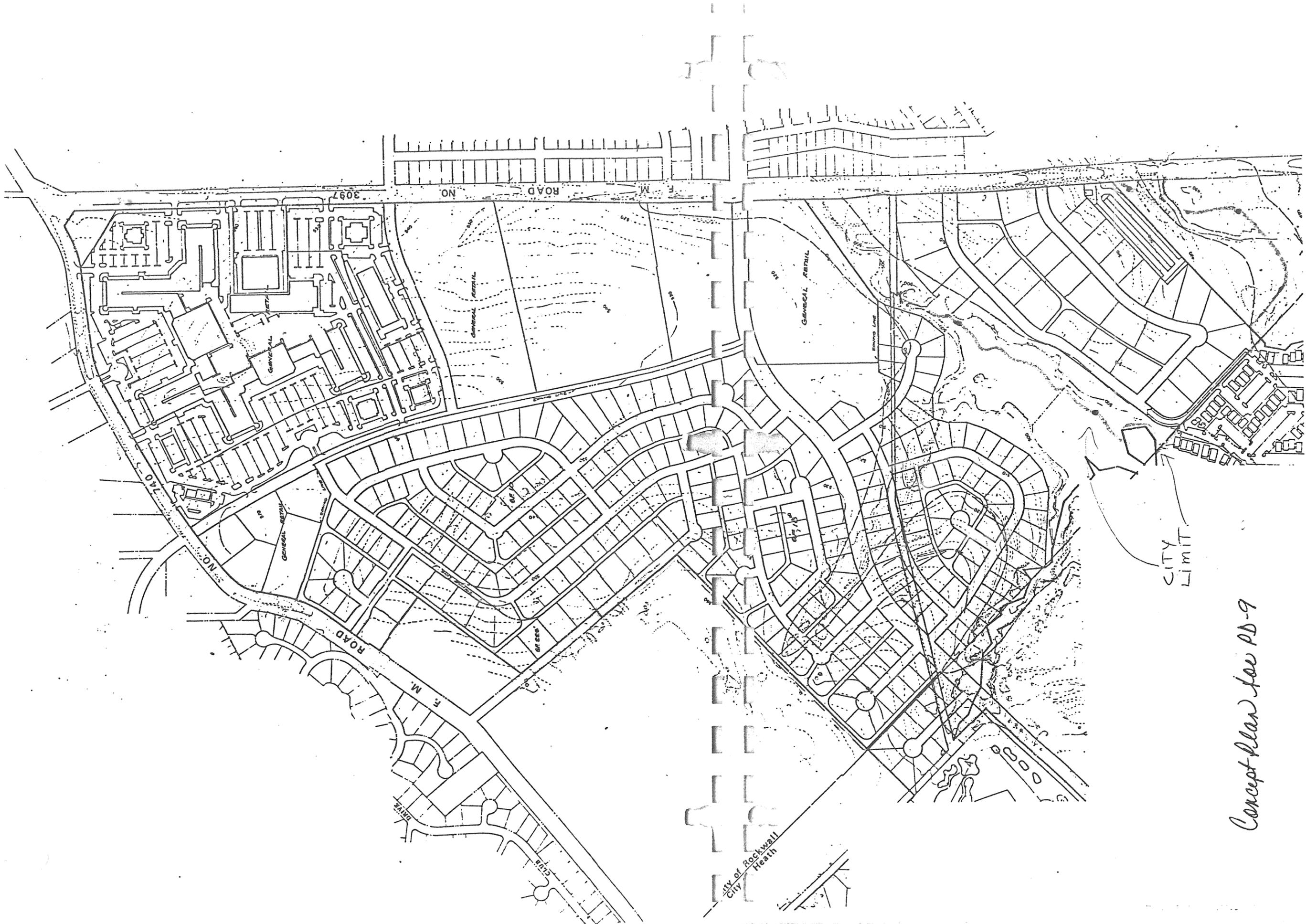
Ordinance 13-49

PD-9



PROCTOR-BOWERS & ASSOCIATES
Landscape Architects - Planning Consultants
2731 LEMMON AVENUE EAST DALLAS, TEXAS

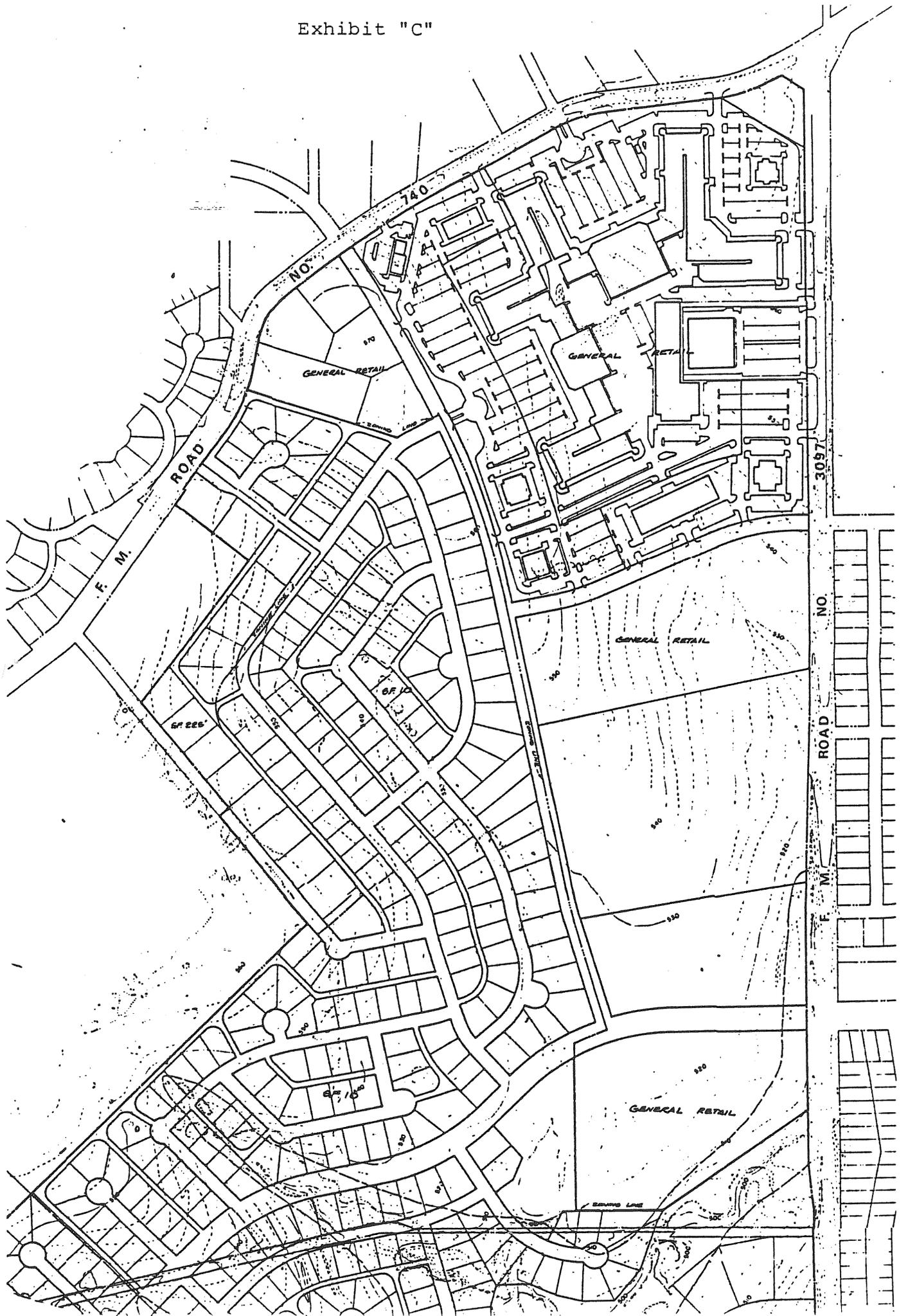
PD-9



City of Rockwall
City Health

Concept Plan for PD-9

Exhibit "C"



East, 467.6 feet; South 430
01' 32" East, 900.35 feet;

South 449' 37" East 1,000 feet;
South 510' 44" 30" East, 201.56
feet and South 449' 37" East,
53.06 feet to the Westerly line
of a County road;

THENCE: Following said Westerly
line South 46° 19' 31" West,
1525.63 feet; South 65° 38' 39"
West, 76.35 feet; South 40° 53'
25" West, 100.9 feet; South 30°
48' 15" West, 125.28 feet and
South 32° 49' 05" West a dis-
tance of 900 feet more or less
to the present North City Limit
line of the City of Heath;

THENCE: Following said North
City Limit line, West a distance
of 445 feet to a point for corner;

THENCE: North 01° 40' 02" East
a distance of 1560 feet more or
less to the South line of a 50'
wide access road easement
(known as Shadydale Lane);

THENCE: With said South line,
North 84° 32' 49" West a dis-
tance of 642.85 feet to a point
for a corner;

THENCE: Crossing said easement,
North 06° 00' 11" East 50 feet
to a point for a corner on the
North line of said easement;

THENCE: With said North line,
North 84° 32' 49" West a dis-
tance of 526.33 feet to a point
for a corner, same being the
Southwest corner of Lot 1, Block
"B" of Highland Acres Addition;

THENCE: Following said addition
line North 7° 24' West a dis-
tance of 678.54 feet to a point
for a corner at the Southeast
corner of Lot 5, Block B of said
addition;

ORDINANCE NO. 86-55

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND THE PRELIMINARY PLAN FOR "PD-9" MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; REPEALING ORDINANCE NO. 73-49; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance 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 approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 9 on the property described in Exhibit "A".

Section 2. That Planned Development District Number 9 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. 9 to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 9 a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 9 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 9 shall be in conformance with the approved preliminary plan shown on Exhibit "B" and shall be regulated by the area requirements in Exhibit "C". Area requirements not specifically addressed in this ordinance shall be regulated by the requirements set forth in the "GR", "SF-10", and "O" classifications as applicable to the land uses approved under this ordinance.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance

or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That ordinance No. 73-49 and all other ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 16th day of June, 1986.

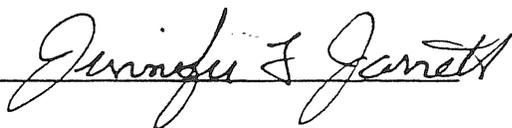
APPROVED:



Mayor

ATTEST:

BY:



1st reading 6-9-86

2nd reading 6-16-86

SINGLE FAMILY

SF-10

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, and being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
 THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:
 South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;
 South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;
 South 45° 31' 22" East a distance of 802.41 feet to the Point of Beginning;
 THENCE: Continuing along said Southwesterly line as follows: South 45° 31' 22" East a distance of 196.87 feet to a point for a corner; and South 52° 42' 43" East a distance of 134.10 feet to a point for a corner;
 THENCE: South 6° 24' 04" West a distance of 1811.29 feet to a point for a corner in a branch and on the Southerly line of Tract 7;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: South 18° 44' West a distance of 170.0 feet; South 89° 43' West a distance of 208.3 feet; South 59° 32' West a distance of 274.4 feet; and South 45° 25' West a distance of 32.8 feet to said City Limits line;
 THENCE: Westerly a distance of 71.3 feet along said City Limits line to its intersection with said branch;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 50° 49' West a distance of 102.5 feet; South 7° 11' West a distance of 63.9 feet; and South 67° 56' West a distance of 5.4 feet to said City Limits line;
 THENCE: Westerly a distance of 172.0 feet along said City Limits line to its intersection with said branch;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 65° 38' West a distance of 27.6 feet; South 81° 29' West a distance of 37.9 feet; South 10° 13' West a distance of 6.2 feet to said City Limits line;
 THENCE: Westerly a distance of 96.5 feet along said City Limits line to its intersection with said branch;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 82° 45' West a distance of 7.5 feet; and South 28° 34' West a distance of 1.1 feet to said City Limits line;
 THENCE: Westerly a distance of 912.5 feet along said City Limits line to a point for a corner on the West line of said Tract 6;
 THENCE: North 0° 41' 42" East a distance of 1482.21 feet along said West line to a point for a corner;
 THENCE: Traversing said Tract 5 & 6 as follows: South 85° 31' 09" East a distance of 50.00 feet to a point for a corner; North 4° 28' 51" East a distance of 220.00 feet to a point for a corner; North 85° 31' 09" West a distance of 787.79 feet to the point of curvature of a circular curve to the right having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; North 8° 22' 20" West a distance of 604.10 feet to a point for a corner; and South 81° 37' 40" West a distance of 546.19 feet to a point for a corner on the Easterly line of F.M. 740;
 THENCE: Along the Easterly line of F.M. 740 as follows: North 8° 22' 20" West a distance of 119.80 feet to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet; and Along said curve an arc distance of 203.95 feet;
 THENCE: Traversing said tracts as follows: North 62° 35' 43" East a distance of 588.16 feet to a point for a corner; North 18° 25' 30" East a distance of 10.00 feet to the point of curvature of a circular curve to the right having a central angle of 15° 09' 27", a radius of 2614.27 feet, and a chord that bears South 63° 59' 47" East a distance of 689.59 feet; Along said curve an arc distance of 691.60 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; South 62° 35' 20" East a distance of 296.89 feet to a point for a corner; South 77° 45' 55" East a distance of 173.73 feet to a point for a corner; South 45° 31' 22" East a distance of 638.11 feet to a point for a corner; North 44° 24' 40" East a distance of 334.49 feet to a point for a corner; and North 10° 28' 38" East a distance of 662.77 feet to the Point of Beginning and Containing 112.786 Acres of Land.

SINGLE FAMILY

SF-12.5

STATE OF TEXAS
 COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
 THENCE: North $8^{\circ} 22' 20''$ West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of $19^{\circ} 01' 57''$ and a radius of 613.99 feet;
 THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to a point for a corner;
 THENCE: Leaving said Easterly line and traversing said Tract 5 as follows: North $62^{\circ} 35' 43''$ East a distance of 588.16 feet; and North $18^{\circ} 25' 30''$ East a distance of 10.00 feet to the Point of Beginning;
 THENCE: Continuing to traverse said Tract 5 as follows: North $18^{\circ} 25' 30''$ East a distance of 180.00 feet to a point for a corner on a circular curve to the right having a central angle of $15^{\circ} 09' 27''$, a radius of 2794.27 feet, and a chord that bears South $63^{\circ} 59' 47''$ East a distance of 737.07 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South $56^{\circ} 25' 03''$ East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of $6^{\circ} 10' 17''$, and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; South $62^{\circ} 35' 20''$ East a distance of 453.91 feet to a point for a corner on a circular curve to the left having a central angle of $9^{\circ} 03' 08''$, a radius of 855.00 feet, and a chord that bears South $22^{\circ} 53' 06''$ West a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North $77^{\circ} 45' 55''$ West a distance of 173.73 feet to a point for a corner; North $62^{\circ} 35' 20''$ West a distance of 296.89 feet to the point of curvature of a circular curve to the right having a central angle of $6^{\circ} 10' 17''$ and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; North $56^{\circ} 25' 03''$ West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of $15^{\circ} 09' 27''$ and a radius of 2614.27 feet; Along said curve an arc distance of 691.60 feet to the Point of Beginning and Containing 9.935 Acres of Land.

SINGLE FAMILY

SF-22.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 195.00 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tracts 5 and 6 as follows:
North 81° 37' 40" East a distance of 546.19 feet to a point for a corner; South 8° 22' 20" East a distance of 604.10 feet to the point of curvature of a circular curve to the left having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; South 85° 31' 09" East a distance of 787.79 feet to a point for a corner; South 4° 28' 51" West a distance of 220.00 feet to a point for a corner; and North 85° 31' 09" West a distance of 50.00 feet to a point for a corner at the North corner of Tract 6 as described in the above mentioned deed;
THENCE: Along the Southerly lines and Westerly lines of said Tract 5 as follows:
North 85° 31' 09" West a distance of 515.68 feet to a point for a corner; North 5° 01' 51" East a distance of 50.00 feet to a point for a corner; North 85° 31' 09" West a distance of 523.38 feet to a point for a corner; and North 8° 22' 20" West a distance of 678.54 feet to a point for a corner; and South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 9.862 Acres of Land.

GENERAL RETAIL

STATE OF TEXAS
 COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, said being the most Northerly corner of the herein described tract;
 THENCE: Along the Southwesterly right-of-way of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;
 THENCE: Leaving said line of F.M. 3097 and traversing said tract as follows: South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; South 44° 24' 40" West a distance of 334.49 feet to a point for a corner; South 45° 31' 22" West a distance of 638.11 feet to the point of curvature of a circular curve to the right having a central angle of 9° 03' 08", a radius of 855.00 feet and a chord that bears North 22° 53' 06" East a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 62° 35' 20" West a distance of 453.91 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2794.27 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 18° 25' 30" West a distance of 190.00 feet to a point for a corner; and South 62° 35' 43" West a distance of 588.16 feet to a point for a corner on the Easterly line of F.M. 740, said point being on a circular curve to the left having a central angle of 5° 09' 03", a radius of 613.99 feet, and a chord that bears North 29° 58' 48" West a distance of 55.18 feet;
 THENCE: Along the Easterly line of F.M. 740 as follows: Along said curve an arc distance of 55.20 feet to a point for a corner; North 32° 33' 20" West a distance of 165.29 feet to the point of curvature of a circular curve to the right having a central angle of 38° 47' 00" and a radius of 247.93 feet; Along said curve an arc distance of 167.82 feet to a point for a corner; North 6° 13' 40" East a distance of 199.88 feet to the point of curvature of a circular curve to the right having a central angle of 9° 33' 00" and a radius of 3780.17 feet; Along said curve an arc distance of 630.07 feet to a point for a corner; North 15° 46' 40" East a distance of 394.23 feet to the point of curvature of a circular curve to the right having a central angle of 21° 50' 00" and a radius of 533.69 feet; Along said curve an arc distance of 203.37 feet to a point for a corner; North 37° 36' 40" East a distance of 408.71 feet to the point of curvature of a circular curve to the left having a central angle of 19° 16' 00" and a radius of 613.69 feet; Along said curve an arc distance of 206.36 feet to a point for a corner; North 18° 20' 40" East a distance of 69.72 feet to a point for a corner; and North 74° 40' 57" East a distance of 103.42 feet to the Point of Beginning and Containing 115.228 Acres of Land.

OFFICE/WAREHOUSE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

Harold L. Evans, Consulting Engineer

February 24, 1986

115 Acres
 81 Acres 14 Units
 15 Acres 26 Units
 94.8 Acres 313 Units
 36 Acres

Acres

PD-9

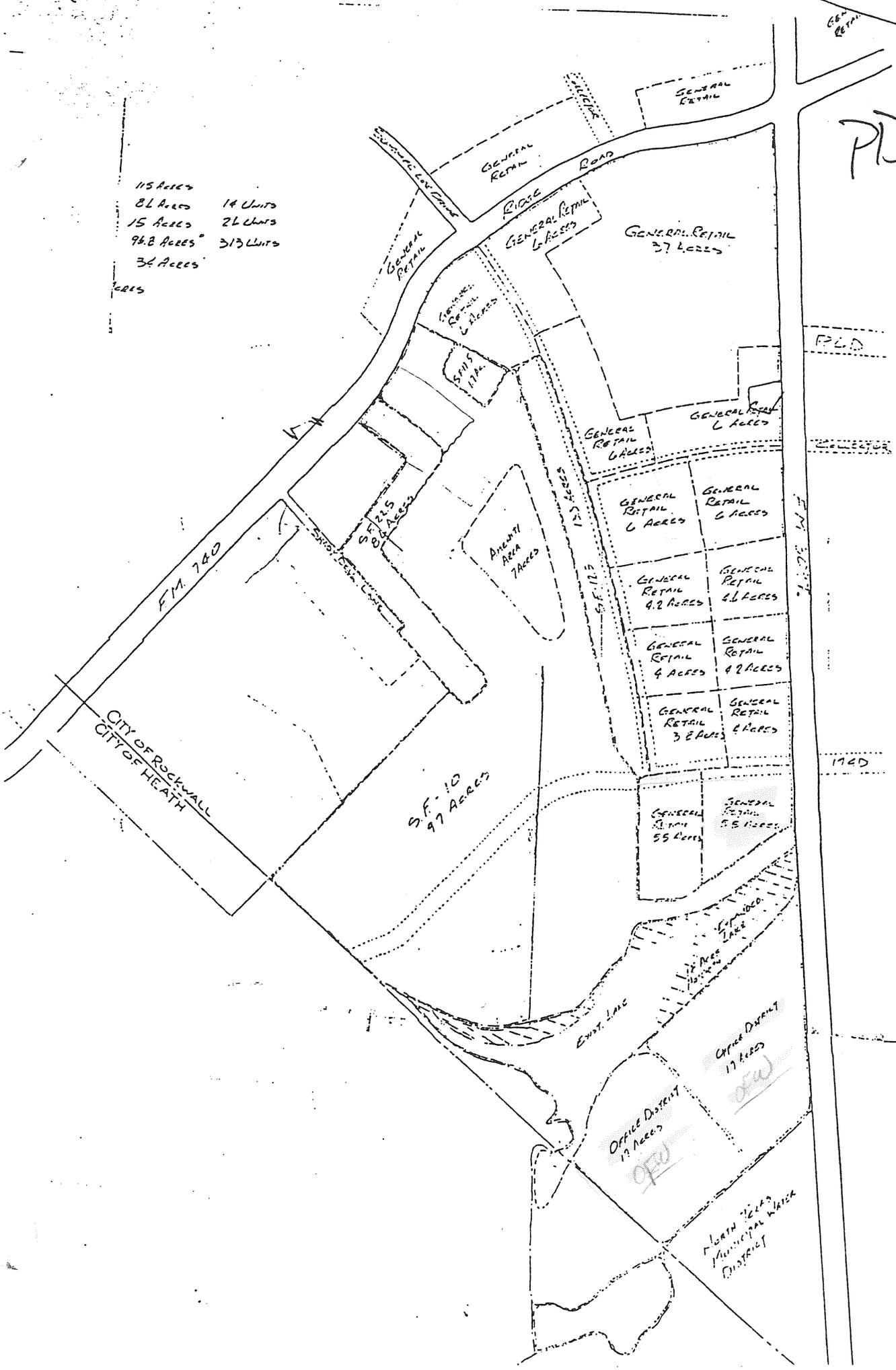


EXHIBIT "C"

Permitted Uses:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16, 1983.
2. In addition to those defined, include the following:
 - a) Light Assembly with or without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 10,000 square feet.
 - b) Furniture Store with front showroom and warehouse storage within the same building or similar business.
 - c) Hardware Store with showroom and warehouse storage within the same building or similar business.
 - d) Pastery Shop with cooking facilities within the same building or similar business.
 - e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.
 - f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.
 - g) Small Business Office with or without showroom, with or without warehouse storage within the same building.
3. Other uses similar related to any within item 1 or 2 and those which may be included in special use permit.

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-10) Single Family Residential District
Minimum 10,000 Square Feet.

1. Minimum lot area - 10,000 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - a) Internal lot - 6 feet
 - b) Side yard abutting street - 15 feet
 - c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. - 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area - 12,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - a) Internal lot - 6 feet
 - b) Side yard abutting street - 15 feet
 - c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-22.5) Single Family Residential District
Minimum 22,500 Square Feet.

1. Minimum lot area - 22,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot frontage on a public street - 80 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - a) Internal lot - 8 feet
 - b) Side yard abutting street - 15 feet
 - c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from public right-of-way for rear and side yard - 20 feet
11. Maximum building coverage as a percentage of area - 35 percent
12. Maximum height of structures - 36 feet
13. Maximum number of paved off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: General Retail District

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet
5. Minimum width of side setback -
 - a) Without fire wall - 15 feet
 - b) With fire wall - 0 feet
 - c) Abutting residential - 20 feet
 - d) Abutting an arterial - 20 feet
 - e) Abutting other streets - 15 feet
6. Minimum depth of rear setback -
 - a) Abutting non-residential with fire wall - 0 feet
 - b) Abutting residential without fire wall - 20 feet
7. Minimum distance between detached buildings on same parcel of land or lot -
 - a) Without fire wall - 15 feet
 - b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
 - a) Structures - non-combustible - 100 percent
 - b) Exterior building facing masonry - 90 percent
9. Maximum building coverage percent of lot - 40 percent
10. Maximum amount of impervious coverage - 90 percent
11. Minimum amount of landscape by lot area - 10 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 120 feet
14. Maximum number of entrances -
 - a) Arterial - 1 per 200 feet
 - b) Collector - 1 per 100 feet
 - c) Local - 1 per 50 feet

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: Office Warehouse (OFW) - (39.555 Acres)

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
 - a) Without fire retardant wall - 6 feet
 - b) With fire retardant wall - 0 feet
 - c) Abutting residential zoned property - 20 feet
 - d) Abutting arterial from right-of-way - 25 feet
 - e) Abutting other streets - 20 feet
6. Minimum depth of rear setback -
 - a) Abutting non-residential property with fire wall - 0 feet
 - b) Without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
 - a) Without fire wall - 15 feet
 - b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
 - a) Structures - non-combustible - 100 feet ¹⁰
 - b) Exterior buildings facing masonry - 90 percent
10. Maximum amount of impervious coverage - 80 percent
11. Minimum amount of landscaping - 20 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet
14. Maximum number of entrances -
 - a) On arterial (street frontage) - 1 per 200 feet
 - b) On collector (street frontage) - 1 per 100 feet
 - c) On local street frontage - 1 per 50 feet

ORDINANCE NO 87-30

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 86-55, SO AS TO AMEND THE LAND USES AND AREA REQUIREMENTS APPROVED IN THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; ATTACHING THE APPROVED REVISIONS AS EXHIBIT "B"; 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 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, and Ordinance 86-55 as heretofore amended, be, and the same is hereby amended by amending the approved land uses and approved development criteria for the Office/Warehouse tract as described in Exhibit "A". That said amended land uses and development criteria are attached hereto as Exhibit "B" and made a part hereof for all purposes.

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 No. 9 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 amendment of the approved preliminary plan for Planned Development District No. 9 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and

other requirements set forth thereon, subject to the following special conditions:

a. That the amended and approved land uses and development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 9 and any and all such development shall be in strict accordance with such development criteria.

b. No substantial change in development of "PD-9" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 9 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered in the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

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 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 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 1st day of June, 1987.

ATTEST:

APPROVED





Mayor

1st reading 5/18/87
2nd reading 6/1/87

PERMITTED USES:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16, 1983.
2. In addition to those defined, include the following:
 - a) Light Assembly with without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 30,000 square feet.
 - b) Furniture Store with front showroom and warehouse storage within the same building or similar business.
 - c) Hardware Store with showroom and warehouse storage within the same building or similar business.
 - d) Pastery Shop with cooking facilities within the same building or similar business.
 - e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.
 - f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.
 - g) Small Business Office with or without showroom, with or without warehouse storage within the same building.
 - h) Manufacturer and assembly of electrical wiring harnesses for irrigation systems with or without accessory warehouse storage.
3. Other uses similarly related to any within item 1 or 2 and those which may be included in special use permit.

TODAY NO OFFICE = GR

OFFICE/WAREHOUSE

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:
South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;
South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;
South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument;
and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows:
North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

TRACT A

(Shall include the following described property less the acreage described in tract B)

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
 THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 00" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
 THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 30' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 40' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
 THENCE: South 2° 10' 48" West a distance of 1150.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
 THENCE: Westerly along said City Limits line a distance of 029.06 feet, more or less to a point for corner in a branch;
 THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 0° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
 THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
 THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
 THENCE: North 6° 24' 04" East a distance of 1011.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

TRACT B

STATE OF TEXAS
 COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that certain tract of land described as Tract 3 in deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southeast line of a County Road with the Southwest line of F.M. 3097, a variable width right-of-way, and at the North corner of said Tract 3;
 THENCE: South 45° 38' 43" East a distance of 111.49 feet with the Southwest line of F.M. 3097 to an iron rod set at the Point of Beginning;
 THENCE: South 45° 38' 43" East a distance of 188.14 feet continuing with said Southwest line to an iron rod set at the point of curvature of a circular curve to the left having a central angle of 0° 36' 48", a radius of 5779.58 feet, and a chord that bears South 45° 57' 07" East a distance of 61.86 feet;
 THENCE: Along said curve and continuing with said Southwest line an arc distance of 61.86 feet to an iron rod set for a corner on an intersecting circular curve to the left having a central angle of 52° 49' 33", a radius of 250.00 feet, and a chord that bears South 18° 01' 04" West a distance of 272.42 feet;
 THENCE: Along said curve an arc distance of 230.50 feet to an iron rod set for a corner;
 THENCE: South 8° 23' 43" East a distance of 525.93 feet to an iron rod set for a corner;
 THENCE: South 81° 36' 17" West a distance of 250.00 feet to an iron rod set for a corner;
 THENCE: North 8° 23' 43" West a distance of 525.93 feet to an iron rod set for a corner at the point of curvature of a circular curve to the right having a central angle of 52° 45' 00", a radius of 500.00 feet, and a chord that bears North 17° 58' 47" East a distance of 444.24 feet;
 THENCE: Along said curve an arc distance of 460.33 feet to the Point of Beginning and Containing 217,800 Square Feet or 5.0000 Acres of Land.

PD-9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

PRODUCT: OFFICE WAREHOUSE (OFW) - 39.555 Acres

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
 - a) without fire retardant wall - 6 feet
 - b) with fire retardant wall - 0 feet
 - c) abutting residential zoned property - 20 feet
 - d) abutting arterial from right-of-way - 25 feet
 - e) abutting other streets - 20 feet
6. Minimum depth of rear setback -
 - a) abutting non residential property with fire wall - 0 feet
 - b) without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
 - a) without fire wall - 15 feet
 - b) with fire wall - 0 feet
8. Minimum requirement for construction materials -
 - a) structures - non-combustible - 100%
 - b) exterior buildings facing masonry - 90%
9. Maximum amount of impervious coverage - 95%
10. Minimum amount of landscaping - TRACT A- (Described in attachment A-20%
TRACT B- (Described in Attachment A-12.9%
In Addition to the minimum % required
in tract B, all adjacent street parkway
shall be permanently landscaped.
11. Maximum floor area ratio - 2:1
12. Maximum height of structures - 60 feet
13. Maximum number of entrances -
 - a) on arterial (street frontage) - 1 per 200 feet
 - b) on collector (street frontage) - 1 per 100 feet
 - c) on local street frontage - 1 per 50 feet

ORDINANCE NO. 88-13

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO INCLUDE GARDEN CENTERS AS APPROVED USES UNDER "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; 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; AND PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; 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 notice 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 Exhibit "C" of Ordinance 86-55 as follows: (wording in " " indicates additions):

Exhibit "C"

Product: General Retail District "including garden centers as approved uses".

Section 2. That the above described tract of land shall be used only in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, by including garden center uses as approved uses under "PD-9" Planned Development District No. 9.

Section 3. Any person, firm, or corporation violating 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 fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000) 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 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance shall remain in full force and effect.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

J. R. Miller
Mayor

ATTEST:

By *[Signature]*

1st Reading 4/18/88
2nd Reading 5/2/88

ORDINANCE NO. 88-20

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO AMEND THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO.9; 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 A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a change in the preliminary plan for "PD-9" has been requested by Whittle Development to change the land use from "SF-12.5" TO "SF-10" on the property described in Exhibit "A" and relocate the amenities from the property described in Exhibit "B" to the property described in Exhibit "D" attached hereto; 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 Comprehensive Zoning Ordinance 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 Exhibit "B" of Ordinance 86-55 as follows:

- a. Changing the zoning designation from "SF-12.5" to "SF-10" on the 1.7 acre tract of land as shown on Exhibit "B" and further described in Exhibit "A"
- b. Removing the 7 acre amenities area as shown on Exhibit "B", and
- c. Locating a 3.5 acre public park as shown on the revised concept plan attached hereto as Exhibit "C" and as further described on Exhibit "D"

Section 2. That the above described tracts of land shall be used on in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, by relocating the amenities area and changing the zoning designation from "SF-12.5" to "SF-10" on the tract of land described in Exhibit "A".

Section 3. Any person, firm, or corporation violating 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 fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000) 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 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance shall remain in full force and effect.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed,, and all other ordinances of the City of Rockwall no in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED THIS 6th DAY OF June, 1988

APPROVED;



Mayor

ATTEST;

By 

1st reading 5/16/88
2nd reading 6/6/88

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "A"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;

THENCE: North $8^{\circ} 22' 20''$ West a distance of 314.80 feet along said Easterly line to the beginning of a circular curve to the left;

THENCE: Along said curve having a central angle of $19^{\circ} 01' 57''$, a radius of 613.99 feet, a tangent length of 102.93 feet, for an arc length of 203.95 feet;

THENCE: North $62^{\circ} 35' 43''$ East a distance of 300.00 feet to the Point of Beginning;

THENCE: North $62^{\circ} 35' 43''$ East a distance of 299.60 feet to a point for a corner;

THENCE: South $27^{\circ} 24' 17''$ East a distance of 247.17 feet to a point for a corner;

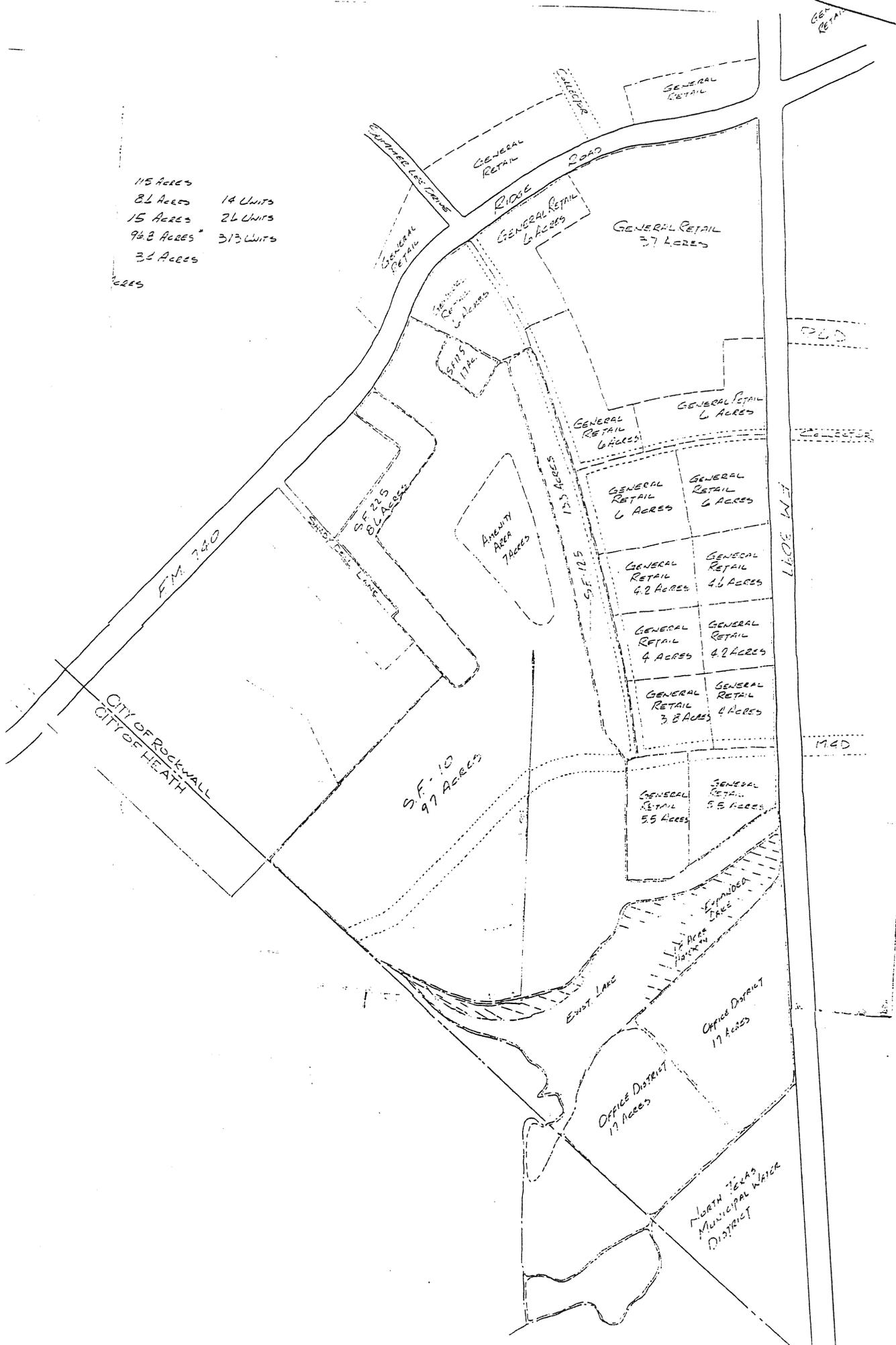
THENCE: South $62^{\circ} 35' 43''$ West a distance of 299.60 feet to a point for a corner;

THENCE: North $27^{\circ} 24' 17''$ West a distance of 247.17 feet to the Point of Beginning and Containing 1.700 Acres of Land.

area designated as SF-12.5 to be amended to SF-10

EXHIBIT "B"

115 Acres
 81 Acres 14 Units
 15 Acres 26 Units
 94.8 Acres 313 Units
 31 Acres



PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "D"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;

THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:

South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;

South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;

South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;

THENCE: Leaving said Southwesterly line as follows:

South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; and

South 44° 24' 40" West a distance of 334.49 feet to the Point of Beginning;

THENCE: South 44° 24' 40" West a distance of 47.00 feet to a point for a corner;

THENCE: South 20° 02' 12" East a distance of 126.71 feet to the point of curvature of a circular curve to the right having a central angle of 32° 17' 34", a radius of 375.00 feet, and a chord that bears South 84° 30' 18" West a distance of 208.57 feet;

THENCE: Along said curve an arc distance of 211.36 feet to a point for a corner;

THENCE: North 79° 20' 55" West a distance of 264.95 feet to the point of curvature of a circular curve to the left having a central angle of 6° 24' 51", a radius of 955.00 feet, and a chord that bears North 4° 37' 05" East a distance of 106.85 feet;

THENCE: Along said curve an arc distance of 106.91 feet to a point for a corner;

THENCE: North 1° 24' 40" East a distance of 214.65 feet to the point of curvature of a circular curve to the right having a central angle of 15° 00' 00", a radius of 800.00 feet, and a chord that bears North 8° 54' 40" East a distance of 208.84 feet;

THENCE: Along said curve an arc distance of 209.44 feet to a point for a corner;

THENCE: South 45° 31' 22" East a distance of 576.34 feet to the Point of Beginning and Containing 164,371 Square Feet or 3.7734 Acres of Land.

area to be designated as park

ORDINANCE NO. 95-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 86-55 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE AREA REQUIREMENTS IN PLANNED DEVELOPMENT 9, SHOWN AS PART OF EXHIBIT "C", ; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance 86-55 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 Exhibit "C" of Ordinance No. 86-55 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve an amendment to the area requirements of PD-9 Exhibit "C" as follows:

8. Minimum requirements for construction materials
 - a. All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.
 - b. All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors and ceilings.

- c. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the comprehensive zoning ordinance.

Section 2. That Planned Development District No. 9, 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 these changes to Planned Development District No. 9 and are subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 9, shall be in accordance with the provisions of this ordinance and the finally approved site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 5th day of June,
1995.

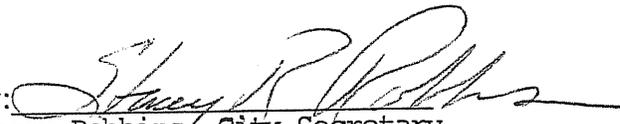
APPROVED:



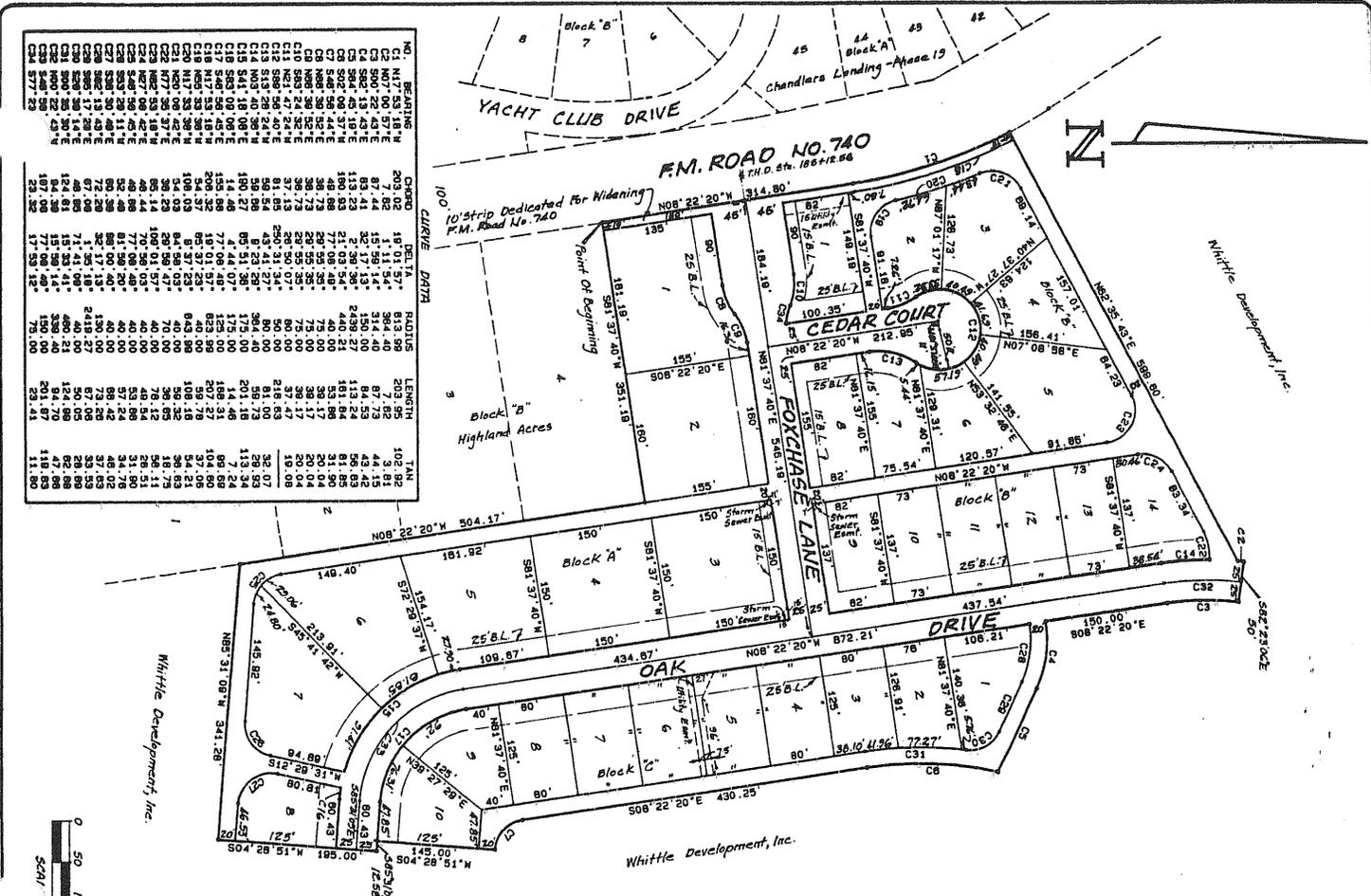
Mayor

George R. Hatfield

ATTEST:

By: 
Stacey Robbins, City Secretary

1st reading 5/15/95
2nd reading 6/5/95



NO.	BEARING	CHORD	DELTA	ADIUS	LENGTH	TAN.
C1	N17°53'15"E	209.02	19°01'37"	533.98	209.82	102.82
C2	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C3	S90°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C4	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C5	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C6	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C7	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C8	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C9	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C10	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C11	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C12	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C13	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C14	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C15	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C16	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C17	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C18	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C19	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C20	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C21	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C22	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C23	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C24	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C25	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C26	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C27	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C28	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C29	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C30	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C31	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C32	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C33	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15
C34	S89°00'00"E	87.44	15°56'14"	314.40	87.73	44.15

LOT	AREA	ACRES
1	25,536	0.58
2	28,800	0.66
3	22,500	0.51
4	22,500	0.51
5	22,500	0.51
6	10,000	0.23
7	12,678	0.29
8	10,701	0.24
9	18,182	0.42
10	11,234	0.26
11	10,000	0.23
12	11,187	0.26
13	11,228	0.26
14	12,710	0.29
15	10,027	0.23
16	10,000	0.23
17	10,000	0.23
18	10,750	0.24
19	10,751	0.24

Whittle Development, Inc.
 0 50 100 200
 SCALE FEET

HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 02
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

FOXCHASE - PHASE ONE
 EDWARD TEAL SURVEY, ABSTRACT NO. 207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 WHITTLE DEVELOPMENT, INC.
 100 COUNTRY CLUB DRIVE, HEATH, TEXAS 7508

DATE: 7-6-08
 JOB NO.: 87201
 VER: 771-5236

STATE OF TEXAS
 COUNTY OF ROCKWALL
 OWNERS CERTIFICATE

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being land of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Eastern line of F.M. 740 at the most Northerly Southwest corner of said Tract 5 and at the Northwest corner of Lot 4, Block B of Highland Acres as recorded in Slide A, Page 81, Plat Records, Rockwall County, Texas; to THENCE North 8° 32' 20" West a distance of 718.86 feet along said Eastern line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 37" and a radius of 613.99 feet;

THENCE: Along said curve and said Eastern line an arc distance of 703.95 feet to an iron rod for a corner;

THENCE: North 62° 35' 43" East a distance of 599.60 feet to an iron rod for a corner on a circular curve to the right having a central angle of 1° 11' 54" and a radius of 364.48 feet and a chord that bears North 7° 00' 57" East a distance of 7.67 feet;

THENCE: Along said curve an arc distance of 4.68 feet to an iron rod for a corner;

THENCE: Along said curve an arc distance of 5.68 feet to an iron rod for a corner;

THENCE: Along said curve an arc distance of 87.73 feet to an iron rod for a corner;

THENCE: South 8° 32' 20" East a distance of 156.00 feet to an iron rod for a corner on a circular curve to the right having a central angle of 32° 17' 13" and a radius of 156.00 feet, and a chord that bears South 82° 13' 43" East a distance of 83.41 feet;

THENCE: Along said curve an arc distance of 84.53 feet to an iron rod for a corner at the point of compound curvature of a circular curve to the right having a central angle of 2° 33' 36" and a radius of 2439.27 feet, and a chord that bears South 6° 45' 19" East a distance of 113.23 feet;

THENCE: Along said curve an arc distance of 113.23 feet to an iron rod for a corner on a circular curve to the left having a central angle of 21° 03' 54" and a radius of 440.21 feet and a chord that bears South 2° 09' 37" West a distance of 160.33 feet;

THENCE: South 8° 32' 20" East a distance of 430.25 feet to an iron rod for a corner at the point of curvature of a circular curve to the left having a central angle of 77° 08' 49" and a radius of 80.00 feet, and a chord that bears South 46° 56' 48" East a distance of 49.88 feet;

THENCE: Along said curve an arc distance of 53.86 feet to an iron rod for a corner;

THENCE: South 4° 28' 51" West a distance of 145.00 feet to an iron rod for a corner;

THENCE: South 85° 31' 09" East a distance of 12.58 feet to an iron rod for a corner;

THENCE: South 4° 28' 51" West a distance of 195.00 feet to an iron rod for a corner;

THENCE: North 85° 31' 09" West a distance of 341.28 feet to an iron rod for a corner on the West line of said Tract 5 and on the Eastern line of Block B of Highland Acres;

THENCE: North 85° 31' 09" West a distance of 341.28 feet to an iron rod for a corner on the West line of said Tract 5 and on the Eastern line of Block B of Highland Acres;

THENCE: South 81° 37' 49" West a distance of 351.19 feet to the Point of Beginning and Containing 14,356 Acres of Land.

ORDINANCE NO. 01-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE (ORD. NO. 83-23) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE NO. 86-55, TO PERMIT A FOUR-PUMP GASOLINE CONVENIENCE STORE AS AN ACCESSORY TO A RETAIL GROCERY FACILITY AS AN APPROVED USE UNDER "PD-9", PLANNED DEVELOPMENT DISTRICT NO. 9; 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, an amendment to the City of Rockwall Comprehensive Zoning Ordinance has been requested by the Regency Realty Corporation to provide for the general provision and requirements for an amendment to Ordinance No. 86-55 so as to approve the use of a four-pump gasoline convenience store as an accessory to a retail grocery facility on property described on Exhibit A attached hereto and made a part hereof; 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 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, as heretofore amended, be and the same is hereby amended by the approval of an amendment to the planned development to allow a four-pump gasoline convenience store as an accessory to a retail grocery facility in the "PD-9", Planned Development District, on property as described on Exhibit A attached hereto and made a part hereof.

Section 2. That the tract of land described on Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property as heretofore described and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development on property described on Exhibit "A" shall include the use
*2001-12-Z/PD Gasoline sales facility
FM 740 and FM 3097*

of a four-pump gasoline convenience store as an accessory to a grocery retail facility with the following conditions:

1. That the area requirements conform to the PD-9, Planned Development District (Ordinance No. 86-55).
2. That the fuel center be limited to four pumps.
3. That no free standing pole sign be allowed.
4. That no incidental display be allowed, including vending machines.
5. That the building materials conform to Exhibit "B".
6. That the fuel center be manned at all times during operating hours. The fuel center shall not operate unmanned.
7. Additional road work to be performed on FM 3097 and FM 740 to conform to Exhibit "C". Construction for road work will start within 45 days after the following conditions have been met:
 - a. Filing of the plat.
 - b. Relocation of utilities by the local provider.
 - c. Approval of construction drawings by TXDOT and other governmental authorities.
 - d. Issuance of TXDOT permit for construction of the roadwork.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 17th day of September, 2001.

Terry Raulston
APPROVED
Terry Raulston, Mayor Pro Tem

Cheryl Austin
ATTEST, Cheryl Austin
City Secretary
1st Reading 9/4/01
2nd Reading 9/17/01

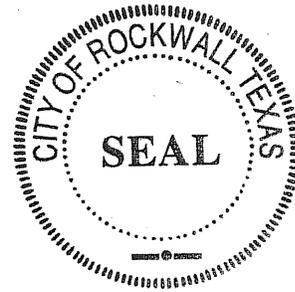


EXHIBIT "A"

**ZONING EXHIBIT
0.861 ACRE TRACT
ROCKWALL, TEXAS**

Being a 0.861 acre tract situated in the City of Rockwall, Rockwall County, Texas, being out of the E. Teal Survey, Abstract No. 207, said tract being more particularly described as follows:

COMMENCING at a ½-inch iron road found for corner of the southwest line of said F.M. Road No. 3097, a 100 foot right-of-way at this point, said point being at the southeasterly corner of a 7.5 foot strip of land dedicated for widening of said F.M. Road No. 3097 as shown by plat of Lot 1, Block A, of Mr. M. Addition, an addition of the City of Rockwall, according to the map thereof dated October 9, 1987 and recorded in Cabinet C, Page 24, of the Plat Records of Rockwall County, Texas;

THENCE along the southwest line of said F.M. Road 3097 the following:

South 45°37'17" East, a distance of 374.66 feet to a point found for corner, same point being the **POINT OF BEGINNING**;

South 45°37'17" East, a distance of 268.00 feet to a point found for corner;

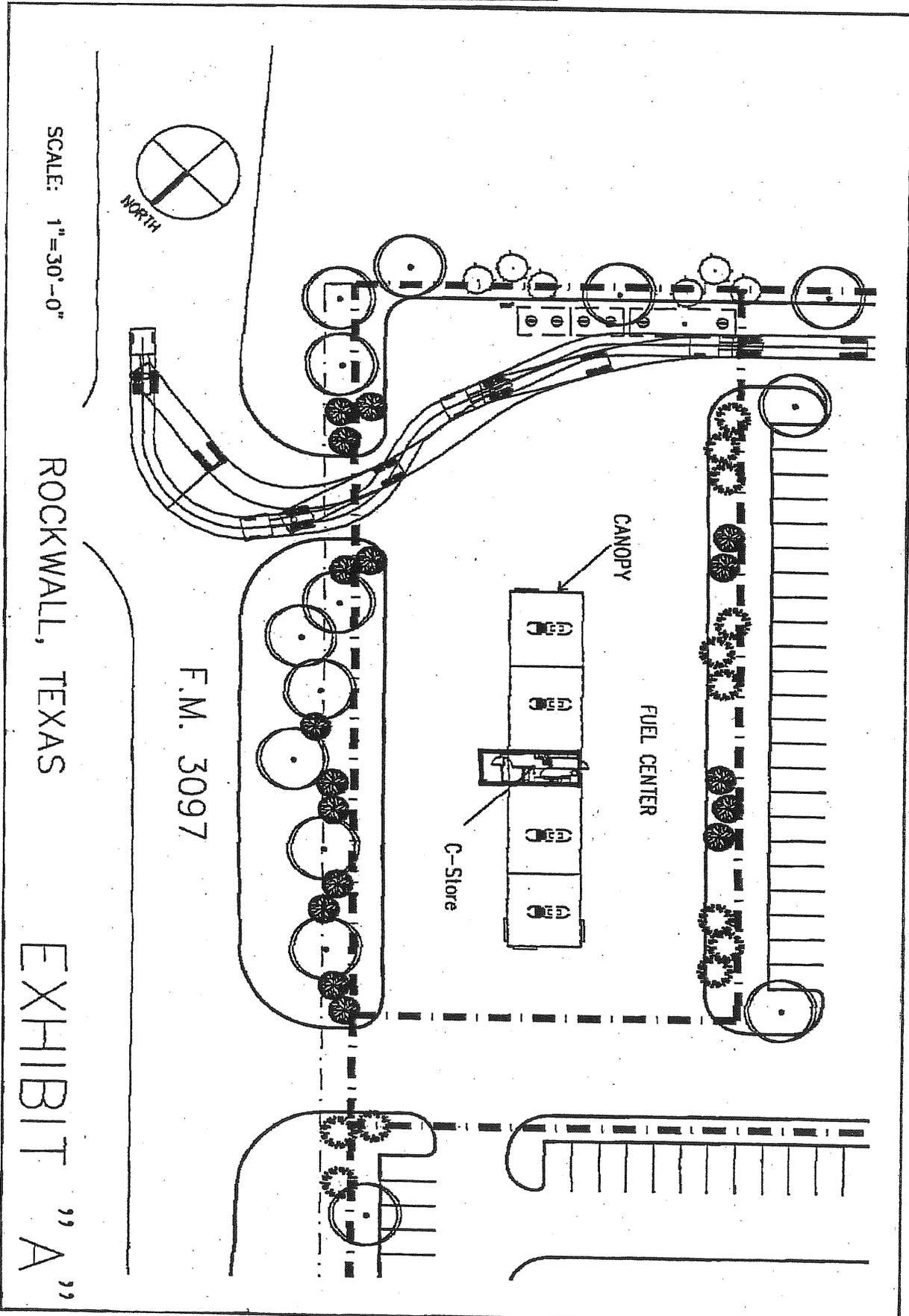
THENCE South 44°22'43" West, a distance of 140.00 feet to a point found for corner;

THENCE North 45°37'17" West, a distance of 268.00 feet to a point found for corner;

THENCE North 44°22'43" East, a distance of 140.00 feet to the **POINT OF BEGINNING**;

CONTAINING a computed are of 37,520 square feet or 0.861 acres of land.

EXHIBIT "A"



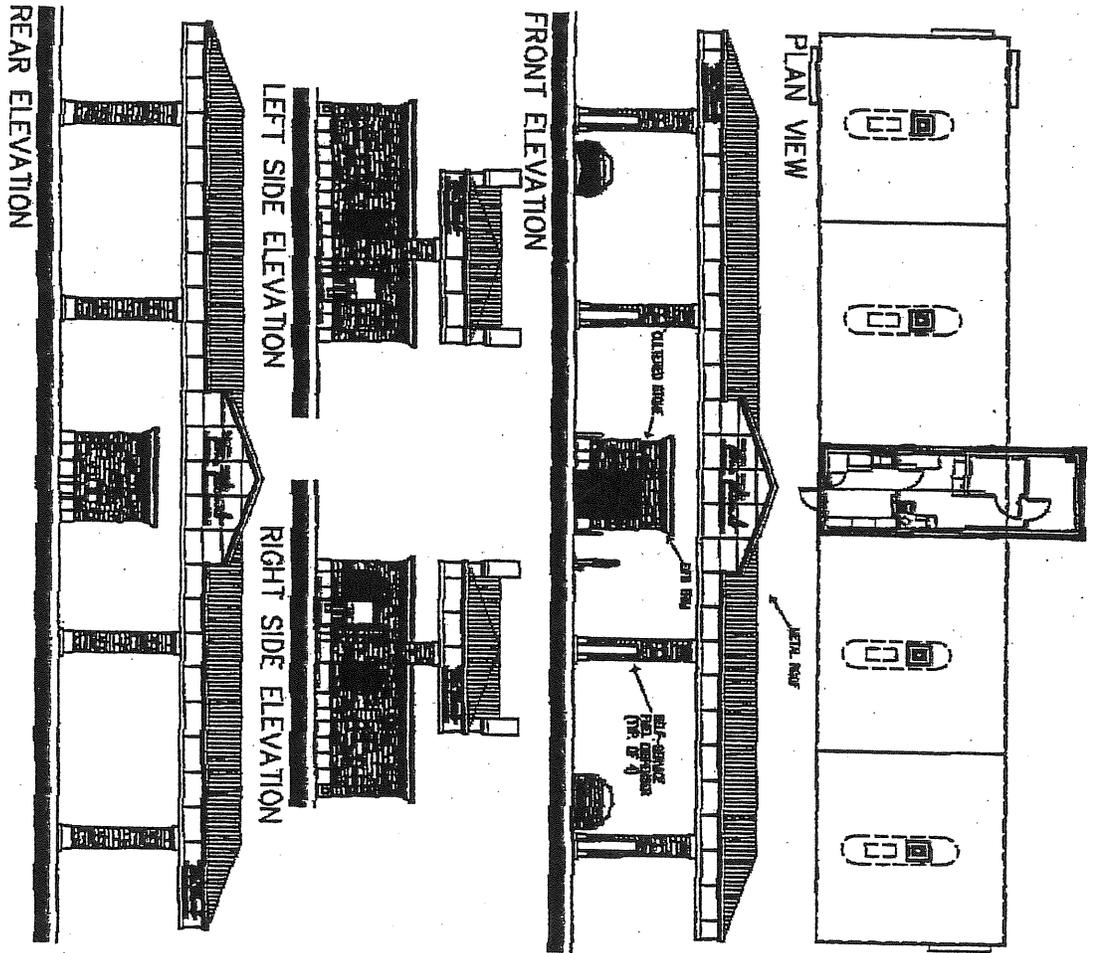
SCALE: 1"=30'-0"

ROCKWALL, TEXAS

F.M. 3097

EXHIBIT "A"

EXHIBIT "B"



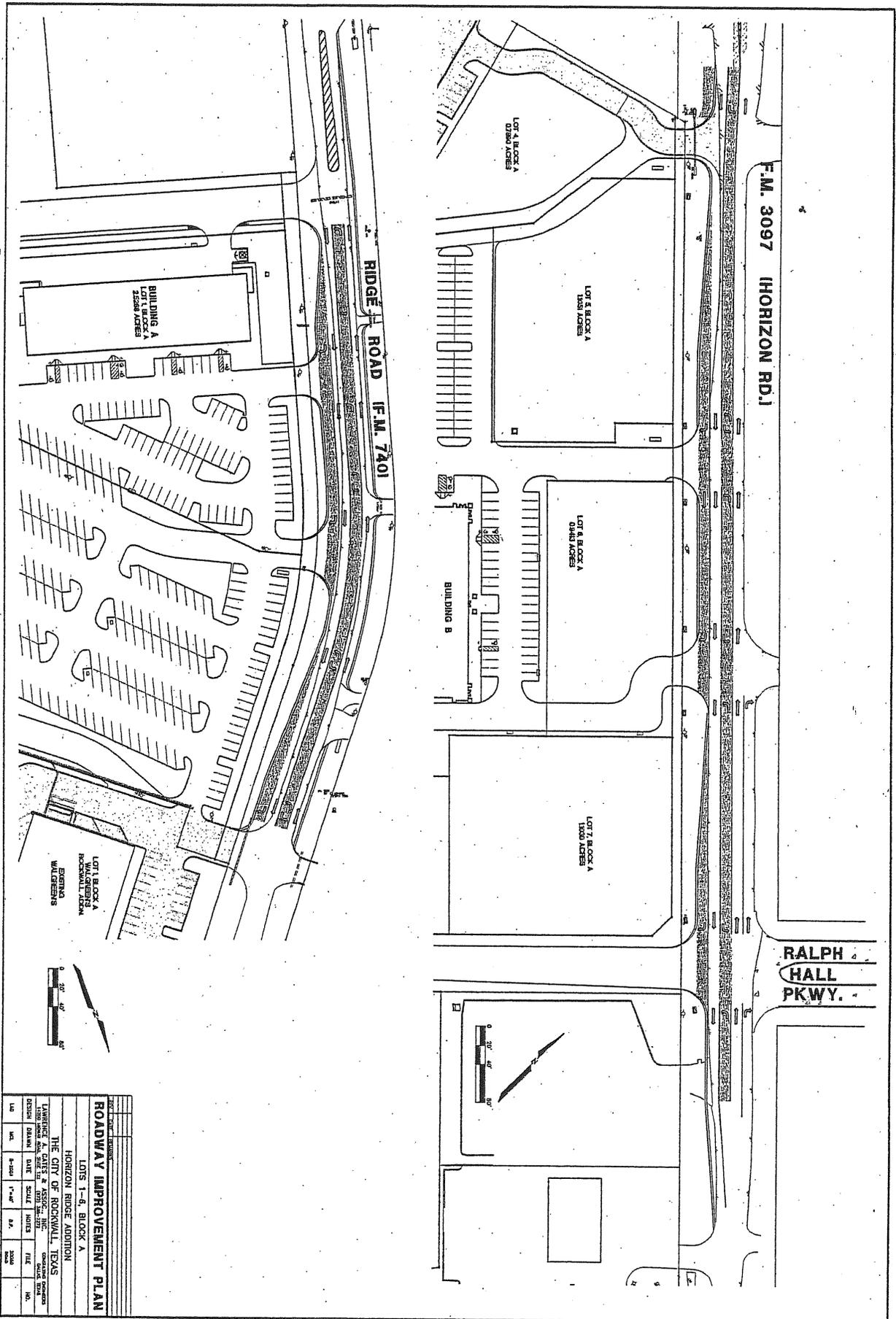
SCALE: 1/16" = 1'-0"

ROCKWALL, TEXAS

EXHIBIT "B"

8/10/2001

EXHIBIT "C"



ROADWAY IMPROVEMENT PLAN LOTS 1-6, BLOCK A HORIZON RIDGE ADDITION THE CITY OF ROCKWALL, TEXAS										
DESIGN	DATE	SCALE	NO.	FILE	NO.	DATE	NO.	FILE	NO.	DATE
DAVID	1-1-88	1"=40'	24							

740

GP

SITE LOCATION

3097

740

PD-18

2001-12

RD

CRESTHAVEN

WESTWOOD DR.

WINTER PARK PKWY.

ROCKWALL

OAK

WINDMILL

HORIZON ROAD

CEDAR CT.

SKYLAR DRIVE

EASTERNER

FOXCHASE LN

OAK DRIVE

NORTH

HUNTERS GLEN

SKYLAR DR.

CITY OF ROCKWALL

ORDINANCE NO. 04-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM "A", AGRICULTURAL TO "PD-9", PLANNED DEVELOPMENT NO. 9 DISTRICT, FOR A 36.5427-ACRE TRACT BEING A PORTION OF THE RAINBOW LAKE ESTATES ADDITION AND ALL OF TRACTS 4-1 AND 4-3, ABSTRACT 207, AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, 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 are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning for a tract of land containing 36.5427-acres being a portion of the Rainbow Lake Estates Addition and Tracts 4-1 and 4-3 of the E. Teal Survey, Abstract 207, and more fully described herein as Exhibit "A", City of Rockwall, Rockwall County, Texas, from "A", Agricultural District to "PD-9", Planned Development No. 9 District, and;

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **§2.3 – (SF-10) SINGLE FAMILY RESIDENTIAL DISTRICT** of the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and the following conditions shall apply:

1. Development of vacant land south of Foxchase Phase 6 and Rainbow Lake Estates shall include a 5-ft landscape buffer and screening element along the Tubbs Road extension and White Road.

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

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

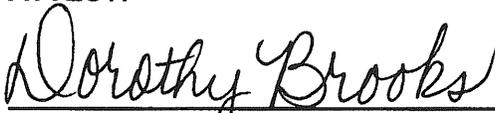
Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Subdivision Regulations of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

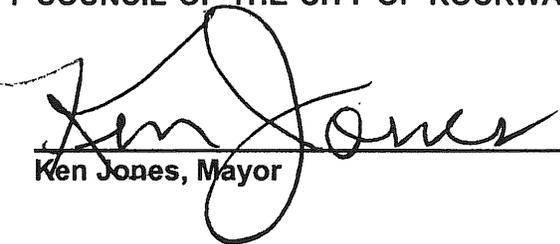
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of January, 2004.

ATTEST:

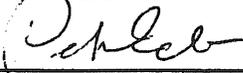


Dorothy Brooks, City Secretary



Ken Jones, Mayor

APPROVED AS TO FORM:



Pete Eckert, City Attorney



1st Reading: December 15, 2003

2nd Reading: January 5, 2004

Exhibit "A"
Legal Description

STATE OF TEXAS
COUNTY OF ROCKWALL

Being a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, including a part of an addition known as Rainbow Lake Estates recorded in Cabinet D, Slide 344; a part of Tract 7, as described in Deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas; and a 1.8652 acre tract described in Deed to Whittle Development, recorded in Volume 269, Page 45; and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of Rainbow Road, a County road, at a corner of the City Limits of the City of Rockwall and at the North corner of said Tract 7;

THENCE, With the meanders of Brockway Branch a tributary of Buffalo Creek), the East lines of said Tract 7, and said City Limits line as follows:

South 00°06' 21" East a distance of 183.00 feet;
South 71°36' 01" East a distance of 122.00 feet;
South 03°08' 59" West a distance of 195.00 feet;
South 44°36' 01" East a distance of 146.00 feet;
South 73°23' 59" West a distance of 211.00 feet;
South 20°51' 01" East a distance of 103.00 feet;
South 77°06' 01" East a distance of 250.00 feet;
South 9°06' 01" East a distance of 118.00 feet;
South 41°23' 59" West a distance of 180.00 feet;
South 48°36' 01" East a distance of 92.00 feet;
South 04°53' 59" West a distance of 43.00 feet;
South 88°08' 59" West a distance of 126.00 feet;
South 08°21' 01" East a distance of 218.00 feet; and
South 71°08' 59" West a distance of 87.98 feet to the North corner of a tract of land conveyed to Thomas W. Jones et al by Deed recorded in Volume 166, Page 410, Deed Records, Rockwall County, Texas;

THENCE, Along the Northeast lines of said Jones Tract and continuing along said City Limits Line as follows:

South 01°25' 42" East a distance of 107.53 feet;
South 54°55' 42" East a distance of 106.99 feet; and
South 24°55' 42" East a distance of 100.58 feet to a point on the common City Limits line of the City of Rockwall and the City of Heath;

THENCE, South 89°25' 57" West a distance of 634.45 feet along said Heath City Limit line to a point in a dry wash and on the Southerly lines of said Tract 7;

THENCE, In a Westerly direction with the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:

South 45°15' 18" West a distance of 22.28 feet;
North 83°12' 42" West a distance of 43.70 feet; and
North 50°58' 42" West a distance of 15.58 feet to a point on the previously mentioned Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 92.46 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limits line to a point in said dry wash and said southerly lines;

Exhibit "A"
Legal Description

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 67°46' 18" West a distance of 99.50 feet; and
North 65°47' 42" West a distance of 87.65 feet to a point on said Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 63.51 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point in said dry wash and said Southerly Lines;

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 10°03' 18" West a distance of 12.88 feet; and
North 82°54' 42" West a distance of 94.99 feet to a point on said Heath City Limits Line;

THENCE, South 89°25' 57" West a distance of 325.59 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point on the projected line of the original West line of White Road;

THENCE, South 00°22' 56" East a distance of 353.97 feet along said projected line of the original White Road to a point at the Eastward projection of the South right-of-way line of White Road;

THENCE, North 89°33' 15" West a distance of 583.26 feet along the south right-of-way line of White Road, to a point being a projection of the west line of said Whittle Development tract;

THENCE, North 00°02' 30" West a distance of 343.69 feet to a point being the southwest corner of an addition known as Foxchase Phase Six recorded in Cabinet D, Slides 335-336;

THENCE, North 89°25' 57" East a distance of 525.72 feet to a point within the right-of-way of Tubbs Road, also being a point on the existing Rockwall City Limits line and within the original Rainbow Road;

THENCE, North 31°41' 03" East a distance of 955.02 feet, along Rockwall City Limits line within the said Rainbow Lake Estates Addition to a point for a corner;

THENCE, North 45°08' 44" East a distance of 1131.97 feet continuing with said Rockwall City Limits line to the Point of Beginning and containing approximately 36.5427 acres (1,591,800.58 sf) of land.

CITY OF ROCKWALL

ORDINANCE NO. 11-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT, SPECIFICALLY TO ALLOW FOR A PROPOSED FUEL CENTER IN CONJUNCTION WITH THE EXISTING KROGER STORE LOCATED ON LOT 18, BLOCK A, HORIZON RIDGE ADDITION, BEING 7.1779-ACRES AND LOCATED AT 2935 RIDGE ROAD, AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to (PD-9) Planned Development No. 9 District has been requested by Christina Konrad of Kroger Texas LP, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the conditions set forth in (PD-9) Planned Development No. 9 District, as heretofore amended, and as amended herein by granting of this approval, and shall be subject to the following conditions:

1. The development shall strictly adhere to the approved concept plan (Exhibit A), landscape plan (Exhibit B) and building elevations (Exhibit C).
2. The construction of the "Right-in/Right-out" raised median as shown on concept plan (Exhibit A) shall commence within twelve (12) months of the issuance of building permit for the fuel center.

3. No outside display of merchandise shall be permitted within or around the proposed fuel center, except for the ice machine as shown on the concept plan and elevations, which shall be painted to match the exterior materials of the adjacent kiosk. However, the grocery store shall continue to display merchandise as permitted under the City's "incidental display" requirements of the Unified Development Code.
4. No seasonal sales of merchandise or other special event (e.g. Christmas tree sales, Valentine's Day tent sale) that would result in a further reduction of the required parking spaces shall be allowed on the property, unless specifically permitted on a case-by-case basis by the City Council.

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

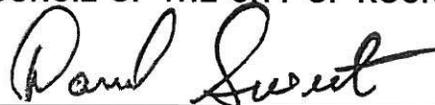
Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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, 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 No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2011.



David Sweet, Mayor

ATTEST:

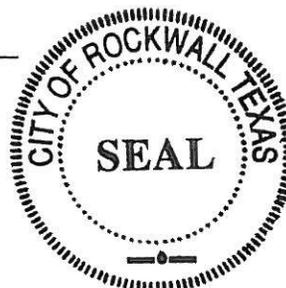


Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



Pete Eckert, City Attorney



1st Reading: 06-20-11
2nd Reading: 07-05-11

CITY OF ROCKWALL

ORDINANCE NO. 13-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. 04-38) OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT AND ORDINANCE 86-55, SO AS TO AMEND THE RESIDENTIAL STANDARDS AND CHANGE THE ZONING FROM (SF-22.5) SINGLE FAMILY RESIDENTIAL DISTRICT TO (SF-12.5) SINGLE FAMILY RESIDENTIAL DISTRICT FOR A 4.96-ACRE PORTION OF (PD-9) PLANNED DEVELOPMENT DISTRICT NO. 9, AND BEING IDENTIFIED AS TRACTS 4-13 & 4-14, EDWARD TEAL SURVEY, ABSTRACT 207 AND LOCATED EAST OF THE INTERSECTION OF RIDGE ROAD AND SHADY DALE LANE, AND MORE SPECIFICALLY SHOWN AS EXHIBIT "B" (BOUNDARY SURVEY); 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, an amendment to (PD-9) Planned Development No. 9 District has been requested by John P. Allender of Architexas and on behalf of Greener City Group, Inc., to amend the residential standards and change the zoning from (SF-22.5) Single Family Residential District to (SF-12.5) Single Family Residential District for a 4.96-acre portion of (PD-9) Planned Development District No. 9, and being identified as tracts 4-13 & 4-14 of the Edward Teal Survey, Abstract 207 and located east of the intersection of Ridge Road and Shady Dale Lane, City and County of Rockwall, Texas, and more specifically shown in Exhibit "B" (Boundary Survey) 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District so as to change the zoning from a (SF-22.5) Single Family Residential District to a (SF-12.5) Single Family Residential District for the *Subject Property*; and;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the (SF-12.5) *Single Family Residential District* standards set forth in (PD-9) Planned

Development No. 9 District, as heretofore amended, and as amended herein by granting of this zoning change, and as may be amended in the future, and;

1. That the development shall strictly adhere to the standards as established in the (SF-12.5) Single Family Residential District referred to as the P.D. 9 – Shady Dale Lane Development Area Requirements attached hereto as Exhibit “A”.

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

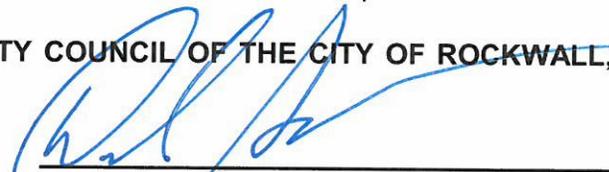
Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. 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 offence 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 No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

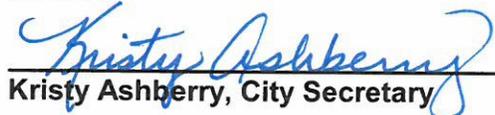
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2013.



David Sweet, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



Frank Garza, City Attorney



1st Reading: October 21, 2013

2nd Reading: November 4, 2013

EXHIBIT "A"

P.D. 9 – SHADY DALE LANE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. – 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area – 12,500 square feet
 2. Maximum number of single family detached units per lot – 1 each
 3. Minimum square footage per dwelling unit – 2,000 square feet
 4. Minimum lot frontage on public street – 75 feet
 5. Minimum lot depth – 160 feet
 6. Minimum depth of front setback – 20 feet
 7. Minimum depth of rear setback – 10 feet
 8. Minimum width of side setback –
 - a) Internal lot – 6 feet
 - b) Side yard abutting street – 15 feet
 - c) Abutting an arterial – 20 feet
 9. Minimum distance between separate buildings on the parcel of land or lot – 10 feet
 10. Minimum length of driveway pavement from the public right-of-way for rear and side yard – 18 feet
 11. Maximum building coverage as percent of lot area – 35 percent
 12. Maximum height of structures – 36 feet
 13. Minimum number of off-street parking spaces (excluding garage) – 2 each
-

CITY OF ROCKWALL

ORDINANCE NO. **25-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) 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 307.57-ACRE TRACT OF LAND SITUATED WITHIN THE E TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*].

WHEREAS, Planned Development District 9 (PD-9) is a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*;

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. The Homeowner's Association (HOA) shall be responsible for the maintenance of all common areas, screening walls and features, landscape areas, deed restriction enforcement, and all other functions required to maintain the quality of the development.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JANUARY, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

DRAFT
ORDINANCE
12.10.2024

Exhibit 'A':
Legal Description

BEING 307.57 acres of land situated in Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the center of the intersection of Horizon Rd (FM3097) and Ridge Rd, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,264.736, N 7,013,506.983 Feet);

- 1 **THENCE** South 42°-42'-40" East, along the center of Horizon Road, a distance of 796.38 feet to a point;
- 2 **THENCE** South 45°-17'-46" East, continuing along said centerline, a distance of 1067.835 feet to a point;
- 3 **THENCE** South 44°-34'-21" East, a distance of 1870.922 feet to a point;
- 4 **THENCE** South 44°-49'-17" East, a distance of 1399.251 feet to a point;
- 5 **THENCE** South 46°-51'-8" East, a distance of 481.716 feet to a point;
- 6 **THENCE** South 46°-42'-30" East, a distance of 258.877 feet for a corner;
- 7 **THENCE** South 57°-1'-39" West, a distance of 111.082 feet to a point;
- 8 **THENCE** South 3°-49'-47" West, a distance of 337.364 feet to a point;
- 9 **THENCE** South 80°-0'-50" West, a distance of 32.893 feet to a point;
- 10 **THENCE** South 40°-15'-7" East, a distance of 532.823 feet to a point;
- 11 **THENCE** South 60°-15'-43" West, a distance of 620.808 feet for a corner;
- 12 **THENCE** North 88°-24'-50" West, along the Southern City Limits line of the City of Rockwall, a distance of 842.312 feet to a point;
- 13 **THENCE** North 89°-38'-21" West, continuing along said City Limits line, a distance of 1438.136 for a corner;
- 14 **THENCE** South 0°-17'-52" West, a distance of 0.253 feet to a point;
- 15 **THENCE** South 0°-15'-51" West, a distance of 227.577 feet to a point;
- 16 **THENCE** South 0°-47'-17" West, a distance of 123.607 feet for a corner;
- 17 **THENCE** North 88°-31'-26" West, a distance of 598.278 feet for a corner;
- 18 **THENCE** North 0°-44'-41" East, along the West line of the Foxchase Addition, a distance of 348.465 feet to a point;
- 19 **THENCE** North 1°-2'-26" East, a distance of 351.601 feet to a point;
- 20 **THENCE** North 1°-20'-59" East, a distance of 1122.141 for a corner;
- 21 **THENCE** North 84°-24'-12" West, a distance of 513.729 feet for a corner;
- 22 **THENCE** North 6°-36'-59" East, a distance of 48.053 feet for a corner;
- 23 **THENCE** North 84°-19'-46" West, a distance of 528.673 feet for a corner;
- 24 **THENCE** North 7°-8'-19" West, a distance of 680.962 feet for a corner;
- 25 **THENCE** South 81°-59'-27" West, a distance of 392.733 feet for a corner;
- 26 **THENCE** North 5°-54'-11" West, generally following the Centerline of Ridge Rd, a distance of 252.075 feet to the beginning of a curve;
- 27 **THENCE** along said curve to the left having an angle of 27°-0'-51" and a radius of 759.035 feet with a chord distance of 354.568 feet and a chord bearing of North 19°-11'-18" West, to the beginning of a curve;
- 28 **THENCE** along said curve to the left having an angle of 3°-50'-26" and a radius of 974.115 feet with a chord distance of 65.281 feet and a chord bearing of North 33°-37'-15" West, to the beginning of a curve;
- 29 **THENCE** along said curve to the right having an angle of 36°-52'-27" and a radius of 438.264 feet with a chord distance of 277.213 feet and a chord bearing of North 13°-29'-36" West, to the beginning of a curve;
- 30 **THENCE** along said curve to the right having an angle of 3°-29'-57" and a radius of 4,089.283 feet with a chord distance of 249.711 feet and a chord bearing of North 6°-45'-24" East, to a point;
- 31 **THENCE** North 11°-48'-52" East, a distance of 245.242 feet to a point;
- 32 **THENCE** North 13°-45'-2" East, a distance of 282.517 feet to a point;
- 33 **THENCE** North 17°-1'-45" East, a distance of 347.78 feet to the beginning of a curve;
- 34 **THENCE** along said curve to the right having an angle of 22°-5'-10" and a radius of 792.43 feet with a chord distance of 303.575 feet and a chord bearing of North 26°-26'-2" East, to a point;
- 35 **THENCE** North 38°-42'-35" East, a distance of 116.194 feet to a point;
- 36 **THENCE** North 37°-33'-44" East, a distance of 226.689 feet to the beginning of a curve;
- 37 **THENCE** along said curve to the left having an angle of 16°-48'-35" and a radius of 1687.504 feet with a chord distance of 493.314 feet and a chord bearing of North 24°-11'-9" East, to the POINT OF BEGINNING AND CONTAINING 307.57 acres of land (13,397,751.98 square feet) more or less.

Exhibit 'B':
Survey

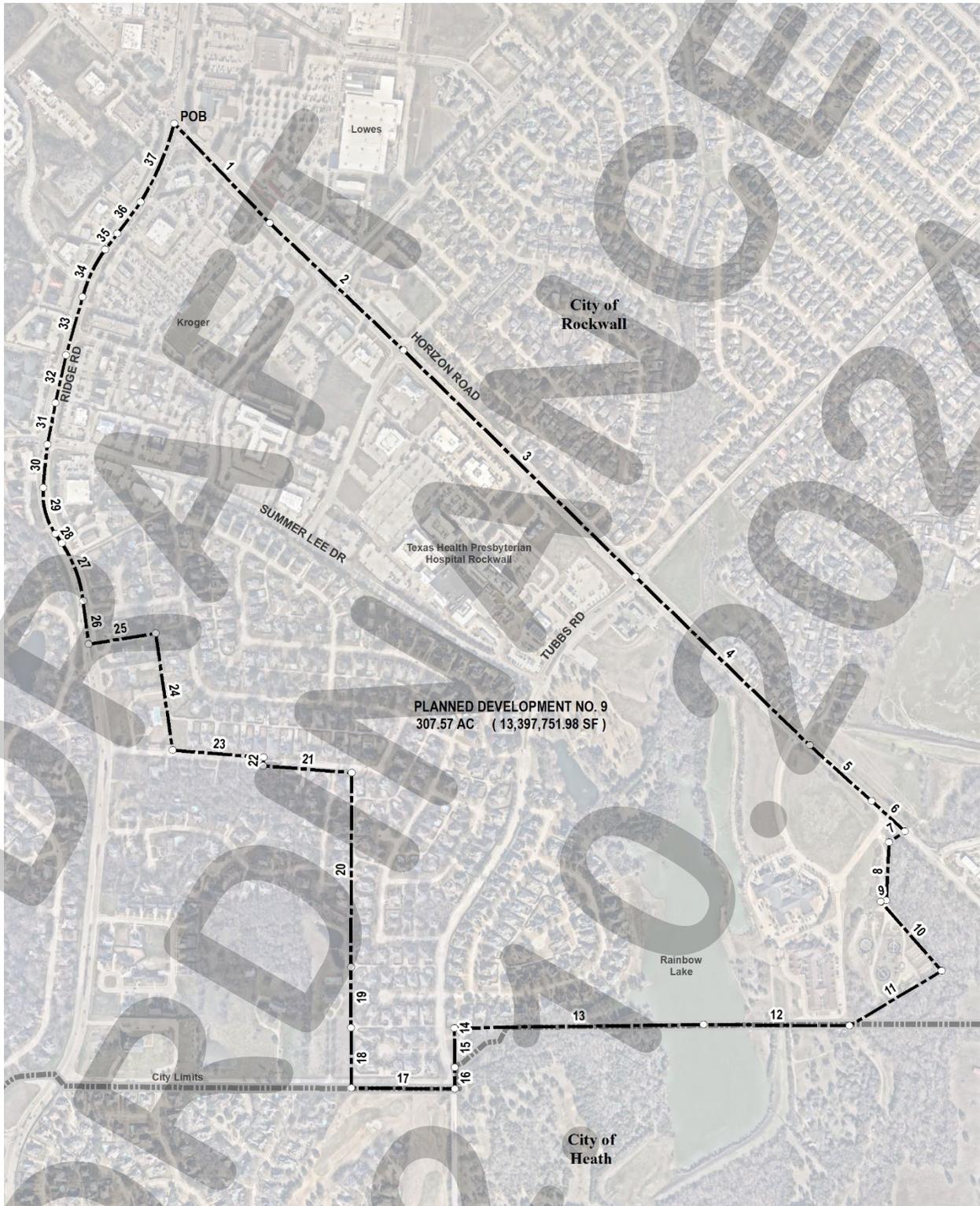


Exhibit 'C':
Concept Plan

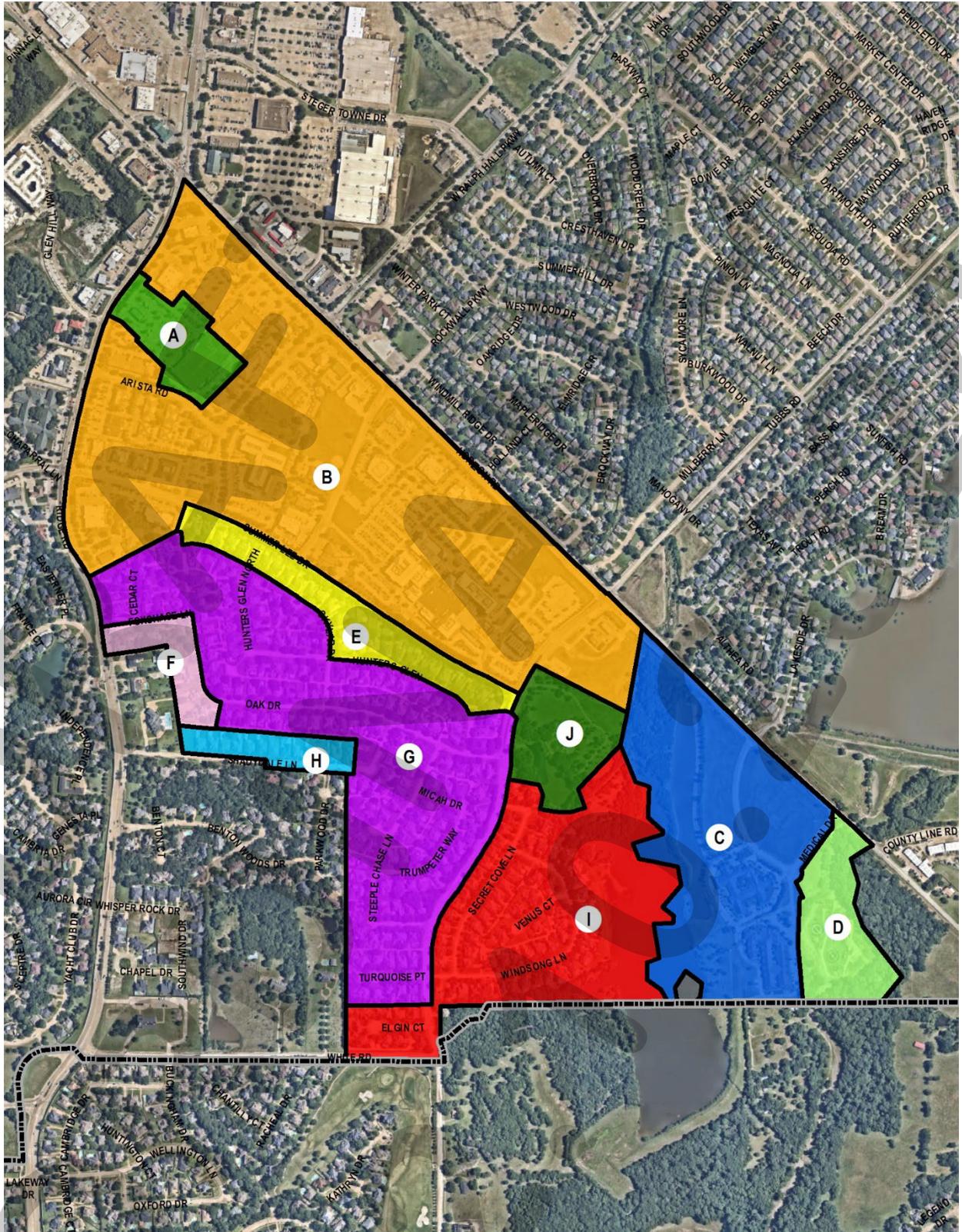


Exhibit 'D':
Density and Development Standards

(1) TRACT A. [Ordinance 11-31]

(A) Concept Plan. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(A) Permitted Land Uses. 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 permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, 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, the following additional land uses shall be permitted *by-right*:

- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (I.E. A MAXIMUM OF FOUR [4] VEHICLES) ^{(1) & (2)}

NOTES:

- (1) NO OUTSIDE DISPLAY OF MERCHANDISE SHALL BE PERMITTED WITHIN OR AROUND THE PROPOSED FUEL CENTER, EXCEPT FOR THE ICE MACHINE AS SHOWN IN *EXHIBIT 'E'* OF THIS ORDINANCE, WHICH SHALL BE PAINTED TO MATCH THE EXTERIOR MATERIALS OF THE ADJACENT KIOSK; HOWEVER, THE GROCERY STORE SHALL CONTINUE TO DISPLAY MERCHANDISE AS PERMITTED UNDER THE CITY'S *INCIDENTAL DISPLAY* REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC).
- (2) NO SEASONAL SALES OF MERCHANDISE OR OTHER SPECIAL EVENT (E.G. *CHRISTMAS TREE SALES, VALENTINE'S DAY TENT SALE*) THAT WOULD RESULT IN A FURTHER REDUCTION OF THE REQUIRED PARKING SPACES SHALL BE ALLOWED ON THE PROPERTY, UNLESS SPECIFICALLY PERMITTED ON A *CASE-BY-CASE* BASIS THROUGH THE *SEASONAL OUTDOOR DISPLAY* POLICIES OF THE CITY OF ROCKWALL OR BY THE CITY COUNCIL.

Exhibit 'D':
Density and Development Standards

(B) Density and Development Standards. The development of *Tract A* -- as depicted in Exhibits 'C' & 'E' of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract A* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

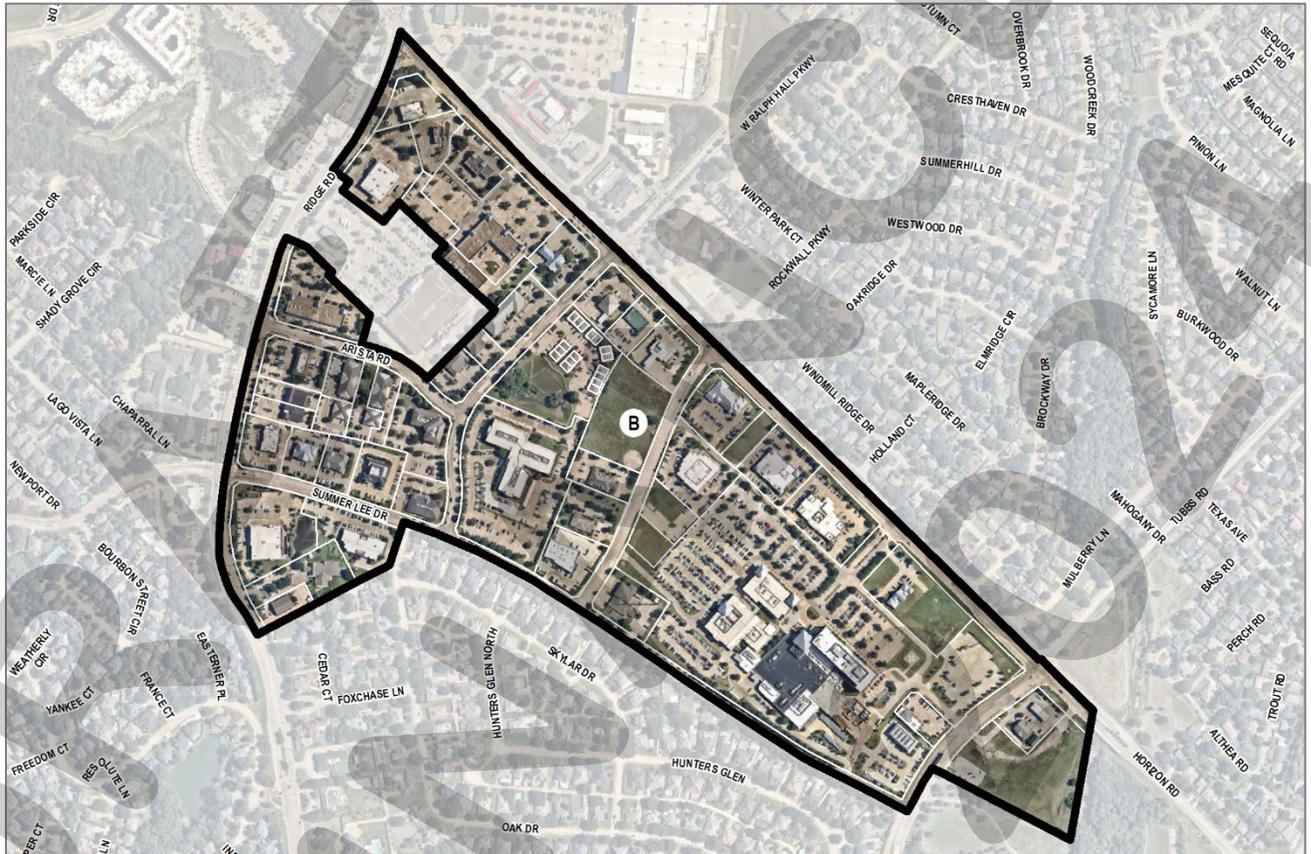
MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

**Exhibit 'D':
Density and Development Standards**

(2) TRACT B. [Ordinance 86-55]

(A) Concept Plan. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(B) Permitted Land Uses. 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 permitted within the General Retail (GR) District, as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract B* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

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Exhibit 'D':
Density and Development Standards

(3) TRACT C. [Ordinance 87-30]

(A) Concept Plan. All development of *Tract C* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT C



(B) Permitted Land Uses. 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 permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, 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, the following additional land uses shall be permitted *by-right*:

- LIGHT ASSEMBLY WITH OR WITHOUT FRONT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING. THE MAXIMUM BUILDING SHALL BE RESTRICTED TO 30,000 SF.
- FURNITURE STORE WITH FRONT SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- HARDWARE STORE WITH SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- PASTRY SHOP WITH COOKING FACILITIES WITHIN IN THE SAME BUILDING OR SIMILAR BUSINESS.
- OFFICE WITH WAREHOUSE/DISTRIBUTION CENTER. THE MAXIMUM BUILDING AREA SHALL BE 25,000 SF. A SPECIFIC USE PERMIT (SUP) MAY BE APPROVED FOR INCREASED BUILDING AREA OR TO ALLOW A SIMILAR LAND USE.
- WHOLESALE TRADE OR ACCESSORY OUTLETS WITH OR WITHOUT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.

**Exhibit 'D':
Density and Development Standards**

- SMALL BUSINESS OFFICE WITH OR WITHOUT SHOWROOM, WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.
- MANUFACTURER AND ASSEMBLY OF ELECTRICAL WIRING HARNESSSES FOR IRRIGATION SYSTEMS WITH OR WITHOUT ACCESSORY WAREHOUSE STORAGE.

(C) Density and Development Standards. The development of *Tract C* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK WITHOUT FIRE WALL	6'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABBUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	25'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	20'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM IMPERVIOUS COVERAGE	95%
MINIMUM AMOUNT OF LANDSCAPED AREAS	20%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	60'
MAXIMUM NUMBER OF ENTRANCES ON ARTERIAL	1/200'
MAXIMUM NUMBER OF ENTRANCES ON COLLECTOR	1/100'
MAXIMUM NUMBER OF ENTRANCES ON LOCAL STREET	1/50'

Exhibit 'D':
Density and Development Standards

(4) TRACT D. [Ordinance No. 73-49]

(A) Concept Plan. All development of *Tract D* shall conform with the *Concept Plan* depicted in *Figure 4*.

FIGURE 4. CONCEPT PLAN FOR TRACT D



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract D* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, 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, the following additional land uses shall be permitted *by-right*:

- MUNICIPALLY OWNED OR CONTROLLED FACILITIES, UTILITIES, AND USES (INCLUDES UTILITIES WITH A FRANCHISE UTILITY AGREEMENT WITH THE CITY OF ROCKWALL)

(C) Density and Development Standards. The development of *Tract D* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

**Exhibit 'D':
Density and Development Standards**

(5) TRACT E. [Ordinance No. 86-55]

(A) Concept Plan. All development of *Tract E* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT E



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract E* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within 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), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract E* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract E* shall conform to the standards depicted in *Table 4*, which are as follows:

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'

Exhibit 'D':
Density and Development Standards

<i>MINIMUM BUILDING SEPARATION</i>	10'
<i>MINIMUM LENGTH OF DRIVEWAY PAVEMENT ⁽¹⁾</i>	18'
<i>MAXIMUM BUILDING COVERAGE</i>	35%
<i>MAXIMUM HEIGHT OF STRUCTURES</i>	36'
<i>MAXIMUM NUMBER OF PAVED OFF-STREET PARKING ⁽²⁾</i>	2

NOTES:

- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
- (2) EXCLUDING GARAGE.

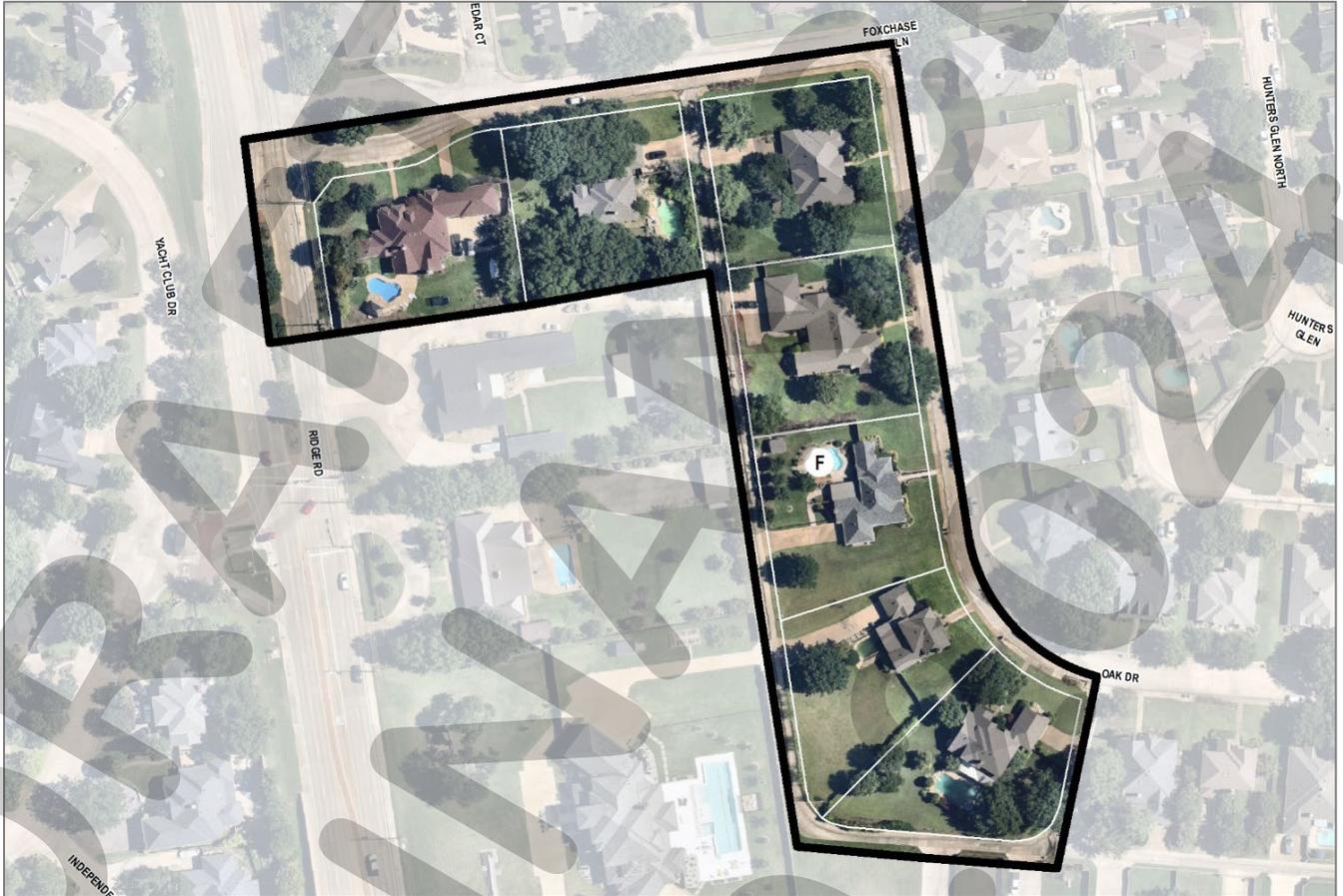
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**Exhibit 'D':
Density and Development Standards**

(6) TRACT F. [Ordinance No. 86-55]

(A) Concept Plan. All development of *Tract F* shall conform with the *Concept Plan* depicted in *Figure 6*.

FIGURE 6. CONCEPT PLAN FOR TRACT F



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract F* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within 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), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract F* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract F* shall conform to the standards depicted in *Table 5*, which are as follows:

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	22,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,800 SF

Exhibit 'D':
Density and Development Standards

MINIMUM LOT WIDTH	80'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	8'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ⁽¹⁾	20'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING ⁽²⁾	2

NOTES:

- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
- (2) EXCLUDING GARAGE.

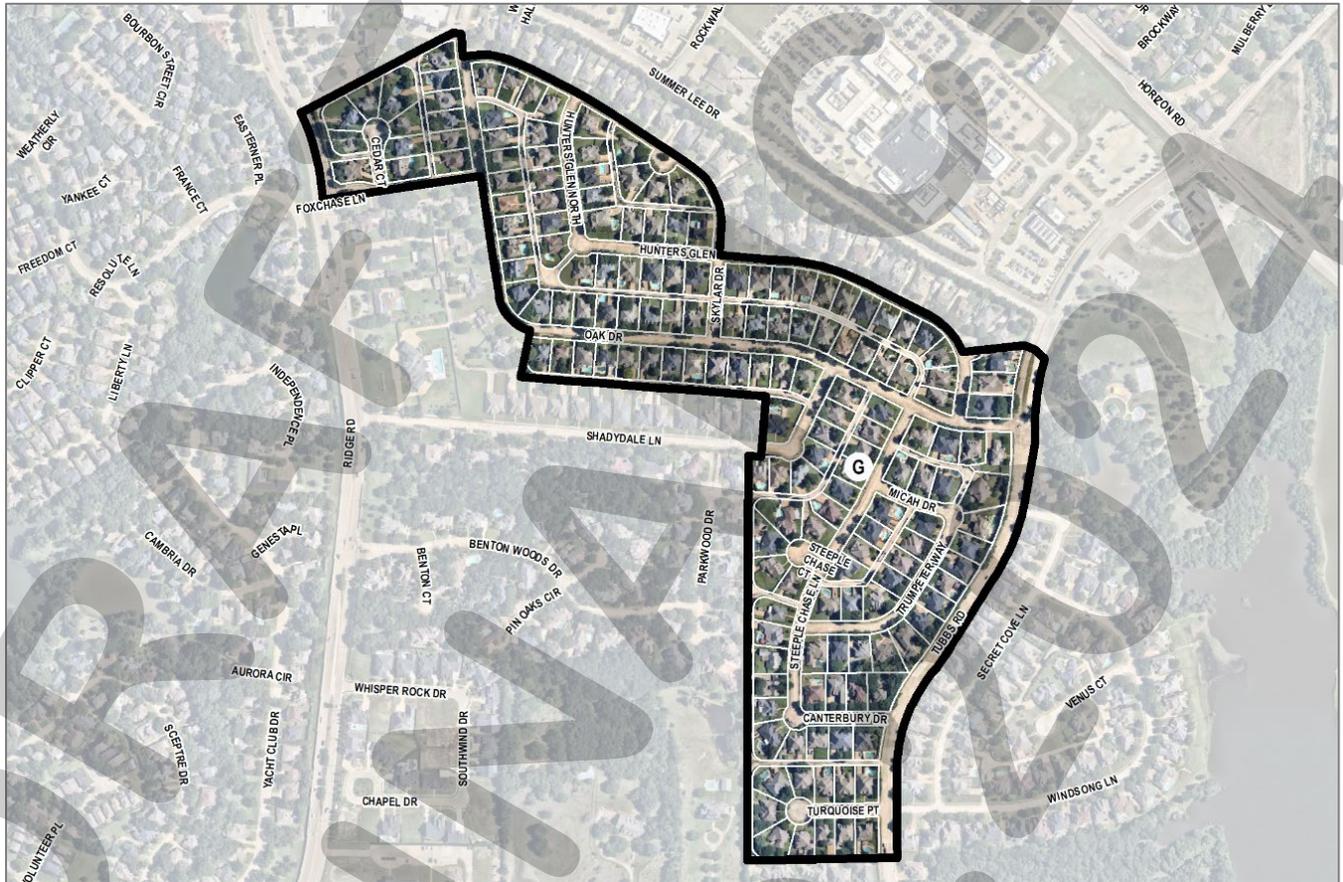
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ORDINANCE
12.10.2024

**Exhibit 'D':
Density and Development Standards**

(7) TRACT G. [Ordinance No. 86-55]

(A) Concept Plan. All development of *Tract G* shall conform with the *Concept Plan* depicted in *Figure 7*.

FIGURE 7. CONCEPT PLAN FOR TRACT G



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract G* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within 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), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract G* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract G* shall conform to the standards depicted in *Table 6*, which are as follows:

TABLE 6: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'

Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ⁽¹⁾	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING ⁽²⁾	2

NOTES:

- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
- (2) EXCLUDING GARAGE.

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ORDINANCE
12.10.2024

Exhibit 'D':
Density and Development Standards

(8) TRACT H. [Ordinance No. 13-43]

(A) Concept Plan. All development of *Tract H* shall conform with the *Concept Plan* depicted in *Figure 8*.

FIGURE 8. CONCEPT PLAN FOR TRACT H



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract H* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within 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), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract H* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract H* shall conform to the standards depicted in *Table 7*, which are as follows:

TABLE 7: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	2,000 SF
MINIMUM LOT WIDTH	75'
MINIMUM LOT DEPTH	160'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ⁽¹⁾	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING ⁽²⁾	2

NOTES:

- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
- (2) EXCLUDING GARAGE.

Exhibit 'D':
Density and Development Standards

(9) TRACT I. [Ordinance No. 04-02]

(A) Concept Plan. All development of *Tract I* shall conform with the *Concept Plan* depicted in *Figure 9*.

FIGURE 9. CONCEPT PLAN FOR TRACT I



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract I* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within 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), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract I* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Landscaping Buffer Requirements. The development of vacant land -- south of Phase 6 of the *Foxchase and Rainbow Lake Estates Subdivision* -- shall include a five (5) foot landscape buffer and screening elements along Tubbs Road and White Road.

Exhibit 'D':
Density and Development Standards

(10) TRACT J. [Ordinance No. 88-20]

(A) Concept Plan. All development of *Tract J* shall conform with the *Concept Plan* depicted in *Figure 10*.

FIGURE 10. CONCEPT PLAN FOR TRACT J



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract J* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within 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), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be the only permitted *by-right* land use:

- PUBLIC PARK

(C) Density and Development Standards. The development of *Tract J* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Bryan Cook
CASE NUMBER: Z2024-055; *Specific Use Permit for a Detached Garage at 2348 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Detached Garage and for More Accessory Structures Than Permitted* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 19, 2000, Saddlebrook Estates #2 Addition was adopted, establishing 45 single-family homes on 51.47-acres. Based on this information, at some point between the time of annexation and January 19, 2000, the subject property was rezoned to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,718 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 164 SF covered porch constructed in 2002, a 216 SF pergola constructed in 2008, and a 128 SF accessory building constructed in 2016. Staff was unable to locate a building permit for the accessory building that was constructed in 2016; however, after conveying this to the applicant, the applicant has applied for a building permit (*i.e. RES2024-6198*). On December 5, 2022, the City Council denied a Specific Use Permit (SUP) for the construction of a *Guest Quarters/Secondary Living Unit and Detached Garage* on the subject property. On January 3, 2023, a concrete permit [*Case No. RES2022-7606*] was approved for a 3,450 SF concrete pad that was constructed in the backyard of the subject property.

PURPOSE

The applicant -- *Bryan Cook* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* that exceeds the overall maximum allowable square footage for a *Detached Garage* and the maximum number of accessory structures permitted on a property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2348 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2), one (1) acre lots (*i.e. Lots 14 and 15, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is the corporate limits of the City of Rockwall followed by the Saddlebrook Estates Subdivision, which was established in 1978 and consisting of nine (9) single-family homes.

South: Directly south of the subject property is The Rock, which is classified 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 are three (3), one (1) acre lots (*i.e. Lots 10, 11, & 12, Block A, Saddlebrook Estates #2*), zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond that is the corporate limits of the City of Rockwall followed by several lots with single-family homes situated on them.

East: Directly east of the subject property is Saddlebrook Lane, which is classified 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 ten (10), one (1) acre lots (*i.e. Lots 11-20, Block B, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is FM-1141, which is classified as an 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.

West: Directly west of the subject property is a 17.51-acre parcel of land (*i.e. Lot 1, Block A, Cox Acres*) developed with a 4,295 SF single family home. Beyond this is a 2.12-acre parcel of land (*i.e. Lot 2, Block A, Utley Addition*) developed with a 2,475 SF single family home. Beyond this is E. Old Quail Run Road, which is classified 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.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, site plan, and conceptual building elevations for the proposed *Detached Garage*. According to the provided documents, the applicant plans to construct a *Detached Garage* measuring 30-feet by 35-feet (*i.e. 1,050 square feet*) with an associated concrete driveway connecting to The Rock. The *Detached Garage* is proposed to be located 35-feet from the western property line (*i.e. the rear property line*) and 30-feet from the northern property line (*i.e. the*

side yard property line), within the backyard. It will be positioned behind an existing 8-foot wood fence, which includes a gated entrance for access.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 10 (SF-10) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed detached garage is 1,050 SF (i.e. 425 SF over the maximum allowable square footage) and currently there are two (2) existing accessory structures, with one (1) being an accessory building having a building footprint of 120 SF, and one (1) being a covered patio cover having a building footprint of 216 SF. The proposed *Detached Garage* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Accessory Structures Permitted</i>	2	X=3; <i>Not in Conformance</i>
<i>Detached Garage (Maximum Square Footage)</i>	625 SF	1,050 SF; <i>Not in Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	8-Feet	X>8-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	15-Feet	X=14-Feet; <i>In Conformance</i>
<i>Between Buildings</i>	10-feet	X>10-feet; <i>In Conformance</i>

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed accessory structure compared to the size of other accessory structures in the area/neighborhood/subdivision, and [3] the size, architecture and building materials proposed for the structure compared to those of the primary structure. The proposed *Accessory Structure* submitted by the applicant does not appear to create a negative impact on any of the adjacent properties; however, it could set a precedence with regard to the size of the proposed structure, building materials, and number of accessory structures permitted per lot in this neighborhood. For the purpose of comparing the proposed *Detached Garage* for the subject to other *Detached Garages* constructed in the Saddlebrook Estates Subdivision, staff has identified 11 *Detached Garages* constructed in the subdivision. Three (3) of the structures are larger than what the applicant is proposing (i.e. an 1,836 SF detached garage at 2312 Saddlebrook Lane, and an 1,860 SF detached garage at 2364 Saddlebrook Lane, and a 1,156 SF Detached Garage at 2312 Saddlebrook Lane). Staff should point out that all three (3) of these *Detached Garages* were constructed with the same building materials as the primary structure, which was a requirement for *Detached Garages* under the previous zoning ordinance. With all that being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On November 21, 2024, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC).

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant’s request for a Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage*, then staff would propose the following conditions of approval:

- (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit ‘B’* of the Specific Use Permit (SUP) ordinance.

- (a) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (b) The *Detached Garage* shall not exceed a maximum size of 1,100 SF.
 - (c) The applicant will be required to obtain a building permit for the existing accessory building prior to the issuance of a building permit for the *Detached Garage*.
 - (d) The subject property shall be limited to a maximum of three (3) accessory structures.
 - (e) The maximum height of the *Detached Garage* shall not exceed a total height of 16-feet as measured to midpoint of the pitched roof.
 - (f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit.
- (3) The driveway connection to The Rock shall be concrete and meet the Engineering Department's *Standards of Design and Construction Manual*. In addition, the associated culvert and plans shall also meet the Engineering Department's *Standards of Design and Construction Manual* as well as be signed and sealed by an engineer.
- (4) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2348 Saddlebrook LN.

SUBDIVISION

Saddlebrook Estates

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

Bryan Cook

APPLICANT

CONTACT PERSON

Bryan Cook

CONTACT PERSON

ADDRESS

2348 Saddlebrook LN

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

469-825-9560

PHONE

E-MAIL

gmcgund@hotmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF October, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

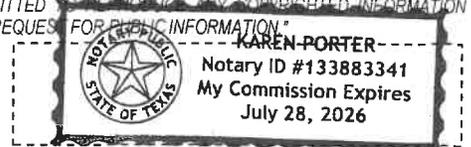
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF October, 2024

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES 07/28/2026



Z2024-055: Specific Use Permit (SUP) for a Detached Garage at 2348 Saddlebrook Lane



Case Location Map = 



City of Rockwall

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

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

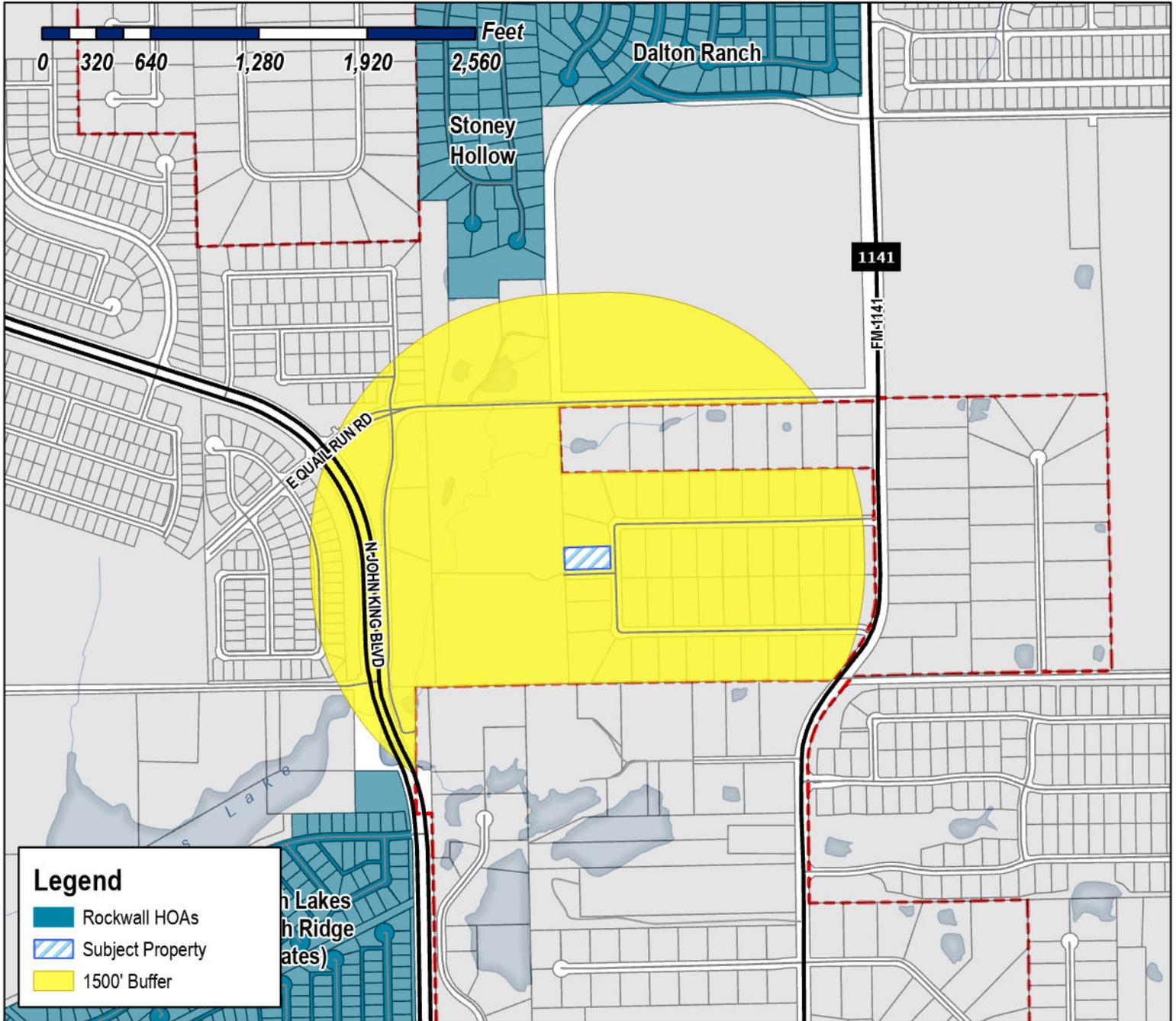




City of Rockwall

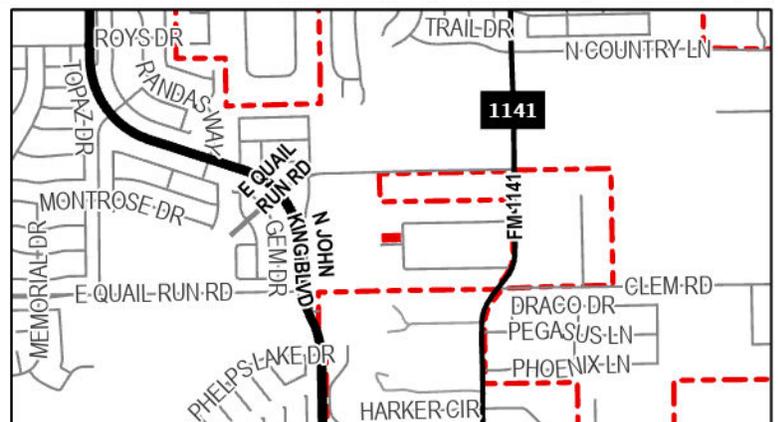
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-055
Case Name: SUP for a Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 11/19/2024
 For Questions on this Case Call (972) 771-7745

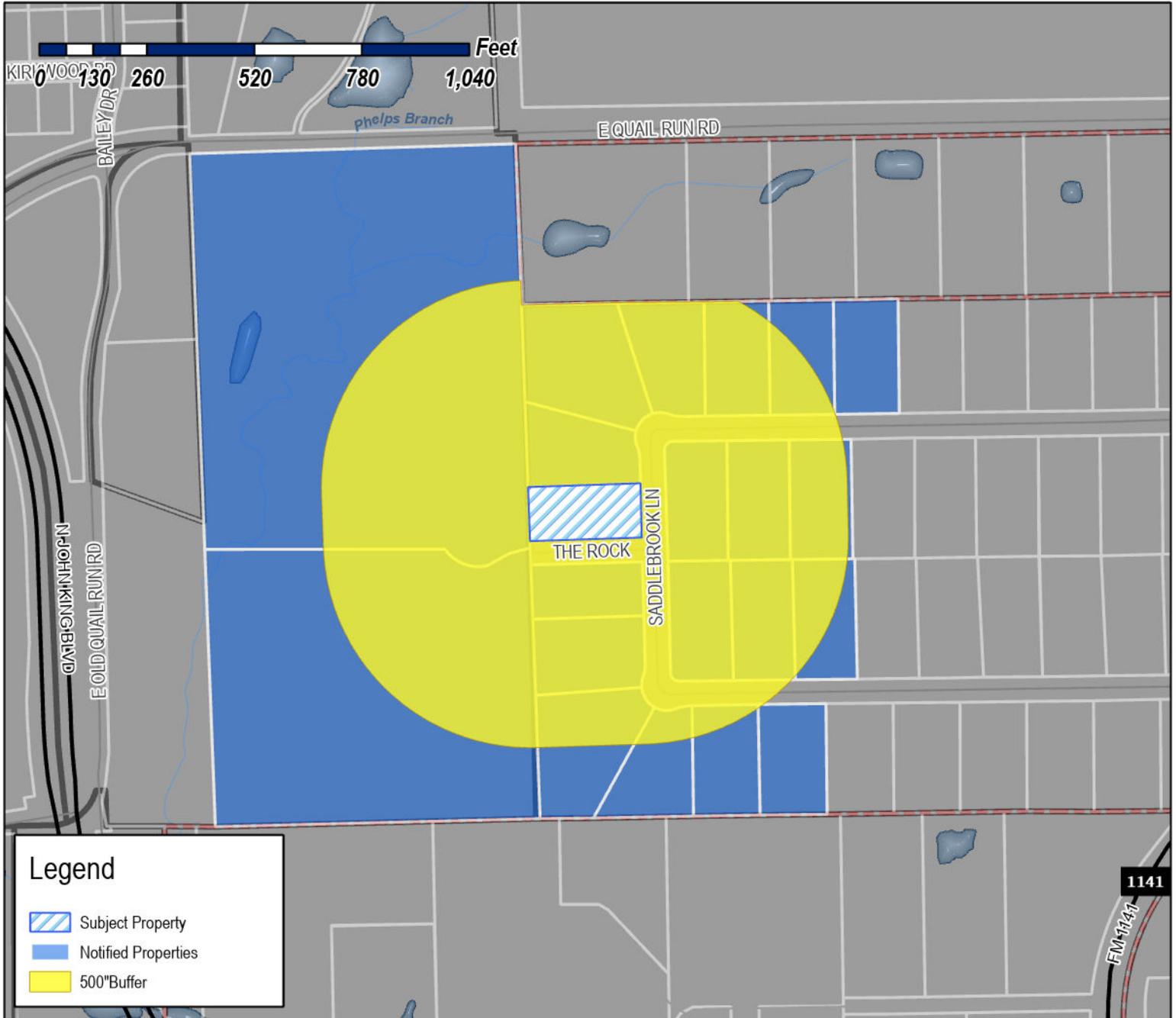




City of Rockwall

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

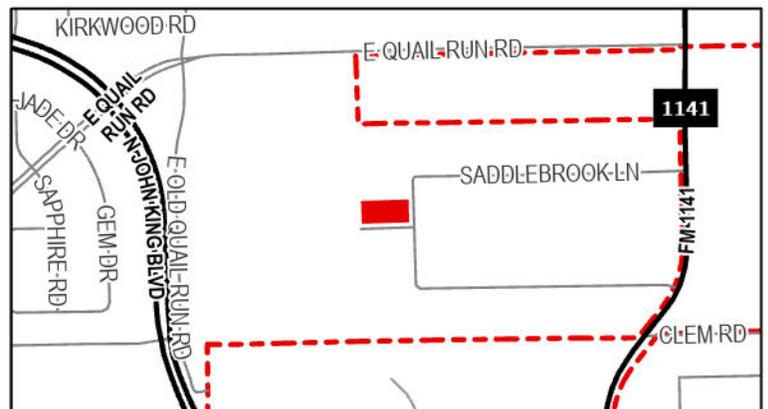
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Case Number: Z2024-055
Case Name: SUP for a Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 11/19/2024

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



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

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LANE
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

MACK SUSAN M AND TIMOTHY S
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

COOK HEIDI AND BRYAN
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

TRUITT PAMELA MARIE & ROBERT EDWIN
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

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

PUBLIC NOTICE



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

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

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

Z2024-055: SUP for a Detached Garage

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, December 16, 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. Z2024-055: SUP for a Detached Garage

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

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS

Date: 7-16-22 GI No. _____
Name of Affiant(s): Stephen John Griffin and Richard Allen James
Address of Affiant: 2348 Saddlebrook
Description of Property: 2348 Saddlebrook Lane, Rockwall, TX 75087
County: Rockwall, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 11-7-02 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

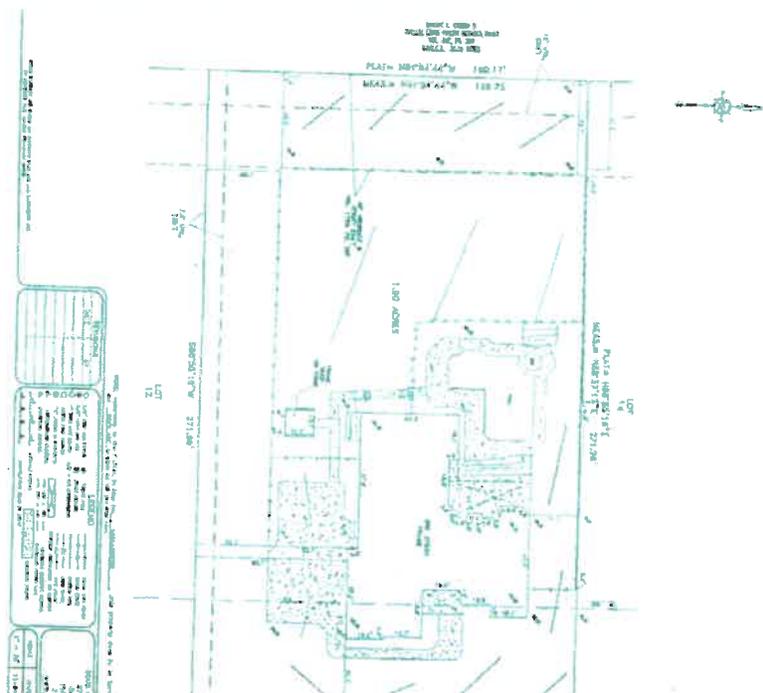
EXCEPT for the following (if None, insert "None" below): Added private into patio and behind pool
Added 4ft fence around pool
Sidewalk attached pool deck to driveway.

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
SUBSCRIBED this 16th day of July, 2022
[Signature]
2020



Rockwall 2701 Sunset Ridge, Suite #109 209 Rockwall, TX 75087 972-7



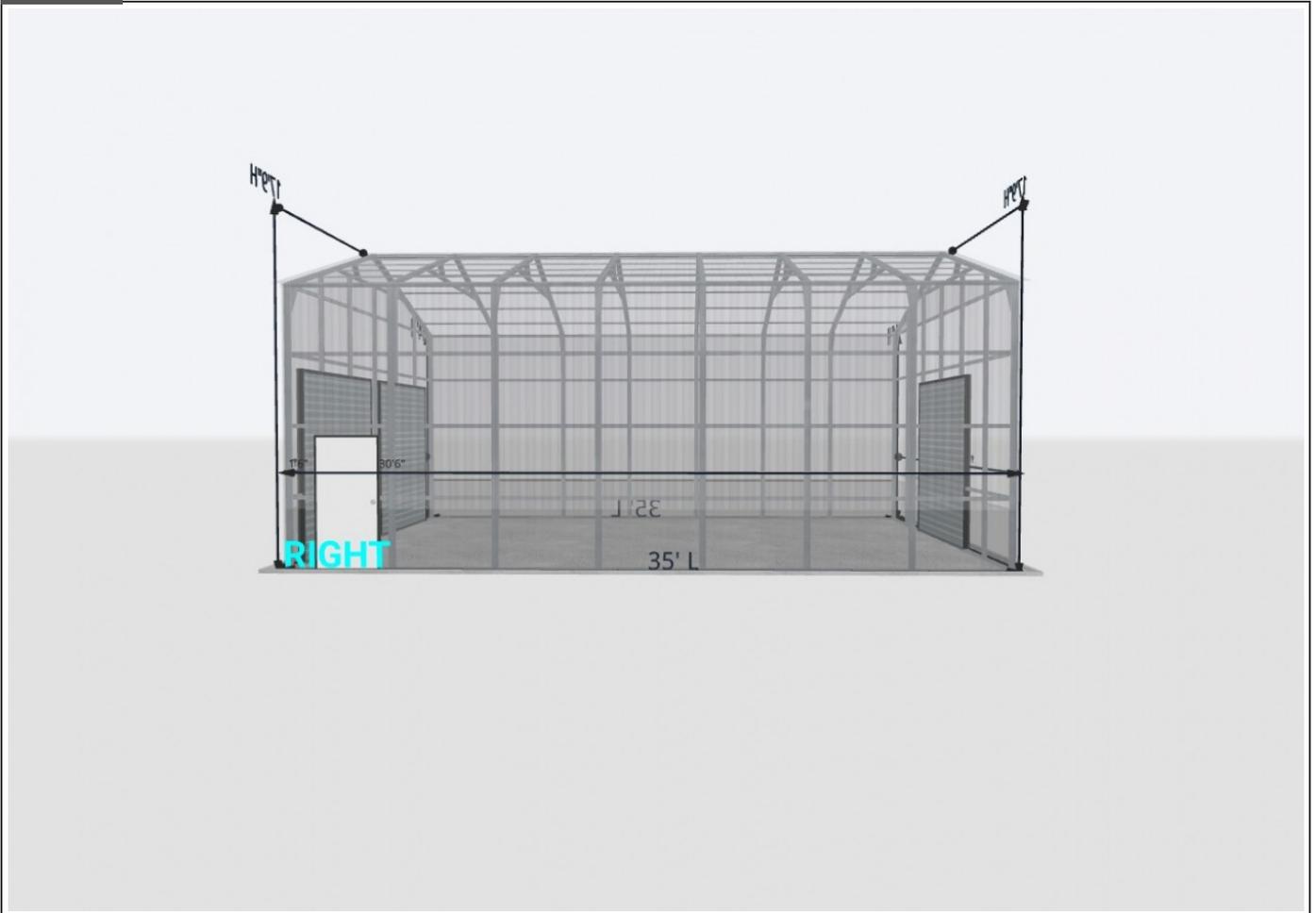


BUILDING VIEW



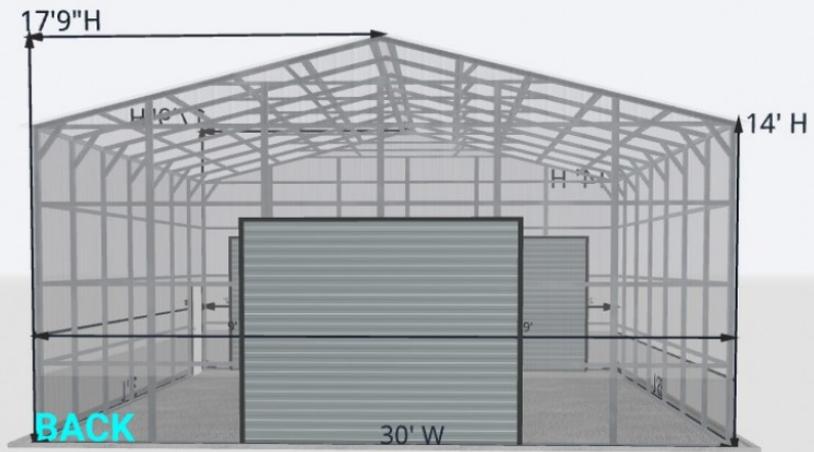
VIEW IMAGE 1

BUILDING VIEW



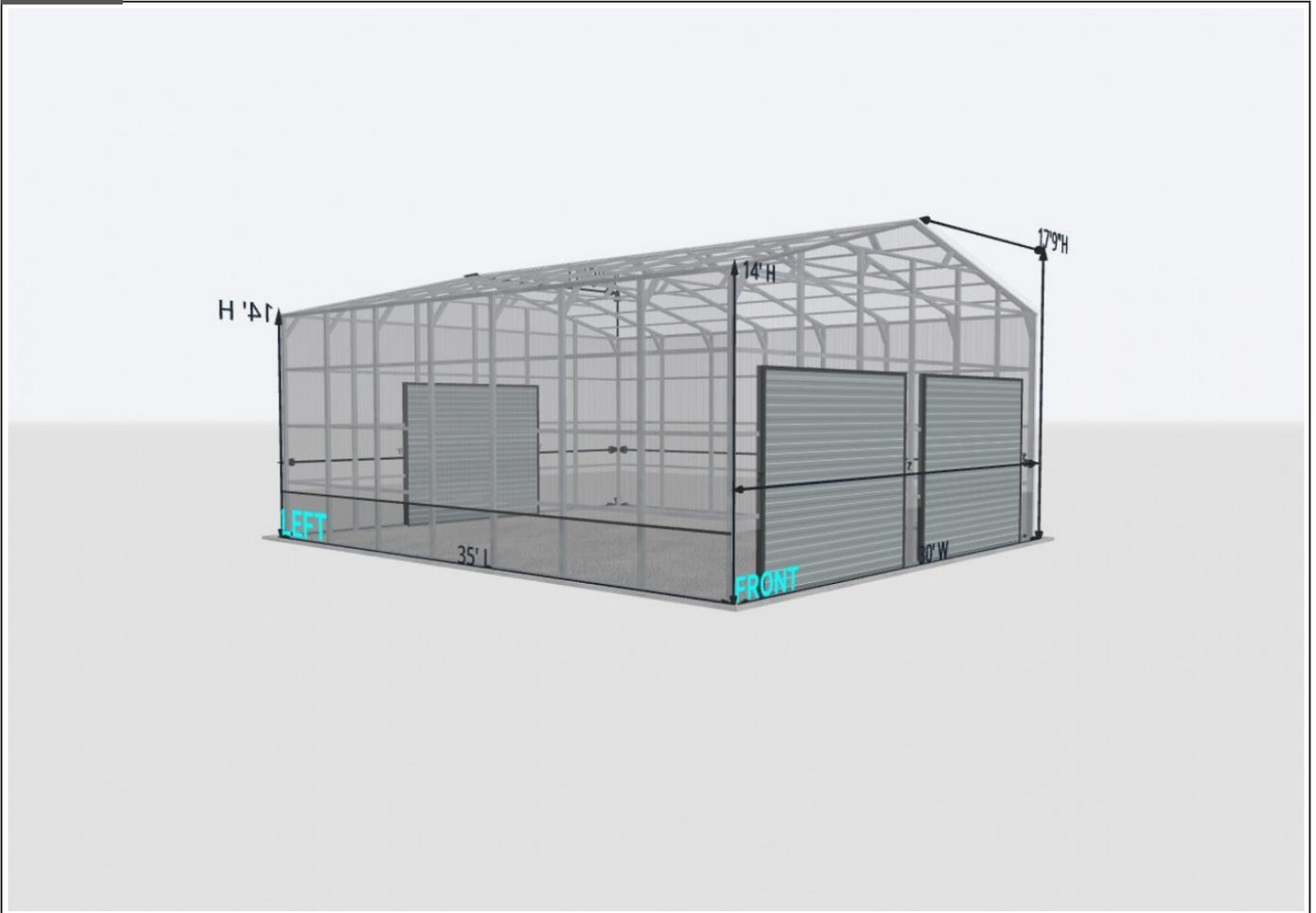
VIEW IMAGE 2

BUILDING VIEW



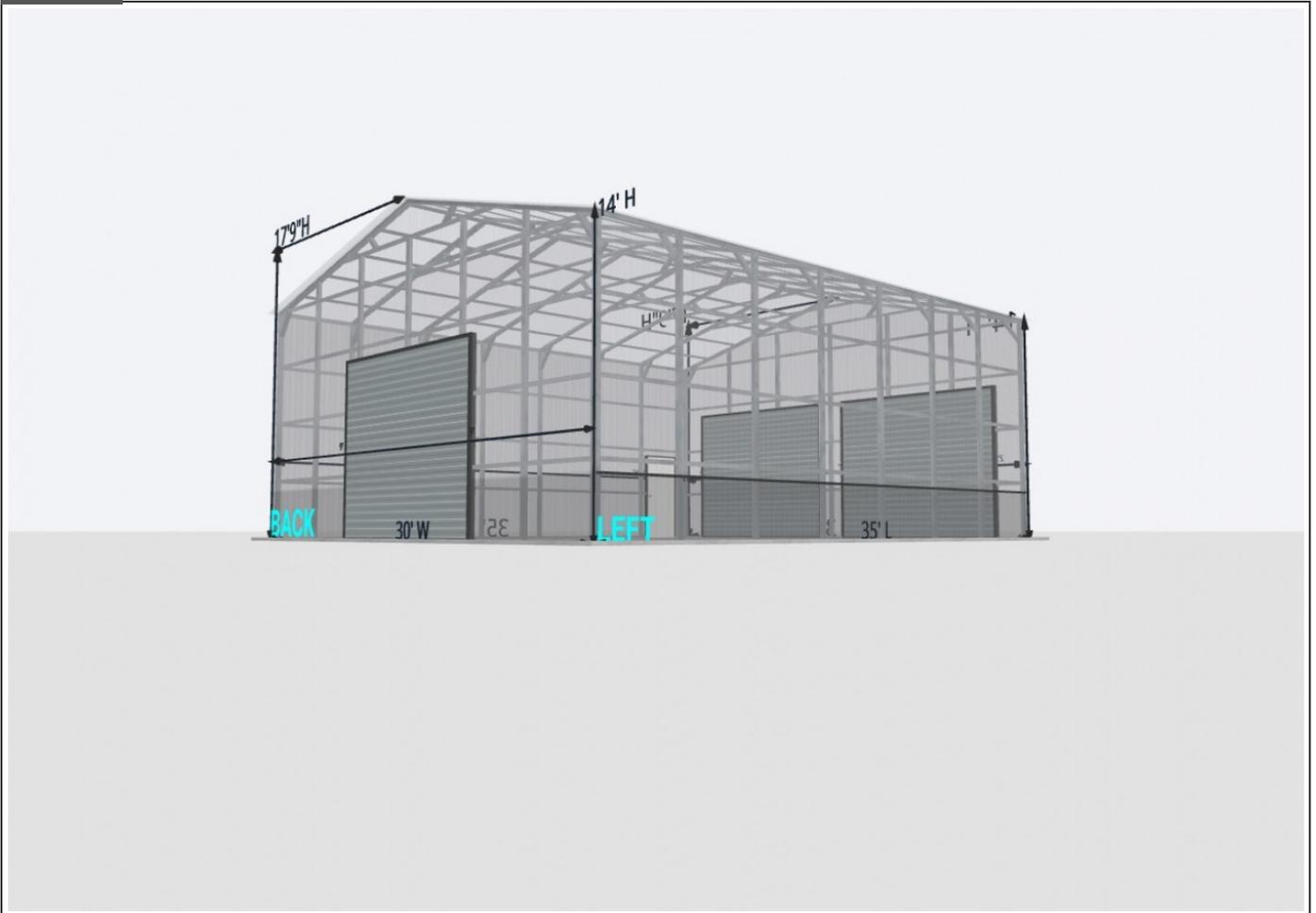
VIEW IMAGE 3

BUILDING VIEW



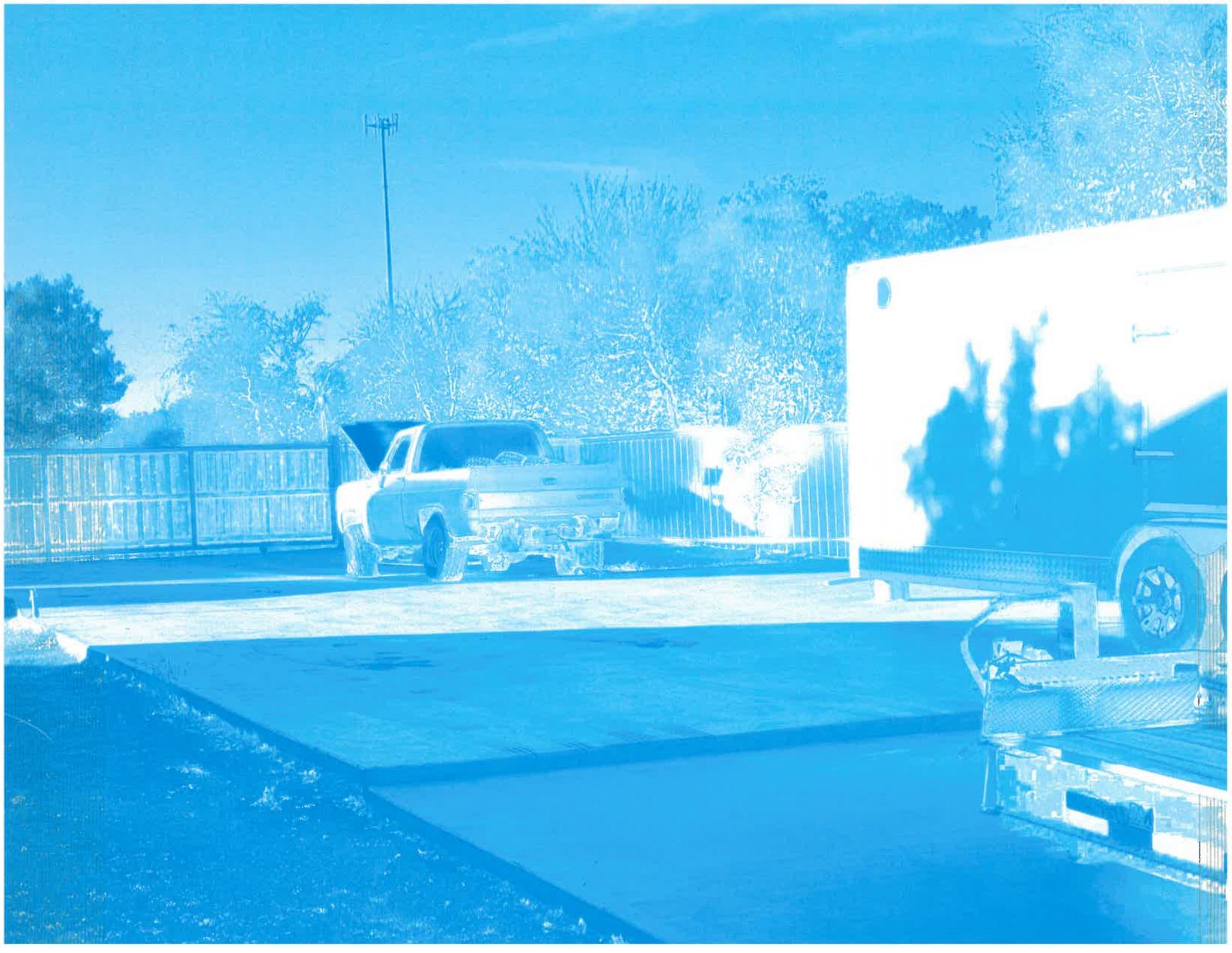
VIEW IMAGE 4

BUILDING VIEW



VIEW IMAGE 5





CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 A *DETACHED GARAGE AND FOR MORE ACCESSORY STRUCTURES THAN PERMITTED ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 13, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED SINGLE-FAMILY 16 (SF-16) DISTRICT, ADDRESSED AS 2348 SADDLEBROOK LANE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.*

WHEREAS, the City has received a request from Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Detached Garage* and for More Accessory Structures than Permitted on a one (1) acre parcel of land being identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* 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*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development 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 *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 1,100 SF.
- 4) The applicant will be required to obtain a building permit for the existing accessory building prior to the issuance of a building permit for the *Detached Garage*.
- 5) The subject property shall be limited to a maximum of three (3) accessory structures.
- 6) The maximum height of the *Detached Garage* shall not exceed a total height of 16-feet as measured to midpoint of the pitched roof.
- 7) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF JANUARY, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Exhibit 'A'
Location Map and Legal Description

Address: 2348 Saddlebrook Lane

Legal Description: Lot 13, Block A, Saddlebrook Estates #2 Addition



Exhibit 'B':
Site Plan

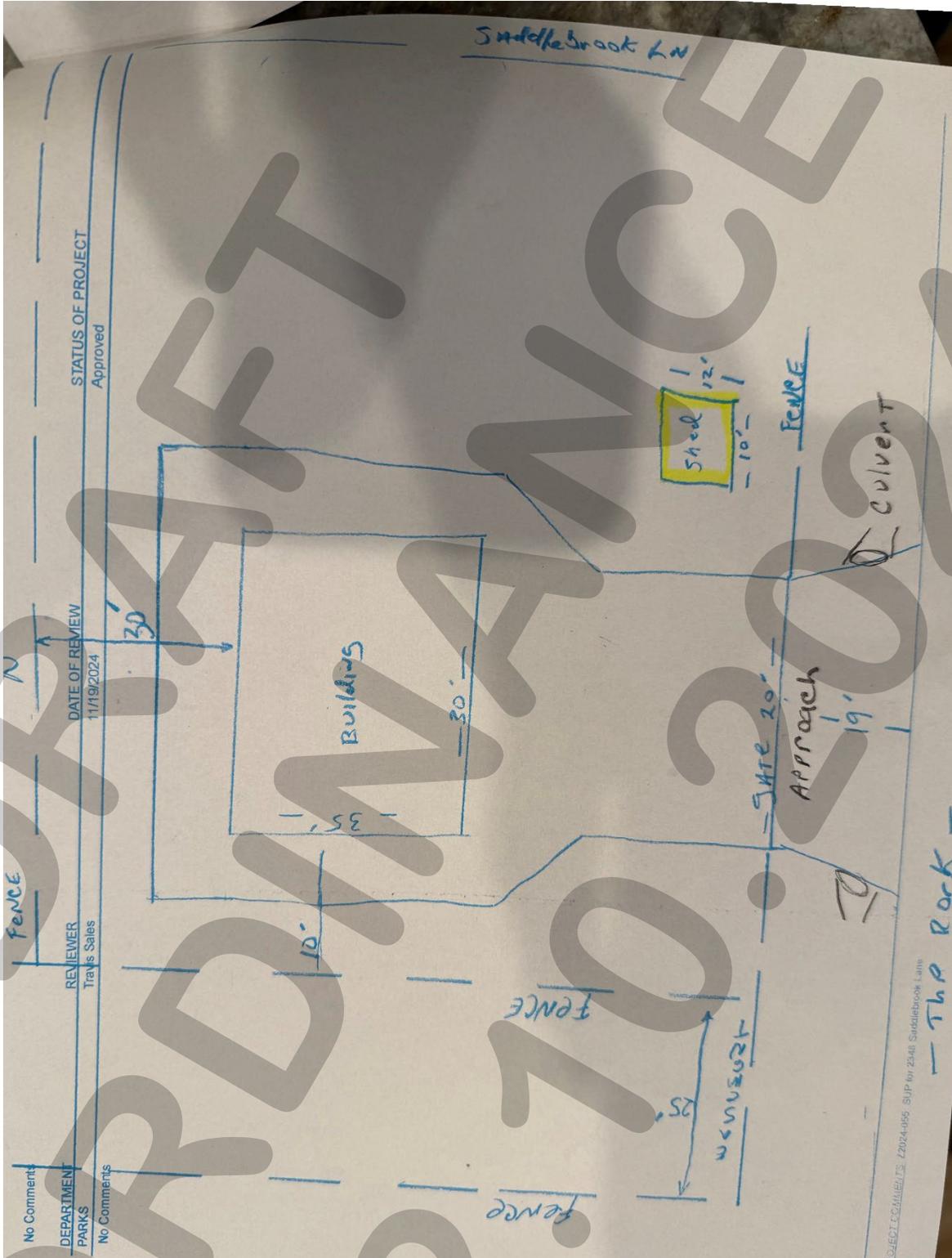
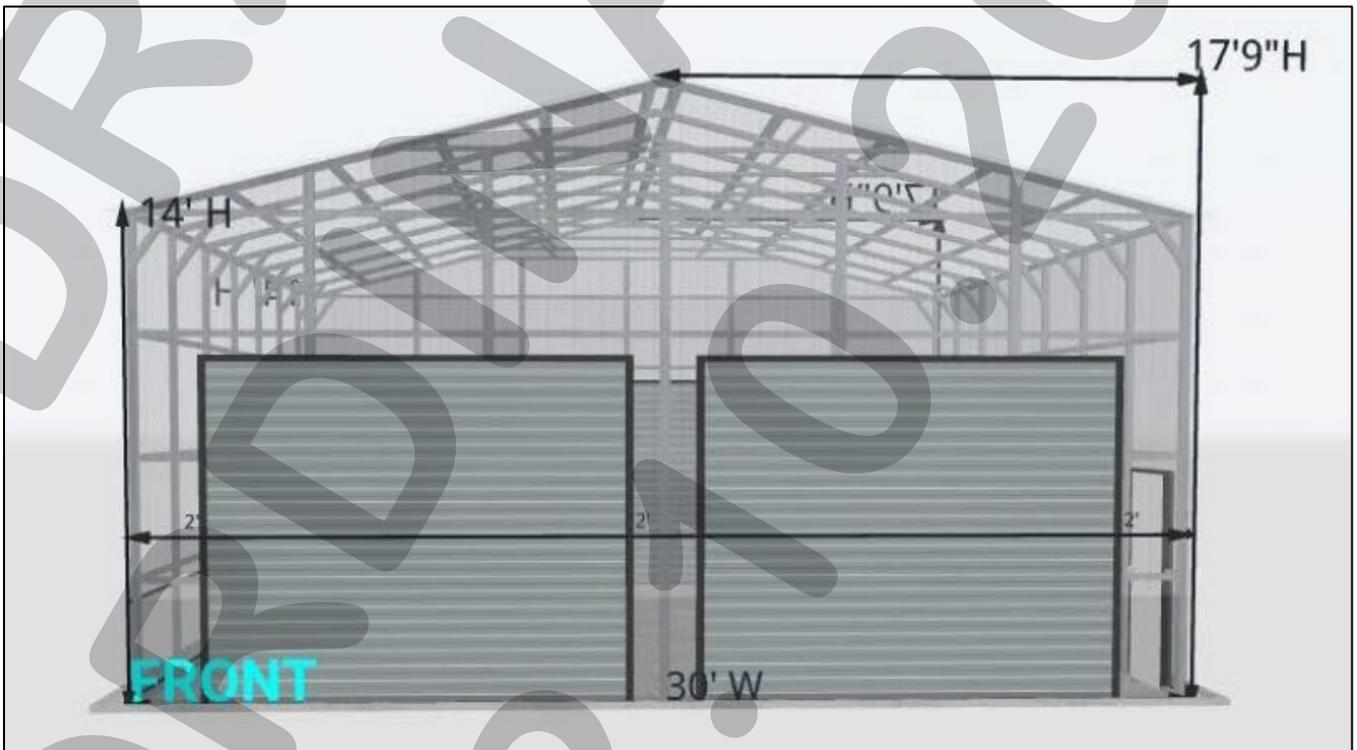
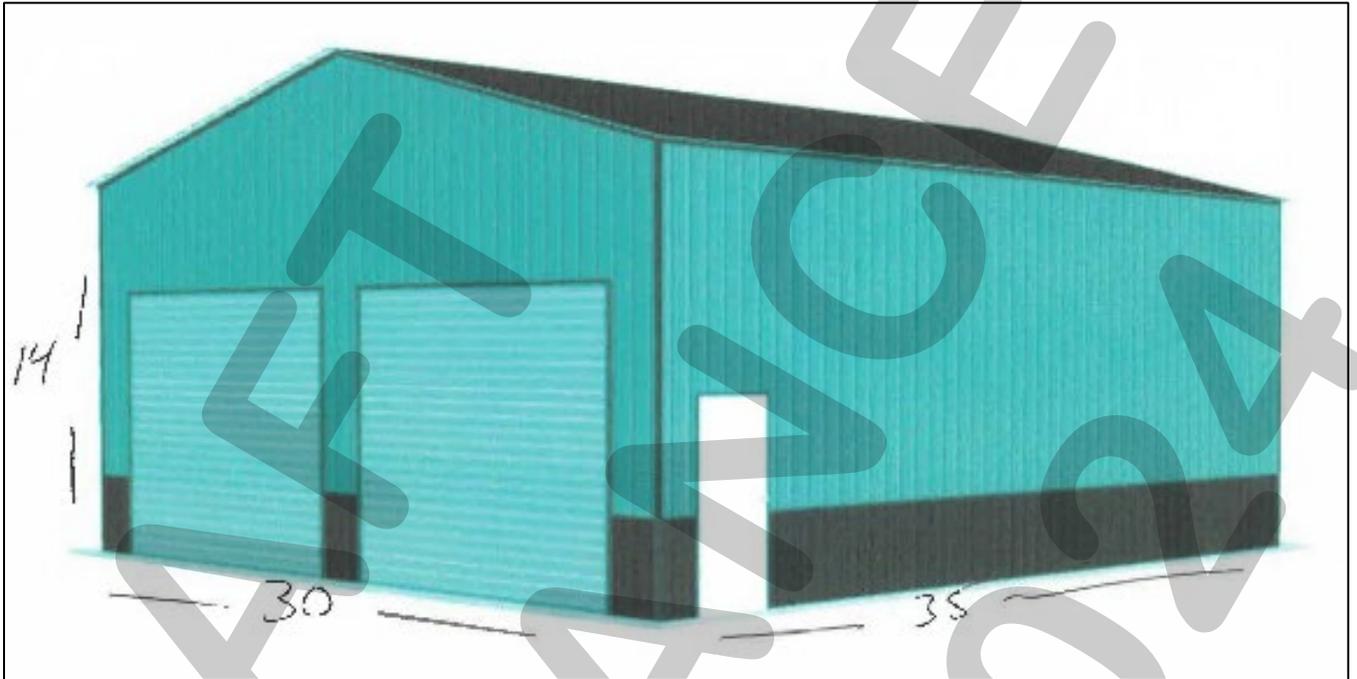


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

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: Bethany Ross, *Planner*
DATE: December 10, 2024
SUBJECT: Z2024-056; *Zoning Change (AG to PD for SF-10) for Erwin Farms*

On November 25, 2024, the applicant -- *Adam Buczek of Skorburg Company* -- sent an email to staff requesting to withdraw *Case No. Z2024-056*. According to the applicant, the purpose of the withdrawal request is to allow the applicant time to make changes to the concept plan and to address staff comments to better conform to the Unified Development Code (UDC) and the policies and goals of the City of Rockwall's *OURHometown Vision 2040 Comprehensive Plan*. The applicant has stated that he intends on submitting a new application for the next submittal deadline on December 13, 2024. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the Planning and Zoning Commission will need to vote on the applicant's request to withdraw the case. Should the Planning and Zoning Commission have any questions staff will be available at the December 10, 2024 meeting.



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

November 25, 2024

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests to withdraw its application for a zoning change (AG to PD) with respect to Case No. Z2024-056 consisting of ±101.4 acres identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located between North Country Lane and Clem Road east of FM 1141 and west of N. Stodghill Road (referred to as "Erwin Farms").

Please let me know if you have any questions.

Sincerely,

Skorburg Company


Adam J. Buczek, President



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 379 N Country Ln, Rockwall, TX 75087

SUBDIVISION J.A. Ramsey, Abstract No. 186, Tract 6

LOT -

BLOCK -

GENERAL LOCATION East of FM 1141 between N Country Ln and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural (AG)

CURRENT USE Vacant Land

PROPOSED ZONING Planned Development (SF-8.4)

PROPOSED USE Single Family Residential

ACREAGE 101.43

LOTS [CURRENT] N/A

LOTS [PROPOSED] 208

- 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 Estate of Karl W Erwin

APPLICANT Skorburg Company

CONTACT PERSON Dr. Karl Erwin, Executor

CONTACT PERSON Adam Buczek

ADDRESS 2030 Crosswood Ln

ADDRESS 8214 Westchester Dr

Suite 900

CITY, STATE & ZIP Irving, Tx 75063

CITY, STATE & ZIP Dallas, Tx 75225

PHONE (469) 877-4307

PHONE (214) 522-4945

E-MAIL kderwindpa@live.com

E-MAIL abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

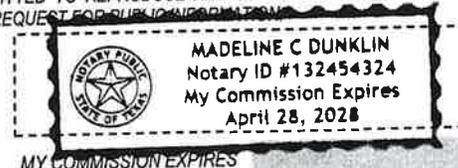
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,722 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF November, 2024

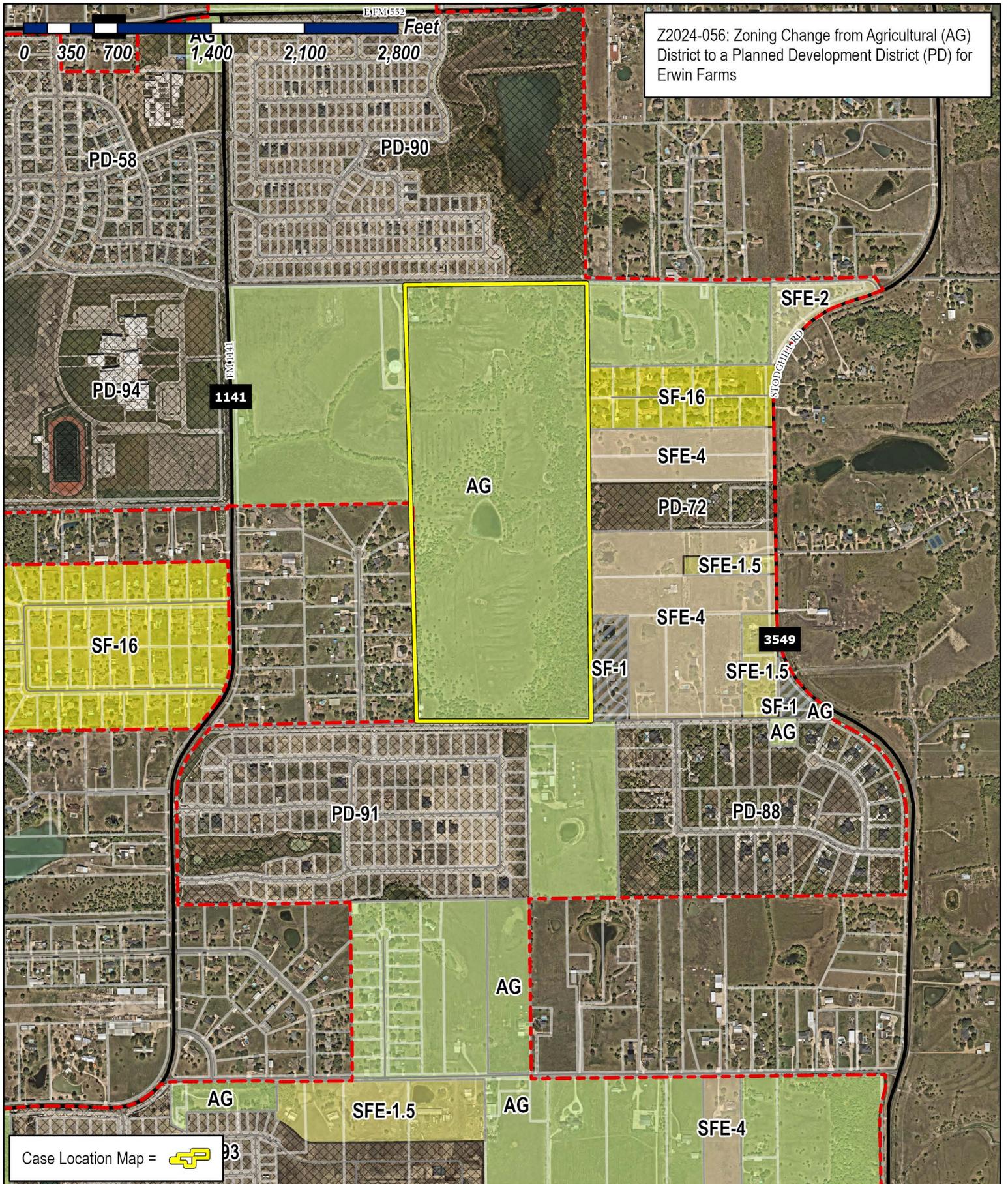
OWNER'S SIGNATURE

Karl W Erwin
Madeline Dunklin

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.

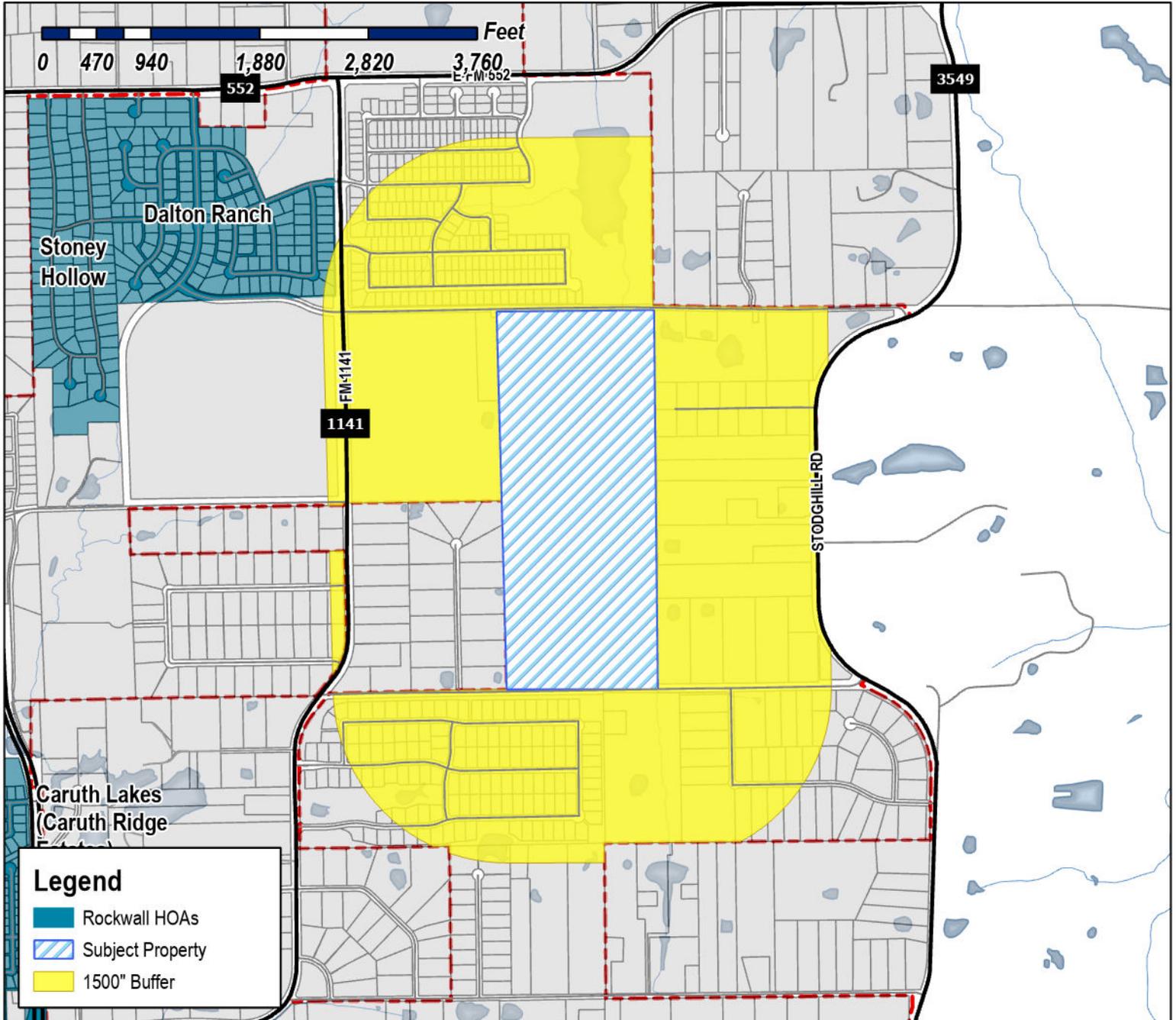




City of Rockwall

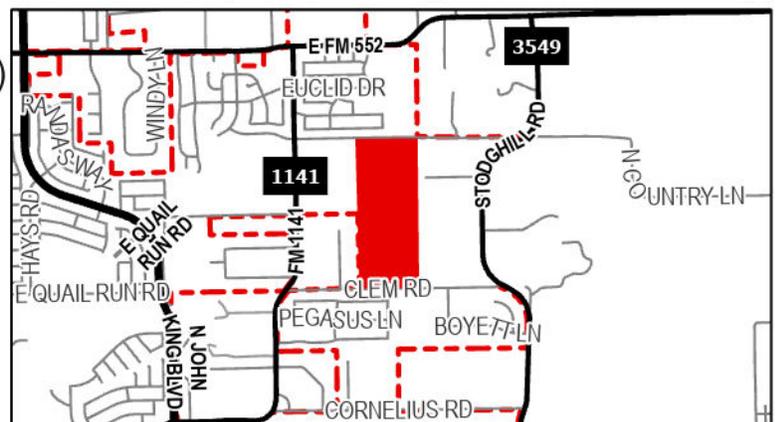
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-056
Case Name: Zoning Change from Agricultural (AG) District to a Planned Development District (PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 2:01 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-56]
Attachments: HOA Map (11.15.2024).pdf; Public Notice (11.18.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-056: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Thank you,

Melanie Zavala

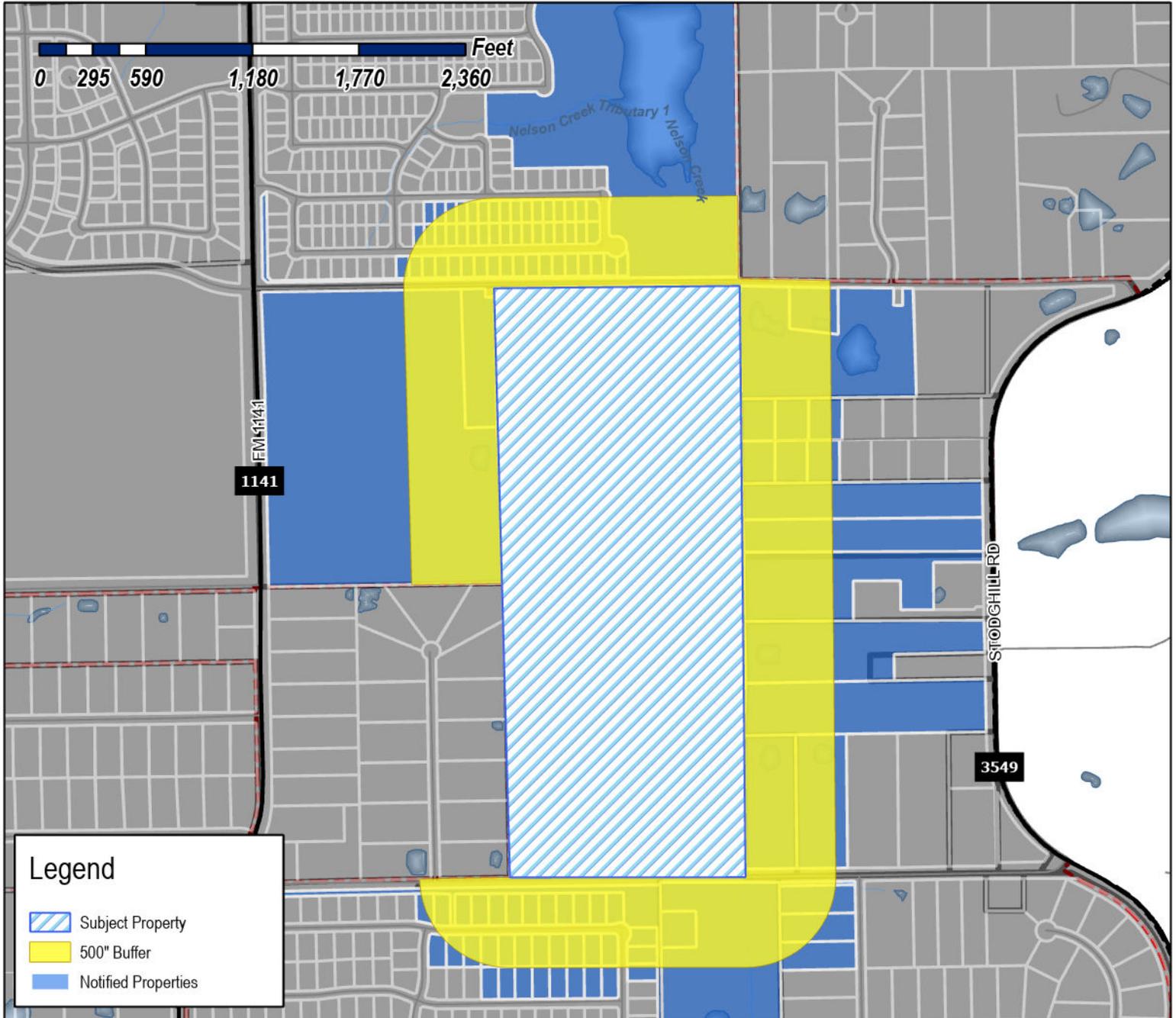
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

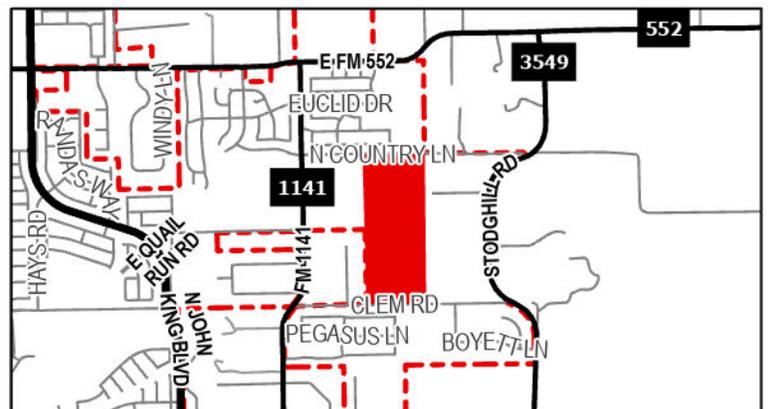
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Case Number: Z2024-056
Case Name: Zoning Change from Agricultural (AG) District to a Planned Development District (PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 11/21/2024

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



RESIDENT
10 CRESTVIEW CIR
ROCKWALL, TX 75087

WALKER MICHAEL D & JANICE E
100 ORCHARD LN
ROCKWALL, TX 75087

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

NORTHGATE ROCKWALL HOMEOWNERS
ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

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

RESIDENT
1506 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1510 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1514 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1518 QUASAR DR
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2113 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2114 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2116 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2117 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2117 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2120 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2121 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2121 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2122 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2124 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2125 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2125 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2128 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2129 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2129 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2132 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2201 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2201 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2202 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2203 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2214 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2214 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2218 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

SWIATKIEWICZ CHRISTINE AND GABRIEL
2231 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2301 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2302 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2304 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2305 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2306 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2308 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2309 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2310 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2312 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2313 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2314 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2316 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2317 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2318 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2320 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2321 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2322 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2324 PEGASUS LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 560
PLANO, TX 75093

GAIL PROPERTIES LLC
2422 BROOKSIDE DR
ROWLETT, TX 75088

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

RESIDENT
2652 FM3549 STODGHILL RD
ROCKWALL, TX 75087

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

VALK JAMES WILLIAM JR & RENEE LUCILLE
BURNS
TRUSTEES OF JAMES WILLIMA VALK JR LIVING
TRUST
2730 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

WATSON STANLEY & PATRICIA
2826 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
KARL W ERWIN ESTATE
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W LOVERS LN STE 150
DALLAS, TX 75209

HANKS MICHAEL JOEL AND BATINA L
5 CRESTVIEW CIR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

ANTHONY BRANDON M & STEFANIE E
556 N COUNTRY LN
ROCKWALL, TX 75087

LENZI LEWIS B AND MARY K
6 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
BRIAN S & NICOLE DEJARNETT
656 N COUNTRY LN
ROCKWALL, TX 75087

GIPSON ANTHONY D & JOYCE E
7 CRESTVIEW CIR
ROCKWALL, TX 75087

AUTRY DIANE K
70 ORCHARD LANE
ROCKWALL, TX 75087

AUTRY DIANE K
70 ORCHARD LANE
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

CARRINGTON CHRISTOPHER & DIANE
720 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY &
BRIAN S & NICOLE DEJARNETT
721 N COUNTRY LN
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

PRITCHARD BRIAN E AND JENNIFER L
8 CRESTVIEW CIR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

BENEDETTO MATTHEW & STEPHANIE
914 IVY LN
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-056: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, December 16, 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. Z2024-056: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]
Address: [Grey box]

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

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



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

November 13, 2024

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the November 26, 2024 Planning and Zoning Meeting for a work session as the first step in the zoning change request process. This project is for the proposed development of the ±101.4 acres identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located between North Country Lane and Clem Road east of FM 1141 and west of N. Stodghill Road (referred to as “Erwin Farms”).

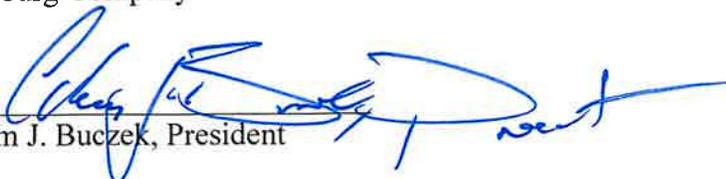
The property is currently zoned AG. We are proposing a development for Single-Family Residential homes on lots ranging from 8,640 SF to 87,120 SF minimum (with a weighted average lot size of ±10,300 SF, which is greater than the typical 82’ x 120’ sized lot). This community will feature high quality homes as featured in other nearby Skorburg communities such as Stone Creek Estates, Breezy Hill Estates, Nelson Lakes, Winding Creek and Gideon Grove.

Within the property boundary for this development, we have incorporated extensive 8’ wide hike and bike trails and a centralized, linear open space with other amenities for residents to enjoy that will complement the eventual City public park to the adjacent west of the site.

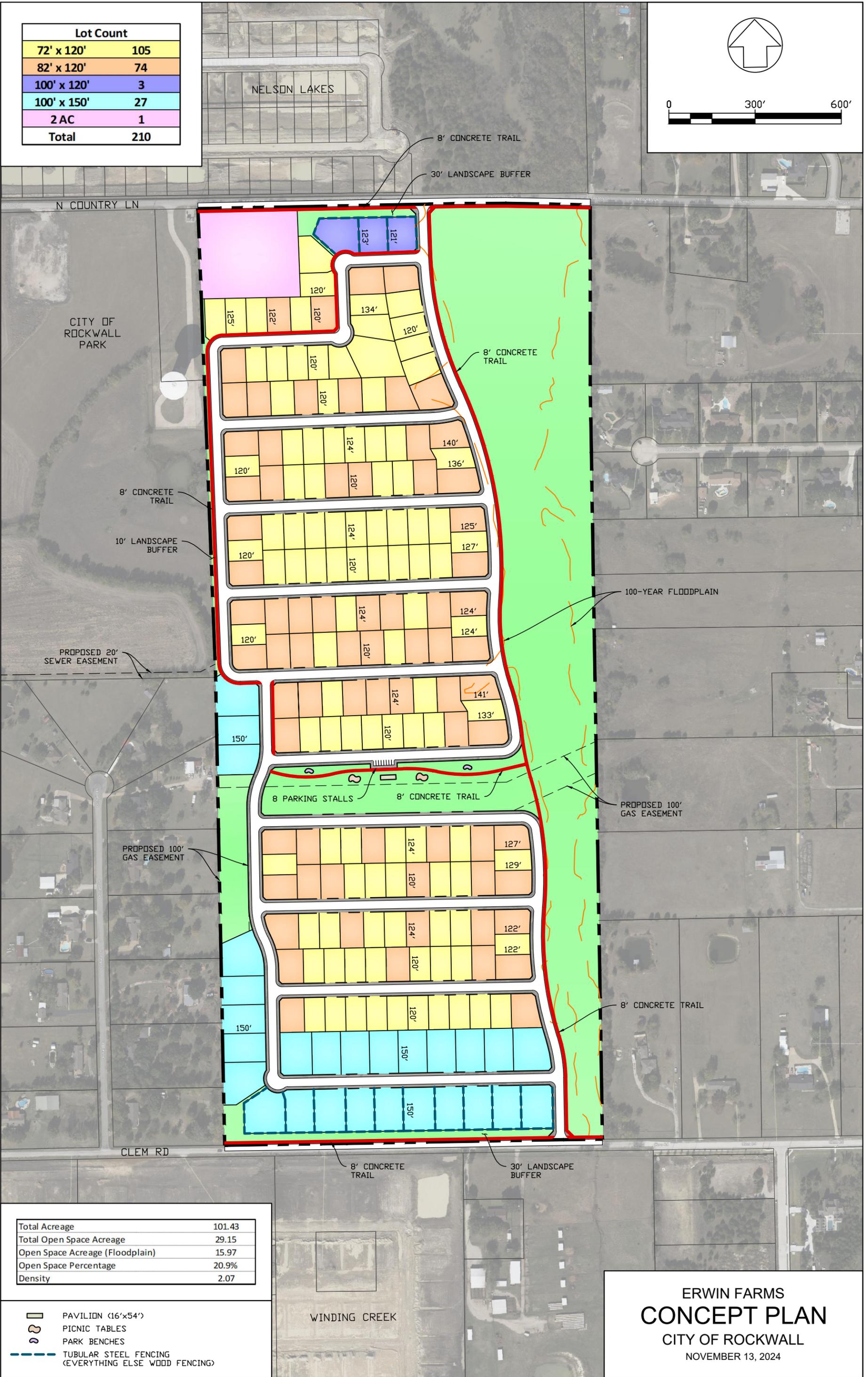
We look forward to working with the City to bring this high-quality community to fruition.

Sincerely,

Skorburg Company


Adam J. Buczek, President

Lot Count	
72' x 120'	105
82' x 120'	74
100' x 120'	3
100' x 150'	27
2 AC	1
Total	210



N COUNTRY LN

CITY OF ROCKWALL PARK

8' CONCRETE TRAIL

10' LANDSCAPE BUFFER

PROPOSED 20' SEWER EASEMENT

PROPOSED 100' GAS EASEMENT

CLEM RD

8' CONCRETE TRAIL

30' LANDSCAPE BUFFER

8' CONCRETE TRAIL

100-YEAR FLOODPLAIN

PROPOSED 100' GAS EASEMENT

8' CONCRETE TRAIL

8' CONCRETE TRAIL

30' LANDSCAPE BUFFER

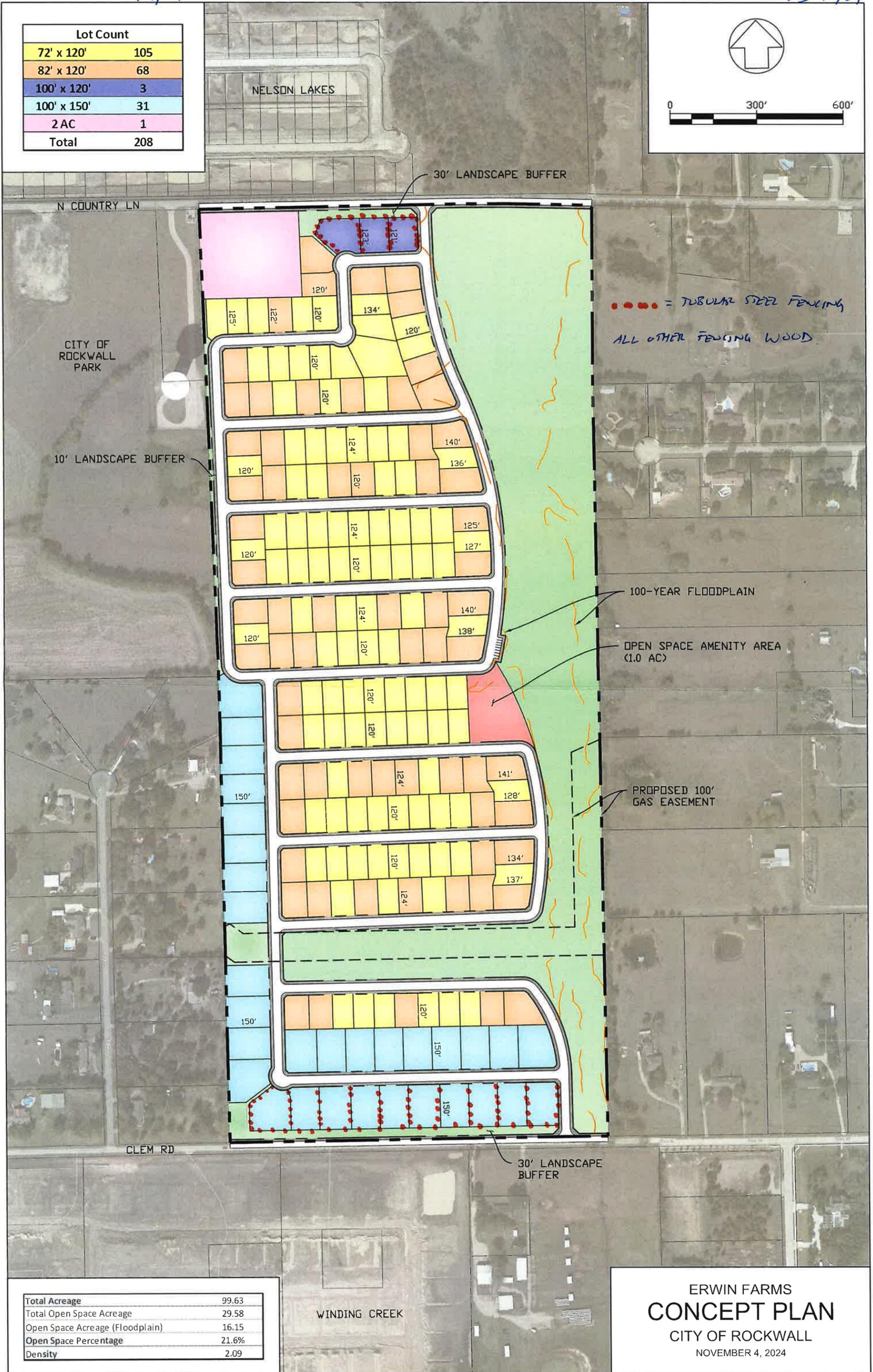
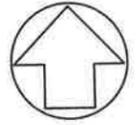
WINDING CREEK

Total Acreage	101.43
Total Open Space Acreage	29.15
Open Space Acreage (Floodplain)	15.97
Open Space Percentage	20.9%
Density	2.07

- PAVILION (16'x54')
- PICNIC TABLES
- PARK BENCHES
- TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 NOVEMBER 13, 2024

Lot Count	
72' x 120'	105
82' x 120'	68
100' x 120'	3
100' x 150'	31
2 AC	1
Total	208



..... = TUBULAR STEEL FENCING
 ALL OTHER FENCING WOOD

Total Acreage	99.63
Total Open Space Acreage	29.58
Open Space Acreage (Floodplain)	16.15
Open Space Percentage	21.6%
Density	2.09

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 NOVEMBER 4, 2024

**Erwin Farms
Lot Matrix**

<u>Lot Type</u>	<u># of lots</u>	<u>% of lots</u>	<u>Min Lot size (SF)</u>
72's	105	50.0%	8,640
82's	74	35.2%	9,840
100 x 120	3	1.4%	12,000
100' x 150	27	12.9%	15,000
2-acre	1	0.5%	87,120
Total / Avg	210	100.0%	10,302

CITY OF ROCKWALL

ORDINANCE NO. 25-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 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 101.43-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Adam Buczek of the Skorburg Company on behalf of Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 101.428-acre tract of land identified as being part of the John M. Gass Survey, Abstract No. 88, 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 *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 4. 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* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) 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.
- (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 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: [_____, 202]

2nd Reading: [_____, 202]

Exhibit 'A':
Legal Description

101.428 +/- acres

TRACT 1:

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, Located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin insaid road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT:

.08 acre tract located in the Southwest corner of said 89.04 acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04 acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres

Exhibit 'A':
Legal Description

of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County, Texas.

TRACT 2:

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING: at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71 acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

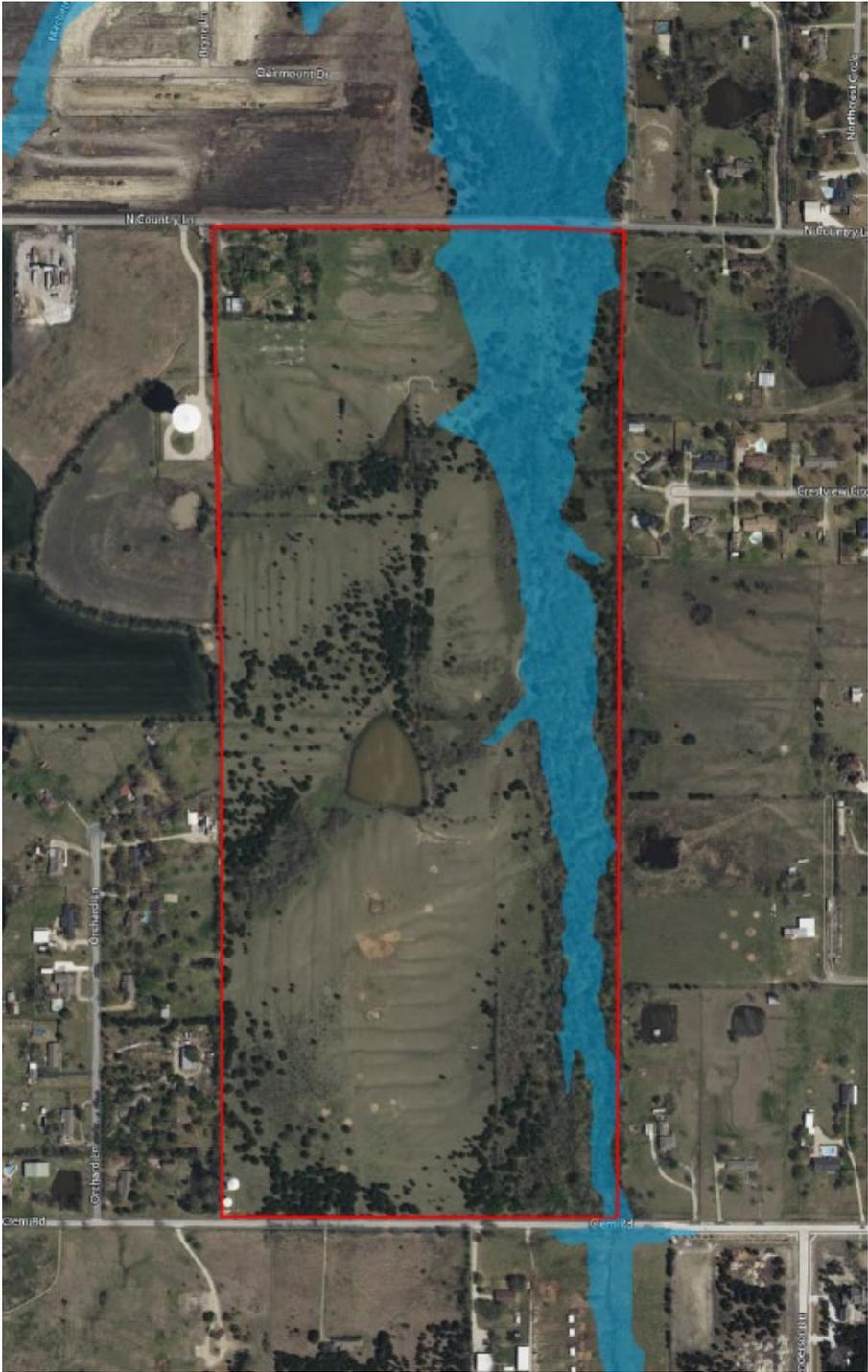
THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

**Exhibit 'B':
Property Depiction**



**Exhibit 'D':
Density and Development Standards**

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. 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 (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	105	50.00%
B	82' x 120'	9,840 SF	74	35.23%
C	100' x 120'	12,000 SF	3	01.43%
D	100' x 150'	15,000 SF	27	12.86%
E	2-acres	87,120 SF	1	00.48%
<i>Maximum Permitted Units:</i>			210	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.05 dwelling units per gross acre of land; however, in no case should the proposed development exceed 208 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C	D	E
Minimum Lot Width ⁽¹⁾	72'	82'	100'	100'	250'
Minimum Lot Depth	120'	120'	120'	150'	250'
Minimum Lot Area	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	20'	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	20'	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'	25'
Maximum Height ⁽³⁾	36'	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ⁽⁷⁾	2,700 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%	65%

General Notes: [RYAN – For Erik Erwin’s retained 2-acre lot, I want to make sure his existing home and existing improvements remain grandfathered. Do we need any language to that affect in this ordinance?]

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

Exhibit 'D':
Density and Development Standards

- 4: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. No more than 20% of the *Type 'A' Lots* (21 lots) may have a flat-front entry only garage configuration.
- 7: No more than 20% of the *Type 'A' Lots* (21 lots) may have a dwelling unit size between 2,700 SF and 2,799 SF.

(4) **Building Standards.** All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. 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 Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard



- (b) **Roof Pitch.** 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) **Garage Orientation and Garage Doors.** This development shall adhere to the following garage design and orientation requirements
 - (1) **Type 'A' Lots.** The *Type 'A' Lots* (*i.e. the yellow lots depicted in Exhibit 'C'*) may 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. A maximum of 20% of these lots (*i.e. 21 Lots*)

Exhibit 'D':
Density and Development Standards

or 10.0% of the total lots) shall be permitted to be oriented in a *flat-front entry configuration* -- allowing the garage to be flush with the front façade of the primary structure -- pending the front yard setback is increased to a minimum setback of 25-feet.

- (2) Type 'B', 'C', 'D' & 'E' Lots. The Type 'B', 'C', 'D' and 'E' Lots (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'C') may 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*.

- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see Figures 1 – 3 for examples of the aforementioned garage and driveway features].

Figure 1. Example of coach lighting



FIGURE 2: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

**Exhibit 'D':
Density and Development Standards**

FIGURE 3: EXAMPLES OF UPGRADED GARAGES



- (5) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	2-acre	(1), (2), (3), (4)

- (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 or Clem Road 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 two (2) items deviate:

- (1) Number of Stories

Exhibit 'D':
Density and Development Standards

- (2) Permitted Encroachment Type and Layout
- (3) Roof Type and Layout
- (4) Articulation of the Front Façade

- (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 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (6) Fencing Standards. 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.

 - (b) Wood Fences. 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

Exhibit 'D':
Density and Development Standards

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) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height. See Exhibit 'C' for the location of wrought iron / tubular steel fencing as depicted on the Concept Plan.
- (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed 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 five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(7) Landscape and Hardscape Standards.

- (a) Landscape. 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) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (North Country Lane). A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. 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 30-foot landscape buffer.

Exhibit 'D':
Density and Development Standards

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. 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 30-foot landscape buffer.
- (c) Street Trees. 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-foot 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) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. 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) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width. Notwithstanding the foregoing, the sections of sidewalk as depicted on *Exhibit 'C'* as being eight (8) feet in width shall be permitted to extend up to two (2) feet outside the right-of-way (inside the lot). [Ryan – please check this paragraph for the modified language for the section of 8' trail that runs in front of SF lots.]
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* 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) Open Space. The development shall consist of a minimum of 20% open space (*or a minimum of 20.286-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit*

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

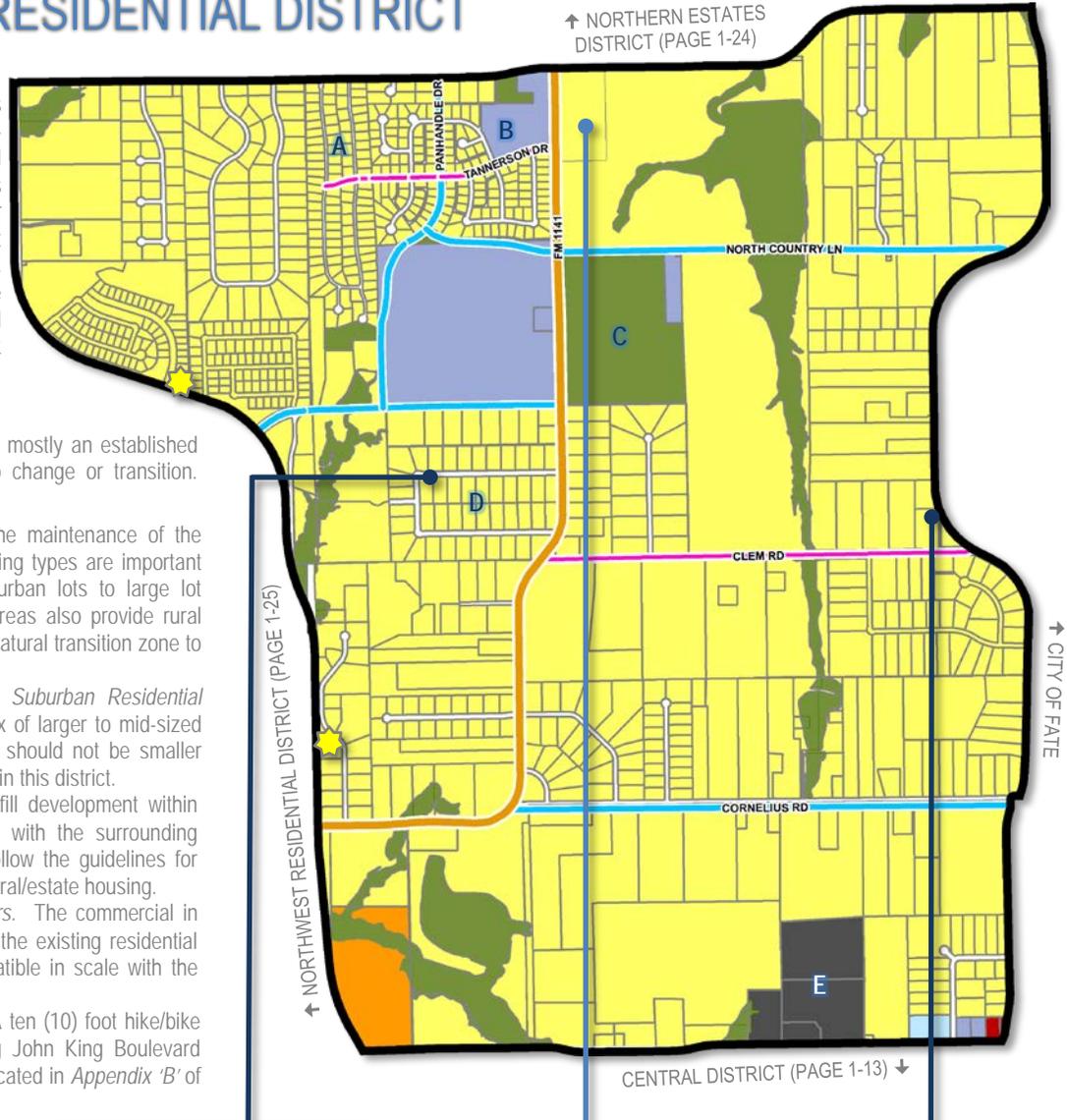
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **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 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

BUILD OUT
1,964

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



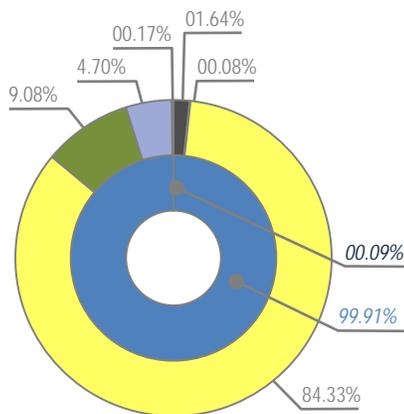
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	0.09%
M4U	99.91%
M4D	0.00%
COMMERCIAL (C)	0.09%
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

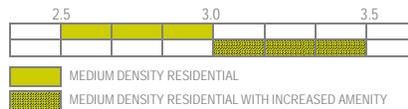
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



CITY OF ROCKWALL

ORDINANCE NO. 25-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 LAND USES ON THE SUBJECT PROPERTY, BEING A 101.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.428-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, 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 *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 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* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) 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.
- (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 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF JANURARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Exhibit 'A':
Legal Description

TRACT 1.

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin in said road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT.

0.08-acre tract located in the Southwest corner of said 89.04-acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04-acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County,

Exhibit 'A':
Legal Description

Texas.

TRACT 2.

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71-acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

Exhibit 'B': Concept Plan

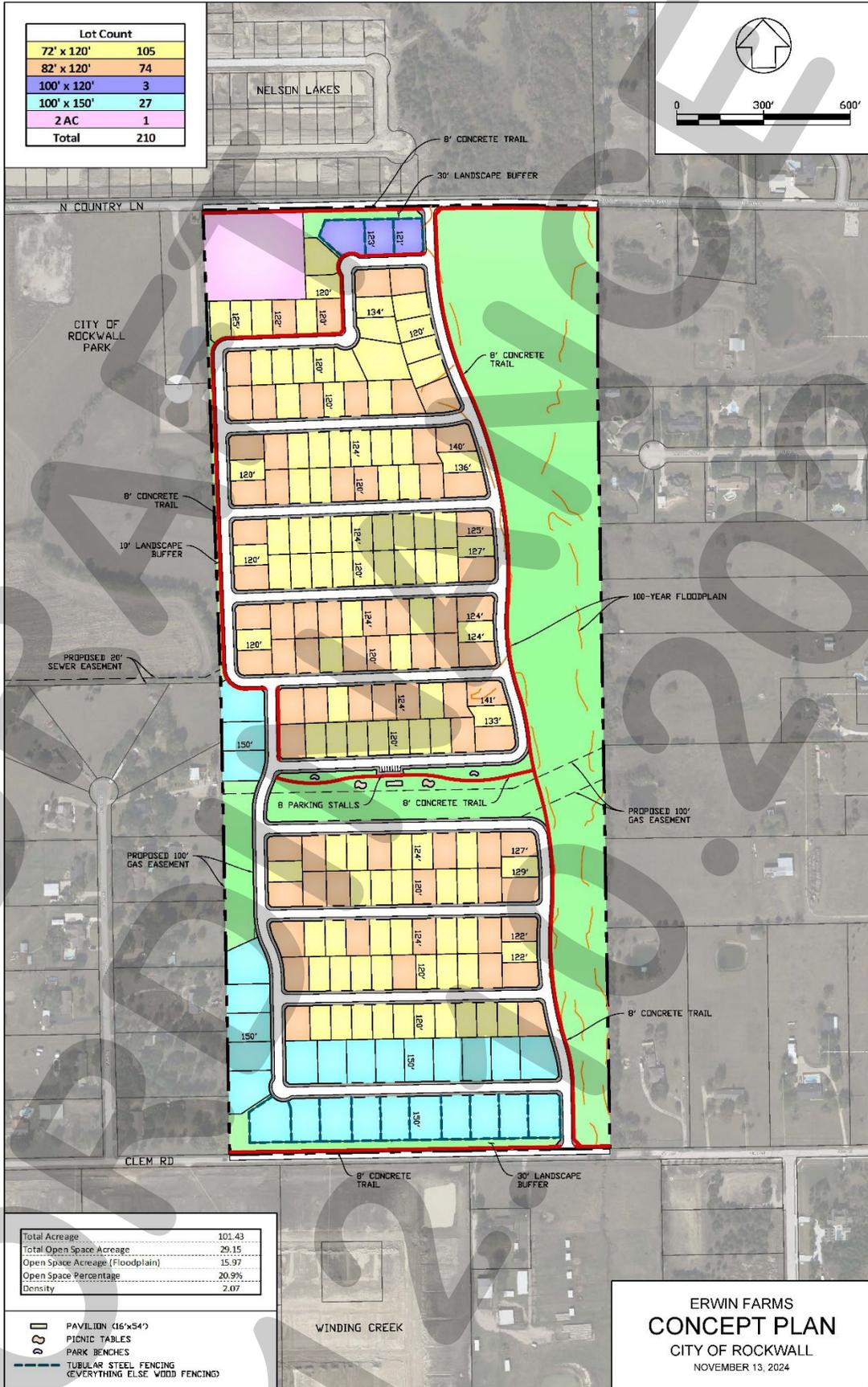


Exhibit 'C':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within 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), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. 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 (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	105	50.00%
B	82' x 120'	9,840 SF	74	35.24%
C	100' x 120'	12,000 SF	3	01.43%
D	100' x 150'	15,000 SF	27	12.86%
E	250' x 250'	87,120 SF	1	00.48%
<i>Maximum Permitted Units:</i>			210	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.07 dwelling units per gross acre of land; however, in no case should the proposed development to exceed 210 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	A	B	C	D	E
Minimum Lot Width ⁽¹⁾	72'	82'	100'	100'	250'
Minimum Lot Depth	120'	120'	120'	150'	250'
Minimum Lot Area	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	20'	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'	6'
Minimum Side Yard Setback Adjacent to a Street ^{(2), (5), & (7)}	20'	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'	25'
Maximum Height ⁽³⁾	36'	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) ^{(8) & (9)}	2,700 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching

Exhibit 'C':
Density and Development Standards

- faces.
- 6: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. In addition, no more than 20.00% (i.e. 21 lots) of the *Type 'A' Lots* may have a flat-front entry garage configuration.
 - 7: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (i.e. a *Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
 - 8: Air-Conditioned Space.
 - 9: No more than 20.00% (i.e. 21 lots) of the *Type 'A' Lots* may have a dwelling unit size between 2,700 SF and 2,799 SF.

(3) **Building Standards.** All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** 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 *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see examples below) may be used for up to 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



- (b) **Roof Pitch.** 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) **Garage Orientation and Garage Doors.** This development shall adhere to the following garage design and orientation requirements
 - (1) **Type 'A' Lots.** The *Type 'A' Lots* (i.e. the yellow lots depicted in Exhibit 'C') may 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. A maximum of 20.00% of these lots (i.e. 21 Lots or 10.09% of the total lots) shall be permitted to be oriented in a *flat-front entry* configuration -- allowing the garage to be flush with the front façade of the primary

Exhibit 'C':
Density and Development Standards

structure -- pending the front yard setback is increased to a minimum setback of 25-feet.

- (2) Type 'B', 'C', 'D' & 'E' Lots. The Type 'B', 'C', 'D' and 'E' Lots (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'C') may 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.
- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include one [1] of the upgraded or enhanced finishes from Figure 3 below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see Figures 1 – 3 for examples of the aforementioned garage and driveway features].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



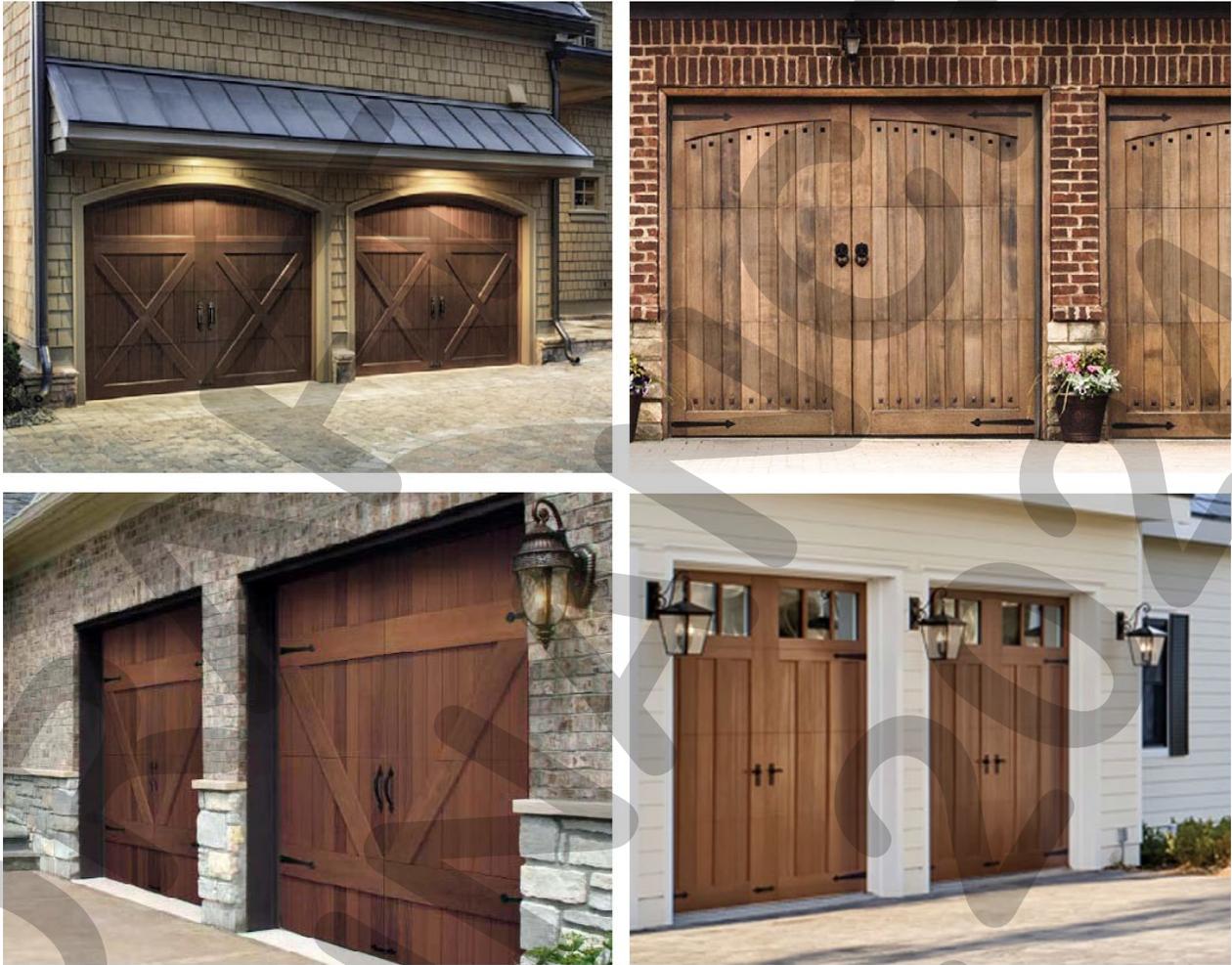
CEDAR CLADDING



ORNAMENTAL PAVING

Exhibit 'C':
Density and Development Standards

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 5 & 6 below).

TABLE 3: ANTI-MONOTONY MATRIX

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	250' x 250'	(1), (2), (3), (4)

(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)

Exhibit 'C':
Density and Development Standards

intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem Road 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 two (2) items deviate:

- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (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 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(4) **Fencing Standards.** 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.

Exhibit 'C':
Density and Development Standards

- (b) Wood Fences. 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) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.
- (d) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(5) Landscape and Hardscape Standards.

- (a) Landscape. 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) Landscape Buffers. 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 'C'* of this ordinance.
 - (1) Landscape Buffer and Sidewalks (North Country Lane). A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall

Exhibit 'C':
Density and Development Standards

have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. 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 30-foot landscape buffer.

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. 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 30-foot landscape buffer.
- (c) Street Trees. 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-foot 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. 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 one (1), 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) Irrigation Requirements. 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) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (6) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (7) Lighting. 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.
- (8) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall

Exhibit 'C':
Density and Development Standards

be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (9) **Buried Utilities.** New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* 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.
- (10) **Open Space.** The development shall consist of a minimum of 20.00% open space (or a *minimum of 20.286-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. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (11) **Trails.** A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (12) **Amenities.** Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 7* below. The amenities will feature at least one (1) pavilion, a multi-use court (e.g. pickle ball and basketball court), four (4) benches, two (2) grills.

FIGURE 4: PAVILION



Exhibit 'C':
Density and Development Standards

- (13) Neighborhood Signage and Enhancements. 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*.
- (14) Homeowner's Association (HOA). 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*), 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*.
- (15) Variances. 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.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Michael Jaquette; *CED Rockwall*
CASE NUMBER: Z2024-057; *Specific Use Permit for 1915 Alpha Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a Specific Use Permit (SUP) for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 7, 1983, the City Council approved a zoning case [Case No. *PZ1983-035*] that changed the zoning on the subject property from Agricultural (AG) District to Light Industrial (LI) District. On June 4, 2018, the City Council approved a replat [Case No. *P2018-015*] that establish the subject property as Lot 1, Block D, Ellis Centre #2 Addition. On November 12, 2019, the Planning and Zoning Commission approved a site plan [Case No. *SP2019-040*] to allow the construction of three (3) multi-tenant industrial buildings on the subject property.

PURPOSE

The applicant -- *Michael Jaquette of CED Rockwall* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* in a Light Industrial (LI) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1915 Alpha Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 71.9480-acre tract of land (*i.e. Tract 20-2 of the A. Hanna Survey, Abstract No. 99*) zoned Light Industrial (LI) District. Beyond this is Justin Road, which is classified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are six (6) parcels of land (*i.e. Lots 2AR, 2B-R, 7, Block C, Ellis Centre #2 Addition; Lot 1, Block C, Ellis Centre Addition; Lot 1, Block A, Emerus Emergency Hospital Addition*) that make up the remainder of the Ellis Centre #2 Addition, the Ellis Centre Addition, and the Emerus Emergency Hospital Addition. All of these properties are zoned Light Industrial (LI) District. Beyond this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is a 3.8730-acre parcel of land (*i.e. Lot 1, Rockwall Industrial Foundation Addition*) developed with five (5) multi-tenant industrial buildings. Beyond this is Industrial Boulevard, which is classified 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. Following this is a 17.719-acre parcel of land (*i.e. Lot 2, Rockwall Industrial Foundation Addition*) developed with five (5) multi-tenant industrial buildings. East

of this is a vacant 37.487-acre tract of land (i.e. *Tract 3 of the A. Hanna Survey, Abstract No. 99*). All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property is the terminus of Alpha Drive, which is identified as a R2 (i.e. *residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.8907-acre parcel of land (i.e. *Lot 3, Block D, Ellis Centre #2 Addition*) developed with a 12,000 SF industrial building, zoned Light Industrial (LI) District. Following this is a 41.649-acre parcel of land (i.e. *Lot 1, Block 1, Herman E. Utley Middle School Addition*) developed with Herman E. Utley Middle School, zoned Agricultural (AG) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a zoning exhibit requesting a Specific Use Permit (SUP) for a *General Retail Store* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 50,400 SF multi-tenant industrial building situated on the subject property. Within this building the applicant is leasing a 6,213 SF space for their *Wholesale Showroom Facility*, which engages in the wholesale – *primarily to contractors* -- of electrical components and parts. As part of the applicant's operations, they sell Personal Protective Equipment (PPE) and individually packaged goods in the entry lobby. This component of the business is open to both contractors and the general public. Given this, the applicant is requesting to include an 812 SF *General Retail Store* as part of their *Wholesale Showroom Facility*. Staff has included all of the applicant's submitted materials in the attached packet for the Planning and Zoning Commission and City Council's review.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.01(F), *Retail and Personal Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *General Retail Store* as "(a) facility or area for the retail sale of general merchandise or food to the public for

direct consumption and not for wholesale.” In this case, the applicant’s proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *General Retail Store* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District. The purpose of this requirement is to acknowledge that the *General Retail Store* land use is not appropriate within all of the City’s light industrial areas, and that the City Council should have discretionary oversight with regard to this land use and their impacts within these types of districts.

STAFF ANALYSIS

According to Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district.” In review of the surrounding land uses, they are not all typical light industrial land uses (i.e. *Manufacturing, Fabrication, Warehouse/Distribution, etc.*), and include land uses such as *Office, Animal Boarding, and a Gym*. Based on this, the proposed *General Retail Store* would not be the only deviation from traditional light industrial land uses. In addition, the applicant has indicated that their primary customers for the *General Retail Store* will be contractors picking up *Wholesale* orders and not the general public. All that being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *IH-30 Corridor District*. This district is composed primarily of a *Special Commercial Corridor (SC)*. The *IH-30 Corridor District* classifies the SC into three (3) zones: *Preservation Zone, Transitional Zone, and Opportunity Zone*. In this case, the subject property is located within the *Transitional Zone*, which is defined as “(a) segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential.” That being said, the proposed *General Retail Store* is located within a new multi-tenant light industrial building that now better maximizes the tax potential. It is at the discretion of the Planning and Zoning Commission and City Council if the proposed *General Retail Store* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On November 21, 2024, staff mailed 15 notices to property owners and occupants within 500-feet of the subject property. In addition, there were no Homeowner’s Association (HOA) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff has received no notices in favor or opposed to the applicant’s request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request for a Specific Use Permit (SUP) for a *General Retail Store* within a Light Industrial (LI) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit ‘B’* of this ordinance; and
 - (b) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1915 Alpha Dr. Suite 400, Rockwall TX 75087

SUBDIVISION Ellis Centere-2 LOT 2 BLOCK D

GENERAL LOCATION Gamma Ct and Alpha Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Shell Space / New Construction

PROPOSED ZONING Warehouse / retail space

PROPOSED USE Electrical supply Warehouse/retail showroom

ACREAGE <1 acre

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER QA Logistics Parkville LP

APPLICANT CEO Rockwall

CONTACT PERSON Marshall Hanson

CONTACT PERSON MICHAEL JAQUETTE

ADDRESS 12001 N CENTRAL EXPY
SUITE 200

ADDRESS 1915 ALPHA DR SUITE 400

CITY, STATE & ZIP DALLAS, TX 75243

CITY, STATE & ZIP Rockwall TX 75087

PHONE 972-415-4911

PHONE 714-476-3151

E-MAIL MARSHALL@ATZAP.COM

E-MAIL MJAQUETTE@CEORockwall.com

NOTARY VERIFICATION [REQUIRED]

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

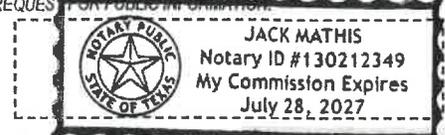
¹ HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE Fifteenth DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

July 28, 2027

0 20 40 80 120 160 Feet

Z2024-057: Specific Use Permit (SUP) for a Warehouse/Retail store at 1915 Alpha Drive, Suite 140



Case Location Map = 



City of Rockwall

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

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

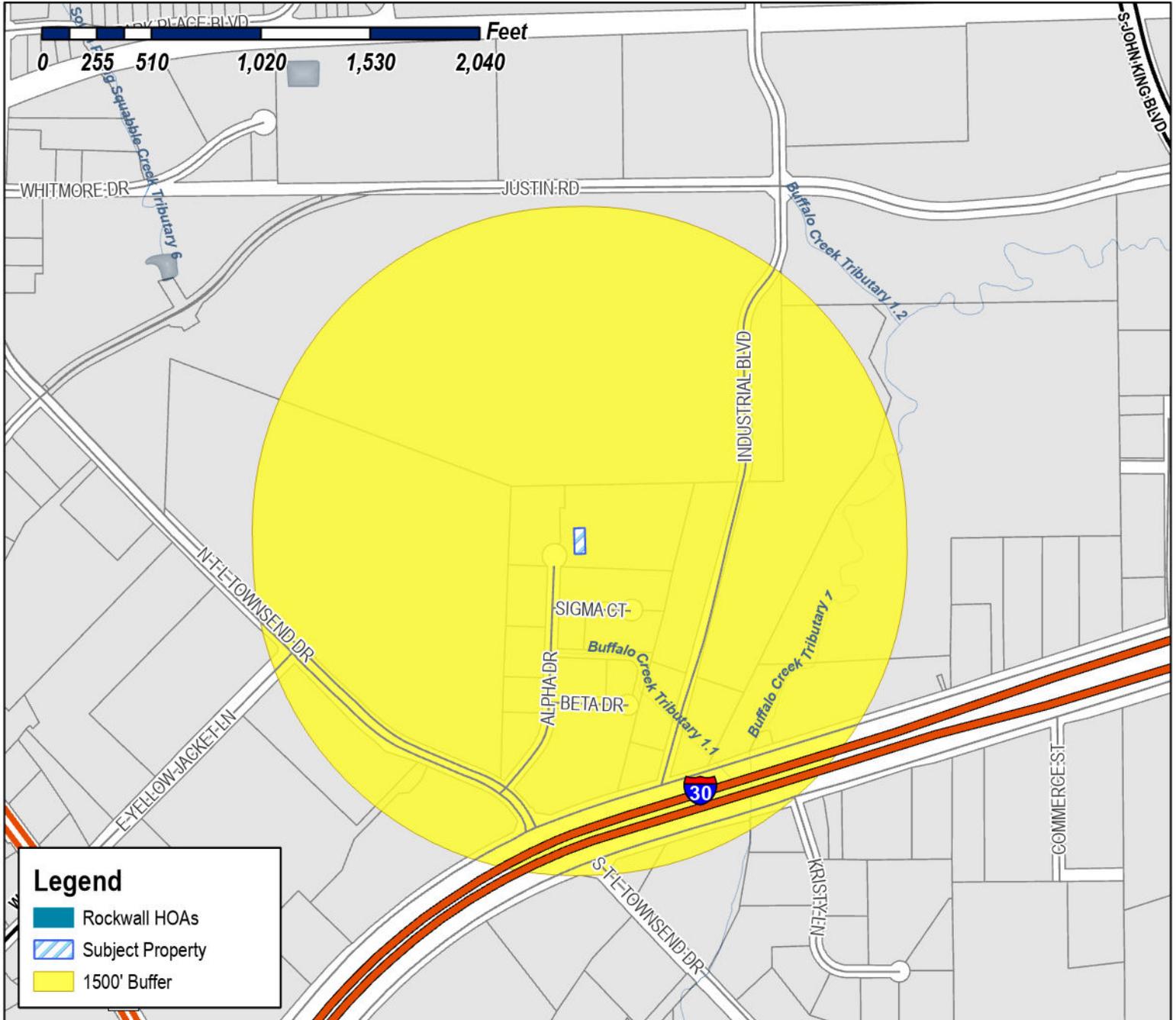




City of Rockwall

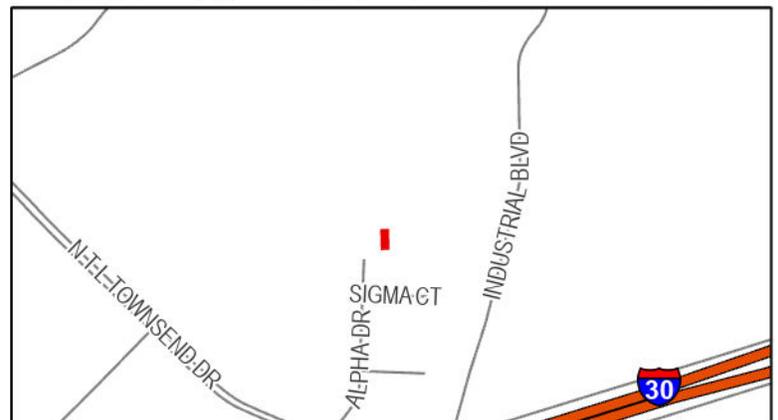
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Case Number: Z2024-057
Case Name: SUP for a Warehouse/ Retail Store
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1915 Alpha Drive Suite 140

Date Saved: 11/19/2024
 For Questions on this Case Call (972) 771-7745





City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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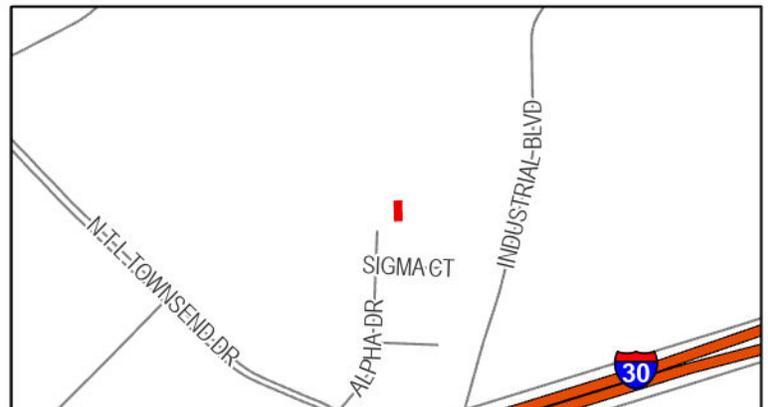
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Case Number: Z2024-057
Case Name: SUP for a Warehouse/ Retail Store
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1915 Alpha Drive Suite 140

Date Saved: 11/19/2024

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



RESIDENT
1197 T L TOWNSEND DR
ROCKWALL, TX 75087

QA LOGISTICS ROCKWALL LP
C/O ATCAP PARTNERS LLC
12001 N CENTRAL EXPY STE 200
DALLAS, TX 75243

RESIDENT
1203 BETA CT
ROCKWALL, TX 75087

RESIDENT
1203 SIGMA CT
ROCKWALL, TX 75087

MITCHELL II LTD
1208 SIGMA CT
ROCKWALL, TX 75087

ELLIS RICHARD M III AND
DAVID M ELLIS AND JODY M ELLIS AND CHARLES
M ELLIS
1223 WATERSIDE CIR
DALLAS, TX 75218

SVEA INDUSTRIAL II LLC
12333 SOWDEN RD STE B
HOUSTON, TX 77080

RESIDENT
1905 ALPHA CT
ROCKWALL, TX 75087

CANINE PROPERTIES LLC
1920 ALPHA DR
ROCKWALL, TX 75087

RESIDENT
1930 ALPHA DR
ROCKWALL, TX 75087

RESIDENT
2005 INDUSTRIAL
ROCKWALL, TX 75087

BASK INVESTMENTS LLC
401 COLUMBIA DR ROCKWALL TX 75032

ROCKWALL STEEL CO
PO BOX 159
ROCKWALL, TX 75087

SPEC AERO PROPERTIES LP
PO BOX 683
GREENVILLE, TX 75403

AMAZON.COM SERVICES LLC
C/O AMAZON PROPERTY TAX
PO BOX 80416
SEATTLE, WA 98108

PUBLIC NOTICE



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

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

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

Z2024-057: SUP for General Retail Store

Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a *Specific Use Permit (SUP)* for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, December 16, 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. Z2024-057: SUP for General Retail Store

Please place a check mark on the appropriate line below:

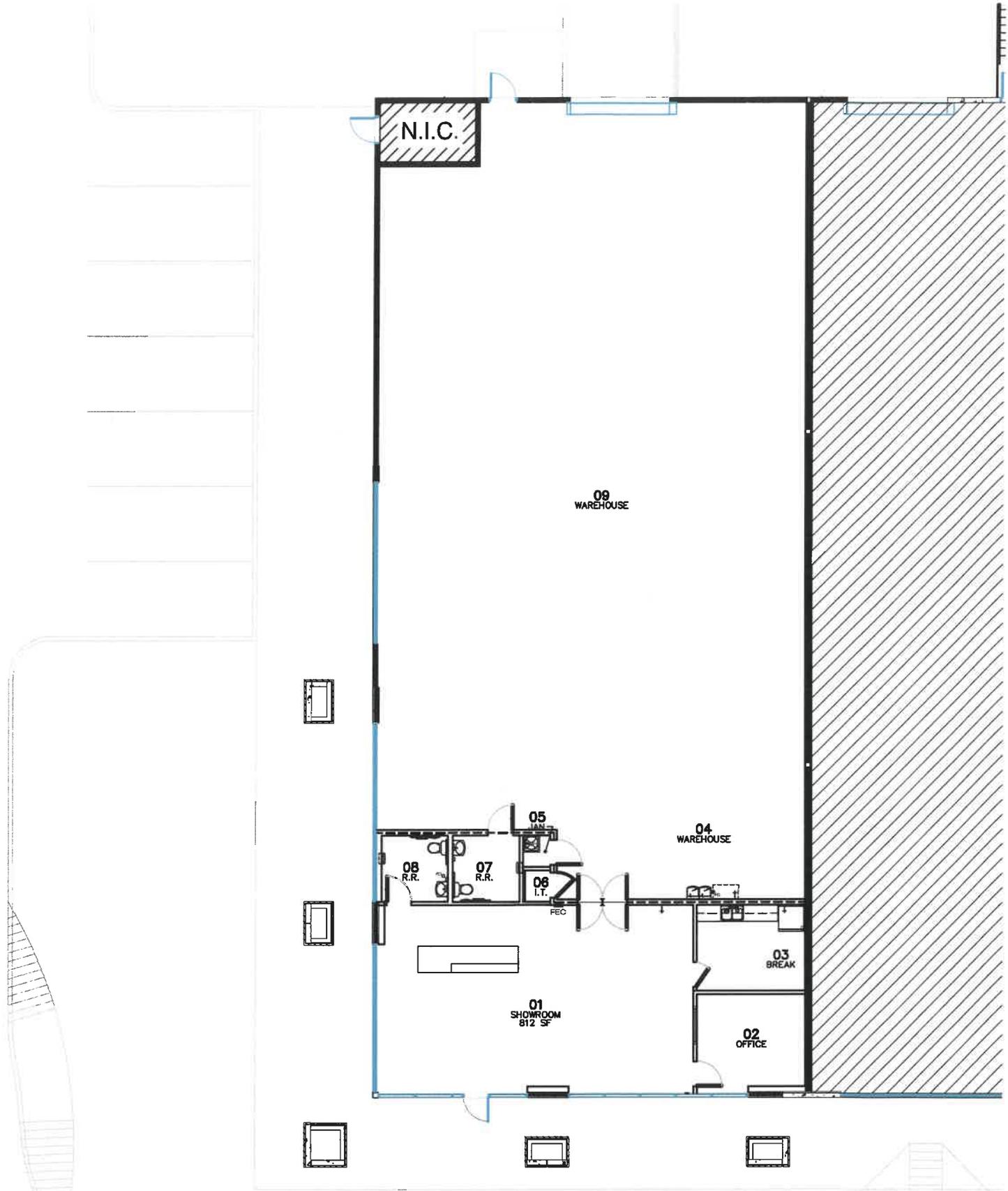
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]
Address: [Grey box]

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

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



N.I.C.

09 WAREHOUSE

04 WAREHOUSE

03 BREAK

02 OFFICE

01 SHOWROOM
812 SF

08 R.R.

07 R.R.

06 I.T.

PEC

05 J.C.

1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16"=1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 5.1292-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK D, ELLIS CENTRE #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall LP for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 5.1292-acre parcel of land identified as Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* 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. The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *General Retail Store* 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 04.04, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Floor Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JANUARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

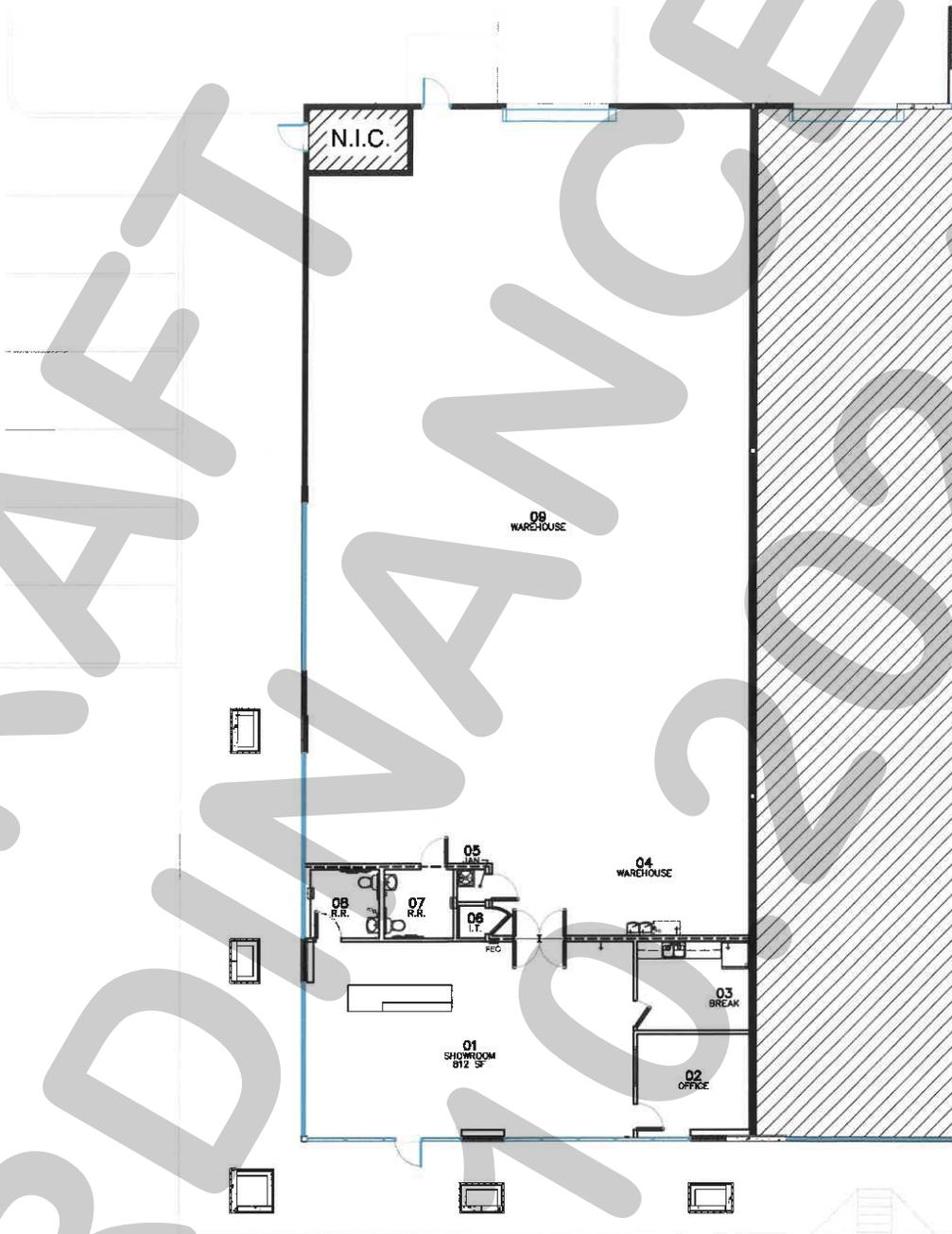
2nd Reading: January 6, 2025

Exhibit 'A'
Location Map

Legal Description: Lot 2, Block D, Ellis Centre #2 Addition
Address: 1915 Alpha Drive



Exhibit 'B':
Floor Plan



1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16"=1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX





TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Jerret R. Smith
CASE NUMBER: Z2024-058; *Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 704 S. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land (*i.e. Lot 1, Block A, Highridge Estates Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is W. Boydston Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is First Baptist Church of Rockwall (*i.e. Lot 1, Block A, First Baptist Church Addition Phase 3*) which is situated on a 9.43-acre tract of land and is zoned both Single-Family 10 (SF-10) District and General Retail (GR) District.

South: Directly south of the subject property are six (6) parcels of land (*i.e. 706, 710, 804, 806, 808, & 810 S. Alamo Road*) developed with single-family homes that are within the Highridge Estates Subdivision. Beyond this is the Spong Subdivision, which consists of five (5) lots developed with single-family homes. All of these parcels are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as a R2U (*i.e. residential, two [2] 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 is S. Alamo Road, which is identified as a R2U (*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 is the Amachris Subdivision, which consists of seven (7) lots developed with

single-family homes and is zoned Planned Development District 12 (PD-12). Beyond this is a 1.9192-acre parcel of land (i.e. Lot 2, Block 1, Goliad Place Addition), which consists of the First Baptist Church Student Ministry and is zoned General Retail (GR) District.

West: Directly west of the subject property are six (6) parcels of land (i.e. 703, 705, 707, 711, 713, & 715 Forest Trace) developed with single-family homes and one (1) vacant parcel of land (i.e. 709 Forest Trace). Beyond this is Forest Trace, which is identified as a R2U (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OUR Hometown Vision 2040 Comprehensive Plan. West of this is the remainder of the Highridge Estates Subdivision, which consists of 99 lots and is zoned Single-Family District 10 (SF-10) District.

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 90.00% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is situated within the Highridge Subdivision, which is 98.00% developed, consists of 97 residential lots, and has been in existence since June 1, 1972. 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 within 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 E. Kaufman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on S. Alamo Road and in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) and Two (2) Story	Two (2) Story
Building Orientation	The homes along S. Alamo face onto S. Alamo Road.	The front elevation of the home will face S. Alamo Road.
Year Built	1910- 1995	N/A
Building SF on Property	1,403 SF – 3,100 SF	5,059 SF
Building Architecture	Single Family Homes and Four (4) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	25-Feet
Side	6- feet	5-Feet
Rear	10-Feet	X>10-Feet
Building Materials	Brick, Siding, Stone and Stucco	Board and Batten Siding
Paint and Color	Brown, Red, White, Orange	N/A
Roofs	Composite Shingles	Board and Batten
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of rear entry garages or no garages.	The proposed home will incorporate a j-swing garage.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along S. Alamo Road and Forest Trace 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 November 19, 2024, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows, Bent Creek Condos, and Highridge Estates Homeowners 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 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 Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.
 - (c) All residential structures shall be constructed with a minimum 3:12 roof pitch.
 - (d) The residential plot plan shall meet the required side yard setback of six (6) feet; and,
 - (e) 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 Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 S. Alamo

SUBDIVISION Highridge Est LOT 2 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Vacant Lot CURRENT USE Vacant Lot

PROPOSED ZONING _____ PROPOSED USE Single Family Resident

ACREAGE 0.1960 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Jerret R. Smith</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Jerret R. Smith</u>	CONTACT PERSON	_____
ADDRESS	<u>9091 Fm 2723</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Terrell TX 75161</u>	CITY, STATE & ZIP	_____
PHONE	<u>214 317-0499</u>	PHONE	_____
E-MAIL	<u>JSC@Rockwall@yahoo.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

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

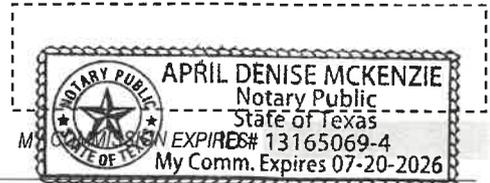
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

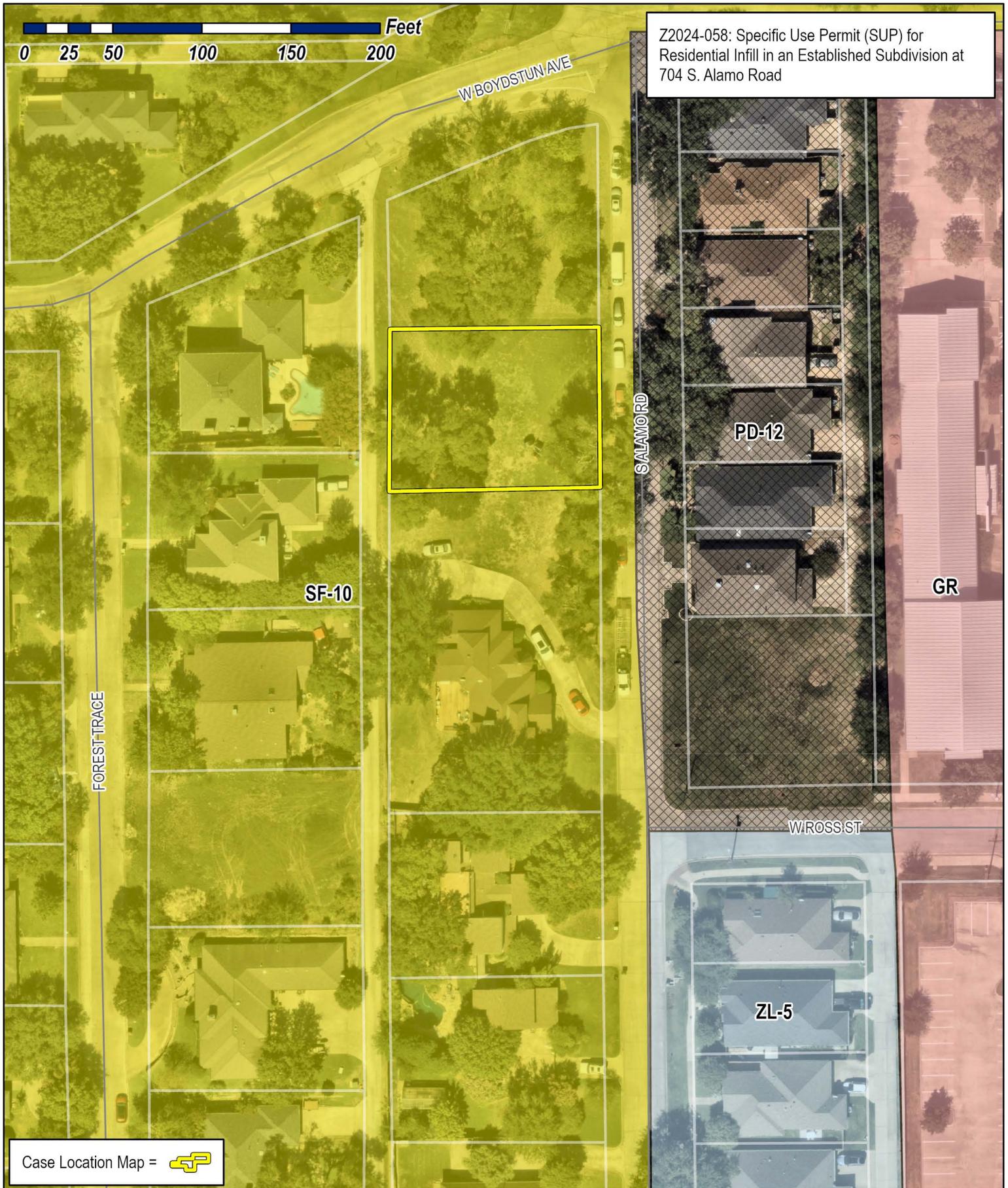
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF November, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
April Denise McKenzie





City of Rockwall

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

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

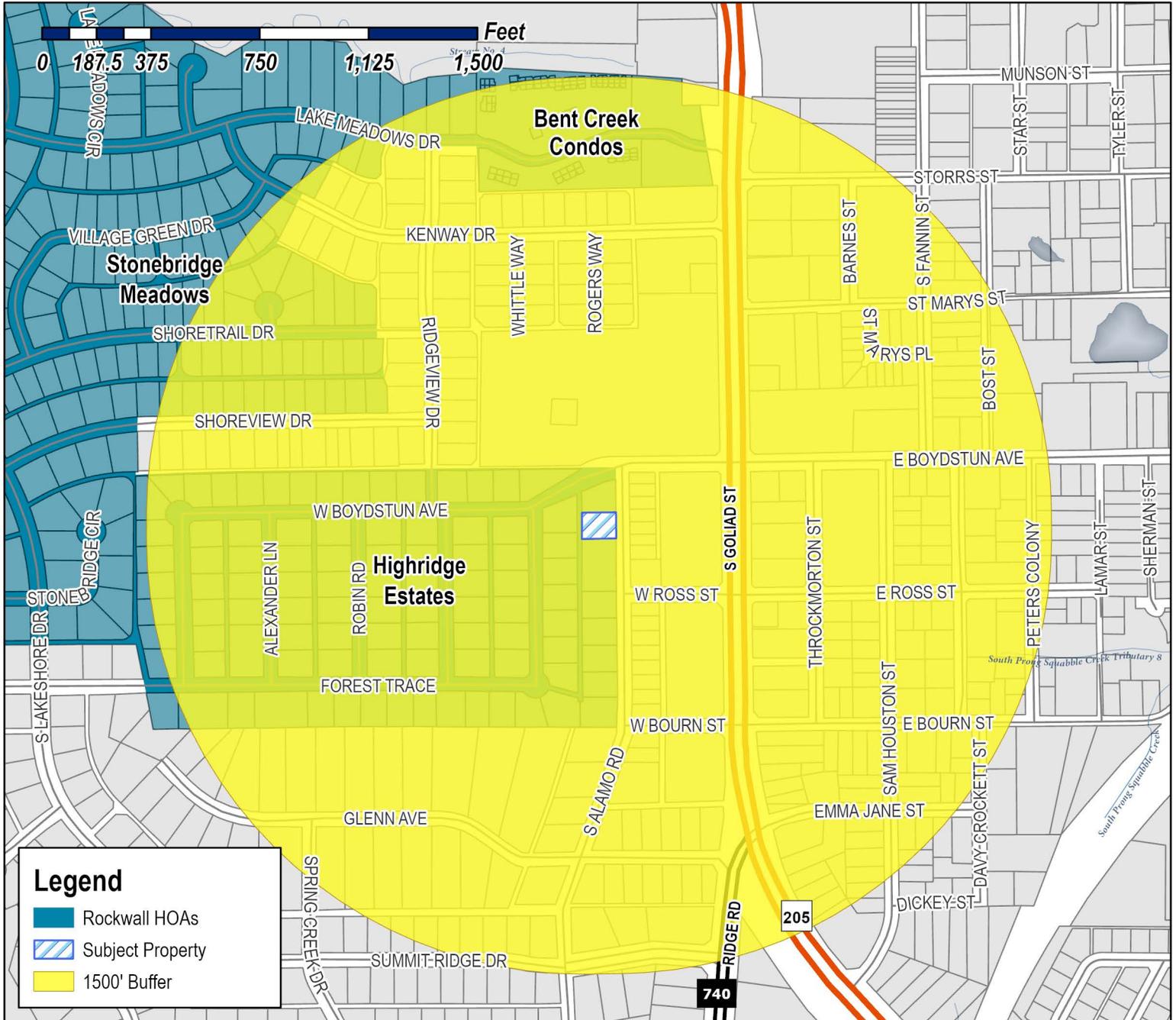




City of Rockwall

Planning & Zoning Department
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(P): (972) 771-7745
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Case Number: Z2024-058
Case Name: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2024-058]
Date: Wednesday, November 20, 2024 2:00:37 PM
Attachments: [Public Notice \(P&Z\) \(11.18.2024\).pdf](#)
[HOA Map \(11.15.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-058: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

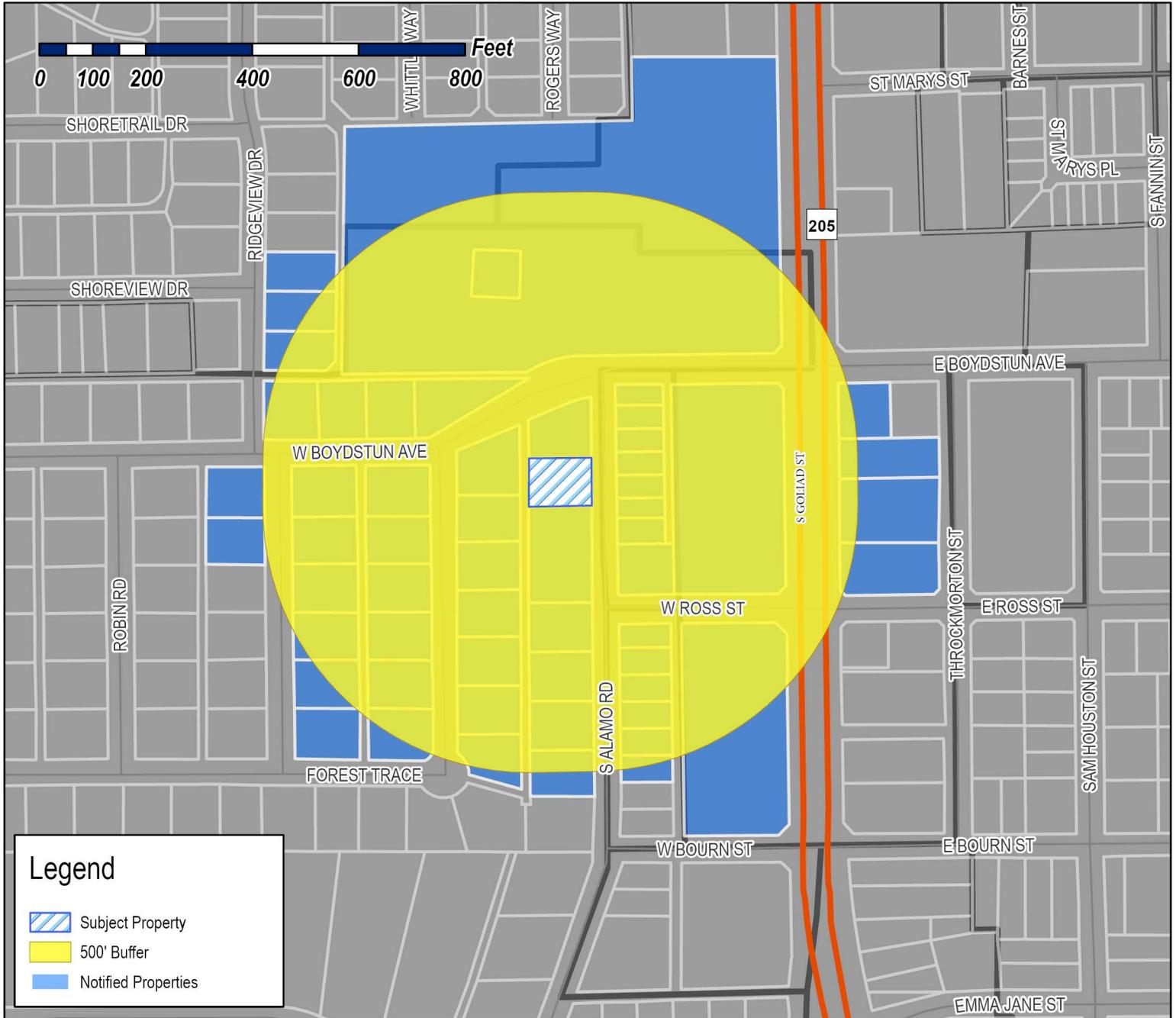
972-771-7745 Ext. 6568



City of Rockwall

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

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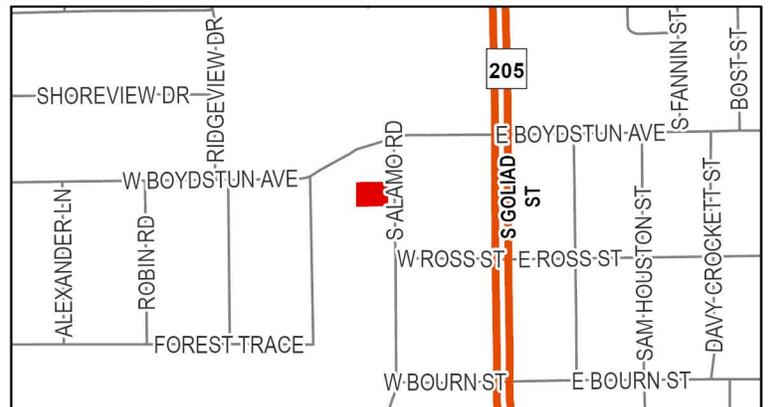
Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2024-058
Case Name: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024

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



BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

OTTO IRIS
1502 S 1ST ST STE 3
GARLAND, TX 75040

CRUSE ROBERT B JR AND MARGARET A
1510 SOUTH ALAMO
ROCKWALL, TX 75087

TIJERINA MANUEL
1713 MISSION DR
GARLAND, TX 75042

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

MARKS RICHARD R & JUNE
TRUSTEES OF THE MARKS FAMILY LIVING TRUST
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST
664 SORITA CIR
HEATH, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO DR
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
703 S ALAMO
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

FORD CLYDE G
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM
712 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-058: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, December 16, 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. Z2024-058: SUP for Residential Infill

Please place a check mark on the appropriate line below:

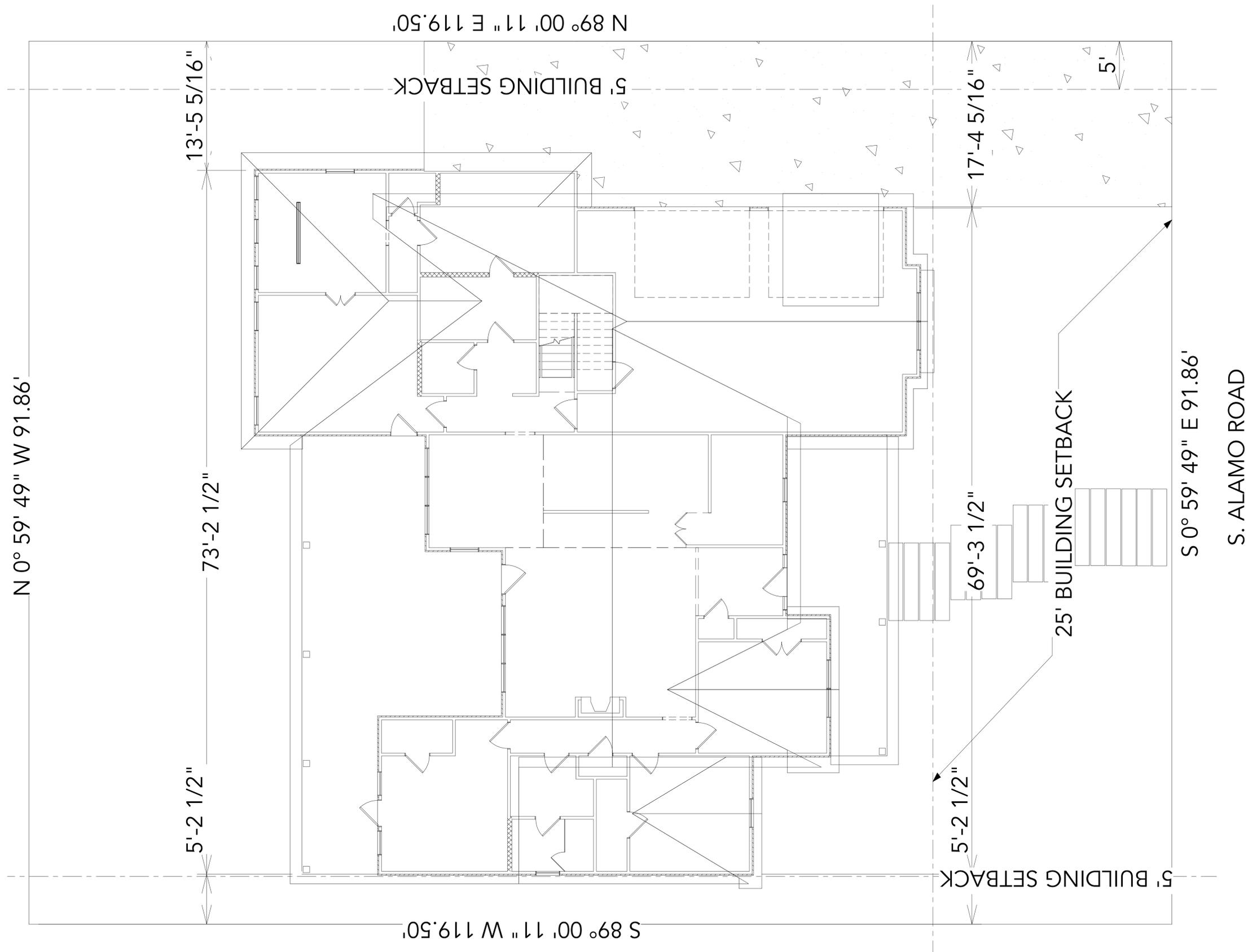
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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



N 0° 59' 49" W 91.86'

5'-2 1/2"

73'-2 1/2"

13'-5 5/16"

S 89° 00' 11" W 119.50'

N 89° 00' 11" E 119.50'

5' BUILDING SETBACK

5'-2 1/2"

69'-3 1/2"

17'-4 5/16"

5'

25' BUILDING SETBACK

S 0° 59' 49" E 91.86'

S. ALAMO ROAD

SITE PLAN

SCALE - 1" = 5'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Site Plan

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

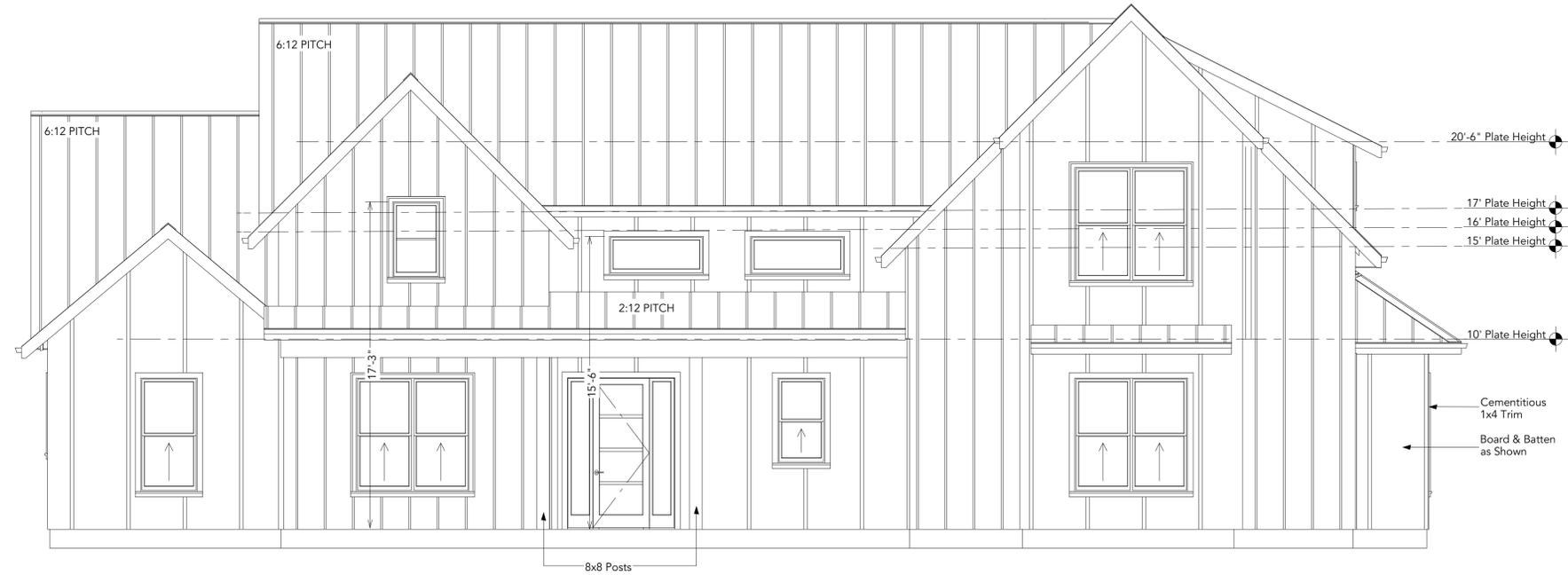
2/20/2023

SCALE:

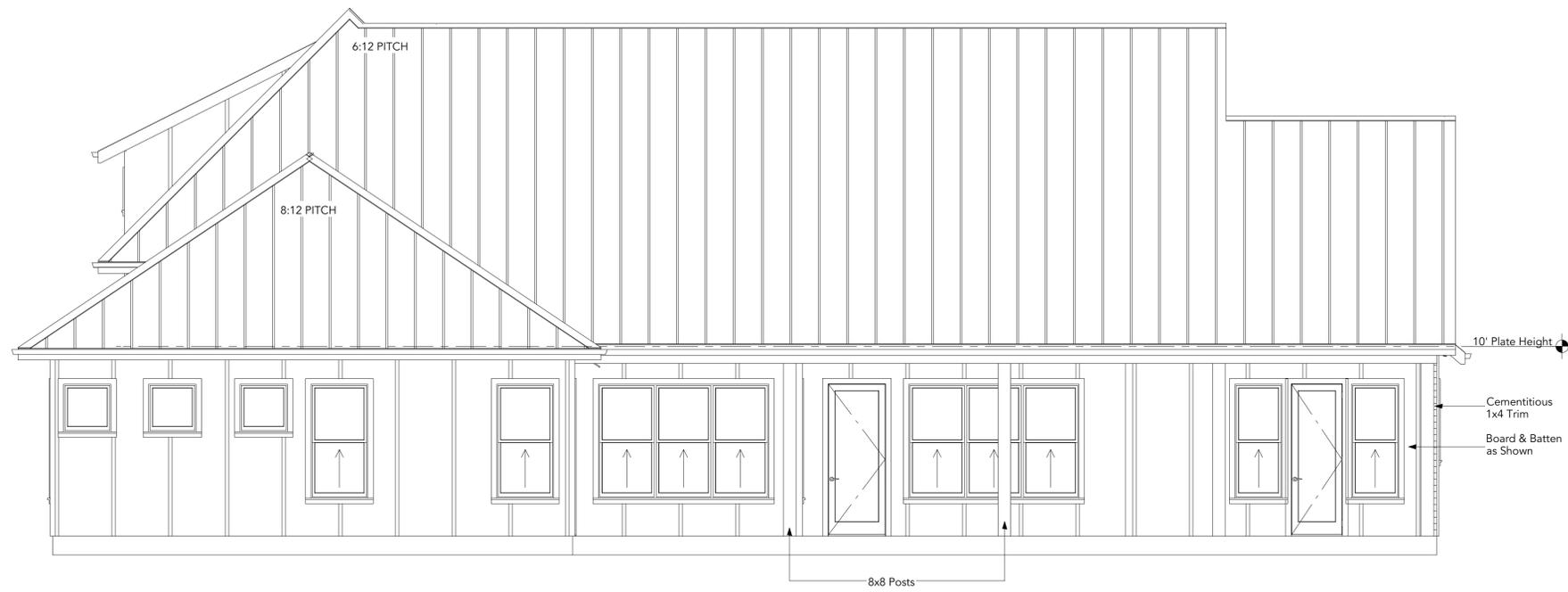
As Noted

SHEET:

A-2



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



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

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

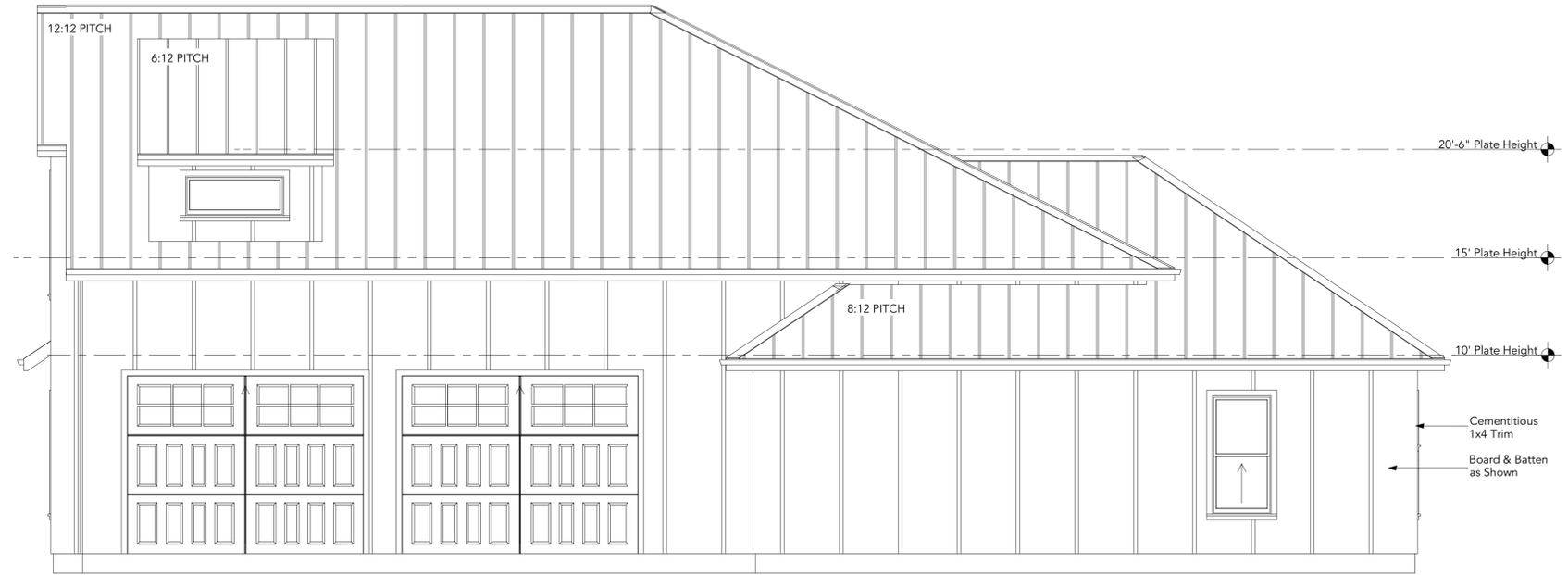
2/20/2023

SCALE:

As Noted

SHEET:

A-3



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



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

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

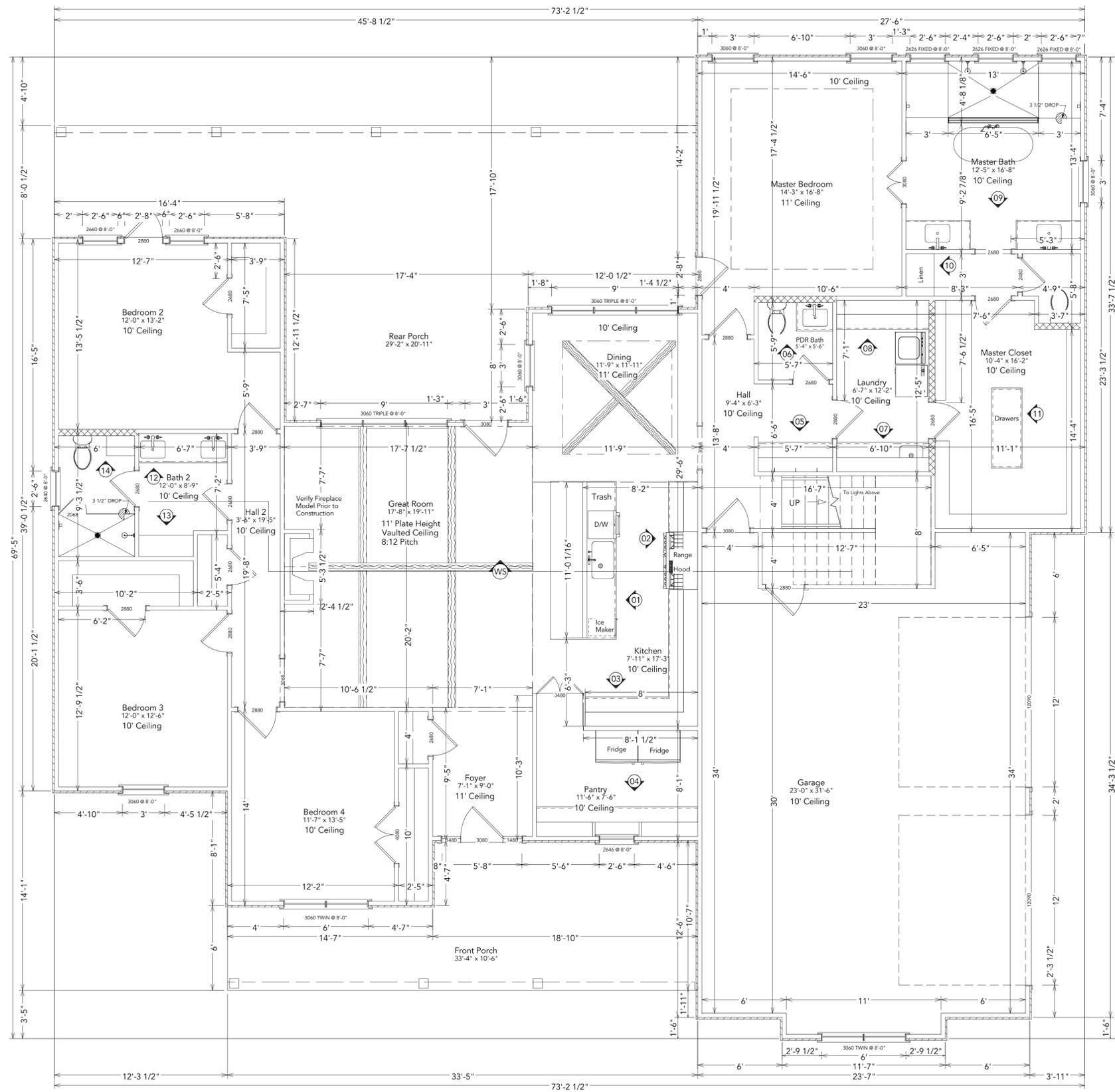
2/20/2023

SCALE:

As Noted

SHEET:

A-4



1st FLOOR PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE		
#	DATE	DESCRIPTION

JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

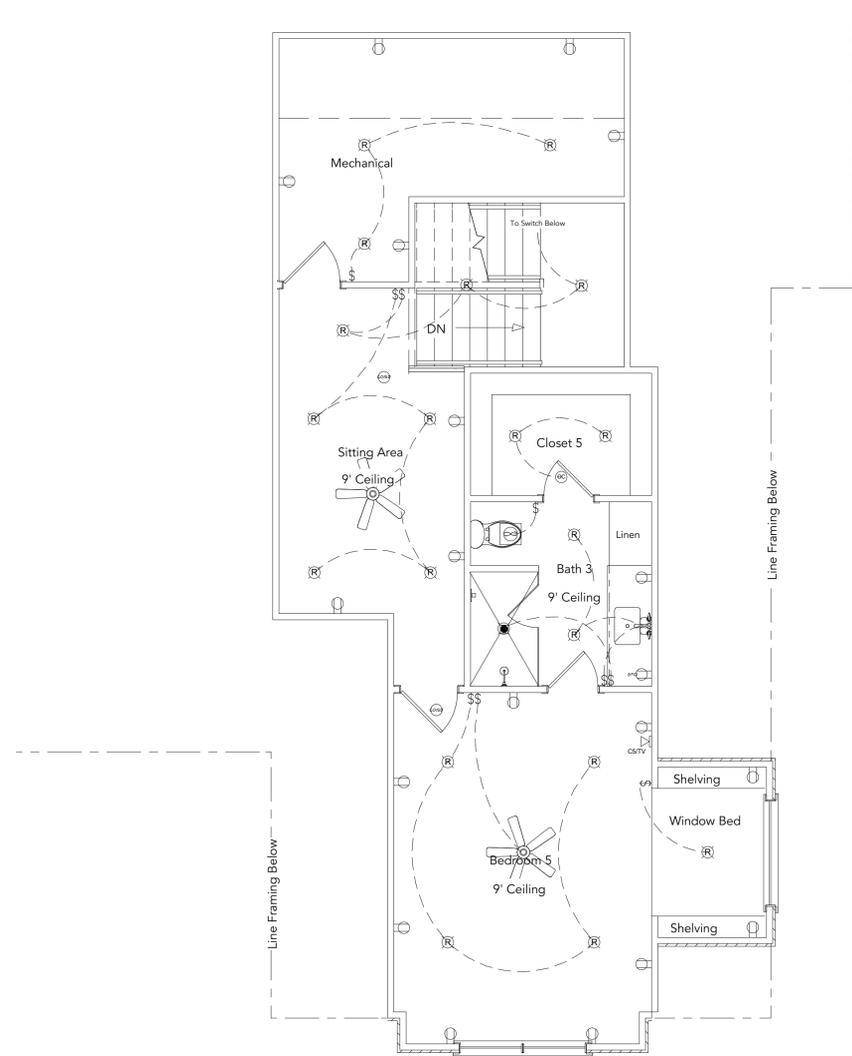
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele
 Drafting
 Royse City, TX 409-338-1194

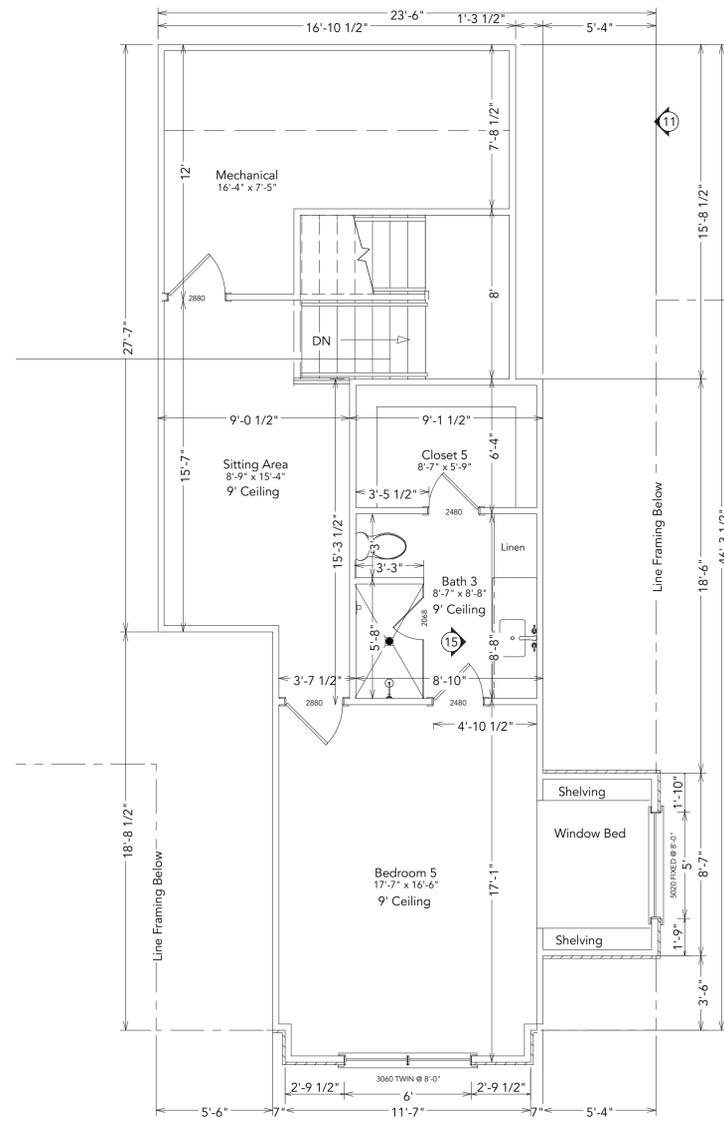
DATE:
 2/20/2023

SCALE:
 As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL
SCALE - 1/4" = 1'-0"



2nd FLOOR PLAN
SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE		
#	DATE	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

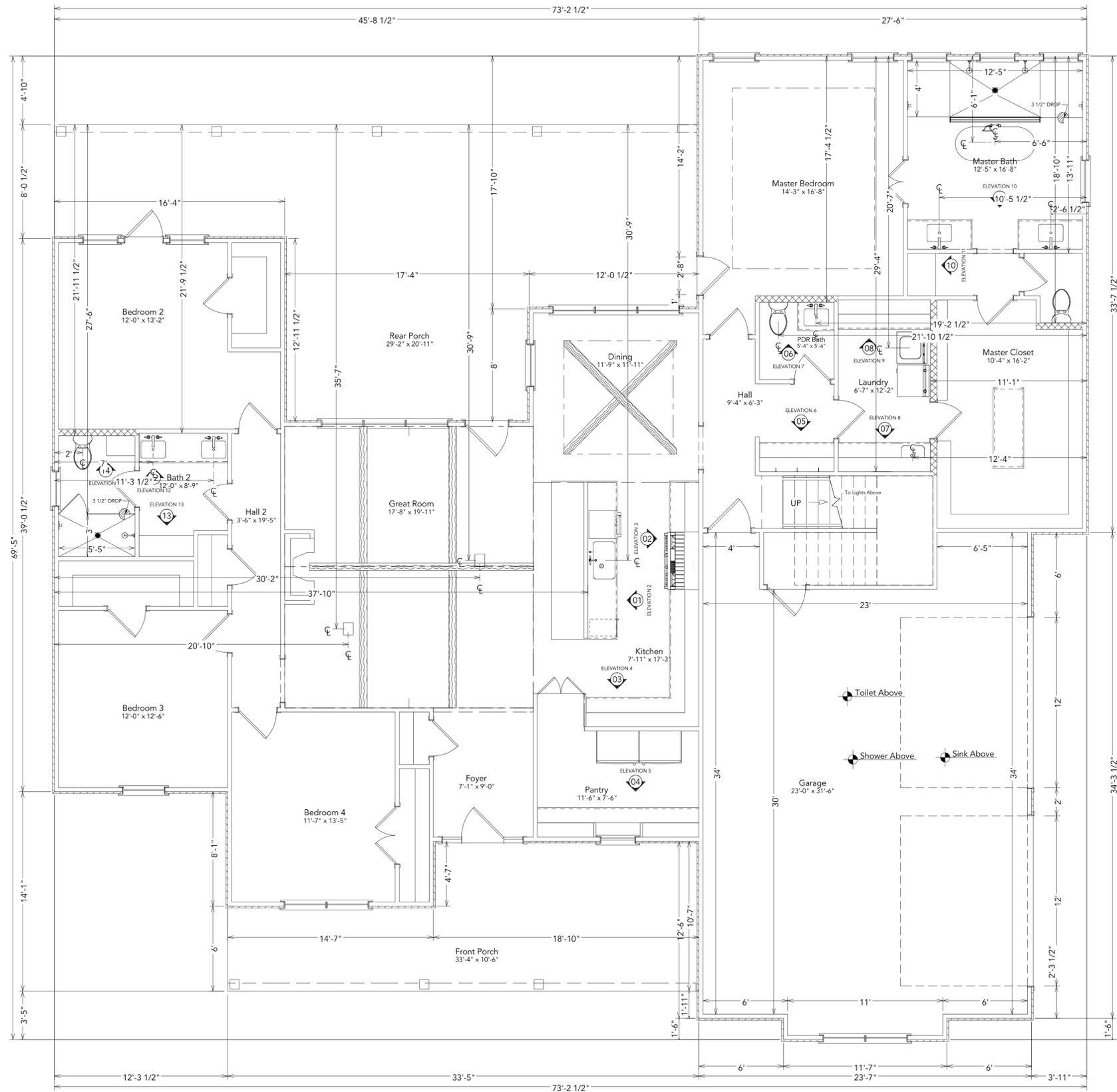
2/20/2023

SCALE:

As Noted

SHEET:

A-6



FOUNDATION/PLUMBING PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

Foundation/
Plumbing Plan

DRAWINGS PROVIDED BY:
**Chanda Steele
Drafting**
Royse City, TX 409-338-1194

DATE:

2/20/2023

SCALE:

As Noted

SHEET:

A-9



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

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
702 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
704 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
706 S. Alamo Road	Single-Family Home	1981	4,374	N/A	Brick and Siding
710 S. Alamo Road	Single-Family Home	1981	4,957	N/A	Brick and Stucco
804 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
806 S. Alamo Road	Single-Family Home	2007	3,745	N/A	Brick
808 S. Alamo Road	Single-Family Home	2015	3,814	N/A	Brick
703 Forest Trace	Single-Family Home	1978	4,730	N/A	Brick
705 Forest Trace	Single-Family Home	2003	4,085	N/A	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	90	Brick, Stone, & Siding
709 Forest Trace	Vacant	N/A	N/A	N/A	N/A
711 Forest Trace	Single-Family Home	1985	3,540	N/A	Brick
AVERAGES:		1991	4,074	90	



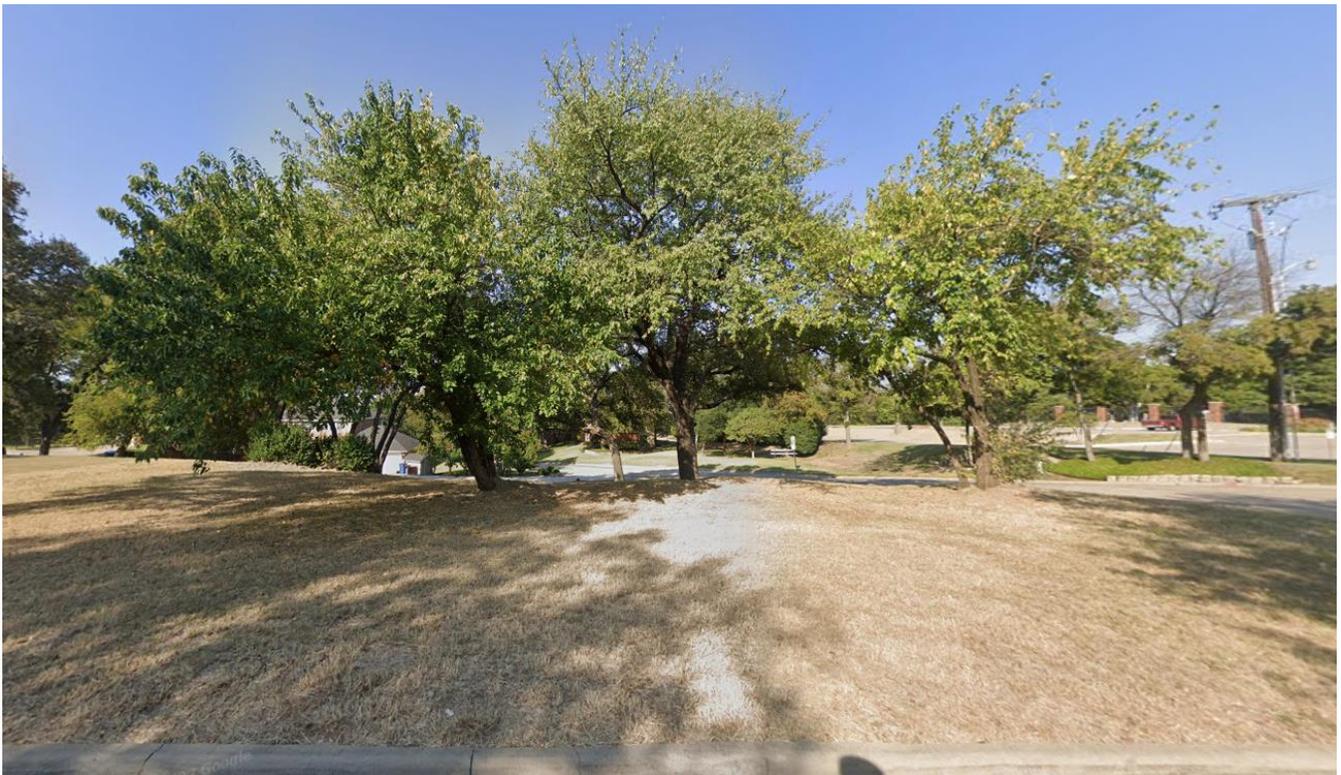
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



702 S. Alamo Road



704 S. Alamo



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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706 S. Alamo Road



710 S. Alamo Road



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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804 S. Alamo Road



806 S. Alamo Road



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



808 S. Alamo Road



703 Forest Trace



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



705 Forest Trace



707 Forest Trace



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



709 Forest Trace



711 Forest Trace

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE 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 Jerret R. Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, 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 and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That 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*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit '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) All residential structures shall be constructed with a minimum 3:12 roof pitch.
- 4) The residential plot plan shall meet the required side yard setback of six (6) feet; and,
- 5) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th DAY OF JANUARY, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Exhibit 'A':
Location Map

Address: 704 S. Alamo Road

Legal Description: Lot 2, Block A, Highridge Addition

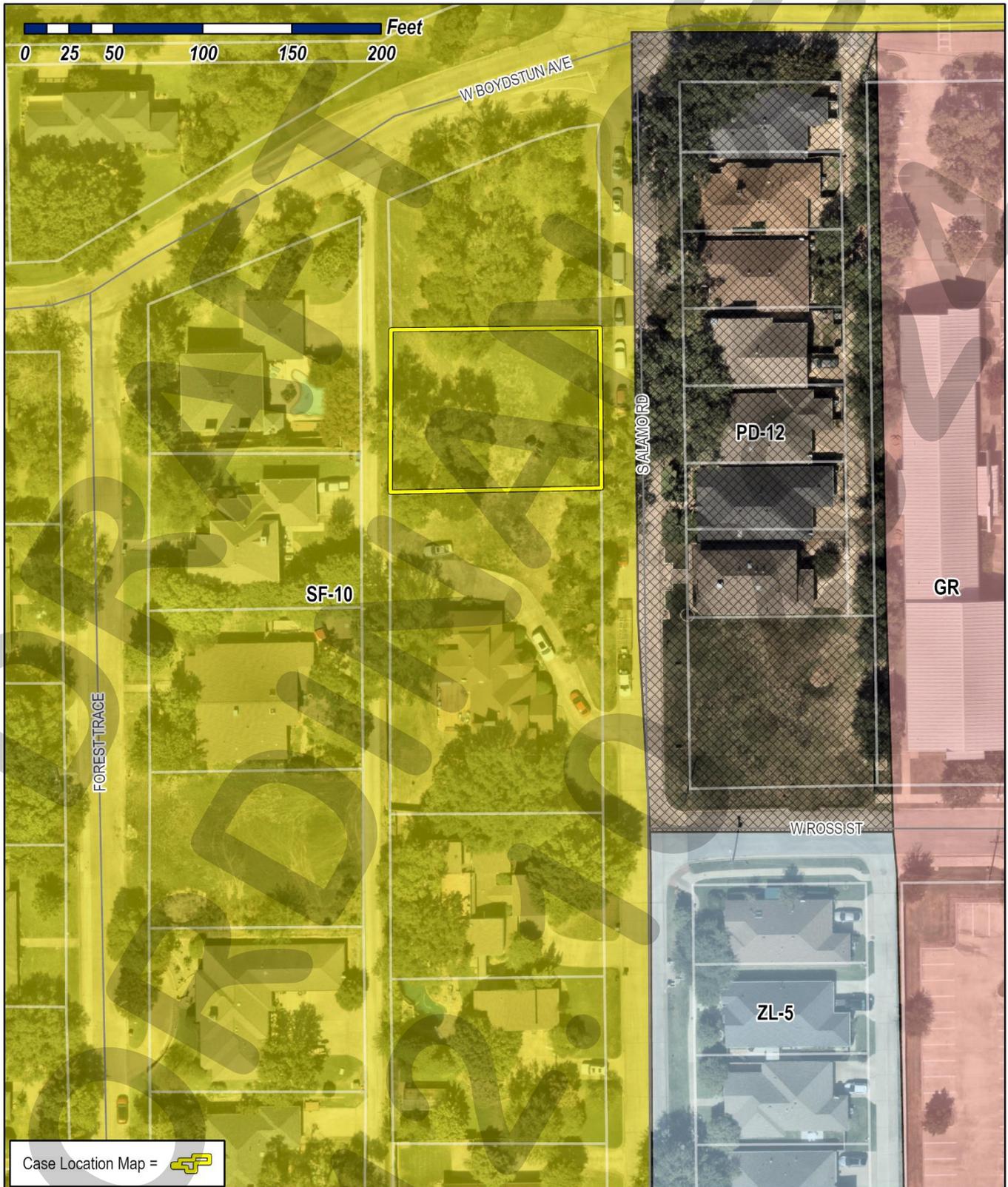
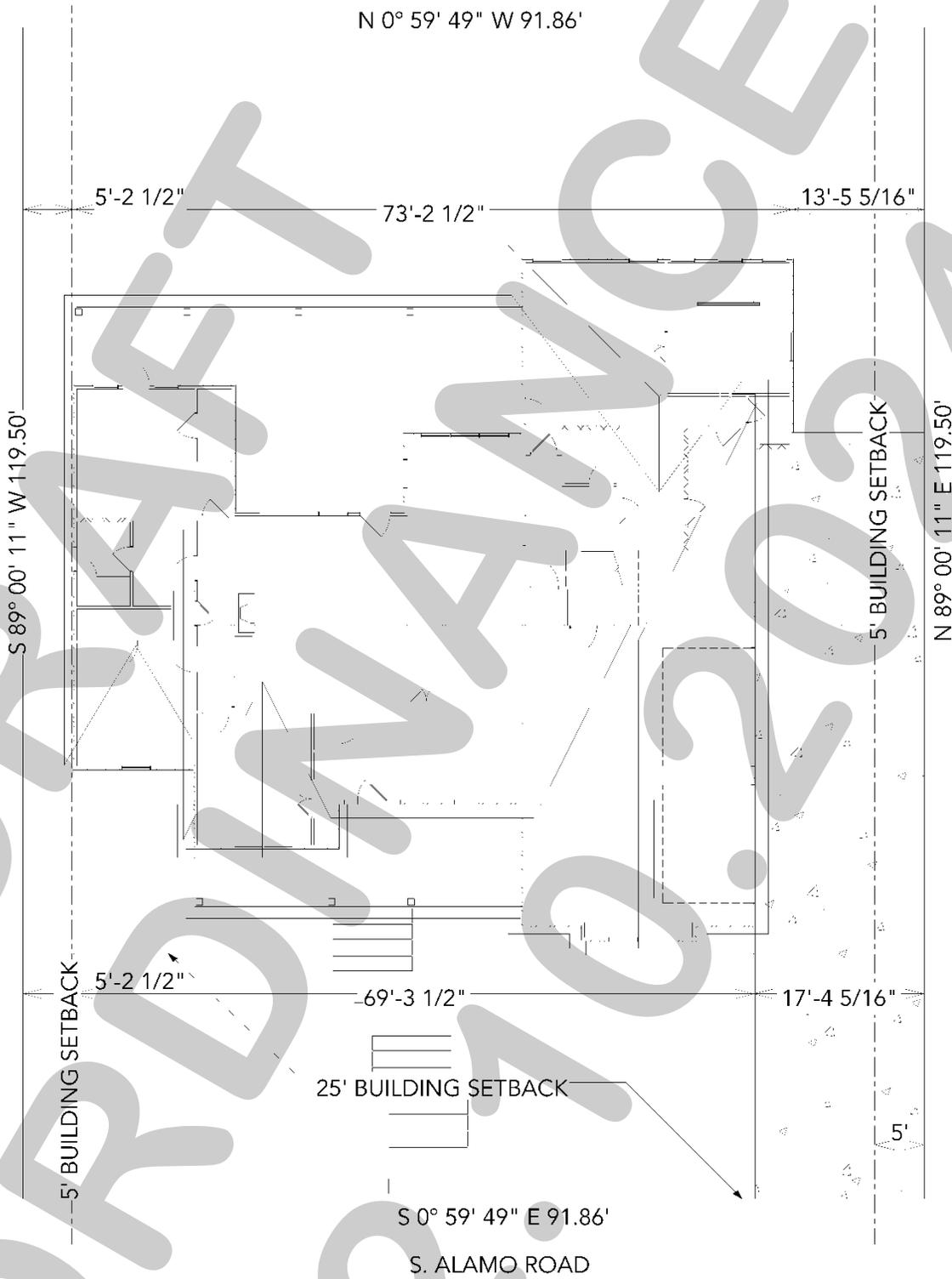
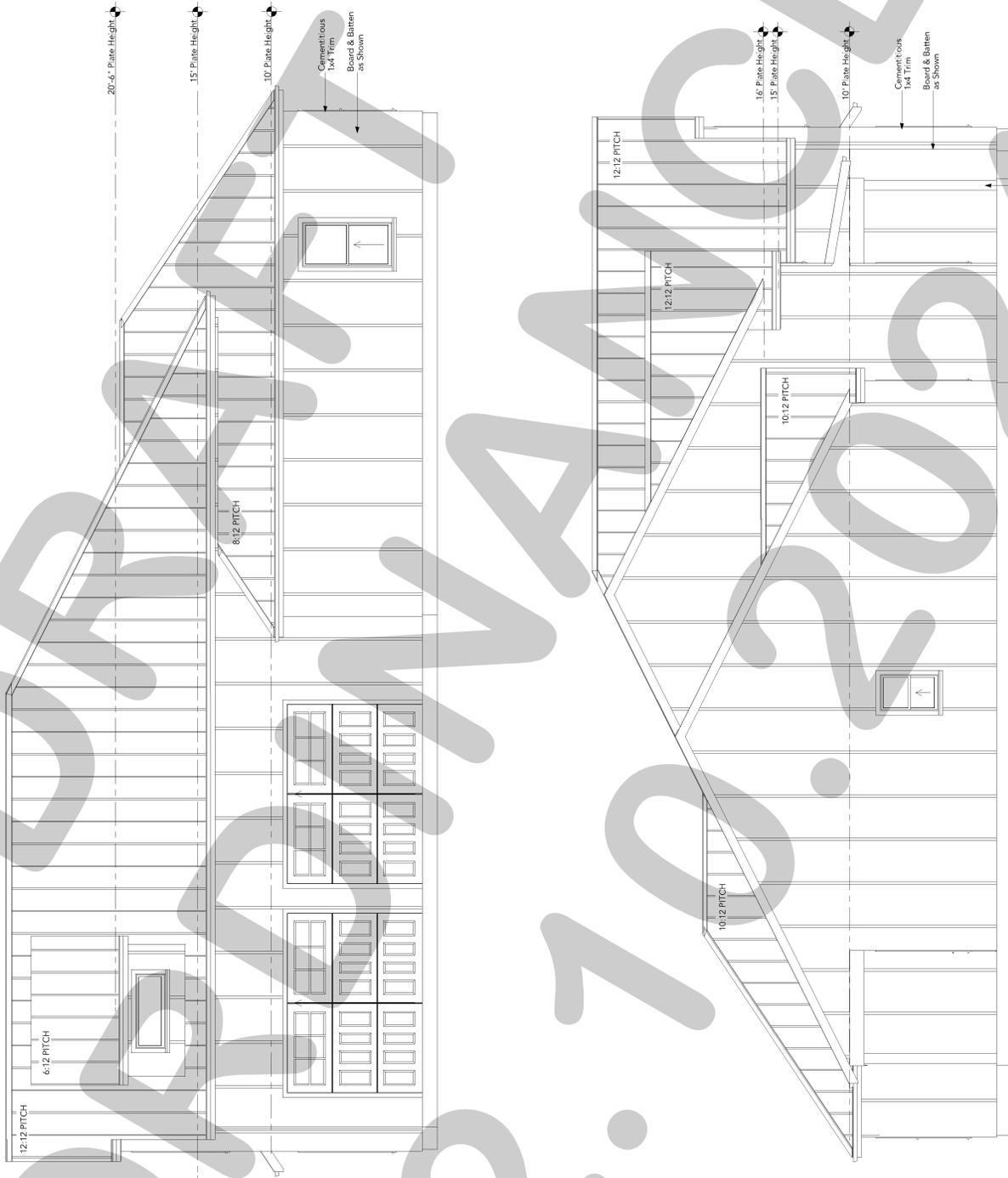


Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Building Elevations**





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Daryl Schroeder
CASE NUMBER: Z2024-059; *Specific Use Permit (SUP) for a Short-Term Rental at 117 Lanshire Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a Specific Use Permit (SUP) for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

BACKGROUND

The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. At the time of annexation, the subject property was a portion of a larger 103.79-acre tract of land (*i.e. Tract 2 of the E.P. Gaines Chisum Survey, Abstract No. 64*), and was zoned Agricultural (AG) District. On December 4, 1995, the subject property was rezoned to Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. On December 28, 2001, the subject property was platted as Lot 20, Block D, Lynden Park, Phase 3 Addition as part of *Case No. PZ2001-076-01*. According to the Rockwall Central Appraisal District (RCAD), the existing 3,591 SF single-family home situated on the subject property was constructed in 2003.

PURPOSE

The applicant -- *Daryl Schroeder*-- is requesting the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Short-Term Rental (Non-Owner-Occupied Single-Family Home)* on the subject property, which is located within 1,000-feet of an existing *Short-Term Rental (Non-Owner-Occupied Single-Family Home)*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 117 Lanshire Drive. The land uses adjacent to the subject property are as follows:

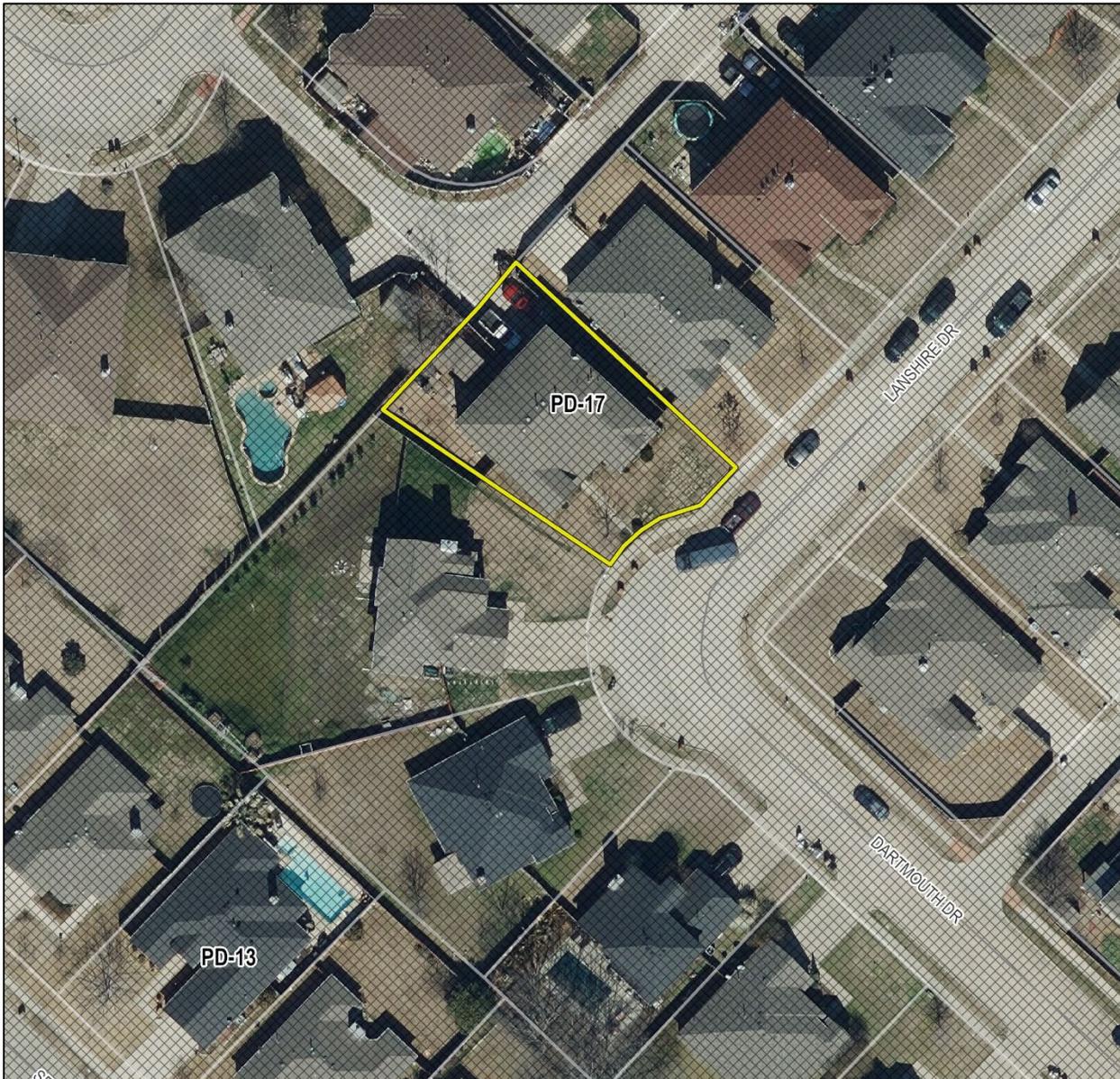
North: Directly north of the subject property is Lynden Park Estates, Phase 2 Addition, which was established on December 22, 2000 and consists of 104 single-family residential lots. Beyond this is Lynden Park Estates, Phase 1B Addition, which was established on August 4, 1997 and consists of 27 single-family residential lots. North of this is Lynden Park Estates, Phase 1A Addition, which was established on June 10, 1997 and consists of 70 single-family residential lots. All of the Lynden Park Estates Subdivision is zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. Beyond this is W. Ralph Hall Parkway, which is classified as an 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.

East: Directly east of the subject property is Lynden Park Estates, Phase 4 Addition, which was established on January 5, 2005 and consists of 94 single-family residential lots. This area is zoned Planned Development District 17 (PD-17) for Single-Family 7 (SF-7) District land uses. Beyond this is a 90.50-acre vacant tract of land, which is a part of a larger 140.50-acre tract of land (*i.e. Tract 3 of the G Wells Survey, Abstract No. 219*), which is zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses. This is the future location of the Peachtree Meadows Subdivision, which is currently under construction.

South: Directly south of the subject property is the continuation of Lynden Park Estates, Phase 3 Addition. Beyond this is Tubbs Road, which is classified as an 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 Rockwall Lake Estates, Phase 1 Addition, which was established on June 15, 1956 and is zoned Planned Development District 75 (PD-75).

West: Directly west of the subject property is the Windmill Ridge Estates Subdivision, which was established on September 9, 1962 and consists of 551 single-family residential lots. Beyond this is Horizon Road (*i.e. FM 3097*), which is classified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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 April 1, 2024 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 Code (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 submitted a request for a *Non-Owner-Occupied Short-Term Rental (STR)* at 117 Lanshire Drive, and at the time of application it was determined that there was already a permitted *Non-Owner-Occupied Short-Term Rental* within 1,000-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 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 a *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. The proposed *Short-Term Rental* is located 58.80-feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (i.e. 114 Lanshire Drive) [Permit No. STR2024-3481] that accommodates up to eight (8) guests with three (3) bedrooms and three (3) bathrooms. In addition, the proposed *Short-Term Rental* is also located within the 1,000-foot buffer of two (2) other *Non-Owner-Occupied Short-Term Rentals (STRs)* [i.e. 112 Sequoia Road and 141 Summerhill Drive]. These three (3) *Non-Owner-Occupied Short-Term Rentals (STRs)* were in existence before the *Short-Term Rental (STR)* ordinance was adopted on April 1, 2024 and applied for the *Short-Term Rental (STR)* permit within the three (3) month grace period. The proposed *Short-Term Rental* is a 3,591 SF single-family home that has five (5) bedrooms and three (3) bathrooms. In this case, the City Council – pending a recommendation from the Planning and Zoning Commission – must consider if the request for the *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental (STR)* would constitute a proliferation of the land use within this subdivision. With all that being said, a *Specific Use Permit (SUP)* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.



FIGURE 1: SUBJECT PROPERTY PROXIMITY TO EXISTING NON-OWNER-OCCUPIED SHORT-TERM RENTAL

NOTIFICATIONS

On November 21, 2024, staff mailed 154 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowners Association (HOA), which was 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 has not received any notices in opposition or favor 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 Specific Use Permit (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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (1) The *Subject Property* shall conform to the information provided within the Short-Term Rental Permit Application depicted in *Exhibits ‘B’* of this ordinance; and,
 - (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 ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 117 Lanshire Dr Rockwall TX 75081
 SUBDIVISION: Lynden Park Estates Ph 3 LOT: 16 BLOCK:
 GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: A1 CURRENT USE: Single family
 PROPOSED ZONING: A1 PROPOSED USE: Short-term rental
 ACREAGE: .25 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Daryl Schroeder</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	<u>Daryl Schroeder</u>	CONTACT PERSON	
ADDRESS	<u>1205 Lake Glen Cir</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall TX 75081</u>	CITY, STATE & ZIP	
PHONE	<u>425-931-1518</u>	PHONE	
E-MAIL	<u>daryl.schroeder@gmail.com</u>	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

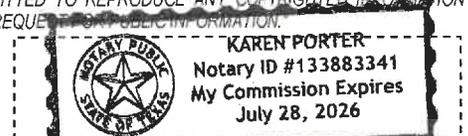
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

OWNER'S SIGNATURE

Daryl Schroeder
Karen Porter

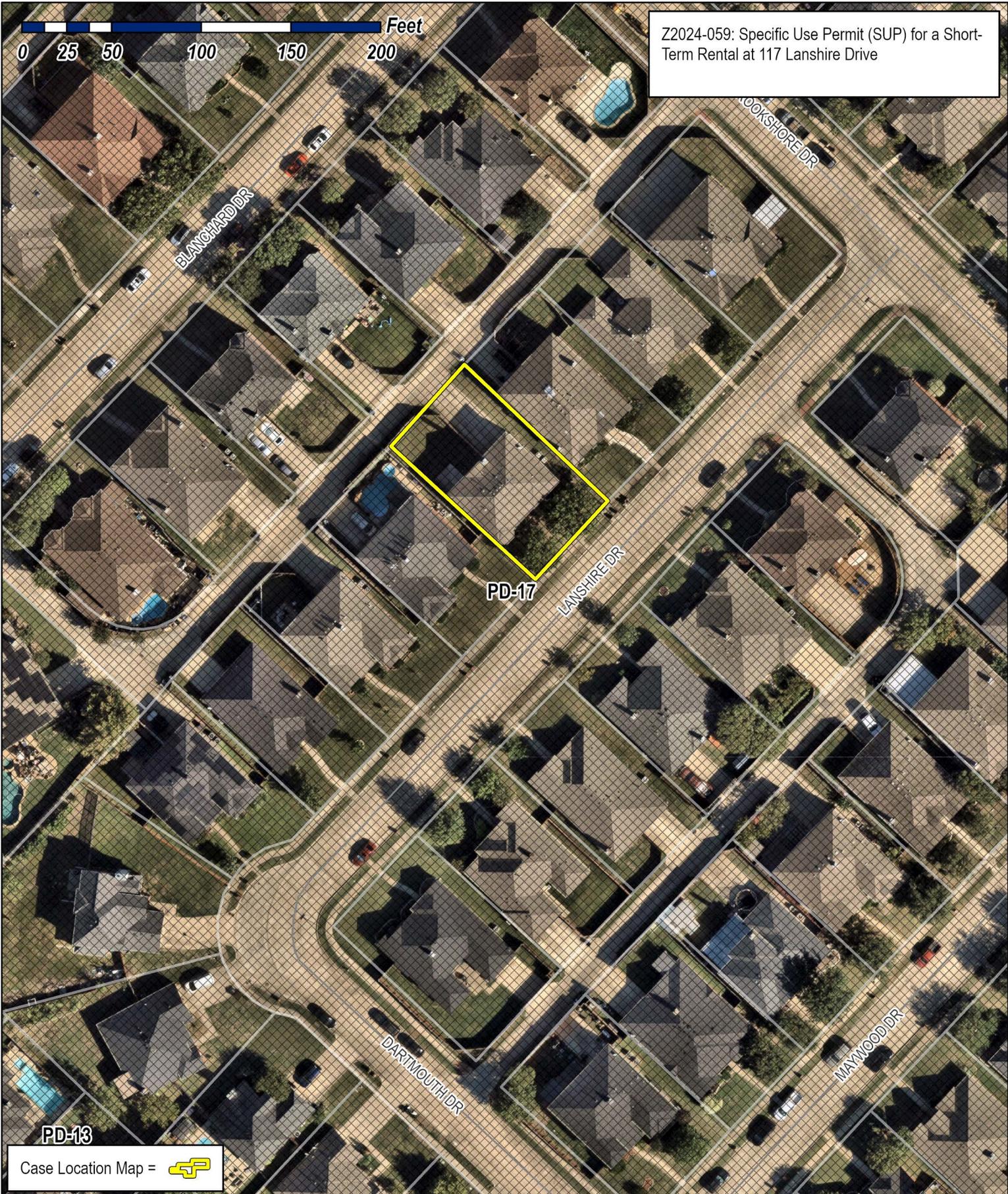
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07/28/2026



Z2024-059: Specific Use Permit (SUP) for a Short-Term Rental at 117 Lanshire Drive



PD-17

PD-13

Case Location Map = 



City of Rockwall

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

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

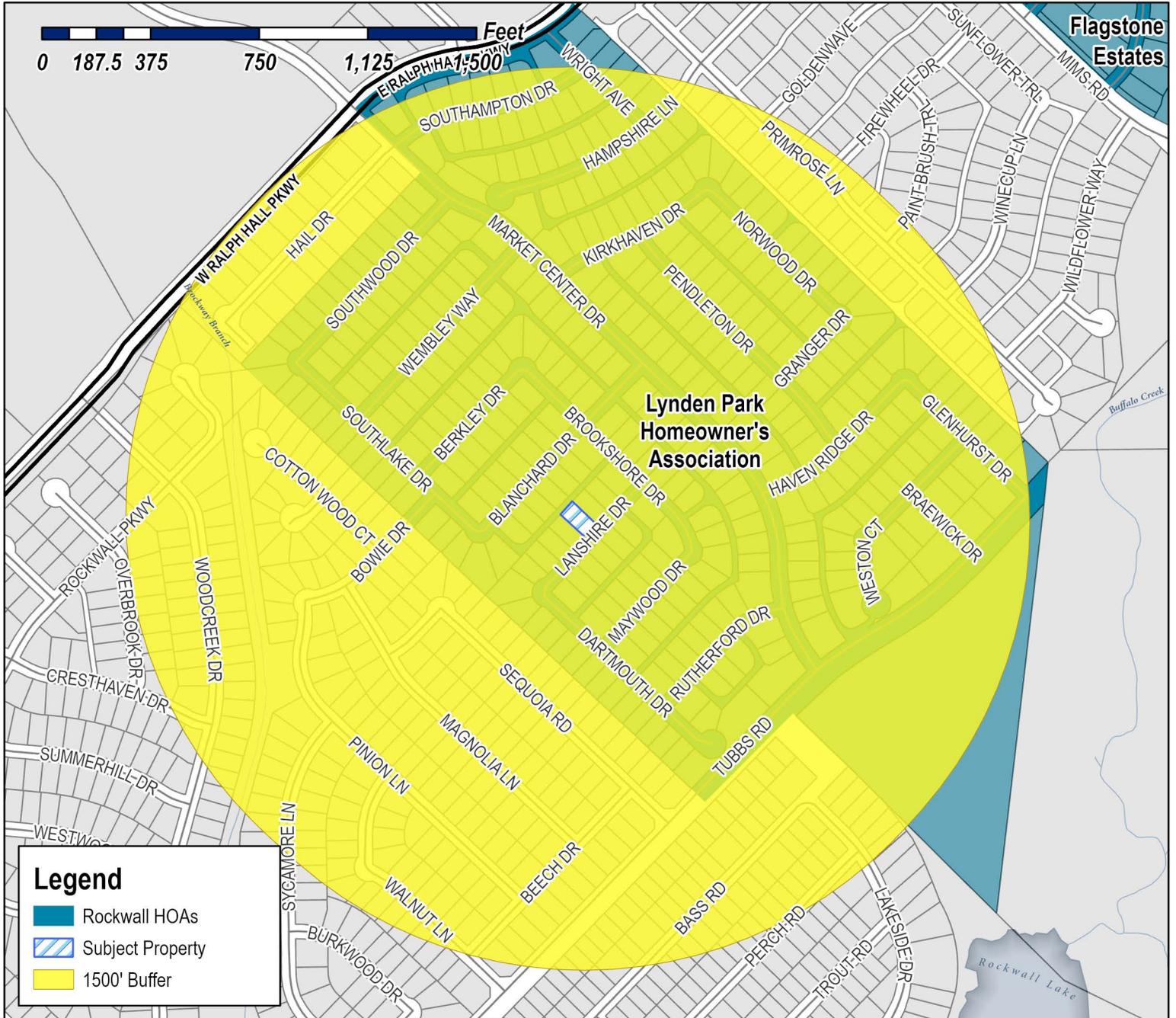




City of Rockwall

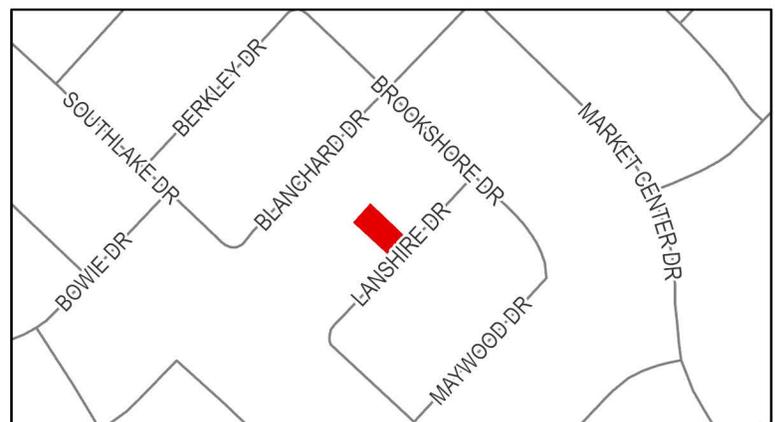
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-059
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 117 Lanshire Drive

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 2:02 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-059]
Attachments: HOA Map (11.15.2024).pdf; Public Notice (P&Z) (11.18.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-059: SUP for Short-Term Rental

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP) for Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

Thank you,

Melanie Zavala

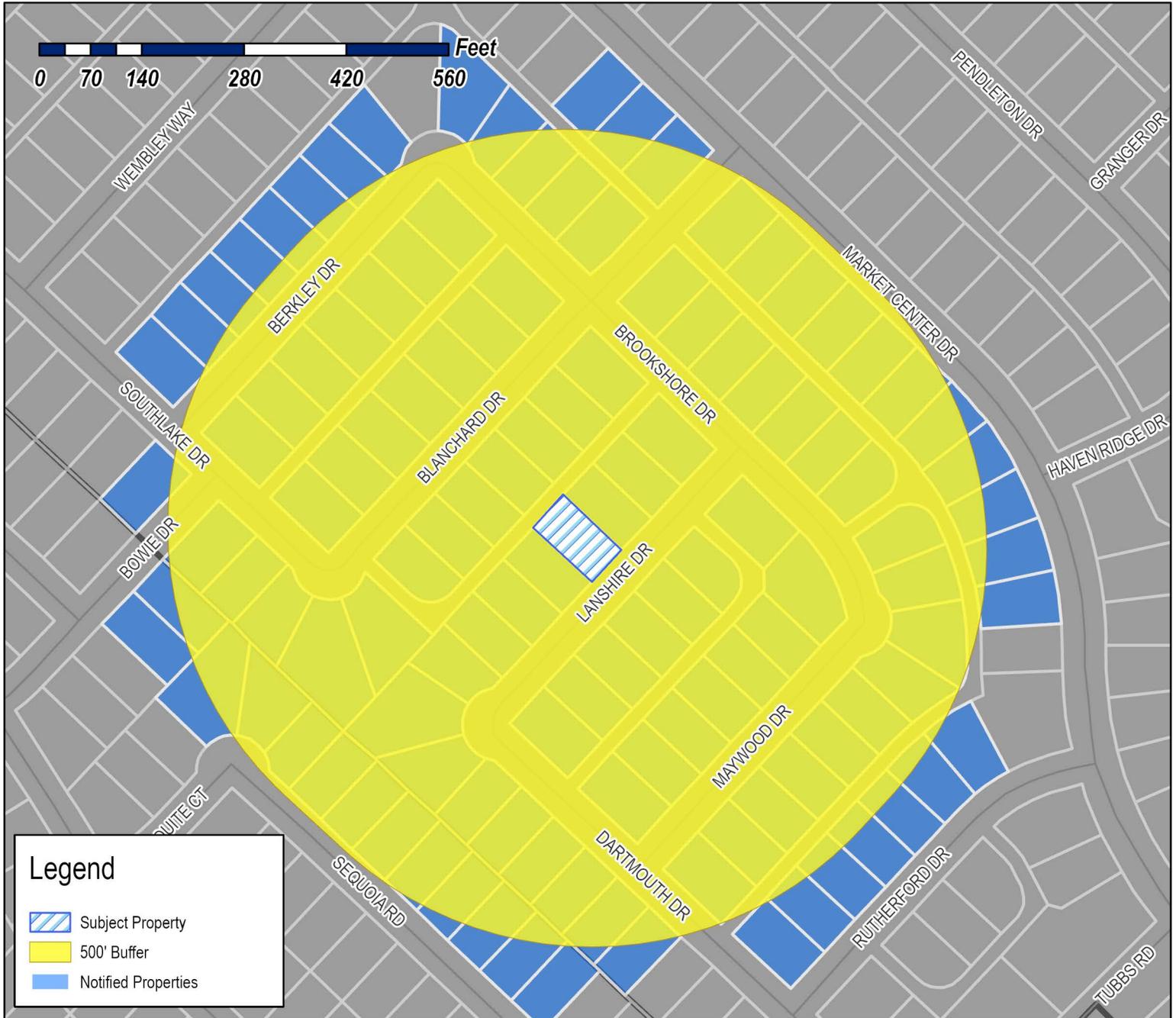
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](http://www.rockwalltx.gov/planning-zoning)
972-771-7745 Ext. 6568



City of Rockwall

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

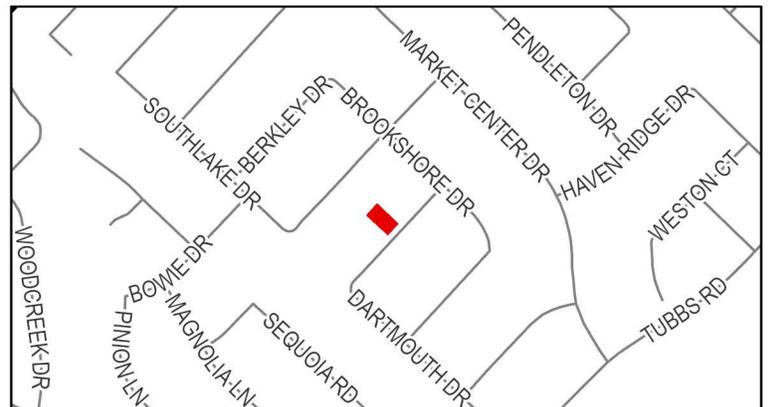
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Case Number: Z2024-059
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 117 Lanshire Drive

Date Saved: 11/15/2024

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



HOLLAND STEVEN & NAOMI
100 BROOKSHORE DRIVE
ROCKWALL, TX 75032

PURCHASING FUND 2023-2, LLC
1001 S CAPITAL OF TEXAS HWY BLDG 1 STE 100
WEST LAKE HILLS, TX 78746

ISYA LIMITED PARTNERSHIP
1018 MOUNT AUBURN
DALLAS, TX 75223

KFLETSION SIMON HADEGE
102 BROOKSHORE DR
ROCKWALL, TX 75032

BURGETT BRYAN DELL
104 BROOKSHORE DR
ROCKWALL, TX 75032

CAMPBELL FLORENCE I
106 BROOKSHORE DR
ROCKWALL, TX 75032

STARNES CHARLES O & LORRAINE K
108 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
110 BROOKSHORE DR
ROCKWALL, TX 75032

OFFILL ROBERT L & CRYSTAL J
110 LANSHIRE DR
ROCKWALL, TX 75032

DELIZ CRYSTAL D
110 MAYWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
111 LANSHIRE DR
ROCKWALL, TX 75032

ENRIGHT THOMAS & ROXANNE
111 MAYWOOD DR
ROCKWALL, TX 75032

MARCIA GAIL BROWN BORDERS LIVING TRUST
111 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
112 MAYWOOD DR
ROCKWALL, TX 75032

GUAJARDO RAUL E & JORDANNE MORROW
112 BROOKSHORE DRIVE
ROCKWALL, TX 75032

RESIDENT
113 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
113 RUTHERFORD DR
ROCKWALL, TX 75032

GONZALEZ VICTOR M
113 MAYWOOD
ROCKWALL, TX 75032

CSH PROPERTY ONE, LLC
1131 W WARNER RD STE 102
TEMPE, AZ 85284

RESIDENT
114 MAYWOOD DR
ROCKWALL, TX 75032

GALLOWAY STEPHEN J & GWENDOLYN R
114 BROOKSHORE DR
ROCKWALL, TX 75032

LECLERC ANDRE
114 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
115 MAYWOOD DR
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA
115 LANSHIRE DR
ROCKWALL, TX 75032

LO CHAYRA & JUDY LAM
115 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
116 MAYWOOD DR
ROCKWALL, TX 75032

WAFER CHRISTOPHER D & WILANDA L
116 BROOKSHORE DR
ROCKWALL, TX 75032

TRAN NGOC AND XUYEN HUYNH
116 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
117 LANSHIRE DR
ROCKWALL, TX 75032

IGNACIO DAVID SCOTT A
117 BERKLEY DRIVE
ROCKWALL, TX 75032

LIMON MARIA ARACELY AND NORBERTO
117 MAYWOOD
ROCKWALL, TX 75032

CLARK ERIC DWAYNE & PATRICIA D
117 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
118 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
118 MAYWOOD DR
ROCKWALL, TX 75032

VAN HEYST DAUAN N & RANDALL
118 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
119 SOUTHLAKE DR
ROCKWALL, TX 75032

PAGADUAN KEVIN I & DEEJAY
119 LANSHIRE DRIVE
ROCKWALL, TX 75032

NUNEZ ARMANDO M & DELIA ANGUIANO
119 MAYWOOD
ROCKWALL, TX 75032

SOUMIE NAHNAH P
119 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
120 LANSHIRE DR
ROCKWALL, TX 75032

SAMMIS FLEETWOOD & MELONIE
120 MAYWOOD
ROCKWALL, TX 75032

WANI LLC
12048 S.E. 210TH STREET
KENT, WA 98031

RESIDENT
121 RUTHERFORD DR
ROCKWALL, TX 75032

CALAGUING MILA B
121 BERKLEY DR
ROCKWALL, TX 75032

WILLIAMS LATONYA
121 BLANCHARD DRIVE
ROCKWALL, TX 75032

UKPAI OGBEYALU
121 LANSHIRE DR
ROCKWALL, TX 75032

SIMONS EKATERINA SMIRNOVA & CHRISTOPHER
CLARK
121 MAYWOOD
ROCKWALL, TX 75032

RESIDENT
122 BERKLEY DR
ROCKWALL, TX 75032

MARROQUIN DOMINGO & CLAUDIA D
122 BLANCHARD 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

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

BYERS JEFFREY
124 BROOKSHORE DR
ROCKWALL, TX 75032

CUELLAR JOEL A & MARTHA C
124 LANSHIRE DR
ROCKWALL, TX 75032

RODRIGUEZ RUBEN & LUCY
125 BERKLEY DR
ROCKWALL, TX 75032

ELKINS THOMAS
125 BLANCHARD DR
ROCKWALL, TX 75032

HUA THI THIEN HUONG
125 LANSHIRE DR
ROCKWALL, TX 75032

NABI NABIULLAH AND SIMIN
126 BERKLEY DRIVE
ROCKWALL, TX 75032

DUNN CLAYTON F AND JILLIAN
126 BLANCHARD
ROCKWALL, TX 75087

RESIDENT
127 SOUTHLAKE DR
ROCKWALL, TX 75032

FAY TERRENCE R & RENEE L
127 LANSHIRE DR
ROCKWALL, TX 75032

MUCHILWA PHENIKE AND
OLVER SAMUEL
128 BROOKSHORE DRIVE
ROCKWALL, TX 75032

RESIDENT
129 BERKLEY DR
ROCKWALL, TX 75032

AL BANNA WALID AHMAD
129 BLANCHARD DR
ROCKWALL, TX 75032

SKYLES BRENDA RENEE AND RICHARD ERIC
HYATT
130 BERKLEY DR
ROCKWALL, TX 75032

PEMBERTON DAVID S & SABRINA
130 BLANCHARD DRIVE
ROCKWALL, TX 75032

BANKS LIDIA ELIZABETH & DARREL JAMES
131 SOUTHLAKE DRIVE
ROCKWALL, TX 75032

RESIDENT
132 BROOKSHORE DR
ROCKWALL, TX 75032

COKELEZ KENAN
132 SEQUOIA ROAD
ROCKWALL, TX 75032

PROPERTY RENAISSANCE INVESTMENTS LLC
1321 UPLAND DR UNIT 6293
HOUSTON, TX 77043

RESIDENT
133 BERKLEY DR
ROCKWALL, TX 75032

UDOFIA UKO
133 BLANCHARD DR
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

RESIDENT
135 SOUTHLAKE DR
ROCKWALL, TX 75032

RESIDENT
136 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
136 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
137 BLANCHARD DR
ROCKWALL, TX 75032

WESTERVELT BARBARA
137 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
138 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
138 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
140 SEQUOIA RD
ROCKWALL, TX 75032

ROSARIO JUAN
140 BROOKSHORE DRIVE
ROCKWALL, TX 75032

DEDNER WANDA G
141 BERKLEY DR
ROCKWALL, TX 75032

MORGAN PAULA
141 BLANCHARD DR
ROCKWALL, TX 75032

JOSEPH STEPHEN K & JESSY
142 BERKLEY DR
ROCKWALL, TX 75032

CONFIDENTIAL
142 BLANCHARD DRIVE
ROCKWALL, TX 75032

NGUYEN VINH AND GINA
14264 FAITH DR
FRISCO, TX 75035

SEDLAK AMANDA MARIE
144 SEQUOIA ROAD
ROCKWALL, TX 75032

THOMAS MAKIA S
145 BERKLEY DR
ROCKWALL, TX 75032

TATUM LANCE & APRIL
145 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
146 BOWIE DR
ROCKWALL, TX 75032

GONZALEZ GRACIELA & ROLANDO
146 BERKLEY DR
ROCKWALL, TX 75032

MURPHY AUDREY LENEY ANDREWS
146 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
147 MESQUITE CT
ROCKWALL, TX 75032

RESIDENT
148 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
150 BOWIE DR
ROCKWALL, TX 75032

BOYD SONIA B AND
MACEO R PRICE JR
150 BLANCHARD DRIVE
ROCKWALL, TX 75032

TUNNELL DAVID AND PENNY
152 SEQUOIA ROAD
ROCKWALL, TX 75032

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

SHAH VIREN
156 SEQUOIA
ROCKWALL, TX 75032

MENCHACA JENNIFER
160 SEQUOIA RD
ROCKWALL, TX 75032

KAO GEN FANG
161 PINE DR
PORT TOWNSEND, WA 98368

SUAREZ MARIA J & BETSY M
164 SEQUOIA RD
ROCKWALL, TX 75032

RIVERA ERIK
168 SEQUOIA RD
ROCKWALL, TX 75032

RIDGEWAY RYAN A & HARRIS H JORGENSEN
1935 WIND HILL RD
ROCKWALL, TX 75087

PANG SUSAN JANG
2033 HUNTCLIFFE CT
ALLEN, TX 75013

RESIDENT
225 DARTMOUTH 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

AUSTIN TAMIKA S
229 DARTMOUTH DR
ROCKWALL, TX 75032

RODRIGUEZ ROGELIO
231 DARTMOUTH DR
ROCKWALL, TX 75032

RESIDENT
233 DARTMOUTH DR
ROCKWALL, TX 75032

RATHMELL DONNA SUE
235 DARTMOUTH DR
ROCKWALL, TX 75032

SAGUM CHRISTOPHER AND MONICA
2351 BRITTAN AVE
SAN CARLOS, CA 94070

MANDARI EMILIANA
237 DARTMOUTH DR
ROCKWALL, TX 75032

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

LU TIANSHI
2840 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

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

520 YFLK LLC
3105 CORNELL AVENUE
DALLAS, TX 75205

RAMIREZ RAUL JR
3145 MARKET CENTER DR
ROCKWALL, TX 75032

DASGUPTA MONOROMA & MALA DAS GUPTA
3149 MARKET CENTER DR
ROCKWALL, TX 75032

DOWLATSHAHI MIRABOUTALEB S
MOLLY D DOWLATSHAHI
3153 MARKET CENTER DR
ROCKWALL, TX 75032

ALVARADO DEANDRA CHRISTINE AND DANIEL
ALONSO
3159 MARKET CENTER DRIVE
ROCKWALL, TX 75032

ABU JENABO
3163 MARKET CENTER DRIVE
ROCKWALL, TX 75032

SANCHEZ RINA
3167 MARKET CENTER DR
ROCKWALL, TX 75032

RESIDENT
3171 MARKET CENTER DR
ROCKWALL, TX 75032

FIGUEROA MARISELA L AND
SUSAN L FIGUEROA
3175 MARKET CENTER DR
ROCKWALL, TX 75032

GLENN JUDITH J
3179 MARKET CENTER DR
ROCKWALL, TX 75032

PARKER EDDIE E
3181 MARKET CENTER DR
ROCKWALL, TX 75032

HUYNH ANNIE
3183 MARKET CENTER DR
ROCKWALL, TX 75032

IHNE FAMILY TRUST
WILLIAM F IHNE & HENRIETTA IHNE - TRUSTEES
3187 MARKET CENTER DR
ROCKWALL, TX 75032

NGUYEN JONATHAN L JR
3191 MARKET CENTER DR
ROCKWALL, TX 75032

SMIETANKO MIECZYSLAW Z SZPYRKO AND
MIROSLAWA AND
MAGDALENA SMIETANKO
3193 MARKET CENTER DR
ROCKWALL, TX 75032

LOZA FABIOLA ESTRADA
4518 CARMEL LN
ROWLETT, TX 75088

CHEN QINGSHENG & YAN FENG
4715 147TH PL SE
BELLEVUE, WA 98006

LIGHT JEFF
519 INTERSTATE 30 #140
ROCKWALL, TX 75032

YIP FRANCIS W AND MARGARET W
545 MOUNTAIN HOME DR
SAN JOSE, CA 95136

GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES
637 FOREST BEND DRIVE
PLANO, TX 75025

ALSAMMAK PROPERTIES LLC- SERIES 3
7857 CR 542
NEVADA, TX 75173

ALSAMMAK AHMED AND
BAN AL TAIE
7858 CR 542
NEVADA, TX 75173

HUTCHINS MATTHEW AND JULIE
9 LANTERN DRIVE
HEATH, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

ELLIS MARK AND
DENISE HENRY
M/R
, TX

RSB TOKEN INVESTMENTS LLC
PO BOX 1664
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

HENDERSON NORMA
PO BOX 705
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

PUBLIC NOTICE



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

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

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

Z2024-059: SUP for Short Term Rental

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP)* for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, December 16, 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. Z2024-059: SUP for Short Term Rental

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



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.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

DMSS I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

DMSS I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

DMSS I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

DMSS I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

DMSS I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- as the owner of the subject property -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

New Registration | Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? Yes | No

PROPERTY INFORMATION [PLEASE PRINT]

Address	117 Lanshire Dr	Zoning	Residential A1
Subdivision	Lynden Park Estates Phase 3	Lot	16 Block
General Location			

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX). A single-family home, townhome, or duplex -- or portion thereof -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (i.e. occupies the primary structure) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX). 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).

SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM). An apartment or condominium (or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]) -- or a portion thereof -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name	Daryl Schroeder	Phone	425-931-1518
Mailing Address	1205 Lake Glen circle	City	Rockwall State TX Zip Code 75087
Email	dmss holdings 1@gmail.com		

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

Same as Property Owner

Name		Phone	
Mailing Address		City	State Zip Code
Email			



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please 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*.
- PICTURES.** 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.
- COMMERCIAL INSURANCE.** 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 \$1,000,000.00.
- DRIVER LICENSE.** A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ADVERTISING.** 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.
- PARKING.** The parking on the subject property currently conforms to the requirements of Table 5: *Parking Requirement Schedule* of Article 06, *Parking and Loading*, 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.
- TEMPORARY STRUCTURES.** There are no 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*.
- TRASH/RUBBISH/SOLID WASTE.** 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*.
- FIRE EXTINGUISHER.** 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.
- SMOKE AND CARBON MONOXIDE DETECTORS.** Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* 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 ACCOMMODATIONS.** There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- TENANT NOTIFICATION.** The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [1] the property owner's and/or the *Responsible Party's* 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.

RESPONSIBLE PARTY'S CERTIFICATION

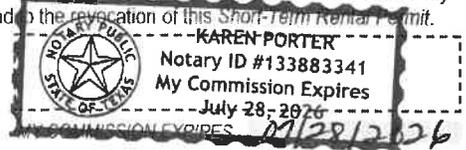
I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information 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*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



PROPERTY OWNER'S CERTIFICATION

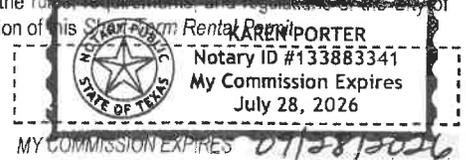
I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *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 15 DAY OF November, 2024

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]











117



117





9800 Fredericksburg Road
San Antonio, Texas 78288

DARYL SCHROEDER
117 LANSHIRE DR
ROCKWALL, TX 75032

November 12, 2024

Reference: Existing USAA Rental Property Insurance Policy Summary

We're writing to provide the following summary of the USAA rental property policy:

Effective date of policy: October 18, 2024 12:01 a.m. local time
Policy expiration date: October 18, 2025 12:01 a.m. local time
Policy location: 117 LANSHIRE DR,
ROCKWALL, TX 75032
Policy number: GIC 017729247 80A
Named Insured: DARYL SCHROEDER

Description of coverage(s)

Dwelling coverage: \$559,000
Home Protector: Included
Personal belongings: \$5,000
Personal liability: \$500,000
Medical payments: \$5,000

Deductible(s)

All other perils: \$2,000
Wind and hail: 2.00% (\$11,180)

Revised Annual Premium: \$2,718.65

Mortgage clause: SFMC, LP
ISAOA/ATIMA
5408 W PLANO PARKWAY
PLANO, TX 75093

Loan number: 45001872529

Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

Notification to Additional Interest Upon Cancellation

If this policy is canceled or not renewed, the mortgagee/lender will be properly notified at least 10 days before the date cancellation or nonrenewal takes effect.

If you have questions about the changes to the policy, please call us at 210-531-USAA (8722), our mobile shortcut #8722 or 800-531-8722. As always, we appreciate the opportunity to serve you.

Thank you,
USAA General Indemnity Company



SAMPLE SHORT TERM RENTAL PROOF OF INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/04/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

PRODUCER: ABC Insurance Services, LLC
INSURED: Jane & John Doe
CONTACT NAME:
PHONE: 888-777-0000
FAX: 800-777-0001
E-MAIL: abcinsinfo@abc.com
ADDRESS:
INSURER(S) AFFORDING COVERAGE:
INSURER A: ABC Local Agents of Texas LLC

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL SUBR, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liab, and Workers Compensation.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional) Remarks Schedule, may be attached if more space is required

SHORT TERM RENTAL for: 1234 Sunny Place Circle, Rockwall, TX75087

CERTIFICATE HOLDER CANCELLATION

Additional Insured: City of Rockwall, 385 S Goliad St, Rockwall, TX 75087
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE



SHORT-TERM RENTALS

LIABILITY INSURANCE REQUIREMENTS

MUNICIPAL CODE OF ORDINANCES AND ARTICLE 04 AND 13 OF THE UDC ORDINANCE NO. 24-10:

7) Commercial Insurance. Each Short-Term Rental property shall be **required to have general commercial insurance (or an equivalent) coverage of a minimum of \$ 500,000.00 per occurrence coverage and an aggregate of \$ 1,000, 000.00.** The applicant for a Short-Term Rental shall provide a copy of the certificate of insurance which shows the name insured, any additional insureds, the location address, the effective date, the coverage limit and type. The owner must notify the City of Rockwall within 30 days if the insurance status changes and provide the City with the updated insurance information. The Short-Term Rental Permit shall be revoked in accordance with Section 13-29, Revocation or Suspension of a Short-Term Rental Permit, of this Article if updated insurance information is not provided.

How does Airbnb home insurance work?

For homeowners considering renting their property as a short-term rental via a website like Airbnb, you must know whether or not your [homeowners insurance](#) provides the proper coverage. [Short-term rentals \(STRs\)](#) most often require additional [endorsements](#) or a new type of coverage altogether. Below, you'll find out how a typical homeowners policy handles home sharing, as well as some short-term rental insurance options that can help ensure that you are properly covered.

Key Takeaways

- Hosts of short-term rentals like Airbnbs require additional insurance to fully protect you and your belongings
- Airbnb offers its own type of insurance, but there are gaps in coverage that lead hosts to other options
- Some insurers offer home-sharing insurance options as an endorsement

Does standard homeowners insurance cover Airbnb properties?

Homeowners insurance coverage was developed to offer protection in the event of [perils](#) (causes of loss) such as [fire](#), lightning, and [wind](#). Things quickly get murky when you operate a [business from your home](#) — and insurers typically consider home-sharing a business activity.

If you rent out your property regularly, a standard homeowners policy isn't likely to provide adequate coverage. Home insurance policies often exclude [liability coverage](#) — including [bodily injury](#) and [property damage](#) — **for any business activity run from the home**. If you are relying solely on your homeowners policy for protection, you may be at risk of being underinsured. Exception: Most homeowners insurance policies offer protection for the occasional rental, as long as you inform the company beforehand.

Coverage by Policy Type for Short Term Rental Hosts

Coverage type	What it covers	Standard homeowners insurance	Other homeshare-specific policies	Standard landlord policy	Airbnb Insurance
Loss of rent coverage	Reimburses hosts for loss of rental income due to guest behavior	No	✓*	✓*	✓
Liability	Guest injuries and damages to property belonging to guests	Maybe**	✓	✓	✓
Personal Property	Covers damage to property belonging to you such as furniture and electronics	Maybe**	✓	✓	✓
Dwelling coverage	Covers the building itself and any damage that may arise	Maybe**	✓	✓	✓

*Coverage may be available but might require additional add-ons.

Claims accepted at the discretion of the carrier (most insurers won't cover claims resulting from commercial activity on your property under a standard home policy**).

The risks of home-sharing

Opening your home to strangers comes with some risks. Should a guest damage your belongings or incur bodily injury while staying on your property, you could be exposed to risk if you don't carry the correct insurance. Have a look at some of the most common risks of home-sharing below:

- Vandalism
- Theft
- Property damage
- Personal liability

Landlords may be liable for the actions of tenants renting out their apartments. If a guest is injured, the landlord — as the owner of the property — could be held liable depending on the situation. This is one reason that many leasing agreements explicitly prohibit home-sharing.

What is home-sharing insurance?

Home-sharing insurance refers to the portion of insurance coverage necessary to protect your home as you operate an STR. Regular home-sharing is considered to be a business activity, rendering your standard homeowners policy nullified as it does not protect business activity on your property.

A standard home insurance policy provides liability coverage and property damage, typically extending to the *property's guests and their belongings*. Once you begin operating your home as an STR, this coverage suite may leave gaps.

In some cases, insurance companies offer protection for Airbnb or VRBO hosts with tenants who stay only occasionally. Bear in mind, however, the major differences between a one-off rental situation and the operation of a dedicated Airbnb business. **To carry coverage in the latter case, you will need a home-sharing endorsement or a separate commercial insurance policy.**

Regular home-sharing is considered to be a business activity, and since standard homeowners policies do not cover this, you must add on an endorsement.

A short-term rental insurance [endorsement](#) may be available through your current insurance company. These cover theft and property damage. Certain endorsements may cover liability, theft, vandalism, as well as damage to guests' property.

However, if property rentals comprise a significant portion of your income, you may need to purchase a separate insurance policy. In many cases, a [landlord policy](#) may suffice. Landlord insurance covers the [primary dwelling](#), [other structures](#) on the property, [personal property](#) inside the dwelling, lost rental income, and any liability claims filed against you.

Zebra tip: Consider specialized home-sharing insurance policies

Companies like Proper Insurance sell insurance products specifically tailored to Airbnb and the home-sharing industry. This is often known as **short-term rental insurance**. These policies cover issues such as accidental damage to property, infestations, and [mold](#). They also increase your personal liability coverage substantially, even covering legal fees in the event claims are made against you.

Does Airbnb offer insurance?

Some home-sharing companies offer a form of coverage for hosts. For instance, **Airbnb offers protection through their own program called AirCover,^[1]** which is free for hosts and automatically included. AirCover is the name of the overall protection plan and comprises three programs: **Host Damage Protection,^[2] Host Liability Insurance,^[3]** and **Experience Liability Insurance.**

The majority of hosts on the Airbnb platform rent out their homes for standard lodging purposes. Airbnb Experiences^[4] differ in that they include in-person activities hosted by local experts, often offering activities like cooking classes, nature-based experiences and exercise. Because such experiences pose a unique level of risk, hosts who participate are covered by the Experience Liability insurance section of AirCover.

For everyone else, the other sections of AirCover protect you and your property. Let's take a deeper look at Host Damage Protection and Host Liability Insurance.



Host damage protection: Provides up to \$1 million in property damage coverage.

- What is covered: Damage caused by guests, unexpected cleaning costs due to the behavior of a guest, income lost if you are forced to cancel a booking due to damage caused by a guest.
- What's not covered: Damage from wear and tear, loss due to acts of nature, injury or property damage to guests



Host liability protection: Provides up to \$1 million in coverage for guests' property damage or bodily injury.

- What is covered: Bodily injury to a guest, damage or theft of guest property, damage caused by a guest in common areas.
- What is not covered: Intentional damage, damage to your personal property.

It's important to be aware of the gaps in Airbnb's insurance coverage. Airbnb Host Protection Insurance **does not cover loss of income, intentional acts, or mold.** It is not intended as a replacement for homeowners insurance, and **should instead be treated as supplementary protection to your primary coverage.** Also, be aware that the claims process can be tedious, as claims go through Airbnb directly and are not handled by your own insurance company.

Insurance for VRBO, HomeAway, FlipKey, onefinestay, and others

Sites like VRBO, Homeaway, FlipKey, and onefinestay offer guidance on recommended insurance coverage for hosts. **VRBO suggests using a vacation rental policy.** The company worked to help design the coverage to suit the needs of its users. **It is designed to cover homes that rotate between being rented out, being owner-occupied, and sitting empty for long periods. VRBO insurance is offered via Proper Insurance.**

HomeAway offers \$1 million in liability coverage for its users, while Onefinestay has a policy underwritten by a syndicate of Lloyd's of London, though the details on the coverage are vague. FlipKey suggests finding an insurance company that offers home-sharing coverage.

Research exactly what is covered by your home-sharing network and how it works with your current homeowners insurance. This can help you avoid gaps in coverage for whichever STR platform you choose to utilize.



Why you still need insurance even with Airbnb's damage policy

While the damage policy serves as one layer of protection, you still need the proper insurance policy to fill in the gaps. Airbnb's security deposits and Host Damage Protection plans offer coverage for damages made by the behavior of a guest, but damages caused by other perils will not be covered. **This is where your home-sharing insurance policy kicks in. Airbnb recommends thinking of supplemental insurance as a must have, rather than a "nice-to-have."**^[6]

[Learn more about Airbnb statistics.](#)

Does renters insurance cover Airbnb and home-sharing networks?

If you rent your home, it may still be possible to advertise it on a home-sharing site as a rental (referred to as rental arbitrage). The first thing you'll need to do, however, is to check with your landlord to verify that this is allowed. Many leases explicitly prohibit such activity, so it always pays to check. Some renters forgo getting permission from their landlord, which can lead to trouble if an insurance claim is necessary, potentially resulting in eviction.

After receiving your landlord's consent, the next step is to consult your [renters insurance](#) policy to check for any restrictions. Some insurers may not allow you to rent out your apartment for longer than a certain duration, while others might restrict how much money you're allowed to make via home rentals each year. Some renters insurance companies may not offer STR coverage at all.

As with homeowners insurance, it's always wise to check with your renters insurance company to explore your options.

The best insurance companies for Airbnb hosts

Not every [homeowners insurance company](#) looks kindly on home-sharing. The sharing economy has forced insurance companies to change how they provide coverage. As with [ride-sharing](#), some insurers have responded with special short-term rental insurance options for home-sharing. Along with the limited liability insurance policy offered by most home-sharing companies, other insurance carriers offer options, including:

- Allstate HostAdvantage^[6]: This program from Allstate protects against theft and damage to personal property up to \$10,000 per rental period.
- Erie Homeshare^[7]: Erie's product offers coverage for property damage, theft and liability claims, and is only available for the insured's primary residence.
- Proper Insurance^[8]: This home-sharing policy operates a bit differently than others in that these plans are written as business policies that are meant to replace your existing plan. Proper takes components of commercial, personal, tenant and unoccupied policies to create a custom coverage suite for hosts.

Does Airbnb offer insurance for guests?

Yes, coverage provided to hosts through Airbnb explicitly covers injuries and damages to your personal property. However, be aware that the claims process in these situations often goes through the host,

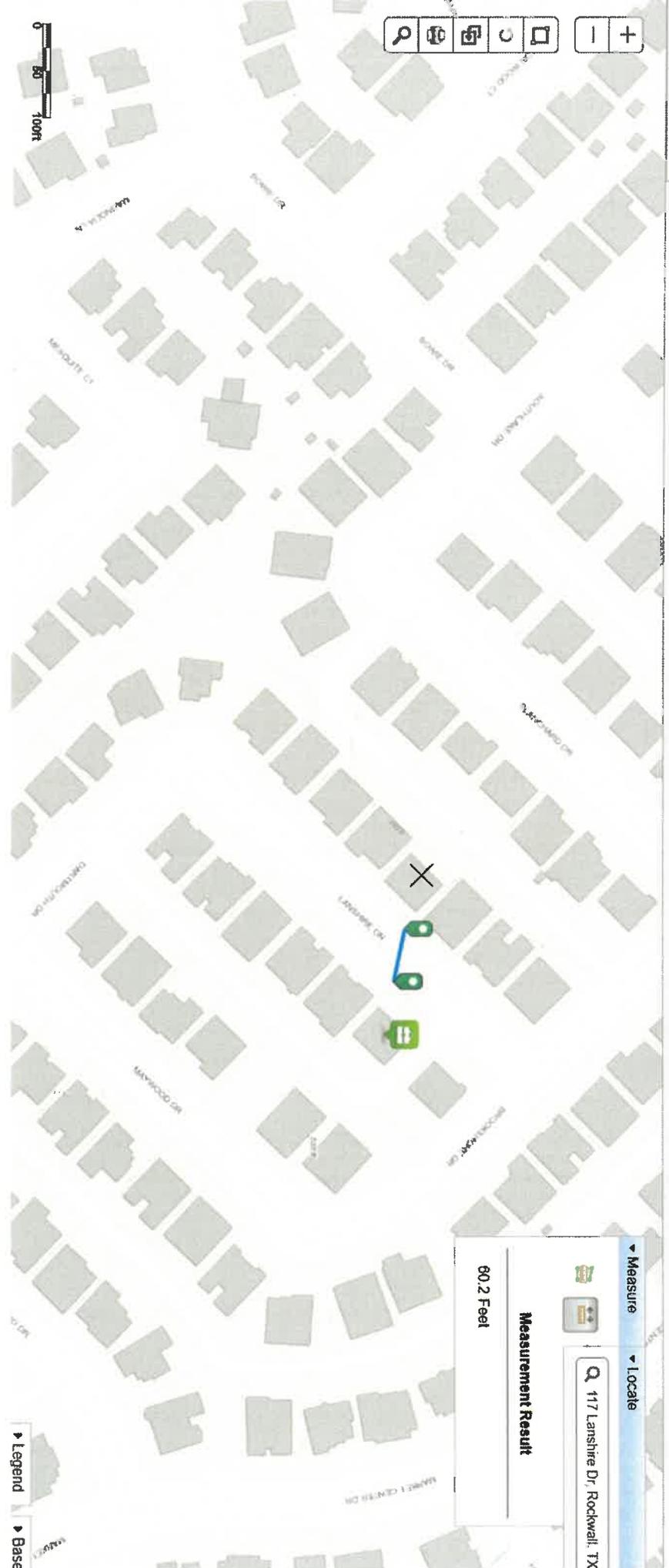
which could lead to challenges. Note that protections such as cancellation fees are not typically offered through home-share sites and refunds are typically at the discretion of the host.

In most cases, your homeowners or renters insurance policy will provide you with a fair amount of protection while you're traveling. Your personal belongings are covered against most losses, including theft or fire. Your personal property coverage for belongings outside your residence is 10% of coverage C (your total personal property amount) or up to \$1,000, whichever is greater. This is subject to a [deductible](#). This may be limited to theft alone on certain policies, so you'll need to check with your insurance company. Travel insurance is also a great option to consider while staying in an Airbnb or similar short-term rental.

Zebra tip: Always inform your insurance company of home-sharing

One of the most important things you can do before becoming an STR host is to inform your insurance company. The company can then help you determine what's covered by your current homeowners policy, as well as whether you'll need an Airbnb endorsement or altogether different coverage. Without informing your provider, you risk having gaps in your coverage or potentially violating the terms of your policy if your insurer does not allow vacation rentals.

<https://www.thezebra.com/homeowners-insurance/coverage/airbnb-insurance/#:~:text=Do%20you%20need%20commercial%20insurance.their%20home%20as%20an%20STR>



Measure ▾ Measure 60.2 Feet

Locate ▾ 117 Lanshire Dr, Rockwall, TX

Measurement Result





STR2024-3481 **X**

Short Term Rental

Ca Object ID:	187140
Number:	STR2024-3481
Type:	STR
Type:	Short Term Rental
Description:	STRNOWNOCC
SubType:	Non-Owner-Occupied
SubType:	STR - ISSUED
Description:	114 LANSHIRE DR
Tag:	ISSUED
Location:	cherbst
Status:	6/28/2024 2:07:10 PM
Accepted By:	cherbst
Accepted Date:	6/28/2024 2:16:57 PM
Initiated By:	N
Initiated Date:	
License:	

[Zoom to](#)

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 17 (PD-17) 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 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 16, BLOCK D, LYNDEN PARK ESTATES, PHASE 3, 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 Trenton Austin for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Street, 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 Planned Development District 17 (PD-17) and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 17 (PD-17) and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) 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 Planned Development District 17 (PD-17); Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article

05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02]; 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 *Short-Term 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 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 6th DAY OF JANUARY, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Exhibit 'A'
Legal Description

Address: 114 Lanshire Drive

Legal Description: Lot 16, Block D, Lyden Park Estates, Phase 3

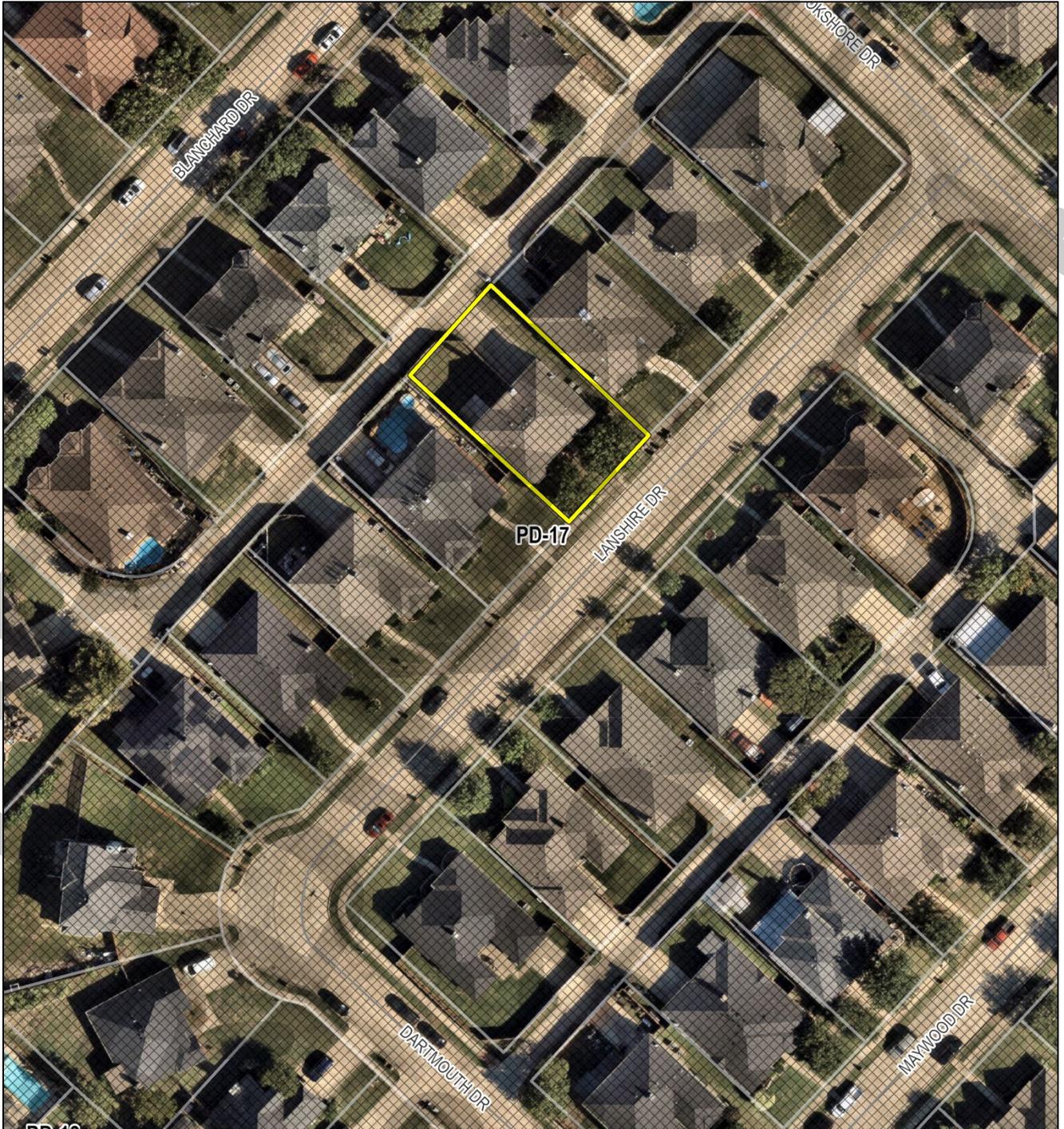


Exhibit 'B':
Short-Term Rental Permit Application



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

<small>STAFF USE ONLY</small>
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER (PLEASE INITIAL BY EACH STATEMENT)

- DMSS* I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.
- DMSS* I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.
- DMSS* I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.
- DMSS* I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.
- DMSS* I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and – as the owner of the subject property – it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

- New Registration | Renewal of an Existing Registration
Was this property being used as a short-term rental prior to April 1, 2024? Yes | No

PROPERTY INFORMATION (PLEASE PRINT)

Address	117 Lanshire Dr	Zoning	Residential A1
Subdivision	Lynden Park Estates Phase 3	Lot	16
General Location		Block	

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

- SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX).** A single-family home, townhome, or duplex – or portion thereof – in which the property owner or operator, as reflected in a valid lease agreement, is a resident (i.e. occupies the primary structure) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.
- SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX).** 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).
- SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM).** An apartment or condominium (or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]) – or a portion thereof – in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION (PLEASE PRINT)

Name	Daryl Schroeder	Phone	425-931-1578
Mailing Address	1205 Lake Glen circle	City	Rockwall State TX Zip Code 75087
Email	dmss holdings 1@gmail.com		

RESPONSIBLE PARTY (PLEASE PRINT)

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

- Same as Property Owner
- | | | | |
|-----------------|-------|-------|----------|
| Name | Phone | | |
| Mailing Address | City | State | Zip Code |
| Email | | | |

SHORT-TERM RENTAL APPLICATION AND REGISTRATION CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7709

Exhibit 'B':
Short-Term Rental Permit Application



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please 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*.
- PICTURES.** 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.
- COMMERCIAL INSURANCE.** 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 \$1,000,000.00.
- DRIVER LICENSE.** A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ADVERTISING.** 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.
- PARKING.** The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, 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.
- TEMPORARY STRUCTURES.** There are no 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*.
- TRASH/RUBBISH/SOLID WASTE.** 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*.
- FIRE EXTINGUISHER.** 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.
- SMOKE AND CARBON MONOXIDE DETECTORS.** Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* 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 ACCOMMODATIONS.** There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- TENANT NOTIFICATION.** The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [1] the property owner's and/or the Responsible Party's 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.

RESPONSIBLE PARTY'S CERTIFICATION

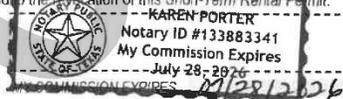
I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information 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*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



PROPERTY OWNER'S CERTIFICATION

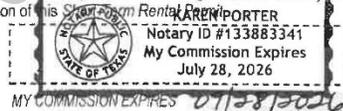
I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *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 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 15 DAY OF November, 2024

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



SHORT-TERM RENTAL APPLICATION AND REGISTRATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 774-7769

Exhibit 'C'
Short-Term Rental Photographs





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: Z2024-060; *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 519.53-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-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 remainder 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 [i.e. Case 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, and the property has remained vacant since annexation.

On May 17, 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 (*i.e. Case No. Z2024-027*). Specifically, the applicant was proposing to entitle the subject property for 41.00-acres of limited General Retail (GR) District land uses, and a 989-lot single-family residential subdivision that would have consisted of five (5) lot sizes (*i.e. [A] 27, 185' x 200' lots; [B] 71, 100' x 110' lots; [C] 54, 80' x 110' lots; [D] 372, 72' x 110' lots; and [E] 465, 62' x 110' lots*). On June 4, 2024, the applicant submitted a letter requesting to withdraw the case to allow the applicant time to "...handle some contractual issues ..." and make changes to the concept plan to address community feedback. On June 25, 2024, the Planning and Zoning Commission approved a motion to allow the withdraw of the request by a vote of 6-0, with one (1) vacant seat.

Following this withdraw request, on July 19, 2024, the applicant 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 (*i.e. Case No. Z2024-033*). Specifically, the applicant was 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 would have consisted 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*). On August 13, 2024, the Planning and Zoning Commission reviewed the applicant's case and approved a motion to recommend approval of the request by a vote of 3-2, with Commissioners Hagaman and Hustings dissenting and Commissioners Conway and Thompson absent. Subsequently, this case went before the City Council on August 19, 2024, and was ultimately denied without prejudice by a vote of 6-1, with Mayor Johannesen dissenting.

Since this case was denied without prejudice, the applicant was permitted to resubmit an application without being subject to the application prohibition stipulated by Subsection 01.04, *Denial of an Application*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Based on this, on September 13, 2024, the applicant resubmitted a new 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 (i.e. Case No. Z2024-048). Specifically, the applicant was proposing to entitle the subject property for 41.00-acres of limited General Retail (GR) District land uses, and a 885-lot single-family residential subdivision that would have consisted of seven (7) lot sizes (i.e. [A] 12, 185' x 200' lots that are a minimum of 65,340 SF; [B] 13, 185' x 200' lots that are a minimum of 43,560 SF; [C] 18, 120' x 200' lots that are a minimum of 32,670 SF; [D] 66, 100' x 150' lots that are a minimum of 12,000 SF; [E] 168, 82' x 125' lots that are a minimum of 9,600 SF; [F] 339, 72' x 125' lots that are a minimum of 8,640 SF; and, [G] 269, 62' x 125' lots that are a minimum of 7,440 SF). On October 15, 2024, the Planning and Zoning Commission reviewed the applicant's new request and approved a motion to recommend approval by a vote of 5-1, with Commissioner Hagaman dissenting and Commissioner Odom absent. Following this action, the City Council reviewed the case on October 21, 2024 and approved a motion to deny the request without prejudice by a vote of 4-2, with Mayor Johannesen and Councilmember Thomas dissenting.

Again, since the case was denied without prejudice, the applicant resubmitted a new development application on November 15, 2024 (i.e. Case No. Z2024-060). A summary of all of the requests submitted to the City and the change from submittal to submittal and an overall change in the request is as follows:

TABLE 3: SUMMARY OF CHANGES FOR CASES Z2024-027, Z2024-033, Z2024-048 & Z2024-060

	Z2024-027	Z2024-033	Z2024-048	Z2024-060	OVERALL CHANGE
	PROPOSED	PROPOSED CHANGE	PROPOSED CHANGE	PROPOSED CHANGE	
ACREAGES					
DEVELOPABLE RESIDENTIAL	427.92	427.92 -	427.92 -	427.92 -	-
RESIDENTIAL FLOODPLAIN	67.50	67.50 -	67.50 -	67.50 -	-
DEVELOPABLE COMMERCIAL	28.65	28.65 -	28.65 -	15.01 (-13.64)	(-13.64)
COMMERCIAL FLOODPLAIN	12.35	12.35 -	12.35 -	9.1 (-3.25)	(-3.25)
GROSS ACREAGE	536.42	536.42 -	536.42 -	519.53 (-16.89)	(-16.89)
OPEN SPACE					
OPEN SPACE ACREAGE	190.85	190.85 -	187.00 (-3.85)	183.75 (-3.25)	(-7.1)
OPEN SPACE PERCENTAGE	28.14%	28.14% -	27.42% (-0.72%)	28.00% (+0.58%)	(-0.14%)
LOTS TYPES					
185' x 200' (65,340 SF)	0	0 -	12 (+12)	12 -	(+12)
185' x 200' (43,560 SF)	27	24 (-3)	13 (-11)	13 -	(-14)
120' x 200' (32,670 SF)	0	0 -	18 (+18)	18 -	(+18)
100' x 200' (21,780 SF)	0	15 (+15)	0 (-15)	8 (+8)	(+8)
100' x 150' (12,000 SF)	0	0 -	66 (+66)	65 (-1)	(+65)
100' x 140' (12,000 SF)	0	46 (+46)	0 (-46)	0 -	-
100' x 110' (12,000 SF)	71	0 (-71)	0 -	0 -	(-71)
82' x 125' (9,600 SF)	0	125 (+125)	168 (+43)	247 (+79)	(+247)
80' x 110' (9,600 SF)	54	0 (-54)	0 -	0 -	(-54)
72' x 125' (8,640 SF)	0	377 (+377)	339 (-38)	249 (-90)	(+249)
72' x 110' (8,640 SF)	372	0 (-372)	0 -	0 -	(-372)
62' x 125' (7,440 SF)	0	308 (+308)	269 (-39)	258 (-11)	(+258)
62' x 110' (7,440 SF)	465	0 (-465)	0 -	0 -	(-465)
52' x 120' (6,000 SF)	0	65 (+65)	0 (-65)	0 -	-
TOTAL LOTS	989	960 (-29)	885 (-75)	870 (-15)	(-119)
DENSITY					
GROSS DENSITY	2.02	1.79 (-0.23)	1.65 (-0.14)	1.68 (+0.03)	(-0.34)
GROSS RESIDENTIAL DENSITY	2.00	1.94 (-0.06)	1.79 (-0.15)	1.76 (-0.03)	(-0.24)
NET DENSITY	2.31	2.24 (-0.07)	2.07 (-0.17)	2.03 (-0.04)	(-0.28)

KEY:

RED: DECREASED FROM PREVIOUS SUBMITTAL

GREEN: INCREASED FROM PREVIOUS SUBMITTAL

PURPOSE

On November 15, 2024, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted a new 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 24.10-acres of limited General Retail (GR) District land uses, and a 870-lot single-family residential subdivision that will consist of eight (8) lot sizes (*i.e. [A] 12, 185' x 200' lots that are a minimum of 65,340 SF; [B] 13, 185' x 200' lots that are a minimum of 43,560 SF; [C] 18, 120' x 200' lots that are a minimum of 32,670 SF; [D] eight [8], 100' x 200' lots that are a minimum of 21,780 SF; [E] 65, 100' x 150' lots that are a minimum of 12,000 SF; [F] 247, 82' x 125' lots that are a minimum of 9,600 SF; [G] 249, 72' x 125' lots that are a minimum of 8,640 SF; and, [H] 258, 62' x 125' lots that are a minimum of 7,440 SF*).

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 Independent 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.

D	100' x 200'	21,780 SF	8	00.92%
E	100' x 150'	12,000 SF	65	07.47%
F	82' x 125'	9,600 SF	247	28.39%
G	72' x 125'	8,640 SF	249	28.62%
H	62' x 120'	7,440 SF	258	29.66%
			870	100.00%

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	A	B	C	D	E	F	G	H
MINIMUM LOT WIDTH ⁽¹⁾	185'	185'	120'	100'	100'	82'	72'	62'
MINIMUM LOT DEPTH	200'	200'	200'	200'	150'	125'	125'	125'
MINIMUM LOT AREA (SF)	65,340	43,560	32,670	21,780	12,000	9,600	8,640	7,440
MINIMUM FRONT YARD SETBACK ^{(2), (5) & (6)}	30'	30'	30'	30'	30'	20'	20'	20'
MINIMUM SIDE YARD SETBACK ⁽⁹⁾	15'	15'	15'	10'	10'	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'	15'	15'	15'	15'	15'	15'	15'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ⁽⁸⁾	20'	20'	20'	20'	20'	20'	20'	20'
MAXIMUM HEIGHT ⁽³⁾	35'	35'	35'	35'	35'	35'	35'	35'
MINIMUM REAR YARD SETBACK ⁽⁴⁾	30'	30'	30'	10'	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) ⁽⁷⁾	3,500	3,500	3,200	3,200	3,200	2,800	2,800	2,750
MAXIMUM LOT COVERAGE	40%	40%	50%	50%	50%	65%	65%	65%
MINIMUM GARAGE PARKING SPACES	3	3	3	3	3	3	3	2

GENERAL NOTES:

- 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 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 EXCEPT AS OTHERWISE DEPICTED ON THE CONCEPT PLAN FOR THE TWO (2) LOTS FRONTING ON MERCER'S COLONY AVENUE.
- 9: ALL CORNER LOTS THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE CORNER LOT SIDES TO (I.E. A KEYSTONE LOT), SHALL HAVE A SIDE SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.

The proposed concept plan shows that the development will consist of 65.78-acres of private open space, 6.40-acres of amenity centers (which includes two [2] amenity centers), a 1.97-acre site for a future City water tower, and the proposed two (2) public parks consisting of 33.00-acres. This -- with the 76.60-acres of floodplain -- represents a total of 183.75-acres of open space, which translates to 28.00% (i.e. [76.60-acres of floodplain/2] + 65.78 + 6.40 + 1.97 + 33.00 = 145.45-acres/519.53-acres gross = 27.99645%) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (or 103.906-acres) by 7.99645% (or ~41,544-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 ~24.10-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) Roadways. 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) Mercers Colony Avenue. Mercers Colony Avenue 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 sidewalks on either side of the street.
 - (b) Stableglen Drive. 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) Lofland Circle. 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 verify the right-of-way and dedicate any necessary right-of-way for the future roadway; however, since the proposed plan does not show access off of this roadway, no roadway improvements will be required. The applicant's trail plan does show a five (5) foot concrete sidewalk, which will be required to be constructed along the northern right-of-way line of this roadway.
 - (d) Unnamed Roadway Extending from SH-205 to the Future Extension of Lofland Circle (AKA the John King Extension). 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) Water. 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) Wastewater. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will need to install 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) Drainage. 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 outside 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) Alleyways. 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) Garage Configuration. 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 80.00% J-Swing or Traditional Swing garages (or a total of 696 Lots) and 20.00% Flat Front Entry garages (or a total of 174 Lots). In addition, the only lots that will incorporate the Flat Front Entry garage product will be the Type ‘H’ lots (which are the 62’ x 125’ lot product). 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. All of these compensatory measures conform with the guidelines of the OURHometown Vision 2040 Comprehensive Plan. Staff should also note, that 80.00% of all lots (i.e. all Lot Types other than the Type ‘H’ lots) are required to have a three (3) car garage.

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 one-half (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)

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

<u>ACREAGE CALCULATIONS</u>	
DEVELOPABLE RESIDENTIAL ACREAGE	427.92
RESIDENTIAL FLOODPLAIN ACREAG	67.50
DEVELOPABLE COMMERCIAL ACREAGE	15.01
COMMERCIAL FLOODPLAIN ACREAGE	9.01
GROSS ACREAGE	519.53
<u>TOTAL RESIDENTIAL LOTS</u>	
	870
<u>DENSITY CALCULATIONS</u>	
GROSS DENSITY	1.68
GROSS RESIDENTIAL DENSITY	1.76
NET DENSITY (*)	2.03

NOTES:

*: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTIALLY ZONED AREA

school site integration, (5) dedication or development of 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 1.68 dwelling units per acre [i.e. $870/519.53 = 1.67459$ or 1.68] (or a gross residential density of 1.76 dwelling units per gross acre less the ~24.10-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 still proposing to provide two (2) amenities centers on 6.40-acres of land, dedicate two (2) public parks on 33.00-acres of land, dedicate a site for a future public water tower on 1.97-acres of land, provide 65.78-acres of private open space, and is providing an excess of ~41.544-acres of open space beyond the 103.906-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 to the site. This coupled with the ~24.10-acres of land – 15.01-acres of which is developable -- dedicated to Commercial/Retail land uses, the applicant’s request does appear to be substantially in compliance with 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 Low Density Residential land uses; however, there are areas adjacent to the intersection of John King Boulevard and S. Goliad Street [SH-205] that are designated for Commercial/Retail land uses. Currently, the concept plan only shows ~24.10-acres of land in this area that will be designated for limited General Retail (GR) District land uses. This represents a reduction of ~37.40-acres in the area designated for Commercial/Retail land uses. This reduction will require the City Council to change the Future Land Use Plan from the Commercial/Retail land use designation to a Low Density Residential 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 South Central Residential District (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) 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.

Staff Response: 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 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 ‘G’ & ‘H’) -- which are the predominate lot types at 58.97% for Phase 1, 66.67% for Phase 2, and 53.45% for Phase 3 -- are not considered to be a mix of larger to mid-sized lots; however, staff should note that this has been heavily decreased from previous submittals. With this being said, this aspect of the proposed concept plan does not appear to conform with this *District Strategy*.

- (2) 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.

Staff Response: 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 does appear to conform with this *District Strategy*.

- (3) 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.

Staff Response: The *District Strategies Map* for the South Central Residential District shows that a *Rest Stop/Traiblazer 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 Southwest Residential District (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) 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 smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

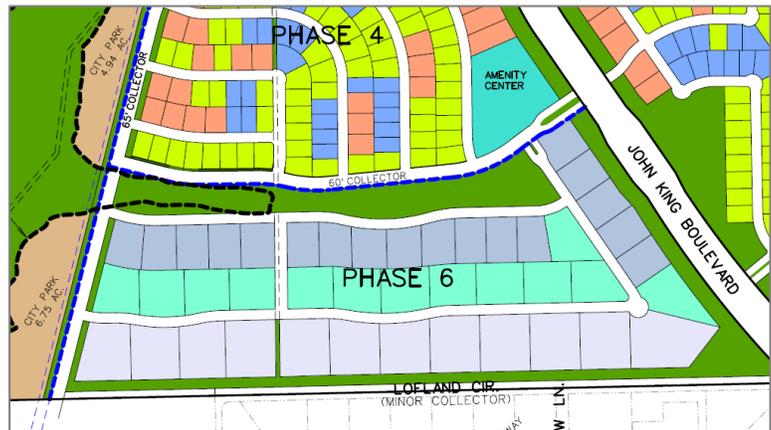


FIGURE 1. AREA ADJACENT TO OAKS OF BUFFALO WAY.

Staff Response: 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 the same size 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 one (1) acre lot product (i.e. *Lot Type 'B'*) and a 0.75-acre lot product north of this (i.e. *Lot Type 'C'*). In addition, the applicant has incorporated a 50-foot landscape buffer along Lofland Circle that will incorporate additional landscaping. Based on this, the applicant's request is *in conformance* with this *District Strategy*.

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) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). 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.

Staff Response: 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, 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 architectural styles.

Staff's Recommendation to the Applicant: 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*.

- (2) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). 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.

Staff Response: 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 single-loaded on a street and in which the future home would front towards the proposed open space areas; however, this is not the norm throughout the development. Based on this, the proposed concept plan appears to only partially conform to this goal.

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

- (3) CH. 08 | Sec. 02.02 | Goal 01; Policy 4: 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 developments that propose clusters of smaller lots.

Staff Response: 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 pointed out that the lots north of John King Boulevard tend to only consist of the *Types 'D', 'E', 'F', 'G' & 'H' Lots*, and *Types 'G' & 'H'* are primarily the smaller lot types.

Staff's Recommendation to the Applicant: Change the concept plan to better mix more the of the *Lot Types* throughout all phases of the proposed development.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request does appear to be in conformance 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 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 November 19, 2024, staff mailed 557 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 179 responses from property owners inside the City limits. These responses were as follows:

- (1) Two (2) response from property owners within the 500-foot notification buffer in favor of the applicant's request.
- (2) 15 responses from property owners within the 500-foot notification buffer opposed to the applicant's request.
- (3) Three (3) responses from property owners outside the 500-foot notification buffer in favor of the applicant's request.
- (4) 159 responses from property owners outside the 500-foot notification buffer opposed to the applicant's request.

Staff has provided a map showing the location of all the responses received, and a *For/Against Map* showing that the 20.00% land area was not achieved within the 200-foot notification buffer as stipulated by the Texas Local Government Code (TLGC).

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a 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 Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of ~37.40-acre tracts of land from a Commercial/Retail designation to a Low Density Residential designation.
- (3) A *PD Development Plan* for the ~24.10-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 Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **FM 205, TX**

SUBDIVISION **W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab No. 128** LOT **107** BLOCK

GENERAL LOCATION **At Intersection of Goliad & S. John King Blvd.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Agricultural**

CURRENT USE **Agricultural**

PROPOSED ZONING **Planned Development District**

PROPOSED USE **Single Family, Commercial**

ACREAGE **536.42**

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER **William Lofland**

APPLICANT **Michael Joyce Properties**

CONTACT PERSON

CONTACT PERSON **Ryan Joyce**

ADDRESS **105 E. Kaufman Street**

ADDRESS **767 Justin Road**

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

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

PHONE

PHONE **512-965-6280**

E-MAIL

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

NOTARY VERIFICATION [REQUIRED]

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

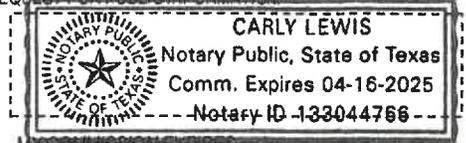
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8246.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF November, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

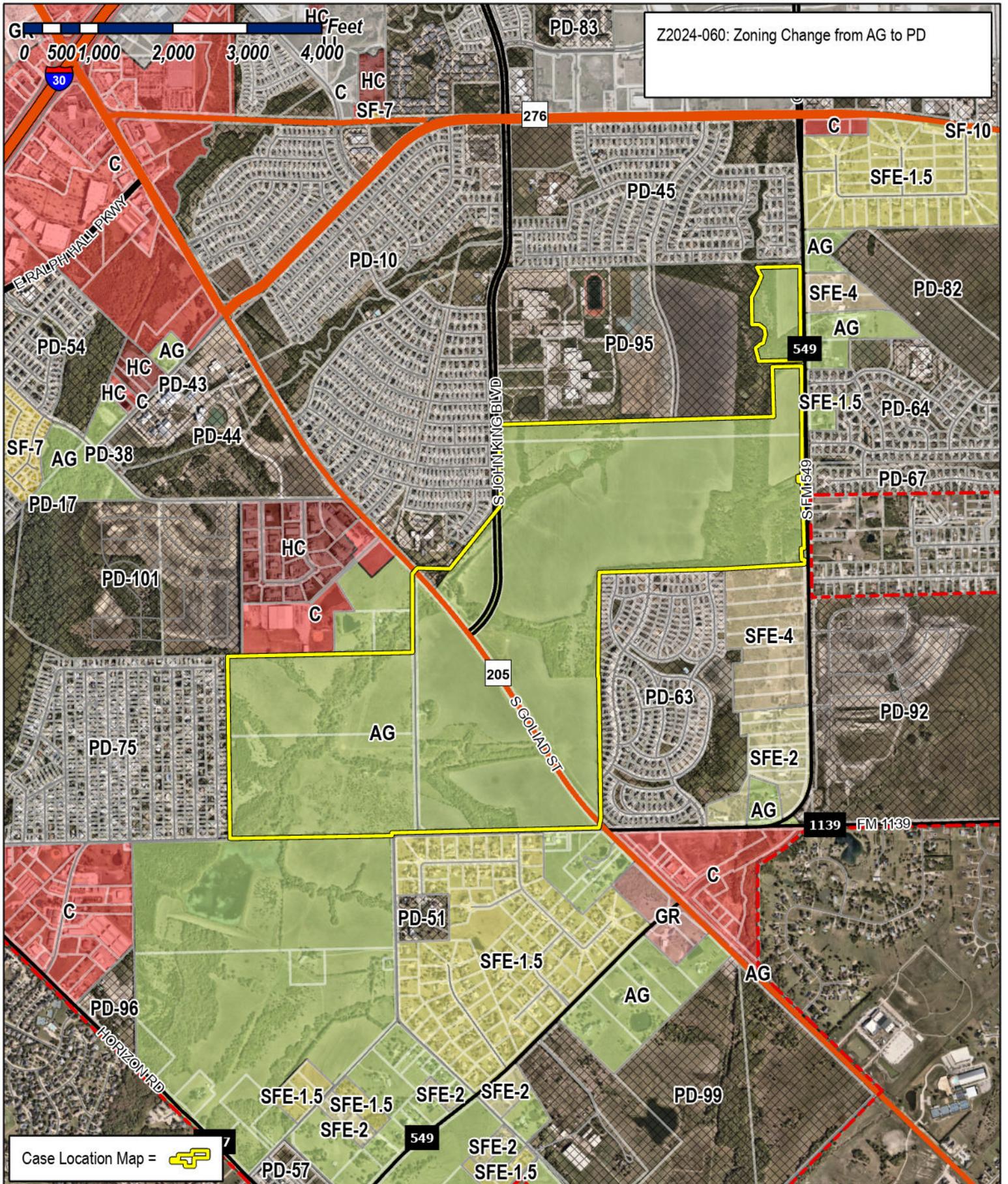
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF November, 2024

OWNER'S SIGNATURE

[Handwritten Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.

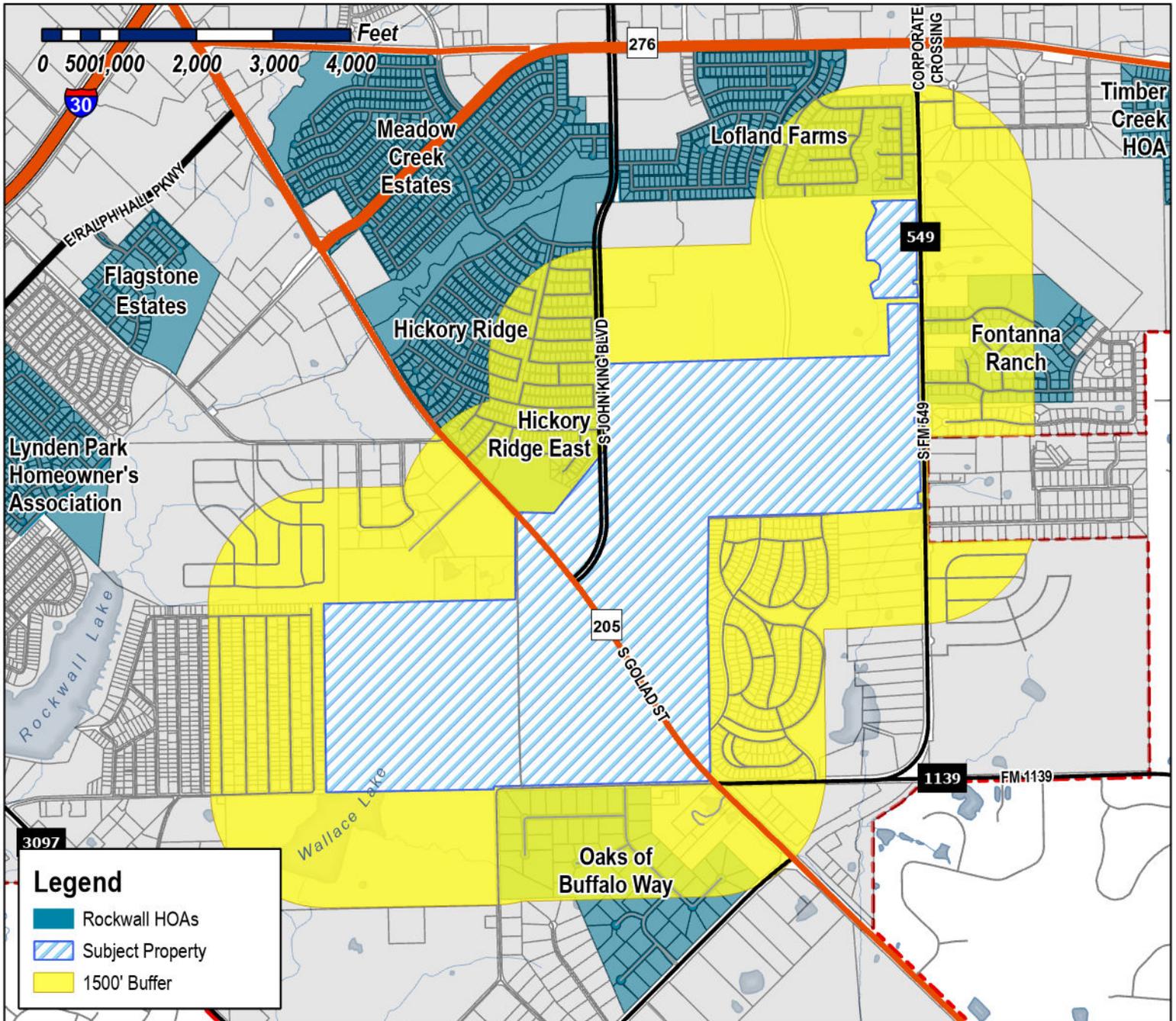




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Case Number: Z2024-060
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2024-060]
Date: Wednesday, November 20, 2024 2:05:39 PM
Attachments: [Public Notice \(11.18.2024\).pdf](#)
[HOA Map \(11.15.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-060: Zoning Change from AG to PD

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,

Melanie Zavala

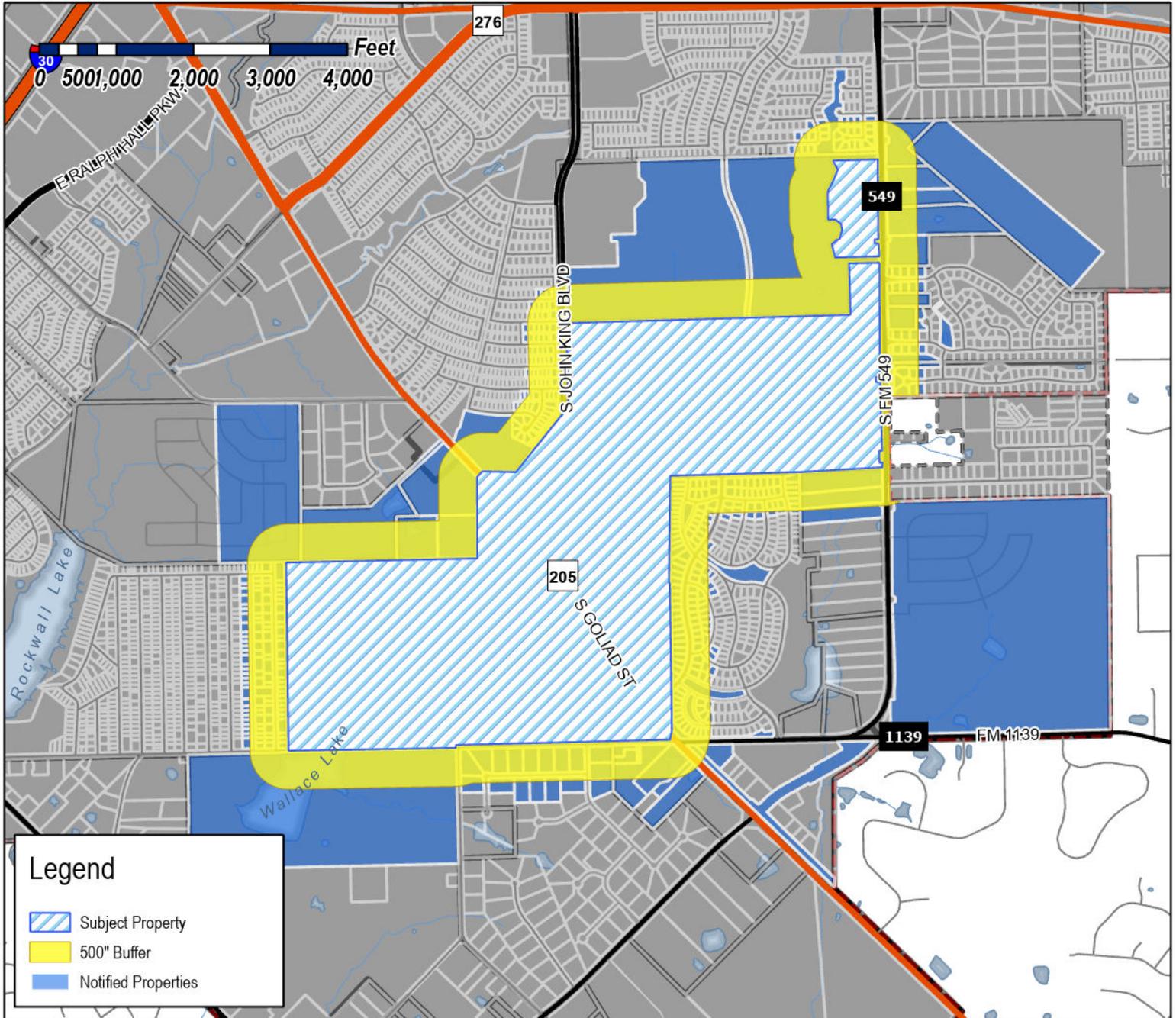
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-060
Case Name: Zoning Change from AG to PD
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Zoning: Agricultural (AG) District
Case Address: FM 205

Date Saved: 11/15/2024
 For Questions on this Case Call: (972) 771-7745



SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
414 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
400 RENEE RD
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

OCCUPANT
395 RENEE DR
ROCKWALL, TX 75032

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
118 RENEE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

OCCUPANT
115 RENEE DR
ROCKWALL, TX 75032

VASQUEZ FRANCISCO
125 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
130 RENEE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

OCCUPANT
127 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

OCCUPANT
137 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

OCCUPANT
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ROCKWALL, TX 75032

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

OCCUPANT
149 NICOLE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

OCCUPANT
233 RENEE DR
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

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

OCCUPANT
285 RENEE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
208 NICOLE DR
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

OCCUPANT
485 RENEE DR
ROCKWALL, TX 75032

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

OCCUPANT
498 EVANS RD
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

NGUYEN ANNA
812 BLUFFCREEK LN APT 208
ARLINGTON, TX 76006

OCCUPANT
421 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

OCCUPANT
353 NICOLE DR
ROCKWALL, TX 75032

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

OCCUPANT
283 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

OCCUPANT
250 RENEE DR
ROCKWALL, TX 75032

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

OCCUPANT
496 NICOLE DR
ROCKWALL, TX 75032

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

OCCUPANT
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
176 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

VALDEZ EUSEBIO
505 EVANS DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
196 NICOLE DR
ROCKWALL, TX 75032

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

OCCUPANT
508 RENEE DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

OCCUPANT
433 RENEE DR
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
344 COUNTY LINE RD
ROCKWALL, TX 75032

OCCUPANT
363 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

OCCUPANT
191 RENEE DR
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

OCCUPANT
302 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

OCCUPANT
211 RENEE DR
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
358 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

OCCUPANT
386 RENEE DR
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

OCCUPANT
408 NICOLE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

TREJO CECILLIO
221 RENEE DR
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
250 NICOLE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

OCCUPANT
245 RENEE DR
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

OCCUPANT
274 NICOLE DR
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST
DEBRA JEAN CRUZ - TRUSTEE
262 RENEE DR
ROCKWALL, TX 75032

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

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
372 NICOLE DR
ROCKWALL, TX 75032

COLUNGA BERNABE ESTATE
MARINA COLUNGA INDEPENDENT EXECUTOR
482 NICOLE DR
ROCKWALL, TX 75032

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75087

OCCUPANT
466 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANIEL J
473 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
463 RENEE DR
ROCKWALL, TX 75032

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX 75189

OCCUPANT
452 EVANS RD
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

OCCUPANT
464 EVANS RD
ROCKWALL, TX 75032

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

OCCUPANT
486 EVANS RD
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75024

OCCUPANT
471 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
164 NICOLE DR
ROCKWALL, TX 75032

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

OCCUPANT
526 NICOLE DR
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

OCCUPANT
441 NICOLE DR
ROCKWALL, TX 75032

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

OCCUPANT
431 NICOLE DR
ROCKWALL, TX 75032

COLUNGA BERNABE ESTATE
MARINA COLUNGA INDEPENDENT EXECUTOR
470 NICOLE DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

OCCUPANT
503 RENEE DR
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

OCCUPANT
535 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

OCCUPANT
520 RENEE DR
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
10527 CHURCH RD # 201
DALLAS, TX 75238

OCCUPANT
116 NICOLE DR
ROCKWALL, TX 75032

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

COLUNGA BERNABE ESTATE
MARINA COLUNGA INDEPENDENT EXECUTOR
448 NICOLE DR
ROCKWALL, TX 75032

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

OCCUPANT
3112 LIMESTONE HILL LN
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

OCCUPANT
3089 COOLWOOD LN
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

OCCUPANT
3097 COOLWOOD LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ
PARADA
3132 COOLWOOD LN
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

OCCUPANT
3116 COOLWOOD LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

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

OCCUPANT
3092 COOLWOOD LN
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

OCCUPANT
2741 MASSEY LN
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

MAYHALL DANIEL J
473 RENEE DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

OCCUPANT
2861 DEUTZ CT
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

OCCUPANT
3071 FALLBROOK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

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

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

OCCUPANT
3129 COOLWOOD LN
ROCKWALL, TX 75032

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

OCCUPANT
3137 COOLWOOD LN
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

OCCUPANT
3078 FALLBROOK DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

OCCUPANT
2424 FM549
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 0

OCCUPANT
2851 HAYMAKER DR
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

TURNER CALEB MAURICE
3015 FONTANNA BLVD
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

OCCUPANT
3875 SELBORNE DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

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

OCCUPANT
2751 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE
2770 MASSEY LN
ROCKWALL, TX 75032

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

OCCUPANT
2850 DEUTZ CT
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE
SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

CULBERTSON JACK NEAL
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

OCCUPANT
3108 MISTY RIDGE LN
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

OCCUPANT
3116 MISTY RIDGE LN
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

OCCUPANT
3124 MISTY RIDGE LN
ROCKWALL, TX 75032

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

OCCUPANT
3092 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

OCCUPANT
3079 DUSTY RIDGE DR
ROCKWALL, TX 75032

STEWART RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

SNYDER STACY & CHARLES
2840 DEUTZ CT
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL
MARIE RODRIGUEZ
2601 PATRICIA LN
GARLAND, TX 75041

OCCUPANT
1791 FM549
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

OCCUPANT
1925 FM549
ROCKWALL, TX 75032

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS
3012 WIMBERLEY LN
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

OCCUPANT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

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

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
, 0

FOX PATRICK AND MEGAN
3119 COOLWOOD LANE
ROCKWALL, TX 75032

BURNS A STACEY
3070 DEER RUDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D
3009 WIMBERLEY LN
ROCKWALL, TX 75032

PARKER LYNN TERRY
3015 WIMBERLEY LN
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

ROCKWALL I S D
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

CITY OF ROCKWALL
, 0

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

OCCUPANT
3079 FALLBROOK DR
ROCKWALL, TX 75032

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

OCCUPANT
3054 FALLBROOK DR
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

WESSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

CRESPIN DEBRA
3063 DEER RIDGE DR.
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

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

OCCUPANT
3450 POST OAK DR
ROCKWALL, TX 75032

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

OCCUPANT
3047 FALLBROOK DR

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

OCCUPANT
3418 POST OAK DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

RODRIGUEZ BRIAN
8 BROOKWAY CT
MANSFIELD, TX 76063

OCCUPANT
3078 LIMESTONE HILL LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

WILKINSON RICHARD S
1970 BROKEN LANCE LANE
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST
350 MEADOW GATE RD
MEADOW VISTA, CA 95722

OCCUPANT
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK 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

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

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

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWILIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

OCCUPANT
3062 DUSTY RIDGE DR
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC
2321 FIELDCREST DR
ROCKWALL, TX 75032

OCCUPANT
3054 DUSTY RIDGE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

OCCUPANT
3055 DEER RIDGE DR
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

BRUCE LIVING TRUST
757 AVALON DR
HEATH, TX 75032

OCCUPANT
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

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

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

ESTATE OF WILLIAM K & BEATRICE BURNS
319 RENEE DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

OCCUPANT
337 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
152 NICOLE DR
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

ESPARZA MARCO
312 RENEE
ROCKWALL, TX 75032

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

OCCUPANT
330 RENEE DR
ROCKWALL, TX 75032

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
312 NICOLE DR
ROCKWALL, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

OCCUPANT
3468 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

OCCUPANT
291 RENEE DR
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
383 RENEE DR
ROCKWALL, TX 75032

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

OCCUPANT
515 RENEE DR
ROCKWALL, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
222 NICOLE DR
ROCKWALL, TX 75032

MCINTIRE JUANITA
373 RENEE DR
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

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

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

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

GATEWOOD PAULA AND WADE
2509 LOUDON ST W
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

OCCUPANT
4509 SYLVAN PARK DR
ROCKWALL, TX 75032

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

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH
2518 LOUDON ST E
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY
D
2504 LOUDON ST EAST
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

NAMIE NOMIE M III AND GINA MARIE
2413 LOUDON ST WEST
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

SWAIN STEPHEN & CAROL J
2406 LOUDON ST E
ROCKWALL, TX 75032

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
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

VIDICAN FLORIN
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

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

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

BROWN KAREN D
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MELI JILL MARIE
4210 QUINCY ST
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY
ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

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

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F
4109 STABLEGLEN DR
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HUNG MINH LAM AND BIHN TAN QUACH
4102 STABLEGLEN DR
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER
4027 QUINCY ST
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND
JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SEUMANUTAFU JOHN AND CHRISTINE
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING
CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING
TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
3906 STABLEGLEN DR
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
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

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

RCH WATER SUPPLY CORP
PO BOX 2034
ROCKWALL, TX 75087

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

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST
CYNTHIA KAY BACHMAN TRUSTEE
3001 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

HAYES, LAGWENDA
3108 COOLWOOD LN
ROCKWALL, TX 75032

HAYES KRISTOPHER
3108 COOLWOOD LN
ROCKWALL, TX 75032

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

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

OCCUPANT
2390 S FM549
ROCKWALL, TX 75032

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

OCCUPANT
2380 FM549
ROCKWALL, TX 75032

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

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

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3500 MAPLE AVENUE #1165
DALLAS, TX 75219

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3500 MAPLE AVENUE #1165
DALLAS, TX 75219

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3500 MAPLE AVENUE #1165
DALLAS, TX 75219

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

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3500 MAPLE AVENUE #1165
DALLAS, TX 75219

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3500 MAPLE AVENUE #1165
DALLAS, TX 75219

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3500 MAPLE AVENUE #1165
DALLAS, TX 75219

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3500 MAPLE AVENUE #1165
DALLAS, TX 75219

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3500 MAPLE AVENUE #1165
DALLAS, TX 75219

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

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT
<Null>
1050 WILLIAMS ST <Null>
ROCKWALL, TX 75087

OCCUPANT
2301 S JOHN KING BLVD
ROCKWALL, TX 75032

ROCKWALL 205 INVESTORS LLC (1075652)
<Null>
1 CANDLELITE TRAIL <Null>
HEATH, TX 75032

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT <Null>
KATY, TX 77494

OCCUPANT
207 NICOLE DR
ROCKWALL, TX 75032

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT
KATY, TX 77494

OCCUPANT
195 NICOLE DR
ROCKWALL, TX 75032

FRENTRESS ABIGAIL LEIGH
327 NICOLE DR <Null>
ROCKWALL, TX 75032

CASTANON RAMON & ESMERALDA ALMANZA
382 NICOLE DR <Null>
ROCKWALL, TX 75032

PUBLIC NOTICE



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

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

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

Z2024-060: Zoning Change from AG to PD

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 Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, December 16, 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. Z2024-060: Zoning Change from AG to PD

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.

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Ryan Bettevy

ADDRESS 4010 Quincy St, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

My neighborhood will be surrounded by this development and I am 100% in favor of it. The price point of the homes they are proposing will benefit all of the surrounding communities. I much prefer this to industrial development or multi family units that could come if this isn't passed. The added benefit of multiple city parks and trails is also exciting.

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:

PUBLIC NOTICE



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

NOV 25 2024

RECEIVED

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:

Z2024-060: Zoning Change from AG to PD

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 Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, December 16, 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. Z2024-060: Zoning Change from AG to PD

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.

More Tax Base for City, County, Schools

SHEPHERD PLACE HOMES, INC.
DBA ROBBIE HALE HOMES
972-475-1100
10527 CHURCH RD #201
DALLAS, TX 75238-2224

Name:

Address:

Robbie Hale Homes 11/25/2024

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 INFORMATION FORM



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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Teressa Drenth

ADDRESS 2080 Broken Lance Ln, Rockwall, TX 75032

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As a resident and property owner directly affected by the plan, I am in opposition to development of this scale. Infrastructure is weak for the homes currently in place with horrible traffic and some already struggling with water supply, etc. I do not support this development.

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:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Gregory Delk

ADDRESS 2020 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This plan has way too many homes placed on too small of lots. Too high of density and traffic will be even more out of control than it already is.

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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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Jill Chisholm

ADDRESS 3011 Fontanna Blvd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not have the infrastructure. Building way too fast without taking time to examine consequences

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Jose A. Vargas

ADDRESS 3124 Coolwood Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Mire traffic and insecurity issues

PLEASE CHECK ALL THAT APPLY.

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- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Murtaza Shah

ADDRESS 4755 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I oppose this development because it'll cause further congestion on hw205. They need to expand it to accommodate for more traffic in this area.

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

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- I am in favor of the request
 I am in opposition of the request

NAME Christopher Curtis

ADDRESS 4735 Bear Claw Lane Rockwall Texas 75032

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I think it has been made pretty clear by a few members of city council and residents to have this developer come back to the residents around this projected development and discuss. There has been ZERO effort to talk to us. (As of November 21) No one has heard a peep since the last council meeting. Does that clearly mean he is not wanting to discuss this, but only try to rush this during the holiday season? This just seems odd to me. I have attended every meeting and the majority of comments from the community and some council members have been please touch base with the residents. That just has NOT been done. I am very disappointed in the developer. I really had high hopes for this project. I hope all of you feel the same way.

Please consider moving to Jan.

Also, I would love to hear how the city plans to react to the 3 failed RISD school bonds this past November. Obviously, this development isn't on the districts radar (at the moment). I'd love some feedback on that!

Thank you!

PLEASE CHECK ALL THAT APPLY.

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 I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
 Other:

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 My neighbors told me about the request
 Other: The developer sent me an email.

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME HOWARD DRENTH

ADDRESS 2080 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As a resident and property owner directly affected by the plan, I am in opposition to development of this scale. Infrastructure is weak for the homes currently in place with horrible traffic and some already struggling with water supply, etc. I do not support this development.

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Pam Curtis

ADDRESS 2040 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This developer has yet to do what was requested by both council and the citizens and talk to us! Please have them communicate!! Taking a few homes out and springing this on us over the holidays is incredibly disappointing!

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Sandra Delk

ADDRESS 2020 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This plan has way too many homes placed on too small of lots. Too high of density and traffic will be even more out of control than it already is.

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Gregg Podleski

ADDRESS 1950 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

They are not listening to us in our meetings this development not improving our city

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- Other:

From: [Pam Pounds](#)
To: [Planning](#)
Subject: Z2024-060 Zoning Change
Date: Sunday, December 1, 2024 7:54:36 PM

Dear Mr. Miller,

This is a response to Z2024-060-Zoning change notification we received again. 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 FM549 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. There are literally empty retail lots at Galaxy Ranch development and new retail being added with the IKEA approval. We don't need retail lots right there.

We oppose the change to PD and adding more SMALL lots of 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. If more larger lots were added, we would potentially change our opinion.

Thank you,
Pam and Paul Pounds
3010 Fontanna Blvd, Rockwall, 75032

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition to the request.

NAME Lynn Parker

ADDRESS 3015 Wimberley Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Just more of the same from previous application. Building this many homes in the allotted space is way too dense. The surrounding homes will devalue if this goes through. Traffic backup is bad now, imagine what it will be like if these 900 extra homes are built. It would mean an approximate 1800 more vehicles flooding the area. The roads are not able to cope with current traffic. Noise levels will increase. Densely built homes will lead to an area where no one will want to live because the current standard of the communities already in place will depreciate. The surrounding areas will suffer greatly with noise, traffic fumes, population density and a decline in living standards. I am not opposed to new homes, but this many in a small area is not in keeping with the existing areas.

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- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other: Email from neighbor

Case No. Z2024-060: Zoning Change from AG to PD

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.

By developing this parcel of land there will be a tremendous negative impact on already heavy congested traffic at Johnlang/205th 549. The high density development will also tax our already stressed water supply and put a strain on property values in already developed communities by increasing property tax assessment on those who have been negatively impacted by inflation.

Name: Christine Seumanutala

Address: 40091 Stableglen Dr, Rockwall 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.

TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: December 1, 2024

RE: Case No. Z2024-060 – Requested Zoning Change from AG to PD

We are **OPPOSED** to this zoning change for the following reasons:

1. The proposed density of the proposed development seeks to add hundreds of new homes in the area that is bound by FM549 and SH205. This property is locked in between an unimproved road and state highways for which Rockwall has no control. The amount of traffic already in this area is out of control. Traffic during peak times already backs up from 205/549 to Mims and beyond on days and as far as can be seen on the southern portion of 549. While the roads are planned to be widened, the planned improvements will barely be sufficient for the current usage. And this does not account for the feeder roads, such as 549, John King and Lofland Circle. This would increase the horrific traffic that already exists into and out of the area which notably is at a capacity that far exceeds the amount for which the roads were constructed. Indeed, the addition of the homes located north of FM549 and east of SH205 has already rendered the roads impassible at certain times of day. Often SH205 is backed up for well over a mile trying to navigate the FM549 and SH205 intersection. In fact, at times, the traffic on FM549 in either direction is often backed up so much that it makes it impossible to get out of our neighborhood (Oaks of Buffalo Way) and often takes 15-20 minutes to get through the FM549 and SH205 intersection. The addition of 1000s of more cars is not sustainable in the current configuration.
2. The schools in the area are maxed out. The middle school (Cain) that would service the students is already well beyond capacity with all classes ranging from 600-700 students per grade. The high school that would serve the area is similarly over capacity. The current freshman class alone is over 770 students. I am sure the elementary schools have similar issues. The latest bond has failed and there is no current relief for the overcrowding of our classrooms. Adding hundreds of new households will only exasperate the problem especially without the developer agreeing to provide land for a new school.
3. There is already a sufficient number of small lot homes in the area (see SH205/FM549 DR Horton Development). Similar to the issues that arose when prior properties in the area (i.e the Wallace Property) sought to change zoning, the planned subdivision is not consistent with the surrounding area homes and frankly is not needed and cannot be accommodated until the infrastructure is first changed.
4. What about expanded services such as fire and police for the new residents and houses? I am not aware of adding any new city services as part of this project.

5. Every year for the last several years there have been water shortages. My understanding is that water allotments are not being increased. So where exactly is the water going to be for all of these houses?
6. The proposed development violates the spirit of the density requirements. Large swaths of the property are not capable of being developed. Yet, the property owner/developer seeks to circumvent the density requirements by including that undevelopable property into the calculation in order to cram more houses in a smaller area instead of conforming to the density requirements for the developable areas of the land. This should not be permitted

While I understand that development is inevitable, cramming hundreds new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development, without the proper resources to provide to those homes based on current allotments, and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

Christine and John Rister

Case No. Z2024-060: Zoning Change from AG to PD

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.

1. IMPACT ON PROPERTY TAX AND HOME VALUE
2. ROADS WILL NOT SUPPORT ADDITIONAL TRAFFIC
3. COMMERCIAL STRIP PROPOSED WILL BE ACROSS FROM MY HOME

Name: EUGENE TENMINI

Address: 1851 S. FM 549 ROCKWALL TX. 75087

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

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Peggy Brake

ADDRESS 1323 Calistoga Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

None

PLEASE CHECK ALL THAT APPLY.

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- Other:

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- I am in favor of the request
 I am in opposition of the request

NAME Charles Schreiber

ADDRESS 1140 Shores Blvd, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Let landowner fully benefit from his land

PLEASE CHECK ALL THAT APPLY.

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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.
 Other: Interested resident

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 My neighbors told me about the request
 Other: Councilman text

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Carin Brock

ADDRESS 204 Chatfield Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As a community member who cares about the value of my property and quality development in Rockwall, I'm confused by certain council members' objection to this request in the face of TX legislative priorities that will further limit a City Council's discretionary power. If our council fails to act now and approve a high quality development that meets the guidelines that our Council set out for residential development, we may be stuck with a much lower quality/higher density development in the future. I am in favor of this high quality development.

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Nicole Marquardt

ADDRESS 3324 Lakeside Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

There is just not enough infrastructure to handle more people & cars, current residents are already struggling just to get anywhere in town & the amount of traffic accidents daily is out of control

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Mary Barker

ADDRESS 2824 Cobblestone Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Infrastructure is not adequate to handle the additional sewage, water, trash collection and traffic on the roads.
Not enough cell towers for the increased load, not enough police, fire, ambulance personnel or equipment to handle this development. Please remember the water shortages impacting MCLENDON-CHISOLM and Heath. Keep in mind, we're currently in a drought.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- 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: My city councilman told me.

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Antonio Huerta

ADDRESS 2040 Silver Hawk Ct, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This developer has come up with multiple plans that are still not acceptable. Smaller lots and the magnitude of homes they want to build are going to create a twofold problem. They will lower surrounding property values and the area with traffic because there is not enough infrastructure to support all of the new homes and additional cars That this development will bring. We are going to start making Rockwall like garland or rowlett if we get too big too fast and people will just continue to move east.

PLEASE CHECK ALL THAT APPLY.

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 I am in opposition of the request

NAME Bob Lyon

ADDRESS 1900 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

TOO DENSE.

EXCESSIVE TRAFFIC.

The 8/24 submission there were 24 1.5 acre lot; 15 1.0 acre lots; and, 46 100 x 150 lots. The 11/24 submission shows 12 1.5 acre lots; 13 1.0 acre lots; & 73 100 x 150' lots. DOES THIS SOUND LIKE PROGRESS? I DON'T THINK SO.

City park reduced from 37.7 to 33 acres. The 41 acre commercial space has not been addressed.

While the Fed has cut its short-term rate by 3/4's of a percentage point since mid-September, the 30 year fixed-rate home mortgage rates rose by almost as much and have largely average 6/8% higher than they were when the Fed began cutting them. See in DMN p. 3-4B, 11/21/2024.

I'll be asking the Joyce's what listing prices these various lots will be listed for. It's not economically feasible. We've heard 62' - 80' lots priced \$630k - \$858k and 100' to 1 acre+ from \$1.1 - \$2.7 M. The numbers have been all over the place.

With 25% as a down payment the 62' - 80' lots would require \$157,500 - \$214,500. Really?

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 My neighbors told me about the request
 Other: I've been attending all of the meetings

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NAME Jack Green

ADDRESS 2180 Arrowhead Ct, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Stop allowing track homes in this area. This is too many homes for the acreage and will cause traffic to be worse than it is already.

PLEASE CHECK ALL THAT APPLY.

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NAME Patti Watson

ADDRESS 2826 FM-3549, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am against anything at this point that brings more traffic to our small county. We have many new developments that aren't even finished or in the ikea development, not even started. At some point you have to stop building homes!! It is insanity to keep shoving in more.

PLEASE CHECK ALL THAT APPLY.

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- 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: I am not extremely close to the area involved but as far as more traffic and infrastructure, it shouldn't matter.

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- I am in opposition of the request

NAME J Romine

ADDRESS 593 Bordeaux Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not have the infrastructure to support any more families. Schools, roads and government services need much improvement before we have more families.

PLEASE CHECK ALL THAT APPLY.

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- I am in opposition of the request

NAME Timothy Rodriguez

ADDRESS 1130 Hidden Lakes Way, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

N

PLEASE CHECK ALL THAT APPLY.

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NAME Leah Apple

ADDRESS 1130 Hidden Lakes Way, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The addition of 900 homes will do nothing but create even more congestion and traffic to an already over crowded area.

PLEASE CHECK ALL THAT APPLY.

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- 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: I drive in that area

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NAME Paula Mounce

ADDRESS 3209 Wimberley Ln. Rockwall, Tx 75032

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

My husband and I own a home near by, building high density lot homes will bring our property values down and bring in a possible high volume of rentals to the area. We are opposed to this.

PLEASE CHECK ALL THAT APPLY.

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NAME Randy Heinrich

ADDRESS 4945 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Developer has not discussed the latest updates and changes with the local homeowners. Development still has too many small lots, will exacerbate traffic in this area and cause overcrowding in the local schools.

PLEASE CHECK ALL THAT APPLY.

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NAME Ashley Griswold

ADDRESS 783 Mountcastle Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not have the infrastructure to support the population as is. There will literally not be any green space left at the rate Rockwall is developing.

PLEASE CHECK ALL THAT APPLY.

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- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

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- My neighbors told me about the request
- Other: Social media

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NAME Carla Mayhee

ADDRESS 409 Ridgeview Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Too many houses already with no infrastructure to sustain them. We are losing our city's identity for greed. Horrible for the ecosystem.

PLEASE CHECK ALL THAT APPLY.

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- 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: I live in town and have to live with the consequences of this proposal.

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NAME John Gould

ADDRESS 3023 Wimberley Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am in STRONG opposition to this request. High density (i.e. small lots) housing is wrong for Rockwall city and county. We already have too many high density developments that stress the infrastructure beyond capacity; traffic, water, utilities, etc., and it decreases property values because of over development. This is not in the best interest of Rockwall residents.

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NAME Amy Harrell

ADDRESS 10 Amity Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We are over crowded. With the new IKEA and apartments it is going to lead to more overcrowding. It a safety concern for the roads, and for the policing and patrolling of new neighborhoods.

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NAME Sean Pettiford

ADDRESS 2884 S Fm 549, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We need to work on our infrastructure 1st, 549 and 205 can not handle anymore new homes at this point.

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NAME Scott McGill

ADDRESS 209 Summit Ridge Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Traffic in the area is horrible

PLEASE CHECK ALL THAT APPLY.

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NAME Rose Bryant

ADDRESS 366 Wayne Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

There is already too many homes being built in Rockwall County. There is not enough water supply.

PLEASE CHECK ALL THAT APPLY.

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- I am in opposition of the request

NAME Hector Montenegro

ADDRESS 2917 Panhandle Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Too many developments without infrastructure. Let's figure out water situation and infrastructure before any more house developments are build!

PLEASE CHECK ALL THAT APPLY.

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- I am in opposition of the request

NAME Michael Hughes

ADDRESS 304 W Boydston Ave, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We continue to build and build, but where is the infrastructure on 205 to support it?

PLEASE CHECK ALL THAT APPLY.

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- Other: Tim MacCallum

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NAME Jennifer McGill

ADDRESS 209 Summit Ridge Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Traffic congestion, overcrowded schools

PLEASE CHECK ALL THAT APPLY.

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- Other: Husband

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NAME Michael Pollock

ADDRESS 1885 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Good Afternoon, all of the concerns that I voiced in the original presentation remain the same as the small changes they are making in this revised proposal do not eliminate or reduce any of those concerns. The streets are already too crowded, unsafe, theres no inferstructure, it's poorly planned and simply isn't the density that Rockwall needs right now. Larger lots, less traffic and higher property taxes from each property is the direction this city needs to go with this area. Also, I find the timing of these changes to reflect the poor intentions of this building group. They are trying to use the holidays to push this past because they hope the citizens are to busy focusing on the holidays and/or are out of town so there will be less resistance. Well NO ONE that I have spoken to in my neighbor or those around mine want this crushing development to be approved. Thank you for your time.

PLEASE CHECK ALL THAT APPLY.

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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.
- Other:

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- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Toni Elderfield

ADDRESS 5265 Standing Oak Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As a local resident I'm offended by the minuscule and insufficient reduction in homes proposed by the developer. Our traffic in the local area is already strained, how can we add more vehicles? Our ISD is stretched and classrooms are at capacity, how can we add more families? I will stand up time and time again and say NO to the volume of houses proposed because the infrastructure cannot possibly accommodate it. Please support us and do not allow this request unless it fits more closely to the surrounding area and considers the existing neighbourhoods. We LOVE Rockwall. Please help us to protect what makes it special!

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NAME Ginny Ryan

ADDRESS 1507 S Lakeshore Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not need to add more traffic to our infrastructure. I used to be able to drive to I-30 in less than 5 mins. It now takes me 15 mins. That is ridiculous since I only live 1.5 miles from the interstate. We also need to think about our schools and businesses. Long time residents are moving out of Rockwall due to our government members making bad decisions.

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- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: A concerned Rockwall Resident

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- I am in favor of the request
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NAME Lori McGarry

ADDRESS 1327 Crescent Cove Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Water shortages. Traffic is horrible. It now takes me 1-2 hours to drive 21 miles to and from work . I often have to go through Wiley to get to Richardson.

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- 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: Not sure how close you have to be to qualify for near, but there is too much construction and not a lot of thought about how people can get from point A to point B.

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- Other: Got a notification text.

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- I am in opposition of the request

NAME Taylor Henson

ADDRESS 2590 Daybreak Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Limited Infrastructure

PLEASE CHECK ALL THAT APPLY.

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NAME Karen Brecheen

ADDRESS 1880 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am opposed to this type development due to limited infrastructure. It has already become a very busy and dangerous area, several in our neighborhood have moved due to the high density development being allowed in Rockwall such as IKEA with 500 apartments and this type development on the Lofland land. Another point I would like to make aware is our school district. I have spoken to many Rockwall residents who have voted against the RISD bond packages in an effort to try to limit high density developments. We have wonderful teachers and administration but our city is not listening to the citizens and many have voted against the RISD due to irresponsible spending and debt coupled with passing of high density developments. We are losing our open spaces and turning into a Forney type city with low income high density housing and increasing crime. We need a better plan for the future of Rockwall than what is being presented by developers.

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NAME Dudley Nosworthy II,

ADDRESS 2901 Wild Oak Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We are too crowded as it is. We do not have the infrastructure to support this project

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NAME Lisa Gielow

ADDRESS 365 Jordan Farm Cir, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Traffic issues on 205, adequate schooling space for new students at all grade levels, water supply availability, emergency services availability

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- I am in favor of the request
- I am in opposition of the request

NAME Veronica Hein

ADDRESS 1022 High Cotton Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I'm not opposed to growth overall, but I believe Rockwall has reached maximum density at this time. Our city/county cannot continue growing at the present rate without sufficient road access. Traffic is horrendous and is only getting worse! Our school district is overwhelmed with no relief in sight as ALL FOUR bonds failed to pass! There are also serious concerns about water availability during summer. It is asinine to think that this growth rate is sustainable. Any approval of future subdivisions is merely happening because those that directly profit from it (builders, real estate agents, etc.) are heavily influencing these decisions because most people I've spoken with feel the same as I do. It appears that serious thoughts and concerns for our community are being ignored and set aside. We need to hit the pause button for an undeterminable amount of time until we can comfortably support these new subdivisions. The overall health and well-being of our community depends on it.

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- Other:

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- My neighbors told me about the request
- Other:

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- I am in favor of the request
 I am in opposition of the request

NAME CAROL CROW

ADDRESS 504 Williams St, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I know the property will be developed as residential, and I have no objection. However, I am adamantly opposed to 60' and even 70' lots, even if Code allows it. Our codes need to be revised.

The property that abuts The Oaks of Buffalo Way should be true custom homes on large lots that are similar in size to homes in The Oaks of Buffalo Way. Would be really nice if the lots were developed and offered for sale to true custom builders too.

All new development is a cause for concern. Everyday I hear residents, who have lived here for eons, say - we think it's time to get out of Rockwall, while we can. People are fast getting enough of the horrendous traffic and daily congestion. and inflation is causing homes values and property taxes to go up, up, up - even with a lowering of tax rates - proof - all four recent school bonds failed.

Please give us a development that is worthy of our fair city. Something of which we can be proud - and not the same ole cookie cutter ones.

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 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: I live in the City of Rockwall and care about my entire city.

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 I read about the request in the Rockwall Herald Banner
 My neighbors told me about the request
 Other: As a long time resident of Rockwall, I keep up with development in this city. I care because I love Rockwall.

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- I am in favor of the request
 I am in opposition of the request

NAME Bob Lyon

ADDRESS 1900 Broken Lance, Rockwall, TX 75032

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I want to correct my comments from yesterday. In the August submission I was under the impression that Type A lots were 1.5 acres and Type B lots were 1 acre lots as that's what I thought I heard. In fact neither were accurate. Type A was 35,154 and B was 20,000 sq. ft. 43,500 sq. ft. = 1 acre. They have added 18 3/4 acre lots
The November plan shows 12, 1.5 acre lots and 13, 1 acre lots. The other lots show increase/decrease as follows: new D (1/3 acre) 100 x 150 from 46 to 73; new E (LESS THAN A 1/3 ACRE & formerly D) 82 x 125 from 125 to 247; new F (less than 1/4 acre & formerly E) 72 x 125 from 377 down to 249; and, new G (less than 0.17 acres down from F from 362 to 258 lots.

I think it's still too dense

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 My neighbors told me about the request
 Other: I've been at all the meetings at P&Z & Council and most community meetings. Ryan's latest attempt to schedule people to call him to talk about thier concerns is a diversion to the disappointment in how this development is being handled.

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NAME Nikki Jenkins

ADDRESS 3221 Pecos Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The development will be box houses that lower everyone's property value. The roads are already overly crowded and miserable. Our area can not handle any more traffic. The schools can't handle it either. The lots are entirely too small. This area has been known for large country lots and it is being allowed essentially zero lots to pack in people. These homes will end up being rent and low income housing. It feels like the South East quadrant of Rockwall is being turned into to the transitional area with apartments and rent homes. Are with the step children of Rockwall? We have no landscaping and are not upholding the same visuals as the Northside of Rockwall. Is this on purpose? Did the city run out of beautification funds when it can to us? The landscape in our area is changing. Do better....

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NAME Les Chapman

ADDRESS 733 Sunset Hill Dr, Rockwall, TX, 75087, USA

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Another developer that is ONLY interested in increasing their profit with no regard for the long term effects of the neighborhood as it ages. Drainage areas should NEVER count as green area since it is NOT usable for recreation.

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NAME Lisa Powers

ADDRESS 1606 Amesbury Ln, Rockwall, TX, 75087, USA

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The street infrastructure can not handle that type d traffic.. work on the streets first!

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- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: I frequent the area

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NAME Andrea Lacquement

ADDRESS 5200 Standing Oak Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The developer has once again submitted a request that has not met the community's expectations and during a time when they know they will not see as much opposition due to the holidays. This behavior alone should make city council deny this request. Why would you support someone who is going out of their way to NOT work with the community and those that will be so negatively affected by this awful development? This city is not able to handle this large addition of homes - we should be focusing on the current infrastructure and providing the best for the current citizens of Rockwall area. It is disappointing this is once again up for a vote - let's focus on the current citizens and not making their lives harder with more traffic, overloaded infrastructure, packed schools and ugly, small homes. The public opposition alone should be reason to deny this request.

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NAME Scott McGill

ADDRESS 209 Summit Ridge Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

To much traffic throughout Rockwall county, please stop the insanity! All the roads and highways are parking lots.

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NAME fred Hansen

ADDRESS 2625 Cypress Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

rockwall has a traffic problem and infrastructure problem this will cause bigger problems

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NAME Cynthia Jane Cantrell

ADDRESS 3025 Wimberley Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Inadequate roads. Please delay approval until all lane expansions on FM549 and Highway 205 are completed.

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- Other:

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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Julius Rahmandar

ADDRESS 308 S Lakeshore Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall infrastructure is way past the limit of population growth. I am OPPOSED to any plan development in our city until the ROADS, UTILITIES (Water, Sewer, and Power grid) has been upgraded to handle the additional population growth. This plan for example shows the SH205 is being limited to highway expansion for lane growth. Rockwall and surrounding cities have experienced water shortages. The city have not even been able to get the USPS approved by federal government to handle the mail business!

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NAME Nicole Marquardt

ADDRESS 3324 Lakeside Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwalls infrastructure is already in overload and its effecting us residents in many negative ways

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NAME Robin Baley

ADDRESS 5135 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This is still not what the citizens of Rockwall requested. They changed a FEW things and go back to P & Z. I think it is wrong for them to bring this to P & Z again knowing that most people are busy with the holidays and cannot attend meetings.

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NAME Erika Livingston

ADDRESS 2235 Arrowhead Ct, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not need track homes next to our custom homes that will devalue our homes. The traffic is already horrific. The infrastructure is not there to handle the road traffic the water supply the schools etc. This is not the time to have this development.

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NAME Charles Cantrell

ADDRESS 3025 Wimberley Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Inadequate streets (Goliad and FM 549) to carry new traffic that would come from new residents. Need to wait like developers did before building on John King loop.

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NAME Forrest Fenwick

ADDRESS 2715 Promenade Pl, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The water supply is under stress and this plan adds a Huge burden. Also Transportation Infrastructure needs some time to catch up to the current demands!

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- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: I am already suffering stress with the serious traffic issues and am dreading potential water issues!

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NAME Leslie Wilson

ADDRESS 535 E Cullins Rd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The developers have not taken seriously the long hours and GREAT input area residents have given them. We've all but told them we would no longer fight this development if they were willing to lower the density. They give lip service to it.

We need subdivisions more in keeping with what is already in the area. We need infrastructure (roads, water & sewer, schools) to be able to catch up with the influx of new Rockwall residents before we bring in 900 more.

We ask Council to take into account the needs/wants of residents who've lived here from 1-80 years--not just the whims of developers who don't have consideration for what their development will leave in its wake. Thank you.

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NAME Nelda Gillilan

ADDRESS 310 Stonecrest Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We have lived in Rockwall for 42 years. Both our children went off to college, married, and returned to Rockwall to rear their families. One lives in Breezy Hill and the other lives in Fox Chase. We love Rockwall and want the best for living here. The infrastructure is not ready for more housing in Rockwall County. The school district cannot keep up with building enough schools without costing our citizens more taxes. Our city council needs to start listening to the desires of the citizens already living here that do not want these high-density housing in Rockwall. Just adjusting a lot line a few feet is not acceptable.

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- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: I drive often nearby the proposed Zoning or Specific Use Permit (SUP) request

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NAME Dan Brecheen

ADDRESS 1880 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

- * Lack of infrastructure
- * High density development-not in comprehensive plan and NOT good for Rockwall
- * Not compatible with large lot-large home development nearby (OBW).

Rockwall do everything possible not to become the next Forney.

PLEASE CHECK ALL THAT APPLY.

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- Other: From neighbors

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NAME Jonathon Bailey

ADDRESS 437 Sonoma Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Traffic in Rockwall outweighs capacity already. High-density housing developments can go in other communities with more capacity.

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NAME Chris Lacquement

ADDRESS 5200 Standing Oak Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I live in Oaks of Buffalo. We do not have the infrastructure for this.

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- I am in opposition of the request

NAME Kelly Lindop

ADDRESS 1920 Harvester Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am in opposition to this request because high density neighborhood communities are just bad overall. The amount of people added to the area and not to mention the amount of added cars it would put on the roadway. The negative impact it would have on the schools with the amount of added children. These kinds of neighborhoods never attract the quality of people that Rockwall County needs added to it. Instead they bring in more crimes and outsiders to our little area with people that dont share the same Values and Respect that us home grown Rockwall people would like to see. I dont quite understand why the powers that be let so many developments come in and ruin the landscape and open spaces in our town. Not every little parcel of land has to have a home on it. I believe we are getting to a point of really driving out the good people and turning this town into another Garland or Mesquite.

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- I am in opposition of the request

NAME Christopher Hurst

ADDRESS 2045 Silver Hawk Ct, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The infrastructure of the immediate area is not sufficient enough to support the proposed number of homes. Roads, water, schools do not have capacity to accept the proposed number of households

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NAME Jeremiah Francis

ADDRESS 2010 Heather Glen Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Our schools and infrastructure can't handle any more growth. My children started school in Rockwall ISD and 10-12 years ago it was amazing. Our son graduated with the class of 2024 and it was a wonderful experience for him, but the difference in education and experience with our second child, who just started high school is noticeable, large class sizes, huge teacher turnover, overcrowding and being exposed to fights, drugs and alcohol as early as middle school. Please respect the taxpayers that already live in Rockwall, take care of the citizens that you currently work for before bringing additional population to our strained city.

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- Other: Heard the information from a councilman.

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- I am in opposition of the request

NAME LAURA AARON

ADDRESS 625 Knollwood Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We love Rockwall and have lived here in our home for over 20 years and want to remain here. The explosive residential/commercial building in Rockwall County needs to slow down, not continue at a feverish pace. Our roads are over crowded morning, noon and night. What was once a simple five minute drive has turned into one half hour, or more, at any given time. Our county is only so large and we are at capacity with people and vehicles as it is. Massive growth may be great for developers' pockets, but not for existing residents who remain and deal with over-growth. In your decision process, please consider the agriculture land left here and deny Lofland's request.

Further, with Lofland's meeting schedule planned in the middle of the holidays, many residents will be unable to attend and properly voice their position in this case. I am in opposition to Lofland's entire request. To be fair to all Rockwall residents, the meetings should, at the least, be tabled until after the holidays.

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NAME Jose A. Vargas

ADDRESS 3124 Coolwood Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Traffic congestion and insecurity issues

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NAME Robert Powers

ADDRESS 1606 Amesbury Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall Roads are inadequate for increased traffic. There limited options for alternate routes.

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- I am in opposition of the request

NAME Zach Luiz

ADDRESS 820 Clem Rd, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall is already to over crowded. We do not have the infrastructure to support any more homes and people. Rockwall is loosing its small town feel that we all loved about our city.

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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 of the request

NAME Lisa Krantz

ADDRESS 3662 Juniper Hills Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

There is already to much traffic without the infor structure to support it not to mention over crowded schools already.

PLEASE CHECK ALL THAT APPLY.

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- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

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- Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Jennifer Kearns

ADDRESS 1096 Morning Star, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Oppose - not adequate infrastructure or water supply.

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME John Bowman

ADDRESS 2228 Barlass Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The City Infrastructure is seriously lagging the rapid development of the city and county. Response times for police an fire department is getting slower and slower.

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- I am in favor of the request
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NAME Debra Lindsay

ADDRESS 1425 Pebble Hills Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Too much growth too fast

PLEASE CHECK ALL THAT APPLY.

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- 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: Too many homes already, need to slow growth until the infrastructure upgrades can support additional homes

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- I am in favor of the request
 I am in opposition of the request

NAME Tamara Keel

ADDRESS 1518 Hickory Creek Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This city is already having infrastructure issues, not only the roads, but the water supply as well. The areas are overcrowded and traffic is awful. The schools are becoming overcrowded and y'all want to add more.
I realize that the push for this means more tax money in your pockets, but think about the homeowners now and what we are having to put up with already. There are so many homes and apartments being built in this very small county. Very little green space will be left and that too is very important to me. And I'm not talking about pretty parks, I'm talking about the natural green spaces.
I have lived her for 40 yrs now and have seen beautiful Rockwall grow and turn into concrete, where kids used to run and play in the natural areas now are 7-elevens, stores and trash. Too much is too much.
No to this!!!

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 My neighbors told me about the request
 Other: Facebook

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NAME Angela Henson

ADDRESS 2590 Daybreak Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not have in infrastructure to support this kind of development.

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NAME Kathryn Wacker

ADDRESS 309 Featherstone Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

205, and traffic lights at John King and 549 are overwhelmed with traffic both mornings and afternoon through evenings when people need to get to work, school, dr. appointments, etc.
Quality of life is affected by these hideous traffic jams and more and more ppl are running red lights and driving in a reckless manner to squeeze through these intersections.
Not to mention the lack of sufficient water for the homes already built & the rationing many south of I-30 have experienced.
Rockwall schools are being overwhelmed as well. The developers have always been the winners in these situations and the citizens of the area carry the burden.
Please vote "No" on the 205 south of I-30 subdivision.
Stop building in Rockwall - We Full!

PLEASE CHECK ALL THAT APPLY.

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 I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
 Other: I travel 205 daily and have family that lives south of the area off 295 as well. Travel is hideous and time consuming already - air pollution and wasted gas on these huge traffic jams. More homes would be a disaster for travel in that area.

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 My neighbors told me about the request
 Other: My husband attends P&Z & City Council meetings.

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- I am in opposition of the request

NAME Kolleen Lynch

ADDRESS 1444 Montego Ct, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

It's already overcrowded and will be more traffic. Please stop building.

PLEASE CHECK ALL THAT APPLY.

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NAME OSVALDO CANALES

ADDRESS 522 Granite Fields Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Too much traffic! Roads can not handle current traffic!

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Amy Binns

ADDRESS 530 Granite Fields Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Our streets and city infrastructure can not handle more homes along 205 at this time.

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
 I am in opposition of the request

NAME Shaketa Bennett

ADDRESS 1546 Fieldstone Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I opposed this request as traffic is already bad enough on 205. The thought the bring an additional 870 homes in this area would make so much worse.

PLEASE CHECK ALL THAT APPLY.

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 My neighbors told me about the request
 Other: Rockwallian Facebook Page

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- I am in favor of the request
- I am in opposition of the request

NAME Kim Wilson

ADDRESS 2900 Tangleglan Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The infrastructure, especially Highway 205, cannot handle the additional traffics this community would bring. 205 is backed up at all times of the day north and south bound. Additionally, RISD is already begging for money and one of the lowest teacher paying districts. Our teachers do their best to teach our children. Adding more homes would only increase class sizes and run more teachers off. Water supply could also be a concern since there have been issues the last few years. Very unfortunate how greedy, and lack of values, the City of Rockwall has become. There is no benefit for approving a community this large.

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- Other: Nextdoor

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- I am in favor of the request
- I am in opposition of the request

NAME Letris Shivers

ADDRESS 2231 Fieldcrest Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Why would you approve to have more houses! There are houses being built all over this city right now, who can afford them??? The area is already over built! The traffic is awful and the schools are bursting at the seams with the kids that are already here. And the lack of Teachers will only get worse! We worry about pollution but yet we are going to kill every green area left and add to the pollution and more concrete! Why, for the \$\$? And we already have issue with enough water as it is so let us go and add more home that we will have to share with! Just because a developer wants to build and make \$\$\$, is not a reason to build more!!!! Please STOP the insanity! Please just STOP!!!! Over Building is just Killing this nice little town! Makes those that have been here for year want to leave!!!! So please please just say NO!

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- I am in favor of the request
- I am in opposition of the request

NAME Brenda Hunter

ADDRESS 1325 S Goliad St, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Develop the roads before adding more homes. The traffic is already too heavy for the area without building more homes. I have recently missed 2 doctors appointments from sitting though the light problem at SB 205 at I30 at least 6 times at 1:30 pm. Earlier times are even worse. Got past the light delay to turn on Ralph Hall which is shut down to one lane of traffic. A ten minute drive took 35 minutes. 205 is a nightmare between 205, 549, and further south highways through McClendon are delayed all hours of the day. Do you guys ever travel 205??? How about stopping building homes until the road is improved and people in that area have needed water without having water shortages. Please help the local people first and not trying so hard at overbuilding and tax increases for a short while. Rockwall is a joke. Our pride is dwindling as well as becoming a laughing stock because of our roadways and traffic. You were elected to do the best for Rockwall. Stand up for what is right for our city

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- I am in favor of the request
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NAME Kristin Ash

ADDRESS 599 Deverson Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We already have 6,000 new homes. It was decided in August we needed to wait for better infrastructure and community support before Lofland's 900 homes were considered. They don't meet the city codes with 2K sqft starter homes from \$635k to \$850k on 60ft lots. All built near roads that can't handle the traffic now. Our teachers can't afford to live in the city they serve and neither can the police, fire or city workers. Why are we rushing to make Rockwall another California? Why on Earth do we need an IKEA and another 500 apartments? I don't see additional roads of any consequence being added to accommodate the traffic and the strain on our resources. I want to know how many home inspectors we have and how many homes are actually being inspected. I bought my home new in 2013 and there were dangerous gas and plumbing violations. Quality is a serious issue that needs to be addressed. I am extremely disappointed and disgusted are having these same meetings only three months later.

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- I am in opposition of the request

NAME Brian Amelunke

ADDRESS 1020 Mountain Lake Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The population density in this area has already exceeded the infrastructure.

PLEASE CHECK ALL THAT APPLY.

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NAME Scott Mooney

ADDRESS 681 Channel Ridge Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Our infrastructure, roads, water etc are nowhere near ready to support a development even half this size.

How about we address the needful BEFORE allowing developers to make it worse.

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
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NAME Cynthia Bietendorf

ADDRESS 2948 Barton Springs Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Too many homes. Not enough infrastructure!

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Caren Williams

ADDRESS 1113 Bayshore Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Building roads and infrastructure should be the first priority.

Our taxes keep going up with all this building. Stop turning Rockwall into Rowlett, Garland, Mesquite and Dallas. We all moved here to get away from all the crime and traffic. Seems like this council is working for everyone but its taxpaying citizens.

PLEASE CHECK ALL THAT APPLY.

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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.
- Other: This affects EVERYONE 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: Nextdoor App

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Karen Teaff

ADDRESS 922 Hunters Gln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The current road and traffic conditions cannot accommodate the construction of this project, let alone accommodate the finished product of approximately 900 houses and retail. Please use common sense and deny this development, at least until the infrastructure is improved.

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: I live in the city of Rockwall. Highway 205 is a major artery in and out of the city.

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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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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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Silvia J

ADDRESS 1525 Greenbrook Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Threat to water supply .

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- 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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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Karen Rose

ADDRESS 1930 Hillcroft Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall has grown exponentially in the last 15 years and our infrastructure is not keeping up. We do not need anymore subdivisions or developments. Please vote against the subdivision and preserve what remains of Rockwall.

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: I live and work in the city of Rockwall.

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- Other: Nextdoor App

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- I am in favor of the request
- I am in opposition of the request

NAME James Oravsky

ADDRESS 746 Braewick Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This area is full of wildlife. Parts of the year hawk migration uses it. They have landed there for the the 20 years we've lived here.

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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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Amy Smith

ADDRESS 1574 Champions Ct, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Traffic will be worse if lot sizes are reduced and more homes put in.

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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- My neighbors told me about the request
- Other:

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- I am in favor of the request
- I am in opposition of the request

NAME Connie Munoz

ADDRESS 643 Primrose Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Traffic is a nightmare any time of day in and around I-30, Ridge Road, and 205/Goliad, making it difficult to get anywhere in a decent amount of time. Our infrastructure, especially on 205 cannot sustain that much growth.

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?

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- My neighbors told me about the request
- Other:

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- I am in favor of the request
- I am in opposition of the request

NAME Kristine Coutch

ADDRESS 3052 Coolwood Ln, Rockwall, Texas 75032

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We already have too much traffic in this area of 205 at many times during the day & evening. We have 2 schools & a college in this area & there are many cars & busses that need to get to the schools & the college at many times throughout the day. We also have a fire station right there on 205 so emergency vehicles need to get out onto 205 quickly. Plus there is a children's indoor sports area right there & there are many cars going to & from this area. It is already hard for us to get out of or into our housing tract, so if we get anymore traffic it will be next to impossible for us to get to & from our homes. Do you city people realize that 205 is only 2 lanes in this area? Our roads in this area can not support any more cars. Plus there are 2 areas where big rigs park on 205 so we have to deal with the big rigs in this area of 205 too!

PLEASE CHECK ALL THAT APPLY.

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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.
- 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:

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Oscar Lozano

ADDRESS 1935 Evergreen Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We barely have enough water as it is now and the infrastructure to support this project is not there.

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?

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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:

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Karen Cosby

ADDRESS 1002 Lombard Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Developments like these are causing extreme congestion in our city. We don't have roads to support, water to support, or schools to support these developments. We need infrastructure. Our city needs to use wisdom-which seems to be lacking-in our city's growth. Our leadership needs to start using better judgement.

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: I simply want better for our city than the direction we have been headed for several years.

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: Facebook

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- I am in favor of the request
- I am in opposition of the request

NAME Robert Shivers

ADDRESS 2231 Fieldcrest Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I'm opposed to this proposed development.
There will be additional strain on the power grid, water, traffic, schools, and more.

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?

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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:

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Cindy Campman

ADDRESS 1100 Ridge Rd W, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As a frequent traveler on 205 towards highway 80 I am constantly reminded how underdeveloped our roadways are compared with the amount of traffic. I vote NO more housing till we catch up with infrastructure and roads

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: I drive this area frequently

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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: Facebook post on Rockwall TX Our Town by Leslie Wilson

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Leslie Hope

ADDRESS 530 E Cullins Rd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

It is disingenuous for the developer to say they are working with the community when they send their plan to P & Z and schedule it in front of the council even before meeting with neighbors. The timing of the "work session" to occur on the Tuesday before Thanksgiving is just another way to reduce opposition to this development. I would encourage the council to table this request until after the holidays, especially in light of the commissioners and council revisiting the hometown plan and what Rockwallians want in terms of density.

PLEASE CHECK ALL THAT APPLY.

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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.
- Other:

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CASE NUMBER Z2024-060

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- I am in favor of the request
 I am in opposition of the request

NAME Leslie Wilson

ADDRESS 535 E Cullins Rd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The developers have not taken seriously the long hours and GREAT input area residents have given them. We've all but told them we would no longer fight this development if they were willing to lower the density. They give lip service to it.

We need subdivisions more in keeping with what is already in the area. We need infrastructure (roads, water & sewer, schools) to be able to catch up with the influx of new Rockwall residents before we bring in 900 more.

We ask Council to take into account the needs/wants of residents who've lived here from 1-80 years--not just the whims of developers who don't have consideration for what their development will leave in its wake. Thank you.

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 in the Rockwall Herald Banner
 My neighbors told me about the request
 Other:

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Richard Crossley

ADDRESS 2175 Arrowhead Ct, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not need track homes next to our custom homes that will devalue our homes. The traffic is already horrific. The infrastructure is not there to handle the road traffic the water supply the schools etc. This is not the time to have this development.

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:

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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 of the request

NAME Jack Livingston

ADDRESS 2235 Arrowhead Ct, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not need track homes next to our custom homes that will devalue our homes. The traffic is already horrific. The infrastructure is not there to handle the road traffic the water supply the schools etc. This is not the time to have this development.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- 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 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 of the request

NAME Janie Mosley

ADDRESS 2030 Pontchartrain Dr. Rockwall. 87058

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

It will make traffic even worse than it is now.
Please add my husband to your text and voting list.
Bufred Mosley
214-801-1816

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 am in favor of the request
- I am in opposition of the request

NAME Larry Romine

ADDRESS 593 Bordeaux Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The infrastructure provided for the city of Rockwall, especially roads, is not adequate for the existing population. Therefore, we do not need any additional development, especially high density developments.

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: Interested home owner in Rockwall

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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: From an email notifying me of this proposal.

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- I am in favor of the request
- I am in opposition of the request

NAME Andre Della Monica

ADDRESS 4965 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The number of houses proposed is too high for this area. We're already suffering with high traffic and over crowded schools. There's not enough space to expand the roads to accommodate these kind of growth. We're also concerned about the environmental issues this is going to cause.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

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- My neighbors told me about the request
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- I am in favor of the request
- I am in opposition of the request

NAME Anna Keith

ADDRESS 596 Bordeaux Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not have the infrastructure to support the development. Our roads & other resources are already at a breaking point, and with the VATRE bond not passing, there would be further impact on schools.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- 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?

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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:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Jackie Slinkard

ADDRESS 1401 Misty Cove Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Our schools cannot house the students we already have and our roads cannot keep up with current status. If anyone wants to develop in Rockwall they should be required to fund the building of new schools! This is insane to keep building homes with nowhere to put the kids that will live in them.

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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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME MILTON Wittig

ADDRESS 1759 Bay Watch Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Interstructure for Residents for Public Schools, water supply, and lot size of 62 feet by 125 feet.

PLEASE CHECK ALL THAT APPLY.

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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.
- Other: Rockwall resident and taxpayer

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- I am in favor of the request
- I am in opposition of the request

NAME Bobbi Jo Crocker

ADDRESS 1530 Trowbridge Cir, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We don't have the infrastructure for more homes. You can barely get where you need to go now. Streets are always congested and backed up. Please put a cap on new housing!

PLEASE CHECK ALL THAT APPLY.

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- Other:

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- I am in favor of the request
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NAME Lynn Parker

ADDRESS 3015 Wimberley Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Just more of the same from previous application. Building this many homes in the allotted space is way too dense. The surrounding homes will devalue if this goes through. Traffic backup is bad now, imagine what it will be like if these 900 extra homes are built. It would mean an approximate 1800 more vehicles flooding the area. The roads are not able to cope with current traffic. Noise levels will increase. Densely built homes will lead to an area where no one will want to live because the current standard of the communities already in place will depreciate. The surrounding areas will suffer greatly with noise, traffic fumes, population density and a decline in living standards. I am not opposed to new homes, but this many in a small area is not in keeping with the existing areas.

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- My neighbors told me about the request
- Other: Email from neighbor

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Pamela Ward

ADDRESS 4920 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The people of Rockwall have spoken in the last election about the growth coming too fast. They voted down the school bonds! There is not enough infrastructure to accommodate the traffic of Rockwall right now. We are tired of endless tax increases and many can no longer afford to live here. Some want to get out of here for fear of being trapped with no roads to get around town. 205 is backed up every day in the mornings and afternoons. Takes me 35 to 40 minutes to get from Loffland road to Costco with traffic. If you don't live on this side of town I invite you to come and view it daily for a couple of weeks. Come during school hours and after school as well as 5:00PM and you will see why we the citizens are upset. No new roads anytime soon. I called the TXDOT and there is no information on when any roads will be built. 205 is ridiculous on this side of Loffland Farms. I'm asking that you please listen to the citizens that vote you members into office.

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- I am in favor of the request
- I am in opposition of the request

NAME Michael Moore

ADDRESS 211 Lakehill Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This project will further diminish the quality of lifestyle in the smallest county in Texas. What was once a beautiful community of quality homes and plenty of space to enjoy them and the county is quickly becoming an overcrowded, traffic congested metropolitan area. It's very sad to see what is happening to Rockwall county.

PLEASE CHECK ALL THAT APPLY.

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- Other: Information provided by Tim McCallum

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- I am in favor of the request
- I am in opposition of the request

NAME Sarah Driscoll

ADDRESS 306 Iris Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Our schools cannot handle more homes at this time. Our roads cannot handle more cars. Our infrastructure has been struggling to keep up with our growth since we moved here in 2000 and we need to stop allowing builders to develop until the roads have caught up. People are moving here in such great numbers that there is very little "old Rockwall" culture left. Let's give folks a chance to assimilate first!

PLEASE CHECK ALL THAT APPLY.

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- 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: I live in Rockwall and use 205 East frequently.

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- I am in favor of the request
- I am in opposition of the request

NAME Martha Roman

ADDRESS 858 Cordoba Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Too much traffic already

PLEASE CHECK ALL THAT APPLY.

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NAME Keith Kirkaldy

ADDRESS 3833 Juniper Hills Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As a resident, I don't want this city to be any more dense than it already is.

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Don Vest

ADDRESS 4633 Parkwood Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Traffic congestion is terrible in Rockwall. This would only make it worse.

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Candace Bywater

ADDRESS 1023 Mountain Lake Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I appose this!!

PLEASE CHECK ALL THAT APPLY.

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- I am in opposition of the request

NAME Sharon Staley

ADDRESS 3512 Lakeside Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This town cannot support more traffic.

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Shelly Latimer

ADDRESS 1402 Napa Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This town is already so overcrowded it's RIDICULOUS. at 13 square miles we are the smallest county in Texas. DO THE MATH. NO ROOM AT THE INN!! STOP BEING SO GREEDY AT THE RISK OF PEOPLES LIVES! Ive been here since 1983 and have PUT UP with the local government shoving things down our throats (i can name SEVERAL, but that's for another time and place!)

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Becky Moore

ADDRESS 1014 Ivy Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am against any further growth or building. The roads in particular do not support any further development. I wanted to live in a small community.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- I am in favor of the request
- I am in opposition of the request

NAME Joy Holmes

ADDRESS 1601 Creekridge Court, Rockwall

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I live in Meadowcreek Estates and this would create too much traffic.

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Kathy Myrianthopoulos

ADDRESS 490 Green Cir, Royse City, TX, 75189, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I oppose to this zoning change.
Not adequate traffic infrastructure.
Not adequate water supply.
Too much building going on and not enough thought out into the planning. Running wild life out of their habitats and into near by homes and businesses.

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- I am in favor of the request
- I am in opposition of the request

NAME Virginia Serna

ADDRESS 154 Brockway Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Transportation infrastructure,tax increase,water supply

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Lori Gillilan

ADDRESS 310 Stonecrest Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not have the infrastructure to sustain another 900 homes.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- I am in favor of the request
- I am in opposition of the request

NAME Jaime Leal

ADDRESS 929 Hunters Gln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not have the infrastructure or schools for another 900 homes in Rockwall. Has the City Council realized that these types of decisions forced citizens to vote against the school bond. Citizens will continue to vote against bonds when the council does not listen to the citizens.

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- I am in favor of the request
- I am in opposition of the request

NAME Crystal Propes

ADDRESS 3924 Whitman Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We don't have the infrastructure to support. There is already terrible traffic with roads that need to be updated

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: This is our community

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:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Janice Carroll

ADDRESS 2601 Chelsea Ct, Rockwall 75032

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall does not need any more houses at this time. Roads are a mess and what about the water situation.

PLEASE CHECK ALL THAT APPLY.

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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.
- Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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- My neighbors told me about the request
- Other: text

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Julie Waldo

ADDRESS 2610 Chelsea Ct, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Roadway not sufficient to support traffic

PLEASE CHECK ALL THAT APPLY.

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- 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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- 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 of the request

NAME Benjamin Burrows

ADDRESS 3297 Bastrop Ct, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Our infrastructure can't support these types of developments. Rockwall is already growing too fast. Stop this nonsense.

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 am in favor of the request
- I am in opposition of the request

NAME Rick Loesch

ADDRESS 3012 Fontanna Blvd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Just don't want another development!

PLEASE CHECK ALL THAT APPLY.

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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.
- Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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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:

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME James Brownlee

ADDRESS 3073 Coolwood Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Civil infrastructure in Rockwall, and especially along the two lane section of 205 on which this is proposed, is not sufficient to handle this much additional traffic. Schools are already overfilled, and we cannot handle the additional strain on resources. The zoning and other city units must realize that in the interest of making money, they've killed the small town feel of Rockwall. Our traffic is already overbearing! Please decline this proposal, and allow the infrastructure to catch up to our current population before you start cramming thousands in of more people into our once quiet city. Please stop catering to the greed and pressure of builders and retain what makes Rockwall special, which isn't the traffic and congestion that we are all growing to despise.

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?

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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:

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- I am in favor of the request
- I am in opposition of the request

NAME Martha Taylor

ADDRESS 157 Brockway Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We are in need of better street expansion and upkeep.
The amount of traffic continues to grow but the roads and streets continue with potholes. Example street between Target and Lowe's by Chick-fil-A
Roads like Ridge Road and 205 major thorough ways to access i30 expressway have not expanded since I moved here in 2000.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- 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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- My neighbors told me about the request
- Other:

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- I am in favor of the request
- I am in opposition of the request

NAME Kathleen Danahy

ADDRESS 1565 Champions Ct, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The lots that this area backs up to are large lots. Keep the area at 70 ft lots.

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: My sons family lives adjacent to this development

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- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other: Notification by city

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- I am in favor of the request
- I am in opposition of the request

NAME Shannon Heimer

ADDRESS 1950 Murifield Ave, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Please stop developing Rockwall further! We do not have the infrastructure to add any more people. What used to take five minutes to drive now takes 20. Stop building and developing Rockwall.

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 in the Rockwall Herald Banner
- My neighbors told me about the request
- Other:

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- I am in favor of the request
- I am in opposition of the request

NAME Angie Howell

ADDRESS 406 Shoreview Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Not one citizen here is for the development of Lofland Estates. Still not enough changes to the plan. You as our elected representatives need to listen to your constituents and deny. There are 3 ways to get on the "Island" of Rockwall and citizens spends HOURS driving 8 miles in and around town and leaving and coming into Rockwall. A halt in Development needs to happen until infrastructure is completed. I don't just mean the roads either electricity, gas, water are all at a huge risk for its current residents already. I know lose power constantly, streets are being beat up with more traffic trying to get around the huge traffic backup on 30/66/205. Which a lot of these streets need repair before this massive traffic on residential roads. Stop working for the Developers and work for the Citizens of this rapidly declining once wonderful and beautiful town.

PLEASE CHECK ALL THAT APPLY.

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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.
- Other: I live fairly close and drive this area daily

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- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other: Social media

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- I am in favor of the request
- I am in opposition of the request

NAME Robert McDonald

ADDRESS 206 N Clark St, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Infrastructure is not able to handle this increase in traffic!. Water availability can not handle present demands much less the proposed increase.

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: Rockwall resident for 25 years

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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:

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- I am in favor of the request
- I am in opposition of the request

NAME Robbie LeMore

ADDRESS 1225 Bay Line Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

According to the County Judge in Rockwall, the daily lives of the residents presently living in Rockwall are being adversely affected by too much building. Did you not get the message? Please take a pause in your building permits and encourage improvement in our infrastructure before issuing any more permits!

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: I am a very concerned Citizen.

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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: I keep up with what is going on in Rockwall Texas. I am a very, very concerned Citizen.

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- I am in favor of the request
- I am in opposition of the request

NAME Brandi Pettiford

ADDRESS 2884 S Fm 549, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

There is no infrastructure here to sustain the traffic. Take care of the citizens in the area first. There is too much traffic and congestion. We can't support this.

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- 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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- My neighbors told me about the request
- Other:

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- I am in favor of the request
- I am in opposition of the request

NAME Michael Stuart

ADDRESS 1325 Southern Pines Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The 205/549 intersection cannot take more congestion. The traffic at peak hours in this area is already more than 205. Adding more homes and the vehicles in this area would not be a wise decision.

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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- My neighbors told me about the request
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- I am in favor of the request
- I am in opposition of the request

NAME Katherine Krikorian

ADDRESS 1345 Shores Cir, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Still too many homes and resulting people on nearby roads and impact on schools. Density already too high fir city

PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- 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 in the Rockwall Herald Banner
- My neighbors told me about the request
- Other:

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- I am in favor of the request
- I am in opposition of the request

NAME Marc Rochterter

ADDRESS 2501 Wagonwheel Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This would aggravate the situation for those of us who commute on Highway 205 on a daily basis. Please widen the highway to a four-lane road first, and only then issue permission to develop the zone.

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 am in favor of the request
- I am in opposition of the request

NAME Mellonie Dalton

ADDRESS 202 Joe White St, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Before building anymore residences, please do the road improvements already needed. Rockwall is awful for traffic.

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 in the Rockwall Herald Banner
- My neighbors told me about the request
- Other:

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- I am in favor of the request
- I am in opposition of the request

NAME Mike Harmon

ADDRESS 303 Stonecrest Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I'm opposed to high density developments

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: Concerned about burdens on existing infrastructure

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- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other: Councilman

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- I am in favor of the request
- I am in opposition of the request

NAME Michelle O'Connell

ADDRESS 4214 Quincy St, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Infrastructure not in place for this development. Construction on 205 will take years to complete. Council needs to think of quality of life and not profit.

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 am in favor of the request
- I am in opposition of the request

NAME Shay Gore

ADDRESS 2710 Courtland Way, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

It will worsen traffic congestion, leading to longer commute times and increased frustration for current residents. Additionally, overburdened infrastructure, such as roads, intersections, and public services, may not be equipped to handle the influx of new residents, potentially reducing the quality of life in the area.

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 in the Rockwall Herald Banner
- My neighbors told me about the request
- Other: Next Door

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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Michele Howle

ADDRESS 2255 Timber Creek Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Traffic in the 205 / 549 area is already so congested that I cannot get out of my neighborhood safely.

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:

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- I am in favor of the request
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NAME Trish Heinrich

ADDRESS 4945 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The roads near this property can't handle any more traffic, and the schools nearby can't handle 900 more new students. More school won't be built since the recent bond didn't pass. I recently saw a fire truck try to get through the traffic on 205, and it took the truck a long time to get around all the traffic which is a very scary situation.

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Michael Rasmussen

ADDRESS 507 Park Place Blvd, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Although I believe in owner property rights, I don't believe they are superior to those citizens already living in the area. Better infrastructure should exist before you allow so many homes in such a dense traffic area. Please stand up and represent those already suffering long traffic jams on 205. A slowdown in development is warranted for our public safety.

PLEASE CHECK ALL THAT APPLY.

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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.
- Other: I drive thru this area at least 1x per week.

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- I am in favor of the request
- I am in opposition of the request

NAME Tammy Scarnati

ADDRESS 156 Haven Ridge Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Need more roads before new houses

PLEASE CHECK ALL THAT APPLY.

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- Other: Text from congressman

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- I am in favor of the request
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NAME April Scott

ADDRESS 1542 Madison Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not need any more homes built. To many people roads are over crowded.

PLEASE CHECK ALL THAT APPLY.

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- Other: Councilman text

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NAME Dudley Nosworthy

ADDRESS 2901 Wild Oak Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We are over crowded. Rockwall cannot support the increase population and traffic associated with this project. We do not have the infrastructure or schools to support this project.

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Cathy Dutt

ADDRESS 505 E Washington St, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The traffic in Rockwall is out of control. As a result, the citizens of Rockwall have rejected this proposal twice already. This is the third time. Why are we being forced to vote on this again and again.
NO to more developments and more traffic!

PLEASE CHECK ALL THAT APPLY.

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NAME Richard Henson

ADDRESS 2424 S Fm 549, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This is density at its worst, being forced upon the citizens of Rockwall

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NAME Martha Griffey

ADDRESS 2325 Saddlebrook Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

870 homes is saying there will be at least 870 new cars on our already overcrowded streets! Our infrastructure can't handle more cars! Please hear the citizens and that this town is out of control with new developments. Does the P&Z/Council have to approve all developments? It seems that's the case.

PLEASE CHECK ALL THAT APPLY.

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- My neighbors told me about the request
- Other: Information from councilman Tim McCallum

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NAME Emily Stegman

ADDRESS 4509 Ketten Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Road conditions to support additional residents. Rockwall has mostly one lane roads that are poorly developed taking 20-30 minutes to get from most neighborhoods to restaurants and schools. Roads need to be expanded before more homes are built. Schools also cannot support the expansion as is.

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NAME Susan Langdon

ADDRESS 5050 Bear Claw Lane, Rockwall TX 75032

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We continue to explain to the developer what will be acceptable for this enormous piece of property in Rockwall, yet they repeatedly come back to the P&Z and council with a tiny improvement, not making the changes the community has requested and is very achievable. They continue to insult the city residents, the P&Z and the city council by these minimal attempts at incorporating only one or two minor changes instead of listening to the input they've received and make the changes necessary to gain community and city approval. They are making a mockery of this process and only resubmitting during the holidays, hoping to gain approval by the fact the community and city council members and P&Z members may be absent and sneak through an approval. Until they make the changes that were documented at the community meetings, I will continue to be opposed to the density and lack of concern this developer and development has for Rockwal and its residents

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- Other:

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NAME Marvin McKinney

ADDRESS 2738 Mira Vista Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

To much growth is not good for anyone

PLEASE CHECK ALL THAT APPLY.

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- Other:

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NAME Christy Howerton

ADDRESS 1501 Ridgetop Ct, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

There's already too much traffic on 205. I will always vote "No" to any more development from Rockwall to Terrell on 205. That road cannot handle the current traffic load much less any additional traffic burden.

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- Other: City council notification

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NAME Julie Howard

ADDRESS 309 Summit Ridge Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We have too many people living here now. Traffic is horrible. We are big enough. PLEASE STOP EXPANDING!!!!

PLEASE CHECK ALL THAT APPLY.

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- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: I live in City limits.

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- My neighbors told me about the request
- Other: Text

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NAME Eric Levine

ADDRESS 3155 Bourbon Street Cir, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Consistent with my previous response. We do not need any more housing in Rockwall at the monument. First, our infrastructure is not yet suited to handle it. Traffic has gotten insane both on 30 but also around town. Further, there is already a plethora of housing available for both sale and rent that is not moving. Places are staying on market for many months without budging. Building more houses will just either result in them sitting empty or overextend our infrastructure without first shoring that up.

PLEASE CHECK ALL THAT APPLY.

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- 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: I live in Rockwall which will share resources with this community

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 I am in opposition of the request

NAME Lisa Gielow

ADDRESS 365 Jordan Farm Cir, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

205 is already very crowded with traffic. I also have a concern for how this new development will affect the local school as well as demand for water.

PLEASE CHECK ALL THAT APPLY.

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 Other: Text I received from Tim McCallum

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- I am in opposition of the request

NAME Scott Benners

ADDRESS 4940 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I have been and will continue to be opposed to high-density housing developments in Rockwall. I voiced my opinion to the City Council a few weeks back about this. While I understand that the proposed development plan is a multi-year effort, we don't have the infrastructure, the schools, the roads, etc. to support even the current developments taking place, yet alone another large one. Rockwall still has a small-town feel and there is charm to it. It's part of what makes our city unique. Continuing to approve projects like this will turn us into another Allen, Plano, Richardson, etc. (i.e. yet another concrete jungle). Please listen to your constituents and do not approve this.

PLEASE CHECK ALL THAT APPLY.

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NAME Jerry Bryant

ADDRESS 366 Wayne Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Which one(s) of you on THE ZONING COMMISSION or the City Councilmen are on the take to these people that want to do this?

PLEASE CHECK ALL THAT APPLY.

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NAME Rebecca Lara

ADDRESS 1537 Timber Ridge Dr, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This is a small county. We do not have an established infrastructure to continue to bring in such large housing developments. There is limited land and limited room in our schools.

PLEASE CHECK ALL THAT APPLY.

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- I am in favor of the request
- I am in opposition of the request

NAME Susan Jones

ADDRESS Saddlebrook Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This county does not have the infrastructure for this. There are houses going up everywhere. Where is the water coming from? The roads can't handle the traffic now. I've had enough. No more new houses. I live off 1141, there are 3 neighborhoods going in. I'm never going to be able to get off my street. There are also new houses at the other end of 1141.

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: Got a text

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Daniel Kistler

ADDRESS 607 Amherst Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Large new developments should be put on hold until the city can address the infrastructure needs. Roads, power and water should be priority 1.

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: My family and I drive on the overcrowded roads every day.

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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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:

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Hannah Emert

ADDRESS 575 Featherstone Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not need additional homes/traffic in the area. Would like to see road improvements to accommodate growth before adding more housing

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: City counsel member notified me

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Debra Axum

ADDRESS 2849 Wild Oak Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

There are too many houses being built before the infrastructure can handle it!

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:

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CITY OF ROCKWALL
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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Ronnie Howell

ADDRESS 434 Jordan Farm Cir, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We have too much traffic. No more massive developments u til we have roads to support it.

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: I live in Rockwall and the traffic situation is out of control.

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: Notification from council member.

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Cathryn Harris

ADDRESS 5925 Volunteer Pl, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall is getting too crowded. It takes 20 minutes to drive 3.0 miles on Ridge Rd. between 3 PM and 6 PM. There are more than enough neighborhoods with small lots. Larger lots are more appealing for everyone, homeowners and onlookers, alike. Plant oak trees on large lots, Rockwall residents don't want their home to only consist of fences and bricks. Most of us moved here for Rockwall's beautiful landscapes.

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?

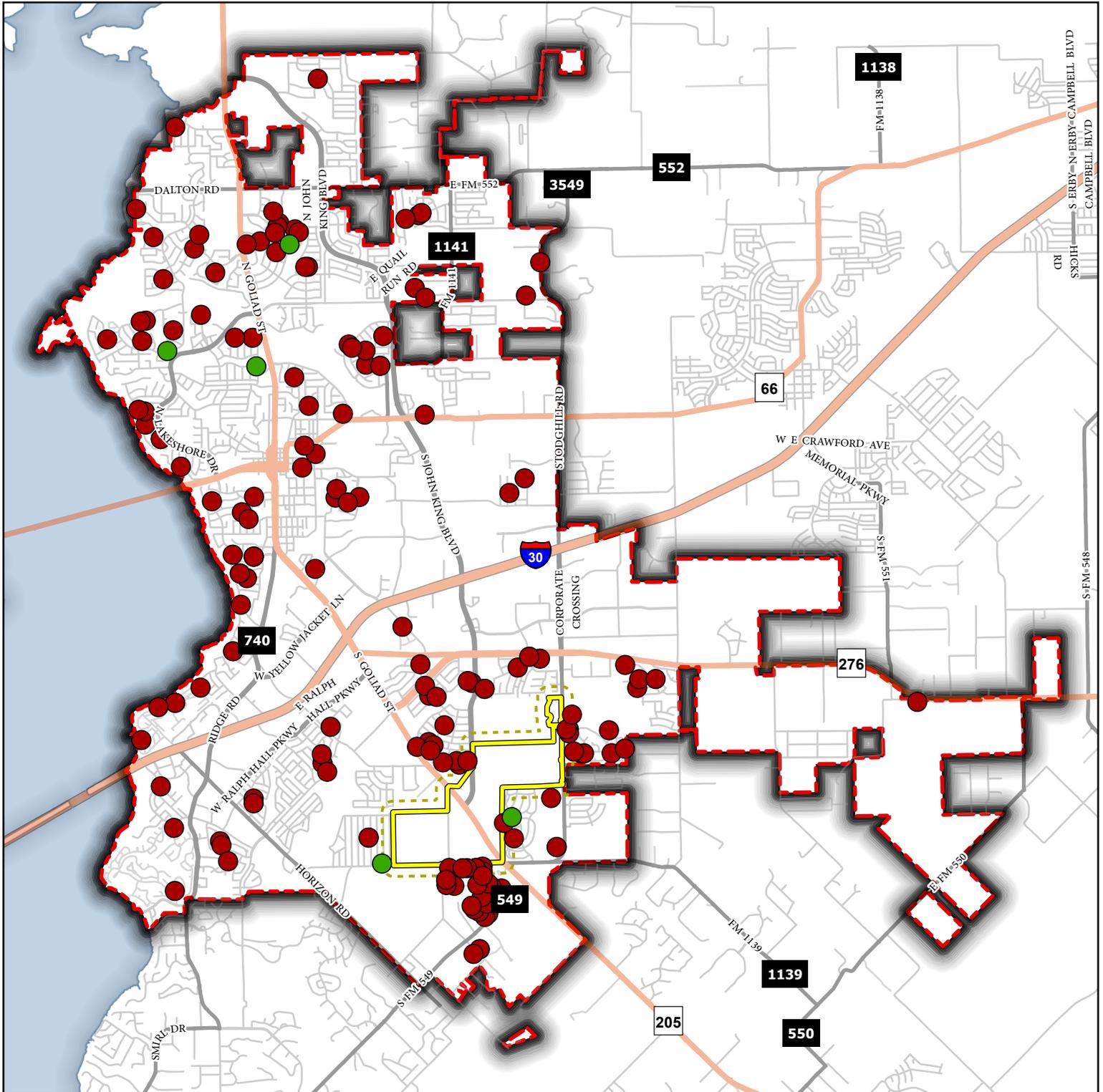
- I received a property owner notification in the mail
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- I saw a zoning sign on the property
- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other: Email



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.



- I am in favor of the request (5 responses)
- I am in opposition of the request (173 responses)
- Subject Property
- 500 Ft Buffer

Z2024-060 Zoning Change from AG to PD

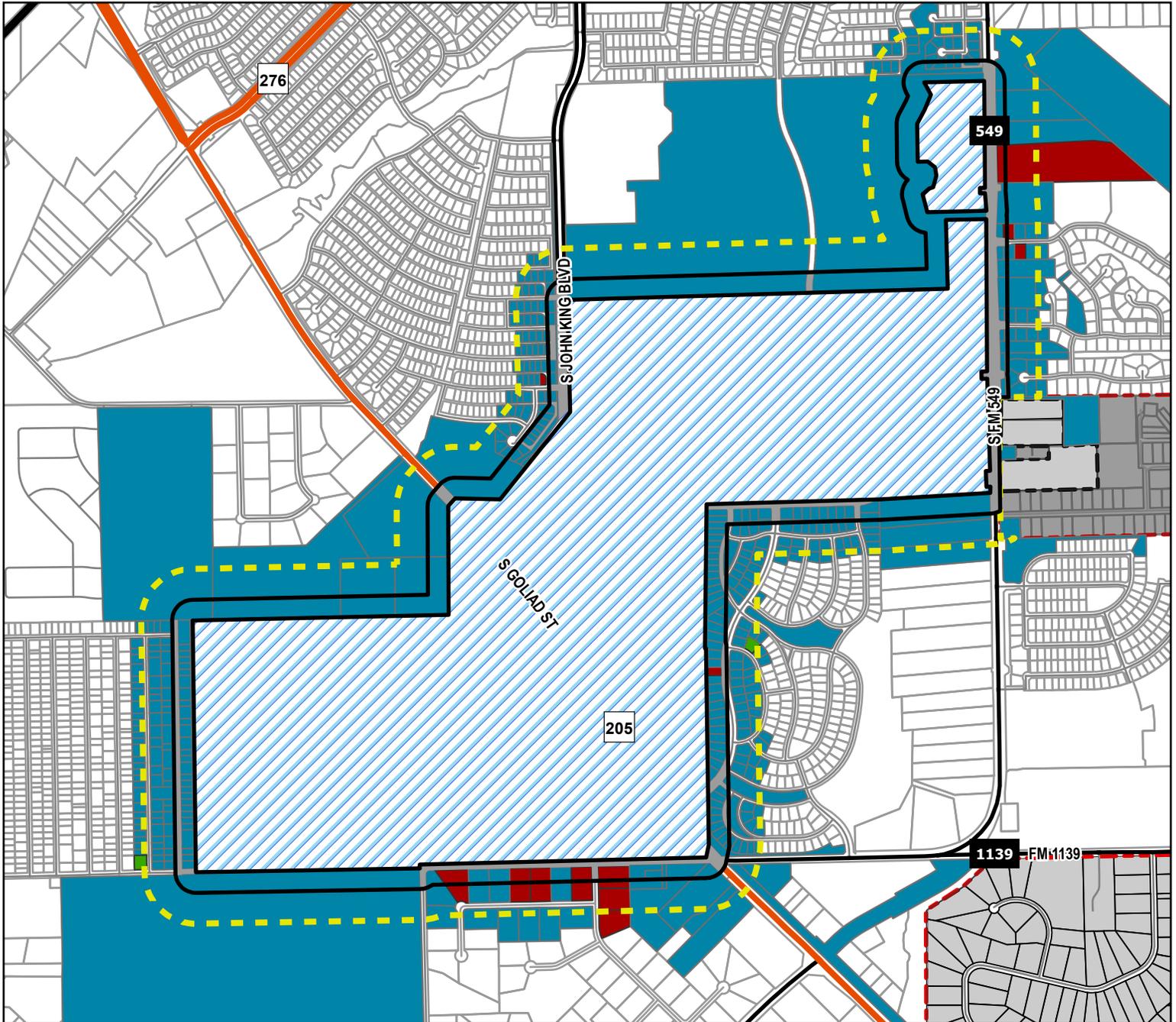
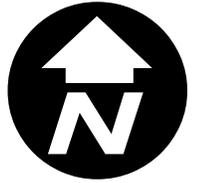
Date Saved: 12/6/2024
For Questions on this Case Call (972) 771-7745



City of Rockwall

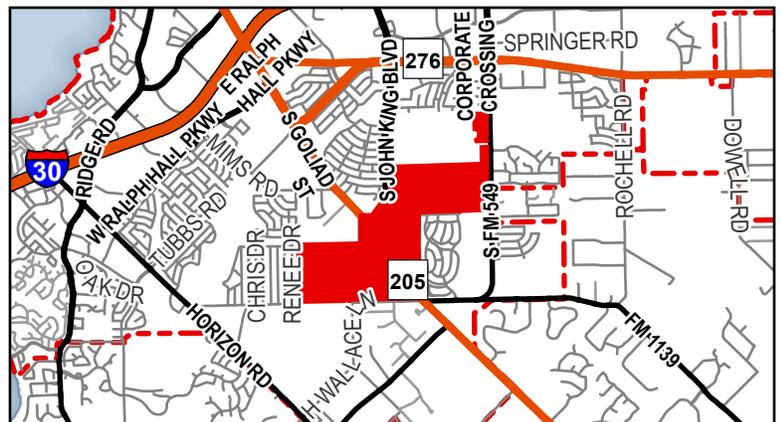
Planning & Zoning Department
385 S. Goliad Street
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Z2024-060 Zoning Change from AG to PD

- 200 Ft Buffer
- 500 Ft Buffer
- Subject Property
- NO RESPONSE (103.14 Acres) 75.10%
- AGAINST (4.81 Acres) 3.50%
- FOR (0 Acres) 0%
- ROW (29.37 Acres) 21.39%



Date Saved: 12/6/2024

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



767 Justin Rd
Rockwall, TX 75087

September 13, 2024

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

RE: Zoning Application, Lofland Tract,

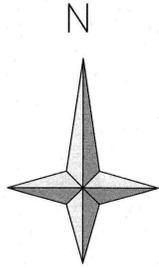
Dear Mr. Miller,

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.

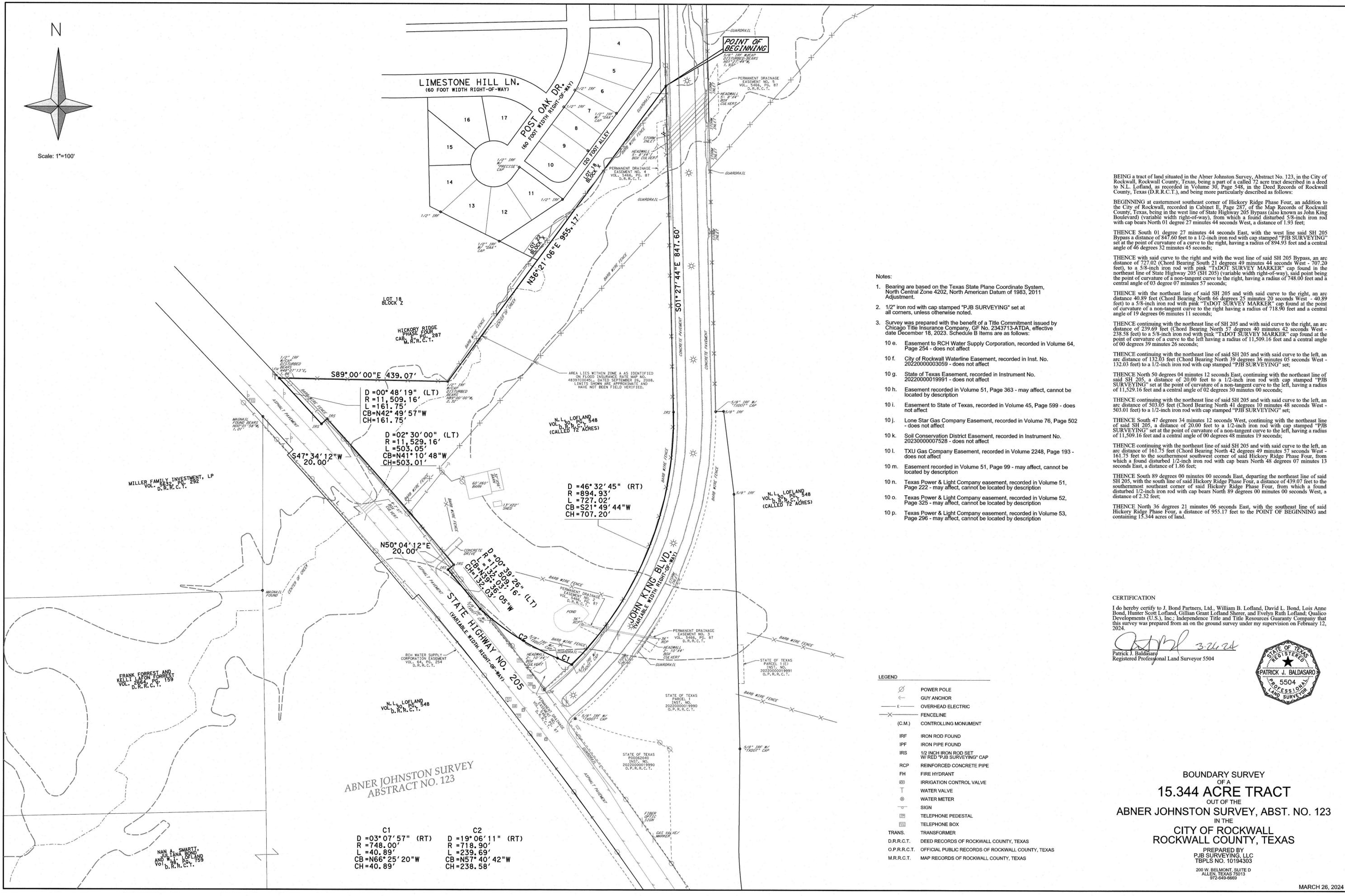
We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,

Ryan Joyce
President, Michael Joyce Properties



Scale: 1"=100'



Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
 - Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect
 - City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
 - State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
 - Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
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 - Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
 - Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
 - TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
 - Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
 - Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
 - Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

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 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 at 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 of 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 southwest 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.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sheer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
 Patrick J. Baldasaro
 Registered Professional Land Surveyor 5504



LEGEND

- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRIC
- FENCELINE
- CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2 INCH IRON ROD SET
- WIRED "PJB SURVEYING" CAP
- RCP REINFORCED CONCRETE PIPE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- T WATER VALVE
- M WATER METER
- S SIGN
- TP TELEPHONE PEDESTAL
- TB TELEPHONE BOX
- TRANS. TRANSFORMER
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BOUNDARY SURVEY
 OF A
15.344 ACRE TRACT
 OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
 IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
 PJB SURVEYING, LLC
 TBPLS NO. 10194303
 200 W. BELMONT, SUITE D
 ALLEN, TEXAS 75013
 972-649-8669

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:

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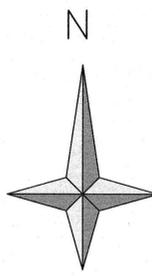
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Scale: 1"=200'

VICMAR I, LTD.
VOL. 2015, PG. 200
D.R.R.C.T.

LAYZA & LUNA REAL ESTATE, LLC
INST. NO. 2022000001115
O.P.R.R.C.T.

MILLER FAMILY INVESTMENT, LP
VOL. 3632, PG. 292
D.R.R.C.T.

POINT OF BEGINNING

FRANK FORREST AND
KELLI LAFON FORREST
VOL. 2488, PG. 59
D.R.R.C.T.

N.L. LOFLAND
VOL. 30, PG. 48
D.R.R.C.T.

NAN A. SMART,
JULIANA BOND
AND W. J. BOND
VOL. 98, PG. 759
D.R.R.C.T.

N.L. LOFLAND
VOL. 55, PG. 269
D.R.R.C.T.

JOHN R. JOHNSON SURVEY
ABSTRACT NO. 128

ABNER JOHNSON SURVEY
ABSTRACT NO. 123

LOFLAND CIR
(FORMERLY ROCKWALL
-CHILLSOLM HIGHWAY)

LOFLAND CIR. (FORMERLY ROCKWALL HIGHWAY)

WALLACE LAND PARTNERS LP
VOL. 2011, PG. 8, 82, 88, 94,
D.R.R.C.T.

WILLIAM W. FORD SURVEY
ABSTRACT NO. 80

THE OAKS OF BUFFALO WAY
VOL. 21, PG. 21
M.R.R.C.T.

BROKEN LANCE LANE (60-FOOT WIDTH RIGHT-OF-WAY)

WALLACE LANE

BEAR CLAW LN

D = 12° 47' 29" (LT)
R = 5,105.59'
L = 1,139.83'
CB = S38° 03' 31" E
CH = 1,137.46'

- LEGEND
- ⊗ POWER POLE
 - ⊙ GUY ANCHOR
 - OVERHEAD ELECTRIC
 - FENCELINE
 - (C.M.) CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRS 1/2" IRON ROD SET
 - W RED "PJB SURVEYING" CAP
 - SMMH SANITARY SEWER MANHOLE
 - CMP CORRUGATED METAL PIPE
 - FH FIRE HYDRANT
 - ⊗ IRRIGATION CONTROL VALVE
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ SIGN
 - ⊗ TELEPHONE PEDESTAL
 - ⊗ TELEPHONE BOX
 - ⊗ TRAFFIC CONTROL BOX
 - ⊗ TRAFFIC SIGNAL POLE
 - ⊗ ELECTRIC BOX
 - TRANS. TRANSFORMER
 - D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
 - M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" Iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
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 - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

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 48, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smart, 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 55, Page 269, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a mag nail 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 15.98 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 mag nail 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 90 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 - 496.95 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 - 1,161.69 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 192.30 feet (Chord Bearing South 4 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 42 minutes 50 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 and the southwest corner of said 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 of land described in deed to Vicmar I, Ltd., as recorded in Volume 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. 2022000001115, 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 Layza & 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 Layza & 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.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland, Qualico Developments (U.S.), Inc., Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro 3.20.24
Patrick J. Baldasaro
Registered Professional Land Surveyor 5504



BOUNDARY SURVEY
OF A
242.2768 ACRE TRACT
OUT OF THE
JOHN. R. JOHNSON SURVEY, ABST. NO. 128
AND THE
ABNER JOHNSON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT SUITE D
ALLEN, TEXAS 75013
872-648-6669

MARCH 26, 2024

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 Layza & 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 Layza & 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;

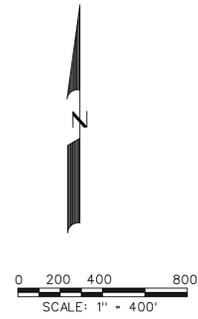
THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

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.



LEGEND

TYPICAL LOT SIZES

- TYPE 'A' - 1.35 AC. - 12 LOTS
- TYPE 'B' - 1.0 AC - 13 LOTS
- TYPE 'C' - 0.75 AC. - 18 LOTS
- TYPE 'D' - 0.50 AC. - 8 LOTS
- TYPE 'E' - 100' X 150' - 65 LOTS
- TYPE 'F' - 82' X 125' - 247 LOTS
- TYPE 'G' - 72' X 125' - 249 LOTS
- TYPE 'H' - 62' X 125' - 258 LOTS
- OPEN SPACE - 135.97 Ac.
- AMENITY CENTER - 6.4 Ac.
- CITY PARK - 33.00 Ac.
- COMMERCIAL - 28.1 Ac.

CONCEPT PLAN ACREAGE

GROSS ACRES - 519.53
 COMMERCIAL ACREAGE - 28.1
 COMMERCIAL FLOODPLAIN - 9.1
 RESIDENTIAL ACREAGE - 427.92
 RESIDENTIAL FLOODPLAIN - 67.50

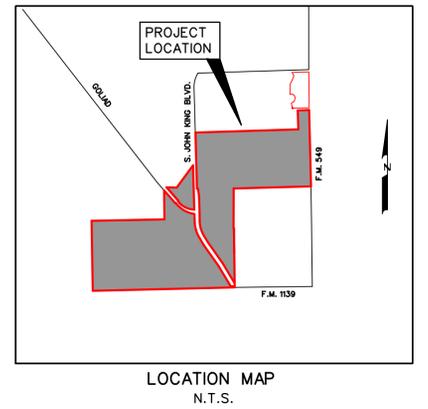
DENSITY CALCULATIONS

TOTAL RESIDENTIAL LOTS - 870
 DENSITY ON GROSS - 1.67

TOTAL FLOODPLAIN ACRES - 74.67
 OPEN SPACE REQUIRED - 107.28

OPEN SPACE CALCULATION

CITY PARKS - 33.00
 CITY WATER TOWER - 1.97
 FLOODPLAIN @ 50% - 37.33
 PRIVATE OPEN SPACE - 65.78
 AMENITIES CENTERS - 6.4
 TOTAL OPEN SPACE - 139.34
 EXCESS OPEN SPACE - 32.06

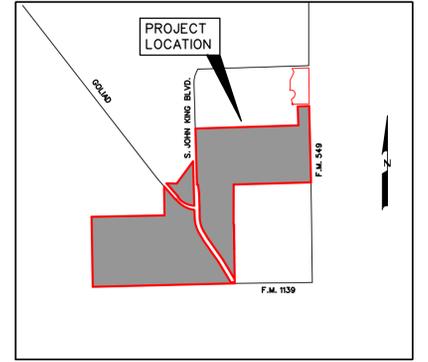
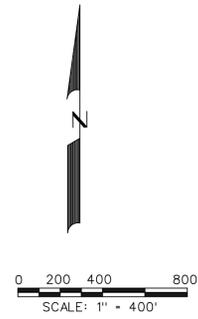


TOTAL ACRES	519.53
GROSS COMMERCIAL ACRES	28.1
TOTAL RESIDENTIAL LOTS	870
RESIDENTIAL DENSITY*	1.67
GROSS RESIDENTIAL DENSITY**	1.77
TOTAL FLOOD PLAIN ACRES	82.0
TOTAL OPEN SPACE ACRES	139.34

NOTE:
 * CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
 ** CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN
 OF
JUNIPER
 SITUATED IN THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A. JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 DECEMBER 2024 SCALE 1" = 400'

OWNERS
 J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
 WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
 GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
 1 CARMARTHEN COURT
 DALLAS, TEXAS 75225



LOCATION MAP
N.T.S.

LEGEND

TYPICAL LOT SIZES

- TYPE 'A' - 1.35 AC. - 12 LOTS
- TYPE 'B' - 1.0 AC - 13 LOTS
- TYPE 'C' - 0.75 AC. - 18 LOTS
- TYPE 'D' - 0.50 AC. - 8 LOTS
- TYPE 'E' - 100' X 150' - 65 LOTS
- TYPE 'F' - 82' X 125' - 247 LOTS
- TYPE 'G' - 72' X 125' - 249 LOTS
- TYPE 'H' - 62' X 125' - 258 LOTS
- OPEN SPACE - 135.97 Ac.
- AMENITY CENTER - 6.4 Ac.
- CITY PARK - 33.00 Ac.
- COMMERCIAL - 28.1 Ac.

CONCEPT PLAN ACREAGE

GROSS ACRES - 519.53
 COMMERCIAL ACREAGE - 28.1
 COMMERCIAL FLOODPLAIN - 9.1
 RESIDENTIAL ACREAGE - 427.92
 RESIDENTIAL FLOODPLAIN - 67.50

DENSITY CALCULATIONS

TOTAL RESIDENTIAL LOTS - 870
 DENSITY ON GROSS - 1.67

TOTAL FLOODPLAIN ACRES - 74.67

OPEN SPACE REQUIRED - 107.28

OPEN SPACE CALCULATION

CITY PARKS - 33.00
 CITY WATER TOWER - 1.97
 FLOODPLAIN @ 50% - 37.33
 PRIVATE OPEN SPACE - 65.78
 AMENITIES CENTERS - 6.4
 TOTAL OPEN SPACE - 139.34

EXCESS OPEN SPACE - 32.06



TOTAL ACRES	519.53
GROSS COMMERCIAL ACRES	28.1
TOTAL RESIDENTIAL LOTS	870
RESIDENTIAL DENSITY*	1.67
GROSS RESIDENTIAL DENSITY**	1.77
TOTAL FLOOD PLAIN ACRES	82.0
TOTAL OPEN SPACE ACRES	139.34

NOTE:
 * CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
 ** CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN
 OF
JUNIPER
 SITUATED IN THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A. JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

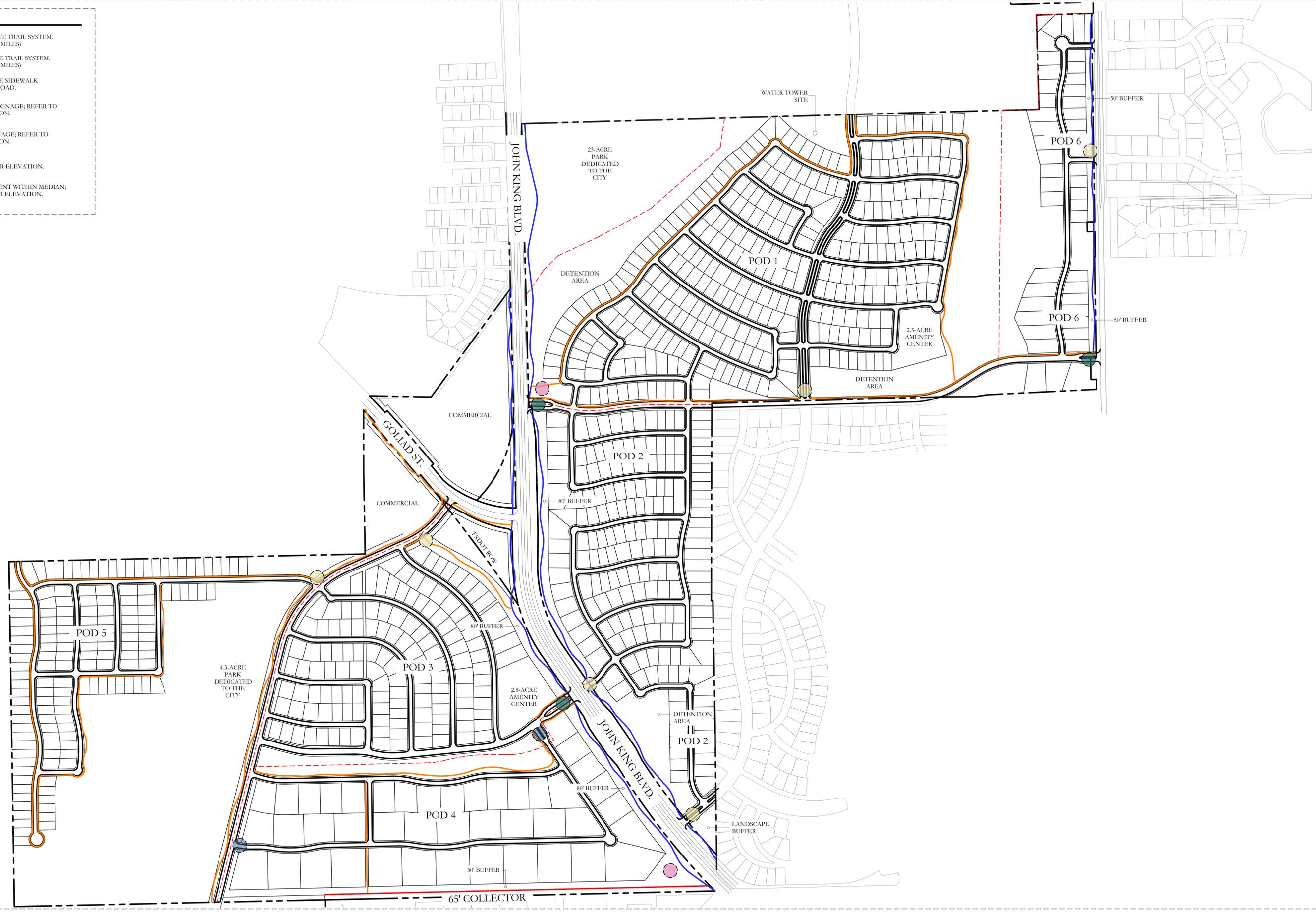
OWNERS
 J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
 WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
 GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
 1 CARMARTHEN COURT
 DALLAS, TEXAS 75225

DECEMBER 2024 SCALE 1" = 400'

CASE NO. Z2024-048

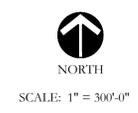
CALLOUTS LEGEND:

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 5.04 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK ALONG COLLECTOR ROAD.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- TRAIL STOP; REFER TO SHEET 4 FOR ELEVATION.
- MAIN ENTRY MONUMENT WITHIN MEDIAN; REFER TO SHEET 3 FOR ELEVATION.



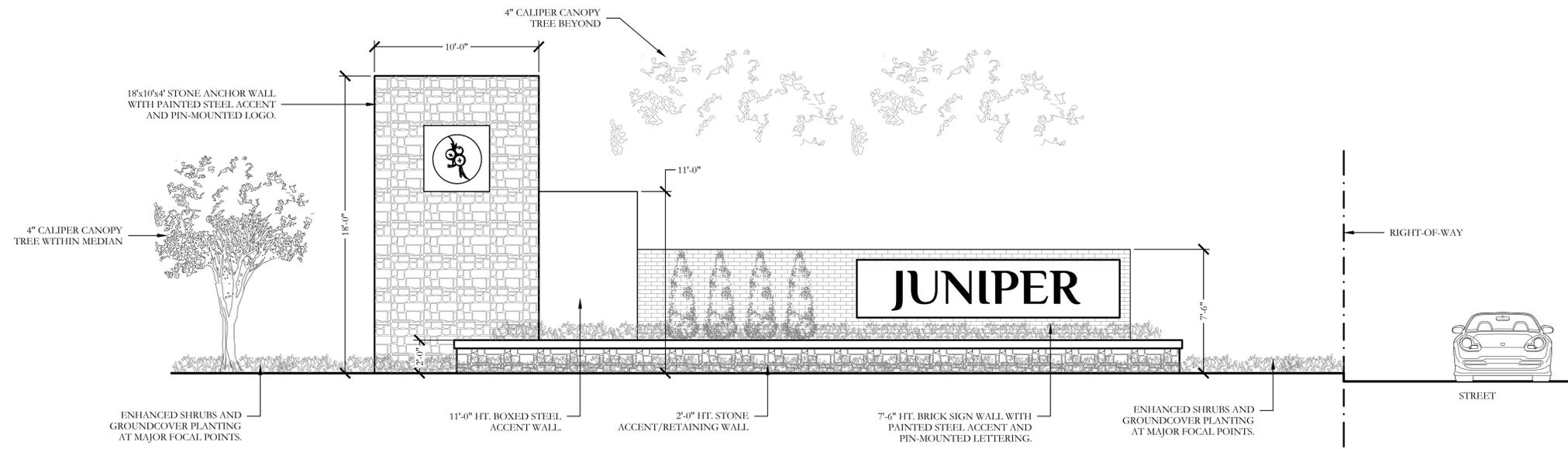
JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN

City of Rockwall, Rockwall County, Texas



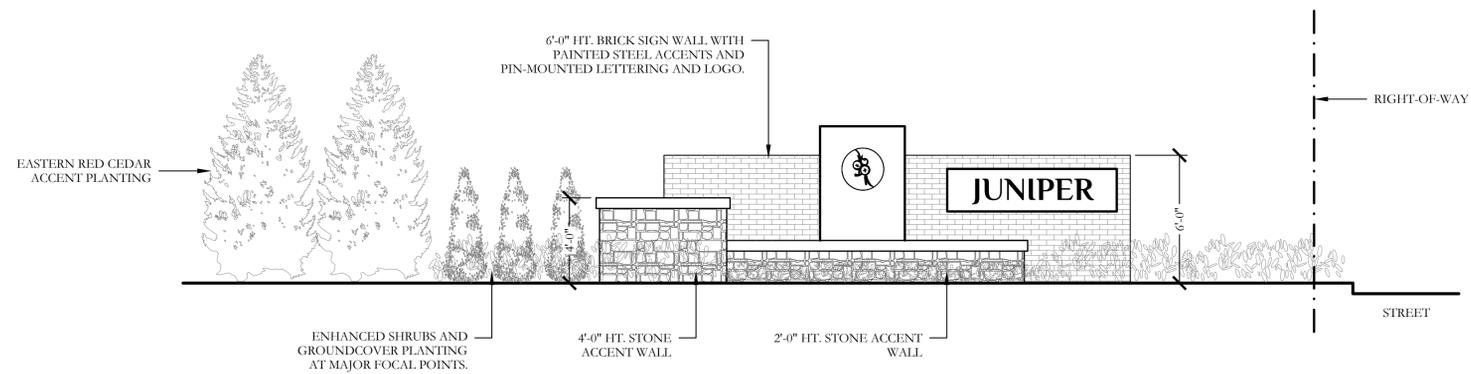
SHEET 1 OF 5
Owner Submittal 12-3-2024





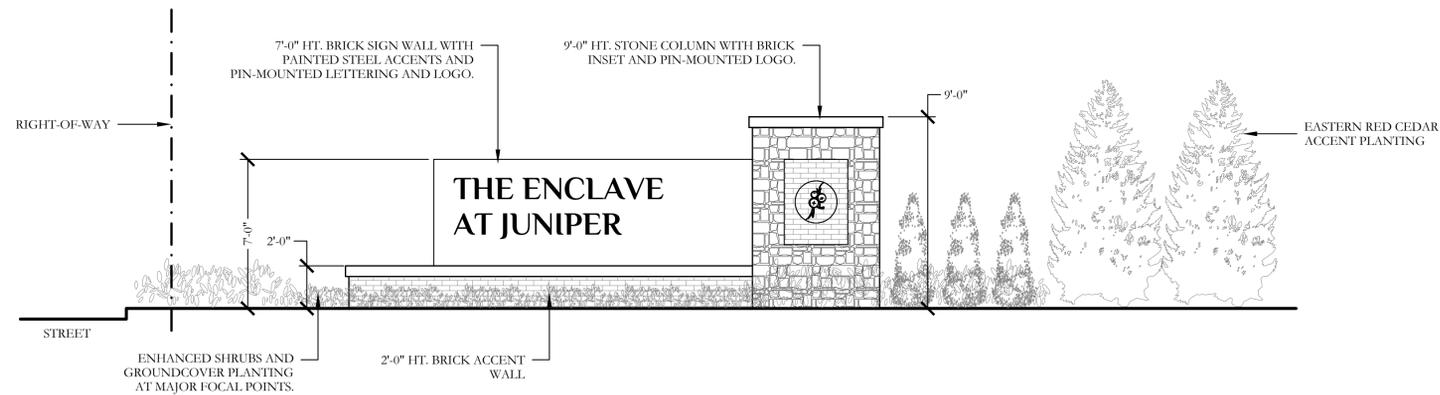
MAIN ENTRY SIGNAGE WITHIN MEDIAN
ELEVATION

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



SECONDARY ENTRY SIGNAGE
ELEVATION

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



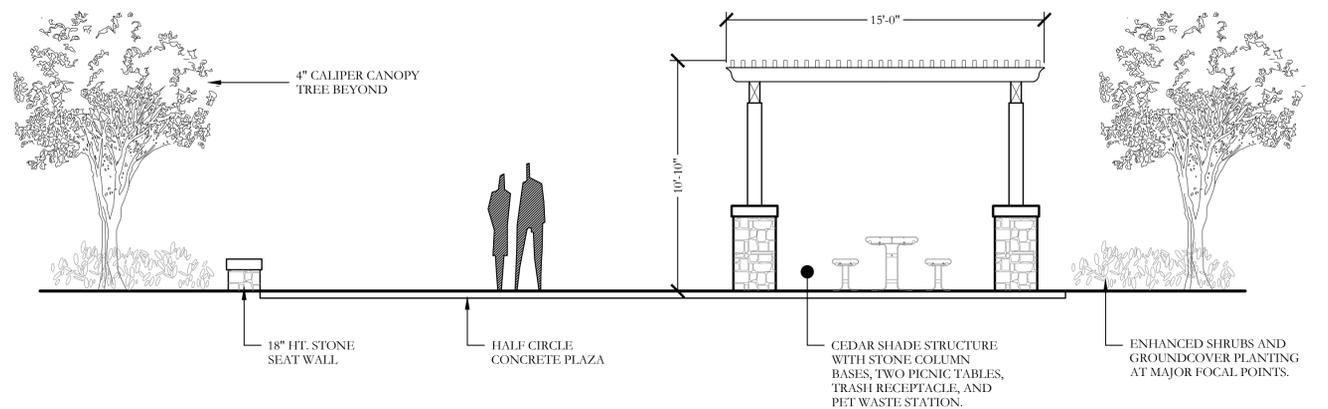
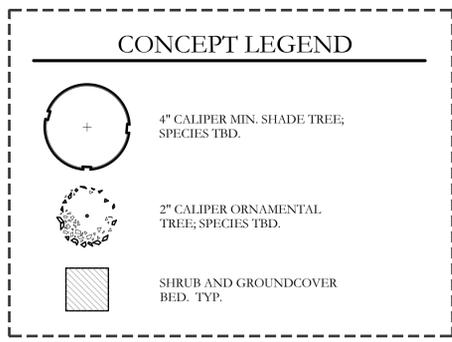
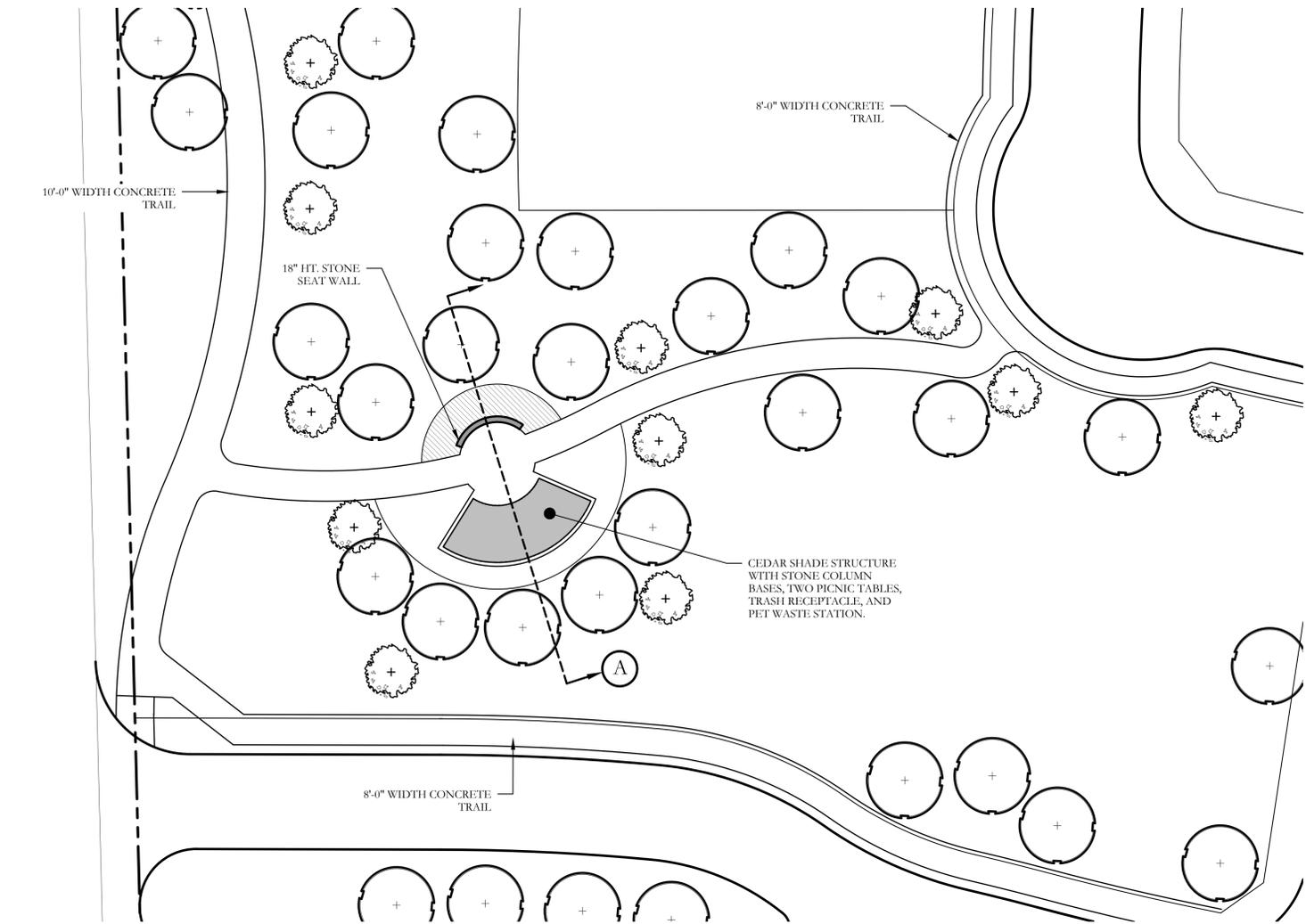
ENCLAVE ENTRY SIGNAGE
ELEVATION

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

JUNIPER / ENTRY MONUMENT ELEVATIONS

City of Rockwall, Rockwall County, Texas

SHEET 3 OF 6
Owner Submittal 9-10-2024



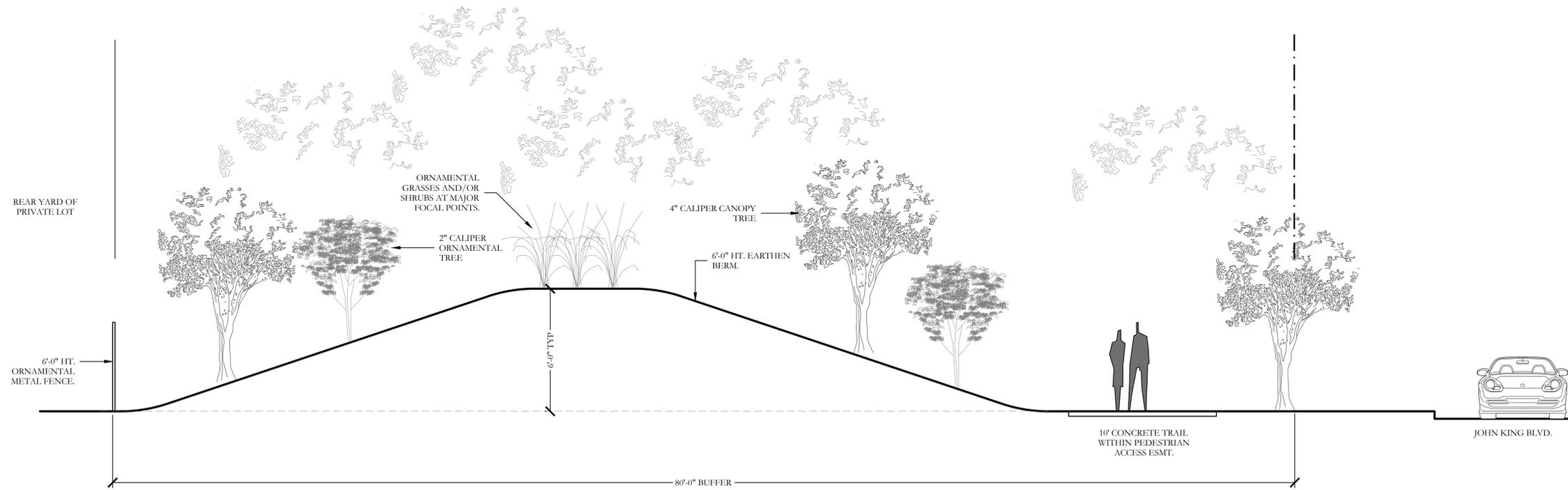
TRAIL STOP PLAN
SCALE: 1" = 20'-0"

TRAIL STOP - SECTION A (TYPICAL NORTH AND SOUTH TRAIL STOP)
SECTION/ELEVATION
SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT/TRAIL STOP ELEVATIONS

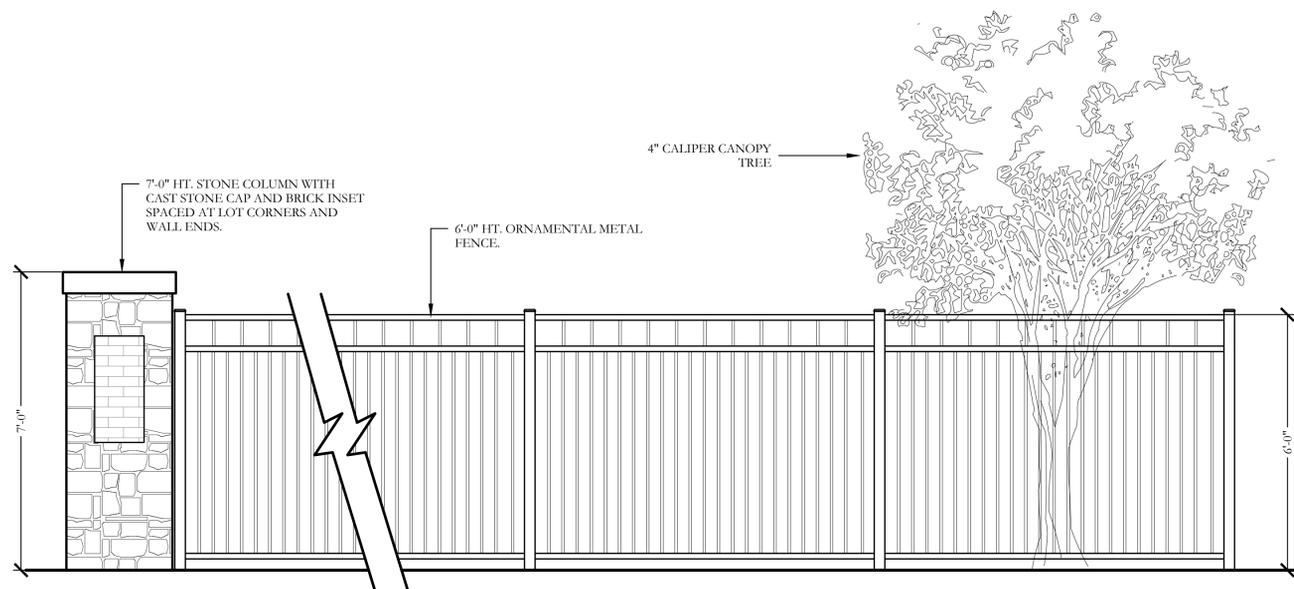
City of Rockwall, Rockwall County, Texas

SHEET 4 OF 6
Owner Submittal 9-10-2024



TYPICAL CROSS SECTION OF JOHN KING BLVD.
ELEVATION

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



TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

SHEET 5 OF 6
Owner Submittal 9-10-2024



JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

SHEET 6 OF 6
Owner Submittal 9-10-2024

Lot Type	Min Lot Size	Min Lot Size	Dwelling Units	% Dwel Un
1.35 acre	185 x 200	65340	12	1.38%
1 acre	185 x 200	43560	13	1.49%
3/4 acre	120 X 200	32670	18	2.07%
1/2 acre lots	100x200	21,780	8	0.92%
100'	100x150	12000	65	7.47%
82'	82x125	9600	247	28.39%
72'	72x125	8640	249	28.62%
62'	62x125	7440	258	29.66%
			870	100.00%

Total Acres 519.53
 Gross Commercial 24.11
 Total Res Lots 870
 Residential Density = 1.675 = #res lots/total acres
 Gross Res Density 1.756 = #res lots/(total acres-gross commercial)
 Total Flood Plain Acres 79.85
 Total Open Space Acres 135.97

Needs adjustment

9/13 submittal

Phase 1	
Lot Size	Total
62'	43
72'	72
82'	59
100'	13
0.5 Acre	8
1 Acre	0
Total	195

9/13 submittal

Phase 2	
Lot Size	Total
62'	58
72'	56
82'	54
100'	3
1 Acre	0
Total	171

9/13 submittal

Phase 3	
Lot Size	Total
62'	38
72'	55
82'	60
100'	21
1 Acre	0
Total	174

Phase 4	
Lot Size	Total
62'	0
72'	34
82'	74
100'	28
1 Acre	0
Total	136

Phase 5	
Lot Size	Total
62'	120
72'	31
82'	0
100'	0
1 Acre	0
Total	151

Phase 6	
Lot Size	Total
62'	0
72'	0
82'	0
100'	0
0.75 Acre	18
1.0 Acre	13
1.35 Acre	12
Total	43

All Phases	
Lot Size	Total
62'	259
72'	248
82'	247
100'	65
0.5 Acre	8
0.75 Ac	18
1.0 Ac	13
1.35 Acre	12
Total	870

Legend

-  Boundary Area
-  Rockwall City Limits



Rockwall

W YELLOW JACKET LN
RALPH HALL PKWY

IH 30

FM 3549
CORPORATE CROSSING

SH 276

S JOHN KING BLVD

S GOJAD ST

S FM 549

205

PEACHTREE MEADOWS
292 Lots
140.5 ac
2.27 DU/AC

LAKE ROCKWALL ESTATES - EAST
638 Lots
156.99 ac
4.06 DU/AC

MEADOWCREEK ESTATES
584 Lots
200.26 ac
2.92 DU/AC

HICKORY RIDGE
544 Lots
191.83 ac
2.84 DU/AC

LOFLAND FARMS
401 Lots
130.52 ac
3.07 DU/AC

LOFLAND LAKE ESTATES
15 Lots
66.1 ac
0.23 DU/AC

SOMERSET PARK
309 Lots
139.31 ac
2.22 DU/AC

OAKS OF BUFFALO WAY
65 Lots
117.63 ac
0.55 DU/AC

WILLOWCREST
28 Lots
48.04 ac
0.58 DU/AC

WALLACE
3 Lots
8.17 ac
0.37 DU/AC

CONOVER
2 Lots
5.46 ac
0.37 DU/AC

BREWER BEND
3 Lots
5.41 ac
0.55 DU/AC

SOUTHSIDE HILLS
384 Lots
264.5 ac
1.45 DU/AC

STERLING FARMS
48 Lots
77.74 ac
0.62 DU/AC

THE MCLENDON COMPANIES
5 Lots
32.65 ac
0.15 DU/AC

FONTANNA RANCH
208 Lots
111.05 ac
1.87 DU/AC

TERRACINA
352 Lots
179.91 ac
1.50 DU/AC

HOMESTEAD
490 Lots
196.01 ac
2.49 DU/AC

TIMBER CREEK
242 Lots
90.65 ac
2.67 DU/AC

McLendon-Chisholm

Heath



0 0.25 0.5 Miles

Date: 7/29/2024

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

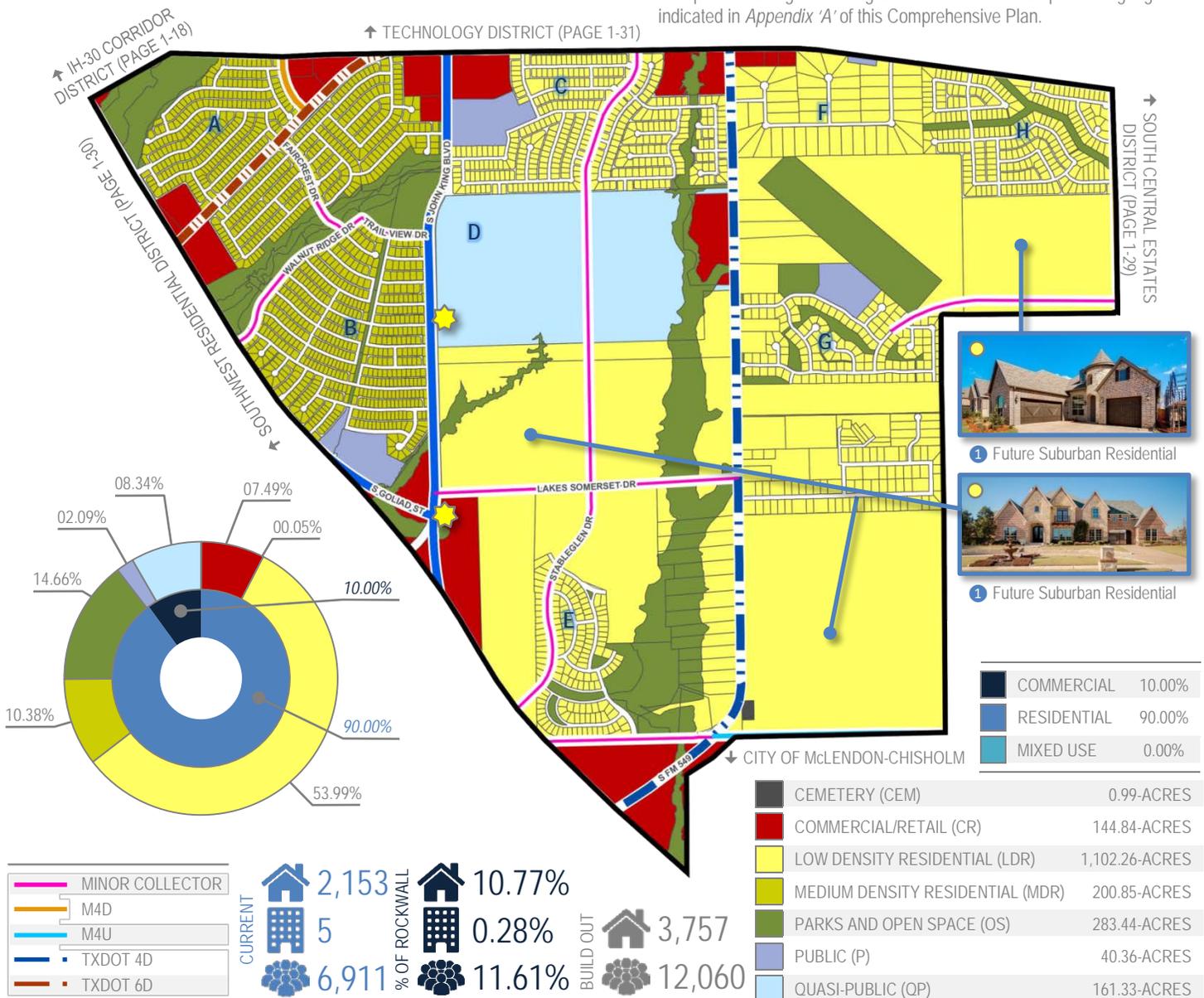
LAND USE PALETTES

- 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.
- 2 **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.
- 3 **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 low-density 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

The strategies for the *Southwest Residential District* are as follows:

1 **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.

3 **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.

4 **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.



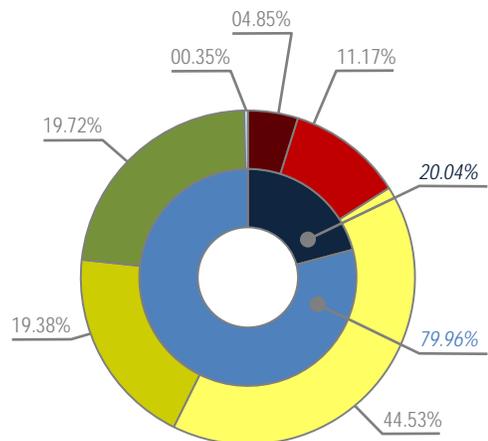
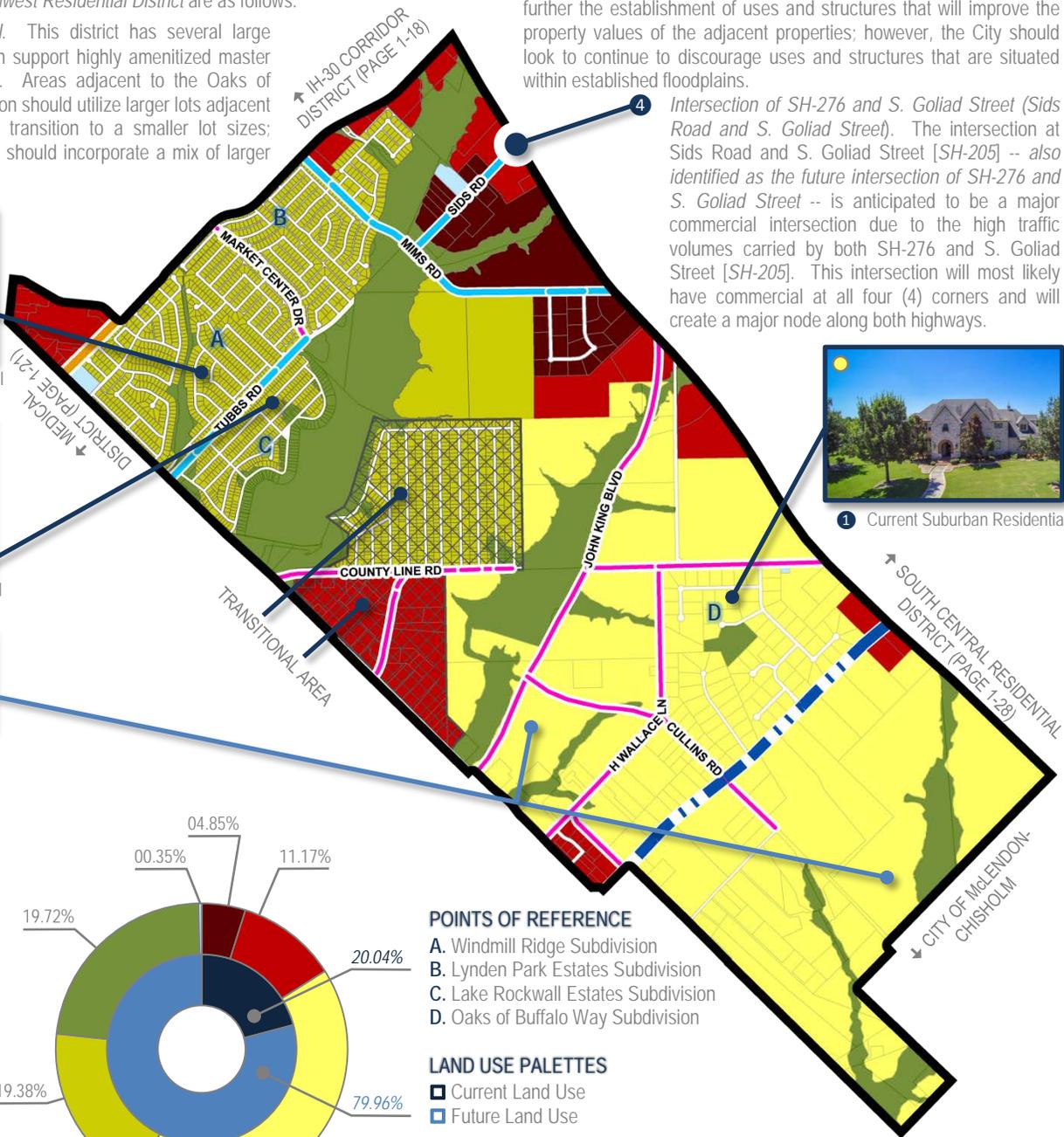
1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



POINTS OF REFERENCE

- A. Windmill Ridge Subdivision
- B. Lynden Park Estates Subdivision
- C. Lake Rockwall Estates Subdivision
- D. Oaks of Buffalo Way Subdivision

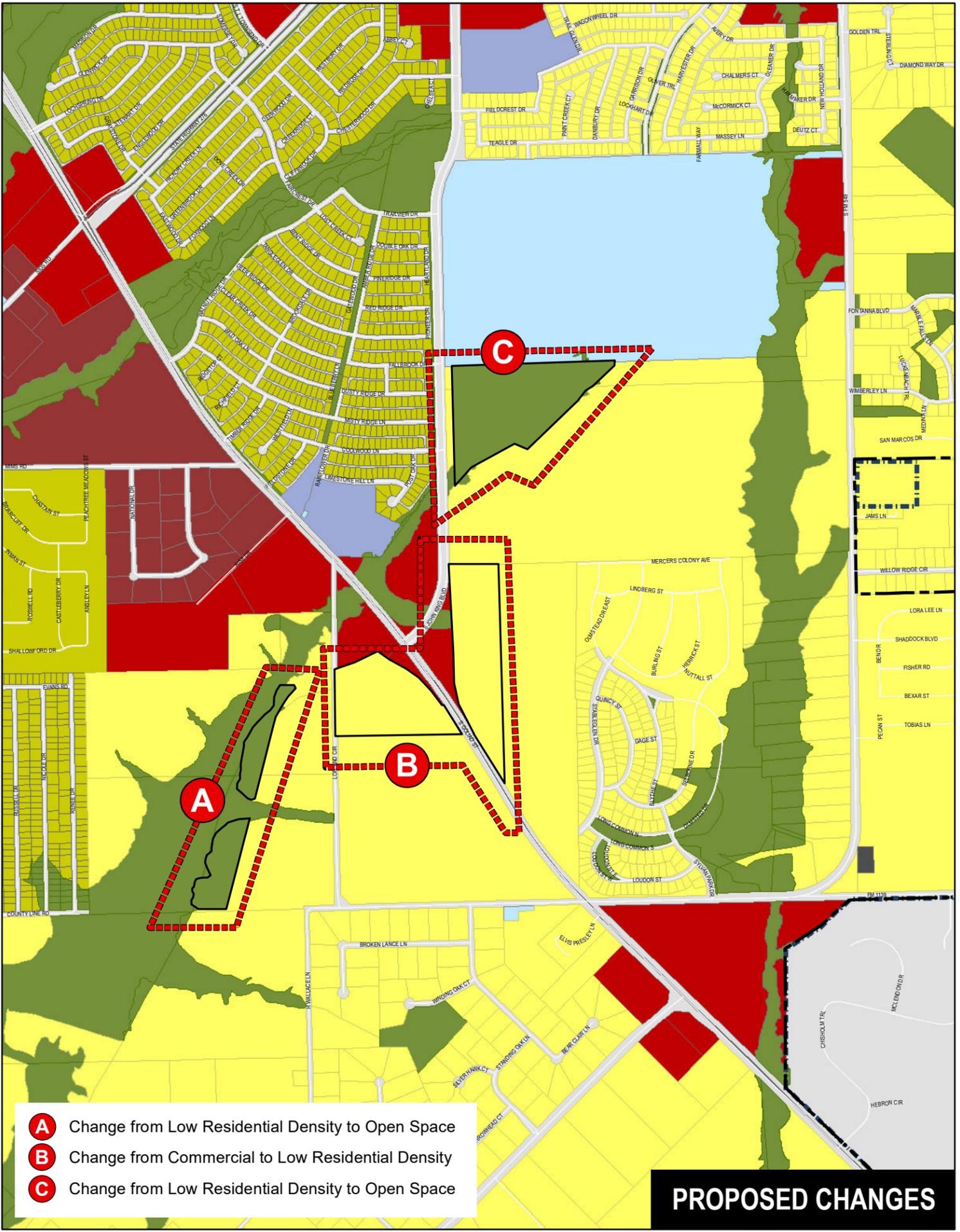
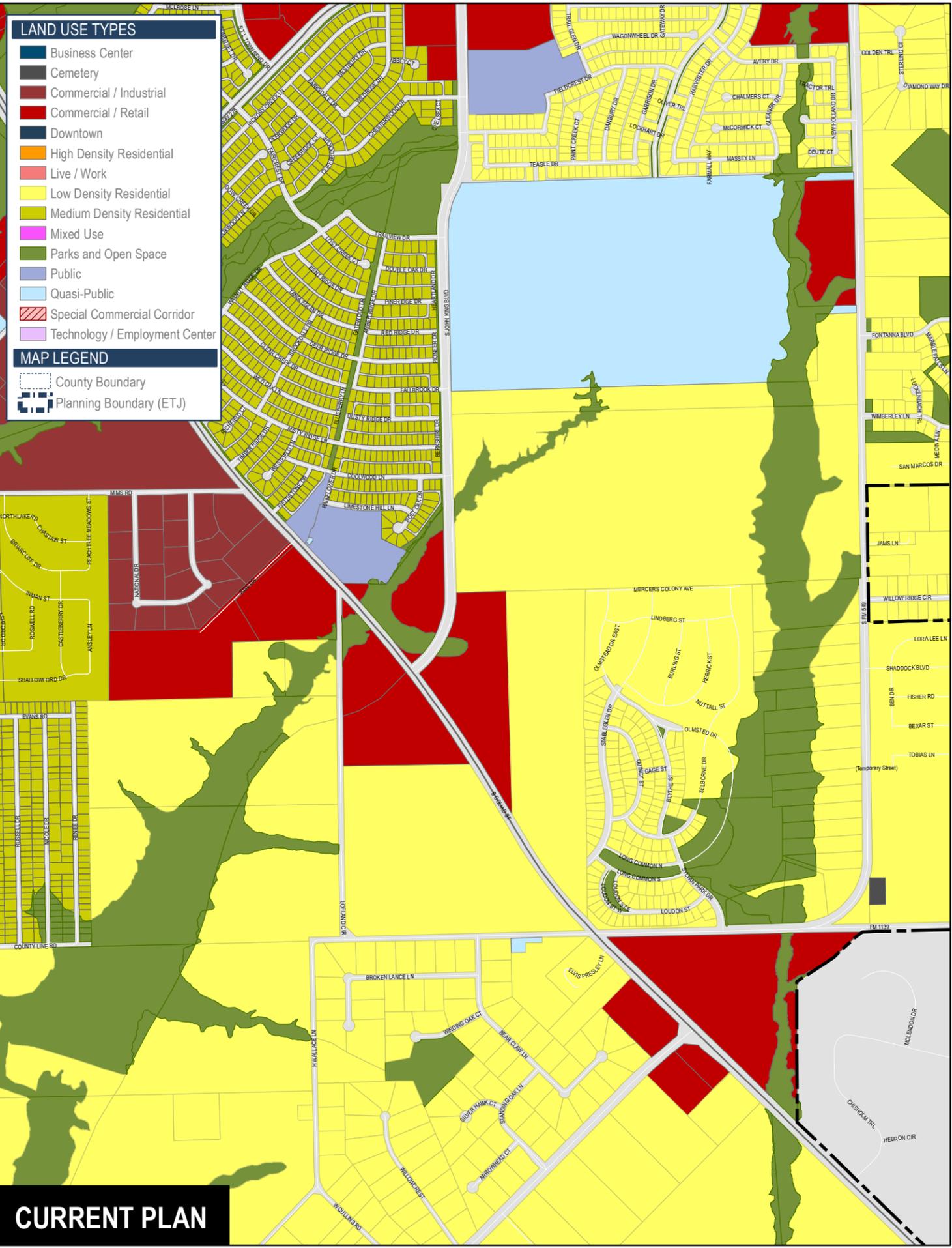
LAND USE PAlettes

- Current Land Use
- Future Land Use

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

BUILD OUT	4,251
% OF ROCKWALL	10.95%
CURRENT	2,190
	188
	7,437

MINOR COLLECTOR	
M4D	
M4U	
TXDOT 4D	



CITY OF ROCKWALL

ORDINANCE NO. 25-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 519.5402-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACT 7 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 FOR A 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 519.5402-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], 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.

- (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 6TH DAY OF JANUARY, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

DRAFT
ORDINANCE
12.10.2024

Exhibit 'A':
Legal Description

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

Exhibit 'A':
Legal Description

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-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);

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

Exhibit 'A':
Legal Description

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 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 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 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;

Exhibit 'A':
Legal Description

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-foot (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 to 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);

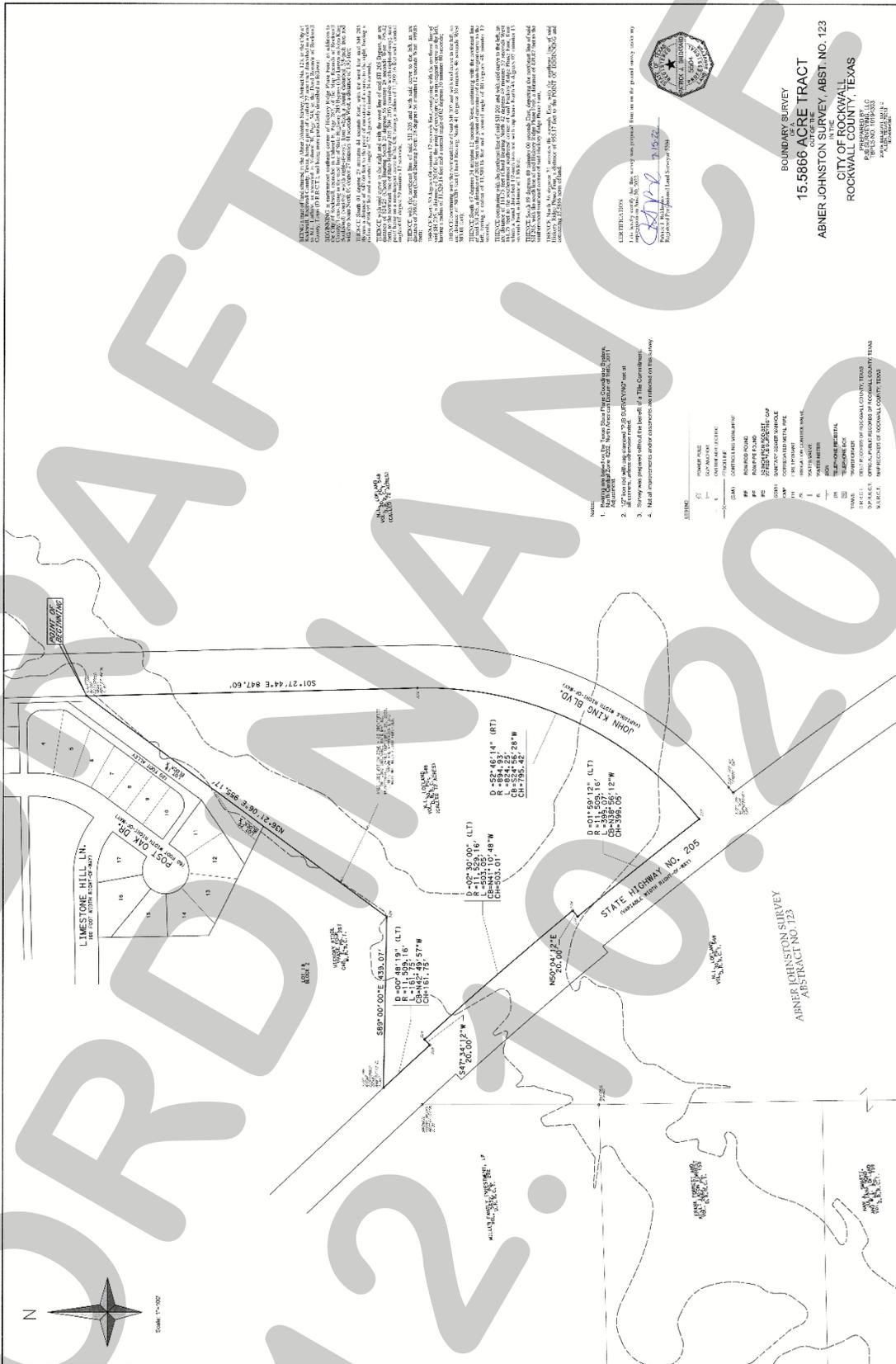
THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 00 degrees 48 minutes 19 seconds;

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



ALL RIGHTS RESERVED AND ALL RIGHTS ARE RESERVED BY THE SURVEYOR. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS.

CERTIFICATION
I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Surveyor in the State of Texas, and that I am the author of the foregoing plat, and that the same is a true and correct copy of the original survey made by me on the 15th day of June, 2024, and that the same is a true and correct copy of the original survey made by me on the 15th day of June, 2024, and that the same is a true and correct copy of the original survey made by me on the 15th day of June, 2024.

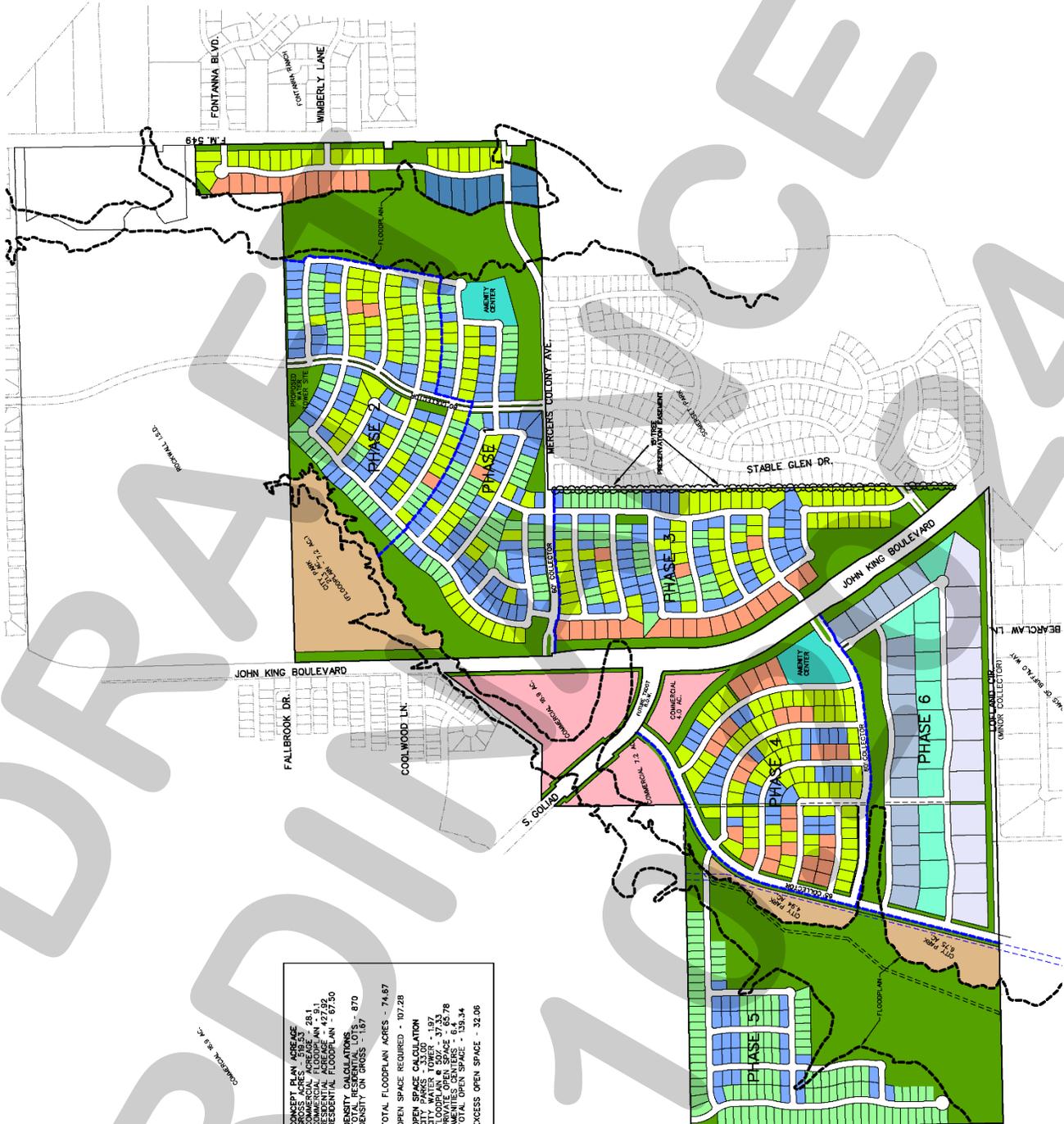
BOUNDARY SURVEY
15.5866 ACRE TRACT
IN THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DATE: 6/14/2024
BY: [Signature]
PROFESSIONAL SURVEYOR NO. 12345

Exhibit 'B': Survey



Exhibit 'C':
Concept Plan

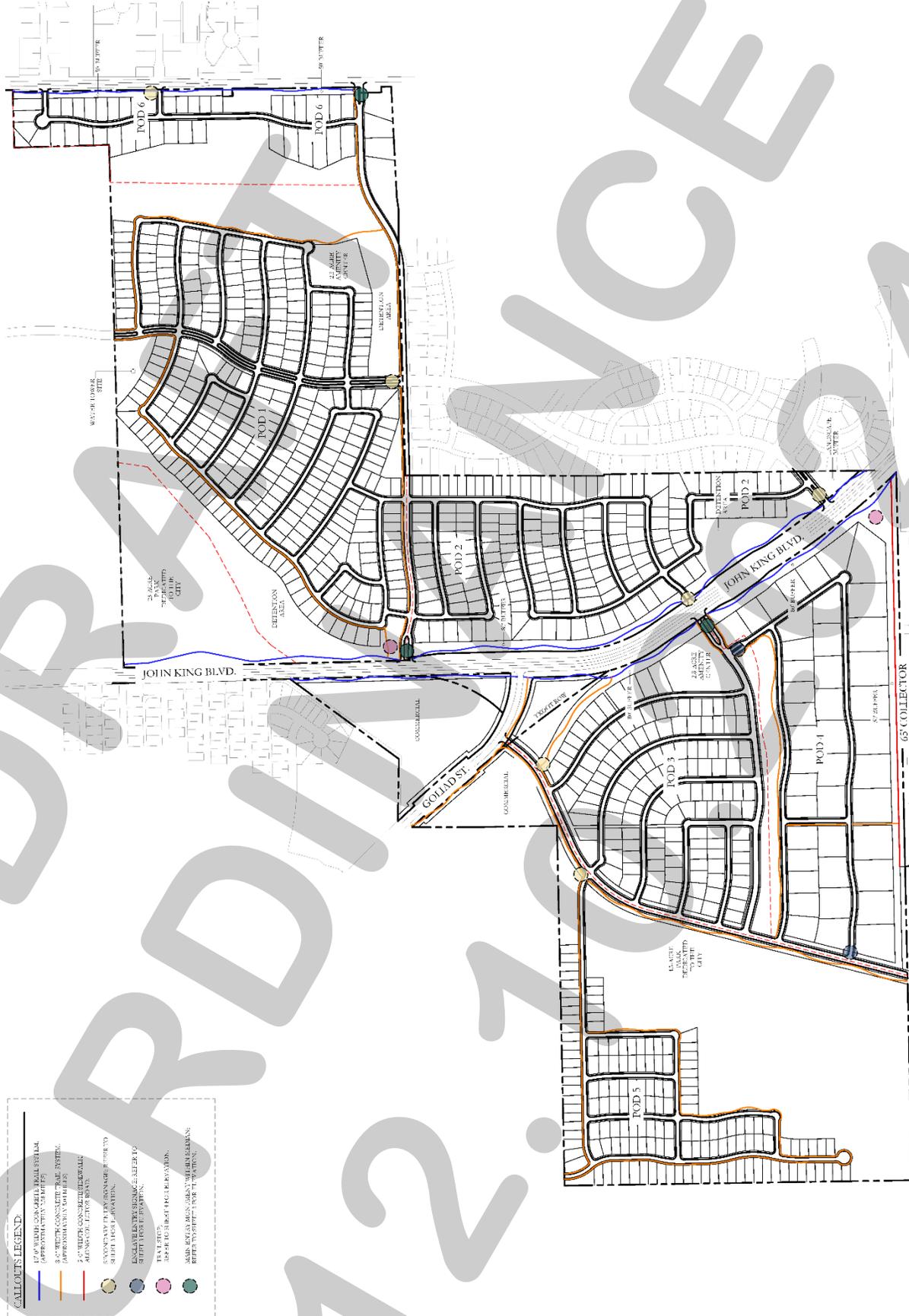


CONCEPT PLAN ACREAGE	
CONCEPT PLAN ACREAGE	281.1
COMMERCIAL FLOOR PLAN	5.70
RESIDENTIAL FLOOR PLAN	67.50
DENSITY CALCULATIONS	
TOTAL RESIDENTIAL LOTS	870
DENSITY OR GROSS	157
TOTAL FLOODPLAIN ACRES - 74.87	
OPEN SPACE REQUIRED	107.28
OPEN SPACE CALCULATION	
CITY PARK	33.00
FLOODPLAIN	31.73
PRIVATE OPEN SPACE	66.78
TOTAL OPEN SPACE	131.51
EXCESS OPEN SPACE	32.06

LEGEND	
TYPICAL LOT SIZES	
[Color]	- TYPE 'A' - 1.35 AC. - 12 LOTS
[Color]	- TYPE 'B' - 1.0 AC. - 13 LOTS
[Color]	- TYPE 'C' - 0.75 AC. - 18 LOTS
[Color]	- TYPE 'D' - 0.50 AC. - 8 LOTS
[Color]	- TYPE 'E' - 100' X 150' - 65 LOTS
[Color]	- TYPE 'F' - 82' X 125' - 247 LOTS
[Color]	- TYPE 'G' - 72' X 125' - 249 LOTS
[Color]	- TYPE 'H' - 82' X 125' - 258 LOTS
[Color]	- OPEN SPACE - 135.97 AC.
[Color]	- AMENITY CENTER - 6.4 AC.
[Color]	- CITY PARK - 33.00 AC.
[Color]	- COMMERCIAL - 281.1 AC.



**Exhibit 'D':
Entry Signage and Trail Plan**



**Exhibit 'E':
Amenity Centers**

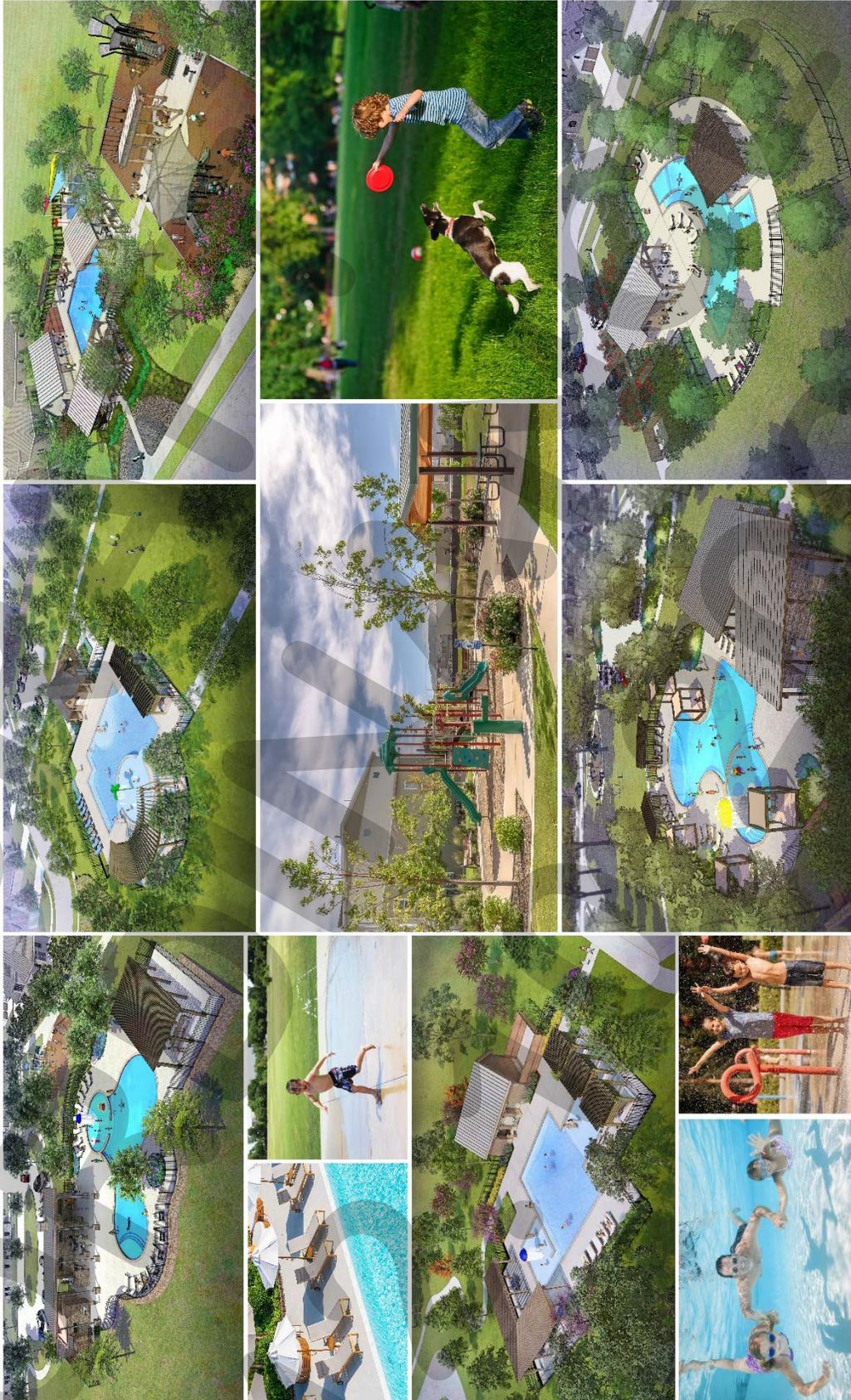


Exhibit 'F':
Density and Development Standards

(1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) Residential Land Uses. 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) Non-Residential Land Uses. 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) **Residential Lot Composition and Layout.** 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 (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	65,340 SF	12	01.38%
B	185' x 200'	43,560 SF	13	01.49%
C	120' x 200'	32,670 SF	18	02.07%
D	100' x 200'	21,780 SF	8	00.92%
E	100' x 150'	12,000 SF	65	07.47%
F	82' x 125'	9,600 SF	247	28.39%
G	72' x 125'	8,640 SF	249	28.62%
H	62' x 125'	7,440 SF	258	29.66%
<i>Maximum Permitted Units:</i>			870	100.00%

- (3) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

- (a) **Residential.** Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed 1.675 dwelling units per gross acre of land; however, in no case should the proposed development exceed 870 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	A	B	C	D	E	F	G	H
<i>Minimum Lot Width</i> ⁽¹⁾	185'	185'	120'	100'	100'	82'	72'	62'
<i>Minimum Lot Depth</i>	200'	200'	200'	200'	150'	125'	125'	125'
<i>Minimum Lot Area (SF)</i>	65,340	43,560	32,670	21,780	12,000	9,600	8,640	7,440
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	30'	30'	30'	30'	30'	20'	20'	20'
<i>Minimum Side Yard Setback</i> ⁽⁹⁾	15'	15'	15'	10'	10'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	15'	15'	15'	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i> ⁽⁸⁾	20'	20'	20'	20'	20'	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	35'	35'	35'	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	30'	30'	30'	10'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF)</i> ⁽⁷⁾	3,500	3,500	3,200	3,200	3,200	2,800	2,800	2,750
<i>Maximum Lot Coverage</i>	40%	40%	50%	50%	50%	65%	65%	65%
<i>Minimum Garage Parking Spaces</i>	3	3	3	3	3	3	3	2

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard* 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.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

Exhibit 'F':
Density and Development Standards

- 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 except as otherwise depicted on the concept plan for the two (2) lots fronting on to Mercer's Colony Avenue.
- 9: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (i.e. a *Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(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) ***Building Standards for Residential.*** All residential development shall adhere to the following building standards:

(a) ***Masonry Requirement.*** 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 *Hardy 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 cementitious fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



Exhibit 'F':
Density and Development Standards

FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP



- (b) **Roof Pitch.** 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) **Garage Orientation and Garage Doors.** This development shall adhere to the following garage design standards and orientation requirements:
 - (1) **Type 'A', 'B', 'C', 'D', 'E', 'F', & 'G' Lots.** The Type 'A', 'B', 'C', 'D', 'E', 'F', & 'G' Lots 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) **Type 'H' Lots.** A total of 67.44% or 174 of the Type 'H' Lots 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 front yard building setback shall increased to 25-feet. The remaining 32.56% or 84 of the Type 'H' Lots shall be oriented in a *traditional swing (or j-swing)* garage

Exhibit 'F':
Density and Development Standards

configuration -- where the two (2) car garage 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

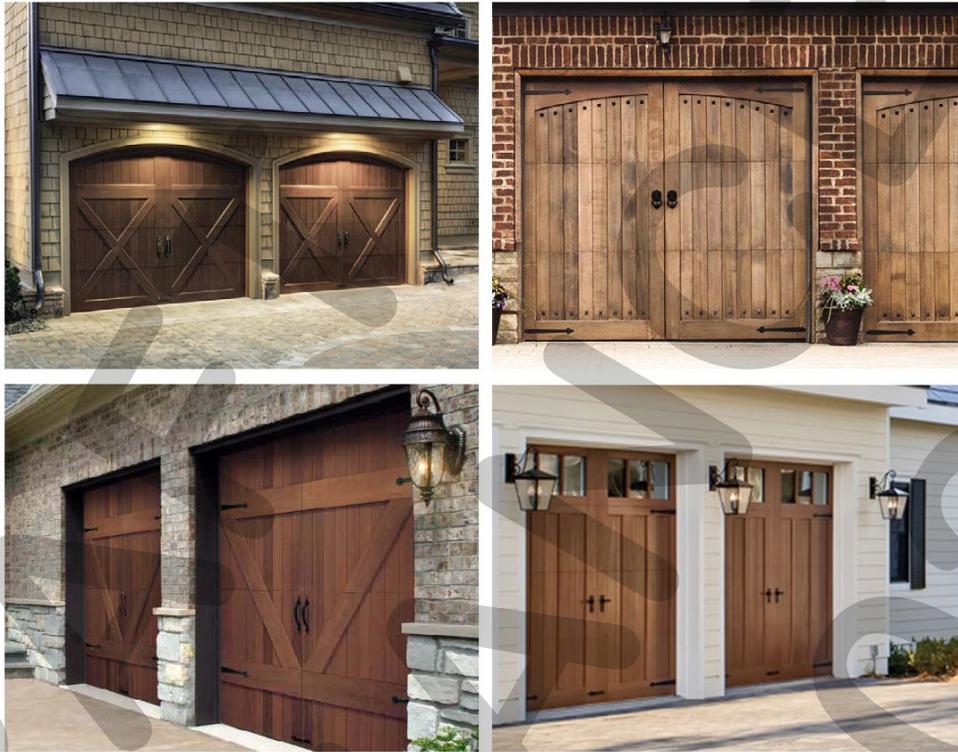
CEDAR CLADDING

ORNAMENTAL PAVING

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**Exhibit 'F':
Density and Development Standards**

FIGURE 6: EXAMPLES OF UPGRADED GARAGES



- (5) **Anti-Monotony Restrictions.** 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

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	185' x 200'	(1), (2), (3), (4), (5)
B	185' x 200'	(1), (2), (3), (4), (5)
C	120' x 200'	(1), (2), (3), (4), (5)
D	100' x 200'	(1), (2), (3), (4), (5)
E	100' x 150'	(1), (2), (3), (4), (5)
F	82' x 125'	(1), (2), (3), (4), (5)
G	72' x 125'	(1), (2), (3), (4), (5)
H	62' x 125'	(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:

Exhibit 'F':
Density and Development Standards

- (1) Number of Stories
 - (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.

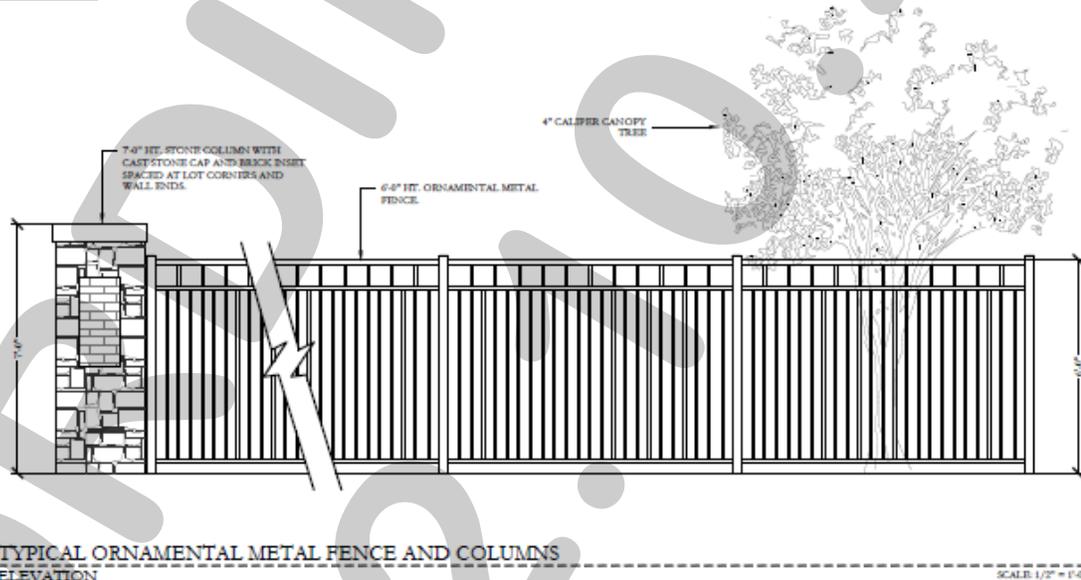


- (6) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.

Exhibit 'F':
Density and Development Standards

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of 1/2-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) Wrought Iron/Tubular Steel. 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 shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height; however, all lots that back up to the proposed *Water Tower Site -- as depicted in Exhibit 'C' of this ordinance --* shall be permitted to have wood fences in accordance with the requirements of Subsection (6)(b) above.
- (d) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that begins 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* panel fence -- *conforming to Subsection (6)(b) above* -- 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) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

Exhibit 'F':
Density and Development Standards

(f) Fence in Easements. No fencing shall be constructed in or across the City of Rockwall's easements.

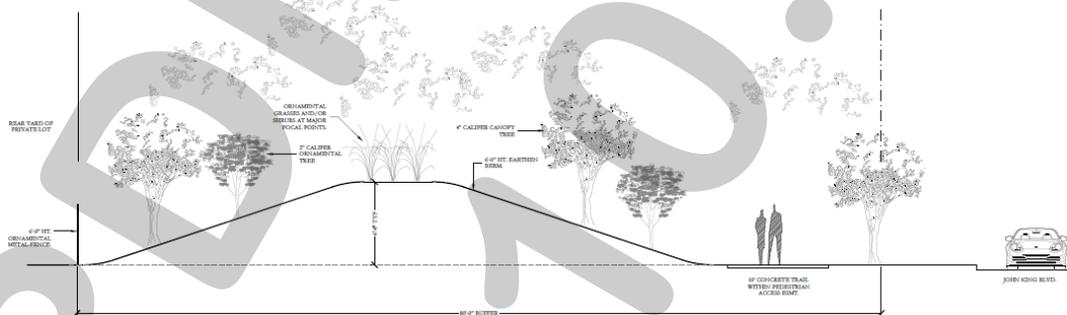
(7) Landscape and Hardscape Standards.

(a) Landscape. 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) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). Landscape buffers shall not be required to natural areas where staff determines that the existing landscaping achieves the desired aesthetic along the street frontage. This shall be determined at the time of site plan review. 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.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD



(2) Landscape Buffer and Sidewalks (S. Goliad Street [SH-205]). 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.

Exhibit 'F':
Density and Development Standards

- (3) *Landscape Buffer and Sidewalks (FM-549)*. 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 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) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter 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 eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (5) *Landscape Buffer and Sidewalks (Minor Collectors with the Exception of Stable Glen Drive)*. 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) *Landscape Buffer and Sidewalks (Lofland Circle)*. 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; however, the existing tree line may be used to meet the requirements of this section.
- (7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. 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) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. 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*

Exhibit 'F':
Density and Development Standards

PD Site Plan --, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.

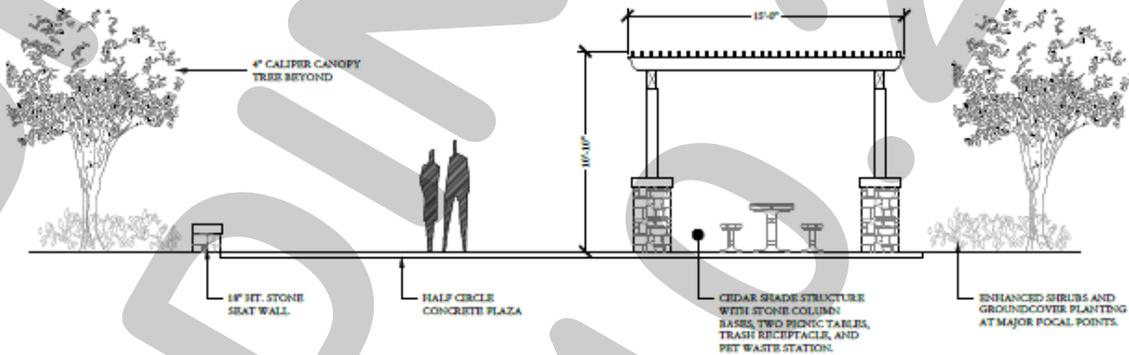
- (9) *Tree Preservation Easement (Adjacent to the Somerset Park Subdivision)*. A minimum of a 20-foot *Tree Preservation Easement* shall be provided along the western boundary of Phase 3 adjacent to the Somerset Park Subdivision in the location depicted on the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. This *Tree Preservation Easement* shall be dedicated on the approved subdivision plat, and is intended to protect all existing trees that are a minimum of three (3) caliper inches or greater. Trees greater than three (3) caliper inches in size may be removed after the property owner requests the removal from the City of Rockwall, and the City of Rockwall determines that the tree is damaged, diseased, or poses a risk to persons or property. All trees removed without the approval of the City of Rockwall shall be in violation of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) and subject to any penalties outline in this *Article*.
- (c) *Street Trees*. 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-foot 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) *Irrigation Requirements*. 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) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) *Lighting*. 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) *Sidewalks*. 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) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines

Exhibit 'F':
Density and Development Standards

constructed across undeveloped portions of the *Subject Property* 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) Open Space/Public Park. 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) Amenity Center. 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*.
- (14) Trails. 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) Trail Rest Stop. 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. The final design of the trail rest stop shall generally conform with *Figures 11 & 12*.

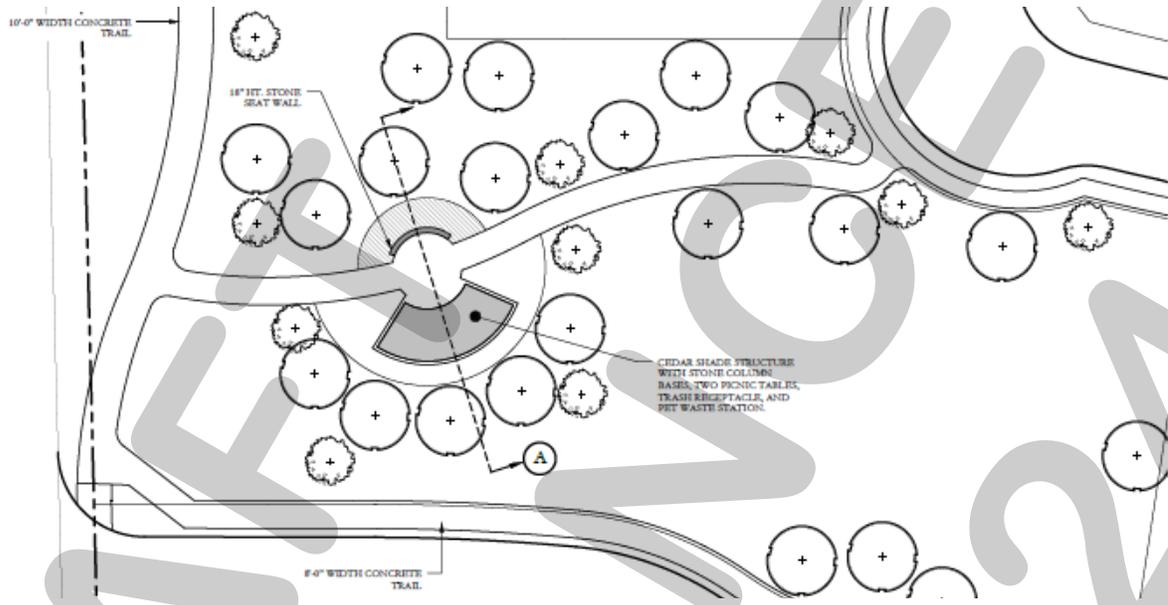
FIGURE 11. TRAIL REST STOP



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**Exhibit 'F':
Density and Development Standards**

FIGURE 12. TRAIL REST STOP PLAN



- (16) Neighborhood Signage and Enhancements. 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 13, 14 & 15*.

FIGURE 13. MAIN ENTRY SIGNAGE

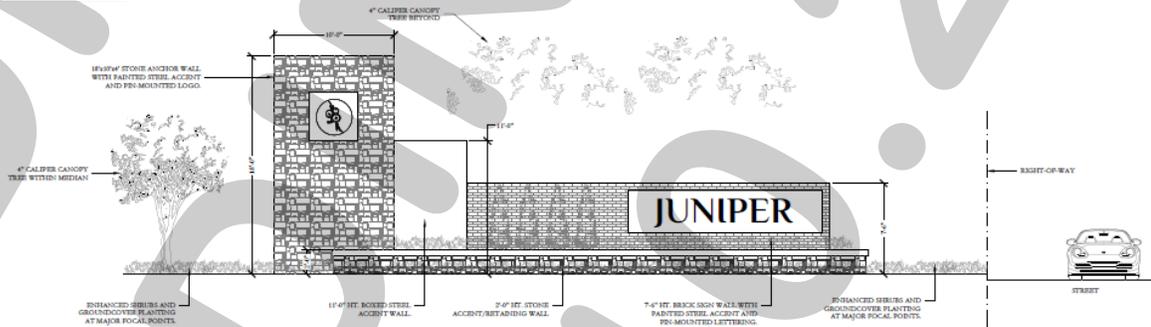


FIGURE 14. SECONDARY ENTRY SIGNAGE

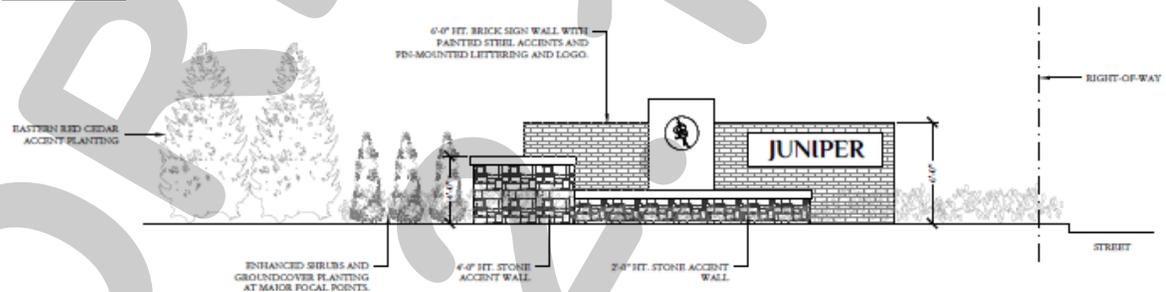
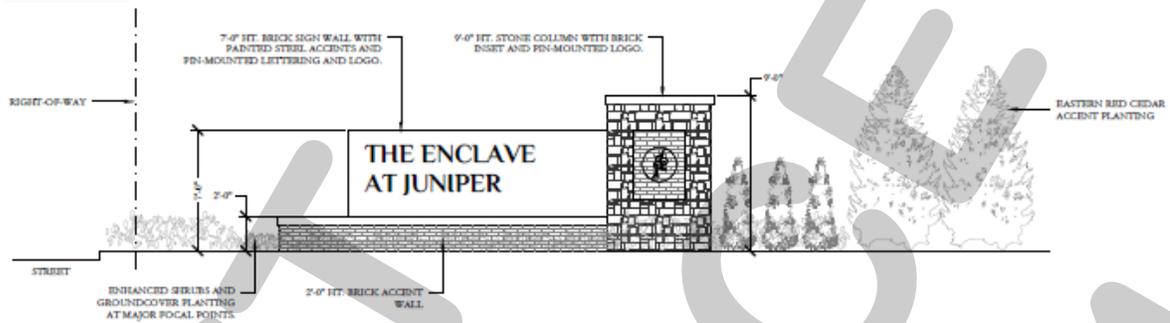


Exhibit 'F':
Density and Development Standards

FIGURE 15. ENCLAVE ENTRY SIGNAGE



- (17) Homeowner's Association (HOA). 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) Variances. 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.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Frank Polma, PE; *R-Delta Engineers, Inc.*
CASE NUMBER: SP2024-046; *Site Plan for 2686 S. Goliad Street*

SUMMARY

Discuss and consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger Rayburn County Electric Cooperative for the approval of a *Site Plan for Private Recreation Facilities* on a 1.57-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On March 13, 2003, the City Council approved a final plat [Case No. PZ2003-005] that established the subject property as Lot 1, Block A, Estep Addition. According to the Rockwall County Appraisal District (RCAD) there are six (6) structures on the subject property that range in size from 1,120 SF to 7,640 SF and were constructed circa 2003. On April 12, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2024-010] to allow the expansion of an existing building on the subject property. On November 13, 2023, the Building Inspections Department approved a demolition permit [Permit No. COM2023-5543] that allowed the demolition of all of the existing buildings on the subject property except for the basketball court canopy. On August 5, 2024, the City Council approved a zoning case [Case No. Z2024-028] that incorporated the subject property into Planned Development District 44 (PD-44), where the underlying Commercial (C) District remained and the *Private Outdoor Recreation Facilities* and *Banquet Facility/Event Hall* were added as *by-right* land uses.

PURPOSE

On November 15, 2024, the applicant -- *Frank Polma, PE of R-Delta Engineers, Inc.* -- submitted an application requesting the approval of a Site Plan for the purpose of allowing the construction of a *Private Recreation Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2686 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an 8.868-acre tract of land (*i.e. Lot 1, Block 1, Helwig Addition*), formally developed with a trucking company (*i.e. TransAm Trucking*), zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. Beyond this is the intersection of S. Goliad Street [SH-205] and Sids Road. SH-205 is classified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) and Sids Road is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a vacant 5.354-acre tract of land zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses.

South: Directly south of the subject property are three (3) large tracts (i.e. Lots 6-7, Block A, Rayburn Country Addition; Tract 3 of the W. H. Barnes Survey, Abstract No. 26) of land that make up the remainder of Planned Development District 44 (PD-44). Beyond this is Mims Road, which is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Goliad Street [SH-205], which is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) vacant parcels of land owned by the City of Rockwall, which serve as part of the Hickory Ridge Park. Beyond this is Phase 1 of the Hickory Ridge Subdivision, which consists of 139 lots on 41.67-acres. This subdivision was established on February 22, 2001 and is zoned Planned Development District 10 (PD-10) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is an 8.868-acre tract of land (i.e. Lot 1, Block 1, Helwig Addition) formally developed with a trucking company (TransAm Trucking) zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. Beyond this is a 11.4699-acre parcel of land (i.e. Lot 6, Block A, Rayburn Country Addition) of land zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District land uses. Following this is 2.00-acre parcel of land (i.e. Lot 1, Block 1, Pott Shrigley Addition) developed with an Office Warehouse Building, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses. West of this is Sids Road, which is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to *Exhibit 'D', Development Standards*, of Planned Development District 44 (PD-44) [Ordinance No. 24-30], a *Private Recreational Facility* is permitted *by-right*. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 44 (PD-44) and the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=1.619-Acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X=209.14-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=336.89-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X>25-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>15-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=31.25-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=6.59%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>18 Required Spaces</i>	<i>X=18; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=52.7%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=47.3%; In Conformance</i>

TREESCAPE PLAN

The landscape plan provided by the applicant indicates that no trees are to be removed. Given this, the applicant was not required to provide a treescape plan.

CONFORMANCE WITH THE CITY'S CODES

The subject property is zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. According to *Exhibit 'D', Development Standards*, of Planned Development District 44 (PD-44) [Ordinance No. 24-30] a *Private Recreation Facility* is permitted *by-right*. According to Subsection 02.02(E)(4)(b), *Recreation, Entertainment and Amusement Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Private Recreation Facility* is defined as a "(f)acility operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public." In this case, the applicant has indicated that the facility will be for the exclusively used by Rayburn Electric Cooperative employees and their guests. To ensure private access to the *Private Recreation Facility* the subject property will be fenced and gated with ornamental metal fencing (*i.e. wrought-iron fencing*), which conforms to Subsection 08.04, *Non-Residential Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the requirements of the *General Commercial District Standards* and *General Overlay District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) *Architectural Standards.*

- (a) *Cementitious Material.* According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he use of cementitious materials... shall be limited to 50% of the building's exterior façade..." In this case, each façade of the proposed building does not meet this requirement. This will require a *variance* from the Planning and Zoning Commission.

- (b) Stone. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a) minimum of 20% natural or quarried stone is required on all building façades...” In this case, the north and south façades of the proposed buildings do not meet this requirement. This will require a variance from the Planning and Zoning Commission.
- (c) Primary Articulation. According to Subsection 06.02(D), *Site Design Guidelines and Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features.” Given this, each building façade is required to meet the primary articulation standards outlined in the *General Commercial District Standards*. In this case, each façade of the proposed building does not meet this requirement. This will require a variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions 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. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing the following compensatory measures: [1] a 30-foot landscape buffer, and [2] additional architectural elements. Staff should note, that the Planned Development District 44 (PD-44) ordinance [*Ordinance No. 24-30*] states that all buildings in PD-44 “shall incorporate complementary architectural styles, building materials, and colors.” In this case, the three (3) variances associated with the architectural standards are being requested in order to maintain architectural consistency with the remainder of Rayburn Electric Cooperative’s corporate campus. Based on this staff is required to consider this building conforming in accordance with the requirements of the Planned Development District ordinance; however, requests for exceptions and variances to the *General Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Southwest Residential District and is designated for Commercial/Industrial and Commercial/Retail land uses on the Future Land Use Plan. Given that the proposed *Private Recreation Facility* land use is part of the large *Corporate Campus* (i.e. Rayburn Electric Cooperative) it appears to be in conformance with the Commercial/Industrial designation as outlined in the Southwest Residential District. In addition, according to the *District Strategies* for the Southwest Residential District, “(t)he 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.” Since the proposed *Private Recreation Facility* is associated with an existing *Corporate Campus* (i.e. Rayburn Electric Cooperative), the applicant’s request appears to meet the intent of the *District Strategies*. Based on all this information, the proposed *Private Recreation Facility* appears to be in conformance with the Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

- (1) CH. 07 | Goal 05: Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride ... [*Policy 1*] All building should be architecturally significant, reflecting characteristics of the community.
- (2) CH. 08 | Goal 01: All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community.

- (3) *CH. 08 | Goal 03*: All non-residential buildings should be designed so that negative visual impacts of the development are minimized ... [*Policy 1*] Large industrial developments should utilize a campus design style (*i.e. utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.

In this case, the proposed *Private Recreation Facility* utilizes the same design and architectural style as Rayburn Electric Cooperative *Corporate Campus*. Based on this, the applicant's proposal appears to be in substantial conformance to many of the policies and goals that relate to commercial/industrial developments.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On November 26, 2024, the Architectural Review Board (ARB) reviewed the proposed building elevations and approved a motion to recommend approval of the building elevations by a vote of 3-0, with Board Members Miller, McAngus, Dalton, and Hadawi absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the *Private Recreation Facility* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) 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 NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input checked="" type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
--	---

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 2686 S Goliad St (SH205)

SUBDIVISION: Estep Subdivision LOT: 1 BLOCK: A

GENERAL LOCATION: 615 feet south of Sids Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-44 CURRENT USE: Commercial

PROPOSED ZONING: _____ PROPOSED USE: Recreation Facility

ACREAGE: 1.57 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

<input type="checkbox"/> OWNER	Rayburn County Electric Coop.	<input type="checkbox"/> APPLICANT	R-Delta Engineers Inc
CONTACT PERSON	Stephen Geiger	CONTACT PERSON	Frank A Polma, P.E.
ADDRESS	950 Sids Road	ADDRESS	618 Main Street
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Garland, TX 75040
PHONE	469-402-2112	PHONE	972-494-5031
E-MAIL	sgeiger@rayburnelectric.com	E-MAIL	fapolma@rdelta.com

NOTARY VERIFICATION [REQUIRED]

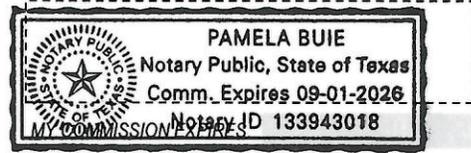
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 331.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF November, 2024

OWNER'S SIGNATURE [Signature]

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



0 30 60 120 180 240 Feet

SP2024-046: Site Plan for 2686 S. Goliad Street



Case Location Map = 



City of Rockwall

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

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



SITE INFORMATION:

EXISTING ZONING: PD-44
 PROPOSED ZONING: NO CHANGE
 PROPOSED USE: PICKLEBALL COURTS
 TOTAL AREA: 70,511 SQ FT 1.619 AC

"PD-44" ZONING
 MAXIMUM BUILDING HEIGHT: 60 FT
 MAXIMUM LOT COVERAGE: 60%
 MAXIMUM FLOOR AREA RATIO: 4:1
 MAXIMUM IMPERVIOUS PARKING: 85% TO 90%
 PROPOSED MAX. BUILDING HEIGHT: 30'-4"
 PROPOSED LOT COVERAGE: 33,339/70,511 = 47.3%
 PROPOSED FLOOR AREA RATIO: 4,650/70,511 = 6.6%
 PROPOSED IMPERVIOUS PARKING: 5,580/70,511 = 7.9%

REQUIRED PARKING:
 PROPOSED BUILDING 4650 SQ FT
 (3:COURT & 1:200) = 30 SPACES
 TOTAL REQUIRED PARKING = 30 SPACES
 TOTAL PROVIDED PARKING = 18 SPACES

NOTES:

- ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
- EXISTING UTILITY, WATER, AND FIRELANE EASEMENT TO BE REPLATTED FOR NEW SITE LAYOUT.
- ALL RADIUS ARE 2' UNLESS OTHERWISE STATED.
- CAMPUS DUMPSTER TO BE UTILIZED FOR REFUSE. LOCAL PLASTIC CARTS TO BE USED FOR COLLECTION INSIDE THE BUILDING. NO OUTDOOR TRASH CANS PROVIDED.
- THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
- PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
7	1	8

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
17	1	18

PAVEMENT INFORMATION:

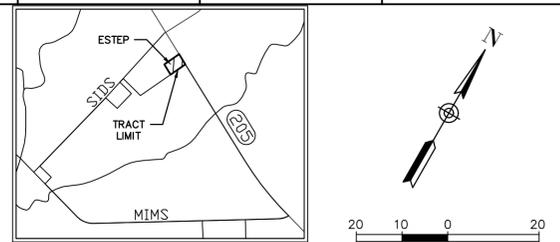
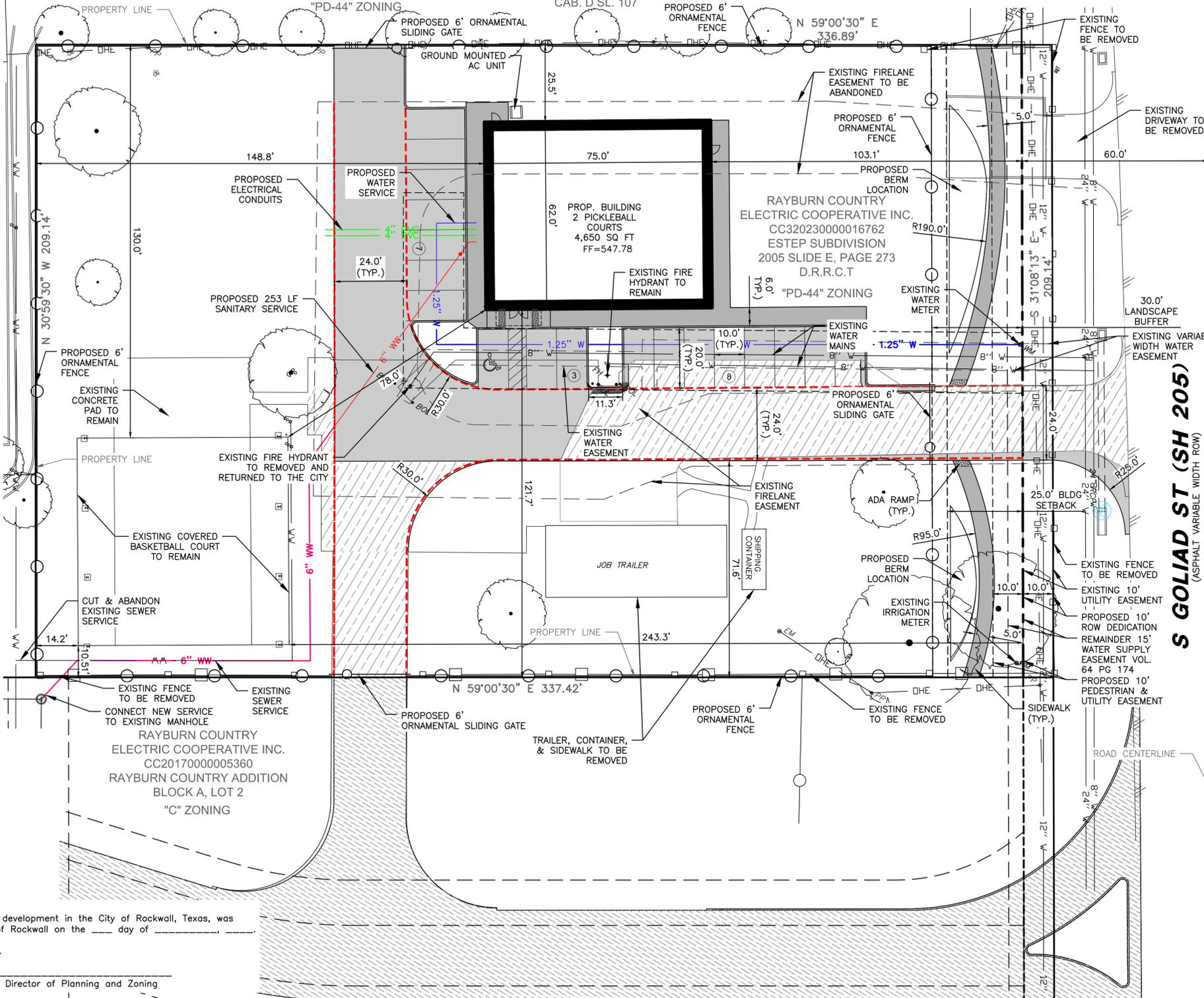
ALL PAVEMENTS BELOW HAVE #3 BARS 24" O.C.E.W.

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)		MIN. CEMENT (SACKS/CY)	
		MACHINE	HAND	MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5	
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5	

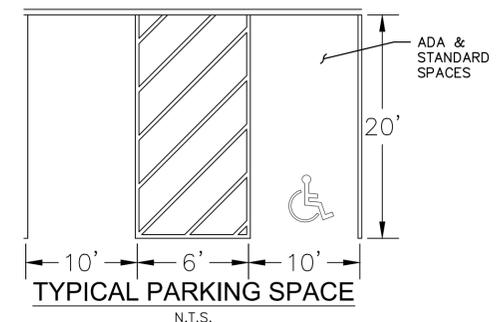
APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, 2024.
 WITNESS OUR HANDS, this ___ day of _____, 2024.

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

RAYBURN COUNTRY ELECTRIC COOPERATIVE INC.
 CC#2024000006145
 LOT 1, BLOCK 1
 HEDWIG ADDITION REPLAT
 CAB. D SL. 107



NOTES:
 1. GROUND SURFACE CONTOURS ARE SHOWN AT 2-FOOT INTERVALS.



S GOLIAD ST (SH 205)
 (ASPHALT VARIABLE WIDTH ROW)

ARCHITECT
 MCCARTHY ARCHITECTURE
 1000 N. FIRST ST.
 GARLAND, TX 75040

LANDSCAPE ARCHITECT
 DUNKIN SIM STOFFELS, INC.
 4305 PECAN GROVE LANE
 ROWLETT, TX 75088

OWNER/ APPLICANT
 RAYBURN ELECTRIC COOPERATIVE
 950 SIDS ROAD
 ROCKWALL, TX 75087
 469-402-2100

CIVIL ENGINEER
 R - DELTA ENGINEERS, INC.
 618 MAIN STREET
 GARLAND, TEXAS 75040
 TBPE No. F-1515

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
[Symbol]	EXISTING WROUGHT IRON FENCE
[Symbol]	EXISTING CHAIN LINK FENCE
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING OVERHEAD ELECTRIC
[Symbol]	EXISTING GUY WIRE
[Symbol]	EDGE OF ASPHALT
[Symbol]	PROPOSED ORNAMENTAL FENCE
[Symbol]	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
[Symbol]	ACCESSIBLE AISLE STRIPING
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	EXISTING SITE CONCRETE PAVEMENT TO REMAIN
[Symbol]	EXISTING CAMPUS CONCRETE PAVEMENT TO REMAIN

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	11/27/2024	RDE	FAP	RDE	ISSUED FOR REVIEW
1	12/03/2024	RDE	FAP	RDE	ISSUED FOR REVIEW

REC
Rayburn Electric
 COOPERATIVE
 618 Main Street
 Garland, TX 75040
 Ph. (972) 494-5031
 Fax (972) 487-2270
rdelta
 ENGINEERS
 www.rdelta.com
 TBPE No. F-1515

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON NOVEMBER 13, 2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

FRANK A. POLMA
 REGISTERED PROFESSIONAL ENGINEER

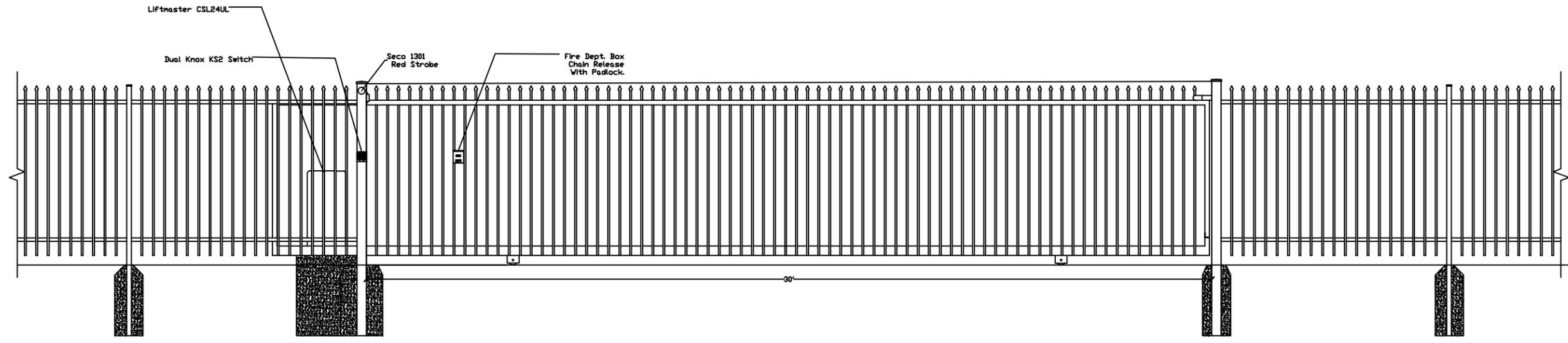
JOB NO. 3036-21	DESIGN BY AGU
CREATED	CODE
PLOTTED 12/3/2024	CHECKED BY RDE
LAST UPDATE BY	
DRAWN: RDE	SCALE: AS NOTED
CHECKED:	DRAWING NO.:
APPROVED:	ISSUE: SP-1
FILENAME:	1

REC CAMPUS EXPANSION
PICKLEBALL COURT
 2886 S GOLIAD ST
 ROCKWALL, TX 75087
CASE#2024-46
CITY SITE PLAN SUBMITTAL

11/26/2024

J.R. Hernandez

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED



CASE No. SP2024-046



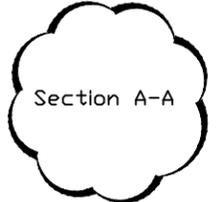
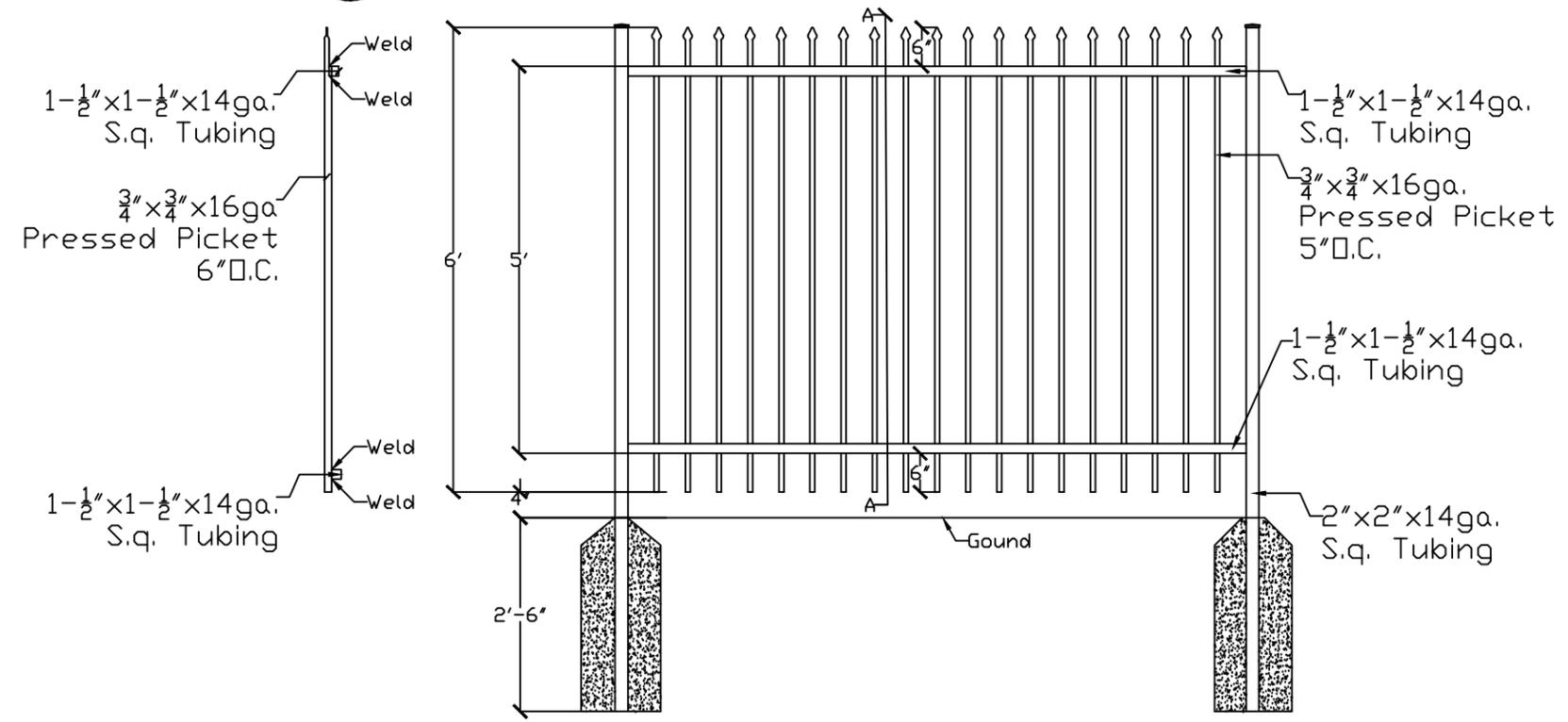
REC PICKLEBALL FACILITY			
SLIDING GATE DETAILS			
SIZE	FSCM NO.	DWG NO.	REV
SCALE	SHEET		

11/26/2024

J.R. Hernandez

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

Section A-A

CASE No. SP2024-046



REC PICKLEBALL FACILITY			
TYPICAL FENCE ELEVATION			
SIZE	FSCM NO.	DWG NO.	REV
SCALE	SHEET		



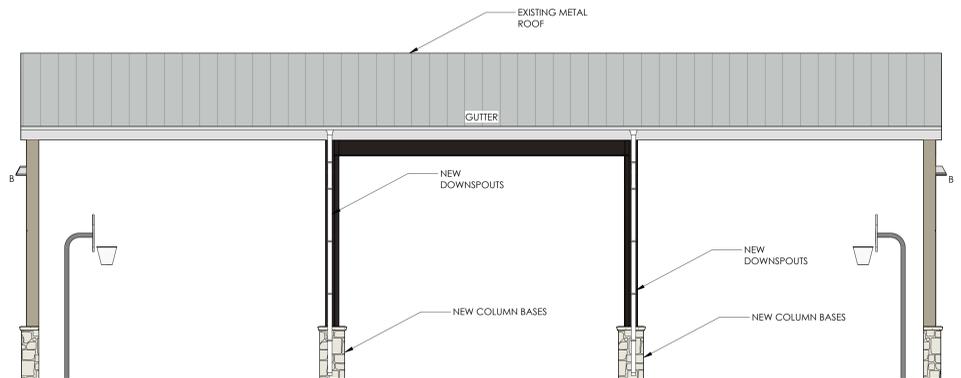
STUCCO -
SW9111 VELVET
ANTLER



STONE - BUFF
LUEDERS
LIMESTONE

FIELD VERIFY ALL EXISTING CONDITIONS
PRIOR TO CONSTRUCTION

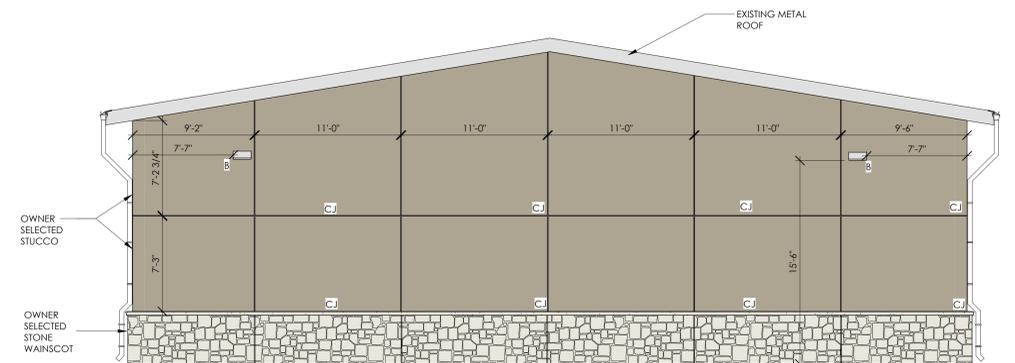
ALL EXPOSED STEEL TO BE PAINTED -
TYPICAL



4 WEST ELEVATION - BASKETBALL COURT
SCALE: 3/16" = 1'-0"

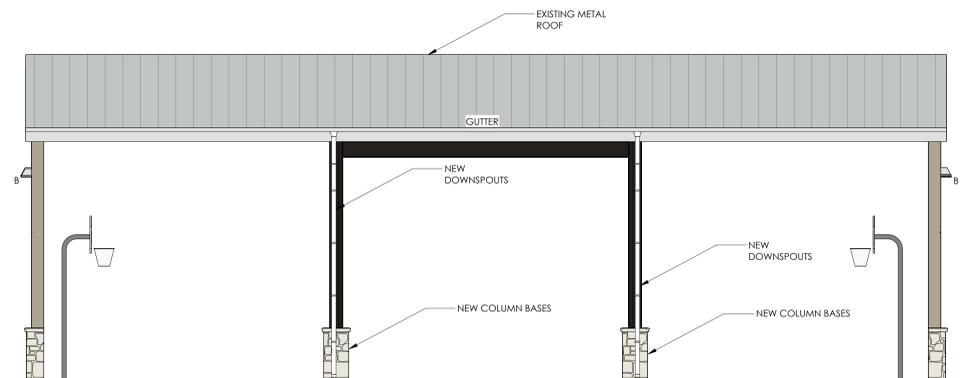
FIELD VERIFY ALL EXISTING CONDITIONS
PRIOR TO CONSTRUCTION

ALL EXPOSED STEEL TO BE PAINTED -
TYPICAL



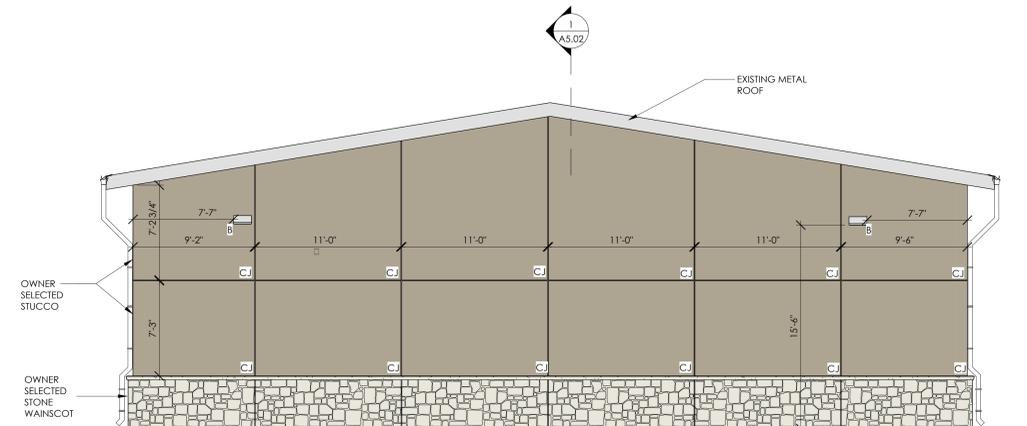
3 SOUTH ELEVATION - BASKETBALL COURT
SCALE: 3/16" = 1'-0"

ALL EXPOSED STEEL TO BE PAINTED -
TYPICAL



2 EAST ELEVATION - BASKETBALL COURT
SCALE: 3/16" = 1'-0"

ALL EXPOSED STEEL TO BE PAINTED -
TYPICAL



1 NORTH ELEVATION - BASKETBALL COURT
SCALE: 3/16" = 1'-0"

BASKETBALL COURT RENOVATION
#SP2024-046

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman

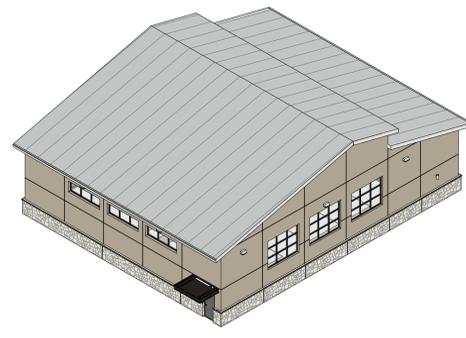
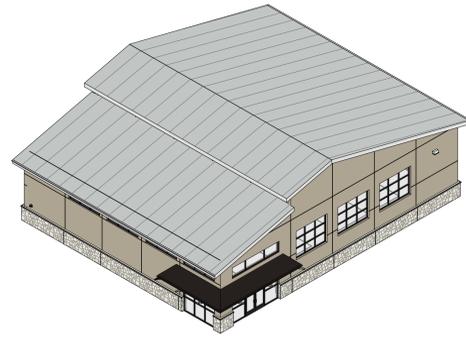
Director of Planning and Zoning

SEAL

Copyright © 2019
DATE: 11-18-2024
SCALE:
JOB NO. MA24017
CITY CASE No. SP2024-046
DRAWN: AH
APPD: Approver
ACAD #
EXTERIOR ELEVATIONS -
BASKETBALL COURT

DRAWING NO. REV NO.

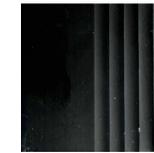
A4.01



STUCCO -
SW9111 VELVET
ANTLER



STONE - BUFF
LUEDEERS
LIMESTONE



DARK BRONZE
ALUM. FRAME



GALVALUME

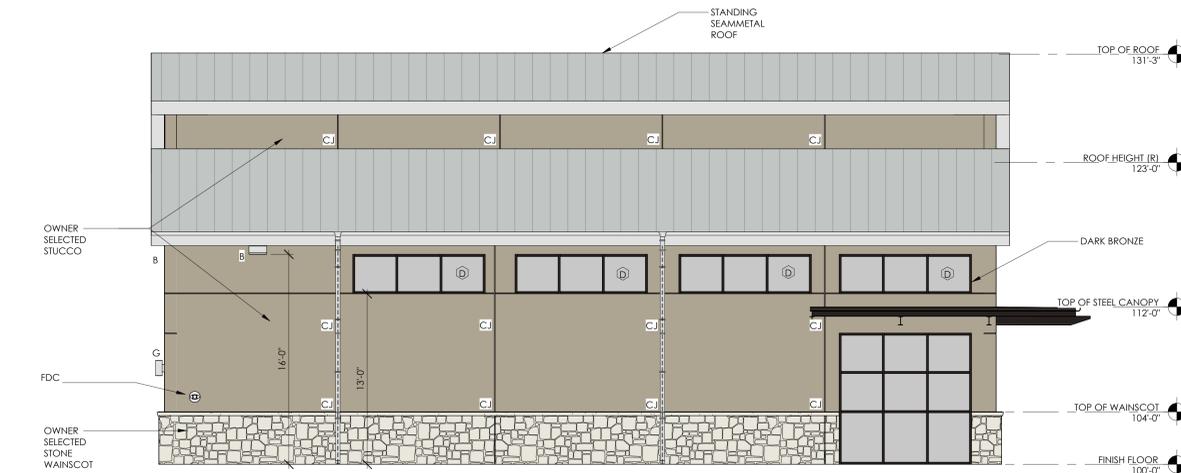
BUILDING MATERIAL CALCULATIONS FOR WALLS

CATEGORIES	WEST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS AND ROOF	965.89 S.F.	100%
Stucco - Velvet antler SW 9111	789.99 S.F.	80%
Stone - Buff Lueders limestone	176.30 S.F.	20%

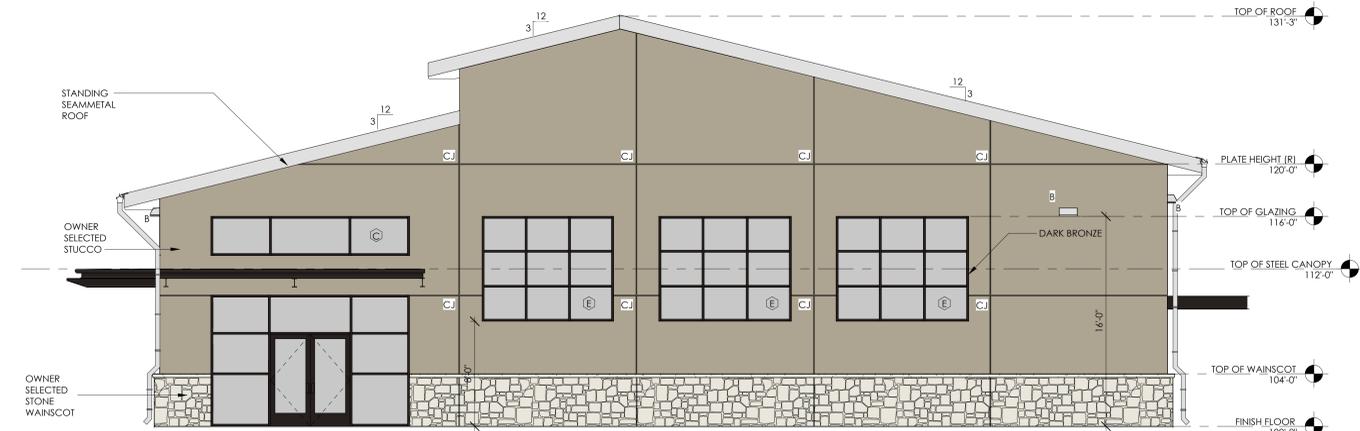
GENERAL NOTE: ROOF NOT PART OF ELEVATION CALCULATIONS

BUILDING MATERIAL CALCULATIONS FOR WALLS

CATEGORIES	SOUTH	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS AND ROOF	1392.27 S.F.	100%
Stucco - Velvet antler SW 9111	1142.74 S.F.	84%
Stone - Buff Lueders limestone	229.53 S.F.	16%



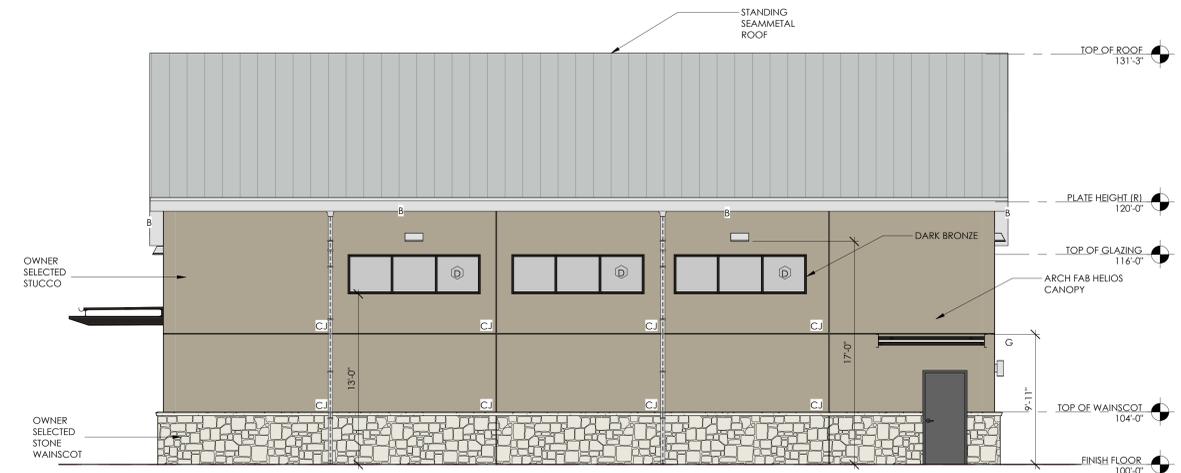
4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS

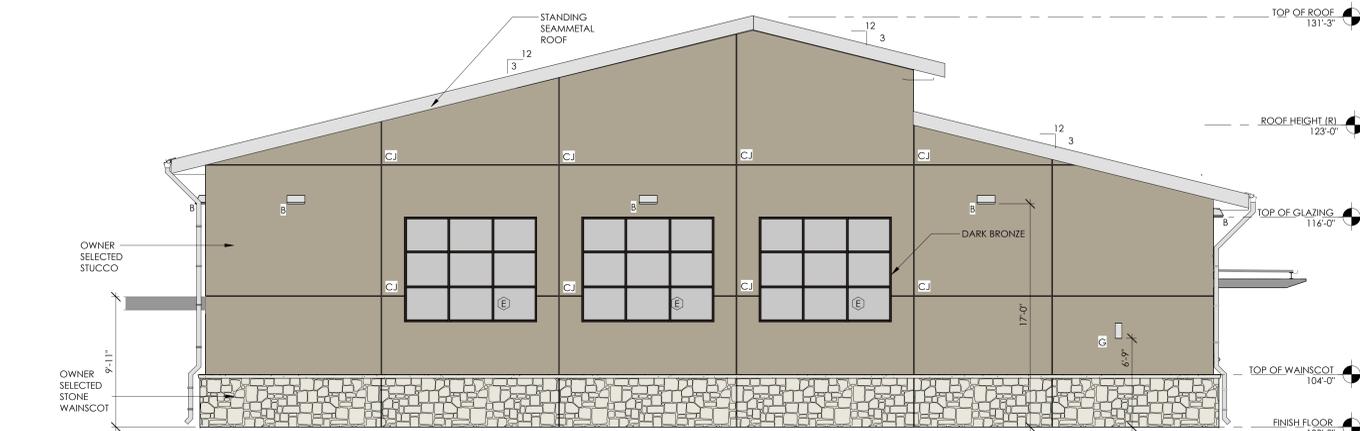
CATEGORIES	EAST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS AND ROOF	1080.48 S.F.	100%
Stucco - Velvet antler SW 9111	859.66 S.F.	80%
Stone - Buff Lueders limestone	221.02 S.F.	20%



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS

CATEGORIES	NORTH	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS AND ROOF	1589.15 S.F.	100%
Stucco - Velvet antler SW 9111	1298 S.F.	82%
Stone - Buff Lueders limestone	285.15 S.F.	18%



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

SEAL

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DATE: 11-18-2024
SCALE: MA24017
JOB NO. SP2024-046
CITY CASE No. AH
DRAWN: Approver
ACAD #
COLORED EXTERIOR ELEVATIONS

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

DRAWING NO. REV NO.

LANDSCAPE REQUIREMENTS
Total Site Area - 70,511 SF = 1.619 Acres

Site Landscape Area
Total Site Landscape Area - 46,278 SF = 65% of Site

45,361 SF TURF PROVIDED
917 SF LANDSCAPE PLANTING BED PROVIDED

Landscape Buffer Components Street Frontage- SH 205
Total (25' Wide) Required Landscape Buffer Area - 5,225 SF
Total (30' Wide) Provided Landscape Buffer Area - 6,270 SF

917 SF OF LANDSCAPE BED
4,308 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205
Street Frontage Length - 209 LF
3 Canopy Tree per 100 LF of Street Frontage (Min. 4" Cal.)
4 Accent Tree per 100 LF of Street Frontage (4' Ht. Min.)

7 CANOPY / 9 ACCENT TREES REQUIRED
7 CANOPY / 9 ACCENT TREES PROVIDED

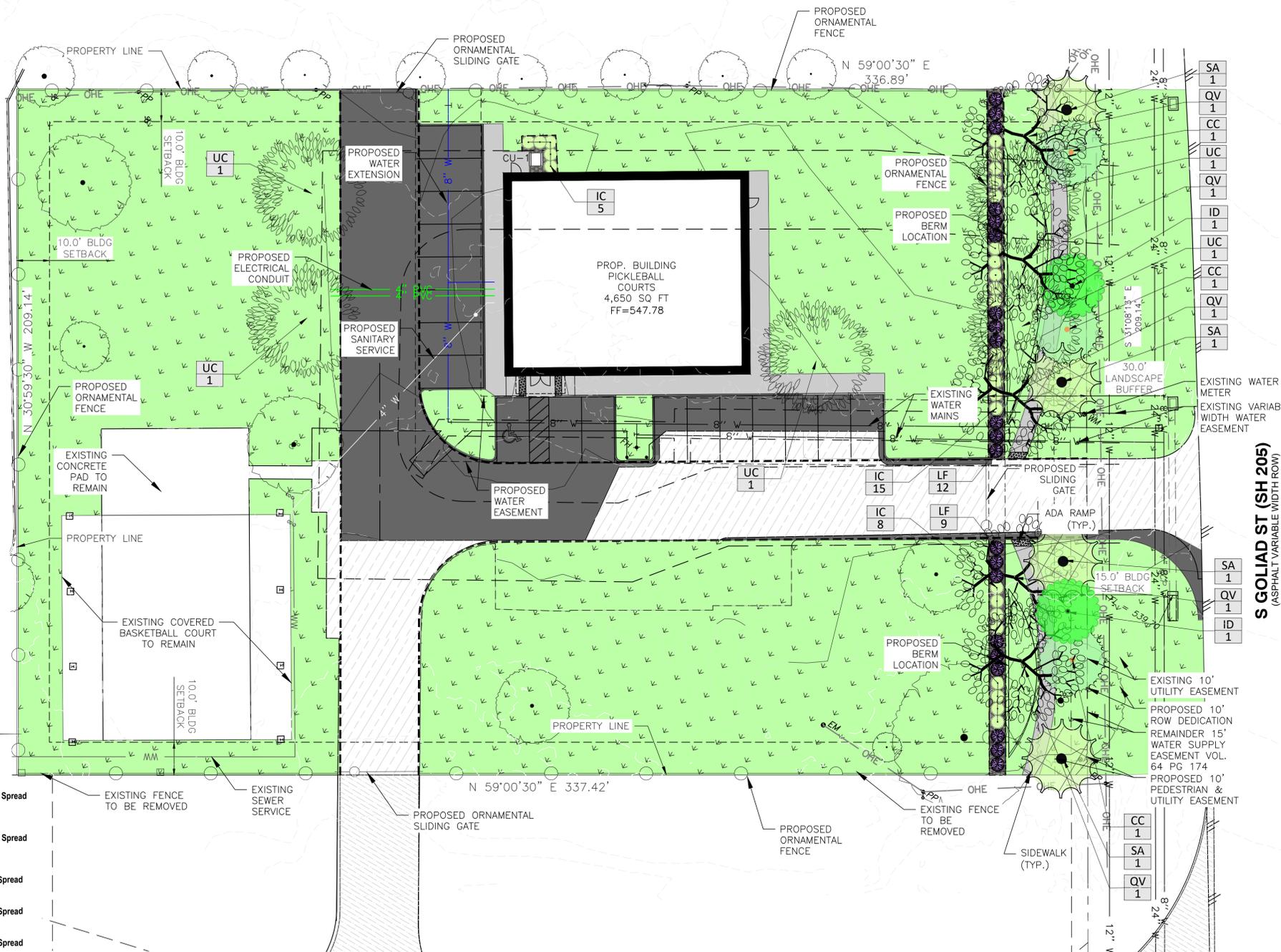
Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces
1 Tree within 80' of each parking space

2 TREES REQUIRED
3 TREES PROVIDED

IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 and the 205 PD-044 with exceptions granted to Owner.

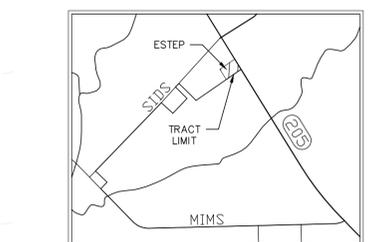
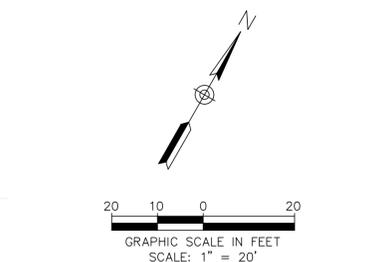
Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arborist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.



SA	1
QV	1
CC	1
UC	1
QV	1
ID	1
UC	1
CC	1
QV	1
SA	1

SA	1
QV	1
ID	1

CC	1
SA	1
QV	1



LEGEND

LO 3	PLANT SYMBOL, REF. PLANT SCHEDULE
	PLANT QUANTITY
(Circle with dot)	EXISTING TREES TO REMAIN
(Dashed line)	METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANTITY- 390 L.F.

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: PICKLEBALL COURTS
TOTAL AREA: 70,511 SQ FT 1.619 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 30'-4"
PROPOSED LOT COVERAGE: 33,339/70,511 = 47.3%
PROPOSED FLOOR AREA RATIO: 4,650/70,511 = 6.6%
PROPOSED IMPERVIOUS PARKING: 5,580/70,511 = 7.9%

EXISTING PARKING:
EXISTING JOB TRAILER TO BE REMOVED LEAVING NO BUILDINGS

REQUIRED PARKING:
PROPOSED BUILDING 4650 SQ FT (3:COURT & 1:200) = 30 SPACES

TOTAL REQUIRED PARKING = 30 SPACES
TOTAL PROVIDED PARKING = 18 SPACES

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	QV	5	Quercus virginiana	Live Oak	65 gal.	Cont.	4" Caliper, Min 12' Height, 7' Spread
	UC	5	Ulmus crassifolia	Cedar Elm	65 gal.	Cont.	4" Caliper, Min 12' Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	Cont.	3" Caliper, Min 6' Height, 4' Spread
	ID	2	Ilex decidua	Possumhaw Holly	45 gal.	Cont.	3" Caliper, Min 6' Height, 4' Spread
	SA	4	Sophora affinis	Eve's Necklace	45 gal.		3" Caliper, Min 6' Height, 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	28	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gal.	Cont.	4" O.C., Min. 3' Height
	LF	21	Leucophyllum frutescens	Texas Sage	5 gal.	Cont.	4" O.C., Min. 3' Height

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	Ber c11	45,585 s.f.	Tif Tuf Bermuda	Tif Tuf Bermuda Grass	Solid Sod
	Shd mul	1,012 s.f.		Shredded Hardwood Mulch	--

APPROVED:
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WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

0	12/03/2024	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV. BY	P.M.	ENG.	REVISION/RELEASE

REC
Rayburn Electric
COOPERATIVE

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

rdelta
ENGINEERS



THE ORIGINAL APPEARING ON THIS DOCUMENT IS VOID IF, AND ONLY IF, ACCOMPANIED BY AN ORIGINAL SIGNATURE OF THE REGISTRANT AND DATE OF EXECUTION. DOCUMENTS NOT BEARING EACH OF THE 3 AFFORSAID ITEMS SHALL BE CONSIDERED INCOMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION, PERMIT, OR BIDDING PURPOSES.

THIS DRAWING IS RELEASED FOR REVIEW FOR BIDDING, CONSTRUCTION AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON DECEMBER 3, 2024.

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	12/3/2024	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	ISSUE:
APPROVED:		LP-1	0
FILENAME:			

REC CAMPUS EXPANSION
PICKLEBALL COURT
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75032
CASE # SP2024-046
LANDSCAPE PLAN

**RAYBURN ELECTRIC
CO-OP PICKLEBALL
COURT FACILITY
ROCKWALL, TEXAS**

DESIGN TEAM
OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

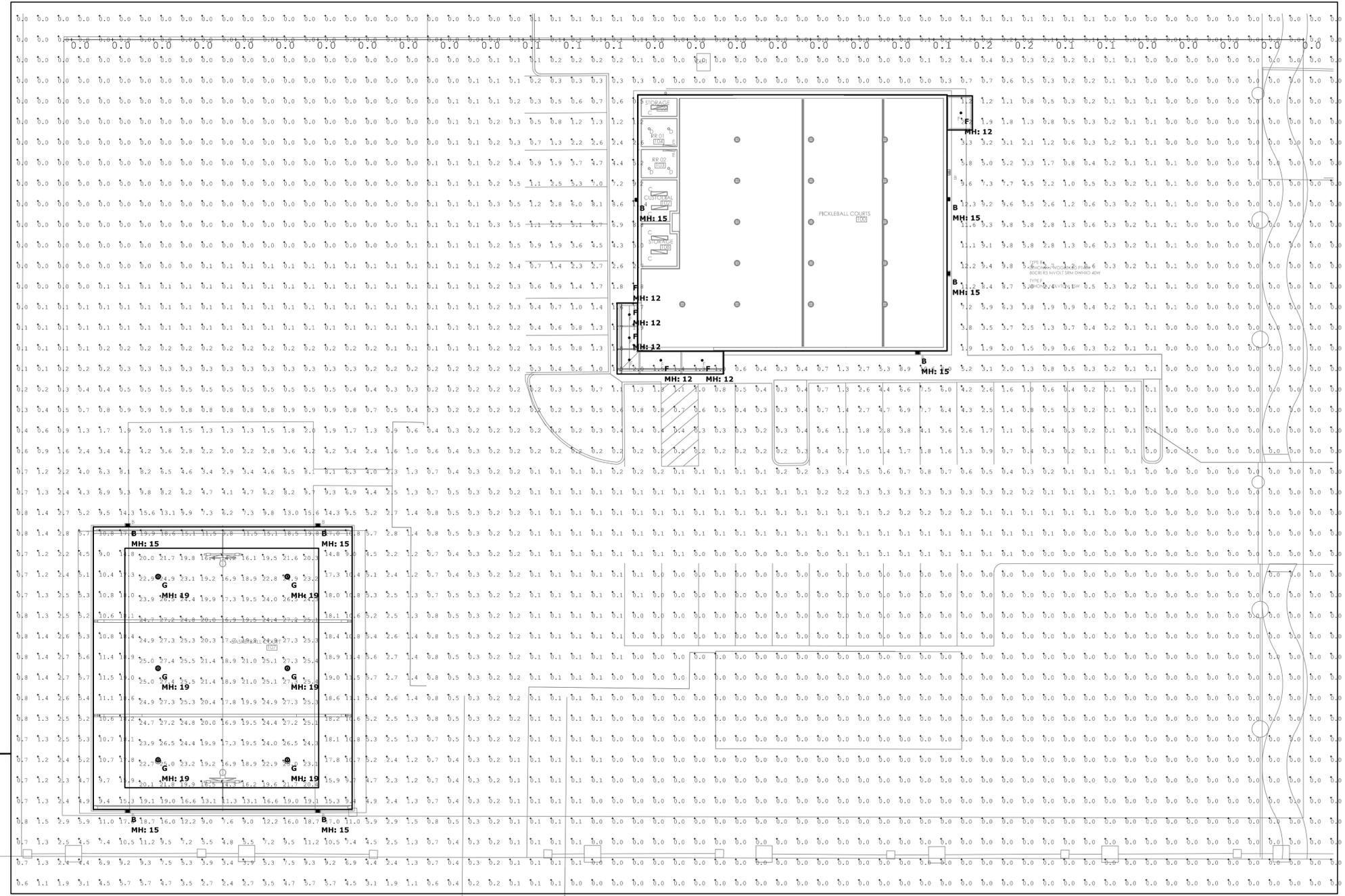
ISSUE
**PULLIAM CONSTRUCTION
MANAGEMENT**
CONSTRUCTION MANAGER:
101 CALLOWAYST., STE. 200
WYLIE, TEXAS 75098
P: 972.442.8077

ISSUE
ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

ISSUE
STRUCTURAL ENGINEER:
**BLAKE WILSON
ENGINEERING, PLLC**
1848 NORWOOD PLAZA
SUITE 114
HURST, TEXAS 76054
P: 817.268.2345 P
P: 817.282.1636 F

ISSUE
MEP SYSTEMS:
MARK PORTNOY
918 DRAGON ST
DALLAS, TEXAS 75207
P: 214.915.0929

ISSUE
11/13/2024 PERMIT



SITE INFORMATION:

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PROPOSED ZONING: NO CHANGE
PROPOSED USE: PICKLEBALL COURTS
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Luminaire Schedule																																									
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor																																			
H	B	8	LITHONIA WDGE2 LED P5 40K 80CRI VW MVOLT [MOUNT] [FINISH]	6153	48.44	1.000																																			
F	F	6	LITHONIA OLVTM	590	15.3	1.000																																			
G	G	6	LITHONIA REBL ALO13 (18000LM) MD UVOLT SWW3 (40K) 80CRI [FINISH]	19371	118.4	1.000																																			
<table border="1"> <thead> <tr> <th colspan="7">Calculation Summary</th> </tr> <tr> <th>Calculation Grid Location</th> <th>Calc. Height (Ft.)</th> <th>Units</th> <th>Avg</th> <th>Max</th> <th>Min</th> <th>Avg/Min</th> </tr> </thead> <tbody> <tr> <td>PROPERTY LINE</td> <td>N.A.</td> <td>Fc</td> <td>0.03</td> <td>0.2</td> <td>0.0</td> <td>N.A.</td> </tr> <tr> <td>SITE_Planar</td> <td>0</td> <td>Fc</td> <td>1.27</td> <td>19.9</td> <td>0.0</td> <td>N.A.</td> </tr> <tr> <td>BASKETBALL COURT</td> <td></td> <td>Fc</td> <td>22.46</td> <td>27.4</td> <td>14.2</td> <td>1.58</td> </tr> </tbody> </table>							Calculation Summary							Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	PROPERTY LINE	N.A.	Fc	0.03	0.2	0.0	N.A.	SITE_Planar	0	Fc	1.27	19.9	0.0	N.A.	BASKETBALL COURT		Fc	22.46	27.4	14.2	1.58
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BASKETBALL COURT		Fc	22.46	27.4	14.2	1.58																																			

1 PHOTOMETRIC PLAN

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____.

WITNESS OUR HANDS, this ___ day of _____.

Planning & Zoning Commission Chairman Director of Planning & Zoning

CASE #SP2024-046



Copyright © 2024
DATE: _____
SCALE: _____
JOB NO: _____
DRAWN: _____
CHECKED: _____
PHOTOMETRIC PLAN

DRAWING NO: **PH1.00** REV. NO: _____



December 3, 2024

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

**ATTENTION: Mr. Henry Lee, AICP
Planner**

**SUBJECT: Rayburn Electric Cooperative Pickleball Facility
2686 S. Goliad Street Rockwall, Texas
Case #SP2024-046
Variance Requests**

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Electric Cooperative (REC); we request variances to address the following items not in compliance with the City of Rockwall Unified Development Code (UDC):

- Exterior Stone coverage percentage less than 20 percent (UDC Article 05, Subsection 04.01.C) on North and South building facades.
- Cementitious material exceeding 50 percent on building facades.
- Building not in conformance with four-sided architecture and articulation requirements (UDC Article 05 Subsection 04.01.C).

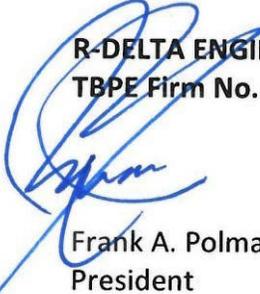
Compensatory measures included in the Pickleball site and building design (UDC Article 11 Subsection 09.01) include the following:

- Increase SH205 Landscape Buffer width to 30-feet.
- Peaked Roof Form.
- Building Canopies.
- Varied Roof Heights.

The architecture of the proposed Pickleball Building is consistent with the recent building additions at the adjacent Rayburn Main Campus for which similar variances were previously approved. Rayburn Electric Cooperative desires to have architectural harmony between this site and their main Campus. The City of Rockwall Architectural Review Board (ARB) approved the Pickleball Building architecture at their November 26, 2024 meeting.

We greatly appreciate your consideration of these variance requests.

Best Regards,



R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. David Naylor, P.E. – Rayburn Electric Cooperative
Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Jeff Carroll, *Carroll Architects*
CASE NUMBER: SP2024-048; *Site Plan for River Dog Retreat*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Bill Bricker of Rockwall Property Corporation for the approval of a *Site Plan* for an *Animal Boarding/Kennel without Outside Pens* on a 1.50-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 18, 2007, the City Council approved a zoning change [*Case No. Z2007-011; Ordinance No. 07-19*] that rezoned the property from Agricultural (AG) District to Planned Development District 71 (PD-71) for Commercial (C) District land uses. On September 2, 2008, the City Council approved a zoning case [*Case No. Z2008-017; Ordinance No. 08-45*] to amend Planned Development District 71 (PD-71) for Commercial (C) District land uses. The subject property has remained vacant since the time of annexation.

PURPOSE

On November 15, 2024, the applicant -- *Jeff Carroll of Carroll Architects* -- submitted an application requesting the approval of a *Site Plan* for the purpose of allowing the construction of an *Animal Boarding/Kennel without Outside Pens* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Park Hills Boulevard, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of a 17.1160-acre tract (*i.e. Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183*) of land. Following this is a vacant 24.9036-acre tract (*i.e. Tract 1 of the G. W. Redlin Survey, Abstract No. 183*) on land. Both properties are zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. North of this is State Highway 66 [*SH-66*], which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the remainder of 17.1160-acre tract (*i.e. Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183*) of land. Beyond this are three (3) vacant tracts (*i.e. Tracts 1-01, 3, & 1-4 of the N. Butler Survey, Abstract No. 20*) of land zoned Agricultural (AG) District.

East: Directly east of the subject property is N. John King Boulevard, which is identified as a P6D (i.e. primary arterial, six [6] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of a 17.1160-acre tract (i.e. Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183) of land, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Following this are several tracts of land that make up the Ralph M. Hall Rockwall Airport and that are zoned Agricultural (AG) District.

West: Directly west of the subject property is the remainder of a 17.1160-acre tract (i.e. Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183) of land. Following this is a vacant 67.0750-acre tract (i.e. Tract 6 of the G. W. Redlin Survey, Abstract No. 183) of land. Both properties are zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is Harry Myers Park.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Animal Boarding/Kennel without Outside Pens* is a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=1.50-Acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X=250-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=376-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X>25-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>15-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=28-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=9.40%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>25 Required Spaces</i>	<i>X=25; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=65%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=35%; In Conformance</i>

TREESCAPE PLAN

The landscape plan provided by the applicant indicates that no trees that require mitigation are to be removed. Given this, the applicant was not required to provide a treescape plan.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 02.02(A)(2), *Agricultural and Animal Related Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Animal Boarding/Kennel* is defined as a “(a)ny premises in which housing, raising, or training more than three (3) dogs, cats, or any other domesticated animal over the age of three (3) months old as a commercial enterprise, excluding livestock or farm animals. This definition excludes pet shops.” In this case, the applicant’s request for an *Animal Boarding/Kennel without Outside Pens* is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 01.06, *Residential Adjacency Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers...” In addition, “(a)s an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency...” In this case, the applicant is proposing to utilize the existing tree line as the residential adjacency

screening, in lieu of the required screening. Given this, the Planning and Zoning Commission may consider this *exception* in accordance with the procedures contained in Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of this Unified Development Code (UDC).

According to Section 04(B), *Prohibited Planting Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. *artificial grass, turf, trees, and/or shrubs*) shall be prohibited on all non-residentially zoned or used property in the City of Rockwall; however, the Planning and Zoning Commission can grant an *Exception* ... where it is found that the artificial plant materials are integral to the operations..." In this case, the proposed landscape plan indicates the use of artificial turf within the dog play yard. The variance letter provided by the applicant indicates that the artificial turf is integral to the operations of the facility and that it will be PFAS (*i.e. Perfluorinated Alkylated Substance*) free. Given this, the Planning and Zoning Commission may consider this *exception* in accordance with the procedures contained in Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of this Unified Development Code (UDC).

The proposed site plan generally conforms to the requirements of the *General Commercial District Standards* and *General Overlay District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) Architectural Standards.

- (a) Masonry Materials. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), cementitious materials are detailed as "...stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee..." In this case, nichiha is the proposed cementitious material. This will require a variance from the Planning and Zoning Commission.
- (b) Cementitious Material. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...stucco shall not be used within the first four (4) feet from grade on a building's façade." In this case, the applicant is carrying nichiha to the base of the proposed building. This will require a variance from the Planning and Zoning Commission.
- (c) Four (4) Sided Architecture. According to Subsection 06.02(D), *Site Design Guidelines and Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features". In this case, the proposed building does not provide the same detailing and articulation on all four (4) sides. This will require a variance from the Planning and Zoning Commission.
- (d) Primary Articulation. According to Subsection 06.02(D), *Site Design Guidelines and Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." Given this, each building façade is required to meet the primary articulation standards outlined in the *General Commercial District Standards*. In this case, each façade of the proposed building does not meet these requirements. This will require a variance from the Planning and Zoning Commission.

(2) Landscape Standards.

- (a) Residential Adjacency. According to Subsection 01.06, *Residential Adjacency Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a

masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers...” In this case, the applicant is proposing to utilize the existing tree line as the residential adjacency screening, in lieu of the required screening. This will require an exception from the Planning and Zoning Commission.

- (b) Artificial Turf. According to Section 04(B), *Prohibited Planting Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all non-residentially zoned or used property in the City of Rockwall...” In this case, the applicant is proposing artificial turf in the play areas. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions 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. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing the following compensatory measures: [1] providing 65% landscaping, [2] one (1) additional accent tree in the parking area, [3] one (1) additional canopy tree in the detention pond, [4] providing awning over all of the windows and doors, and [5] an enhanced corner element at N. John King Boulevard and Park Hills Boulevard. Staff should note that compensatory item #4 is not truly compensatory as the Architectural Review Board (ARB) requested the awnings. In addition, staff should note that compensatory item #5 fulfills a Comprehensive Plan objective by providing a rest stop along the N. John King Boulevard hike/bike trail, and should be given additional consideration as it ties into the City’s greater trail plan. With that being said, requests for exceptions and variances to the *General Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Commercial/Retail land uses on the Future Land Use Plan. The Central District Strategies detail that the *Commercial/Retail Centers* are intended “...to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures.” In this case, the proposed *Animal Boarding/Kennel without Outside Pens* will directly serve the adjacent residential subdivisions within the Central District and beyond. Based on this, the proposed *Animal Boarding/Kennel without Outside Pens* appears to be in conformance with the *District Strategies* outlined for the Central District within the OURHometown Vision 2040 Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

- (1) CH. 07 | Goal 07: Use street enhancements along key thoroughfares to reinforce community character, and provide a more appealing pedestrian experience.
- (2) CH. 09 | Goal 02: All non-residential developments should create distinctive destinations that further a sense of place by ... [Policy 06] incorporating pedestrian elements at regular intervals to ensure that developments are created to a pedestrian scale.
- (3) John King Boulevard Trail Plan: A ten (10) foot hike/bike trail shall be provided along John King Boulevard. In addition, rest areas should be provided “about every half mile” in order to provide increased pedestrian and bicyclist amenity.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On November 26, 2024, the Architectural Review Board (ARB) reviewed the proposed building elevations and made the following recommendations: [1] increase the parapet height to fully screen any HVAC equipment, [2] finish the backside of the parapet with the same material as the exterior facing façade, [3] provide awnings over all of the exterior windows and doors, and [4] increase the depth of the primary entry tower element. The applicant has provided updated elevations that appear to

conform with the recommendations of the ARB; however, the ARB will review the revised building elevations at the December 10, 2024 meeting and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the *Animal Boarding/Kennel without Outside Pens* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) An updated landscape plan that meets the requirements of the Unified Development Code (UDC) -- *with the exception of the items requested in the Variances and Exceptions by the Applicant section of the case memo* -- shall be provided before the submission of civil engineering plans; and,
- (3) Increased landscaping shall be provided with the enhanced corner element at the corner of Park Hills Boulevard and N. John King Boulevard; and,
- (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 NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS SWC John King Blvd. and Park Hills Blvd.

SUBDIVISION Boardwalk Development Addition

LOT 2 BLOCK A

GENERAL LOCATION SWC of John King Blvd. and Park Hills Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD - 71

CURRENT USE N/A

PROPOSED ZONING PD - 71

PROPOSED USE River's Dog Retreat - Dog Boarding

ACREAGE 1.5

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Rockwall Property Corp.

APPLICANT Carroll Architects, Inc.

CONTACT PERSON Bill Bricker

CONTACT PERSON Jeff Carroll

ADDRESS 505 2235 Ridge Rd Suite 200

ADDRESS 750 E. Interstate 30 Suite 110

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-801-6157

PHONE 214-632-1762

E-MAIL Bill@colventures.com

E-MAIL jc@carrollarch.com

NOTARY VERIFICATION [REQUIRED]

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

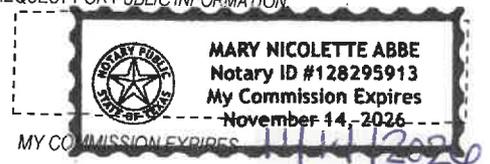
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF November, 2024

OWNER'S SIGNATURE CW Bricker

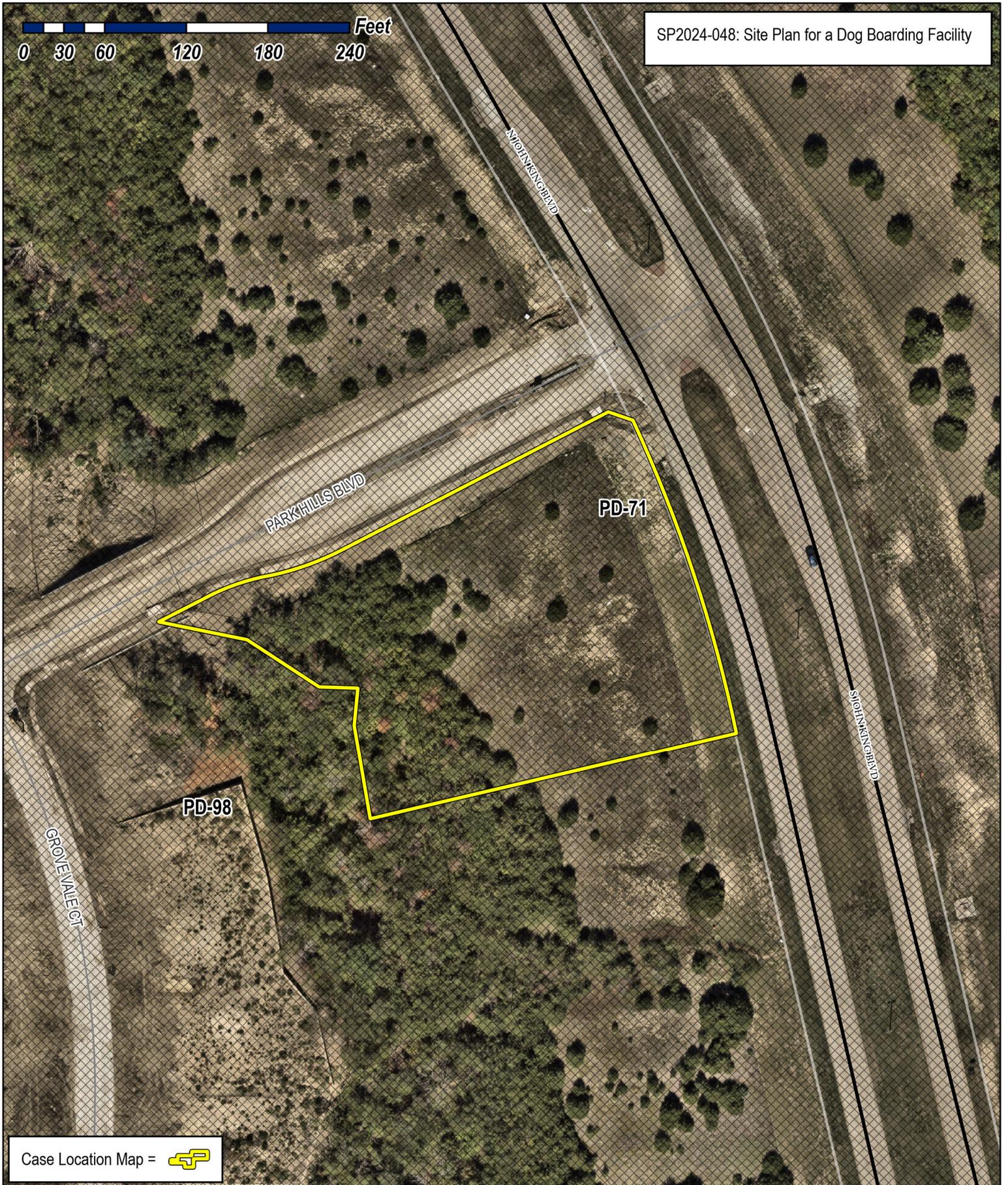
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Mary Nicolette Abbe





SP2024-048: Site Plan for a Dog Boarding Facility



Case Location Map = 



City of Rockwall

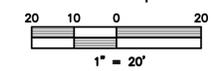
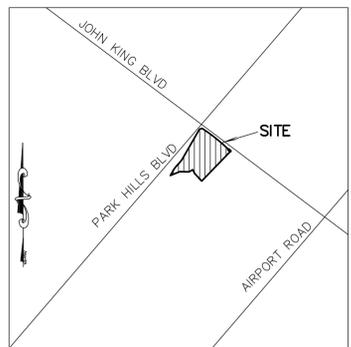
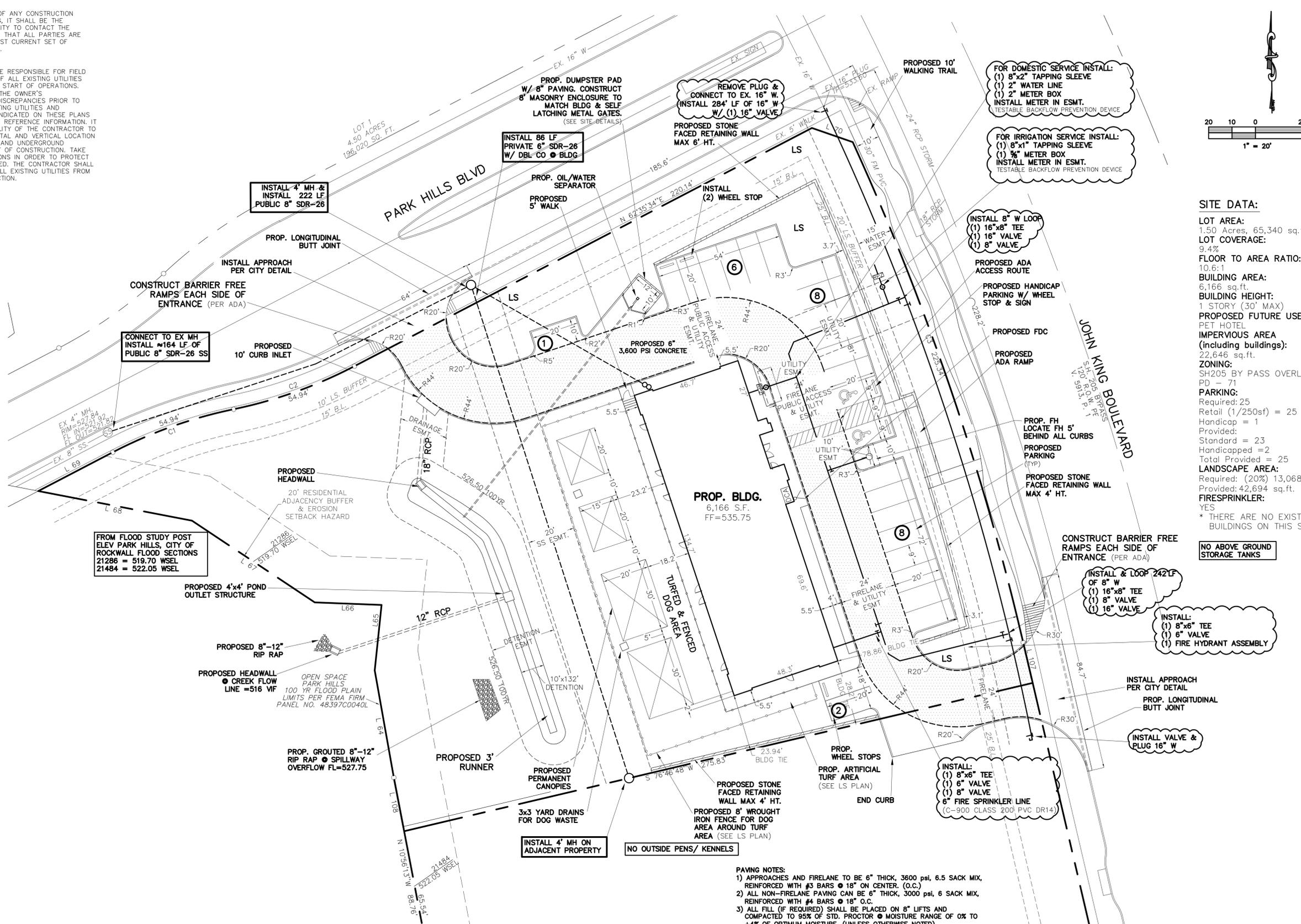
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



SITE DATA:
 LOT AREA: 1.50 Acres, 65,340 sq.ft.
 LOT COVERAGE: 9.4%
 FLOOR TO AREA RATIO: 10.6:1
 BUILDING AREA: 6,166 sq.ft.
 BUILDING HEIGHT: 1 STORY (30' MAX)
 PROPOSED FUTURE USE: PET HOTEL
 IMPERVIOUS AREA (including buildings): 22,646 sq.ft.
 ZONING: SH205 BY PASS OVERLAY PD: 71
 PARKING: Required: 25
 Retail (1/250sf) = 25
 Handicap = 1
 Provided: Standard = 23
 Handicapped = 2
 Total Provided = 25
 LANDSCAPE AREA: Required: (20%) 13,068 sq.ft.
 Provided: 42,694 sq.ft.
 FIRESPRINKLER: YES
 * THERE ARE NO EXIST. BUILDINGS ON THIS SITE

LEGEND

- = PROPERTY LINE
- EX. SS = EXISTING SANITARY SEWER LINE
- EX. W = EXISTING WATER LINE
- ⊕FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- ⊙ = EXISTING SS MANHOLE
- ☐ = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- ⊕ = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- = PROPOSED FIRELANE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



PROJECT #: SP2024-048

SITE PLAN
RIVER'S DOG RETREAT, LLC.

LOTS 1, 2, & 3 BLOCK A, 1.50 ACRES
 BOARDWALK DEVELOPMENT ADDITION
 City of Rockwall, Rockwall County, Texas

ROCKWALL PROPERTY CORP.
 2235 RIDGE ROAD #200
 ROCKWALL, TX 75087
 BILL BRICKER 214-801-6157
 BILL@COLVENTURES.COM

MONK CONSULTING ENGINEERS
 1200 W. State Street, Garland Texas 75040
 972 272-1763 Fax 972 272-8761

PROJECT NO.: 2024-7 REG. NO.: F-2567

date: 12/2/24 scale: 1"=20' sheet: C101

**** NOTICE TO CONTRACTORS ****
 TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

- NOTES:**
- ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- GENERAL NOTES**
- Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 - Fire lanes shall be designed and constructed per city standards.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 - Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage contingent upon Building Inspection Department.
 - Approval of the site plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 - All electrical transmission, distribution and service lines must be underground.

- PAVING NOTES:**
- APPROACHES AND FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
 - ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - SIDEWALK TO BE 4" THICK CONCRETE #3 @ 24" O.C.E.W., 3000 psi, 5.5 SACK MIX IN R.O.W.
 - NO SAND UNDER PAVING.

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

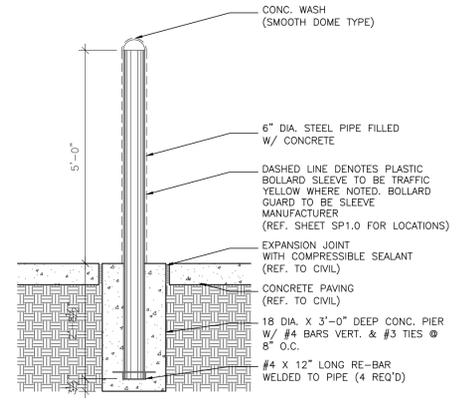
WITNESS OUR HANDS, this _____ day of _____.

 Planning & Zoning Commission, Chairman

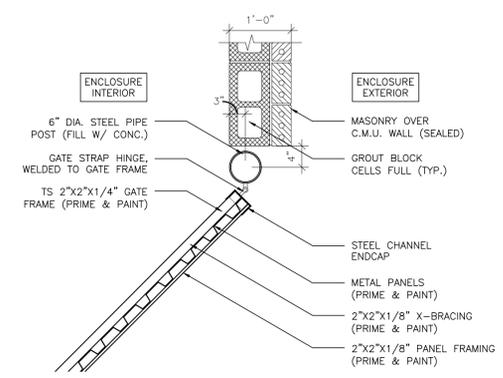
 Director of Planning and Zoning

OWNER REVIEW:	11-22-2024
SITE PLAN SUBMIT:	11-15-2024
RESUBMIT:	12-03-2024

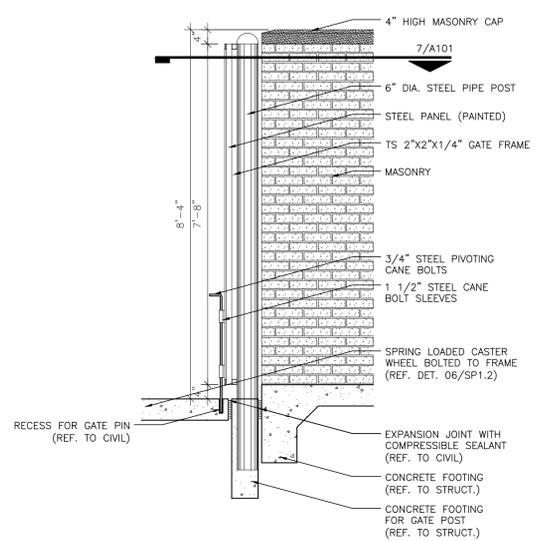
COPYRIGHT NOTICE:
 This drawing is the property of Carroll Architects, Inc. and shall remain the property of Carroll Architects, Inc. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carroll Architects, Inc. The protection of this drawing is governed by the Copyright Act of 1976. The protection of this drawing is also governed by the Texas State Constitution, Article XVI, Section 101. Any unauthorized use of this drawing may result in criminal and/or monetary liability.



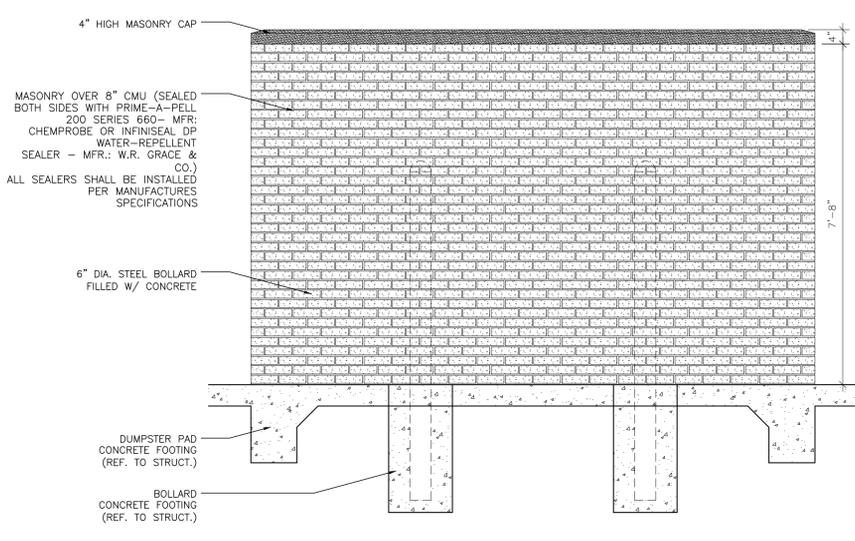
8 BOLLARD DETAIL
 SCALE: 1/2" = 1'-0"



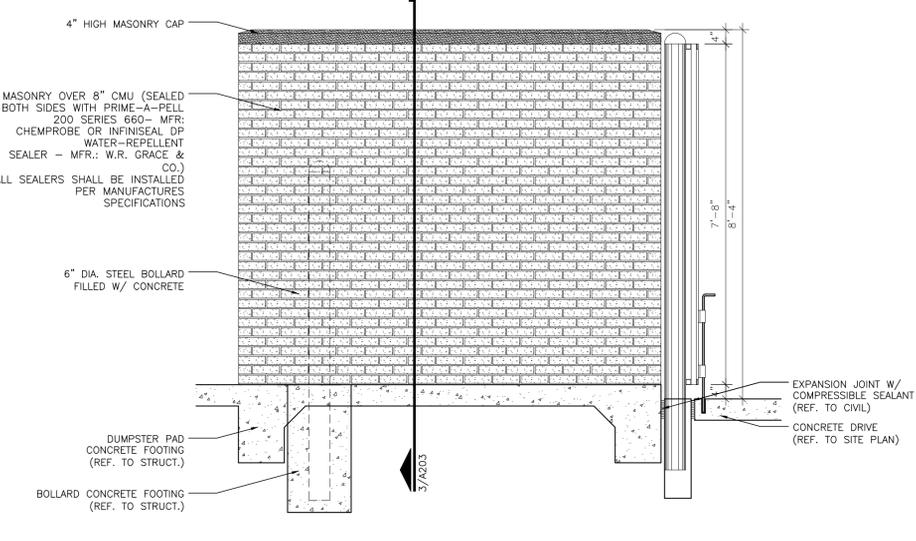
7 DUMPSTER ENCLOSURE GATE DETAIL
 SCALE: 3/4" = 1'-0"



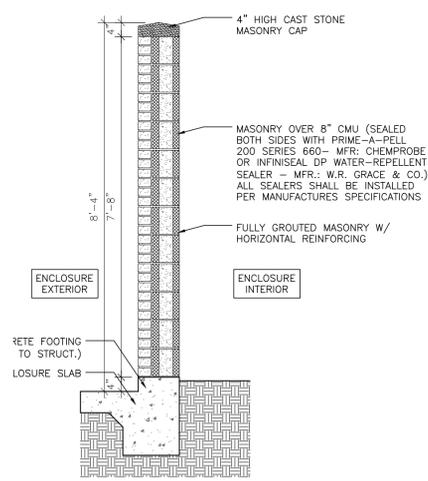
6 GATE SECTION @ DUMPSTER ENCLOSURE
 SCALE: 1/2" = 1'-0"



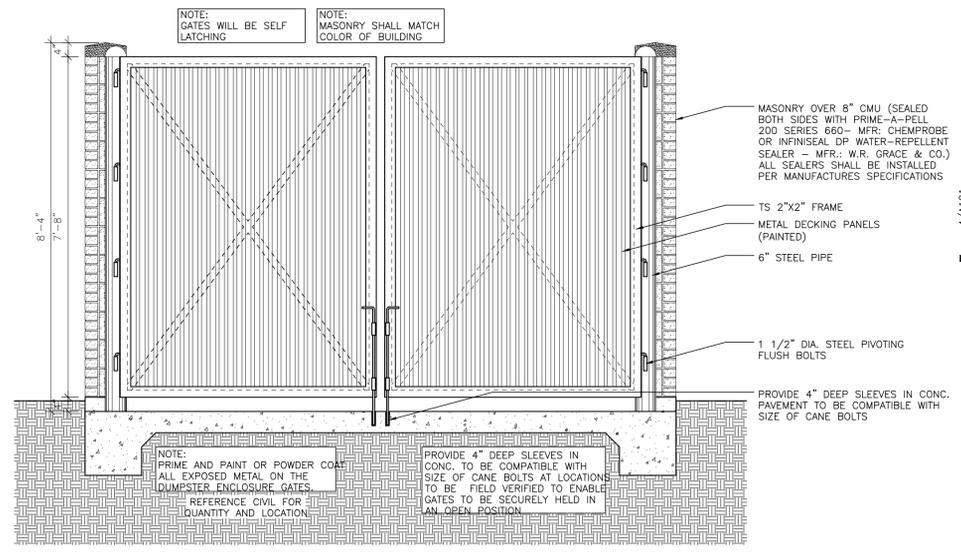
5 DUMPSTER ENCLOSURE REAR ELEVATION
 SCALE: 1/2" = 1'-0"



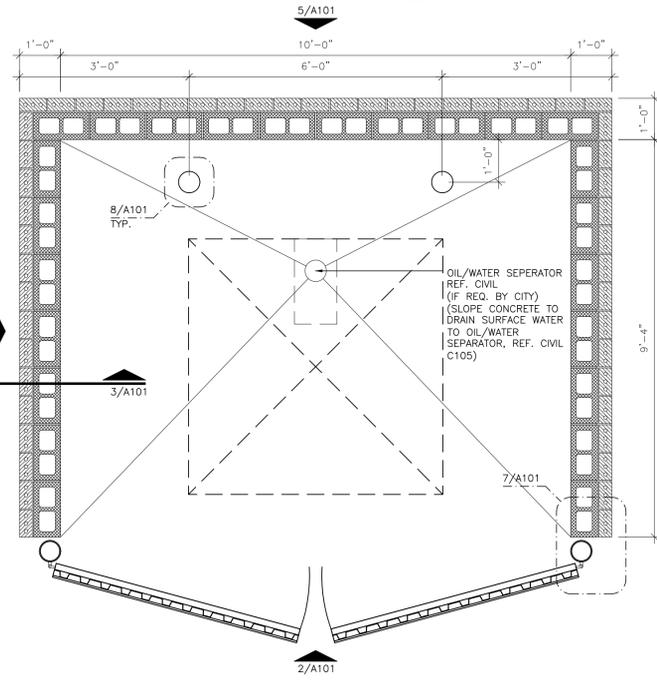
4 DUMPSTER ENCLOSURE SIDE ELEVATION
 SCALE: 1/2" = 1'-0"



3 WALL SECTION @ DUMPSTER ENCLOSURE
 SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE FRONT ELEVATION
 SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
 SCALE: 1/2" = 1'-0"

CITY OF ROCKWALL CASE NUMBER: SP-2024-048	
RIVER'S DOG RETREAT	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 1, 2, & 3 BLOCK A, 1.50 ACRES BOARDWALK DEVELOPMENT ADDITION CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
Rockwall Property Corp. 2235 Ridge Road Rockwall, TX 75087 P: 214-801-6157 E: Bill@carrollarch.com ATTN: Bill Bricker	OWNER
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: je@carrollarch.com ATTN: Jeff Carroll	APPLICANT
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.	
WITNESS OUR HANDS, this _____ day of _____, 2024.	
Director of Planning and Zoning	

CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

MASONRY 10X12 DUMPSTER ENCLOSURE

DATE: _____ SHEET NO: _____
 PROJECT NO: 2024040
 DRAWN BY: ZJ
 CHECKED BY: _____

A101

NEW FACILITY FOR
RIVER'S DOG RETREAT, LLC
 100 S. John King Blvd
 Rockwall, Texas 75087

SITE DATA TABLE	
SITE AREA	1.50 ACRES (65,340 S.F.)
ZONING	SH205 BY PASS OVERLAY PD-71
PROPOSED USE	PET HOTEL
BUILDING AREA	6,166 S.F.
LOT COVERAGE (GROSS AREA)	9.4%
FLOOR TO AREA RATIO	10.6 : 1
BUILDING HEIGHT MAX.	30'-0"

PARKING	
RETAIL (1/250SF)	25 SPACES
STANDARD	23 SPACES
HANDICAP	2 SPACES
TOTAL PROVIDED	25 SPACES

LANDSCAPE TABULATION	
NET AREA	1.50 ACRES (65,340 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 65,340 S.F.	13,068 S.F.
PROVIDED LANDSCAPE AREA-- 65% OF 65,340 S.F.	42,694 S.F.
IMPERVIOUS COVERAGE-- 35% OF 65,340 S.F.	22,646 S.F.

NOTES:
 - Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10'.
 - No trees within 10' of public utilities 10' or greater

TREE/SHRUB LEGEND	
	CEDAR ELM 4" CALIPER
	LIVE OAK 4" CALIPER
	ROSE CREEK ABELIA (SHRUB) 5 GALLON @ INSTALLATION
	BURM
	CEDAR ELM 4" CALIPER
	EXISTING TREES

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

GENERAL NOTES:

- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
- ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
- CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
- CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
- DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
- ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
- THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
- NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
- ALL PARKING SPACES ARE WITHIN 80' OF A TREE
- NO ABOVE GROUND STORAGE TANK
- NO OUTSIDE PENS OR KENNELS
- NO TREES THAT REQUIRE MITIGATION ARE BEING REMOVED. THIS INCLUDES EASTERN RED CEDAR TREES OVER 8'-FEET IN HEIGHT.

CITY OF ROCKWALL CASE NUMBER: SP-2024-048
RIVER'S DOG RETREAT
LEGAL DESCRIPTION AND OR ADDRESS: LOT 1, 2, & 3 BLOCK A, 1.50 ACRES BOARDWALK DEVELOPMENT ADDITION CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER: Rockwall Property Corp. 2235 Ridge Road Rockwall, TX 75087 P: 214-901-6157 E: Bill@colventures.com ATTN: Bill Bricker
APPLICANT: Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll
SITE PLAN SIGNATURE BLOCK
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____.
WITNESS OUR HANDS, this ____ day of ____.
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

ISSUE:	OWNER REVIEW: 11-22-2024
	SITE PLAN SUBMIT: 11-15-2024
	RESUBMIT: 12-03-2024

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NEW FACILITY FOR
RIVER'S DOG RETREAT, LLC
 100 S. John King Blvd
 Rockwall, Texas 75087

CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

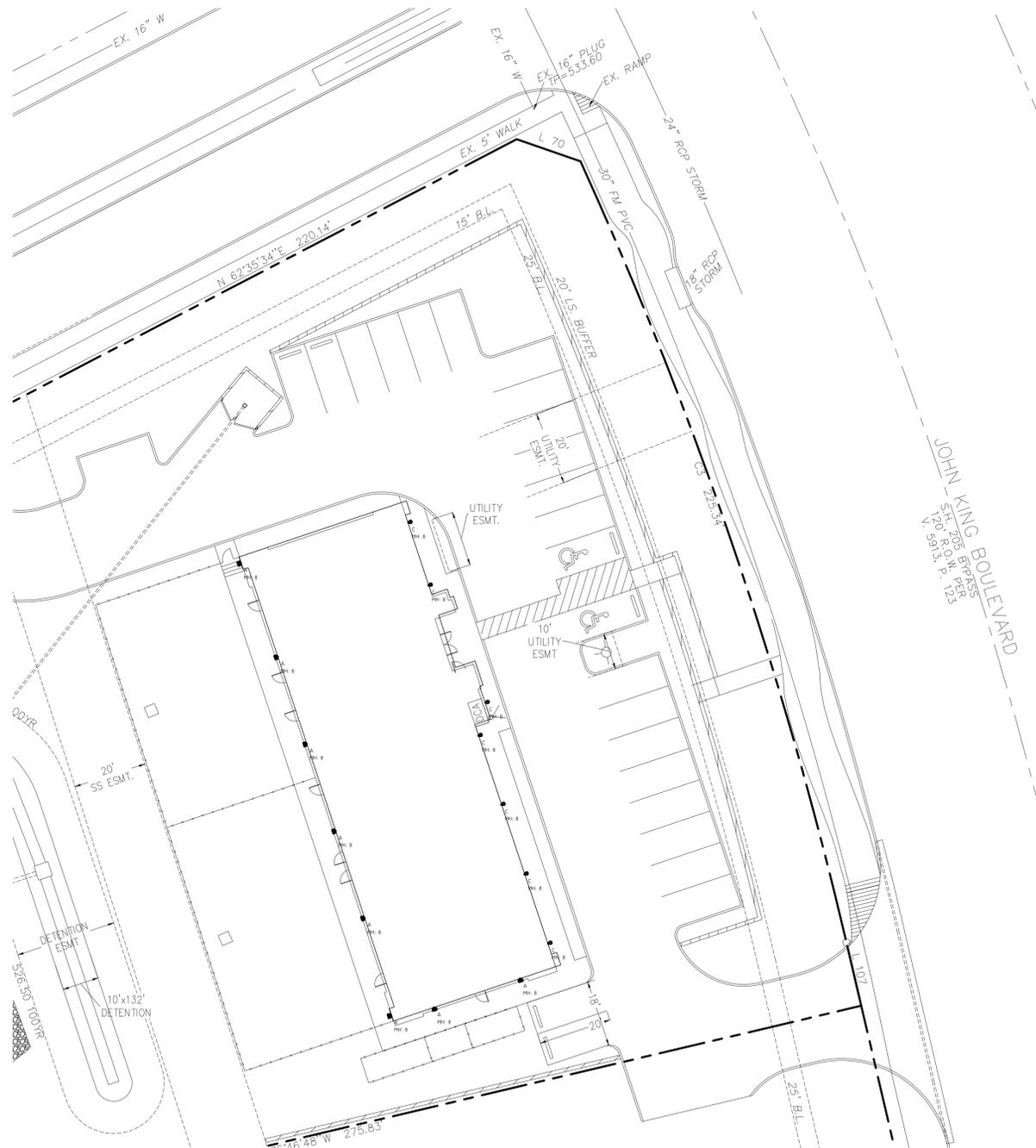
LANDSCAPE SITE PLAN

DATE:	SEP 2024	SHEET NO.:	LP-1
PROJECT NO.:	2024040		
DRAWN BY:	ZJ		
CHECKED BY:			

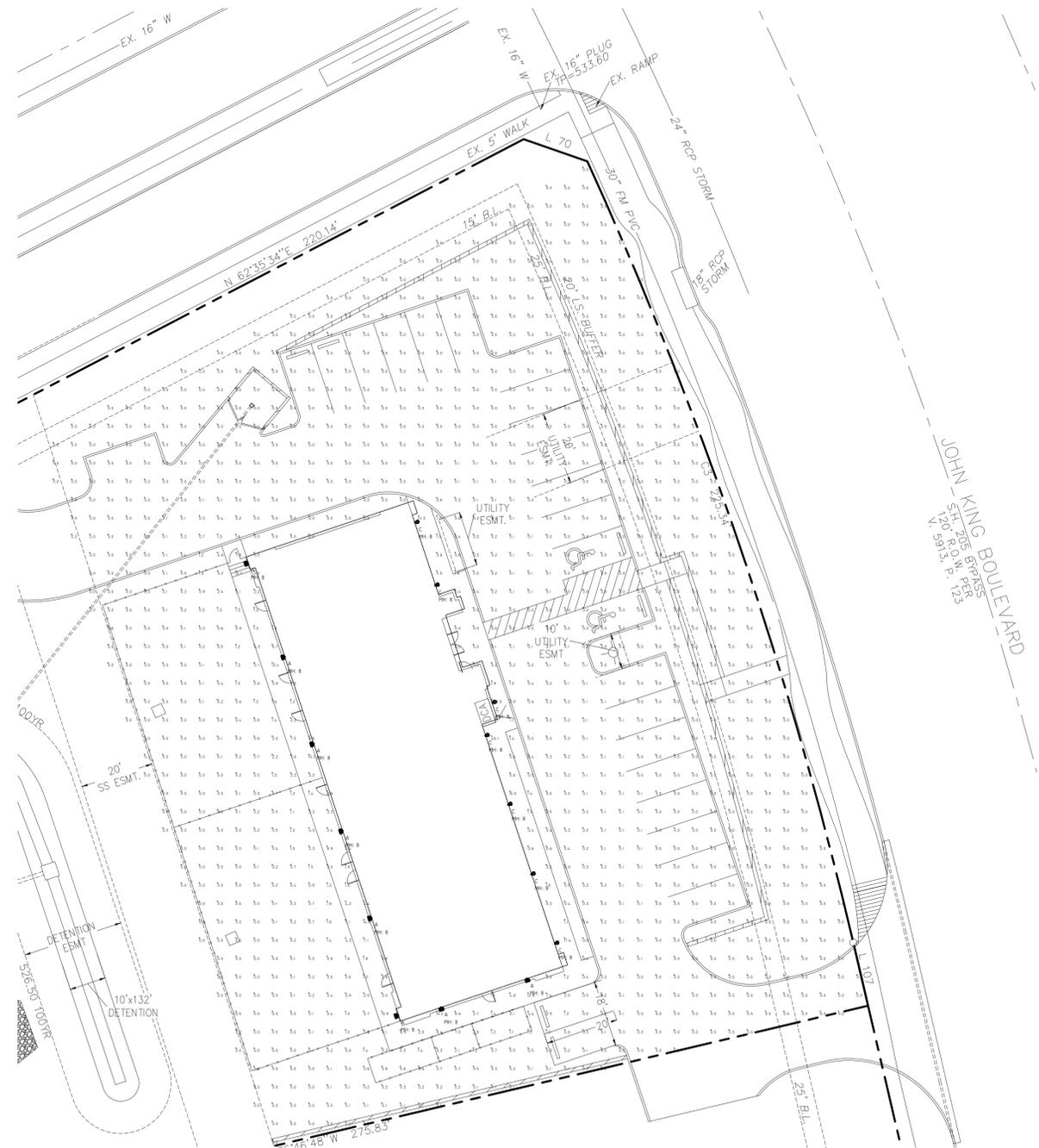


2 PERIMETER FENCE DETAIL
 SCALE: 3/4" = 1'-0"

1 LANDSCAPE SITE PLAN
 SCALE: 1" = 20'-0"



1 SITE ELECTRICAL PLAN
SCALE: 1" = 20'-0"



2 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

CALCULATION SUMMARY								
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	CALC HT.
SITE	ILLUMINANCE	Fc	0.74	253.9	0.0	N.A.	N.A.	0

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	MANUFACTURER	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS
	8	A	SINGLE	PIL_SHIELD_PLUS_L_840_070715	PERFORMANCE IN LIGHTING	0.900	1773	14.5	116
	7	C	SINGLE	AE4CYWASY-D-BVLD-SW-15-80-40-SDL-28W	LUMENWERX	0.900	2347	28	196

CITY OF ROCKWALL CASE NUMBER: SP-2024-048

RIVER'S DOG RETREAT

LEGAL DESCRIPTION AND/OR ADDRESS:
LOT 1, 2, & 3 BLOCK A, 1.50 ACRES
BOARDWALK DEVELOPMENT ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
Rockwall Property Corp.
2235 Ridge Road
Rockwall, TX 75087
P: 214-801-6157
E: Bill@coventures.com
ATTN: Bill Bricker

APPLICANT:
Carroll Architects, Inc.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jfc@carrollarch.com
ATTN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman
Director of Planning and Zoning

DATE: _____ SHEET NO.: _____

PROJECT NO.: 2024040
DRAWN BY: ZJ
CHECKED BY: _____

James F. Turner
Engineers, L.P.
Consulting Engineers
8340 Meadow Rd., Suite 1600
Dallas, Texas 75251
TEL: 214-750-2900 FAX: 214-750-2901
TX REGISTRATION # 35914

JFTE
DRAWN/DESIGN: CAD/TNM | QC/APP: TNM/TNM

ISSUE:	OWNER REVIEW:	11-22-2024
	SITE PLAN SUBMIT:	11-15-2024
	RESUBMIT:	12-09-2024

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NEW FACILITY FOR
RIVER'S DOG RETREAT, LLC
100 S. John King Blvd
Rockwall, Texas 75087



SITE ELECTRICAL PLAN

E001

AERA 4" SEAL CYLINDER



WALL

DIRECT/INDIRECT, DIRECT, INDIRECT



8" Height



10" Height



12" Height

The Aera 4" Seal Cylinder, available as a pendant, surface, or wall mounted luminaire, takes the Aera family's clean esthetic and performance assets to wet locations and outdoor environments, delivering lighting that's visually comfortable with minimal glare.

Beam Angles



Low UGR < 10 in 15°, 25°, 35°, and 50° beams

Performance

LUMEN OUTPUT ¹	WATTS	EFFICACY
1308 lm	14 W	93 lm/W
1824 lm	20 W	91 lm/W
2450 lm	28 W	87 lm/W

¹Lumen packages are assuming 3500K, 80 CRI, 25° beam, gasketed bevel baffle, LSDL lens option.

Light Source

Static White
SOLA - Dim-to-Warm
DUO - Tunable White



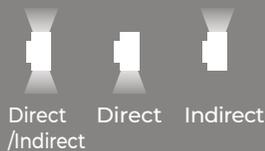
COB

2 Step Color Binning
Up to 95 CRI

Driver

1%, 0.1% Dimming Available
0-10V, TRIAC, ELV, Lutron EcoSystem, DALI, DMX
Emergency Battery (optional)

Distributions



Mounting Options



Certification

IP66

Aera Family (Refer to other spec sheets)

Downlight



2" / 3" / 4"
Round / Square
Recessed Adjustable



2" / 3" / 4"
Round / Square
Recessed



2" / 3" / 4"
Round / Square
Recessed Wall Wash

Multi-aperture



2" / 3" / 4"
Round / Square
Recessed Adjustable



2" / 3" / 4"
Round / Square
Recessed



2" / 3" / 4"
Round / Square
Recessed Wall Wash

Cylinder



2" / 3" / 4" / 5"
4" Seal
Pendant



2" / 3" / 4" / 5"
4" Seal
Wall



2" / 3" / 4" / 5"
4" Seal
Surface
Surface Asymmetric
Surface Wall Wash



AERA 4" SEAL CYLINDER



WALL

DIRECT/INDIRECT, DIRECT, INDIRECT

Project: _____

Type: _____

Order Guide

LUMINAIRE ID	DISTRIBUTION	ENVIRONMENT	CYLINDER HEIGHT		CYLINDER FINISH ³	BAFFLE STYLE	BAFFLE FINISH
AE4SEALCYW						BVLG	
AE4SEALCYW ¹ - Aera 4" Seal Cylinder Wall ¹ IP66 rated gasketed construction with an additional clear tempered glass lens.	DI - Direct/Indirect D - Direct I - Indirect	STR - Standard temperature range, 0°C to 25°C (32°F to 77°F) ETR - Extended temperature range, -30°C to 40°C (-22°F to 104°F)	DIRECT/INDIRECT 10IN - 10" 12IN - 12" 14IN - 14" CH#IN ² - Custom height	DIRECT OR INDIRECT 8IN - 8" 10IN - 10" 12IN - 12" ² Specify height (#) in 1" increments only. Up to maximum 14".	FTMWE - Textured matte white exterior finish FTMBE - Textured matte black exterior finish ³ Consult factory for custom exterior finishes.	BVLG - Gasketed beveled	FTMW - Textured matte white FTMB - Textured matte black FSSPC - Specular FSSPC - Semi-specular CF# - Custom finish, specify RAL#

LIGHT SOURCE	DIRECT BEAM Specify NA for indirect	INDIRECT BEAM Specify NA for Direct	COLOR QUALITY	CRI	COLOR TEMP.	ACCESSORY ⁶ See page 3 for details	VOLTAGE
SW - Static white SOLA - Dim-to-warm single channel control DUO - Tunable white 2-channel control	15DEG - 15° Narrow spot 25DEG - 25° Spot 35DEG - 35° Narrow flood 50DEG - 50° Wide flood 80DEG - 80° Very wide flood 90DEG - 90° Open flood NA - Not applicable	15DEG - 15° Narrow spot 25DEG - 25° Spot 35DEG - 35° Narrow flood 50DEG - 50° Wide flood 80DEG - 80° Very wide flood 90DEG - 90° Open flood NA - Not applicable	2STP - 2 Step MacAdam Ellipse 3STP - 3 Step MacAdam Ellipse	90CRI - 90 CRI 95CRI - 95 CRI 80CRI - 80 CRI	27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K SOLA ⁴ - Dim-to-warm single channel control DUO ⁵ - Tunable white 2-channel control ⁴ 3500K to 2200K ⁵ 6500K to 2700K	At light element (choose up to 1 option) LSDL - Soft diffused lens, Solite LFDL - Frosted diffused lens HEX ⁷ - Hex louver NA - None ⁶ For SOLA/DUO, one of the following lenses must be specified: LSDL or LFDL. ⁷ Not available with 80°/90° beam options. Not available with extended temperature range option (ETR).	120V - 120V 277V - 277V UNV - 120V-277V 347V ⁸ - 347V ⁸ Available with RD1 driver only. Please consult factory.
	50DEG - 50° Wide flood NA - Not applicable	50DEG - 50° Wide flood NA - Not applicable	3STP - 3 Step MacAdam Ellipse	90CRI - 90 CRI			

DIRECT WATTAGE Specify NA for Indirect	INDIRECT WATTAGE Specify NA for Direct	DIMMING ¹²	
14W - 14 W output, up to 1308 lm 20W - 20 W output, up to 1824 lm 28W ^{9,10} - 28 W output, up to 2450 lm NA - Not applicable	14W ¹¹ - 14 W output, up to 1308 lm 20W ¹⁰ - 20 W output, up to 1824 lm NA - Not applicable	INTEGRAL DI - 1% 0-10V ELV ¹³ - ELV 120V TRI ¹³ - TRIAC 120V ¹² PoE (Power-over-Ethernet) compatible. Consult factory for details. ¹³ Available with 120V only.	REMOTE ^{14,15} RD1 - 1% 0-10V RELV ¹⁶ - ELV 120V RTRI ¹⁶ - TRIAC 120V RLDE1 ¹⁷ - Lutron Hi-lume 1% Eco RDA ¹⁷ - DALI RELD1 - eldoLED 1% ECOdrive 0-10V RELD0 - eldoLED 0.1% SOLOdrive 0-10V +EB ¹⁸ - Emergency battery ¹⁴ A remote driver box is provided, see page 4 for details. ¹⁵ The remote driver box must be installed in dry/damp environments with ambient temperatures of 0°C to 25°C (32°F to 77°F). ¹⁶ Available with 120V only. ¹⁷ On-site commissioning is required. ¹⁸ For emergency battery, code will be like the following example: RD1+EB.
SOLA 25W - 25 W output, up to 1400 lm DUO 19W - 19 W output, up to 1100 lm	SOLA 25W - 25 W output, up to 1400 lm DUO 19W - 19 W output, up to 1100 lm	SOLA SD1 - Single 0-10V input SELV ¹³ - ELV 120V STRI ¹³ - TRIAC 120V	SOLA RSD1 - Single 0-10V input RSELV ¹⁶ - ELV 120V RSTRI ¹⁶ - TRIAC 120V DUO RDMX ¹⁷ - DMX RDDA ¹⁷ - DALI DT6 RDDA8 ¹⁷ - DALI DT8 RDD1 - Dual 0-10V input for CCT/intensity RLD2 ¹⁷ - Lutron DALI-2 digital
NA - Not applicable	NA - Not applicable		

ELECTRICAL	MOUNTING TYPE	MOUNTING FINISH ^{20, 21}
1C - 1 circuit 2C ¹⁹ - 2 circuits ¹⁹ Available with DI and remote driver only.	FLS - Flat square canopy, 4" octagonal junction box DM - Direct mount	FTMWE - Textured matte white exterior finish FTMBE - Textured matte black exterior finish ²⁰ Direct mount finish matches cylinder finish. ²¹ Consult factory for custom exterior finishes.



AERA 4" SEAL CYLINDER



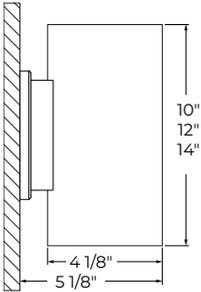
WALL

DIRECT/INDIRECT, DIRECT, INDIRECT

Dimensions

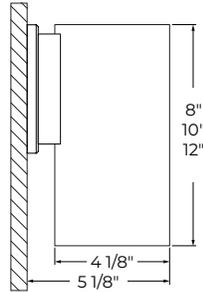
CYLINDER

Direct/Indirect ¹



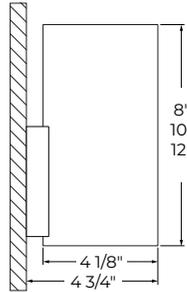
Flat square canopy ²

Direct ¹



Flat square canopy ²

Indirect ¹

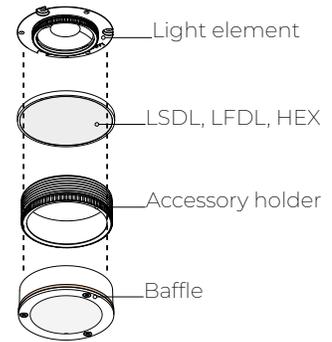


Direct mount ²

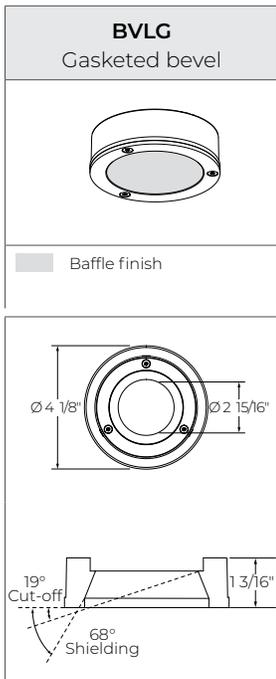
¹Certain restrictions apply. See page 2 for the height options available with integral and remote.

²Flat square canopy and direct mount options are available with all Direct/Indirect, Direct and Indirect.

Accessories



BAFFLE



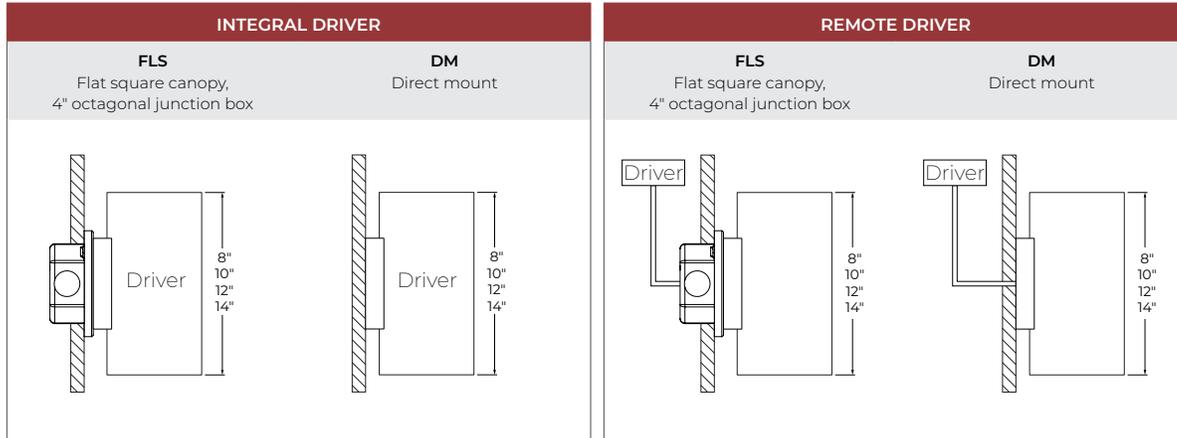
AERA 4" SEAL CYLINDER



WALL

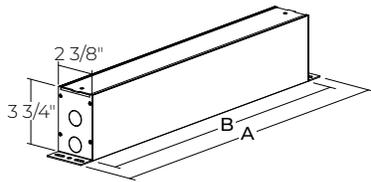
DIRECT/INDIRECT, DIRECT, INDIRECT

Mounting

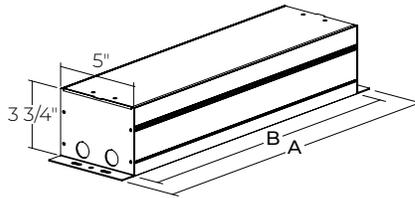


REMOTE DRIVER BOX

RDB8 / RDB18 / RDB24



RDB24W



	RDB8	RDB18	RDB24	RDB24W
A	10"	20"	26"	26"
B	8"	18"	24"	24"
DRIVER	RD1 - 1% 0-10V RELV - ELV 120V RTRI - TRIAC 120V SOLA RSD1 - Single 0-10V input RSELV - ELV 120V RSTRI - TRIAC 120V	RLDE1 - Lutron Hi-lume 1% Eco RDA - DALI RELD1 - eldoLED 1% ECOdrive 0-10V RELD0 - eldoLED 0.1% SOLOdrive 0-10V	Emergency battery (+EB) with the following driver options. RD1+EB - 1% 0-10V RELV+EB - ELV 120V RTRI+EB - TRIAC 120V DUO RDMX - DMX RDDA - DALI DT6 RDDA8 - DALI DT8 RDD1 - Dual 0-10V input for CCT/intensity RLD2 - Lutron DALI-2 digital	Emergency battery (+EB) with the following driver options. RLDE1+EB - Lutron Hi-lume 1% Eco RDA+EB - DALI RELD1+EB - eldoLED 1% ECOdrive 0-10V RELD0+EB - eldoLED 0.1% SOLOdrive 0-10V

AERA 4" SEAL CYLINDER



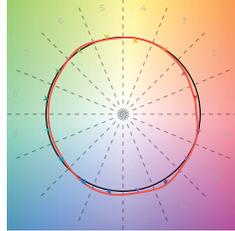
WALL

DIRECT/INDIRECT, DIRECT, INDIRECT

Color Quality

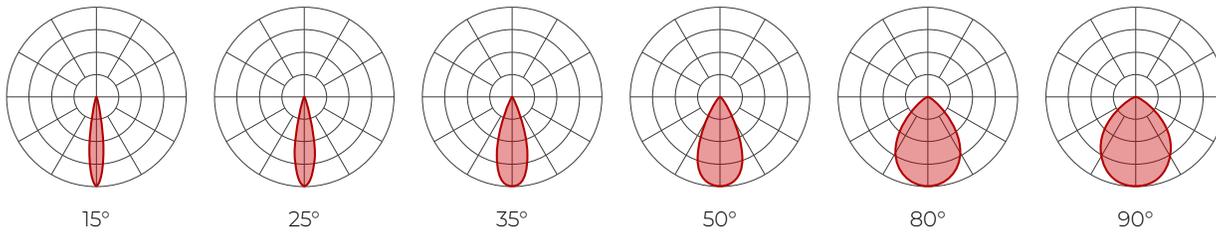
COLOR QUALITY - 3500K

TM-30 R _r	90
TM-30 R _g	100
CRI	90
R9	> 50



Photometrics

Values calculated based on 3500K, gasketed bevel baffle, and SDL lens option. Performance values apply to both Direct and Indirect (28 W is not available for Indirect).



Delivered lumens

CRI	90 CRI						95 CRI						80 CRI					
	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°
BEAM																		
14 W	1189	1221	1177	1153	1037	1037	915	940	906	887	799	799	1272	1308	1259	1234	1110	1110
20 W	1659	1705	1641	1610	1449	1449	1278	1313	1264	1239	1115	1115	1776	1824	1756	1722	1549	1549
28 W	2228	2290	2204	2160	1944	1944	1716	1763	1697	1663	1497	1497	2383	2450	2358	2311	2080	2080

Efficacy

CRI	90 CRI						95 CRI						80 CRI					
	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°
BEAM																		
14 W	85	87	84	82	74	74	65	67	64	64	57	57	91	93	90	88	79	79
20 W	83	85	82	81	73	73	64	65	63	62	56	56	88	91	87	86	77	77
28 W	80	82	79	77	70	70	61	63	61	59	53	53	85	87	84	82	74	74

MULTIPLIERS

Please follow the multiplier tables to ensure correct lumen value. Beams, CCT, baffle colors and accessories will change the lumen value.

CCT	BAFFLE COLOR	ACCESSORIES
2700K	Gasketed bevel	Soft diffused lens, Solite
3000K		
3500K		Hex louver
4000K		
0.9	White	1
0.95	Black	1
1		0.8
1.05		0.86

For SOLA and DUO, please consult factory.

DIRECT/INDIRECT - EFFICACY CALCULATION

For Direct/Indirect performance values, follow the formula.

$$\left(\frac{\text{DIRECT DELIVERED LM} + \text{INDIRECT DELIVERED LM}}{\text{DIRECT WATTAGE} + \text{INDIRECT WATTAGE}} \right) = \text{EFFICACY}$$



AERA 4" SEAL CYLINDER



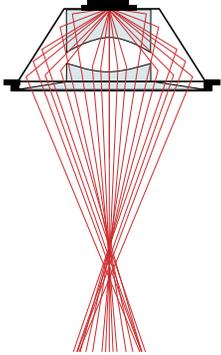
WALL

DIRECT/INDIRECT, DIRECT, INDIRECT

Technical Specifications

OPTIC

XPoint™ Refraction Technology optics provide precise optical control in a remarkably compact form. Micro optical paths from the chip on board converge and then disperse in precise beam angles, resulting in a crisp and exacting light quality.



LIGHT SOURCE

Static white

Compact COB (Chip-On-Board) LED module, available in 2700K, 3000K, 3500K and 4000K with a choice of 80 CRI, 90 CRI, or 95 CRI, with elevated R9 value for 90 CRI and above. Color consistency is maintained to within 2 SDCM. All LEDs have been tested in accordance with IESNA LM-80-08 and the results have shown L80 lumen maintenance greater than 60,000 hours. Absolute product photometry is measured and presented in accordance with IESNA LM-79, unless otherwise indicated.

Chromawerx SOLA

Chromawerx SOLA is single-channel control that dims output while warming the color temperature in a pre-determined relationship. A simple analog control adjusts a specially populated LED array to emulate the effect of dimming a filament source.

Chromawerx DUO

Chromawerx DUO offers a two-channel control system which uses analog or digital protocols for synchronous control of both cool (6500K) to warm (2700K) LED arrays - maintaining a CRI above 90. The range of color DUO offers is useful for entraining circadian rhythms, stimulating alertness, and compensating for jet lag among other applications. The Chromawerx drivers are programmed to limit maximum light output and power usage across all color temperatures. When paired with DALI drivers (DDA/DDA8), color tuning follows a linear dimming curve.

ELECTRICAL

Unless otherwise specified, dimming down to 1%. At maximum driver load: efficiency>84%, PF>0.9, THD<20%.

Integral: 0-10V, ELV, TRIAC

Remote: 0-10V, ELV, TRIAC, Lutron Hi-Lume 1% EcoSystem, DALI, eldoLED 0.1% SOLOdrive 0-10V, eldoLED 1% ECOdrive 0-10V, DMX, Lutron DALI-2 digital

Emergency battery option: Remotely-installed, long-life, high-temperature, maintenance-free, Bodine Lithium-Ion battery pack with self-test functionality, test switch and charge indicator. IOTA and Fulham options available upon request. Minimum of 90 minutes operation, and recharge time of 24 hours. For fixtures less than 10 W, the battery provides 6 W of emergency light output. For fixtures 10 W and over, the battery provides 10 W.

PoE

Depending on the PoE manufacturer selected, Lumenwerx will install the node in factory as either integral to the luminaire or as a remote module. Factory programming of the PoE node may or may not enable the following functionalities: lumen package, DUO (tunable white), QUADRO (RGBW), emergency battery backup, and sensor integration. These must be addressed and evaluated on a case-by-case basis.

CONSTRUCTION

Housing: Extruded aluminum

Canopy: Flat and direct

Arm: Machined aluminum

Finish: Textured matte white and black. Custom colors also available (provide RAL #). Specular and semi-specular finishes are also available for Baffle.

Heat sink: Die-cast aluminum

Baffle: Die-cast aluminum

Baffle style: Gasketed bevel

WEIGHT

Direct/Indirect	Direct or Indirect
10": 6.5 lbs - 2.9 kg	8": 4.4 lbs - 2.0 kg
12": 7.8 lbs - 3.5 kg	10": 5.5 lbs - 2.5 kg
14": 9.1 lbs - 4.1 kg	12": 6.6 lbs - 3.0 kg

ACCESSORIES



Soft diffused lens, Solite



Frosted diffused lens



Hex louver

AERA 4" SEAL CYLINDER

WALL

DIRECT/INDIRECT, DIRECT, INDIRECT

ENVIRONMENT

For the standard temperature range (STR) option, ambient temperature at fixture location shall be within 0°C/32°F to 25°C/77°F.

For the extended temperature range (ETR) option, ambient temperature at fixture location shall be within -30°C/-22°F to 40°C/104°F.

CERTIFICATION

ETL: Suitable for wet locations. Conforms to UL Standard 1598 and certified to CAN/CSA Standard C22.2 No. 250.0.

WARRANTY

Lumenwerx provides a five-year limited warranty of electrical and mechanical performance of the luminaires, including the LED boards, drivers, and auxiliary electronics. Lumenwerx will repair or replace defective luminaires or components at our discretion, provided they have been installed and operated in accordance with our specifications. Other limitations apply, please refer to the full warranty on our website.

SHIELD+ 1



Long-lasting energy-efficient wall pack series. Fixtures consist of:

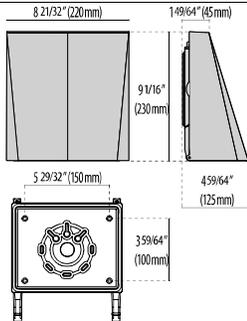
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- High-efficiency COB, combined with an optimized passive cooling system, provides a long LED life.
- Specular vacuum metallized polycarbonate reflector provides full-cutoff, no glare design, and precision optical control.
- IESNA Type III light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral 1-10 V dimming driver.

- Field settable integral tri-level lumen/wattage packages proprietary DIP switch driver for SHIELD+ 1 (stating factory setting at the lowest level).
- Standard knock-out template for multiple junction box mounting options.
- Suitable for three surface mounted conduit entry points with 1/2" NPS plugs.
- BUTTON and SWIVEL 120-277 V (50 / 60 Hz) photoelectric switch options available (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Consult factory for remote emergency battery pack options (EMPK).
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.



FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- RB-10 / Iron rust / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured



SHIELD+ 1

Scan here for installation instructions



Lumen Output	27K	3K	35K	4K	5K
SHIELD+1 8W	929	957	984	1012	1039
SHIELD+1 10W	1209	1228	1247	1267	1286
SHIELD+1 13.5W	1448	1556	1664	1773	2516
SHIELD+1 18W	1906	2059	2211	2364	2516
SHIELD+1 27W	2478	2676	2874	3072	3270

Order Guide –

Order code example: SH1-10-80-3K-IG-UNV-NA-EMPK

Series	Wattage	CRI	CCT	Finish	Voltage	Controls	Accessories
SH1 Shield+1	6 6 watt (minimum)	80 80 CRI*	27K 2700K	AM Aluminum Metallic*	UNV 120-277V*	NA Non-Dim	EMPK Integral Battery pack**
	8 8 watt	90 90 CRI	3K 3000K	IG Iron Gray*		0-10V 0-10V Dim*	OCC Field programmable occupancy sensor hi/lo & on/off
	10 10 watt		35K 3500K	WH Textured White*		ELV 120V-Line Voltage DIM	REM Remote Battery pack
	13.5 13.5 watt*	4K 4000K*	IR Iron Rust*	PHC-B Button Photocell			
	14.5 14.5 watt	5K 5000K	BK Textured Black	PHC-S Swivel Photocell			
	18 18.5 watt*	65K 6500K	RED Static Red	FRST Frosted Glass			
	27 27 watt*	GRN Static Green	CC Custom Color	BOL 40" Bollard			
	28 28 watt* (EMPK max)	BLU Static Blue		BABAA Build America Buy America Act compliant			
		AMB Static Amber					
		RGBW See below for details					

80 CRI STANDARD - OTHER OPTIONS AVAILABLE

STANDARD OPTION, SHORTER LEAD TIME, NO MOQ

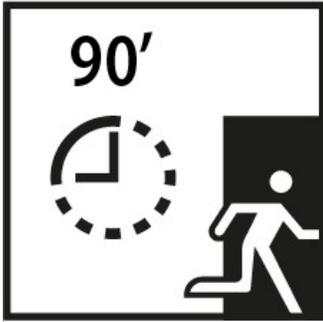
**EMPK RATED FOR
90 MIN RUN TIME AT 4W

590lm Output in EM Mode

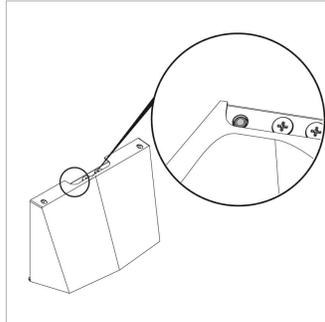
Ambient EM Temp Range
Min= 5°C / 41°F
Max= 35°C / 95°F

OPTIONAL ACCESSORIES

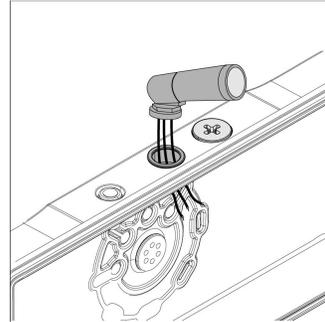
DESCRIPTION	FINISH	PART NUMBER
SHIELD+1		



EMPK



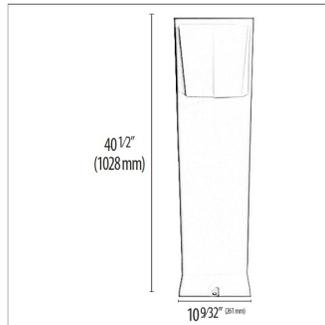
PHC-B



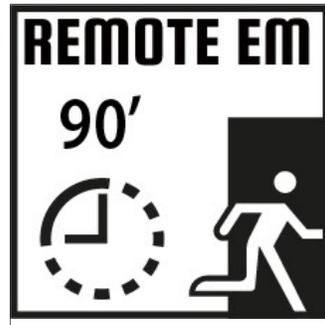
PHC-S



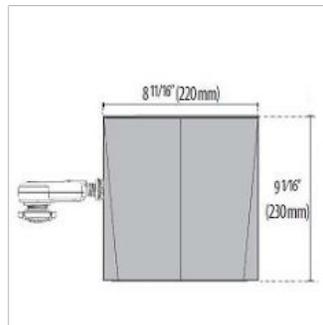
FRST



BOL



REM



OCC

RGBW ACCESSORIES

Power Supply



17433
Kit driver 48V



17096
Kit driver 48V WP

RF Controls



3104173
RGBW RF controller 4 channel
(0.35A each CH)



31041730
RGBW RF controller WP 4 channel
(0.35A each CH)



310429
RGBW hand held remote

DMX Controls



178973
RGBW DMX enabler/decoder 4
channel (0.35A each CH)



1789730
RGBW DMX enabler/decoder WP 4
channel (0.35A each CH)



750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

December 3, 2024

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

Re: SP2024-048 Exceptions/ Variance Requested
River's Dog Retreat Facility
SWC Prak Hills Blvd. & John King Blvd.
Rockwall, TX. 75087

Mr. Miller,

This letter serves as a summary Request for Exception/ Variances to the UDC. Zoning – PD 71 for Commercial land uses within the SH-205 By-Pass Overlay.

The Variances include 1) Accessory Structures, 2) Landscape Residential Adjacency, 3) Artificial Turf, 4) Landscape Buffer, 5) Materials – Nichiha Cementous product, 6) Cementitious material within 4'-0" of grade, 7) Primary Building Articulation, 8) Four-Sided Architecture.

1) Accessory Structures. Subsection 01.05.C of Article 5

We are requesting an exception to the code to allow these shade structures as shown on the landscape plan. These covered canopies will be constructed with steel column and a composite covering for long lasting. These will give the pets a shaded area while being outdoors.

2) Landscape Residential Adjacency. Subsection 01.06 of Article 5

We are requesting use of the existing massive tree vegetation along the creek to replace the three-tier landscaping required in the ordinance.

3) Artificial Turf. Subsection 04 of Article 8

We are requesting an exception from the UDC to allow artificial turf for this project. Being a dog retreat, this is very integral to the operation. The turf will be PFAS free per city comment.

4) Landscape Buffer. Subsection 06.02 of Article 5 (**NOT APPLICABLE**)

We have adjusted the landscape plan by adding the berms within the required landscape buffer area along John King Blvd. **No** exception or variance required.

5) Materials – Nichiha. Subsection 06.02 of Article 5

We are requesting an exception to use this cementitious material as part of the building design. This material is preformed to mimic various other products. We have selected the wood pattern to give a soft feel to the project with stone and brick as the main elements.

6) Cementitious Material within Four feet of grade. Subsection 05.01 A.2 of Article 5

We are requesting an exception to the cementitious material within Four feet of grade. The area this Cementitious product reaches below the four-foot area at grade is on the entry tower element. This is along the front sidewalk and will have little to no pedestrian traffic to disrupt the product.

7) Primary Building Articulation. Subsection 04.01 of Article 5

We are requesting an exception to the vertical and horizontal offset projections. This project does provide a small percentage of articulation with vertical and horizontal projections on three sides of the building. The entry area has a raised Cementous wood look entry tower, and a smaller masonry entry element with storefront and projects outward.

8) Four-Sided Architecture. Subsection 04.01 of Article 5

We are requesting an exception to the ordinance by not having storefront type elements on two sides.

Compensatory items we are providing for these exceptions/ variances.

- 1) City Ordinance requires 20% landscaping. We are proposing 65%. Which is three times more than required.
- 2) We are providing (1)-additional ornamental trees in the front corner parking islands.
- 3) We are providing (1)-additional canopy trees, in the detention pond area.
- 4) We are providing awnings over the rear doors and side windows areas to help offset the articulation.
- 5) We are proposing an outside corner pedestrian seating wall area with a park bench, drinking fountain, and bike rack.

Thank you for your consideration and reviewing our request.

Sincerely,



Jeffrey Carroll
Carroll Architects, Inc.
President / CEO