

Planning and Zoning Case Check List

P & Z Case # Z2007-012 P&Z Date 7.10.07 CC Date 8.6.07

Approved/Denied ARB Date _____ HPAB Date 7.9.07 Park Board _____

Zoning Application
<input checked="" type="checkbox"/> Specific Use Permit <input checked="" type="checkbox"/> Zoning Change <input type="checkbox"/> PD Concept Plan <input type="checkbox"/> PD Development Plan

Site Plan Application
<input type="checkbox"/> Site Plan <input type="checkbox"/> Treescape <input type="checkbox"/> Landscape <input type="checkbox"/> Building Elevations <input type="checkbox"/> Photometric/Lighting Plan <input type="checkbox"/> Material Samples <input type="checkbox"/> Color Rendering

Platting Application
<input type="checkbox"/> Master Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Replat <input type="checkbox"/> Administrative/Minor Plat <input type="checkbox"/> Vacation Plat <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Treescape Plan

- Copy of Ordinance (Ord. # 07-34)
- Application
- Receipt
- Location/Buffer Map
- Newspaper Public Notice
- 200 ft Buffer Public Notice
- Project Review
- Staff Report
- City Council Report → DHPAB ✓
- Approval/Denial Letter
- Correspondence
- Copy – All Plans Required
- Copy – Mark-ups
- City Council Minutes - Laserfiche
- Minutes - Laserfiche

Plat Filed Date _____

■ **Cabinet#** _____

■ **Slide#** _____

Notes _____

Zoning Map Updated _____

CITY OF ROCKWALL

ORDINANCE NO. 07-34

20 ✓

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM CENTRAL BUSINESS (CBD) DISTRICT, GENERAL RETAIL (GR) DISTRICT, SINGLE FAMILY RESIDENTIAL (SF-7) DISTRICT, NEIGHBORHOOD SERVICES (NS) DISTRICT, MULTI-FAMILY RESIDENTIAL (MF-14) DISTRICT, PLANNED DEVELOPMENT NO. 50 (PD-50) DISTRICT, AND PLANNED DEVELOPMENT NO. 55 (PD-55) DISTRICT, TO DOWNTOWN (DT) DISTRICT IN ACCORDANCE WITH THE CITY'S APPROVED DOWNTOWN PLAN, ON LAND CONTAINING APPROXIMATELY 69.84-ACRES, AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; 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, a zoning change from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, has been initiated by the City of Rockwall on approximately 69.84-acres, and more specifically described herein as Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code (Ord. No. 04-38) 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 from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, on approximately 69.84-acres more specifically described herein as Exhibit "A"; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 4.8, Downtown (DT) District** of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

EXHIBIT "A"
DOWNTOWN REGULATING PLAN – BOUNDARY DESCRIPTION

BEING approximately 69.84 acres of land located in the downtown area of the City of Rockwall, Rockwall County, Texas to be known as the Downtown Regulating Plan Boundary and being more particularly described as follows:

BEGINNING at a point in the northwest corner of Block 4, Lot 1 of the Griffith Addition, also known as the City of Rockwall Lofland Park;

THENCE following along west property line of said Lofland Park in a southerly direction, 154.44 feet for a corner;

THENCE easterly, following along south property line of said Lofland Park, 98.78 feet for a corner;

THENCE southerly 797.32 feet along the west right of way of San Augustine Street to a point lying in the south right of way of east Washington Street;

THENCE easterly along said right of way, 87.02 feet to a point in the northeast corner of Block 8, Lot E, of the Griffith Addition;

THENCE southerly following property lines, 220.99 feet to a point in the southwest corner of Block 8, Lot Ff, of the Griffith Addition;

THENCE westerly 22.77 feet for a point in the northeast corner of Block 8, Lot A, and D, of the Griffith Addition;

THENCE southerly following property lines, 192.25 feet to a point in the south right of way of Denison Street;

THENCE westerly 367.00 feet following the south right of way line of Denison Street for a corner;

THENCE northerly 84.73 feet following the west right of way line of S. Fannin Street for a corner;

THENCE westerly 198.20 feet along the north property line of Block 82 of B F Boydston, .30 ac, also known as 306 S. Fannin Street;

THENCE southerly 81.55 feet along the west property line of said 306 S. Fannin Street;

THENCE easterly 183.34 feet along the south property line of said 306 S. Fannin Street;

THENCE southerly 121.17 feet along the west property line of Block H, West Part of Lot 1, 2, 3, of the Eppstein Addition, .23 ac, also known as 308 S. Fannin Street;

THENCE easterly 141.50 feet along the south property line of said 308 S. Fannin Street and 310 S. Fannin Street continuing to a point in the west right of way line of S. Fannin Street;

THENCE southerly 691.94 feet following the west right of way of S. Fannin Street, to the northeast corner of Block A, Lot 1 of the W.E. Campbell Addition. Point also known as the southwest right of way intersection of Storrs Street and S. Fannin Street;

THENCE westerly 584.44 feet along the south right of way of Storrs Street, to a point at the northeast right of way intersection of Storrs Street and Goliad Street;

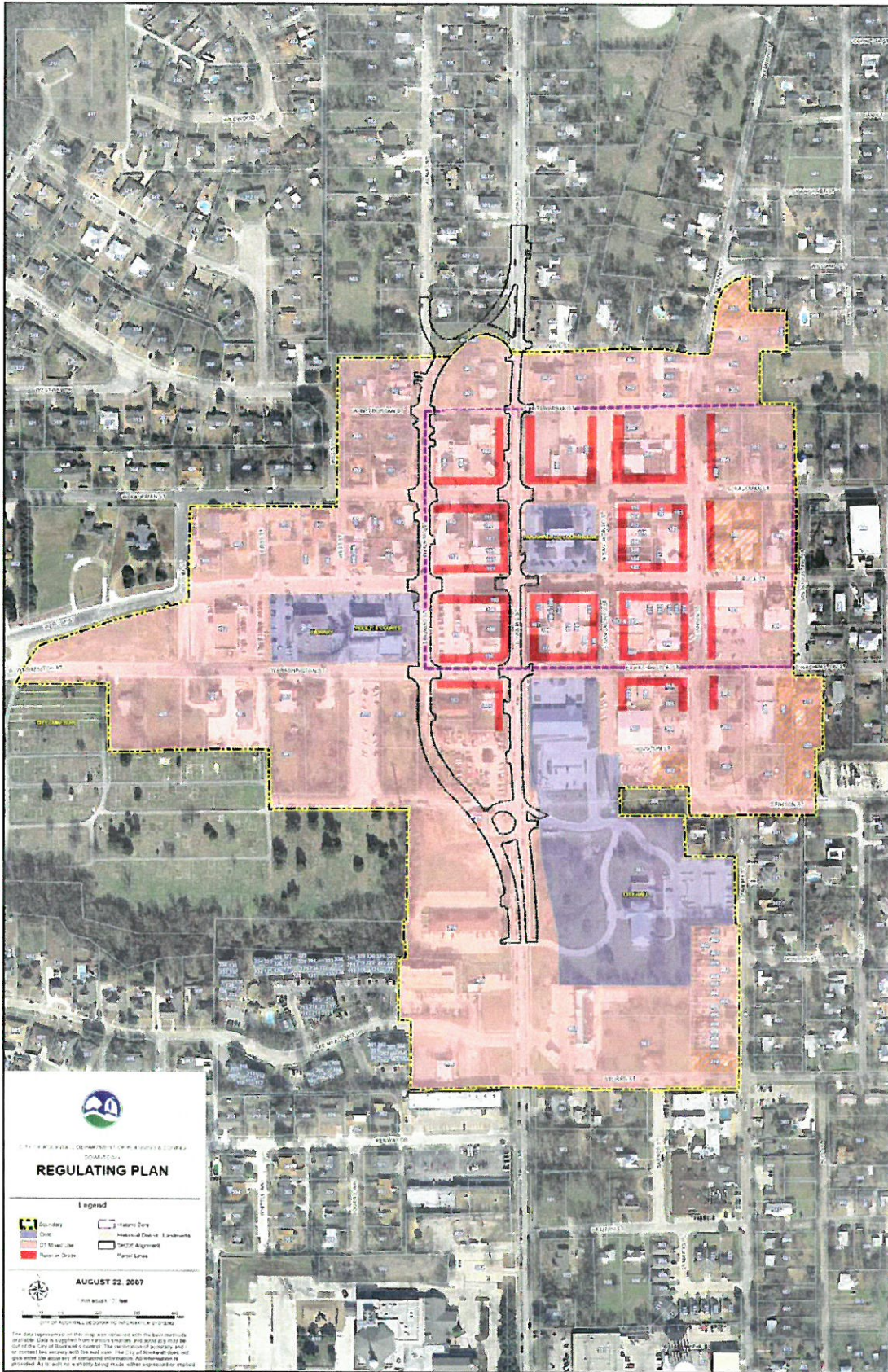
THENCE westerly 360.28 feet along property lines to a point in the southwest corner of a 0.69 acre lot of the Rocco Villa Addition;

THENCE northerly 202.65 feet to a point lying on the north right of way line of Lake Meadows Drive;

THENCE westerly along said right of way line 34.78 feet for a corner;

EXHIBIT "A"

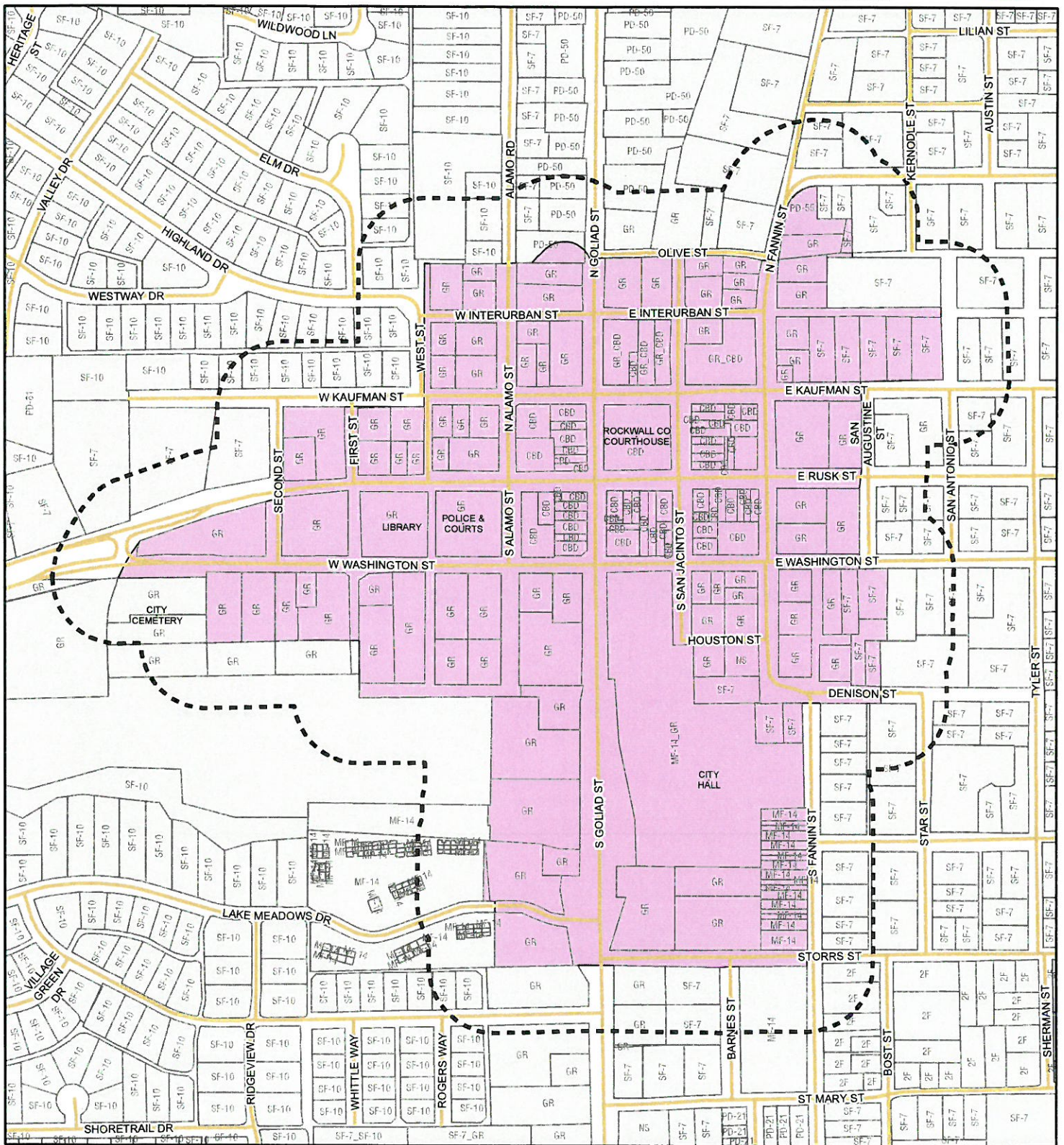
DOWNTOWN REGULATING PLAN – BOUNDARY DESCRIPTION



Legend

 DOWNTOWN REGULATION BOUNDARY

 200 FT NOTIFICATION BUFFER



Downtown Regulating Plan Location Map

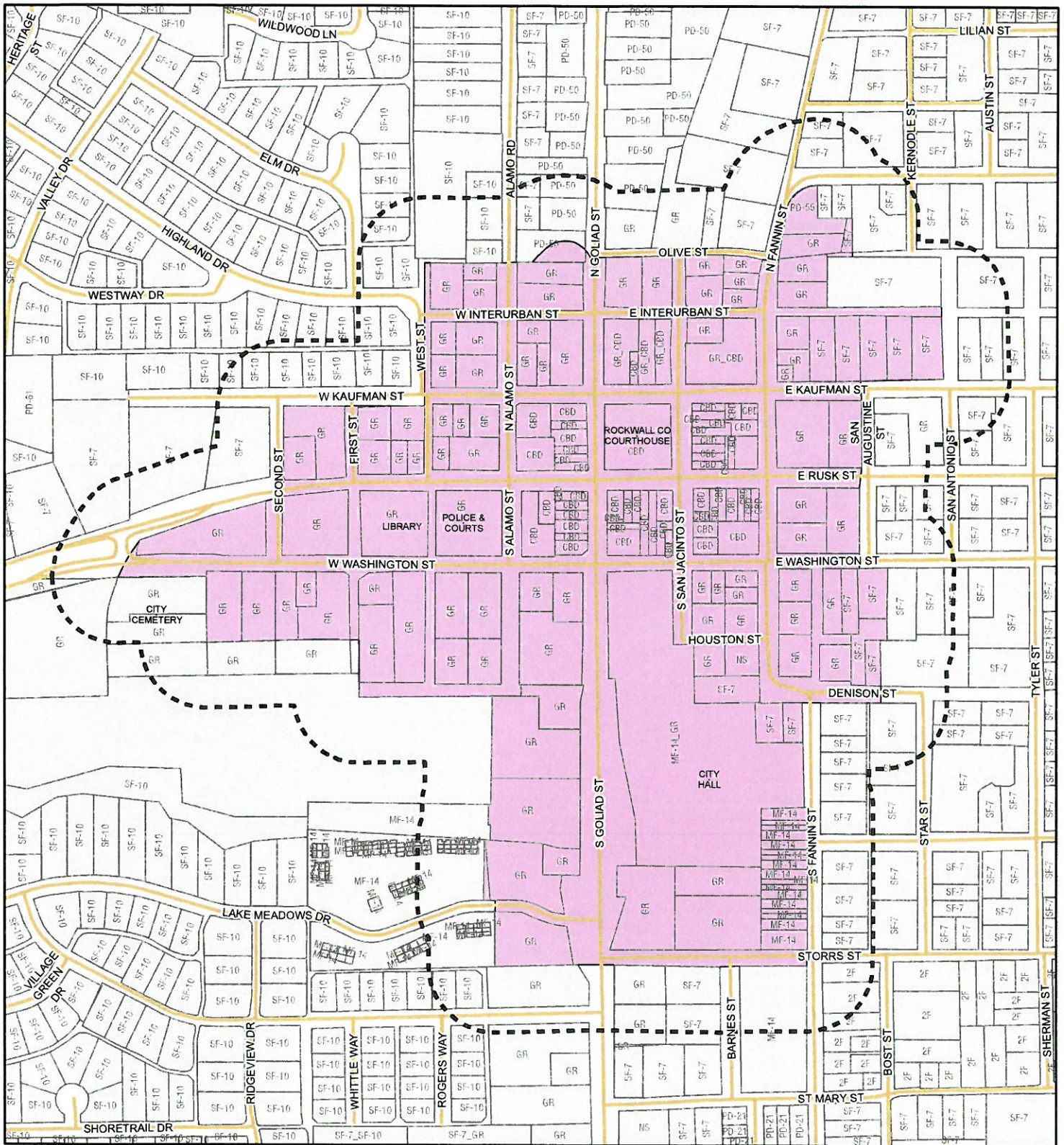
June 13, 2007
0 70 140 280 Feet

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

Legend

 DOWNTOWN REGULATION BOUNDARY

 200 FT NOTIFICATION BUFFER



Downtown Regulating Plan Location Map

June 13, 2007
0 70 140 280 Feet

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
The New Horizon

Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/26/2007 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 7/16/2007 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

Z2007-012: Rezone Properties to "DT" District

*Hold a public hearing and consider a City-initiated request to **rezone** land of approximately 71.88-acres from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to **Downtown (DT) District** in accordance with the City's approved Downtown Plan, and take any action necessary. The 71.88-acre (+/-) subject property is located in the downtown area of the City of Rockwall, Rockwall County, Texas and shall be incorporated as the Downtown Regulating Plan Boundary.*

As an owner of property located **OUTSIDE of the proposed Downtown (DT) District but within 200-ft of the proposed boundary**, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 6/22/2007 to:

Michael Hampton
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

(please return portion of form below the dotted line)

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 206

I am opposed to the request for the reasons listed below

Your Name: _____

Rockwall Property Address: _____

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

FILE COPY



City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/26/2007 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 7/16/2007 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

Z2007-012: Rezone Properties to "DT" District

*Hold a public hearing and consider a City-initiated request to **rezone** land of approximately 71.88-acres from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to **Downtown (DT) District** in accordance with the City's approved Downtown Plan, and take any action necessary. The 71.88-acre (+/-) subject property is located in the downtown area of the City of Rockwall, Rockwall County, Texas and shall be incorporated as the Downtown Regulating Plan Boundary.*

As a property owner located **within the proposed Downtown (DT) District**, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 6/22/2007 to:

Michael Hampton
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

(please return portion of form below the dotted line)

Case number: Z2007-012

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below 177
 I am opposed to the request for the reasons listed below

Your Name: _____

Rockwall Property Address: _____

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

FILE COPY

WALKER TOM & SUE A
3113 LAKESIDE DR
ROCKWALL TX 75087

HUGHES THOMAS P
P O BOX 1315
ROCKWALL TX 75087-5087

TORRES ROSALBA & HECTOR &
MARTHA & RUBEN RAMIREZ
108 E RUSKROCKWALL TX 75087-5087

PRAYTOR JIM & STEPHANIE
310 S FANNIN ST
ROCKWALL TX 75087-5087

PEOPLES BILLY W
P O BOX 35
ROCKWALL TX 75087-5087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL TX 75087-1717

UNDERWOOD ARCHIE H
1804 KENTWOOD RD
ROCKWALL TX 75032-5032

RHODES TOM B
% SOUTHLAND CORP
1901 N AKARDDALLAS TX 75201-5201

WIMPEE JOE
105 W KAUFMAN
ROCKWALL TX 75087-5087

PANNELL AUTO SALES
111 N GOLIAD
ROCKWALL TX 75087-5087

SMITH G KENT DBA
K'S ADVERTISING DALLAS INC THE
109 N GOLIADROCKWALL TX 75087-
5087

PIRTLE DAVID ETUX
P O BOX 1569
ROCKWALL TX 75087-5087

AFJ ENTERPRISES LLC
2860 STATE HWY 66
SUITE 200ROCKWALL TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
446 FARM LANEROCKWALL TX
75087-5087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
446 FARM LANEROCKWALL TX
75087-5087

REED LARRY K
203 N ALAMO ROAD
ROCKWALL TX 75087-5087

WAY BILL & JERRY FAMILY TRUST
8441 S FM 549
ROCKWALL TX 75087-5087

GRIGNON LYNNE F
204 N WEST ST
ROCKWALL TX 75087-5087

HOLLIMAN ANDREA J &
DIANNE C HOLLIMAN
202 N WEST STROCKWALL TX 75087-
5087

HOMES BY BOWEN INC
1006 TIMBERLINE DR
HEATH TX 75032-5941

HOLMES JERRY L & HENRIETTA A
1862 EMERALD BAY DR
ROCKWALL TX 75087-5087

BLESSING BRIAN PC
104 W KAUFMAN
ROCKWALL TX 75087-5087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL TX 75087-5087

HANCE ROY & RANDA & LARRY
1244 E QUAIL RUN RD
ROCKWALL TX 75087-5087

LOFLAND EVELYN B ETAL
105 E KAUFMAN
ROCKWALL TX 75087-5087

PERKINS RONALD C DDS
9757 WHITE ROCK TRAIL
DALLAS TX 75238-5238

RAKICH CEDO & JULIA
341 LAKELAND DR
HOT SPRINGS AR 71913-7632

KING PACIFIC INC
3816 MERRIMAN DR
PLANO TX 75074-5074

MCCALLUM ROGER
107 E KAUFMAN
ROCKWALL TX 75087-5087

BRYAN-COLLEGE STATION EAGLE
INC
C/O A H BELO CORP
P O BOX 655237DALLAS TX 75265-5237

SMITH LEON A & MARGARET B
C/O JENIFER SMITH BLUM TRUSTEE
8217 W. 100 TERRACEOVERLAND
PARK KS 66212-6212

CAIN REVOCABLE FAMILY TRUST
305 STONEBRIDGE DR
ROCKWALL TX 75087-5087

FALL C W
1216 SMIRL DR
ROCKWALL TX 75087-5087

FALL C W
1216 SMIRL DR
ROCKWALL TX 75032-5032

GRAY PEGGY JO
521 KATHY DR
MESQUITE TX 75149-5149

FALLS C W
1216 SMIRL DR
ROCKWALL TX 75087-5087

KHATER CHARLES & PIERETTE
23 PRINGLE LN
ROCKWALL TX 75087-5087

ROCKWALL LIONS CLUB
C/O ODIS A LOWE JR
P O BOX 663ROCKWALL TX 75087-
5087

TURNER V H
4638 ELDERBERRY DR
GARLAND TX 75043-5043

OH SOO WHEE & KYUNG
7414 ARBORSIDE DRIVE
ROWLETT TX 75089-5089

COOK ROBERT
7414 SILVERTHORN DR
ROWLETT TX 75089-5089

COUNTY OF ROCKWALL
ROCKWALL TX 75087

GAREE MICHAEL A & GEORGIA
308 E WASHINGTON
ROCKWALL TX 75087-5087

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL TX 75087-5087

WILLESS LADONA
410 COACHLIGHT TR
ROCKWALL TX 75087-5087

CAIN REVOCABLE FAMILY TRUST
305 STONEBRIDGE DR
ROCKWALL TX 75087-5087

TIMPA JOSEPH C & KIM
1602 NORTH HILLS DRIVE
ROCKWALL TX 75087-5087

COMMUNITY BANK
P O BOX 729
ROCKWALL TX 75087-5087

MCCALLUM DARRELL
DBA NORTH TEXAS APPLIANCE
SUPPLY
107 E KAUFMAN STROCKWALL TX
75087-5087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIADROCKWALL TX 75087-
5087

PEOPLES BILLY W
1308 RIDGE RD
ROCKWALL TX 75087-5087

KLUTTS B A
1605 SUNSET HILL
ROCKWALL TX 75087-5087

KLUTTS B A
1605 SUNSET HILL
ROCKWALL TX 75087-5087

MASONIC LODGE
C/O J E HANIS
BOX 686ROCKWALL TX 75087-5087

PRUITT JAMES PRESTON
301 E FORK
SUNNYVALE TX 75182-5182

HOEGGER STEVE & KIM
2082 QUAIL RUN RD
WYLIE TX 75098-5098

BLACKETER LARRY & FAY
P O BOX 472964
GARLAND TX 75047

KLUTTS B A
1605 SUNSET HILL
ROCKWALL TX 75087-5087

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL TX 75087-5087

SAXTON RICHARD T & LYNDA R
18552 FM740
FORNEY TX 75126-5003

SWIERCINSKY MICHAEL P
103 NORTH GOLIAD STREET
ROCKWALL TX 75087-5087

ANDERSON ALLEN & LORETTA
1208 LAKESHORE
ROCKWALL TX 75087-5087

SMITH LEON A & MARGARET B
C/O JENIFER SMITH BLUM TRUSTEE
8217 W. 100 TERRACEOVERLAND
PARK KS 66212-6212

HENDRICKS BARBARA S
P O BOX 2136
ROCKWALL TX 75087-5087

HENDRICKS JAMES L
104 E RUSK
ROCKWALL TX 75087-5087

CURANOVIC PETER
112 E RUSK
ROCKWALL TX 75087-5087

WHITEHEAD ROBERT CECIL
304 HIGHLAND
ROCKWALL TX 75087-5087

HEFFERNAN RICHARD F & MARILYN
5924 VOLUNTEER PL
ROCKWALL TX 75032-5032

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL TX 75087-5087

FALLS CHAS W
1216 SMIRL DR
ROCKWALL TX 75087-5087

RDT ENTERPRISES INC
202 E RUSK
ROCKWALL TX 75087-5087

FOX CHARLES W ETUX
1527 MURPHY DR
ROCKWALL TX 75087-4647

ANDERSON LORETTA
1208 LAKESHORE
ROCKWALL TX 75087-5087

COLLIN-G PROPERTIES LTD
P O BOX 847
ROCKWALL TX 75087-5087

HARRIS LINDA
307 GREENHILL LN
ROCKWALL TX 75087-5087

ROBERSON RAY ETUX
1222 DANDELION
GARLAND TX 75043-5043

HALL J BLAKELEY
3618 HILLTOP
ROCKWALL TX 75087-5087

HEFFERNAN & HEFFERNAN
BOOKKEEPING
5924 VOLUNTEER PL
ROCKWALL TX 75032-5032

WEDDLE JOHN C
105 N GOLIAD
ROCKWALL TX 75087-5087

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL TX 75087-5087

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL TX 75087-5087

HEATH H N
101 ALAMO
ROCKWALL TX 75087-5087

SPARKS ROBERT & TANA
1000 SPARKS LN
ROCKWALL TX 75087-5087

HOWERTON CARROLL DAVID
322 SHEPERDS HILL
ROCKWALL TX 75087-5087

CITY OF ROCKWALL
385 S GOLIAD
ROCKWALL TX 75087-5087

TRINITY HARBOR CHURCH
306 E RUSK
ROCKWALL TX

COUNTY OF ROCKWALL
COUNTY COURTHOUSE ANNEX
ROCKWALL TX 75087-5087

ERUDITE INCORPORATED
305 E RUSK
ROCKWALL TX 75087-5087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE
ROCKWALL TX 75087-5087

WHITE DENNIS L
P O BOX 540127
DALLAS TX 75354-5354

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE
ROCKWALL TX 75087-5087

DAVIS FORREST B & LISA M
402 S GOLIAD
ROCKWALL TX 75087-5087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW
ROCKWALL TX 75087-5087

DELBOSQUE MARIO
572 V.Z.C. RD3411
WILLS POINT TX 75169-5169

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMANROCKWALL TX
75087-5087

FERGUSON STANLEY & LINDA
2429 RACHEAL DR
HEATH TX 75032-5032

FERGUSON STANLEY & LINDA
2429 RACHAEL DR
ROCKWALL TX 75032-5032

MORROW CHUB
301 N FANNIN
ROCKWALL TX 75087-5087

PRYOR BOBBY G
302 N SAN JACINTO
ROCKWALL TX 75087-5087

CULLINS KENNETH L & HEATHER D
1020 TIMBERLINE DR
ROCKWALL TX 75087-5087

CAIN REVOCABLE FAMILY TRUST
305 STONEBRIDGE DR
ROCKWALL TX 75087-5087

PEOPLES BILLY W
P O BOX 35
ROCKWALL TX 75087-5087

CLARKE CARY G
305 E KAUFMAN
ROCKWALL TX 75087-5087

JOHNSON JOHNNY L
303 N CLARK
ROCKWALL TX 75087-5087

FALLS J R
1216 SMIRL
ROCKWALL TX 75087-5087

HIS COVENANT CHILDREN INC
P O BOX 2101
ROCKWALL TX 75087-5087

BAESA MICHAEL H & PAIGE
5105 WYNDHAM CT
GARLAND TX 75043-5043

DOWER YVONNE &
HILDA PRIETO
P O BOX 571006DALLAS TX 75357-5357

HEFFERNAN & HEFFERNAN
BOOKKEEPING
5924 VOLUNTEER PL
ROCKWALL TX 75032-5032

STATE OF TEXAS

TOVAR JUSTINO ET UX
303 DENISON
ROCKWALL TX 75087-5087

ALLEN ROBERT G DDS
406 W RUSK
ROCKWALL TX 75087-5087

SPARKS ROBERT & TANA
1000 SPARKS LN
ROCKWALL TX 75087-5087

HAIR MOTION INC
612 MIDDLE GLENN DR
GARLAND TX 75043-5043

BURNS LORRAINE MARIETTI
403 WEST WASHINGTON
ROCKWALL TX 75087-5087

BOOTH LEE R
P O BOX 16393
AUSTIN TX 78761-8761

BURNS LORRAINE MARIETTI
403 WEST WASHINGTON
ROCKWALL TX 75087-5087

ROCKWALL COUNTY HELPING
HANDS INC
102 S 1ST ST
ROCKWALL TX 75087-5087

BOOTH LEE R
P O BOX 16393
AUSTIN TX 78761-8761

HOWERTON CARROLL DAVID
322 SHEPERDS HILL
ROCKWALL TX 75087-5087

WHITFIELD JAMES H & SHARON L
P O BOX 1359
ROCKWALL TX 75087-5087

SPARKS ROBERT & TANA
1000 SPARKS LN
ROCKWALL TX 75087-5087

COUNTY OF ROCKWALL
ROCKWALL TX 75087

HOUSING AUTHORITY OF CITY
OF ROCKWALL

ROCKWALL ROTARY CLUB
P O BOX 446
ROCKWALL TX 75087-5087

PEOPLES BILLY W
P O BOX 35
ROCKWALL TX 75087-5087

SHIELDS JOE M
202 S GOLIAD
ROCKWALL TX 75087-5087

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY TX 75126-5321

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
446 FARM LANEROCKWALL TX
75087-5087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIADROCKWALL TX 75087-
5087

CITY OF ROCKWALL

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIADROCKWALL TX 75087-
5087

WALKER TOM
3113 LAKESIDE DR
ROCKWALL TX 75087-5087

WILLESS LADONA
410 COACHLIGHT TR
ROCKWALL TX 75087-5087

WILLIAMS H L
411 VALLEY DR
ROCKWALL TX 75087-5087

SMITH IRIS
211 E COLORADO
DALLAS TX 75203-5203

SMITH IRIS
211 E COLORADO
DALLAS TX 75203-5203

SMITH IRIS
211 E COLORADO
DALLAS TX 75203-5203

CAIN REVOCABLE FAMILY TRUST
305 STONEBRIDGE DR
ROCKWALL TX 75087-5087

HEATH H N
101 N ALAMO
ROCKWALL TX 75087-5087

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL TX 75087-5087

CAIN REVOCABLE FAMILY TRUST
305 STONEBRIDGE DR
ROCKWALL TX 75087-5087

JOY LUTHERAN CHURCH
302 N GOLIAD S
ROCKWALL TX 75087-5087

JOY LUTHERAN CHURCH
302 N GOLIAD S
ROCKWALL TX 75087-5087

HOLLIMAN ANDREA
303 N ALAMO
ROCKWALL TX 75087-5087

ALSOBROOK DAVID
505 CARRIAGE TRAIL
ROCKWALL TX 75087-5087

ROCKWALL RENTAL PROPERTIES LP
P O BOX B
TERRELL TX 75160-5160

CITY OF ROCKWALL
ATTN:MARY SMITH
385 S GOLIADROCKWALL TX 75087-
5087

LIGHTEL HELENA M
402 A SOUTH FANNIN
ROCKWALL TX 75087-5087

CECIL RENEE
402 S FANNIN ST UNIT C
ROCKWALL TX 75087-5087

RUSSO MARK
402B S FANNIN
ROCKWALL TX 75087-5087

JEFFERSON BETTY L
402 #D FANNIN ST S.
ROCKWALL TX 75087-5087

IVIE VIRGINIA
404 A SOUTH FANNIN STREET
ROCKWALL TX 75087-5087

HARRIS RICHARD
210 GLENN AVE
ROCKWALL TX 75087-5087

DUFRAINE JANET
404 C SO FANNIN
ROCKWALL TX 75087-5087

K AND M TRUST
404D SOUTH FANNIN
ROCKWALL TX 75087-5087

DAY SHARON K
406B S FANNIN
ROCKWALL TX 75087-5087

WICHMANN MARCUS & MYUNG
13215 SE MILL PLAIN BLVD
VANCOUVER WA 98684-6963

HADDOCK EVELYN
SAMMIE W THOMAS (LIFE TENANCY)
4 HARKER CIR ROCKWALL TX 75087-
5087

COLLICHIO STEVEN J & KIMBERLY C
6202 VOLUNTEER PL
ROCKWALL TX 75032-5032

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL TX 75087-5087

ROCKWALL NH REALTY LTD
1413 E I-30 STE 7
GARLAND TX 75043-5043

HAYWORTH AMY
408 S FANNIN ST UNIT A
ROCKWALL TX 75087-5087

COLLICHIO STEVEN J & KIMBERLY C
6202 VOLUNTEER PL
ROCKWALL TX 75032-5032

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL TX 75087-5087

TOVAR JOSE G & FELIPA
301 DENNISON
ROCKWALL TX 75087-5087

TOVAR JUSTINO & ADELINA
303 DENISEN
ROCKWALL TX 75087-5087

HUMPHREY GARY B ET UX
310 E WASHINGTON
ROCKWALL TX 75087-5087

ROCKWALL NH REALTY LTD
4809 COLE AVENUE
SUITE 347 DALLAS TX 75205-5205

CKS JOINT VENTURE #1
(R SLAUGHTER JR & G E KELLEY)
P O BOX 1717 ROCKWALL TX 75087-
5087

KAUFMANN DOUG & RUTH
446 FARM LN
ROCKWALL TX 75087-5087

KAUFMANN DOUG & RUTH
446 FARM LN
ROCKWALL TX 75087-5087

KAUFMANN DOUG & RUTH
446 FARM LN
ROCKWALL TX 75087-5087

STATE HIGHWAY DEPT
130 RT 3 L L LOFLAND
ROCKWALL TX 75087-5087

STEWART ANTOINETTE E
306 WILLIAMS
ROCKWALL TX

SMITH GLEN &
PEG PANNELL-SMITH
602 WILLIAMS ST ROCKWALL TX
75087-5087

THOMAS JOHN & TRACY DIANE
302 WILLIAMS
ROCKWALL TX 75087-5087

200' foot

CAMPBELL W E
C/O SENIOR CARE
CONSULTANTS INC
1413 EAST I-30 STE. 7
GARLAND, TX 75043-5043

BENNETT IMOGENE R
206 KENWAY DR
ROCKWALL, TX 75087-5087

BORGER LINDA L
204 KENWAY
ROCKWALL, TX 75087-5087

PENNINGTON H S
307 POINT ROYAL DR
ROCKWALL, TX 75087-5087

CRUZ ARTURO & CECILIA
501 ROGERS WAY
ROCKWALL, TX 75087-5087

KNIGHTSBRIDGE HOLDING CO
PROFIT
SHARING PLAN ATTN/W G JONES TR
701 YACHT CLUB DRIVE
ROCKWALL, TX 75087-5087

CAMPBELL W E
C/O SENIOR CARE
CONSULTANTS INC
1413 EAST I-30 STE. 7
GARLAND, TX 75043-5043

GASAWAY CHRIS & SHERYL
505 S FANNIN
ROCKWALL, TX 75087-5087

SALINAS ANTONIO & ELISA
507 S FANNIN ST
ROCKWALL, TX 75087-5087

BUTTGEN JAMES D
501 KERNODLE
ROCKWALL, TX 75087-5087

PEOPLES BILLY
BOX 35
ROCKWALL, TX 75087-5087

POINTER TAYLOR
303 WILLIAMS ST
ROCKWALL, TX 75087-5087

BYRNE ROBIN D & JERRY D SR
301 HIGHLAND DR
ROCKWALL, TX 75087-5087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087-5087

WHITE B J
305 HIGHLAND DR
ROCKWALL, TX 75087-5087

KLEPPER LINDA C (POLLARD)
307 HIGHLAND
ROCKWALL, TX 75087-5087

MISHLER NELLIE
309 HIGHLAND DRIVE
ROCKWALL, TX 75087-5087

PEOPLES JOHN P & LYDIA G
311 HIGHLAND DRIVE
ROCKWALL, TX 75087-5087

HIGHTOWER ARTHUR D
11770 CR483
LAVON, TX 75166-1669

HOWINGTON RACHEL ANN
302 ELM
ROCKWALL, TX 75087-5087

WHITEHEAD EMILY SUE
304 HIGHLAND DR
ROCKWALL, TX 75087-5087

PARKS MURPHY H & PAIGE E
1310 CLOVERLEAF DR
AUSTIN, TX 78723-8723

COX WENDELL J & AMY CAIN
COX
404 W KAUFMAN ST
ROCKWALL, TX 75087-5087

JOHNSON EARL
1524 N BUCKNER BLVD
DALLAS, TX 75213-3516

NALLS THOMAS & MILDRED
502 W KAUFMAN ST
ROCKWALL, TX 75087-5087

LUFF BARRY & STEPHANIE
304 PHEASANT HILL
MCCLENDON-CHISHOLM, TX
75032-5032

CAIN FAMILY PARTNERSHIP
LTD
305 STONEBRIDGE
ROCKWALL, TX 75087-5087

 CITY OF ROCKWALL

LILLARD DOTTIE MARIE
411 S FANNIN
ROCKWALL, TX 75087-5087

BLACKETER RACHEL
409 S FANNIN ST
ROCKWALL, TX 75087-5087

RATH RICKY JOHN
305 STAR ST
ROCKWALL, TX 75087-5087

KLUTTS B A
1605 SUNSET HILL
ROCKWALL, TX 75087-5087

MYERS MARTHA ANN
507 E RUSK
ROCKWALL, TX 75087-5087

HUBBARD PAUL ETUX
3237 DOUGLAS DR
GARLAND, TX 75041-5041

JACOBS NELDA
317 S FANNIN STREET
ROCKWALL, TX 75087-5087

SMITH MARY SUE
502 W RUSK
ROCKWALL, TX 75087-5087


STATE OF TEXAS


STATE OF TEXAS

BILLINGSLEY LAURA RENEE
501 N ALAMO
ROCKWALL, TX 75087-5087

KILPATRICK KENDRA
402 E WASHINGTON
ROCKWALL, TX 75087

TUNMIRE EARL & PAT
301 STAR
ROCKWALL, TX 75087-5087

JAMES JUSTIN K
180 SAN ANTONIO ST
ROCKWALL, TX 75087-5087

CONATSER JOHN L & CHERI L
307 MUNSON ST
ROCKWALL, TX 75087-5087

CAFFEY MICHAEL M
311 S FANNIN
ROCKWALL, TX 75087-5087


GOVERNMENT HOUSING

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087-5087

CAWTHON RICK
4646 E I30
ROCKWALL, TX 75087-5087

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089-5089

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75088-5088

COLSON JAMES ET UX
404 E WASHINGTON
ROCKWALL, TX 75087-5087

LAND HEADQUARTERS
COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAZYNE, FL 33149-3149

ARCHER KERRY ANNE
9613 KINGS LINK CIRCLE
ROWLETT, TX 75088-5088

SOTO AMADO C &
DEBORAH J HUDSON
306 STAR
ROCKWALL, TX 75087-5087

CULLINS JAMES & SHARON
DAY
406B S FANNIN
ROCKWALL, TX 75087-5087

STEGER ANNA WADE ETAL
504 W RUSK
ROCKWALL, TX 75087-5087

LAWSON ABBETH ADAIR
ADIAR JR WILLIAM & CAROL
10210 HUFFINES DR
ROWLETT, TX 75089-8573

TAMEZ SILVINIO & ARACELIA
502 N ALAMO
ROCKWALL, TX 75087-5087

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75088-5088

SOUTHWESTERN BELL
TELEPHONE CO
SBC PROP TX ADMIN
ONE SBC CENTER 36-M-01
ST LOUIS, MO 63101-3002

BONFANTE VITTORIO &
ANGELA
703 FOREST TRACE
ROCKWALL, TX 75087-5087

CANTRELL RICHARD DAVID &
KAREN DENISE
401 EAST WASHINGTON ST
ROCKWALL, TX 75087-5087

MATHIS BONNIE JEAN
405 E WASHINGTON
ROCKWALL, TX 75087-5087

LAKESHORE COMMUNITY
CHURCH
5575 S HWY 2057
ROCKWALL, TX 75032-5032

CAIN CHAD
P O BOX 2345
ROWLETT, TX 75030-5030

DAUGHERTY ANDREW &
RACHAEL B
401 E RUSK STREET
ROCKWALL, TX 75087-5087

BELEW AUBREY J & DORIS
406 E WASHINGTON ST
ROCKWALL, TX 75087-5087

TEXAS UTILITIES SERVICES INC
C/O TU SERVICES
STATE & LOCAL TAX DEPARTMENT
P O BOX 219071
DALLAS, TX 75221-9071

WAY WILLIAM H AND
DELLENE BURGAMY
8441 S FM59
ROCKWALL, TX 75032-5032

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087-5087

MEYERS STUART A & BRENDA
S
1614 LAKE SHORE DR
ROCKWALL, TX 75087-5087

ESTES NOLAN
406 STAR ST
ROCKWALL, TX 75087-5087

MCKINNEY TERRY WAYNE
308 MUNSON
ROCKWALL, TX 75087-5087

PITTMAN MICHAEL &
SHARILYN
300 MUNSON
ROCKWALL, TX 75087-5087

MCKINNEY TERRY W & LINDA
A
308 MUNSON
ROCKWALL, TX 75087-5087

GREENE ADA
636 HAMBY LN
ROCKWALL, TX 75087-5087

CANUP DAVID & PATRICIA
602 W RUSK ST
ROCKWALL, TX 75087-5087

CHURCH ROBERT & LESLIE
304 WILLIAMS
ROCKWALL, TX 75087-5087

STEWART ANTOINETTE E
306 WILLIAMS
ROCKWALL, TX

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087-5087

WINES DEBORAH C
310 WILLIAMS
ROCKWALL, TX 75087-5087

~~CITY CEMETARY
ROCKWALL TX 75087~~

~~CITY CEMETARY
ROCKWALL TX 75087~~

~~CITY CEMETARY
ROCKWALL TX 75087~~

~~CITY CEMETARY
ROCKWALL TX 75087~~

BARTON SHANNON G
501 EAST KAUFMAN STREET
ROCKWALL, TX 75087-5087

DAVIS EDWARD N SR
12506 LOCH MEADOWS DR
DALLAS, TX 75244-5244

GARRETT JANICE LARAY OR
THE GARRETT LIVING TRUST
505 EAST KAUFMAN
ROCKWALL, TX 75087-5087

ROCKWALL ISD TR
FOR ROCKWALL TAXING
ENTITIES

YOUNG BRIAN & PATTI
797 HUNTERS GLEN
ROCKWALL, TX 75032-5032

PLACE LISANNE
1531 ZAPATA
EL DORADO HILLS, CA 95762-
3544

RAKICH CEDO AND JULIA
341 LAKELAND DR
HOT SPRINGS, AR 71913-7632

RAKICH CEDO AND JULIA
341 LAKELAND DR
HOT SPRINGS, AR 71913-7632

RYAN ALYSHA R & BRIAN A
P O BOX 2314
ROCKWALL, TX 75087

REDDEN POLLY & ROSS
1712 MORRISH LN
ROCKWALL, TX 75032-5032

AUSTIN RONALD D
401 NORTH FANNIN
ROCKWALL, TX 75087-5087

MCCORD SHANNON
501 S GOLIAD
ROCKWALL, TX 75087-5087

MIGNEAULT WILLIAM H &
MELINDA
188 RIDGEMONT DR
FORNEY, TX 75126-5332

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087-5087

GREENPOINT CAPITAL LP
601 WHITE HILLS DR
ROCKWALL, TX 75087-5087

~~STATE OF TEXAS~~

~~CITY CEMETARY
ROCKWALL TX 75087~~

NBN GROUP
505 STONEBRIDGE DR
ROCKWALL, TX 75087-5087

ROCKWALL ROTARY CLUB
P O BOX 446
ROCKWALL, TX 75087-5087

~~HOUSING AUTHORITY OF CITY
OF ROCKWALL~~

~~HOUSING AUTHORITY OF CITY
OF ROCKWALL~~

WILLIS DOUGLAS E
2629 MARIELLA DR
ROCKLIN, CA 95765-5618

DORBET INC
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 79042-9042

BOTTS PAUL
1919 SHILOH
STE 650 LB 36
GARLAND, TX 75042-5042

DORBET INC
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 79042-9042

LEIS DORVIN D
CHARITABLE REMAINDER
UNITRUST
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

DORBET INC
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 79042-9042

DORBET INC
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 79042-9042

COLLUM GARY & LISA
338 LAKE MEADOWS DR
ROCKWALL, TX 75087-5087

LEIS DORVIN D
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

KOLWINSKA GERALDINE D
138 LAKE MEADOWS DR
ROCKWALL, TX 75087-5087

PITTMAN CLINT
4711 PARKWOOD DR
ROCKWALL, TX 75087-5087

DEPETRIS RICHARD O
1919 S SHILOH ROAD STE 650
LB-36
GARLAND, TX 85042-5042

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

PITTMAN CLINT
4711 PARKWOOD DR
ROCKWALL, TX 75087-5087

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

PITTMAN CLINT
4711 PARKWOOD DR
ROCKWALL, TX 75087-5087

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

SHIPMAN RAPHE & DELAMIE
202 GLENN AVE
ROCKWALL, TX 75087-4149

LEIS DORVIN D
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

LEIS DORVIN D
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

MERIGIAN OSONNA M
109 LAKE MEADOWS DR
ROCKWALL, TX 75087-5087

LEIS DORVIN D
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

LEIS DORVIN D
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

LEIS DORVIN D
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

PEARMAN JANICE A
107 LAKE MEADOWS DR
ROCKWALL, TX 75087-3668

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

BARCLAY ALICE WHITE
4415 SHAVANO WAY
SAN ANTONIO, TX 78249-8249

WILLIS DOUGLAS E
2629 MARIELLA DR
ROCKLIN, CA 95765-5618

WILLIS DOUGLAS E
2629 MARIELLA DR
ROCKLIN, CA 95765-5618

BOTTS PAUL
1919 SHILOH
STE 650 LB 36
GARLAND, TX 75042-5042

BOTTS PAUL
1919 SHILOH
STE 650 LB 36
GARLAND, TX 75042-5042

LEIS DORVIN D
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

NEWCOMB RAMON & JOYCE M
2217 MCCLENDON DR
ROCKWALL, TX 75032-5032

WILLIS DOUGLAS E
2629 MARIELLA DR
ROCKLIN, CA 95765-5618

DEPETRIS RICHARD O
1919 S SHILOH RD
STE 650 LB36
GARLAND, TX 75042-5042

DORBET INC
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 79042-9042

OLSEN SHARON
3402 AUGUSTA BLVD
ROCKWALL, TX 75087-5087

NEWCOMB RAMON & JOYCE M
2217 MCCLENDON DR
ROCKWALL, TX 75032-5032

NEWCOMB RAMON & JOYCE M
2217 MCCLENDON DR
ROCKWALL, TX 75032-5032

BOTTS PAUL
1919 SHILOH
STE 650 LB 36
GARLAND, TX 75042-5042

WILLIS DOUGLAS E
2629 MARIELLA DR
ROCKLIN, CA 95765-5618

LEIS DORVIN D
CHARITABLE REMAINDER
UNITRUST
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

LEIS DORVIN D
CHARITABLE REMAINDER
UNITRUST
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

JAMES CHELSIE L
323 LAKE MEADOWS DR
ROCKWALL, TX 75087

DORBET INC
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 79042-9042

DORBET INC
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 79042-9042

DORBET INC
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 79042-9042

BOTTS PAUL
1919 SHILOH
STE 650 LB 36
GARLAND, TX 75042-5042

DORBET INC
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 79042-9042

LEIS DORVIN D
CHARITABLE REMAINDER
UNITRUST
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

DORBET INC
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 79042-9042

DEPETRIS RICHARD O
1919 S SHILOH #650 LB-36
GARLAND, TX 45042-5042

KING MARY H TRUSTEE OF THE
MARY H KING 1992 REVOCABLE TR
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

LEIS DORVIN D
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

LEIS DORVIN D
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

LEIS DORVIN D
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

WYLIE RONALD & CINDY
442 DOWELL RD
ROCKWALL, TX 75032

BOTTS PAUL
1919 SHILOH
STE 650 LB 36
GARLAND, TX 75042-5042

DEPETRIS RICHARD O
679 WOODLAND WAY
ROCKWALL, TX 75087-5087

KING MARY H TRUSTEE OF THE
MARY H KING 1992 REVOCABLE TR
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

BOTTS PAUL
1919 SHILOH
STE 650 LB 36
GARLAND, TX 75042-5042

BOTTS PAUL
1919 SHILOH
STE 650 LB 36
GARLAND, TX 75042-5042

KING MARY H TRUSTEE OF THE
MARY H KING 1992 REVOCABLE TR
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

LEIS DORVIN D
C/O TOMLINSON COMPANIES
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

LEIS DORVIN D
CHARITABLE REMAINDER
UNITRUST
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

HERALDSON BILLY E &
BARBARA L
1215 PARK AVE
SHEPHERDSVILLE, KY 40165-
0165

KING MARY H TRUSTEE OF THE
MARY H KING 1992 REVOCABLE TR
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

MOCK ALYSSA
129 LAKE MEADOWS DR
ROCKWALL, TX 75087-5087

LEIS DORVIN D
CHARITABLE REMAINDER
UNITRUST
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

KIFER RUTH E
331 LAKE MEADOWS DR
ROCKWALL, TX 75087-5087

LEIS DORVIN D
CHARITABLE REMAINDER
UNITRUST
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

DEPETRIS RICHARD
1919 S SHILOH #650 LB-36
GARLAND, TX 75042-5042

BENT CREEK REAL ESTATE
PARTNERS LLC
PO BOX 3217
SUNRIVER, OR 97707-7707

WILLIS SUSAN A & DOUGLAS
A
2629 MARIELLA DR
ROCKLIN, CA 95765-5618

MIRANDA KETTY
328 LAKE MEADOWS DR
ROCKWALL, TX 75087-5087

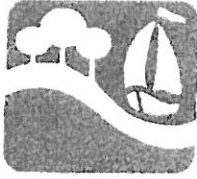
BOTTS PAUL
1919 SHILOH
STE 650 LB 36
GARLAND, TX 75042-5042

KING MARY H TRUSTEE OF THE
MARY H KING 1992 REVOCABLE TR
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

LEIS DORVIN D
CHARITABLE REMAINDER
UNITRUST
1919 SHILOH STE 650 LB 36
GARLAND, TX 75042-5042

BOTTS PAUL
1919 SHILOH
STE 650 LB 36
GARLAND, TX 75042-5042

KRAMER THOMAS KENNETH
332 LAKE MEADOWS DR
ROCKWALL, TX 75087-5087



2007-012

CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Planning and Zoning Commission

FROM: Michael Hampton, Planning and Zoning Manager

DATE: May 3, 2007

SUBJECT: Initiation of Downtown (DT) District Rezoning Case

As the Planning and Zoning Commission is aware, the City of Rockwall has recently amended the Unified Development Code to establish the new Downtown (DT) District and associated "form-based" development standards.

The next step in implementing the district is to initiate the formal rezoning process for the properties that have been identified in the Downtown Plan. Staff has drafted a zoning boundary (see attached) to discuss at the May 8th meeting and is asking the Commission to initiate the rezoning case. The original boundary identified in the Downtown Plan – generally extending to Olive Street on the north, 2nd Street on the west, Storrs Street on the south and San Augustine Street to the east – has been applied. However, staff is proposing to extend the boundary in certain locations to include the following additional parcels:

- Smitty's Restaurant and former Tropical John's lots (existing non-residential parcels located north of Olive Street)
- 401, 403 and 405 E. Kaufman Street (east of San Augustine - which terminates on the south side of Kaufman - to San Antonio)
- 409 W. Washington (west of 2nd Street, but would bring all property "inside" of cemetery boundary into Downtown District)

If the Planning and Zoning Commission feels the proposed boundary is acceptable and directs staff to proceed at this time, staff will begin the notification process. It is the intent to hold the Planning and Zoning Commission public hearing on June 12th. Following a recommendation by the Commission, staff will likely send a second notification to owners and the newspaper for the City Council public hearing, which would most likely take place in July.

Staff will be prepared to discuss the proposed rezoning at the meeting, and answer any questions the Commission may have.

*Tax Office/Probation as Civic?
310 FANNIN Historic?*

Extend to San Antonio/Rusk?

(401-405 E. Kaufman Out)

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 7/10/2007
APPLICANT: City of Rockwall
AGENDA ITEM: Z2007-012; Downtown (DT) District Rezoning

2-2,
then 4-0 ✓

Hold a public hearing and consider a City-initiated request to rezone land of approximately 71.88-acres from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, and take any action necessary. The 71.88-acre (+/-) subject property is located in the downtown area of the City of Rockwall, Rockwall County, Texas and shall be incorporated as the Downtown Regulating Plan Boundary.

BACKGROUND INFORMATION:

A key component in the implementation of the Downtown Plan adopted by the City Council in November 2004 is the rezoning of property identified as part of the expanded downtown district. The City Council approved amendments to the Unified Development Code earlier this year (Ord. 07-06) to establish the new Downtown (DT) District and associated "form-based" development standards. The next step in implementing the district is the formal rezoning process for the properties that have been identified in the Downtown Plan. Staff has drafted a boundary for the Downtown Regulating Plan (enclosed in your packets) for consideration by the Planning Commission and City Council.

The proposed "Regulating Plan" specifies which blocks within the district are required to feature "retail at grade," as well as identifies the "Historic Core." Both of these are referenced in the DT district requirements and must be identified on the approved Regulating Plan.

The original boundary identified in the Downtown Plan - generally extending to Olive Street on the north, 2nd Street on the west, Storrs Street on the south and San Augustine Street to the east - has been applied. In addition, staff has proposed to extend the boundary in certain locations to include the following additional parcels:

1. **Smitty's Restaurant and former Tropical John's (Thomas and Smith Addition).** These are existing non-residential parcels located north of Olive Street. Staff has proposed to rezone these properties that serve as an entry into downtown, and to remove PD-55 which limits the use at 302 Williams to a landscape/nursery business.
2. **401, 403 and 405 E. Kaufman Street.** These properties are located east of San Augustine. However, San Augustine terminates on the south side of Kaufman, and staff proposes to extend the boundary to San Antonio and include these three homes on Kaufman that are adjacent to Lofland Park.

3. **409 W. Washington.** This property is located west of 2nd Street; however, including this property would bring all property "inside" of the City cemetery boundary into the Downtown District.

The Planning and Zoning Commission directed staff to proceed with the proposed boundary at their May 8, 2007 meeting. The proposed rezoning encompasses approximately 177 unique parcels, most of which are zoned (CBD) Central Business District or (GR) General Retail district. There are approximately 12 properties included that are situated within the existing Old Town Rockwall Historic District and one individual "landmark" property (102 N. Fannin). These properties will remain protected if the underlying zoning change is approved. Staff will have an exhibit illustrating existing zoning within the boundary at the meeting if needed for discussion.

There are a limited number of existing single family detached homes in the proposed district, some of which are currently zoned SF-7. While new detached single family use is not permitted within the DT district, and the existing single family would essentially become legal non-conforming uses, there are allowances for "urban residential" and a wide variety of non-residential uses within the district that enables a continued life for those homes and properties.

There are also several established businesses in the existing CBD and GR areas that would become (or in most cases, *continue as*) legal non-conforming uses. These include vehicle sales, warehousing, service stations, and other like uses. It should be noted in each of these cases the land uses shall continue legally until such time they are destroyed or damaged, vacated for 6 months or longer, or redeveloped. Staff will prepare a summary of existing non-conforming land uses, and potential non-conforming uses should the rezoning be approved, for the meeting.

Notices were sent to 383 property owners (177 inside the proposed district, and an additional 206 owners within 200-ft of the proposed district). As of July 5, 2007, three (3) notices "in favor" and five (5) notices "in opposition" have been returned. Staff also posted four (4) signs specifically created for the proposed zoning at the primary entry points.

RECOMMENDATIONS:

Staff Recommends approval of the request.

The Historic Preservation Advisory Board was scheduled to review the rezoning proposal and make a recommendation to the Planning and Zoning Commission and City Council at their regular meeting on June 21, 2007. However, due to lack of a quorum, the meeting was cancelled and the item will be considered at a special meeting on July 9, 2007. Staff will provide their recommendation to the Planning Commission.

On 6/26/07 the Planning and Zoning Commission continued the public hearing until July 10, 2007 to allow the Historic Preservation Advisory Board to call a "special meeting" and forward a recommendation to the Commission, by a vote of 6 to 0 (Smith abstained).

PH - 6:18pm

Magny

1) Glenn - 403 Kaufman - X

2) Johnny Johnson - 303 N. Clark (and ~~around~~ 307 E Kaufman) - X

3) Ron Harper (HPAB) -

Harper: Reason for removing properties?

Harper: Keep Park separate from Retail/Car Wash development.

4) Mark Russo

Jackson - 401 - any issue
Russo - Rock-wall

(Back)

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

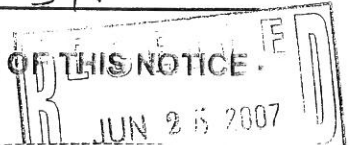
177

I am opposed to the request for the reasons listed below

Your Name: KING PACIFIC INC.

Rockwall Property Address: 110 N. SAN JACINTO ST.

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



Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

177

I am opposed to the request for the reasons listed below

I feel it would be more beneficial to zone my entire property and not just the back lot to be commercial

Your Name: Joni Waldrop (Antoinette Stewart AKA)

Rockwall Property Address: 306 Williams Rockwall, TX 75087

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

206

I am opposed to the request for the reasons listed below

I feel it would be more beneficial to zone my entire property and not just the back lot to be commercial.

Your Name: Joni Waldrop (Antoinette Stewart aka)

Rockwall Property Address: 306 Williams Rockwall, TX 75087

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

177

I am opposed to the request for the reasons listed below

I bought My PROPERTY BASED ON THE CITY'S ZONING. THE CITY HAS THE SAME RESPONSIBILITY TO KEEP ITS WORD AS AN INDIVIDUAL. JUST BECAUSE OF A FEW DOLLARS IT SHOULD NOT BREAK ITS PROMISE!

Your Name: K.L. McKinney (K.L.M. TRUST)

Rockwall Property Address: 404-D South FANNIN

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

206

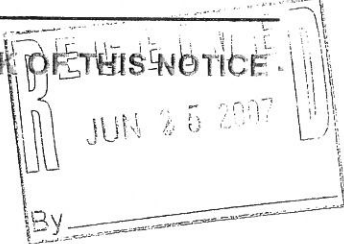
I am opposed to the request for the reasons listed below

I do not want any multi-family or retail closer to my property than they are now. I have lived in this house for 50 years and I like it like it is now.

Your Name: Martha Meyer

Rockwall Property Address: 507 E. Lusk

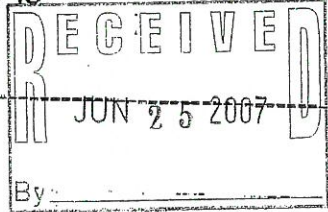
- PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE -



attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 6/22/2007 to:

Michael Hampton
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748



Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

*I Have owned my property many years and
Do NOT want it zoned anything
except what it was when I bought it
General Retail*

Your Name: *David Alsobrook*

Rockwall Property Address: *202 Interurban*

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

206

I am opposed to the request for the reasons listed below

*We need to restore and revitalize our
downtown within the historic boundaries
We do not need to enlarge the downtown
area for new buildings.*

Your Name: *Michael Pittman*

Rockwall Property Address: *300 Munson*

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

Hampton, Michael

From: Whitley, Kim
Sent: Tuesday, June 26, 2007 8:12 AM
To: LaCroix, Robert; Hampton, Michael; Spencer, Chris
Subject: FW: Case Number: Z2007-012

Kim Whitley

City of Rockwall
Planning Technician
972.771.7745

From: Amado Soto [mailto:amadosoto@charter.net]
Sent: Monday, June 25, 2007 6:48 PM
To: Planning
Cc: wtw70@aol.com; djh75@charter.net
Subject: Case Number: Z2007-012

To: Mr. Michael Hampton
Rockwall Planning and Zoning Department

Dear Mr. Hampton:

We are opposed to the City-initiated request (Case Number: Z2007-012) to rezone single-family (SF) and neighborhood services (NS) districts to the new downtown (DT) district for the following reasons:

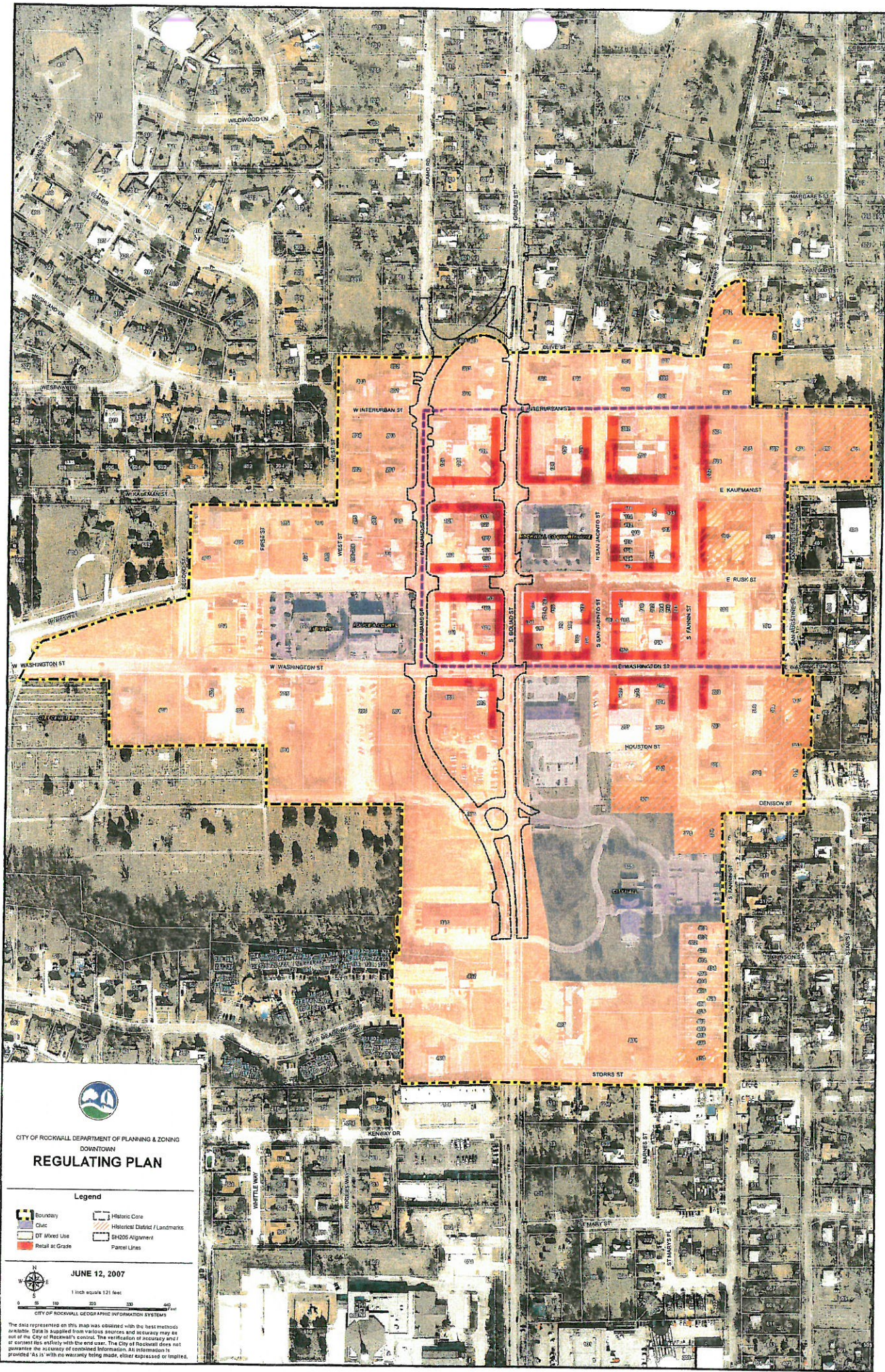
1. We are concerned that the proposed DT district zoning will negatively impact the availability of single-family residential and neighborhood services districts
2. The Public Notice that was sent to us lacks any details regarding what the impact would be by changing the current districts to DT

Please forward our concerns to the Planning and Zoning Commission for their consideration before Tuesday's (6-26-07) public hearing.

Thank you.

Sincerely,

Amado C. Soto & Deborah J. Hudson
Address: 306 Star St., Rockwall, Texas 75087



CITY OF ROCKWALL DEPARTMENT OF PLANNING & ZONING
 DOWNTOWN
REGULATING PLAN

Legend

-  Boundary
-  Civic
-  DT Mixed Use
-  Retail at Grade
-  Historic Core
-  Historical District / Landmarks
-  SH205 Alignment
-  Parcel Lines



JUNE 12, 2007

1 inch equals 121 feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
 The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and of correct this activity with the end user. The City of Rockwall does not guarantee the accuracy of combined information. All information is provided "As is" with no warranty being made, either expressed or implied.

CITY OF ROCKWALL
CITY COUNCIL MEMO

Continue to 8/10/Workshop?
1. Straughan
2. Nelson 7-0 →

AGENDA DATE: 7/16/2007

APPLICANT: City of Rockwall

AGENDA ITEM: Z2007-012; Downtown (DT) District Rezoning

Hold a public hearing and consider a City-initiated request to rezone land of approximately 71.88-acres from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, and take any action necessary. The 71.88-acre (+/-) subject property is located in the downtown area of the City of Rockwall, Rockwall County, Texas and shall be incorporated as the Downtown Regulating Plan Boundary.

BACKGROUND INFORMATION:

A key component in the implementation of the Downtown Plan adopted by the City Council in November 2004 is the rezoning of property identified as part of the expanded downtown district. The City Council approved amendments to the Unified Development Code earlier this year (Ord. 07-06) to establish the new Downtown (DT) District and associated "form-based" development standards. The next step in implementing the district is the formal rezoning process for the properties that have been identified in the Downtown Plan. Staff has drafted a boundary for the Downtown Regulating Plan (enclosed in your packets) for consideration by the Planning Commission and City Council.

The proposed "Regulating Plan" specifies which blocks within the district are required to feature "retail at grade," as well as identifies the "Historic Core." Both of these are referenced in the DT district requirements and must be identified on the approved Regulating Plan.

The original boundary identified in the Downtown Plan - generally extending to Olive Street on the north, 2nd Street on the west, Storrs Street on the south and San Augustine Street to the east - has been applied. In addition, staff has proposed to extend the boundary in certain locations to include the following additional parcels:

1. **Smitty's Restaurant and former Tropical John's (Thomas and Smith Addition).** These are existing non-residential parcels located north of Olive Street. Staff has proposed to rezone these properties that serve as an entry into downtown, and to remove PD-55 which limits the use at 302 Williams to a landscape/nursery business.
2. **401, 403 and 405 E. Kaufman Street.** These properties are located east of San Augustine. However, San Augustine terminates on the south side of Kaufman, and staff proposes to extend the boundary to San Antonio and include these three homes on Kaufman that are adjacent to Lofland Park.
3. **409 W. Washington.** This property is located west of 2nd Street; however, including this property would bring all property "inside" of the City cemetery boundary into the Downtown District.

4. **310 E. Washington.** This property is located immediately adjacent to the existing printing company (R&W Printing) located at 308 E. Washington. The original Downtown Plan boundary appears to be on the west property line of this property; however, staff proposed to include 310 E. Washington to line up with the two properties behind it at 303 and 305 Denison St, which about the electrical substation.

The Planning and Zoning Commission directed staff to proceed with the proposed boundary at their May 8, 2007 meeting. The proposed rezoning encompasses approximately 177 unique parcels, most of which are zoned (CBD) Central Business District or (GR) General Retail district. In addition, there several parcels that are currently zoned (MF-14), including City Hall and the existing townhomes (approximately 17 units) along S. Fannin Street.

There are a limited number of existing single family detached homes in the proposed district, including approximately 12 parcels that are zoned SF-7. While new detached single family use is not permitted within the DT district, and the existing single family would essentially become legal non-conforming uses, there are allowances for "urban residential" and a wide variety of non-residential uses within the district that enables a continued life for those homes and properties.

There are also several established businesses in the existing CBD and GR areas that would become (or in most cases, continue as) legal non-conforming uses. These include vehicle sales, warehousing, service stations, and other like uses. It should be noted in each of these cases the land uses shall continue legally until such time they are destroyed or damaged, vacated for 6 months or longer, or redeveloped. Staff has prepared maps summarizing the existing zoning in the proposed DT district and the existing / potential non-conforming uses should the rezoning be approved, which will be available for review at the Council meeting on July 16.

HISTORIC PRESERVATION INFORMATION

As the Regulating Plan illustrates, there are approximately 12 properties included that are situated within the existing Old Town Rockwall Historic District and one individual "landmark" property (102 N. Fannin). It should be noted the Overlay/Landmark status of these properties would not change with an underlying rezoning to Downtown (DT) District. The Historic Preservation Advisory Board would continue to have the same authority on any new development or redevelopment – including demolition review - on the above properties. A Certificate of Appropriateness shall be required on these properties in the same manner it is required under the existing zoning. The table below summarizes the identified historic properties:

Property	Historic Contributing Status	Existing Zoning
302 Williams (former site of Tropical John's)	Non-Contributing	PD-55 (Nursery)
102 N Fannin/303 E Rusk (Old Methodist Church)	High (Landmark)	GR
403 E. Kaufman	Non-Contributing	SF-7
405 E. Kaufman (Vacant)	Non-Contributing	SF-7
308 E. Washington	Non-Contributing	SF-7
310 E. Washington	Non-Contributing	SF-7
303 Denison	Medium	SF-7

305 Denison	Low	SF-7
302 S. Fannin	High	NS
306 S. Fannin	Medium	SF-7
308 S. Fannin	Non-Contributing	SF-7
310 S. Fannin	High	SF-7
410 S. Fannin	High	MF-14

NOTIFICATION

Notices were sent to 383 property owners (177 inside the proposed district, and an additional 206 owners within 200-ft of the proposed district). As of July 5, 2007, three (3) notices "in favor" and six (6) notices "in opposition" have been returned.

Staff also posted four (4) signs specifically created for the proposed zoning at the primary entry points, and the proposed Regulating Plan has been published on the City's cable access channel.

RECOMMENDATIONS:

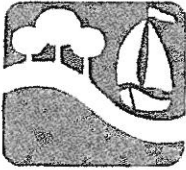
Staff Recommends approval of the request.

The Historic Preservation Advisory Board was scheduled to review the rezoning proposal and make a recommendation to the Planning and Zoning Commission and City Council at their regular meeting on June 21, 2007. However, due to lack of a quorum, the meeting was cancelled and the item will be considered at a special meeting on July 9, 2007. Staff will provide their recommendation to the Planning Commission.

On 6/26/07 the Planning and Zoning Commission continued the public hearing until July 10, 2007 to allow the Historic Preservation Advisory Board to call a "special meeting" and forward a recommendation to the Commission, by a vote of 6 to 0 (Smith abstained).

At the 7/9/07 "special meeting," the Historic Preservation Advisory Board recommended approval of rezoning for the Downtown (DT) District as presented by Staff, except that the following properties should be removed from the district: 401, 403 and 405 E. Kaufman Street, and 310 E. Washington Street.

On 7/10/07 the Planning and Zoning Commission recommended approval of the rezoning for the Downtown (DT) District as presented by Staff (including 401-405 E. Kaufman St and 310 E. Washington St), by a vote of 4 to 0 (Lucas, Smith and Milner absent). **Note: An earlier motion to approve the rezoning as recommended by the Historic Preservation Advisory Board FAILED by a vote of 2 to 2 (Cotti and Hunter for; Bricker and Jackson against).



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: City Council

FROM: Robert LaCroix

DATE: July 10, 2007

SUBJECT: Z2007-012 Downtown District Zoning (Supplemental Information)

Staff has attached several documents for the Council's review as the proposed rezoning for the Downtown area is considered at the Monday, July 16th meeting. It is staff's intent to highlight some of the timeline and key elements from the adopted Downtown Plan and form-based zoning code from which the proposed rezoning has originated. The following documents are included:

- Resolution 03-18 (May 3rd, 2003) – Established the Downtown Advisory Committee comprised of various community representatives (see list with resolution), which began work with City's consultant to develop Downtown Plan
- Excerpts from Downtown Plan, Adopted in November 2004, relative to the Plan's overall purpose and vision, as well as the Implementation Strategies
- Resolution 05-42 (November 21, 2005) – Established CBD form-based code committee comprised of various community representatives (see list with Resolution), which began work with City's consultant on development of the City's "Downtown (DT) District" requirements which were subsequently adopted as part of the Unified Development Code in February, 2007.
- Copy of Town Hall Meeting Notice (October 30, 2006) to present and discuss the draft form-based code, which was mailed to all property owners and tenants in the proposed downtown area, and advertised on the City's website. The City also held other town hall meetings in 2004 for the Downtown Plan adoption.

CITY OF ROCKWALL

RESOLUTION NO. 03-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ESTABLISHING A DOWNTOWN ADVISORY COMMITTEE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Home Town 2000 Comprehensive Plan for the City of Rockwall, recommends implementation strategies designed to ensure that the goals of the plan are achieved, and

WHEREAS, one of the goals is to prepare a Downtown Plan and Incentives Program that will address circulation, parking, walk ability, infill strategies and land use mix and develop incentive programs that would encourage development in the area, and

WHEREAS, a consultant will provide professional services to city staff for the preparation of the Downtown Plan, and

WHEREAS, a Downtown Advisory Committee shall be established by City Council to address issues concerning the Downtown area, and

WHEREAS, the Committee shall be comprised of a Planning Commissioner, a City Council member, a County Commissioner and merchants, residents and property owners within the Downtown area, and

WHEREAS, the consultant and city staff will meet periodically with the Downtown Advisory Committee to address issues and to brief the Committee on the progress of the Plan.

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

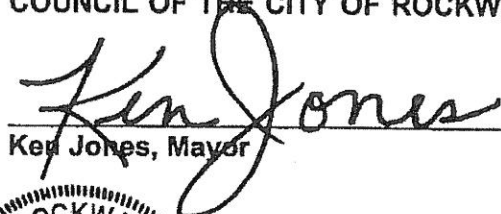
Section 1. A Downtown Advisory Committee be established comprised of a Planning Commissioner, a City Council member, a County Commissioner and merchants, residents and property owners within the Downtown area.

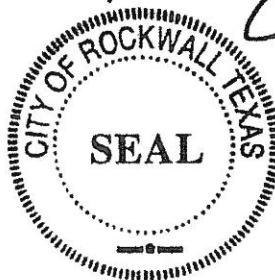
Section 2. That this Resolution shall become effective immediately upon passage and approval and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 3rd day of May, 2003.

ATTEST:


Dorothy Brooks, City Secretary


Ken Jones, Mayor



**Downtown Advisory Committee Member Suggestions
(8-10 members are needed).**

Staff has contacted the following persons.

City Council Member/Liaison – John King
Homer Flores – Planning Commissioner
Jerry Wimpee – County Commissioner
Corky Randolph – Community Bank
Pat Turner – Public Accountant
Peg Panell Smith – Historic Preservation Advisory Board Member
Janice Hill – Rockwall Office Supply
Daryl McCallum – North Texas Appliance
Michael Swiercinsky – Property owner
Kerry Smith – K's Advertising
John Thomas – Tropical John's
Paige and Michael Baeza – Casa Miquel's
Bill Lofland – Attorney
Kim Hoegger – The French Pear
Jerry Holmes – Singular Building
Joe Wimpee – Joe Wimpee Insurance Agency

THE DOWNTOWN PLAN

The Home Town 2000 Comprehensive Plan recommends implementation strategies designed to ensure that the goals of the plan are achieved. Goal number 4 as listed in the Plan states; "Prepare a Downtown Plan and Incentives Program. It is recommended that the City prepare a Downtown Plan that addresses circulation, parking, walk ability, infill strategies and land use mix and incentive programs that help to promote the redevelopment of the Downtown area."

Townscape Inc., a private land planning firm, was hired to provide professional consulting services to city staff for the preparation of a Downtown Plan which focuses on the commercial core and the immediately adjacent area. The Downtown Plan addresses circulation, parking, walk ability, infill strategies and land use mix. Incentive programs have been included in the Plan to encourage development in the area and could include such items as a tax rebate program, grants for façade enhancements, Tax Increment Financing District (TIF) and other financial incentives. The Staff and the consultant have worked with a Downtown Advisory Committee during the process and received their approval of the Plan. The Plan was approved by the Planning and Zoning Commission and was finally approved by the City Council on November 15, 2004.

THE VISION

The Downtown should reflect the very "soul" of Rockwall. It should be a pedestrian-oriented place with active street life, healthy retail and a common "green" for community gatherings. It should be the friendly, family-oriented cultural center of the community; a place where people of all ages gather for social, recreational and shopping reasons. It should be a place where restaurants and shops abound; and a place where young professionals, seniors and "empty nesters" can find high quality urban-style housing.

Implementation Strategy

Rezone Downtown

Rezone the Downtown to strict form-based code standards that will ensure high quality pedestrian-oriented mixed use development.

Street Infrastructure

Reconstruct Kaufman, San Jacinto and Fannin Streets in the “Historic Core” of the Downtown to the standards established in the Downtown Plan and Zoning District.

Tax Reinvestment Zone (TRZ)

Create a TRZ for property in the Downtown area before year end 2007 in order to capture the tax increment on investment that will be made as a result of infrastructure improvements and rezoning.

Architectural Assistance for Existing Renovations

Identify and fund an architectural consultant to work with property owners who are considering renovations to existing buildings in the “Historic Core”. In addition, offer financial incentives to encourage the first several properties to renovate, which could include a 50% participation in façade construction costs and/or tax abatement for buildings which meet the standards for such facades in the Downtown Plan, Historic Overlay and Zoning District.

Property for Shared Parking

Secure property for shared parking in the Downtown. Ensure that sites are large enough to accommodate “liner” buildings to conceal a structured parking garage, and that the sites have easy access to and from major arterials through the downtown.

Parking Management

Once long term parking is secured, impose and enforce a 2-hour parking zone in the Core to free up convenient on-street customer parking. This will also encourage employees to use the new off street parking spaces.

Funding Sources

Identify funding sources for the programs listed above, which may include TRZ bonds, a Public Improvement District, Capital Improvement Funds and REDC funding.

CITY OF ROCKWALL

RESOLUTION NO. 05-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CREATING A CENTRAL BUSINESS DISTRICT (CBD) ZONING ADVISORY COMMITTEE, DEFINING ITS FUNCTION, AND PROVIDING FOR QUALIFICATIONS OF ITS MEMBERS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas, adopted a Downtown Plan in November of 2004, with certain recommended implementation processes, and

WHEREAS, one of the implementation processes recommended by the Downtown Plan is to established form-based zoning for the Central Business District (Downtown), and

WHEREAS, it is recommended that a citizen committee be established of not more than eight (8) members made up two (2) Downtown property owners, two (2) Downtown merchants, one (1) County representative, one (1) Historic Preservation Board members, one (1) Planning & Zoning Commission member and one (1) City Council liaison, and

WHEREAS, the committee will review a proposed draft form-based zoning code for the Central Business District and make their recommendations to the Planning & Zoning Commission,

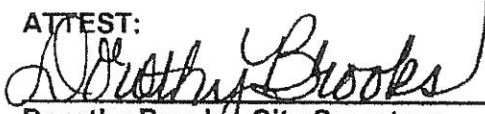
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, that:

The City Council of the City of Rockwall, Texas, shall establish a Central Business District (CBD) Zoning Citizens Advisory Committee for the review and recommendation of a CBD form-based zoning code to Planning & Zoning Commission.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21st day of November, 2005.


William R. Cecil, Mayor

ATTEST:


Dorothy Brooks, City Secretary



CBD Committee
Effective December 2005

Member # 1

Sherry Pittman
300 Munson
Rockwall, TX 75087
Home: 469-698-9588
Office: 972-567-5530
Fax: 469-698-9588
[Prefers e-mail over fax]
spittman@sbcglobal.net

Member # 2

Ross Ramsay
637 Stafford Circle
Rockwall, Texas 75087
Home: 972-771-1470
Work: 972-771-1030
Fax: 972-722-2233
Ram1026@sbcglobal.net

Member # 3

Connie Jackson
1450 Merion Drive
Rockwall, Texas 75087
Home: 972-772-2782
Work: 214-521-6753
Fax: 214-521-0207
cjackson@wilsonassoc.com

Member # 4

Jerry Wimpee
102 E. Rusk Street, Suite 200
Rockwall, Texas 75087
Home: 972-771-5581

Member # 5

Ms. Lynn R. Davis
942 Bluffview
Rockwall, Texas 75087
Home: 972-771-5892
Work: 972-771-3600
Fax: 972-771-3629

Member # 6

Joe Wimpee
Wimpee Insurance Agency
105 Kaufman Street
Rockwall, Texas 75087
work: 972-771-8051

Member # 7

Darrell McCallum
5 Canyon Ridge Drive
Rockwall, Texas 75087
Home: 972-722-1133
Home: 972-771-3998
Work: 972-771-0393



City of Rockwall
The New Horizon

Town Hall Meeting to discuss the proposed Downtown Form Based Zoning Code.

A Town Hall Meeting scheduled for October 30, 2006 will be conducted by City of Rockwall Planning Department to discuss the proposed Downtown Form Based Zoning Code:

On **October 30, 2006 at 6:30 pm**, the City of Rockwall Planning Department will conduct a Town Hall Meeting to discuss with the public the proposed Downtown Form Based Zoning Code. The meeting will be held at the **City Hall Council Chambers, 385 S. Goliad Street**. The purpose of creating a new zoning district for the downtown area is to implement the adopted recommendations of the Comprehensive Plan and the Downtown Plan by encouraging new development and redevelopment in the Downtown area. **A draft copy of the proposed code can be reviewed on our website at www.rockwall.com/planningzoning.**

The goals of this Zoning District are

1. To make the Downtown area a sustainable "Great Place" within the region that will attract high quality investment and reinvestment over time.
2. To capitalize on the existing historic character of the Downtown and provide Rockwall with a thriving Downtown center.
3. To provide development and land use flexibility within the framework of a form-based development Zoning District.
4. To provide a mix of residential, retail and office uses in a pedestrian-friendly environment.

The intent of this Zoning District is

1. To provide a comfortable and attractive environment for pedestrians which include such things as buildings framing public space, street trees, lighting and awnings that will attract pedestrians.
2. To construct continuous building frontage along block faces except where it is desirable to provide for pedestrian and auto pass-throughs to parking at mid block.
3. To provide shared and consolidated parking both on-street and in the center of blocks that will benefit the entire district.
4. To contribute to the definition and use of public sidewalks, parks and plazas.
5. To design and build an infrastructure of buildings to accommodate a range of uses over time without the need to destroy older buildings and rebuild them for each successive use.
6. To design streets and buildings which will contribute to creating a safe environment.

Please contact Robert LaCroix, Director of Planning at (972) 771-7745 with any questions regarding this matter.

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7700

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

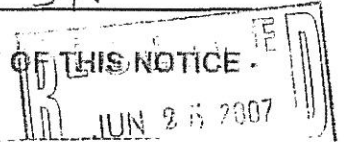
177

I am opposed to the request for the reasons listed below

Your Name: KING PACIFIC INC.

Rockwall Property Address: 110 N. SAN JACINTO ST.

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



Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

177

I am opposed to the request for the reasons listed below

I feel it would be more beneficial to zone my entire property and not just the back lot to be commercial

Your Name: Joni Waldrop (Antoinette Stewart AKA)

Rockwall Property Address: 306 Williams Rockwall, TX 75087

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

206

I am opposed to the request for the reasons listed below

I feel it would be more beneficial to zone my entire property and not just the back lot to be commercial.

Your Name: Joni Waldrop (Antoinette Stewart aka)

Rockwall Property Address: 306 Williams Rockwall, TX 75087

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

177

I am opposed to the request for the reasons listed below

I bought my property based on the city's zoning. The city has the same responsibility to keep its word as an individual. Just because of a few dollars it should not break its promise!

Your Name: K.L. McKinney (K.L.M. TRUST)

Rockwall Property Address: 404-D South FANNIN

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

206

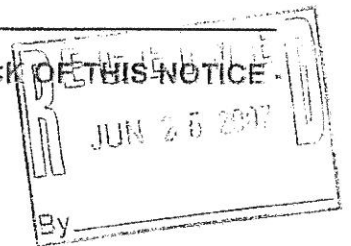
I am opposed to the request for the reasons listed below

I do not want any multi-family or retail closer to my property than they are now. I have lived in this house for 50 years and I like it like it is now.

Your Name: Martha Meyer

Rockwall Property Address: 507 E. Lusk

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

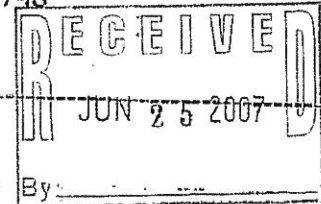


attend these meetings or express your thoughts in writing. Returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 6/22/2007 to:

Michael Hampton
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

(please return portion of form below the dotted line)



Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

*I Have owned my property many years and
Do NOT want it Zoned anything
Except what it was when I Bought it
General Retail*

Your Name: *David Alsobrook*

Rockwall Property Address: *202 Interurban*

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

206

I am opposed to the request for the reasons listed below

*We need to restore and revitalize our
downtown within the historic boundaries.
We do not need to enlarge the downtown
area for new buildings.*

Your Name: *Michael Pittman*

Rockwall Property Address: *300 Munson*

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

Hampton, Michael

From: Whitley, Kim
Sent: Tuesday, June 26, 2007 8:12 AM
To: LaCroix, Robert; Hampton, Michael; Spencer, Chris
Subject: FW: Case Number: Z2007-012

Kim Whitley

City of Rockwall
Planning Technician
972.771.7745

From: Amado Soto [mailto:amadosoto@charter.net]
Sent: Monday, June 25, 2007 6:48 PM
To: Planning
Cc: wtw70@aol.com; djh75@charter.net
Subject: Case Number: Z2007-012

To: Mr. Michael Hampton
Rockwall Planning and Zoning Department

Dear Mr. Hampton:

We are opposed to the City-initiated request (Case Number: Z2007-012) to rezone single-family (SF) and neighborhood services (NS) districts to the new downtown (DT) district for the following reasons:

1. We are concerned that the proposed DT district zoning will negatively impact the availability of single-family residential and neighborhood services districts
2. The Public Notice that was sent to us lacks any details regarding what the impact would be by changing the current districts to DT

Please forward our concerns to the Planning and Zoning Commission for their consideration before Tuesday's (6-26-07) public hearing.

Thank you.

Sincerely,

Amado C. Soto & Deborah J. Hudson
Address: 306 Star St., Rockwall, Texas 75087



City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/26/2007 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 7/16/2007 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

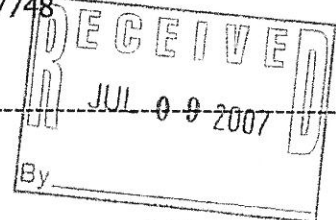
Z2007-012: Rezone Properties to "DT" District

*Hold a public hearing and consider a City-initiated request to **rezone** land of approximately 71.88-acres from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to **Downtown (DT) District** in accordance with the City's approved Downtown Plan, and take any action necessary. The 71.88-acre (+/-) subject property is located in the downtown area of the City of Rockwall, Rockwall County, Texas and shall be incorporated as the Downtown Regulating Plan Boundary.*

As an owner of property located **OUTSIDE of the proposed Downtown (DT) District but within 200-ft of the proposed boundary**, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 6/22/2007 to:

Michael Hampton
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748



Case number: Z2007-012

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

The historic overlay should stay "as is" with exception
of North Goliad. The South side of Loford Park
on E. KAUFMAN should stay as it is now. SF7 &
MF14 zoning should not be included in the new DT zoning.

Your Name: Jim Bottgen

Rockwall Property Address: 501 Kennedle

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

ORDINANCE NO. 07-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM CENTRAL BUSINESS (CBD) DISTRICT, GENERAL RETAIL (GR) DISTRICT, SINGLE FAMILY RESIDENTIAL (SF-7) DISTRICT, NEIGHBORHOOD SERVICES (NS) DISTRICT, MULTI-FAMILY RESIDENTIAL (MF-14) DISTRICT, PLANNED DEVELOPMENT NO. 50 (PD-50) DISTRICT, AND PLANNED DEVELOPMENT NO. 55 (PD-55) DISTRICT, TO DOWNTOWN (DT) DISTRICT IN ACCORDANCE WITH THE CITY'S APPROVED DOWNTOWN PLAN, ON LAND CONTAINING APPROXIMATELY 71.88-ACRES, AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; 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, a zoning change from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, has been initiated by the City of Rockwall on approximately 71.88-acres, and more specifically described herein as Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code (Ord. No. 04-38) 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 from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, on approximately 71.88-acres more specifically described herein as Exhibit "A"; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 4.8, Downtown (DT) District** of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

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 Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 _day of _____, 2007.

Bill Cecil, Mayor

ATTEST:

Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: _____

2nd Reading: _____

EXHIBIT "A"
DOWNTOWN REGULATING PLAN – BOUNDARY DESCRIPTION

BEING approximately 71.88 acres of land located in the downtown area of the City of Rockwall, Rockwall County, Texas to be known as the **Downtown Regulating Plan Boundary** and being more particularly described as follows:

BEGINNING at a point in the northwest corner of Block 4, Lot 1 of the Griffith Addition, also known as the City of Rockwall Lofland Park;

THENCE following along west property line of said Lofland Park in a southerly direction, 154.44 feet for a corner;

THENCE easterly, following along south property line of said Lofland Park, 347.51 feet for a corner;

THENCE southerly 221.55 feet for a point in the southeast corner of Block 5, Lot 1 (4, 5, and 6) of the Griffith Addition;

THENCE westerly following along north right of way line of east Kaufman Street, 250 feet for a corner;

THENCE southerly 572.27 feet along the west right of way of San Augustine Street to a point lying in the south right of way of east Washington Street;

THENCE easterly along said right of way, 87.02 feet to a point in the northeast corner of Block 8, Lot E, of the Griffith Addition;

THENCE southerly following property lines, 220.99 feet to a point in the southwest corner of Block 8, Lot Ff, of the Griffith Addition;

THENCE westerly 22.77 feet for a point in the northeast corner of Block 8, Lot A, and D, of the Griffith Addition;

THENCE southerly following property lines, 192.25 feet to a point in the south right of way of Denison Street;

THENCE westerly 239.24 feet to the southwest corner of Block H, Lot E (pt of 1, 2, and 3) of the Epstein Addition. Point also known as the southwest right of way intersection of Denison Street and Fannin Street;

THENCE southerly 811.48 feet following the west right of way of Fannin Street, to the northeast corner of Block A, Lot 1 of the W.E. Campbell Addition. Point also known as the southwest right of way intersection of Storrs Street and Fannin Street;

THENCE westerly 584.44 feet along the south right of way of Storrs Street, to a point at the northeast right of way intersection of Storrs Street and Goliad Street;

THENCE westerly 360.28 feet along property lines to a point in the southwest corner of a 0.69 acre lot of the Rocco Villa Addition;

THENCE northerly 202.65 feet to a point lying on the north right of way line of Lake Meadows Drive;

THENCE westerly along said right of way line 34.78 feet for a corner;

THENCE northerly 185.46 feet to a point lying in the north boundary line of the Rocco Villa Addition;

THENCE easterly 18.17 feet along said boundary line, to the southwest corner of Lot 1R-A of the Cain Properties #1 Addition;

THENCE northerly following property lines 452.75 feet to the northwest corner of Lot 1r of the Cain Properties #1 Addition;

EXHIBIT "A"
DOWNTOWN REGULATING PLAN – BOUNDARY DESCRIPTION

THENCE westerly along Cemetery property line 401.89 feet for a corner;

THENCE northerly along west property line of Block A, Lot 4 (.230 ac) of the Lowe and Allen Addition, 173.68 feet for a corner;

THENCE westerly along property lines 460.22 feet for a point;

THENCE northerly along property lines 199.95 feet to a point lying on the south right of way of west Washington Street;

THENCE westerly along said south right of way line 267.99 feet to a point;

THENCE north-easterly crossing Washington Street 132.50 feet to the northwest corner of Block 13, Lot 18 of the Lowe and Allen Addition. Point also known as the south right of way of west Rusk Street;

THENCE north-easterly along said right of way line 451.12 feet to the southeast right of way intersection of Second Street and west Rusk Street;

THENCE northerly along property lines 274.23 feet to the southeast right of way intersection of Second Street and west Kaufman Street;

THENCE easterly along south right of way line of Kaufman Street 425.66 feet to a corner, also being the southwest right of way intersection of West Street and west Kaufman Street;

THENCE northerly along a projected line of the west right of way of West Street 463.71 feet to a point;

THENCE easterly 325.55 feet to a point of intersection between Block 17, Lot 15 of the Amick Addition and the future east right of way line of the southbound State Highway 205 "couplet";

THENCE following along said east "couplet" right of way line approximately 220.98 feet to the future west right of way line of the northbound State Highway 205 "couplet";

THENCE easterly along the south right of way of Olive Street, 574.03 feet to a point lying on the east right of way line of north Fannin Street. Point also known as southwest corner of the Thomas and Smith Addition;

THENCE northerly following along boundary of the Thomas and Smith Addition 281.13 feet for a corner;

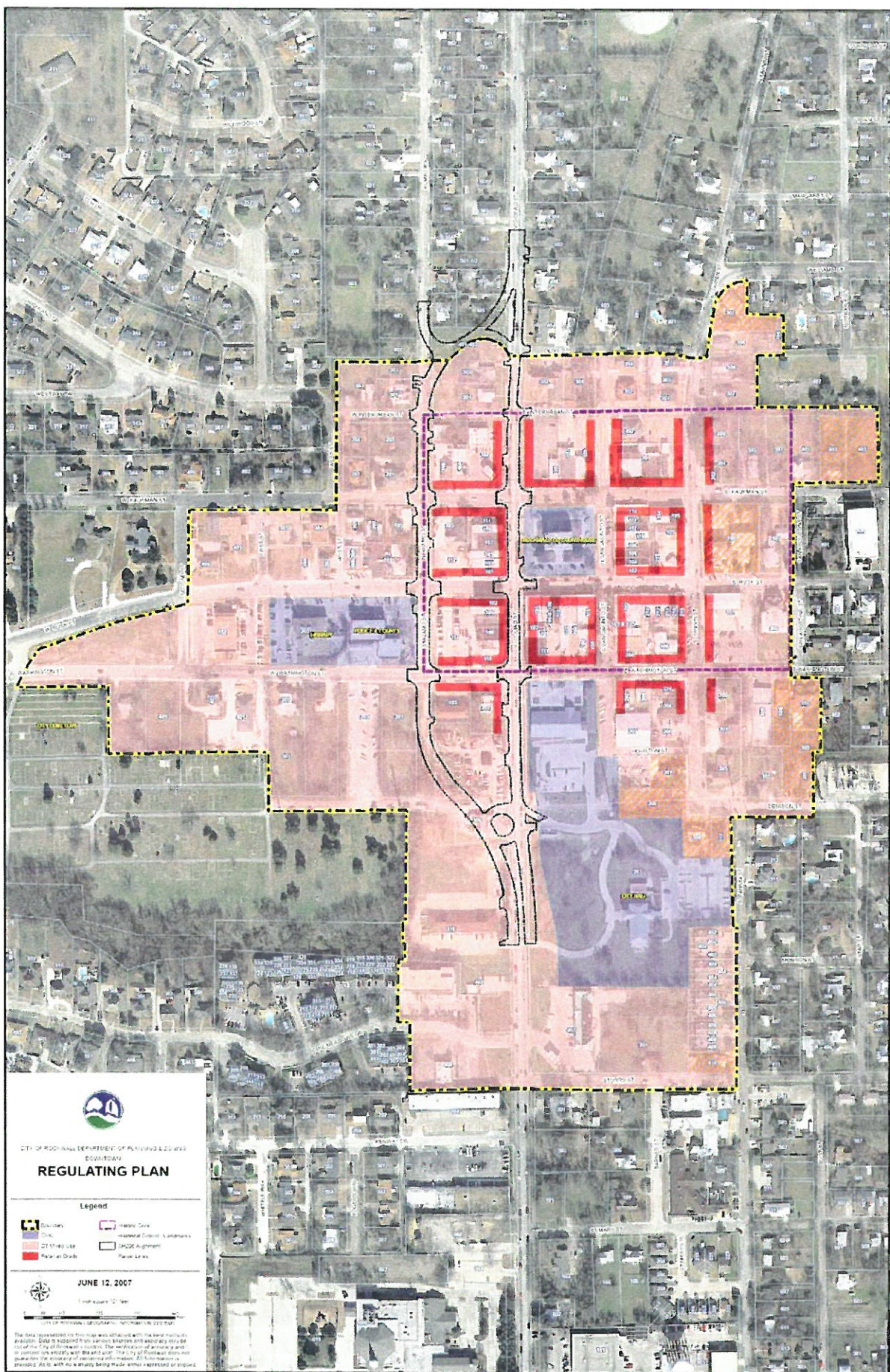
THENCE southerly along property line, 101.44 feet for a corner;

THENCE easterly 106.28 feet along the north boundary line of the Thomas and Smith Addition;

THENCE southerly along east property line of Block 1, Lot A, of the F & M Addition 117.26 feet for a corner;

THENCE westerly along north property line of the City of Rockwall Lofland Park, 76.92 feet to the **Point of Beginning**, Containing approximately 71.88 acres (3,131,140.46 square feet) of land, more or less.

Bearings and Distances based on City of Rockwall Geographic Information System using:
Projected Coordinate System: NAD_1983_StatePlane_Texas_North_Central_FIPS_4202_Feet
Projection: Lambert_Conformal_Conic
Linear Unit: Foot_(US)



CITY OF ROCKWALL
CITY COUNCIL MEMO

Approve + Remove
1. FARRIS
2. SCOTT
401-403
E. Kaufman;
306, 308, 310
S. Fannin
7-0 ✓

AGENDA DATE: 8/29/07
7/16/2007

APPLICANT: City of Rockwall

AGENDA ITEM: Z2007-012; Downtown (DT) District Rezoning

Hold a public hearing and consider a City-initiated request to rezone land of approximately 71.88-acres from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, and take any action necessary. The 71.88-acre (+/-) subject property is located in the downtown area of the City of Rockwall, Rockwall County, Texas and shall be incorporated as the Downtown Regulating Plan Boundary.

BACKGROUND INFORMATION:

A key component in the implementation of the Downtown Plan adopted by the City Council in November 2004 is the rezoning of property identified as part of the expanded downtown district. The City Council approved amendments to the Unified Development Code earlier this year (Ord. 07-06) to establish the new Downtown (DT) District and associated "form-based" development standards. The next step in implementing the district is the formal rezoning process for the properties that have been identified in the Downtown Plan. Staff has drafted a boundary for the Downtown Regulating Plan (enclosed in your packets) for consideration by the Planning Commission and City Council.

The proposed "Regulating Plan" specifies which blocks within the district are required to feature "retail at grade," as well as identifies the "Historic Core." Both of these are referenced in the DT district requirements and must be identified on the approved Regulating Plan.

The original boundary identified in the Downtown Plan - generally extending to Olive Street on the north, 2nd Street on the west, Storrs Street on the south and San Augustine Street to the east - has been applied. In addition, staff has proposed to extend the boundary in certain locations to include the following additional parcels:

1. **Smitty's Restaurant and former Tropical John's (Thomas and Smith Addition).** These are existing non-residential parcels located north of Olive Street. Staff has proposed to rezone these properties that serve as an entry into downtown, and to remove PD-55 which limits the use at 302 Williams to a landscape/nursery business.
2. **401, 403 and 405 E. Kaufman Street.** These properties are located east of San Augustine. However, San Augustine terminates on the south side of Kaufman, and staff proposes to extend the boundary to San Antonio and include these three homes on Kaufman that are adjacent to Lofland Park.
3. **409 W. Washington.** This property is located west of 2nd Street; however, including this property would bring all property "inside" of the City cemetery boundary into the Downtown District.

Public Hearing Comments on ^{BACK} Pg.

305 Denison	Low	SF-7
302 S. Fannin	High	NS
306 S. Fannin	Medium	SF-7
308 S. Fannin	Non-Contributing	SF-7
310 S. Fannin	High	SF-7
410 S. Fannin	High	MF-14

NOTIFICATION

Notices were sent to 383 property owners (177 inside the proposed district, and an additional 206 owners within 200-ft of the proposed district). As of July 5, 2007, three (3) notices "in favor" and six (6) notices "in opposition" have been returned.

Staff also posted four (4) signs specifically created for the proposed zoning at the primary entry points, and the proposed Regulating Plan has been published on the City's cable access channel.

RECOMMENDATIONS:

Staff Recommends approval of the request.

The Historic Preservation Advisory Board was scheduled to review the rezoning proposal and make a recommendation to the Planning and Zoning Commission and City Council at their regular meeting on June 21, 2007. However, due to lack of a quorum, the meeting was cancelled and the item will be considered at a special meeting on July 9, 2007. Staff will provide their recommendation to the Planning Commission.

On 6/26/07 the Planning and Zoning Commission continued the public hearing until July 10, 2007 to allow the Historic Preservation Advisory Board to call a "special meeting" and forward a recommendation to the Commission, by a vote of 6 to 0 (Smith abstained).

At the 7/9/07 "special meeting," the Historic Preservation Advisory Board recommended approval of rezoning for the Downtown (DT) District as presented by Staff, except that the following properties should be removed from the district: 401, 403 and 405 E. Kaufman Street, and 310 E. Washington Street.

On 7/10/07 the Planning and Zoning Commission recommended approval of the rezoning for the Downtown (DT) District as presented by Staff (including 401-405 E. Kaufman St and 310 E. Washington St), by a vote of 4 to 0 (Lucas, Smith and Milner absent). **Note: An earlier motion to approve the rezoning as recommended by the Historic Preservation Advisory Board FAILED by a vote of 2 to 2 (Cotti and Hunter for; Bricker and Jackson against).

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 Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 _day of _____, 2007.

Bill Cecil, Mayor

ATTEST:

Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: _____

2nd Reading: _____

EXHIBIT "A"
DOWNTOWN REGULATING PLAN – BOUNDARY DESCRIPTION

THENCE westerly along Cemetery property line 401.89 feet for a corner;

THENCE northerly along west property line of Block A, Lot 4 (.230 ac) of the Lowe and Allen Addition, 173.68 feet for a corner;

THENCE westerly along property lines 460.22 feet for a point;

THENCE northerly along property lines 199.95 feet to a point lying on the south right of way of west Washington Street;

THENCE westerly along said south right of way line 267.99 feet to a point;

THENCE north-easterly crossing Washington Street 132.50 feet to the northwest corner of Block 13, Lot 18 of the Lowe and Allen Addition. Point also known as the south right of way of west Rusk Street;

THENCE north-easterly along said right of way line 451.12 feet to the southeast right of way intersection of Second Street and west Rusk Street;

THENCE northerly along property lines 274.23 feet to the southeast right of way intersection of Second Street and west Kaufman Street;

THENCE easterly along south right of way line of Kaufman Street 425.66 feet to a corner, also being the southwest right of way intersection of West Street and west Kaufman Street;

THENCE northerly along a projected line of the west right of way of West Street 463.71 feet to a point;

THENCE easterly 325.55 feet to a point of intersection between Block 17, Lot 15 of the Amick Addition and the future east right of way line of the southbound State Highway 205 "couplet";

THENCE following along said east "couplet" right of way line approximately 220.98 feet to the future west right of way line of the northbound State Highway 205 "couplet";

THENCE easterly along the south right of way of Olive Street, 574.03 feet to a point lying on the east right of way line of north Fannin Street. Point also known as southwest corner of the Thomas and Smith Addition;

THENCE northerly following along boundary of the Thomas and Smith Addition 281.13 feet for a corner;

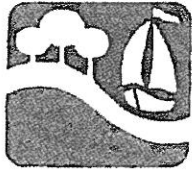
THENCE southerly along property line, 101.44 feet for a corner;

THENCE easterly 106.28 feet along the north boundary line of the Thomas and Smith Addition;

THENCE southerly along east property line of Block 1, Lot A, of the F & M Addition 117.26 feet for a corner;

THENCE westerly along north property line of the City of Rockwall Lofland Park, 76.92 feet to the **Point of Beginning**, Containing approximately 71.88 acres (3,131,140.46 square feet) of land, more or less.

Bearings and Distances based on City of Rockwall Geographic Information System using:
Projected Coordinate System: NAD_1983_StatePlane_Texas_North_Central_FIPS_4202_Feet
Projection: Lambert_Conformal_Conic
Linear Unit: Foot_(US)



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: City Council

FROM: Robert LaCroix

DATE: July 10, 2007

SUBJECT: Z2007-012 Downtown District Zoning (Supplemental Information)

Staff has attached several documents for the Council's review as the proposed rezoning for the Downtown area is considered at the Monday, July 16th meeting. It is staff's intent to highlight some of the timeline and key elements from the adopted Downtown Plan and form-based zoning code from which the proposed rezoning has originated. The following documents are included:

- Resolution 03-18 (May 3rd, 2003) – Established the Downtown Advisory Committee comprised of various community representatives (see list with resolution), which began work with City's consultant to develop Downtown Plan
- Excerpts from Downtown Plan, Adopted in November 2004, relative to the Plan's overall purpose and vision, as well as the Implementation Strategies
- Resolution 05-42 (November 21, 2005) – Established CBD form-based code committee comprised of various community representatives (see list with Resolution), which began work with City's consultant on development of the City's "Downtown (DT) District" requirements which were subsequently adopted as part of the Unified Development Code in February, 2007.
- Copy of Town Hall Meeting Notice (October 30, 2006) to present and discuss the draft form-based code, which was mailed to all property owners and tenants in the proposed downtown area, and advertised on the City's website. The City also held other town hall meetings in 2004 for the Downtown Plan adoption.

**Downtown Advisory Committee Member Suggestions
(8-10 members are needed).**

Staff has contacted the following persons.

City Council Member/Liaison – John King
Homer Flores – Planning Commissioner
Jerry Wimpee – County Commissioner
Corky Randolph – Community Bank
Pat Turner – Public Accountant
Peg Panell Smith – Historic Preservation Advisory Board Member
Janice Hill – Rockwall Office Supply
Daryl McCallum – North Texas Appliance
Michael Swiercinsky – Property owner
Kerry Smith – K's Advertising
John Thomas – Tropical John's
Paige and Michael Baeza – Casa Miquel's
Bill Lofland – Attorney
Kim Hoegger – The French Pear
Jerry Holmes – Singular Building
Joe Wimpee – Joe Wimpee Insurance Agency

Rockwall Downtown

Implementation Strategy

Rezone Downtown

Rezone the Downtown to strict form-based code standards that will ensure high quality pedestrian-oriented mixed use development.

Street Infrastructure

Reconstruct Kaufman, San Jacinto and Fannin Streets in the “Historic Core” of the Downtown to the standards established in the Downtown Plan and Zoning District.

Tax Reinvestment Zone (TRZ)

Create a TRZ for property in the Downtown area before year end 2007 in order to capture the tax increment on investment that will be made as a result of infrastructure improvements and rezoning.

Architectural Assistance for Existing Renovations

Identify and fund an architectural consultant to work with property owners who are considering renovations to existing buildings in the “Historic Core”. In addition, offer financial incentives to encourage the first several properties to renovate, which could include a 50% participation in façade construction costs and/or tax abatement for buildings which meet the standards for such facades in the Downtown Plan, Historic Overlay and Zoning District.

Property for Shared Parking

Secure property for shared parking in the Downtown. Ensure that sites are large enough to accommodate “liner” buildings to conceal a structured parking garage, and that the sites have easy access to and from major arterials through the downtown.

Parking Management

Once long term parking is secured, impose and enforce a 2-hour parking zone in the Core to free up convenient on-street customer parking. This will also encourage employees to use the new off street parking spaces.

Funding Sources

Identify funding sources for the programs listed above, which may include TRZ bonds, a Public Improvement District, Capital Improvement Funds and REDC funding.

CBD Committee
Effective December 2005

Member # 1

Sherry Pittman
300 Munson
Rockwall, TX 75087
Home: 469-698-9588
Office: 972-567-5530
Fax: 469-698-9588
[Prefers e-mail over fax]
spittman@sbcglobal.net

Member # 2

Ross Ramsay
637 Stafford Circle
Rockwall, Texas 75087
Home: 972-771-1470
Work: 972-771-1030
Fax: 972-722-2233
Ram1026@sbcglobal.net

Member # 3

Connie Jackson
1450 Merion Drive
Rockwall, Texas 75087
Home: 972-772-2782
Work: 214-521-6753
Fax: 214-521-0207
cjackson@wilsonassoc.com

Member # 4

Jerry Wimpee
102 E. Rusk Street, Suite 200
Rockwall, Texas 75087
Home: 972-771-5581

Member # 5

Ms. Lynn R. Davis
942 Bluffview
Rockwall, Texas 75087
Home: 972-771-5892
Work: 972-771-3600
Fax: 972-771-3629

Member # 6

Joe Wimpee
Wimpee Insurance Agency
105 Kaufman Street
Rockwall, Texas 75087
work: 972-771-8051

Member # 7

Darrell McCallum
5 Canyon Ridge Drive
Rockwall, Texas 75087
Home: 972-722-1133
Home: 972-771-3998
Work: 972-771-0393

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

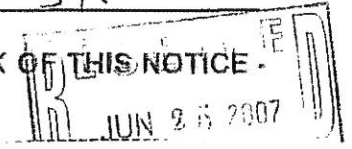
177

I am opposed to the request for the reasons listed below

Your Name: KING PACIFIC INC.

Rockwall Property Address: 110 N. SAN JACINTO ST.

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



Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

177

I am opposed to the request for the reasons listed below

I feel it would be more beneficial to zone my entire property and not just the back lot to be commercial

Your Name: Joni Waldrop (Antoinette Stewart AKA)

Rockwall Property Address: 306 Williams Rockwall, TX 75087

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

206

I am opposed to the request for the reasons listed below

I feel it would be more beneficial to zone my entire property and not just the back lot to be commercial.

Your Name: Joni Waldrop (Antoinette Stewart aka)

Rockwall Property Address: 306 Williams Rockwall, TX 75087

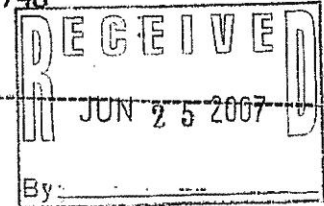
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE.

attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 6/22/2007 to:

Michael Hampton
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

(please return portion of form below the dotted line)



Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

I Have owned my property many years and Do NOT want it Zoned anything Except what it was when I Bought it General Retail

Your Name: *David Alsobrook*

Rockwall Property Address: *202 Interurban*

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

206

I am opposed to the request for the reasons listed below

We need to restore and revitalize our downtown within the historic boundaries. We do not need to enlarge the downtown area for new buildings.

Your Name: *Michael Pittman*

Rockwall Property Address: *300 Munson*

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



City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/26/2007 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 7/16/2007 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

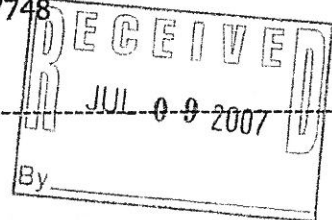
Z2007-012: Rezone Properties to "DT" District

*Hold a public hearing and consider a City-initiated request to **rezone** land of approximately 71.88-acres from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to **Downtown (DT) District** in accordance with the City's approved Downtown Plan, and take any action necessary. The 71.88-acre (+/-) subject property is located in the downtown area of the City of Rockwall, Rockwall County, Texas and shall be incorporated as the Downtown Regulating Plan Boundary.*

As an owner of property located **OUTSIDE of the proposed Downtown (DT) District but within 200-ft of the proposed boundary**, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 6/22/2007 to:

Michael Hampton
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748



Case number: Z2007-012

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

The historic overlay should stay "as is" with exception of North Goliad. The South side of Loford Park on E. KAUFMAN should stay as it is now. SF7 & MF14 zoning should not be included in the new DT zoning.

Your Name: Jim Bottgen

Rockwall Property Address: 501 Kennedle

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

Should this be the direction the Council would like to take, an amendment to the text could be developed and taken through the Commission and Council in the normal amendment process.

Residential at Grade

The Council may need to further define any issues that remain with this category of use.

Building Height

Under the approved guidelines buildings may be 4 stories unless the property is within 200 feet of single family zoned property. The maximum building height is 2 stories when the building is within 200 feet of single family zoned property. This restriction greatly limits the area of 4 stories in the district. The current code requirement for the Central Business District allows for up to a 240 foot building height however a specific use permit is required for buildings over 60 feet. Sixty feet could allow for a 4 to 5 story building to be constructed under today's current ordinance. Attached is a map that outlines the areas that could be built to 4 stories. A change to this standard would require a text change to the District.

Architectural Review

Concern was expressed regarding assurances that any buildings that are built fit with the historic Texas downtown. Staff would suggest that a requirement for a "Town Urban Designer" could be added to the district to review architectural plans of new buildings and redevelopment of older buildings. The following language maybe considered by the Council.

A Town Urban Designer shall be appointed by City Council and be a Trained Professional in Architecture, Landscape Architecture or Physical Planning with demonstrated experience in

- ✍ Designing or planning for Downtown Mixed-Use environments, and
- ✍ Formulating, working with or administering Form-Based Codes, and
- ✍ Working with Historical Texas downtown development types and styles.

This would also require a simple text change to the District.

The key to ensuring a successful downtown is to avoid establishing administrative procedures, reviews and approval processes that discourage developers from investing in the district. The inability for a developer or new business to secure assurances of allowed land use and building permits in a timely manner is costly to an applicant and can inhibit their consideration of investing in the downtown area. The Downtown District form based code emphasizes land use flexibility and states that the intent of the District is to capitalize on the existing historic character of the Downtown and provide Rockwall with a thriving Downtown center. To that end, we should carefully consider any additional restrictions that may slow or inhibit the economic growth of the District.

At the Council is aware, the District has already been adopted and the action being considered at this time is the actual boundary for the District. Should the Council want to consider some of these tweaks to the text of the ordinance that has already been adopted, that could occur in several ways. Staff would suggest the following two options:

Option 1

The Council could move forward with approval of the proposed boundary and regulating plan. If minor amendments to the zoning district are proposed, those amendments could be added as text amendments to the Unified Development Code within 45 days with an additional public

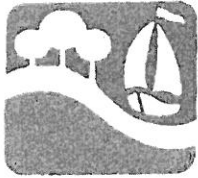
Module 5

SUPPLY FACTORS

Step 1: Select the Property Type.

Because each property type has unique units of measurement and classifications, it is important to identify the specific property type to be counted.

Property Types and Classification Examples		
Property Type	Common Unit of Measurement	Classifications
Residential	Housing units	<ul style="list-style-type: none"> Single family <ul style="list-style-type: none"> • Detached homes • Townhouse • Mobile homes Multifamily <ul style="list-style-type: none"> • Condominiums • High-rise • Mid-rise • Low-rise • Cooperatives • Retirement homes
Office	Square feet	<ul style="list-style-type: none"> • High-rise • Mid-rise • Low-rise • Freestanding • Office complex • Quality: Class A, B, C • Location: Central business district (CBD) or suburbs
Industrial	Square feet	<ul style="list-style-type: none"> • Heavy/light manufacturing • Warehouse • Research & development • Free standing • Industrial park
Retail	Square feet	<ul style="list-style-type: none"> • Shopping centers: <ul style="list-style-type: none"> – Regional mall – Power center – Big box – Community – Neighborhood – Specialty • Freestanding • Unanchored strip center • Location: CBD or suburbs



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Historic Preservation Advisory Board and Planning & Zoning Commission

FROM: Robert LaCroix

DATE: July 10, 2007

SUBJECT: Down Town District Zoning Recommendation from HPAB

At the July 9, 2007 Special Meeting of the Historic Preservation Advisory Board, the Board made the following recommendation to Planning & Zoning Commission concerning the proposed regulating plan for the proposed "DT", Down Town Zoning District; the Board recommended approval of the Down Town Zoning District as presented by Staff with the removal of the following properties from the district, 401, 403 and 405 E. Kaufman Street and 310 E. Washington Street.



City of Rockwall
The New Horizon

**CITY OF ROCKWALL, TEXAS
 MEMORANDUM**

*MEETING CANCELLED
 (No Quorum)*

TO: Historic Preservation Advisory Board

FROM: Robert LaCroix

DATE: June 14, 2007

SUBJECT: Downtown (DT) District Rezoning Case

A key component for the implementation of the Downtown Plan adopted by the City Council in November 2004 is the adoption of a "form-based" code for the downtown area and the rezoning of property identified to be part of the expanded downtown district. The City Council approved the amendments to the Unified Development Code earlier this year to establish the new Downtown (DT) District and associated "form-based" development standards. The next step in implementing the district is the formal rezoning process for the properties that have been identified in the Downtown Plan. Staff has drafted a boundary for the **Downtown Regulating Plan** (enclosed in your packets) for consideration at the June 21st meeting.

The role of the Historic Preservation Advisory Board is to make recommendations to the Planning Commission and City Council on zoning changes that affect properties that are landmarked or located within the Historic Overlay district. The following properties are situated within the Old Town Rockwall Historic District, or in one case a designated Historic Landmark property, and are located within the proposed Downtown (DT) district:

Property	Historic Contributing Status	Existing Zoning
302 Williams (former site of Tropical John's)	Non-Contributing	PD-55 (Nursery)
102 N Fannin/303 E Rusk (Old Methodist Church)	High (Landmark)	GR
403 E. Kaufman	Non-Contributing	SF-7
405 E. Kaufman	Non-Contributing	SF-7
308 E. Washington	Non-Contributing	SF-7
310 E. Washington	Non-Contributing	SF-7
303 Denison	Medium	SF-7
305 Denison	Low	SF-7
302 S. Fannin	High	NS
306 S. Fannin	Medium	SF-7
308 S. Fannin	Non-Contributing	SF-7
310 S. Fannin	High	SF-7
410 S. Fannin	High	MF-14

It should be noted the Overlay/Landmark status of these properties would not change with an underlying rezoning to Downtown (DT) District. The Historic Preservation Advisory Board would continue to have the same authority on any new development or redevelopment – including demolition review - on the above properties. A Certificate of Appropriateness shall be required on these properties in the same manner it is required under the existing zoning.

The original boundary identified in the Downtown Plan – generally extending to Olive Street on the north, 2nd Street on the west, Storrs Street on the south and San Augustine Street to the east – has been applied. However, staff has proposed to extend the boundary in certain locations to include the following additional parcels:

- Smitty's Restaurant and former Tropical John's lots (existing non-residential parcels located north of Olive Street)
- 401, 403 and 405 E. Kaufman Street (east of San Augustine - which terminates on the south side of Kaufman - to San Antonio)
- 409 W. Washington (west of 2nd Street, but would bring all property "inside" of cemetery boundary into Downtown District)

The Planning and Zoning Commission directed staff to proceed with the proposed boundary at their May 8, 2007 meeting. Public hearings have been scheduled before the Planning and Zoning Commission on Tuesday, June 26 and before the City Council on Monday, July 16.

Staff will be prepared to discuss and answer any questions the Board may have regarding the proposed rezoning and/or form based code at the meeting.

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 6/26/2007
APPLICANT: City of Rockwall
AGENDA ITEM: Z2007-012; Downtown (DT) District Rezoning

*Continue to 7/10
1. Lott
2. Jackson 6-0
(Smith abstained)*

Hold a public hearing and consider a City-initiated request to rezone land of approximately 71.88-acres from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, and take any action necessary. The 71.88-acre (+/-) subject property is located in the downtown area of the City of Rockwall, Rockwall County, Texas and shall be incorporated as the Downtown Regulating Plan Boundary.

BACKGROUND INFORMATION:

A key component in the implementation of the Downtown Plan adopted by the City Council in November 2004 is the rezoning of property identified as part of the expanded downtown district. The City Council approved amendments to the Unified Development Code earlier this year (Ord. 07-06) to establish the new Downtown (DT) District and associated "form-based" development standards. The next step in implementing the district is the formal rezoning process for the properties that have been identified in the Downtown Plan. Staff has drafted a boundary for the Downtown Regulating Plan (*enclosed in your packets*) for consideration at the June 26, 2007 public hearing.

The proposed "Regulating Plan" specifies which blocks within the district are required to feature "retail at grade," as well as identifies the "Historic Core." Both of these are referenced in the DT district requirements and must be identified on the approved Regulating Plan.

The original boundary identified in the Downtown Plan - generally extending to Olive Street on the north, 2nd Street on the west, Storrs Street on the south and San Augustine Street to the east - has been applied. In addition, staff has proposed to extend the boundary in certain locations to include the following additional parcels:

1. **Smitty's Restaurant and former Tropical John's (Thomas and Smith Addition).** These are existing non-residential parcels located north of Olive Street. Staff has proposed to rezone these properties that serve as an entry into downtown, and to remove PD-55 which limits the use at 302 Williams to a landscape/nursery business.

2. **401, 403 and 405 E. Kaufman Street.** These properties are located east of San Augustine. However, San Augustine terminates on the south side of Kaufman, and staff proposes to extend the boundary to San Antonio and include these three homes on Kaufman that are adjacent to Lofland Park.
3. **409 W. Washington.** This property is located west of 2nd Street; however, including this property would bring all property "inside" of the City cemetery boundary into the Downtown District.

The Planning and Zoning Commission directed staff to proceed with the proposed boundary at their May 8, 2007 meeting. The proposed rezoning encompasses approximately 177 unique parcels, most of which are zoned (CBD) Central Business District or (GR) General Retail district. There are approximately 12 properties included that are situated within the existing Old Town Rockwall Historic District and one individual "landmark" property (102 N. Fannin). These properties will remain protected if the underlying zoning change is approved. Staff will have an exhibit illustrating existing zoning within the boundary at the meeting if needed for discussion.

There are a limited number of existing single family detached homes in the proposed district, some of which are currently zoned SF-7. While new *detached* single family use is not permitted within the DT district, and the existing single family would essentially become legal non-conforming uses, there are allowances for "urban residential" and a wide variety of non-residential uses within the district that enables a continued life for those homes and properties.

There are also several established businesses in the existing CBD and GR areas that would become (or in most cases, *continue as*) legal non-conforming uses. These include vehicle sales, warehousing, service stations, and other like uses. It should be noted in each of these cases the land uses shall continue legally until such time they are destroyed or damaged, vacated for 6 months or longer, or redeveloped. Staff will prepare a summary of existing non-conforming land uses, and potential non-conforming uses should the rezoning be approved, for the meeting.

Notices were sent to 383 property owners (177 inside the proposed district, and an additional 206 owners within 200-ft of the proposed district). Staff also posted four (4) signs specifically created for the proposed zoning at the primary entry points.

3 - Favor
4 - Opposition

RECOMMENDATIONS:

Staff Recommends approval of the request.

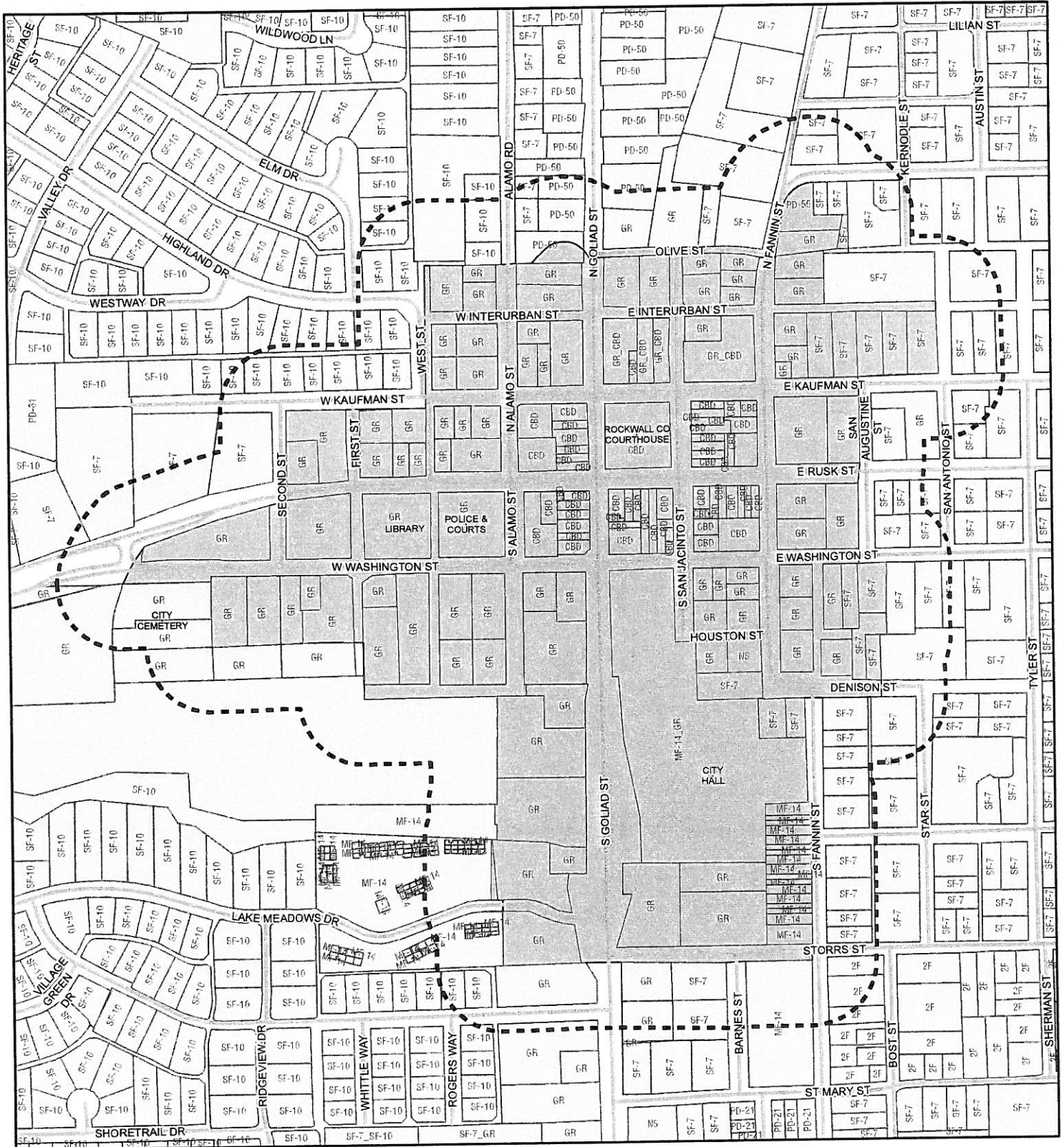
The Historic Preservation Advisory Board was scheduled to review the rezoning proposal and make a recommendation to the Planning and Zoning Commission and City Council at their regular meeting on 6/21/07. However, due to lack of a quorum, the meeting was cancelled and the item will be considered at their next regular meeting on July 19, 2007.

Public Input (BACK)

Legend


 DOWNTOWN REGULATION BOUNDARY

 200 FT NOTIFICATION BUFFER



Downtown Regulating Plan Location Map

June 13, 2007
0 70 140 280 Feet



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.

VIII. ADMINISTRATION

A. INTENT

It is the intent that a developer or builder who wishes to develop under this Zoning District will be processed in an expedited manner with administrative approvals, and may in fact qualify for incentives under other separate City programs. However, if there are substantial Major Waivers requested, additional approvals shall be required which may delay development progress.

B. WAIVERS OF DESIGN STANDARDS

1. For the purposes of this District, there shall be two types of Waivers of Design Standards — Minor and Major. Requests for waivers shall not be subject to review or decision by the Zoning Board of Adjustment. A waiver request may only be made in conjunction with an application for a Downtown Development Plan.
2. **Minor Waivers** are those changes to design standards in the Downtown District identified in *Subsection III.C*. Minor Waivers may be approved administratively by the Director of Planning or his designee in conjunction with a decision on an application for approval of a Downtown Development Plan. All Minor Waivers must meet the full intent of this Zoning District as stated in *Section I*.
3. **Major Waivers** are major changes to the design standards in the Downtown District, including any change not identified in *Subsection III.C*. Major Waivers may only be approved by the City Council, following a recommendation by the Planning and Zoning Commission, in conjunction with a decision on an application for approval of a Downtown Development Plan. In order to approve a Major Waiver, the City Council must find that the waiver:
 - a. Meets the general intent of this District in which the property is located, and
 - b. Will result in an improved project which will be an attractive contribution to the District; and
 - c. Will not prevent the realization of the intent of this District.
4. The City may impose conditions on granting any Waiver to mitigate negative impacts neighboring properties or public streets or open space.

C. DOWNTOWN DEVELOPMENT PLAN APPROVAL

1. Prior to obtaining a Building Permit, a Downtown Development Plan must be approved by the Director of Planning or his designee, to certify that it meets the purpose, intent and standards contained in this Zoning District.
2. Downtown Development Plans must include the following information:
 - a. Site Plan
 - b. Building Elevations and Sections
 - c. Building Function/Proposed Use
 - d. Parking Standards being met
 - e. Landscape Plan
 - f. Any Waivers being requested.



3. Applications for Downtown Development Plan Approval shall be reviewed within 30 days of being formally accepted by the City. At such time, the approval, approval with conditions or denial shall be forwarded to the Applicant. However, applications including a request for a Major Waiver shall be scheduled for Planning and Zoning Commission and City Council action.
4. Denial of a Downtown Development Plan may be appealed to the Planning and Zoning Commission and City Council within 30 days of notification of such denial.

D. Special Exception for Single Family Development.

Upon appeal to the City Council, an owner of an existing single family residential property may request a special exception for the reconstruction, enlargement or expansion of a single family dwelling unit located within the Down Town District. Such action by the City Council shall have due regard for the property rights of the person or persons affected, and shall be considered in regard to the public welfare, character of the area surrounding such structure, and the conservation, preservation and protection of the property.

E. LAPSE OF APPROVAL

If a Building Permit has not been obtained within two (2) years following approval of the Downtown Development Plan, such plan shall lapse unless the property owner requests an extension prior to the expiration of the two-year period. The request for extension shall be considered by the Planning Director, or he may at his discretion refer the decision to the Planning and Zoning Commission and City Council in the same manner as for approval of the Downtown Development Plan. The Director (or Council, upon recommendation by the Commission) may grant an extension of the time for expiration of the Downtown Development Plan for a period not to exceed one (1) year from the date of initial approval of the application. Every request for extension shall include a statement of the reasons why the expiration date should be extended. The decision-maker may grant a request for extension upon demonstration that circumstances beyond the control of the applicant have resulted in the applicant's inability to perform the tasks necessary to prevent the Downtown Development Plan from expiring before the lapse date. The Commission or the Council also may terminate the Downtown Development Plan or may attach additional conditions to the extension of the plan.

F. PLATTING IN THE DOWNTOWN DISTRICT

Plats in the Downtown District shall ensure public access easements over sidewalk areas and shared drive access.

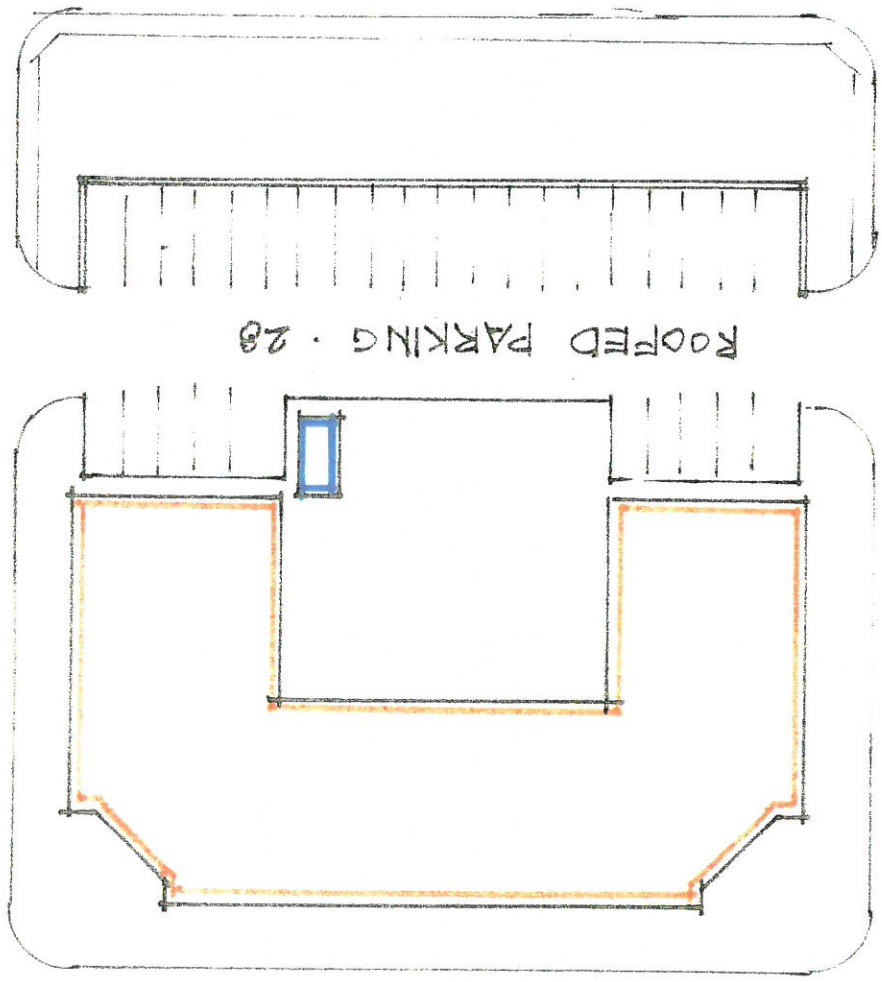




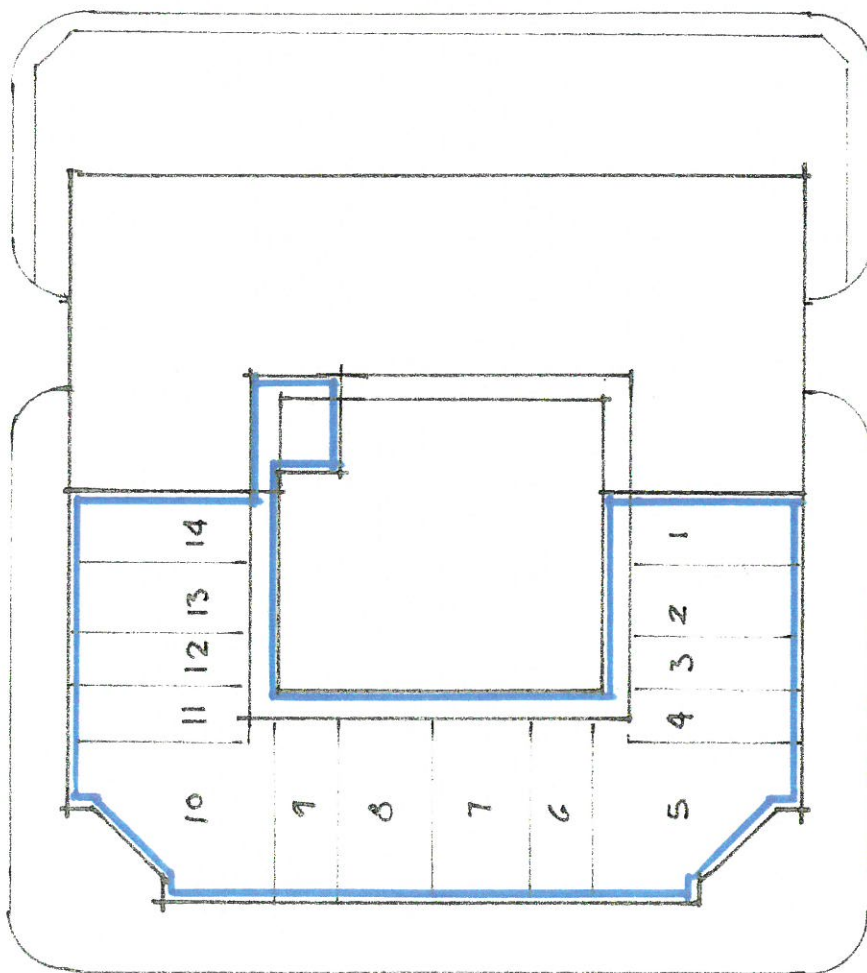
TOWNHOUSES ON 200' x 200' BLOCK







1ST FLOOR RETAIL OR OFFICE • 17,000 S.F.



2ND FLOOR RESIDENTIAL - 14 UNITS

Proposed Downtown "DT" Rezoning

Supplemental Information & Mapping
August 14, 2007

Insurer
• Incentive for
developers to buy/assemble
property with an "approved plan"
☐ easier for staff to answer Q's.

*Dallas Morning News
Article on Firewheel
(People from Rockwall/Mckinney
moving there)*

Side by side comparison of CBD vs DT



CITY OF ROSWELL DEPARTMENT OF PLANNING & ZONING
DOWNTOWN REGULATING PLAN

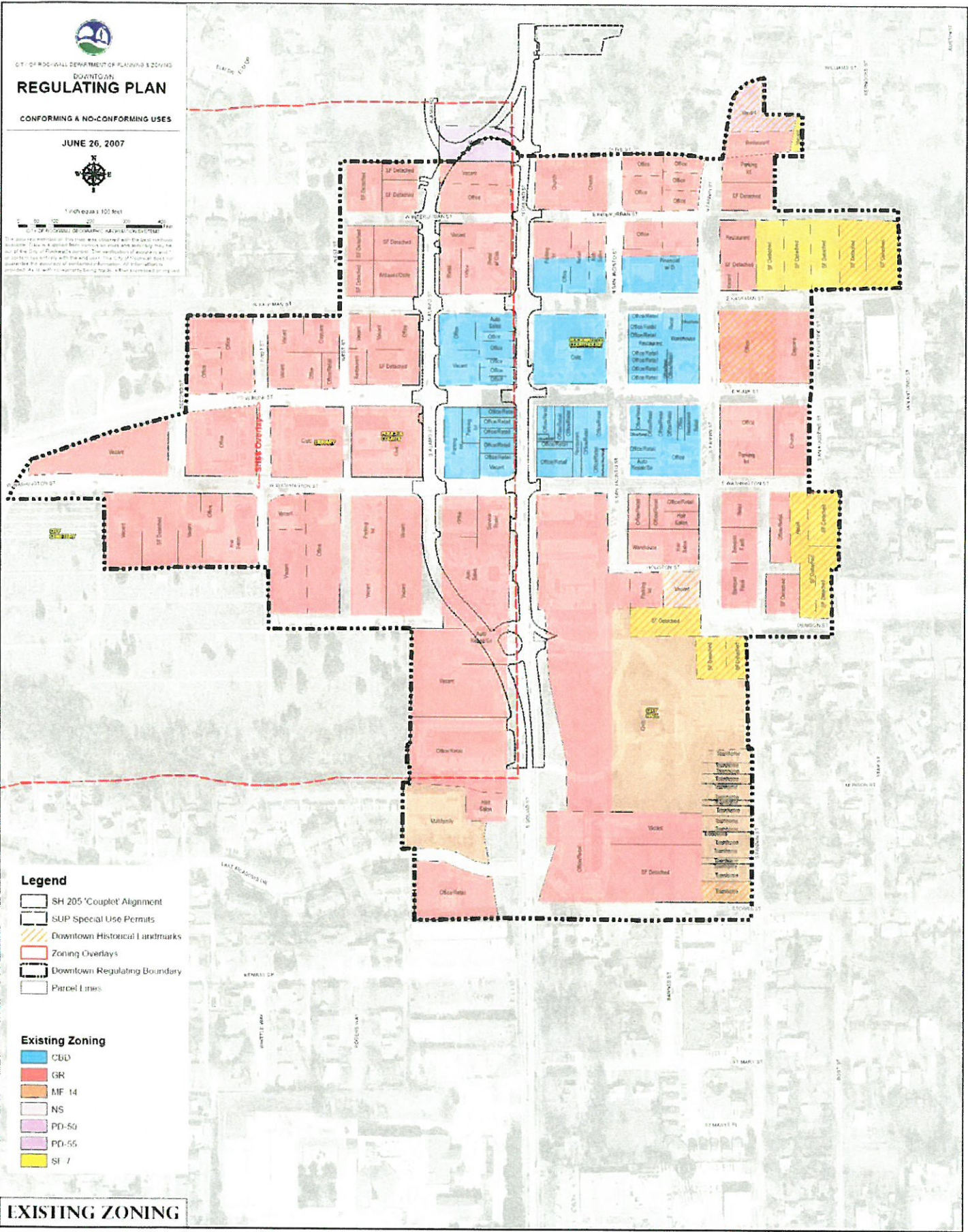
CONFORMING & NON-CONFORMING USES

JUNE 26, 2007



1 inch equals 100 feet

The boundary between the City and the County with the local historic business district is a special boundary to which the local historic business district of the City of Roswell is subject. The verification of historic and special use permits with the city and county. The City of Roswell does not guarantee the accuracy of information. All information is provided as is, with no warranty being made. All information is provided as is, with no warranty being made. All information is provided as is, with no warranty being made.



Legend

- SH 205 'Couplet' Alignment
- SUP Special Use Permits
- Downtown Historical Landmarks
- Zoning Overlays
- Downtown Regulating Boundary
- Parcel Lines

Existing Zoning

- CBD
- GR
- MF 14
- NS
- PD-50
- PD-55
- SF 7

EXISTING ZONING

Current “CBD” Zoning

Minimum Height – N/A

Maximum Height = 240-ft
(SUP required if > 60-ft)

Maximum Bldg Size - N/A

Parking Standards

“Uses in this district may pay cash-in-lieu for parking requirements that cannot be met onsite, behind the building”

Note: No other parking specifications other than general parking requirements, which can present challenges for Downtown revitalization.

Historic Preservation Stds – N/A

Special Architectural Stds – N/A

Proposed “DT” Zoning

Minimum Height – 2-story

Maximum Height = 4-story

(**Max. 2-story when within 200-ft of SF zoned property)

Maximum Bldg Size - N/A

(*Max. 40,000-sf for single user)

Parking Standards

“Parking... may be met on-site, curb-side, by lease from the City or its designated authority or by payment of cash-in-lieu of parking to the City...”

Note: Extensive requirements including “mid-block parking,” Parking Garage standards, “parking credits” for existing space in the Historic Core, requirements for Bicycle Parking, etc.

Historic Preservation Standards – N/A

Special Architectural Standards

This is the central purpose of the “form-based” Downtown district, and includes detailed standards for building design, “build-to” lines, streetscape standards

“CBD” vs “DT” Zoning

Summary

It is staff’s opinion that the form-based “DT” zoning requirements for downtown development are significantly more stringent than existing standards.

“CBD” vs “DT” Zoning

The Question

Why would a developer be more willing to build tomorrow under the “DT” standards than today under the less restrictive “CBD” or “GR” standards?

The Answer

- Expanded area and opportunities for infill development beyond the nine blocks of the Downtown Square (or “Core”)**
- Developer can rest assured that adjacent development will be of the same high quality as their own**
- “Urban Residential” within the larger DT district is an incentive for a potential downtown developer**

Urban Residential

- Note: “Urban Residential” is a permitted use within the existing “CBD” zoning district.
 - Zoning by itself has not (and staff feels would not) lead to proliferation of urban residential units or demolition of the downtown square.
- One issue expressed in the July 30th Worksession was how much “urban residential” could be built.
 - How many 4-story buildings?
 - How many residential units?
 - Townhomes vs. other types of “Urban Residential”?

The True Size of Downtown

Total Area in Proposed DT Boundary

71.88-acres (177 Unique Lots)

Total ROW area = 24.61-acres

(not including additional ROW needed for SH 205
Couplet)

“Net” Downtown area = 47.27-Acres

Current Developed Property (149 Lots)

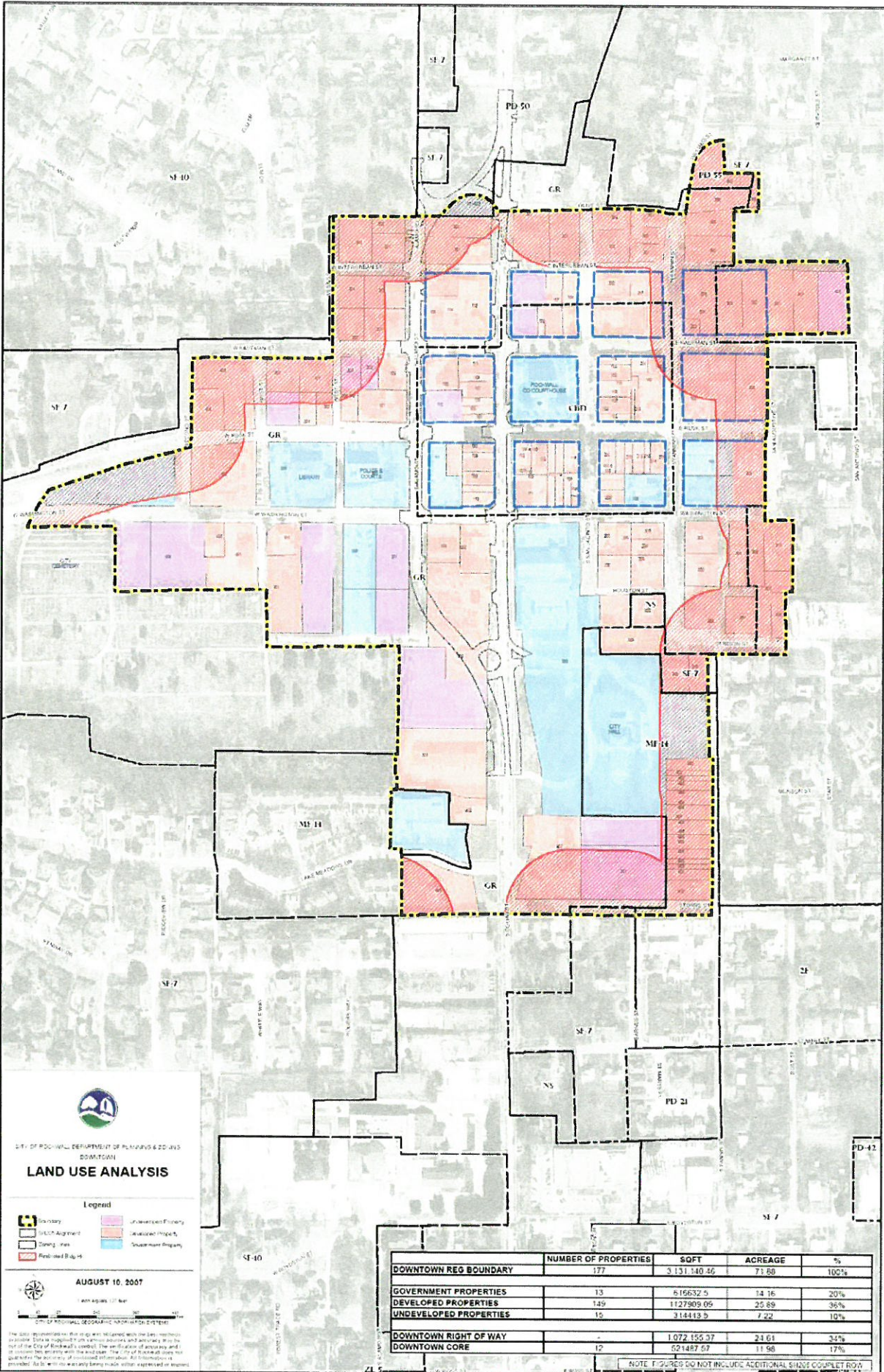
25.89-Acres

Current “Government” Property (13 Lots)

14.16-Acres

Current Undeveloped Property (15 Lots)

7.22-Acres




 CITY OF RICHMOND, DEPARTMENT OF PLANNING & ZONING
 DOWNTOWN
LAND USE ANALYSIS

Legend
 - Boundary (Yellow dashed line)
 - SLOD Alignment (Black line)
 - Zoning Lines (Black line)
 - Restricted Right of Way (Red line)
 - Undeveloped Property (Red fill)
 - Government Property (Blue fill)
 - Developed Property (Purple fill)
 - Investment Property (Pink fill)

AUGUST 10, 2007
 1" = 100' (GRAPHIC SCALE)
 CITY OF RICHMOND, GEORGIA (NAD 83) (PROJ: NAD 83)

The data on this map was derived from the City of Richmond's GIS database. It is not intended to be used for any purpose other than the one for which it was prepared. The City of Richmond does not warrant the accuracy of the information provided. All construction is subject to the City of Richmond's zoning and other applicable laws.

	NUMBER OF PROPERTIES	SQFT	ACREAGE	%
DOWNTOWN REG BOUNDARY	177	3,131,140.46	71.88	100%
GOVERNMENT PROPERTIES	13	6,156,325	14.16	20%
DEVELOPED PROPERTIES	149	11,279,090.05	25.89	36%
UNDEVELOPED PROPERTIES	15	3,144,113.9	7.22	10%
DOWNTOWN RIGHT OF WAY	-	1,072,155.37	24.61	34%
DOWNTOWN CORE	12	6,214,875.7	14.18	17%

NOTE: FIGURES DO NOT INCLUDE ADDITIONAL SHARED COURTYARD

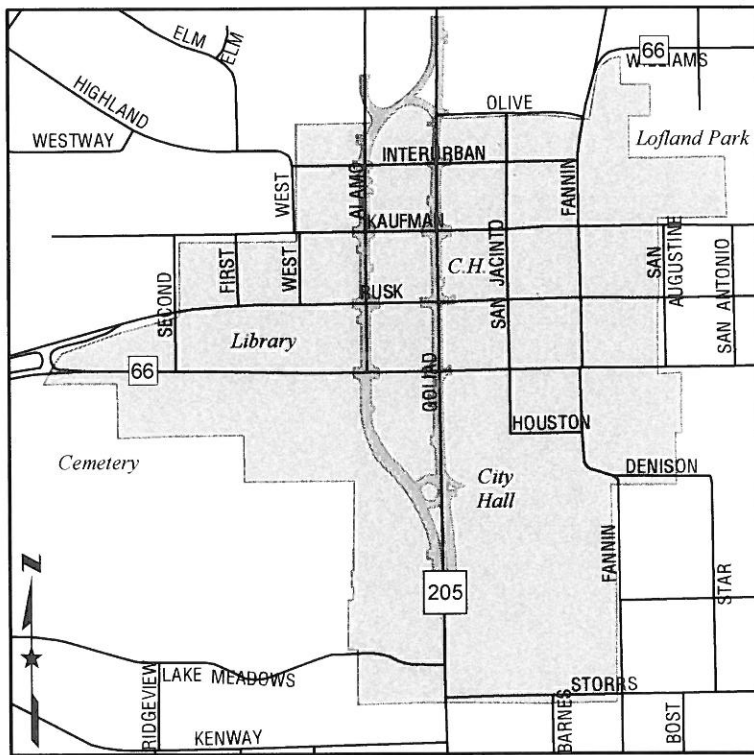
Other Development Limitations

- Fractured Ownership / Land Assembly
- Small block configurations
- Parking Supply and/or Configuration
- Substandard infrastructure (water and sewer, public streets, “streetscape”, etc)

Other Tools Necessary

It will take much more than the proposed rezoning to “revitalize” downtown, including:

- Significant City investment in street and utility network to accommodate desired growth
- Continued study and implementation of Downtown Plan initiatives such as a Public Improvement District (PID) or Tax Increment Finance (TIF) District, Parking Authority, etc
- Continued coalition building with Downtown Advisory groups, Old Town Shoppes on the Square, landowners, etc.



-AFFIDAVIT-

CONFLICT OF INTEREST

I, GLENN Smith ON THIS DATE 6-26-07 DO HEREBY STATE THAT I
HAVE A SUBSTANTIAL INTEREST AS DEFINED IN Article 9836 VTCS, with the following
business or real property Smith's Roadhouse, G.ville and must abstain from participating in
any planning and zoning action regarding agenda item; Z 2007-012.

The nature and extent of the interest is as follows;
(Check one and provide any additional information or clarification)


Ownership of 10% or more of voting stock or shares of the business, or ownership of
\$2,500.00 or more of the fair market value of the business

I have received funds from the business in excess of 10% of my gross annual income for
last year.

I have an equitable or legal ownership in real property with a fair market value of \$2,500.00

A relative in the first or second degree by either affinity or consanguinity has a substantial
interest as defined above.

Other – Explanation Below
Additional clarification or extended nature of interest:



Signature

6-26-07
Date

LaCroix, Robert

From: Bob Cotti [bcotti@sbcglobal.net]
Sent: Wednesday, August 01, 2007 12:07 AM
To: LaCroix, Robert
Subject: DT District

Greetings, Robert. As we discussed earlier this evening, I would like to provide the Council with some additional information to help them in their deliberation about the DT District. There are a number of things I am considering (don't have the final format in place) at this time. First, I would like to have the 78-acre district described in terms of actual usage, i.e., Government Property = x acres; the DT Core = y acres; the already developed area = z acres; and the remainder is that land that is subject to near-term development. I suspect that this will end up on the order of 10-15 acres at best. Secondly, I would like a comparison of the existing regulations that govern the current CBD and the proposed regulations that would govern the DT District. I believe that this would be most revealing. Thirdly, I would like to see a projection of the number of residential units that would be reasonably expected for development. I suspect that this would not be a large number. Fourth, I would hope to obtain a breakout of these residential units in terms of townhomes = a; urban residential above grade = b; and urban residential at grade = c. Finally (and I can get this from Chief Moeller), I would like to get some actual figures (over a year or so) comparing the crime rates in our multi-family residential (apartment) areas with the crime rate in other parts of the city. This will be staggering.

My thoughts are to place an item on the P&Z Agenda for 12 August to discuss this and to (hopefully) forward the information to Council from the P&Z as further information to assist in their deliberations. Also, anything else that you can think that would benefit the cause would be helpful.

Thanks for all your hard work.

Bob Cotti
(972) 722-4136 // Home-Office
(214) 957-6150 // Cell
bcotti@sbcglobal.net



LOCAL/NEWS City by City: Rockwall/Rowlett

Rockwall adopts a vision for downtown

Rockwall approves zoning district that will guide downtown's looks

12:00 AM CDT on Thursday, August 23, 2007

By JIM GETZ / The Dallas Morning News
jgetz@dallasnews.com

The plan that the Rockwall City Council approved this week to revitalize a downtown filled with historical buildings wasn't as simple as out with the old, in with the new.

Instead, after 90 minutes of discussion and comment from residents Monday, it became out with a little of the old, while hoping some of the new will come in.

The plan will bring together 72 acres of variously zoned property – general retail, single- and multi-family housing and other uses – under a single zoning umbrella, Downtown District.

The new zoning is called "form-based" because it regulates buildings' appearances more than their use. Within the district, rules will govern heights and external appearance of new construction and the distance new buildings are set back from streets. Any buildings constructed on or immediately around the square will have to be two to four stories tall and have retail on the ground floor. Residential use will be allowed above.

In an initial vote, the measure failed, 5-2. But after council member Glen Farris proposed removing six older homes on the edge of the new district – three on Kaufman Street and three on Fannin Street – as residents of that Old Town neighborhood had requested, the plan passed, 7-0.

Minutes earlier, Mayor Bill Cecil had referred to the new vision of downtown that has been developing for years.

"It's important that the plan be clear," he said, "and that each council member can vote with a clear conscience."

The council attempted to balance pleas to preserve old buildings and appeals for a more aggressive approach to attract young residents through new urban housing.

But Mike Lucas, who serves on the city's Planning and Zoning Commission, said that new downtown residents – whether young professionals or empty-nesters – will be vital to the square's success.



July 10, 2007

The following are my comments on the agenda items for the July 10, 2007 P&Z meeting:

Public Hearing Items

1. Z2007-012 – I am in favor of the request in its entirety. I do not think removing specific properties is in the best interest of the entire area.
2. Z2007-020 – I am in favor as long as applicant agrees with Staff recommendations.
3. Z2007-021 – I am in favor of the proposed land use but not the site plan or building elevations at this time. I like the staff recommendations to include the full site plan and building elevation approval at time of development, especially given that another architect and owner will be involved.

Site Plans/Plats

1. P2007-019 – Where is the conservation easement shown on the final plat? Is the entire floodplain being dedicated? Since they are completely destroying a creek and its habitat, I would like to see the entire Buffalo Creek floodplain dedicated as a conservation easement w/out any potential for future development (Staff's recommendation?).
2. P2007-022 – I am Ok with staff's recommendations.

Discussion Items

1. Z2007-022 – Does it meet the setback requirements? What type of storage? What materials will be used for the door? Do we really want to start approving oversized structures that are not already constructed? If so then we need to get direction from staff on what the max size would be? I don't have any problem with materials as it would appear that it will be a very attractive structure.

DOWNTOWN REGULATING PLAN – BOUNDARY DESCRIPTION

~ DRAFT COPY 05/18/2007~

BEING approximately 71.88 acres of land located in the downtown area of the City of Rockwall, Rockwall County, Texas to be known as the **Downtown Regulating Plan Boundary** and being more particularly described as follows:

BEGINNING at a point in the northwest corner of Block 4, Lot 1 of the Griffith Addition, also known as the City of Rockwall Lofland Park;

THENCE following along west property line of said Lofland Park in a southerly direction, 154.44 feet for a corner;

THENCE easterly, following along south property line of said Lofland Park, 347.51 feet for a corner;

THENCE southerly 221.55 feet for a point in the southeast corner of Block 5, Lot 1 (4, 5, and 6) of the Griffith Addition;

THENCE westerly following along north right of way line of east Kaufman Street, 250 feet for a corner;

THENCE southerly 572.27 feet along the west right of way of San Augustine Street to a point lying in the south right of way of east Washington Street;

THENCE easterly along said right of way, 87.02 feet to a point in the northeast corner of Block 8, Lot E, of the Griffith Addition;

THENCE southerly following property lines, 220.99 feet to a point in the southwest corner of Block 8, Lot Ff, of the Griffith Addition;

THENCE westerly 22.77 feet for a point in the northeast corner of Block 8, Lot A, and D, of the Griffith Addition;

THENCE southerly following property lines, 192.25 feet to a point in the south right of way of Denison Street;

THENCE westerly 239.24 feet to the southwest corner of Block H, Lot E (pt of 1, 2, and 3) of the Epstein Addition. Point also known as the southwest right of way intersection of Denison Street and Fannin Street;

THENCE southerly 811.48 feet following the west right of way of Fannin Street, to the northeast corner of Block A, Lot 1 of the W.E. Campbell Addition. Point also known as the southwest right of way intersection of Storrs Street and Fannin Street;

THENCE westerly 584.44 feet along the south right of way of Storrs Street, to a point at the northeast right of way intersection of Storrs Street and Goliad Street;

THENCE westerly 360.28 feet along property lines to a point in the southwest corner of a 0.69 acre lot of the Rocco Villa Addition;

THENCE northerly 202.65 feet to a point lying on the north right of way line of Lake Meadows Drive;

THENCE westerly along said right of way line 34.78 feet for a corner;

THENCE northerly 185.46 feet to a point lying in the north boundary line of the Rocco Villa Addition;

THENCE easterly 18.17 feet along said boundary line, to the southwest corner of Lot 1R-A of the Cain Properties #1 Addition;

THENCE northerly following property lines 452.75 feet to the northwest corner of Lot 1r of the Cain Properties #1 Addition;

San Antonio?

THENCE westerly along Cemetery property line 401.89 feet for a corner;

THENCE northerly along west property line of Block A, Lot 4 (.230 ac) of the Lowe and Allen Addition, 173.68 feet for a corner;

THENCE westerly along property lines 460.22 feet for a point;

THENCE northerly along property lines 199.95 feet to a point lying on the south right of way of west Washington Street;

THENCE westerly along said south right of way line 267.99 feet to a point;

THENCE north-easterly crossing Washington Street 132.50 feet to the northwest corner of Block 13, Lot 18 of the Lowe and Allen Addition. Point also known as the south right of way of west Rusk Street;

THENCE north-easterly along said right of way line 451.12 feet to the southeast right of way intersection of Second Street and west Rusk Street;

THENCE northerly along property lines 274.23 feet to the southeast right of way intersection of Second Street and west Kaufman Street;

THENCE easterly along south right of way line of Kaufman Street 425.66 feet to a corner, also being the southwest right of way intersection of West Street and west Kaufman Street;

THENCE northerly along a projected line of the west right of way of West Street 463.71 feet to a point;

THENCE easterly 325.55 feet to a point of intersection between Block 17, Lot 15 of the Amick Addition and the future east right of way line of the southbound State Highway 205 "couplet";

THENCE following along said east "couplet" right of way line approximately 220.98 feet to the future west right of way line of the northbound State Highway 205 "couplet";

THENCE easterly along the south right of way of Olive Street, 574.03 feet to a point lying on the east right of way line of north Fannin Street. Point also known as southwest corner of the Thomas and Smith Addition;

THENCE northerly following along boundary of the Thomas and Smith Addition 281.13 feet for a corner;

THENCE southerly along property line, 101.44 feet for a corner;

THENCE easterly 106.28 feet along the north boundary line of the Thomas and Smith Addition;

THENCE southerly along east property line of Block 1, Lot A, of the F & M Addition 117.26 feet for a corner;

THENCE westerly along north property line of the City of Rockwall Lofland Park, 76.92 feet to the **Point of Beginning**, Containing approximately 71.88 acres (3,131,140.46 square feet) of land, more or less.

Bearings and Distances based on City of Rockwall Geographic Information System using:
Projected Coordinate System: NAD_1983_StatePlane_Texas_North_Central_FIPS_4202_Feet
Projection: Lambert_Conformal_Conic
Linear Unit: Foot_(US)

Hampton, Michael

From: Whitley, Kim
Sent: Tuesday, June 26, 2007 8:12 AM
To: LaCroix, Robert; Hampton, Michael; Spencer, Chris
Subject: FW: Case Number: Z2007-012

Kim Whitley

City of Rockwall
Planning Technician
972.771.7745

From: Amado Soto [mailto:amadosoto@charter.net]
Sent: Monday, June 25, 2007 6:48 PM
To: Planning
Cc: wtw70@aol.com; djh75@charter.net
Subject: Case Number: Z2007-012

To: Mr. Michael Hampton
Rockwall Planning and Zoning Department

Dear Mr. Hampton:

We are opposed to the City-initiated request (Case Number: Z2007-012) to rezone single-family (SF) and neighborhood services (NS) districts to the new downtown (DT) district for the following reasons:

1. We are concerned that the proposed DT district zoning will negatively impact the availability of single-family residential and neighborhood services districts
2. The Public Notice that was sent to us lacks any details regarding what the impact would be by changing the current districts to DT

Please forward our concerns to the Planning and Zoning Commission for their consideration before Tuesday's (6-26-07) public hearing.

Thank you.

Sincerely,

Amado C. Soto & Deborah J. Hudson
Address: 306 Star St., Rockwall, Texas 75087

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

206

I am opposed to the request for the reasons listed below

I feel it would be more beneficial to zone my entire property and not just the back lot to be commercial.

Your Name: Joni Waldrop (Antoinette Stewart aka)

Rockwall Property Address: 306 Williams Rockwall, TX 75087

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

177

I am opposed to the request for the reasons listed below

I feel it would be more beneficial to zone my entire property and not just the back lot to be commercial

Your Name: Joni Waldrop (Antoinette Stewart AKA)

Rockwall Property Address: 306 Williams Rockwall, TX 75087

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

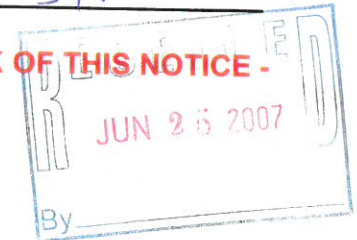
177

I am opposed to the request for the reasons listed below

Your Name: KING PACIFIC INC.

Rockwall Property Address: 110 N. SAN JACINTO ST.

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



Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

177

I am opposed to the request for the reasons listed below

I bought My PROPERTY BASED ON THE CITY'S
ZONING. THE CITY HAS THE SAME RESPONSIBILITY
TO KEEP ITS WORD AS AN INDIVIDUAL. JUST BECAUSE
OF A FEW DOLLARS IT SHOULD NOT BREAK ITS PROMISE!

Your Name: K.L. MCKINNEY (K.L.M. TRUST)

Rockwall Property Address: 404-D South FANNING

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

206

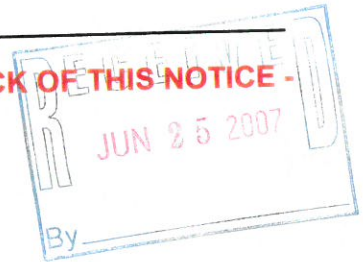
I am opposed to the request for the reasons listed below

I do not want any multi family or retail closer to my property than they are now. I have lived in this house for 50 years and I like it like it is now.

Your Name: *Martha Myers*

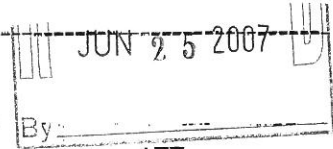
Rockwall Property Address: *507 E. Lusk*

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



Case number: Z2007-012

Please place a check mark on the appropriate line below:



I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

I Have owned my property many years and
Do NOT want it zoned anything
Except what it was when I Bought it
General Retail

Your Name: David Alsobrook

Rockwall Property Address: 202 Interurban

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

Case number: Z2007-012

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

206

I am opposed to the request for the reasons listed below

*We need to restore and revitalize our
downtown within the historic boundaries.
We do not need to enlarge the downtown
area for new buildings.*

Your Name: Michael Pittman

Rockwall Property Address: 300 Munson

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

Case number: Z2007-012

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

The historic overlay should stay "as is" with exception of North Coliad. The South side of Lofland Park on E. KAUFMAN should stay as it is now. SF1 & MF14 zoning should not be included in the new DT zoning.

Your Name: Jim Bottgen

Rockwall Property Address: 501 Kennodde

206

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

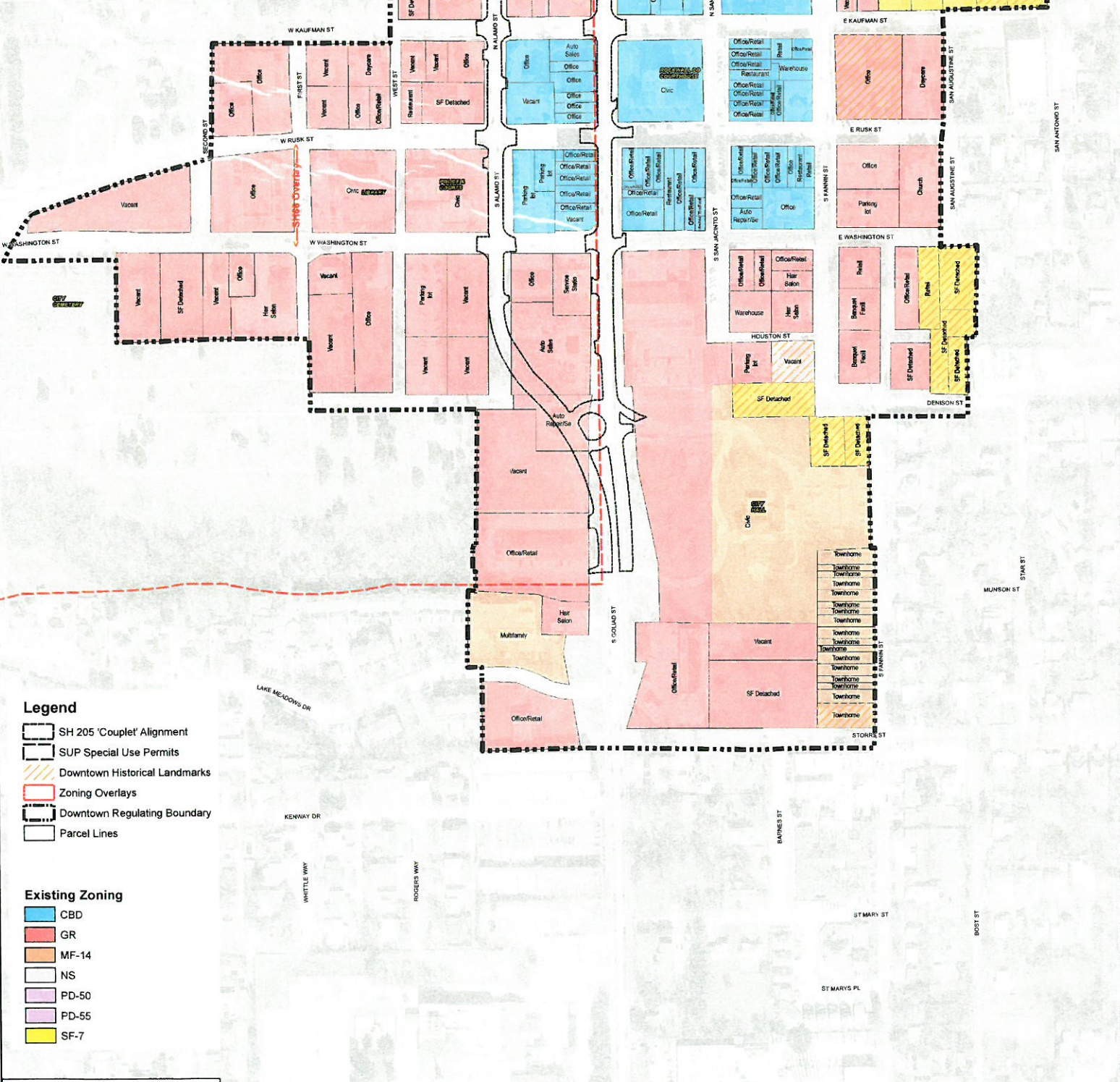
JUNE 26, 2007



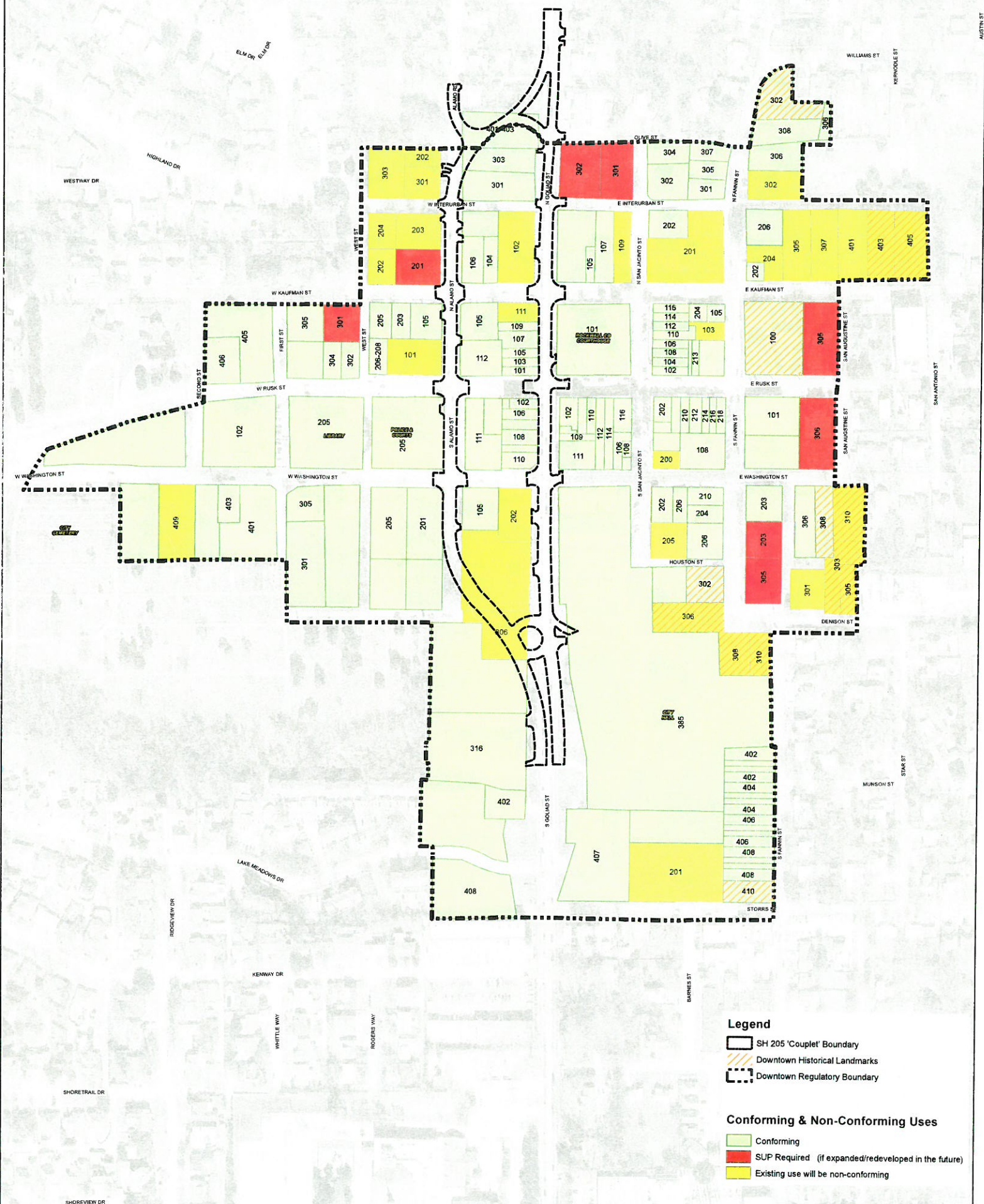
1 inch equals 100 feet



This data was derived from the City of Rockwall's GIS systems. The City of Rockwall does not warrant the accuracy of the information provided. The City of Rockwall is not responsible for any errors or omissions in this data. The City of Rockwall is not responsible for any damages, including consequential damages, arising from the use of this data. All information is provided "as is" without warranty, express or implied.



EXISTING ZONING



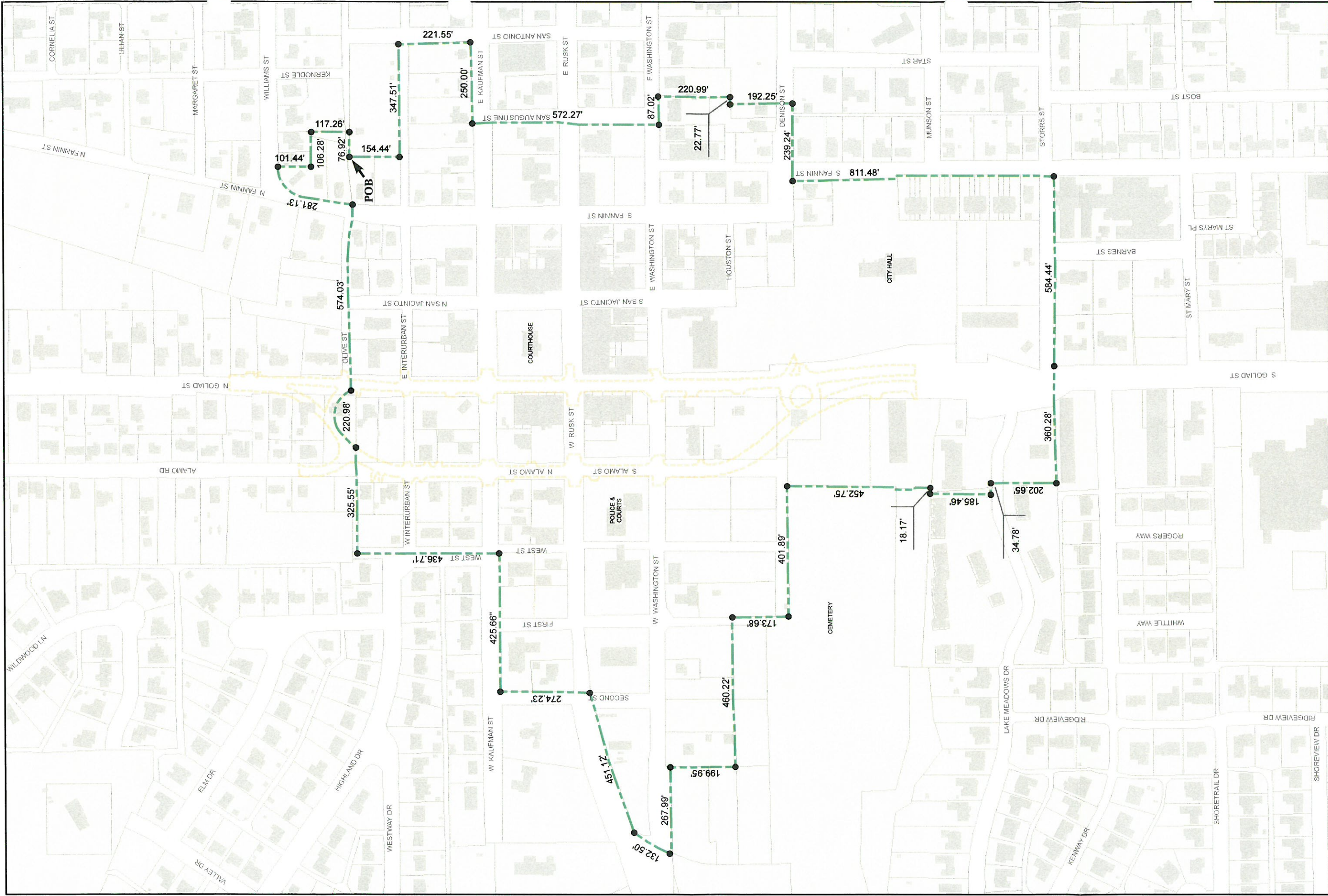
Legend

- SH 205 'Couplet' Boundary
- Downtown Historical Landmarks
- Downtown Regulatory Boundary

Conforming & Non-Conforming Uses

- Conforming
- SUP Required (if expanded/redeveloped in the future)
- Existing use will be non-conforming

NON CONFORMING



City of Rockwall
 MAY 18, 2007
 0 37.5 75 150 225 300 Feet
 CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS



DOWNTOWN REGULATION PLAN BOUNDARY DESCRIPTION

DOWNTOWN REG PLAN 200ft IDENTIFICATION OWNERS

5/11/2007

CROSS_REF	SITUS_NUM	SITUS_STRE	SITUS_UNIT	FILE_AS_NA	DBA_NAME	ADDR_LINE1	ADDR_LINE2	ADDR_LINE3	ADDR_CITY	ADDR_STATE	ADDR_ZIP
4820-0001-001-A0-0R	105	ALAMO N		AFJ ENTERPRISES LLC		2860 STATE HWY 66	SUITE 200		ROCKWALL	TX	75087
4180-0009-0000-A0-0R	406	RUSK W		ALLEN ROBERT G DDS	GENTLE DENTAL	406 W RUSK			ROCKWALL	TX	75087-5087
4820-000A-0002-00-0R	202	INTERURBAN ST		ALSOBROOK DAVID		505 CARRIAGE TRAIL			ROCKWALL	TX	75087-5087
4820-000M-0006-C0-0R	106	SAN JACINTO S		ANDERSON ALLEN & LORETTA		1208 LAKESHORE			ROCKWALL	TX	75087-5087
4820-000L-0002-A0-0R		206-206 1/2 E RUSK		ANDERSON LORETTA	DOC'S ANTIQUES	1208 LAKESHORE			ROCKWALL	TX	75087-5087
4096-000A-0001-00-0R	503	RUSK E		ARCHER KERRY ANNE		9613 KINGS LINK CIRCLE			ROCKWALL	TX	75087-5087
3140-0122-000C-00-0R	401	FANNIN N ST		AUSTIN RONALD D		401 NORTH FANNIN			ROWLETT	TX	75088-5088
3780-0003-000A-00-0R	206	FANNIN N		BAESA MICHAEL H & PAIGE		5105 WYNDHAM CT			ROCKWALL	TX	75087-5087
4811-0004-0213-00-0R	213	LAKE MEADOWS DR		BARCLAY ALICE WHITE		4415 SHAVANO WAY			GARLAND	TX	75043-5043
3690-0020-0000-A0-0R	501	KAUFMAN E		BARTON SHANNON G		501 EAST KAUFMAN STREET			SAN ANTONIO	TX	78249-8249
3780-0009-000C-00-0R	406	WASHINGTON E		BELEW AUBREY J & DORIS		406 E WASHINGTON ST			ROCKWALL	TX	75087-5087
4800-000D-0003-00-0R	206	KENWAY DR		BENNETT IMOGENE R		206 KENWAY DR			ROCKWALL	TX	75087-5087
4811-0007-0237-00-0R	237	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			ROCKWALL	TX	75087-5087
4811-0007-0136-00-0R	136	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0007-0236-00-0R	236	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0007-0336-00-0R	336	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0003-0211-00-0R	211	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0003-0112-00-0R	112	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0003-0111-00-0R	111	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0003-0210-00-0R	210	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0002-0208-00-0R	208	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0002-0206-00-0R	206	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0002-0106-00-0R	106	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0002-0105-00-0R	105	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0301-00-0R	301	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0304-00-0R	304	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0201-00-0R	201	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0101-00-0R	101	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0204-00-0R	204	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0104-00-0R	104	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0303-00-0R	303	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0302-00-0R	302	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0203-00-0R	203	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0202-00-0R	202	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0103-00-0R	103	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0001-0102-00-0R	102	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0006-0326-00-0R	326	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
4811-0006-0226-00-0R	226	LAKE MEADOWS DR		BENT CREEK REAL ESTATE PARTNERS LLC		PO BOX 3217			SUNRIVER	OR	97707-7707
3050-015C-0011-00-0R	501	ALAMO N		BILLINGSLEY LAURA RENEE		501 N ALAMO			SUNRIVER	OR	97707-7707
4820-000N-0001-A0-0R	102	GOLIAD S		BLACKETER LARRY & FAY	ROCKWALL FLOWER SHOP	P O BOX 472964			ROCKWALL	TX	75087-5087
3600-000D-0011-00-0R	409	FANNIN S ST		BLACKETER RACHEL		409 S FANNIN ST			GARLAND	TX	75047
4820-000G-0002-B0-0R	104	KAUFMAN W		BLESSING BRIAN PC		104 W KAUFMAN			ROCKWALL	TX	75087-5087
3780-0007-000B-00-0R	406	RUSK E		BONFANTE VITTORIO & ANGELA		703 FOREST TRACE			ROCKWALL	TX	75087-5087
4180-0014-0000-B0-0R	409	WASHINGTON W		BOOTH LEE R		P O BOX 16393			ROCKWALL	TX	75087-5087
4180-0014-0000-A0-0R				BOOTH LEE R		P O BOX 16393			AUSTIN	TX	78761-8761
4800-000D-0002-00-0R	204	KENWAY DR		BORGER LINDA L		204 KENWAY			AUSTIN	TX	78761-8761
3780-0005-0001-00-0R	405	E KAUFMAN		BOSS MORRIS E & DEBRA KAY		408 RIDGEVIEW			ROCKWALL	TX	75087-5087
4811-0004-0314-00-0R	314	LAKE MEADOWS DR		BOTTS PAUL		1919 SHILOH	STE 650 LB 36		GARLAND	TX	75042-5042
4811-0004-0115-00-0R	115	LAKE MEADOWS DR		BOTTS PAUL		1919 SHILOH	STE 650 LB 36		GARLAND	TX	75042-5042
4811-0004-0113-00-0R	113	LAKE MEADOWS DR		BOTTS PAUL		1919 SHILOH	STE 650 LB 36		GARLAND	TX	75042-5042
4811-0005-0222-00-0R	222	LAKE MEADOWS DR		BOTTS PAUL		1919 SHILOH	STE 650 LB 36		GARLAND	TX	75042-5042
4811-0005-0220-00-0R	220	LAKE MEADOWS DR		BOTTS PAUL		1919 SHILOH	STE 650 LB 36		GARLAND	TX	75042-5042
4811-0006-0329-00-0R	329	LAKE MEADOWS DR		BOTTS PAUL		1919 SHILOH	STE 650 LB 36		GARLAND	TX	75042-5042
4811-0006-0229-00-0R	229	LAKE MEADOWS DR		BOTTS PAUL		1919 SHILOH	STE 650 LB 36		GARLAND	TX	75042-5042
4811-0006-0231-00-0R	231	LAKE MEADOWS DR		BOTTS PAUL		1919 SHILOH	STE 650 LB 36		GARLAND	TX	75042-5042
4811-0006-0234-00-0R	234	LAKE MEADOWS DR		BOTTS PAUL		1919 SHILOH	STE 650 LB 36		GARLAND	TX	75042-5042
4811-0006-0334-00-0R	334	LAKE MEADOWS DR		BOTTS PAUL		1919 SHILOH	STE 650 LB 36		GARLAND	TX	75042-5042
4820-000K-0003-A0-0R	114	SAN JACINTO N		BRYAN-COLLEGE STATION EAGLE INC		C/O A H BELO CORP	P O BOX 655237		DALLAS	TX	75265-5237
5229-000A-0001-0R-0R	403	WASHINGTON W		BURNS LORRAINE MARIETTI	GOLD KEY REALTY	403 WEST WASHINGTON			ROCKWALL	TX	75087-5087
5229-000A-0002-0R-0R		SECOND ST		BURNS LORRAINE MARIETTI		403 WEST WASHINGTON			ROCKWALL	TX	75087-5087
3191-0002-0001-00-0R	501	KERNODLE		BUTTGEN JAMES D		501 KERNODLE			ROCKWALL	TX	75087-5087
3950-0014-0015-00-0R	301	HIGHLAND DR		BYRNE ROBIN D & JERRY D SR		301 HIGHLAND DR			ROCKWALL	TX	75087-5087
3600-000C-0009-00-0R	311	FANNIN S ST		CAFFEY MICHAEL M		311 S FANNIN			ROCKWALL	TX	75087-5087
3780-0007-000A-B0-0R	404	RUSK E		CAIN CHAD		P O BOX 2345			ROCKWALL	TX	75087-5087
3200-0000-01RB-00-0R				CAIN FAMILY PARTNERSHIP LTD		305 STONEBRIDGE			ROWLETT	TX	75030-5030
3200-0000-001R-00-0R				CAIN FAMILY PARTNERSHIP LTD		305 STONEBRIDGE			ROCKWALL	TX	75087-5087
3200-0000-0001-00-0R	306	GOLIAD S		CAIN FAMILY PARTNERSHIP LTD		305 STONEBRIDGE			ROCKWALL	TX	75087-5087
4820-000K-0007-C0-0R	101	FANNIN N ST		CAIN REVOCABLE FAMILY TRUST		305 STONEBRIDGE DR			ROCKWALL	TX	75087-5087
4820-000K-0005-B0-0R	108	SAN JACINTO N		CAIN REVOCABLE FAMILY TRUST		305 STONEBRIDGE DR			ROCKWALL	TX	75087-5087
3780-0004-0002-00-0R	306	FANNIN N ST		CAIN REVOCABLE FAMILY TRUST		305 STONEBRIDGE DR			ROCKWALL	TX	75087-5087
4820-000K-0001-A0-0R	103	FANNIN N ST		CAIN REVOCABLE FAMILY TRUST		305 STONEBRIDGE DR			ROCKWALL	TX	75087-5087
4820-000F-0004-A0-0R	109	KAUFMAN E		CAIN REVOCABLE FAMILY TRUST		305 STONEBRIDGE DR			ROCKWALL	TX	75087-5087
3205-000A-0001-00-0R	205	ST MARYS PL		CAMPBELL W E	ROCKWALL NURSING CENTER	C/O SENIOR CARE CONSULTANTS INC	1413 EAST I-30	STE 7	GARLAND	TX	75043-5043
4320-0000-0001-00-0R	501	FANNIN S ST		CAMPBELL W E		C/O SENIOR CARE CONSULTANTS INC	1413 EAST I-30	STE 7	GARLAND	TX	75043-5043
3780-0007-000C-00-0R	401	WASHINGTON E		CANTRELL RICHARD DAVID & KAREN DENISE		401 EAST WASHINGTON ST			ROCKWALL	TX	75087-5087
3050-018A-0016-00-0R	406	ALAMO N		CAWTHON RICK		4646 E I30			ROCKWALL	TX	75087-5087
3600-000E-0008-B0-0R	402	FANNIN S ST	C	CECIL RENEE		402 S FANNIN ST UNIT C			ROCKWALL	TX	75087-5087
3140-032C-0000-00-0R	304	WILLIAMS ST		CHURCH ROBERT & LESLIE		304 WILLIAMS			ROCKWALL	TX	75087-5087
4180-0006-0000-00-0R				CITY CEMETERY		ROCKWALL TX 75087			ROCKWALL	TX	75087-5087
4180-0015-0000-00-0R				CITY CEMETERY		ROCKWALL TX 75087					
4180-0015-0000-00-0R				CITY CEMETERY		ROCKWALL TX 75087					
4180-0015-0000-00-0R				CITY CEMETERY		ROCKWALL TX 75087					

4180-0015-0000-00-0R				CITY CEMETERY		ROCKWALL TX 75087						
2000-0000-0000-00-0R				CITY CEMETERY								
4820-00AB-0002-00-0R				CITY OF ROCKWALL		ATTN:MARY SMITH	385 S GOLIAD		ROCKWALL	TX	75087-5087	
3780-0001-000B-00-0R				CITY OF ROCKWALL		385 S GOLIAD			ROCKWALL	TX	75087-5087	
3780-0004-0001-00-0R	407			KERNODLE								
4820-000P-0002-00-0R	205			WASHINGTON W								
4820-0000-0001-00-0R	205			RUSK E					ROCKWALL	TX	75087-5087	
4820-000N-0004-00-0R	111			RUSK W								
4812-0001-0001-00-0R	385			GOLIAD					ROCKWALL	TX	75087-5087	
3140-0075-0000-00-0R				CKS JOINT VENTURE #1		(R SLAUGHTER JR & G E KELLEY)	P O BOX 1717		ROCKWALL	TX	75087-5087	
3780-0003-000C-00-0R	305			KAUFMAN E		CLARKE CARY G	305 E KAUFMAN		ROCKWALL	TX	75087-5087	
3600-000E-0003-A0-0R	408		C	FANNIN S		COLLICHIO STEVEN J & KIMBERLY C	6202 VOLUNTEER PL		ROCKWALL	TX	75087-5087	
3600-000E-0004-A0-0R	406		D	FANNIN S		COLLICHIO STEVEN J & KIMBERLY C	6202 VOLUNTEER PL		ROCKWALL	TX	75032-5032	
4820-000L-0002-B0-0R	210			RUSK E		COLLIN-G PROPERTIES LTD	P O BOX 847		ROCKWALL	TX	75032-5032	
4811-0007-0338-00-0R	338			LAKE MEADOWS DR		COLLUM GARY & LISA	338 LAKE MEADOWS DR		ROCKWALL	TX	75087-5087	
3780-0008-000G-00-0R	404			WASHINGTON E		COLSON JAMES ET UX	404 E WASHINGTON		ROCKWALL	TX	75087-5087	
4820-000E-0001-00-0R	201			KAUFMAN E		COMMUNITY BANK	P O BOX 729		ROCKWALL	TX	75087-5087	
3600-000C-0001-00-0R	307			MUNSON ST		CONATSER JOHN L & CHERI L	307 MUNSON ST		ROCKWALL	TX	75087-5087	
4820-000L-0001-B0-0R	218			RUSK E/102 FANNIN S		COOK ROBERT	7414 SILVERTHORN DR		ROCKWALL	TX	75087-5087	
4820-0000-0000-00-0R	101			RUSK E		COUNTY OF ROCKWALL	COURTHOUSE		ROCKWALL	TX	75087-5087	
4820-000L-0005-A0-0R	108			FANNIN ST		COUNTY OF ROCKWALL	ROCKWALL COUNTY ADULT PROBATION		ROCKWALL	TX	75087-5087	
3780-0001-000A-00-0R	101			FANNIN S		COUNTY OF ROCKWALL	COUNTY COURTHOUSE ANNEX		ROCKWALL	TX	75087-5087	
4180-0003-000A-00-0R	205			RUSK W		COUNTY OF ROCKWALL	ROCKWALL TX 75087					
3416-0001-0001-00-0R	404			KAUFMAN W		COX WENDELL J & AMY CAIN COX	404 W KAUFMAN ST		ROCKWALL	TX	75087-5087	
4800-000A-0001-00-0R	501			ROGERS WAY		CRUZ ARTURO & CECILIA	501 ROGERS WAY		ROCKWALL	TX	75087-5087	
3600-000C-0012-00-0R	315			FANNIN S ST		CULLINS JAMES & SHARON DAY	406B S FANNIN		ROCKWALL	TX	75087-5087	
4820-000D-0002-00-0R	304			SAN JACINTO N		CULLINS KENNETH L & HEATHER D	1020 TIMBERLINE DR		ROCKWALL	TX	75087-5087	
4820-000M-0002-A0-0R	112			RUSK E		CURANOVIC PETER	112 E RUSK		ROCKWALL	TX	75087-5087	
3423-000A-0001-00-0R	401			RUSK E		DAUGHERTY ANDREW & RACHAEL B	401 E RUSK STREET		ROCKWALL	TX	75087-5087	
3690-0020-0000-C0-0R	503			KAUFMAN E		DAVIS EDWARD N SR	12506 LOCH MEADOWS DR		DALLAS	TX	75244-5244	
3837-000A-0001-00-0R	402			GOLIAD S		DAVIS FORREST B & LISA M	402 S GOLIAD		ROCKWALL	TX	75087-5087	
3600-000E-0005-A0-0R	406		B	FANNIN S		DAY SHARON K	406B S FANNIN		ROCKWALL	TX	75087-5087	
3780-0005-005A-00-0R	401			KAUFMAN E		DELBOSQUE MARIO	572 V.Z.C. RD3411		WILLS POINT	TX	75169-5169	
4811-0006-0333-00-0R	333			LAKE MEADOWS DR		DEPETRIS RICHARD	1919 S SHILOH #650 LB-36		GARLAND	TX	75042-5042	
4811-0007-0137-00-0R	137			LAKE MEADOWS DR		DEPETRIS RICHARD O	1919 S SHILOH ROAD, STE 650	LB-36	GARLAND	TX	85042-5042	
4811-0004-0117-00-0R	117			LAKE MEADOWS DR		DEPETRIS RICHARD O	1919 S SHILOH RD	STE 650 LB36	GARLAND	TX	75042-5042	
4811-0006-0324-00-0R	324			LAKE MEADOWS DR		DEPETRIS RICHARD O	1919 S SHILOH #650 LB-36		GARLAND	TX	45042-5042	
4811-0006-0128-00-0R	128			LAKE MEADOWS DR		DEPETRIS RICHARD O	679 WOODLAND WAY		ROCKWALL	TX	75087-5087	
4811-0004-0216-00-0R	216			LAKE MEADOWS DR		DORBET INC	C/O TOMLINSON COMPANIES	1919 SHILOH	STE 650 LB 36	GARLAND	TX	79042-9042
4811-0005-0223-00-0R	223			LAKE MEADOWS DR		DORBET INC	C/O TOMLINSON COMPANIES	1919 SHILOH	STE 650 LB 36	GARLAND	TX	79042-9042
4811-0005-0123-00-0R	123			LAKE MEADOWS DR		DORBET INC	C/O TOMLINSON COMPANIES	1919 SHILOH	STE 650 LB 36	GARLAND	TX	79042-9042
4811-0005-0321-00-0R	321			LAKE MEADOWS DR		DORBET INC	C/O TOMLINSON COMPANIES	1919 SHILOH	STE 650 LB 36	GARLAND	TX	79042-9042
4811-0005-0221-00-0R	221			LAKE MEADOWS DR		DORBET INC	C/O TOMLINSON COMPANIES	1919 SHILOH	STE 650 LB 36	GARLAND	TX	79042-9042
4811-0005-0121-00-0R	121			LAKE MEADOWS DR		DORBET INC	C/O TOMLINSON COMPANIES	1919 SHILOH	STE 650 LB 36	GARLAND	TX	79042-9042
4811-0005-0320-00-0R	320			LAKE MEADOWS DR		DORBET INC	C/O TOMLINSON COMPANIES	1919 SHILOH	STE 650 LB 36	GARLAND	TX	79042-9042
4811-0005-0319-00-0R	319			LAKE MEADOWS DR		DORBET INC	C/O TOMLINSON COMPANIES	1919 SHILOH	STE 650 LB 36	GARLAND	TX	79042-9042
4811-0005-0219-00-0R	219			LAKE MEADOWS DR		DORBET INC	C/O TOMLINSON COMPANIES	1919 SHILOH	STE 650 LB 36	GARLAND	TX	79042-9042
4811-0005-0119-00-0R	119			LAKE MEADOWS DR		DORBET INC	C/O TOMLINSON COMPANIES	1919 SHILOH	STE 650 LB 36	GARLAND	TX	79042-9042
3780-0004-0003-A0-0R	302			FANNIN N ST		DOWER YVONNE &	HILDA PRIETO	P O BOX 571006	DALLAS	TX	75357-5357	
3600-000E-0006-B0-0R	404		C	FANNIN S ST		DUFRAINE JANET	404 C SO FANNIN		ROCKWALL	TX	75087-5087	
3780-0002-0001-00-0R	305			RUSK E		ERUDITE INCORPORATED	305 E RUSK		ROCKWALL	TX	75087-5087	
3600-000D-0001-00-0R	406			STAR ST		ESTES NOLAN	406 STAR ST		ROCKWALL	TX	75087-5087	
4820-000K-0001-B0-0R	105			FANNIN N ST		FALL C W	1216 SMIRL DR		ROCKWALL	TX	75087-5087	
4820-000K-0002-A0-0R	204			KAUFMAN E		FALL C W	1216 SMIRL DR		ROCKWALL	TX	75087-5087	
4820-000K-0007-B0-0R	213			RUSK E		FALLS C W	1216 SMIRL DR		ROCKWALL	TX	75087-5087	
4820-000M-0003-B0-0R	110			RUSK E		FALLS CHAS W	1216 SMIRL DR		ROCKWALL	TX	75087-5087	
3780-0003-000B-A0-0R	204			FANNIN N ST		FALLS J R	1216 SMIRL		ROCKWALL	TX	75087-5087	
4820-000D-0001-00-0R	307			FANNIN N ST		FERGUSON STANLEY & LINDA	2429 RACHEAL DR		HEATH	TX	75032-5032	
4820-000D-0004-00-0R	305			FANNIN N ST		FERGUSON STANLEY & LINDA	2429 RACHAEL DR		ROCKWALL	TX	75032-5032	
4820-000L-0003-A0-0R	103 & 105			SAN JACINTO S		FOX CHARLES W ETUX	1527 MURPHY DR		ROCKWALL	TX	75087-4647	
4820-000U-0001-B0-0R	308			WASHINGTON E		GAREE MICHAEL A & GEORGIA	R & W PRINTING CO	308 E WASHINGTON	ROCKWALL	TX	75087-5087	
3690-0020-0000-B0-0R	505			KAUFMAN E		GARRETT JANICE LARAY OR	THE GARRETT LIVING TRUST	505 EAST KAUFMAN	ROCKWALL	TX	75087-5087	
4320-0000-0002-B0-0R	505			FANNIN S ST		GASAWAY CHRIS & SHERYL	505 S FANNIN		ROCKWALL	TX	75087-5087	
3600-000C-0015-00-0R						GOVERNMENT HOUSING						
4820-000K-0003-B0-0R	116			SAN JACINTO N		GRAY PEGGY JO	521 KATHY DR		MESQUITE	TX	75149-5149	
3140-0117-0000-00-0R	503			GOLIAD S		GREENPOINT CAPITAL LP	601 WHITE HILLS DR		ROCKWALL	TX	75087-5087	
4820-000H-0002-A0-0R	204			WEST N ST		GRIGNON LYNNE F	204 N WEST ST		ROCKWALL	TX	75087-5087	
3600-000E-0002-00-0R	408		D	FANNIN S ST		HADDOCK EVELYN	SAMMIE W THOMAS (LIFE TENANCY)	4 HARKER CIR	ROCKWALL	TX	75087-5087	
5229-000A-0003-0R-0R	401			FIRST ST		HAIR MOTION INC	612 MIDDLE GLENN DR		ROCKWALL	TX	75087-5087	
4820-000K-0006-B0-0R	102			SAN JACINTO N/207 RUSK E		HALL J BLAKELEY	3618 HILLTOP		ROCKWALL	TX	75087-5087	
4820-000F-0001-A0-0R						HANCE ROY & RANDA & LARRY	1244 E QUAIL RUN RD		ROCKWALL	TX	75087-5087	
4820-000L-0004-A0-0R						HARRIS LINDA	307 GREENHILL LN		ROCKWALL	TX	75087-5087	
3600-000E-0006-C0-0R	404		B	FANNIN S ST		HARRIS RICHARD	210 GLENN AVE		ROCKWALL	TX	75087-5087	
3600-000E-0003-C0-0R	408		A	FANNIN S		HAYWORTH AMY	408 S FANNIN ST UNIT A		ROCKWALL	TX	75087-5087	
4820-000I-0004-00-0R	206-208			RUSK W		HEATH H N	101 ALAMO		ROCKWALL	TX	75087-5087	
4820-000I-0005-00-0R	101			ALAMO N		HEATH H N	101 N ALAMO		ROCKWALL	TX	75087-5087	
4820-000K-0007-A0-0R				RUSK		HEFFERNAN & HEFFERNAN BOOKKEEPING	5924 VOLUNTEER PL		ROCKWALL	TX	75087-5087	
4820-000K-0006-A0-0R	104			SAN JACINTO N		HEFFERNAN & HEFFERNAN BOOKKEEPING	5924 VOLUNTEER PL		ROCKWALL	TX	75032-5032	
4820-000M-0004-A0-0R	107			GOLIAD S		HEFFERNAN RICHARD F & MARILYN	5924 VOLUNTEER PL		ROCKWALL	TX	75032-5032	
4820-000M-0004-00-0R	102			RUSK E		HENDRICKS BARBARA S	P O BOX 2136		ROCKWALL	TX	75087-5087	
4820-000M-0001-00-0R	116			RUSK E		HENDRICKS JAMES L	104 E RUSK		ROCKWALL	TX	75087-5087	
4811-0006-0127-00-0R	127			LAKE MEADOWS DR		HERALDSON BILLY E & BARBARA L	1215 PARK AVE		ROCKWALL	TX	75087-5087	
3950-0011-0004-00-0R	304			ELM DR		HIGHTOWER ARTHUR D	11770 CR483		SHEPHERDSVILLE	KY	40165-0165	
									LAVON	TX	75166-1669	

DOWNTOWN REG PLAN 200ft IDENTIFICATION OWNERS

5/11/2007

3140-117A-0000-B0-0R	501	GOLIAD S		MCCORD SHANNON	JOUR SALON & SPA	501 S GOLIAD			ROCKWALL	TX	75087-5087
3600-000D-0009-00-0R	407	FANNIN S ST		MCKINNEY TERRY W & LINDA A		308 MUNSON			ROCKWALL	TX	75087-5087
3600-000D-0004-00-0R	308	MUNSON ST		MCKINNEY TERRY WAYNE		308 MUNSON			ROCKWALL	TX	75087-5087
4811-0003-0109-00-0R	109	LAKE MEADOWS DR		MERIGIAN OSONNA M		109 LAKE MEADOWS DR			ROCKWALL	TX	75087-5087
3140-0078-0000-00-0R	504	BARNES		MERRITT CRAIG		504 BARNES ST			ROCKWALL	TX	75087-5087
3950-0014-0017-00-0R	302	KAUFMAN W		MEYERS STUART A & BRENDA S		1614 LAKE SHORE DR			ROCKWALL	TX	75087-5087
3140-0079-0000-00-0R	506	BARNES		MIGNEAULT WILLIAM H & MELINDA		188 RIDGEMONT DR			ROCKWALL	TX	75087-5087
4811-0006-0328-00-0R	328	LAKE MEADOWS DR		MIRANDA KETTY		328 LAKE MEADOWS DR			ROCKWALL	TX	75126-5332
3950-0014-0011-00-0R	309	HIGHLAND DR		MISHLER NELLIE		309 HIGHLAND DRIVE			ROCKWALL	TX	75087-5087
4811-0006-0129-00-0R	129	LAKE MEADOWS DR		MOCK ALYSSA		129 LAKE MEADOWS DR			ROCKWALL	TX	75087-5087
4820-000D-0005-00-0R	301	FANNIN N ST		MORROW CHUB		301 N FANNIN			ROCKWALL	TX	75087-5087
3780-0011-000C-00-0R	507	RUSK E		MYERS MARTHA ANN		507 E RUSK			ROCKWALL	TX	75087-5087
4180-0011-0000-B0-0R	502	KAUFMAN W		NALLS THOMAS & MILDRED		502 W KAUFMAN ST			ROCKWALL	TX	75087-5087
4800-0000-0000-00-0R				NBN GROUP		505 STONEBRIDGE DR			ROCKWALL	TX	75087-5087
4811-0004-0315-00-0R	315	LAKE MEADOWS DR		NEWCOMB RAMON & JOYCE M		2217 MCCLENDON DR			ROCKWALL	TX	75032-5032
4811-0004-0316-00-0R	316	LAKE MEADOWS DR		NEWCOMB RAMON & JOYCE M		2217 MCCLENDON DR			ROCKWALL	TX	75032-5032
4811-0004-0317-00-0R	317	LAKE MEADOWS DR		NEWCOMB RAMON & JOYCE M		2217 MCCLENDON DR			ROCKWALL	TX	75032-5032
4820-000L-0001-D0-0R	216	RUSK E		OH SOO WHEE & KYUNG	BAKERS DOZEN	7414 ARBORSIDE DRIVE			ROCKWALL	TX	75089-5089
4811-0004-0217-00-0R	217	LAKE MEADOWS DR		OLSEN SHARON		3402 AUGUSTA BLVD			ROCKWALL	TX	75087-5087
4820-000J-0002-A0-0R	111	GOLIAD N		PANNELL AUTO SALES		111 N GOLIAD			ROCKWALL	TX	75087-5087
4180-0010-0000-B0-0R	402	KAUFMAN W		PARKS MURPHY H & PAIGE E		1310 CLOVERLEAF DR			ROCKWALL	TX	75087-5087
4811-0002-0107-00-0R	107	LAKE MEADOWS DR		PEARMAN JANICE A		107 LAKE MEADOWS DR			AUSTIN	TX	78723-8723
4800-000D-0001-00-0R	202	KENWAY DR		PENNINGTON H S		307 POINT ROYAL DR			ROCKWALL	TX	75087-3668
3690-0002-000A-00-0R	302	MARGARET ST E		PEOPLES BILLY		BOX 35			ROCKWALL	TX	75087-5087
3600-000H-0001-B0-0R	308	FANNIN S ST		PEOPLES BILLY W		P O BOX 35			ROCKWALL	TX	75087-5087
4820-00AB-0001-00-0R		WASHINGTON W		PEOPLES BILLY W		1308 RIDGE RD			ROCKWALL	TX	75087-5087
3780-0003-000E-A0-0R	202	FANNIN N		PEOPLES BILLY W		P O BOX 35			ROCKWALL	TX	75087-5087
4820-000Q-0004-A0-0R		GOLIAD		PEOPLES BILLY W		P O BOX 35			ROCKWALL	TX	75087-5087
3950-0014-0010-00-0R	311	HIGHLAND DR		PEOPLES JOHN P & LYDIA G		311 HIGHLAND DRIVE			ROCKWALL	TX	75087-5087
4820-000B-0003-A0-0R	301	GOLIAD N		PERKINS RONALD C DDS	SPECIALTY CLINIC	9757 WHITE ROCK TRAIL			ROCKWALL	TX	75087-5087
4820-000J-0006-B0-0R	107	GOLIAD N		PIRTLE DAVID ETUX		P O BOX 1569			DALLAS	TX	75238-5238
4811-0007-0238-00-0R	238	LAKE MEADOWS DR		PITTMAN CLINT		4711 PARKWOOD DR			ROCKWALL	TX	75087-5087
4811-0007-0135-00-0R	135	LAKE MEADOWS DR		PITTMAN CLINT		4711 PARKWOOD DR			ROCKWALL	TX	75087-5087
4811-0003-0212-00-0R	212	LAKE MEADOWS DR		PITTMAN CLINT		4711 PARKWOOD DR			ROCKWALL	TX	75087-5087
3600-000D-0007-00-0R	300	MUNSON		PITTMAN MICHAEL & SHARILYN		300 MUNSON			ROCKWALL	TX	75087-5087
3690-0005-000B-00-0R	406	WILLIAMS ST		PLACE LISANNE		1531 ZAPATA			ROCKWALL	TX	75087-5087
3690-0002-000C-00-0R	303	WILLIAMS ST		POINTER TAYLOR		303 WILLIAMS ST			EL DORADO HILLS	CA	95762-3544
3600-000H-0001-A0-0R	310	FANNIN S ST		PRAYTOR JIM & STEPHANIE		310 S FANNIN ST			ROCKWALL	TX	75087-5087
3600-000E-0003-B0-0R	408	FANNIN S	B	PRITCHARD GARY W & DONNA C		1610 SHORES BLVD			ROCKWALL	TX	75087-5087
3600-000E-0005-B0-0R	406	FANNIN S ST	A	PRITCHARD GARY W & DONNA C		1610 SHORES BLVD			ROCKWALL	TX	75087-5087
4820-000N-0007-B0-0R	110	GOLIAD S		PRUITT JAMES PRESTON		301 E FORK			ROCKWALL	TX	75087-5087
4820-000D-0003-00-0R	302	SAN JACINTO N		PRYOR BOBBY G		302 N SAN JACINTO			SUNNYVALE	TX	75182-5182
4820-000A-0004-A0-0R	301	ALAMO N		RAKICH CEDO & JULIA		341 LAKELAND DR			ROCKWALL	TX	75087-5087
3140-0122-000A-00-0R	503	FANNIN N ST		RAKICH CEDO AND JULIA		341 LAKELAND DR			HOT SPRINGS	AR	71913-7632
3140-0122-000B-01-0R	405	FANNIN N ST		RAKICH CEDO AND JULIA		341 LAKELAND DR			HOT SPRINGS	AR	71913-7632
3605-0000-010A-00-0R	305	STAR ST		RATH RICKY JOHN		305 STAR ST			HOT SPRINGS	AR	71913-7632
4820-000U-0001-A0-0R	306	WASHINGTON E		RDT ENTERPRISES INC		103 N GOLIAD #204			ROCKWALL	TX	75087-5087
4820-000M-0005-B0-0R	111	GOLIAD S		RDT ENTERPRISES INC	PARTS PLUS	103 N GOLIAD #204			ROCKWALL	TX	75087-5087
4820-000M-0003-A0-0R	106 & 108	RUSK E		RDT ENTERPRISES INC		103 N GOLIAD #204			ROCKWALL	TX	75087-5087
4820-000L-0003-B0-0R	202	RUSK E		RDT ENTERPRISES INC		202 E RUSK			ROCKWALL	TX	75087-5087
4820-000J-0008-A0-0R	103	GOLIAD N		RDT ENTERPRISES INC		103 N GOLIAD #204			ROCKWALL	TX	75087-5087
4820-000J-0008-B0-0R	101	GOLIAD N		RDT ENTERPRISES INC		103 N GOLIAD #204			ROCKWALL	TX	75087-5087
4820-000J-0004-00-0R	112	RUSK W		RDT ENTERPRISES INC		103 N GOLIAD #204			ROCKWALL	TX	75087-5087
3140-0122-000D-01-0R	201	OLIVE ST		REDDEN POLLY & ROSS		1712 MORRISH LN			ROCKWALL	TX	75087-5087
4820-000H-0001-00-0R	203	ALAMO N		REED LARRY K		203 N ALAMO ROAD			ROCKWALL	TX	75032-5032
4820-000G-0001-00-0R	102	KAUFMAN W		RHODES TOM B	11-Jul	% SOUTHLAND CORP	1901 N AKARD		ROCKWALL	TX	75087-5087
4820-000L-0004-B0-0R	200	WASHINGTON E		ROBERSON RAY ETUX	JIM & DEANS GARAGE	1222 DANDELION			DALLAS	TX	75201-5201
4180-0008-0000-A0-0R	102	S FIRST		ROCKWALL COUNTY HELPING HANDS INC		102 S 1ST ST			GARLAND	TX	75043-5043
3690-0017-0000-A0-0R				ROCKWALL ISD TR		FOR ROCKWALL TAXING ENTITIES			ROCKWALL	TX	75087-5087
4820-000L-0001-C0-0R	212	RUSK E		ROCKWALL LIONS CLUB	ROCKWALL ANTIQUES	C/O ODIS A LOWE JR	P O BOX 663		ROCKWALL	TX	75087-5087
3600-000E-0001-00-0R	410	FANNIN S ST		ROCKWALL NH REALTY LTD		1413 E I-30 STE 7			GARLAND	TX	75043-5043
3140-0077-0000-00-0R	201	STORRS ST		ROCKWALL NH REALTY LTD		4809 COLE AVENUE	SUITE 347		DALLAS	TX	75205-5205
4820-000B-0001-00-0R	303	GOLIAD N		ROCKWALL RENTAL PROPERTIES LP		P O BOX B			DALLAS	TX	75160-5160
4810-1350-A002-00-0R	408	GOLIAD S		ROCKWALL ROTARY CLUB		P O BOX 446			ROCKWALL	TX	75087-5087
4810-1350-A002-00-0R	408	GOLIAD S		ROCKWALL ROTARY CLUB		P O BOX 446			ROCKWALL	TX	75087-5087
3600-000E-0008-A0-0R	402	FANNIN S ST	B	RUSSO MARK		402B S FANNIN			ROCKWALL	TX	75087-5087
3140-0122-000D-00-0R	105	OLIVE ST		RYAN ALYSHA R & BRIAN A		P O BOX 2314			ROCKWALL	TX	75087-5087
4320-0000-0003-A0-0R	507	FANNIN S ST		SALINAS ANTONIO & ELISA		507 S FANNIN ST			ROCKWALL	TX	75087
4820-000M-0005-A0-0R	109	GOLIAD S		SAXTON RICHARD T & LYNDA R	D & R LOGISTICS	18552 FM740			ROCKWALL	TX	75087-5087
4820-000Q-0001-00-0R	202	GOLIAD S		SHIELDS JOE M		202 S GOLIAD			FORNEY	TX	75126-5003
4811-0003-0110-00-0R	110	LAKE MEADOWS DR		SHIPMAN RAPHE & DELAMIE		202 GLENN AVE			ROCKWALL	TX	75087-5087
4839-0000-0000-00-0R	407	GOLIAD S #D		SLAUGHTER RICHARD E JR		PO BOX 1717			ROCKWALL	TX	75087-4149
4820-000J-006A-00-0R	109	GOLIAD N		SMITH G KENT DBA		K'S ADVERTISING DALLAS INC THE	109 N GOLIAD		ROCKWALL	TX	75087-1717
5175-000A-0002-00-0R	308	FANNIN S		SMITH GLEN &		PEG PANNELL-SMITH	602 WILLIAMS ST		ROCKWALL	TX	75087-5087
4820-000T-0001-00-0R	203	FANNIN S ST		SMITH IRIS	THE HOPE CHEST	211 E COLORADO			DALLAS	TX	75203-5203
4820-000T-0003-00-0R	203	FANNIN S ST		SMITH IRIS		211 E COLORADO			DALLAS	TX	75203-5203
4820-000W-0001-00-0R	305	FANNIN ST S		SMITH IRIS		211 E COLORADO			DALLAS	TX	75203-5203
4820-000K-0004-A0-0R	112	SAN JACINTO N		SMITH LEON A & MARGARET B		C/O JENIFER SMITH BLUM, TRUSTEE	8217 W. 100 TERRACE		OVERLAND PARK	KS	66212-6212
4820-000M-0006-B0-0R	108	SAN JACINTO S		SMITH LEON A & MARGARET B		C/O JENIFER SMITH BLUM, TRUSTEE	8217 W. 100 TERRACE		OVERLAND PARK	KS	66212-6212
4180-0012-0000-A0-0R	502	RUSK W		SMITH MARY SUE		502 W RUSK			ROCKWALL	TX	75087-5087
3600-000C-0004-00-0R	306	STAR ST		SOTO AMADO C &		DEBORAH J HUDSON	306 STAR		ROCKWALL	TX	75087-5087
3780-0006-000B-00-0R	406	KAUFMAN E		SOUTHWESTERN BELL TELEPHONE CO		SBC PROP TX ADMIN	ONE SBC CENTER 36-M-01		ST LOUIS	MO	63101-3002
4180-0002-0000-B0-0R	305	KAUFMAN W		SPARKS ROBERT & TANA		1000 SPARKS LN			ROCKWALL	TX	75087-5087

DOWNTOWN REG PLAN 200ft IDENTIFICATION OWNERS

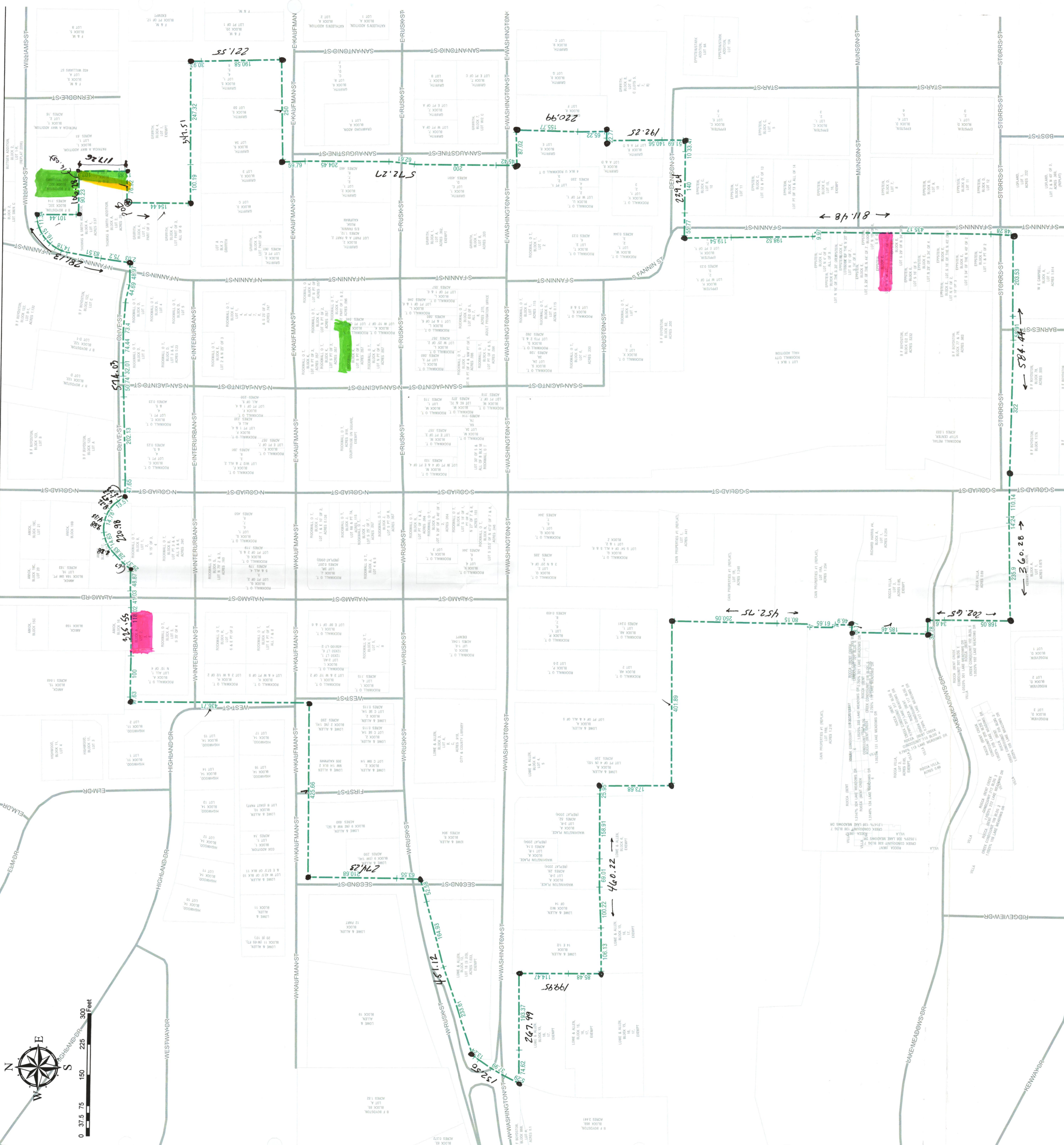
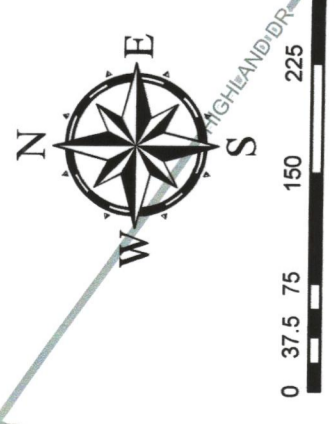
5/11/2007

4180-0009-0000-B0-0R	405	RUSK W		SPARKS ROBERT & TANA		1000 SPARKS LN			ROCKWALL	TX	75087-5087
4180-0002-000C-A0-0R				SPARKS ROBERT & TANA		1000 SPARKS LN			ROCKWALL	TX	75087-5087
4180-0013-0018-A0-0R				STATE HIGHWAY DEPT		I 30 RT 3 L L LOFLAND			ROCKWALL	TX	75087-5087
3050-0017-0015-00-0R	401-403	GOLIAD N		STATE OF TEXAS							
3050-018B-0017-00-0R	405	GOLIAD N		STATE OF TEXAS							
3050-019C-0021-00-0R	501	GOLIAD N		STATE OF TEXAS	M						
3140-032D-0000-00-0R	306	WILLIAMS ST		STEWART ANTOINETTE E		306 WILLIAMS			ROCKWALL	TX	
3690-0001-000A-00-0R	306	WILLIAMS		STEWART ANTOINETTE E		306 WILLIAMS			ROCKWALL	TX	
4820-000M-0002-B0-0R	114	RUSK E		SWIERCINSKY MICHAEL P	ROCKWALL OFFICE SUPPLY	103 NORTH GOLIAD STREET			ROCKWALL	TX	75087-5087
3050-019C-0020-00-0R	502	ALAMO N		TAMEZ SILVINIO & ARACELIA		502 N ALAMO			ROCKWALL	TX	75087-5087
3780-0008-000B-00-0R				TEXAS UTILITIES SERVICES INC		C/O TU SERVICES	STATE & LOCAL TAX DEPARTMENT	P O BOX 219071	DALLAS	TX	75221-9071
5175-000A-0001-00-0R	302	WILLIAMS		THOMAS JOHN & TRACY DIANE		302 WILLIAMS			ROCKWALL	TX	75087-5087
4820-000E-0002-00-0R	202	SAN JACINTO N		TIMPA JOSEPH C & KIM		1602 NORTH HILLS DRIVE			ROCKWALL	TX	75087-5087
4820-000X-0002-00-0R				TORRES ROSALBA & HECTOR &		MARTHA & RUBEN RAMIREZ	108 E RUSK		ROCKWALL	TX	75087-5087
4820-000V-0001-00-0R	301	DENNISON		TOVAR JOSE G & FELIPA		301 DENNISON			ROCKWALL	TX	75087-5087
3780-0008-000A-01-0R	305	DENISON		TOVAR JUSTINO & ADELINA		303 DENISEN			ROCKWALL	TX	75087-5087
3780-0008-000A-00-0R	303	DENISON		TOVAR JUSTINO ET UX		303 DENISON			ROCKWALL	TX	75087-5087
3780-0001-000C-00-0R	306	RUSK E		TRINITY HARBOR CHURCH		306 E RUSK			ROCKWALL	TX	75087-5087
3605-0000-009A-00-0R	301	STAR ST		TUNMIRE EARL & PAT		301 STAR			ROCKWALL	TX	75087-5087
4820-000L-0001-A0-0R	214	RUSK E		TURNER V H	PAT TURNER CPA	4638 ELDERBERRY DR			GARLAND	TX	75043-5043
4820-000X-0001-00-0R	302	FANNIN S ST		UNDERWOOD ARCHIE H		1804 KENTWOOD RD			ROCKWALL	TX	75032-5032
4820-000S-0002-00-0R	206	WASHINGTON ST		WALKER TOM		3113 LAKESIDE DR			ROCKWALL	TX	75087-5087
4820-000S-002A-00-0R	202	WASHINGTON E		WALKER TOM & SUE A		3113 LAKESIDE DR			ROCKWALL	TX	75087
3950-0014-0016-00-0R	304	KAUFMAN W		WALSER JERRY B & DEBBIE K		1450 ASHBOURNE DR			ROCKWALL	TX	75087-5087
3950-0011-0002-00-0R	302	HIGHLAND DR		WARREN PEGGY E		302 HIGHLAND DR			ROCKWALL	TX	75087-5087
4820-000H-0005-A0-0R	201	ALAMO N		WAY BILL & JERRY FAMILY TRUST		8441 S FM 549			ROCKWALL	TX	75087-5087
4820-000J-0007-A0-0R	105	GOLIAD N		WEDDLE JOHN C		105 N GOLIAD			ROCKWALL	TX	75087-5087
3950-0014-0013-00-0R	305	HIGHLAND DR		WHITE B J		305 HIGHLAND DR			ROCKWALL	TX	75087-5087
3200-0000-0001-A0-0R	316	GOLIAD S		WHITE DENNIS L		P O BOX 540127			DALLAS	TX	75354-5354
3950-0014-0014-00-0R	303	HIGHLAND DR		WHITE SANDRA JEAN		303 HIGHLAND DR			ROCKWALL	TX	75087-5087
3950-0011-0001-00-0R	304	HIGHLAND DR		WHITEHEAD EMILY SUE		304 HIGHLAND DR			ROCKWALL	TX	75087-5087
4820-000M-0007-A0-0R		WASHINGTON E/SAN JACINTO		WHITEHEAD ROBERT CECIL		304 HIGHLAND			ROCKWALL	TX	75087-5087
4180-0002-000C-C0-0R	304	RUSK W		WHITFIELD JAMES H & SHARON L	PODIATRY ASSOC OF ROCKWALL	P O BOX 1359			ROCKWALL	TX	75087-5087
3600-000E-0004-B0-0R	406	FANNIN S	C	WICHMANN MARCUS & MYUNG		13215 SE MILL PLAIN BLVD			VANCOUVER	WA	98684-6963
4820-000S-0004-00-0R	204	FANNIN S ST		WILLESS LADONA		410 COACHLIGHT TR			ROCKWALL	TX	75087-5087
4820-000S-0005-A0-0R	206	FANNIN S ST		WILLESS LADONA		410 COACHLIGHT TR			ROCKWALL	TX	75087-5087
4820-000S-0006-00-0R	205	SAN JACINTO S		WILLIAMS H L		411 VALLEY DR			ROCKWALL	TX	75087-5087
4811-0004-0114-00-0R	114	LAKE MEADOWS DR		WILLIS DOUGLAS E		2629 MARIELLA DR			ROCKLIN	CA	95765-5618
4811-0004-0214-00-0R	214	LAKE MEADOWS DR		WILLIS DOUGLAS E		2629 MARIELLA DR			ROCKLIN	CA	95765-5618
4811-0004-0116-00-0R	116	LAKE MEADOWS DR		WILLIS DOUGLAS E		2629 MARIELLA DR			ROCKLIN	CA	95765-5618
4811-0005-0318-00-0R	318	LAKE MEADOWS DR		WILLIS DOUGLAS E		2629 MARIELLA DR			ROCKLIN	CA	95765-5618
4811-0005-0322-00-0R	322	LAKE MEADOWS DR		WILLIS DOUGLAS E		2629 MARIELLA DR			ROCKLIN	CA	95765-5618
4811-0006-0327-00-0R	327	LAKE MEADOWS DR		WILLIS SUSAN A & DOUGLAS A		2629 MARIELLA DR			ROCKLIN	CA	95765-5618
4820-000J-0002-B0-0R	105	KAUFMAN W		WIMPEE JOE	JOE WIMPEE AGENCY	105 W KAUFMAN			ROCKWALL	TX	75087-5087
4626-0001-0002-00-0R	310	WILLIAMS ST		WINES DEBORAH C		310 WILLIAMS			ROCKWALL	TX	75087-5087
4811-0006-0227-00-0R	227	LAKE MEADOWS DR		WYLIE RONALD & CINDY		442 DOWELL RD			ROCKWALL	TX	75032
3690-0005-000A-00-0R	402	WILLIAMS ST		YOUNG BRIAN & PATTI		797 HUNTERS GLEN			ROCKWALL	TX	75032-5032

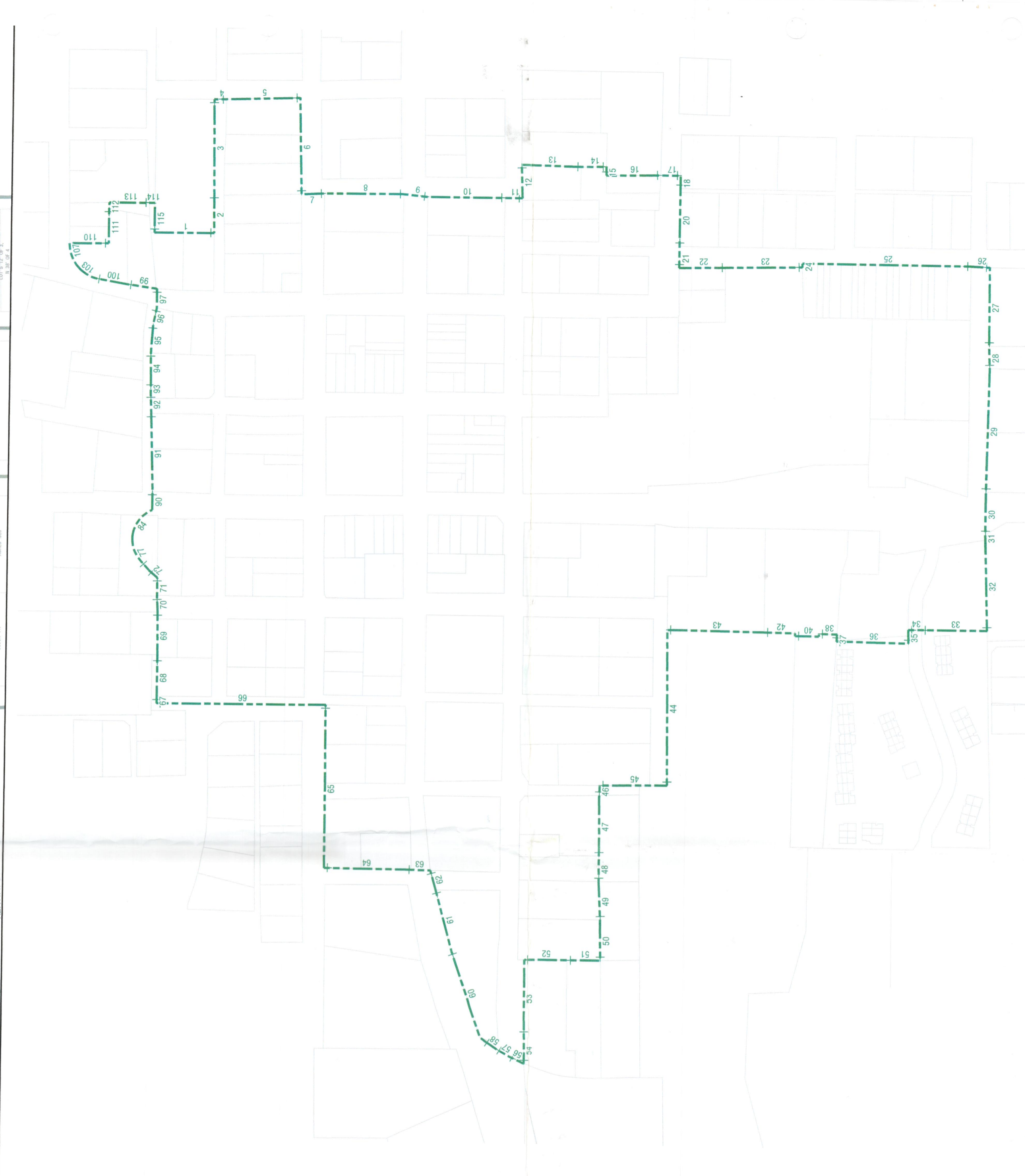
CROSS REF	EXIST LAND USE	NON-CONFORM	DBA NAME	SITE NUMBE	SITE STR 1	SITE UNIT	SITE DESCR
3050-0017-0015-00-OR	Vacant			401-403	GOLIAD N		AMICK BLOCK 17 LOT 15
3140-0075-0000-00-OR	Vacant						B F BOYDSTON BLOCK E/2 75 ACRES .5232
3140-0077-0000-00-OR	SF Detached	Yes		201	STORRS ST		B F BOYDSTON BLOCK 77 & 76 ACRES .983
3140-0082-0000-00-OR	SF Detached	Yes		306	FANNIN ST S		B F BOYDSTON BLOCK 82 ACRES .300
3200-0000-0001-00-OR	Auto Repair/Service	Yes		306	GOLIAD S		CAIN PROPERTIES #1 (REPLAT) LOT 1 ACRES .441
3200-0000-0001-A0-OR	Office/Retail			316	GOLIAD S		CAIN PROPERTIES #1 (REPLAT) LOT 1RA ACRES 1.254
3200-0000-001R-00-OR	Vacant						CAIN PROPERTIES #1 (REPLAT) LOT 1R ACRES 1.248
3600-000E-0001-00-OR	Townhome			410	FANNIN S ST		EPPSTEIN BLOCK E LOT 1 & PT OF 2
3600-000E-0002-00-OR	Townhome			408	FANNIN S ST	D	EPPSTEIN BLOCK E LOT S 34' OF THE N 40' OF 2
3600-000E-0003-A0-OR	Townhome			408	FANNIN S	C	EPPSTEIN BLOCK E LOT N 6' OF 2 S 10' OF 3
3600-000E-0003-B0-OR	Townhome			408	FANNIN S	B	EPPSTEIN BLOCK E LOT S 16' OF THE N 40' OF 3
3600-000E-0003-C0-OR	Townhome			408	FANNIN S	A	EPPSTEIN BLOCK E LOT N 24' OF 3 S 5' OF 4
3600-000E-0004-A0-OR	Townhome			406	FANNIN S	D	EPPSTEIN BLOCK E LOT N 29' OF S 34' OF 4
3600-000E-0004-B0-OR	Townhome			406	FANNIN S	C	EPPSTEIN BLOCK E LOT N 16' OF 4
3600-000E-0005-A0-OR	Townhome			406	FANNIN S	B	EPPSTEIN BLOCK E LOT S 16' OF 5
3600-000E-0005-B0-OR	Townhome			406	FANNIN S ST	A	EPPSTEIN BLOCK E LOT S 29' OF N 34' OF 5
3600-000E-0006-A0-OR	Townhome			404	FANNIN S ST	D	EPPSTEIN BLOCK E LOT N 5' OF LOT 5 & S 24' OF LOT 6 404D S FANNIN
3600-000E-0006-B0-OR	Townhome			404	FANNIN S ST	C	EPPSTEIN BLOCK E LOT S 16' OF THE N 26' OF 6
3600-000E-0006-C0-OR	Townhome			404	FANNIN S ST	B	EPPSTEIN BLOCK E LOT N 10' OF 6 S 6' OF 7
3600-000E-0007-A0-OR	Townhome			404	FANNIN S ST	A	EPPSTEIN BLOCK E LOT S 29' OF THE N 44' OF 7
3600-000E-0007-B0-OR	Townhome			402	FANNIN S ST	D	EPPSTEIN BLOCK E LOT N 15' OF 7 S 14' OF 8
3600-000E-0008-A0-OR	Townhome			402	FANNIN S ST	B	EPPSTEIN BLOCK E LOT S 16' OF THE N 20' OF 8
3600-000E-0008-B0-OR	Townhome			402	FANNIN S ST	C	EPPSTEIN BLOCK E LOT N 16' OF THE S 30' OF 8
3600-000E-0009-00-OR	Townhome			402	FANNIN S ST	A	EPPSTEIN BLOCK E LOT N 4' OF 8 ALL OF 9
3600-000H-0001-A0-OR	SF Detached	Yes		310	FANNIN S ST		EPPSTEIN BLOCK H LOT E PT OF 1 2 3
3600-000H-0001-B0-OR	SF Detached	Yes		308	FANNIN S ST		EPPSTEIN BLOCK H LOT W PT OF 1 2 3 ACRES 0.23
3690-0001-000A-00-OR	Vacant			306	WILLIAMS		F & M BLOCK 1 LOT A
3780-0001-000A-00-OR	Office			101	FANNIN S		GRIFFITH BLOCK 1 LOT A ACRES .362 EXEMPT
3780-0001-000B-00-OR	Parking lot						GRIFFITH BLOCK 1 LOT B ACRES .320
3780-0001-000C-00-OR	Church	SUP		306	RUSK E		GRIFFITH BLOCK 1 LOT C D ACRES .4591
3780-0002-0001-00-OR	SF Detached	Yes		305	RUSK E		GRIFFITH BLOCK 2 LOT 1 2 7 8 ACRES .460
3780-0002-000A-A0-OR	Office			100	RUSK E		GRIFFITH BLOCK 2 LOT PART A & PART 2 ACRES 1.12 E/S FANNIN RUSK KAUFMAN
3780-0003-000A-00-OR	Restaurant			206	FANNIN N		LOT A BLK 3 GRIFFITH
3780-0003-000B-A0-OR	SF Detached	Yes		204	FANNIN N ST		GRIFFITH BLOCK 3 LOT PART OF B
3780-0003-000C-00-OR	SF Detached	Yes		305	KAUFMAN E		GRIFFITH BLOCK 3 LOT C
3780-0003-000E-A0-OR	Commercial	VACANT		202	FANNIN N		GRIFFITH BLOCK 3 LOT PT E ACRES .060
3780-0003-003D-00-OR	SF Detached	Yes		307	KAUFMAN E		GRIFFITH BLOCK 3 LOT 3
3780-0004-0002-00-OR	Parking lot			306	FANNIN N ST		GRIFFITH BLOCK 4 LOT 2 PART OF 3
3780-0004-0003-A0-OR	SF Detached	Yes		302	FANNIN N ST		GRIFFITH BLOCK 4 LOT PART OF 3 ALL OF 6
3780-0005-0001-00-OR	SF Detached	Yes		405	E KAUFMAN		GRIFFITH BLOCK 5 LOT 1 4 5 6
3780-0005-005A-00-OR	SF Detached	Yes		401	KAUFMAN E		GRIFFITH BLOCK 5 LOT 5A
3780-0005-005B-00-OR	SF Detached	Yes		403	KAUFMAN E		GRIFFITH BLOCK 5 LOT 5B
3780-0008-000A-00-OR	SF Detached	Yes		303	DENISON		GRIFFITH BLOCK 8 LOT A & D
3780-0008-000A-01-OR	SF Detached	Yes		305	DENISON		GRIFFITH BLOCK 8 LOT PT A & D
3780-0008-000E-00-OR	SF Detached	Yes		310	WASHINGTON E		GRIFFITH BLOCK 8 LOT E
3837-000A-0001-00-OR	Hair Salon			402	GOLIAD S		RICHARD HARRIS #4 BLOCK A LOT 1 ACRES 0.254
4180-0002-0000-A0-OR	Daycare	SUP	RAINBOWS END	301	KAUFMAN W		LOWE & ALLEN BLOCK 2 (NE 1/4) ACRES .230
4180-0002-0000-B0-OR	Vacant			305	KAUFMAN W		LOWE & ALLEN NW 1/4 BLK 2 305 KAUFMAN
4180-0002-000C-A0-OR	Vacant						LOWE & ALLEN BLOCK 2 LOT C SW 1/4
4180-0002-000C-B0-OR	Office/Retail		ROCKWALL COMPUTER SYSTEMS	302	RUSK W		LOWE & ALLEN BLOCK 2 LOT C SE 1/4 ACRES 0.115
4180-0002-000C-C0-OR	Office		PODIATRY ASSOC OF ROCKWALL	304	RUSK W		LOWE & ALLEN BLOCK 2 LOT C SE 1/4 ACRES 0.115
4180-0003-000A-00-OR	Civic			205	RUSK W		LOWE & ALLEN BLOCK 3 LOT A B C ACRES .918 CITY & COUNTY LIBRARY
4180-0008-0000-A0-OR	Office			102	S FIRST		LOWE & ALLEN BLOCK 8 ACRES .904
4180-0009-0000-A0-OR	Office		GENTLE DENTAL	406	RUSK W		LOWE & ALLEN BLOCK 9 (SW 1/4) ACRES .230
4180-0009-0000-B0-OR	Office			405	RUSK W		LOWE & ALLEN BLOCK 9 (NE NW & SE) ACRES .690
4180-000A-0004-A0-OR	Office			301	WASHINGTON W		LOWE & ALLEN BLOCK A LOT PT OF 4 & ALL OF 5
4180-000A-0004-B0-OR	Vacant			301	WASHINGTON W		LOWE & ALLEN BLOCK A LOT PT OF 4 (N 1/2) ACRES .230
4180-000B-0004-00-OR	Vacant			305	WASHINGTON W		LOWE & ALLEN BLOCK B LOT 4 5
4180-0013-0018-A0-OR	Vacant						LOWE & ALLEN BLOCK 13 LOT 18 (S 2/3) ACRES 1.033 EXEMPT
4180-0014-0000-A0-OR	Vacant						LOWE & ALLEN BLOCK 14 E 1/2
4180-0014-0000-B0-OR	SF Detached	Yes		409	WASHINGTON W		LOWE & ALLEN BLOCK W/2 OF 14
4810-1350-A001-00-OR	Multifamily						ROCCA VILLA LOT 3 ACRES 0.85 EXEMPT
4810-1350-A002-00-OR	Office/Retail			408	GOLIAD S		ROCCA VILLA ACRES 0.69
4812-0001-0001-00-OR	Civic			385	GOLIAD		LOT 1 BLK 1 ROCKWALL CITY HALL ADDITION
4820-0000-0000-00-OR	Civic		COURTHOUSE	101	RUSK E		ROCKWALL O T ACRES .918 COURTHOUSE ON SQUARE EXEMPT
4820-000A-0001-00-OR	SF Detached	Yes		303	ALAMO N		ROCKWALL O T BLOCK A LOT ALL 1 N 15' OF 4
4820-000A-0002-00-OR	SF Detached	Yes		202	INTERURBAN ST		ROCKWALL O T BLOCK A LOT 2 3 6
4820-000A-0004-A0-OR	SF Detached	Yes		301	ALAMO N		ROCKWALL O T BLOCK A LOT 5 S 35' OF 4
4820-000B-0001-00-OR	Vacant			303	GOLIAD N		ROCKWALL O T BLOCK B LOT 1 2 N 15' OF 3 4
4820-000B-0003-A0-OR	Office		SPECIALTY CLINIC	301	GOLIAD N		ROCKWALL O T BLOCK B LOT PT 3 & 4 ALL 5 & 6 ACRES .390
4820-000C-0001-00-OR	Church	SUP		301	SAN JACINTO N		ROCKWALL O T BLOCK C LOT PT 1 4 & 5 ACRES 0.23
4820-000C-0011-00-OR	Church	SUP		302	GOLIAD ST N		ROCKWALL O T BLOCK C LOT PT 1 4 & 5 ACRES 0.23
4820-000D-0001-00-OR	Office			307	FANNIN N ST		ROCKWALL O T BLOCK D LOT 1

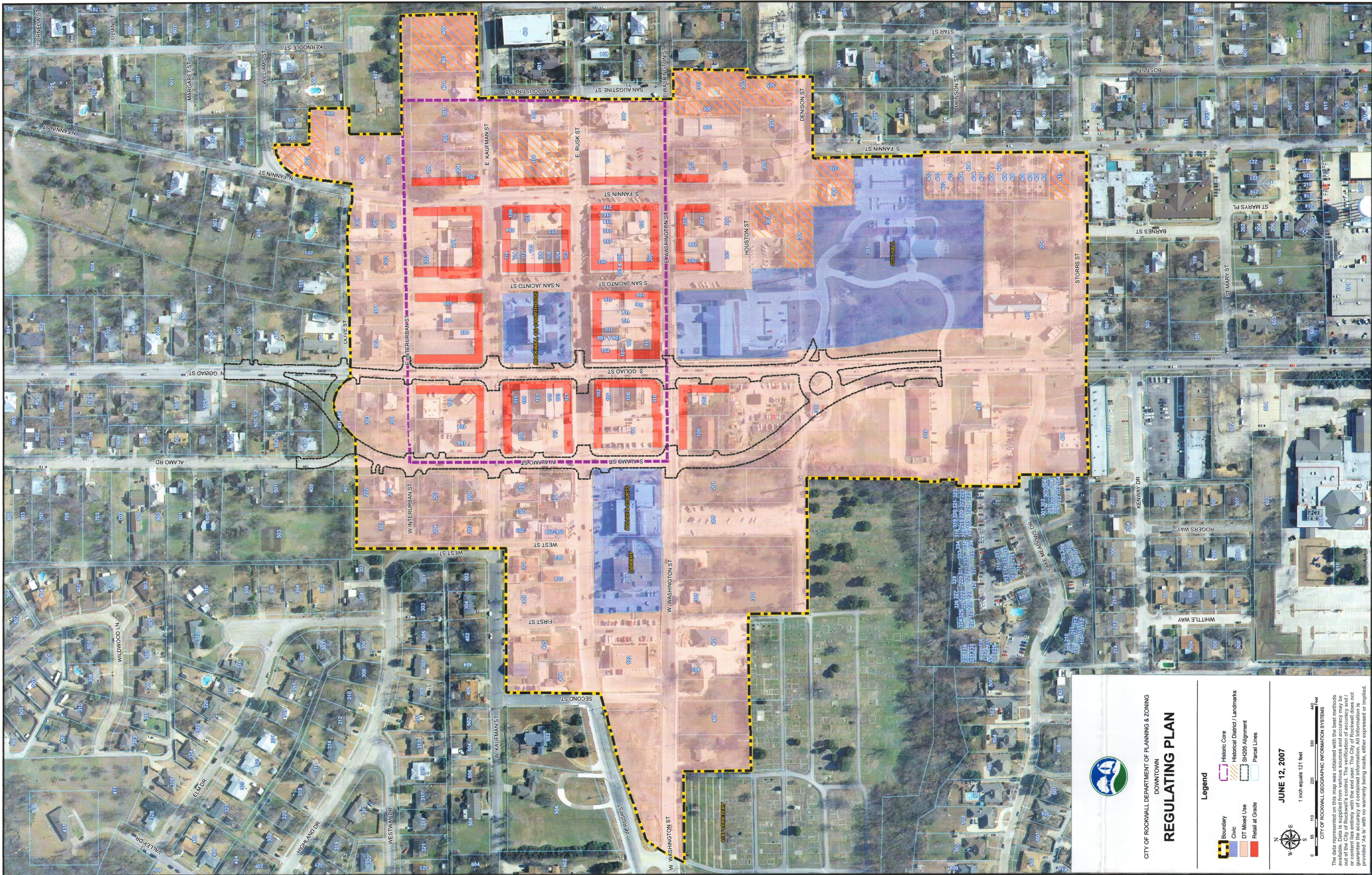
4820-000D-0002-00-0R	Office			304	SAN JACINTO N		ROCKWALL O T BLOCK D LOT 2
4820-000D-0003-00-0R	Office			302	SAN JACINTO N		ROCKWALL O T BLOCK D LOT 3 & 6 ACRES 0.23
4820-000D-0004-00-0R	Office			305	FANNIN N ST		ROCKWALL O T BLOCK D LOT 4
4820-000D-0005-00-0R	Office			301	FANNIN N ST		ROCKWALL O T BLOCK D LOT 5
4820-000E-0001-00-0R	Financial w/ Drive-Thru	Yes		201	KAUFMAN E		ROCKWALL O T BLOCK E LOT 1 4 5 6 7 8 & S 25' OF 3 ACRES .747
4820-000E-0002-00-0R	Office			202	SAN JACINTO N		ROCKWALL O T BLOCK E LOT 2 & N 25' OF 3
4820-000F-0001-00-0R	Retail			107	KAUFMAN E		ROCKWALL O T BLOCK F LOT PT 1 & 4 ALL 6 ACRES .230
4820-000F-0001-A0-0R	Parking lot						ROCKWALL O T BLOCK F LOT W/2 7 & ALL 2 3 8 ACRES .391
4820-000F-0004-A0-0R	Auto Sales	Yes		109	KAUFMAN E		ROCKWALL O T BLOCK F LOT PT OF 1 & 4 ALL OF 5 ACRES .230
4820-000F-0007-A0-0R	Office		WM I LOFLAND ATTY	105	KAUFMAN E		ROCKWALL O T BLOCK F LOT E PT OF 7 ACRES .057
4820-000G-0001-00-0R	Retail w/ Gas Sales	Yes	7-ELEVEN	102	KAUFMAN W		ROCKWALL O T BLOCK G LOT 1 6 7 8 ACRES .450
4820-000G-0002-A0-0R	Retail			106	KAUFMAN W		ROCKWALL O T BLOCK G LOT PT OF 2 3 5 & ALL 4 ACRES .179
4820-000G-0002-B0-0R	Office			104	KAUFMAN W		ROCKWALL O T BLOCK G LOT PT OF 2 & 5 ACRES .119
4820-000G-0002-C0-0R	SF Detached	Yes		203	ALAMO N		ROCKWALL O T BLOCK G LOT N 70' 2 & 3 ACRES .160
4820-000H-0001-00-0R	SF Detached	Yes		203	ALAMO N		ROCKWALL O T BLOCK H LOT 1 6 & E PT OF 2
4820-000H-0002-A0-0R	SF Detached	Yes		204	WEST N ST		ROCKWALL O T BLOCK H LOT 3 & W 1/2 OF 2
4820-000H-0004-00-0R	SF Detached	Yes		202	WEST N ST		ROCKWALL O T BLOCK H LOT 4 & W PT OF 5
4820-000H-0005-A0-0R	Antiques/Collectibles	SUP		201	ALAMO N		ROCKWALL O T BLOCK H LOT E PT OF 5 ALL 7 & 8
4820-000I-0001-A0-0R	Office			105	ALAMO N		ROCKWALL O T BLOCK I LOT E 88' OF 1 & 6
4820-000I-0002-A0-0R	Vacant			203	KAUFMAN W		ROCKWALL O T BLOCK I LOT 2-A0 12X50 LT 1 12X50 LT 6 40X100 LT 2
4820-000I-0002-B0-0R	Vacant			205	KAUFMAN W		ROCKWALL O T BLOCK I LOT 3 & W 10' OF 2
4820-000I-0004-00-0R	Retail			206-208	RUSK W		ROCKWALL O T BLOCK I LOT 4 ACRES .115
4820-000I-0005-00-0R	Retail	Yes		101	ALAMO N		ROCKWALL O T BLOCK I LOT 5 7 8
4820-000J-0002-A0-0R	Auto Sales	Yes		111	GOLIAD N		ROCKWALL O T BLOCK J LOT 1 & E 10' OF 2 ACRES 0.138
4820-000J-0002-B0-0R	Office		JOE WIMPEE AGENCY	105	KAUFMAN W		ROCKWALL O T BLOCK J LOT 3R ACRES 0.207 (REPLAT-2002)
4820-000J-0004-00-0R	Vacant			112	RUSK W		ROCKWALL O T BLOCK J LOT 4 & 5
4820-000J-0007-A0-0R	Office			105	GOLIAD N		ROCKWALL O T BLOCK J LOT S 25' OF 7 ACRES .057
4820-000J-0008-A0-0R	Office			103	GOLIAD N		ROCKWALL O T BLOCK J LOT N PT OF 8 ACRES .057
4820-000J-0008-B0-0R	Office			101	GOLIAD N		ROCKWALL O T BLOCK J LOT S PT OF 8 ACRES .057
4820-000J-006A-00-0R	Office			109	GOLIAD N		ROCKWALL O T BLOCK J LOT 6A ACRES .057
4820-000J-006B-00-0R	Office			107	GOLIAD N		ROCKWALL O T BLOCK J LOT 6B & PT 7A ACRES .115
4820-000K-0001-A0-0R	Warehouse	Yes		103	FANNIN N ST		ROCKWALL O T BLOCK K LOT PART OF 1 & 2 ACRES .096
4820-000K-0001-B0-0R				105	FANNIN N ST		ROCKWALL O T BLOCK K LOT N PT OF 1 ACRES .057
4820-000K-0002-A0-0R				204	KAUFMAN E		ROCKWALL O T BLOCK K LOT N PT OF 2 ACRES .057
4820-000K-0002-B0-0R	Restaurant		HUNAN CHINESE RESTAURANT	110	SAN JACINTO N		ROCKWALL O T BLOCK K LOT S PT OF 4 & SW 20' OF 2 ACRES .076
4820-000K-0003-A0-0R	Office/Retail		DALLAS MORNING NEWS (ROCKWALL)	114	SAN JACINTO N		ROCKWALL O T BLOCK K LOT S PT OF 3 ACRES .057
4820-000K-0003-B0-0R	Office/Retail		HENDRIX DRY CLEANERS	116	SAN JACINTO N		ROCKWALL O T BLOCK K LOT N PT OF 4 ACRES .057
4820-000K-0004-A0-0R	Office/Retail			112	SAN JACINTO N		ROCKWALL O T BLOCK K LOT S PT OF 5 ACRES .057
4820-000K-0005-A0-0R	Office/Retail			106	SAN JACINTO		ROCKWALL O T BLOCK K LOT N 25' OF 5 ACRES .057
4820-000K-0005-B0-0R	Office/Retail			108	SAN JACINTO N		ROCKWALL O T BLOCK K LOT N PT OF 6 ACRES .057
4820-000K-0006-A0-0R	Office/Retail		RALPH HALL DIST OFFICE	104	SAN JACINTO N		ROCKWALL O T BLOCK K LOT S PT OF 6 ACRES .057
4820-000K-0006-B0-0R	Office/Retail		HALL LAW OFFICE	102	SAN JACINTO N/207 RUSK E		ROCKWALL O T BLOCK K LOT W 10' OF 7
4820-000K-0007-A0-0R	Office/Retail				RUSK		ROCKWALL O T BLOCK K LOT PT OF 7 ACRES .046
4820-000K-0007-B0-0R	Office/Retail		BIG BOOK GROUP	213	RUSK E		ROCKWALL O T BLOCK K LOT E 20' OF 7 ALL OF 8 ACRES .161
4820-000K-0007-C0-0R	Hair Salon			101	FANNIN N ST		ROCKWALL O T BLOCK L LOT PT OF 1 & 6 ACRES .046
4820-000L-0001-A0-0R	Office		PAT TURNER CPA	214	RUSK E		ROCKWALL O T BLOCK L LOT 1 & PT OF 6 ACRES .080
4820-000L-0001-B0-0R	Retail		COOK JEWELERS	218	RUSK E/102 FANNIN S		ROCKWALL O T BLOCK L LOT PT OF 1 & 6 ACRES .046
4820-000L-0001-C0-0R	Office/Retail		ROCKWALL ANTIQUES	212	RUSK E		ROCKWALL O T BLOCK L LOT W 25' OF 2 ACRES .057
4820-000L-0001-D0-0R	Restaurant		BAKERS DOZEN	216	RUSK E		ROCKWALL O T BLOCK L LOT PT OF 1 & 6 ACRES .046
4820-000L-0002-A0-0R	Office/Retail		DOC'S ANTIQUES		206-206 1/2 E RUSK		ROCKWALL O T BLOCK L LOT E PT OF 2 ACRES .057
4820-000L-0002-B0-0R	Office/Retail		CITY BARBER SHOP	210	RUSK E		ROCKWALL O T BLOCK L LOT E PT OF 2 ACRES .057
4820-000L-0003-A0-0R	Office/Retail		BILL FOX INC	103 & 105	SAN JACINTO S		ROCKWALL O T BLOCK L LOT S 30' OF 3 ACRES .034
4820-000L-0003-B0-0R	Office/Retail			202	RUSK E		ROCKWALL O T BLOCK L LOT PT 3 ACRES .080
4820-000L-0004-A0-0R	Office/Retail						ROCKWALL O T BLOCK L LOT N PT OF 4 & NW PT OF 5 ACRES .086
4820-000L-0004-B0-0R	Auto Repair/Service	Yes	JIM & DEANS GARAGE	200	WASHINGTON E		ROCKWALL O T BLOCK L LOT PT OF 4 & 5 ACRES .086
4820-000L-0005-A0-0R	Office		ROCKWALL COUNTY ADULT PROBATION	108	FANNIN ST		ROCKWALL O T BLOCK L LOT E/2 OF 5 ALL 7 8 ACRES .270 ADULT PROBATION OFFICE
4820-000M-0001-00-0R	Office/Retail		ASSOCIATED APPRAISERS INC	116	RUSK E		ROCKWALL O T BLOCK M LOT 1 ACRES .115
4820-000M-0002-A0-0R	Restaurant		OLD TIMERS REST	112	RUSK E		ROCKWALL O T BLOCK M LOT 2A 6A 7A ACRES .114
4820-000M-0002-B0-0R	Office/Retail		ROCKWALL OFFICE SUPPLY	114	RUSK E		ROCKWALL O T BLOCK M LOT 2B 6B 7B ACRES .114
4820-000M-0003-A0-0R	Office/Retail			106 & 108	RUSK E		ROCKWALL O T BLOCK M LOT W PT OF 3 ACRES .057
4820-000M-0003-B0-0R	Office/Retail		ALMOST NEW	110	RUSK E		ROCKWALL O T BLOCK M LOT E PT OF 3 ACRES .057
4820-000M-0004-00-0R	Office/Retail		H & B ARCHITECTS	102	RUSK E		ROCKWALL O T BLOCK M LOT W PT OF 4 & E PT OF 4 ACRES .103
4820-000M-0004-A0-0R	Office/Retail			107	GOLIAD S		ROCKWALL O T BLOCK M LOT PT OF 4 ACRES .011
4820-000M-0005-A0-0R	Office/Retail		D & R LOGISTICS	109	GOLIAD S		ROCKWALL O T BLOCK M LOT N 20' OF 5 ACRES .046
4820-000M-0005-B0-0R	Office/Retail		PARTS PLUS	111	GOLIAD S		LOT 30' OF 5 & ALL OF 8 BLK M ROCKWALL O T
4820-000M-0006-B0-0R	Office/Retail			108	SAN JACINTO S		ROCKWALL O T BLOCK M LOT 6 & 7 ACRES .025
4820-000M-0006-C0-0R	Office/Retail			106	SAN JACINTO S		ROCKWALL O T BLOCK M LOT 6C & 7C ACRES .072
4820-000M-0007-A0-0R	Office/Retail				WASHINGTON E/SAN JACINTO		ROCKWALL O T BLOCK M LOT PT OF 7 ACRES .018
4820-000N-0001-A0-0R	Office/Retail		ROCKWALL FLOWER SHOP	102	GOLIAD S		ROCKWALL O T BLOCK N LOT PT OF 1 & 2 ACRES .064
4820-000N-0001-B0-0R	Office/Retail			108	GOLIAD S		ROCKWALL O T BLOCK N LOT S 18' OF 1 PT OF 2 N 27' OF 7 & 8 ACRES .103
4820-000N-0001-C0-0R	Office/Retail		MASONIC TEMPLE		RUSK		ROCKWALL O T BLOCK N LOT S 26' OF N 54' OF 1 & 2 ACRES .060
4820-000N-0001-D0-0R	Office/Retail			106	GOLIAD N		ROCKWALL O T BLOCK N LOT N 28' OF S 46' OF 1 2 ACRES .064
4820-000N-0003-00-0R	Parking lot				RUSK W		ROCKWALL O T BLOCK N LOT 3
4820-000N-0004-00-0R	Parking lot			111	RUSK W		ROCKWALL O T BLOCK N LOT 4 5 6 ACRES .344

4820-000N-0007-A0-0R	Office/Retail				GOLIAD	ROCKWALL O T BLOCK N LOT S PT OF 7 8 ACRES 0.100
4820-000N-0007-B0-0R	Vacant			110	GOLIAD S	ROCKWALL O T BLOCK N LOT S 20.5' OF N 47.5' OF 7 & 8 ACRES .046
4820-000O-0001-00-0R	Civic		POLICE & COURTS	205	RUSK E	ROCKWALL O T BLOCK O LOT 1-8 ACRES 1.048 EXEMPT
4820-000P-0001-00-0R	Vacant			201	WASHINGTON W	ROCKWALL O T BLOCK P LOT 1 6 7 8 ACRES 0.459
4820-000P-0002-00-0R	Parking lot			205	WASHINGTON W	ROCKWALL O T BLOCK P LOT 2-5
4820-000Q-0001-00-0R	Service Station	Yes		202	GOLIAD S	ROCKWALL O T BLOCK Q LOT 1 6 7 ACRES .344
4820-000Q-0002-00-0R	Office			105	WASHINGTON W	ROCKWALL O T BLOCK Q LOT 2 3 & N 20' OF 4 5 ACRES .335
4820-000Q-0004-A0-0R	Auto Sales	Yes	PEOPLES AUTO		GOLIAD	ROCKWALL O T BLOCK Q LOT S 54' OF 4 ALL 5 & 8 LOT 1 & 2 BLOCK Z
4820-000S-0001-00-0R	Office/Retail			210	WASHINGTON E	ROCKWALL O T BLOCK S LOT 1 ACRES .115
4820-000S-0002-00-0R	Office/Retail			206	WASHINGTON ST	ROCKWALL O T BLOCK S LOT PTS 2 & 3 ACRES .092
4820-000S-0004-00-0R	Hair Salon			204	FANNIN S ST	ROCKWALL O T BLOCK S LOT 4 ACRES 0.115
4820-000S-0005-A0-0R	Hair Salon			206	FANNIN S ST	ROCKWALL O T BLOCK S LOT 5 & 8
4820-000S-0006-00-0R	Warehouse	Yes		205	SAN JACINTO S	ROCKWALL O T BLOCK S LOT 6 7 ACRES .230
4820-000S-002A-00-0R	Office/Retail			202	WASHINGTON E	ROCKWALL O T BLOCK S LOT 2A 3A ACRES .138
4820-000T-0001-00-0R	Retail		THE HOPE CHEST	203	FANNIN S ST	ROCKWALL O T BLOCK T LOT 1 2
4820-000T-0003-00-0R	Banquet Facility	SUP		203	FANNIN S ST	ROCKWALL O T BLOCK T LOT 3 4 ACRES 0.23
4820-000U-0001-A0-0R	Office/Retail			306	WASHINGTON E	ROCKWALL O T BLOCK U LOT W PT OF 1 2 3 4 ACRES .230
4820-000U-0001-B0-0R	Retail		R & W PRINTING CO	308	WASHINGTON E	LOT PT 1 2 3 4 BLK U ROCKWALL O T
4820-000V-0001-00-0R	SF Detached	Yes		301	DENNISON	ROCKWALL O T BLOCK V LOT 1 2 3
4820-000W-0001-00-0R	Banquet Facility	SUP		305	FANNIN ST S	ROCKWALL O T BLOCK W LOT 1 2 3 ACRES 0.344
4820-000X-0001-00-0R	Vacant			302	FANNIN S ST	ROCKWALL O T BLOCK X LOT 1 4
4820-000X-0002-00-0R	Parking lot					ROCKWALL O T BLOCK X LOT 2 3
4820-00AB-0001-00-0R	Vacant				WASHINGTON W	ROCKWALL O T BLOCK AB LOT 1 ACRES 0.241
4820-00AB-0002-00-0R	Vacant					ROCKWALL O T BLOCK AB LOT 2
4839-0000-0000-00-0R	Office/Retail			407	GOLIAD S #D	ROCKWALL RETAIL STRIP CENTER ACRES 1.033
5175-000A-0001-00-0R	Vacant			302	WILLIAMS	THOMAS & SMITH ADDITION BLOCK A LOT 1 ACRES 0.37
5175-000A-0002-00-0R	Restaurant			308	FANNIN S	THOMAS & SMITH ADDITION BLOCK A LOT 2 ACRES .29
5229-000A-0001-0R-0R	Office		GOLD KEY REALTY	403	WASHINGTON W	WASHINGTON PLACE BLOCK A LOT 1-R ACRES 0.14 (REPLAT 2004)
5229-000A-0002-0R-0R	Vacant				SECOND ST	WASHINGTON PLACE BLOCK A LOT 2-R ACRES .28 (REPLAT 2004)
5229-000A-0003-0R-0R	Hair Salon			401	FIRST ST	WASHINGTON PLACE BLOCK A LOT 3-R ACRES .52 (REPLAT 2004)



LOT	Area (sq. ft.)
1	100.19
2	100.19
3	100.19
4	100.19
5	100.19
6	100.19
7	100.19
8	100.19
9	100.19
10	100.19
11	100.19
12	100.19
13	100.19
14	100.19
15	100.19
16	100.19
17	100.19
18	100.19
19	100.19
20	100.19
21	100.19
22	100.19
23	100.19
24	100.19
25	100.19
26	100.19
27	100.19
28	100.19
29	100.19
30	100.19
31	100.19
32	100.19
33	100.19
34	100.19
35	100.19
36	100.19
37	100.19
38	100.19
39	100.19
40	100.19
41	100.19
42	100.19
43	100.19
44	100.19
45	100.19
46	100.19
47	100.19
48	100.19
49	100.19
50	100.19
51	100.19
52	100.19
53	100.19
54	100.19
55	100.19
56	100.19
57	100.19
58	100.19
59	100.19
60	100.19
61	100.19
62	100.19
63	100.19
64	100.19
65	100.19
66	100.19
67	100.19
68	100.19
69	100.19
70	100.19
71	100.19
72	100.19
73	100.19
74	100.19
75	100.19
76	100.19
77	100.19
78	100.19
79	100.19
80	100.19
81	100.19
82	100.19
83	100.19
84	100.19
85	100.19
86	100.19
87	100.19
88	100.19
89	100.19
90	100.19
91	100.19
92	100.19
93	100.19
94	100.19
95	100.19
96	100.19
97	100.19
98	100.19
99	100.19
100	100.19
101	100.19
102	100.19
103	100.19
104	100.19
105	100.19
106	100.19
107	100.19
108	100.19
109	100.19
110	100.19
111	100.19
112	100.19
113	100.19
114	100.19
115	100.19
116	100.19





CITY OF ROCKWALL DEPARTMENT OF PLANNING & ZONING
DOWNTOWN

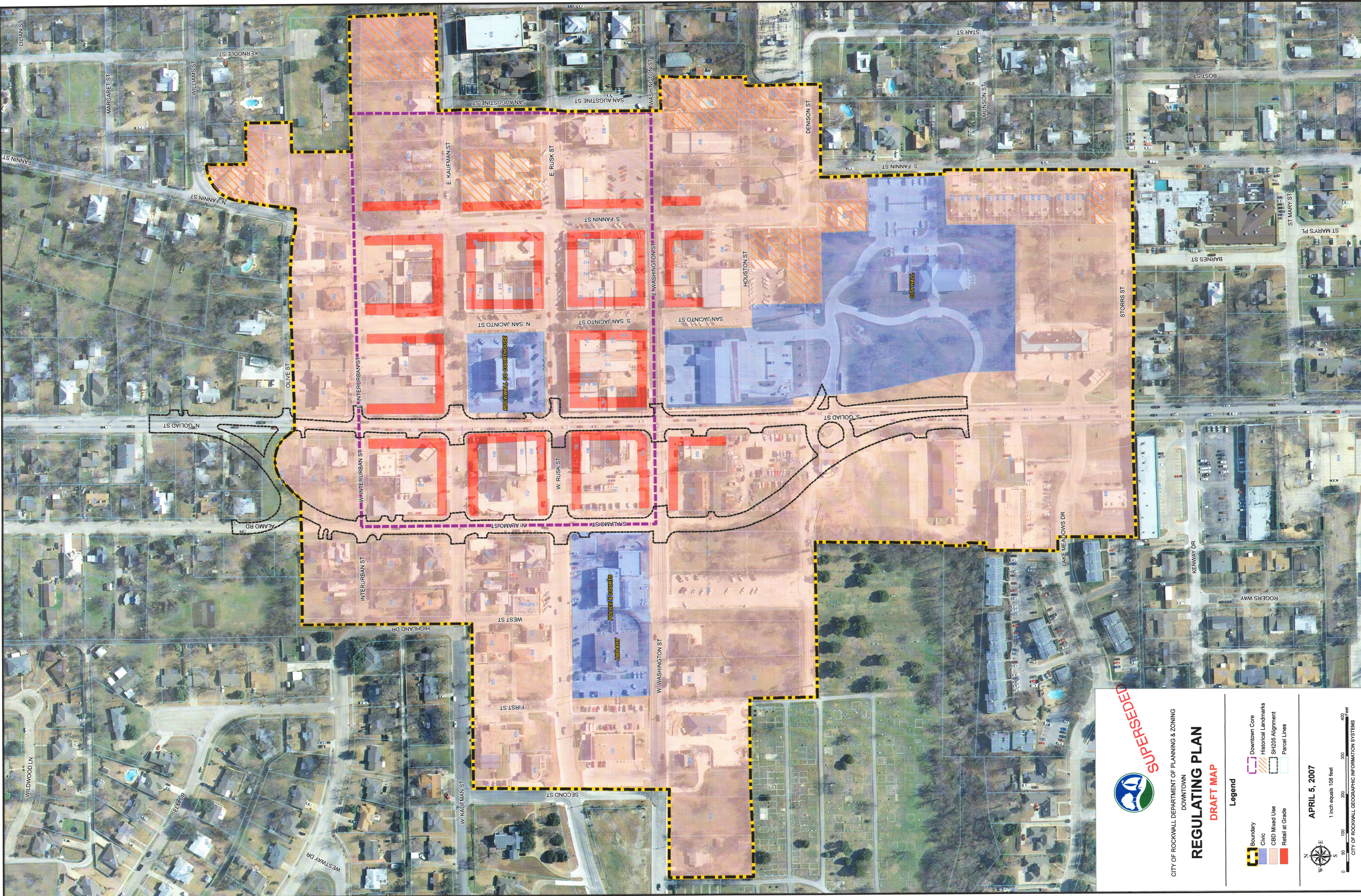
REGULATING PLAN

- Legend**
- Boundary
 - Civic
 - DT Mixed Use
 - Retail at Grade
 - Historic Core
 - Historical District / Landmarks
 - SH206 Alignment
 - Parcel Lines



JUNE 12, 2007
1 inch equals 121 feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not provide any warranty or guarantee of information. All information is provided "AS IS" with no warranty being made, either expressed or implied.











SUPERSEDED

CITY OF ROCKWALL DEPARTMENT OF PLANNING & ZONING
DOWNTOWN

REGULATING PLAN DRAFT MAP

Legend

-  Boundary
-  Civic
-  CBD Mixed Use
-  Retail at Grade
-  Downtown Core
-  Historical Landmarks
-  SH205 Alignment
-  Parcel Lines



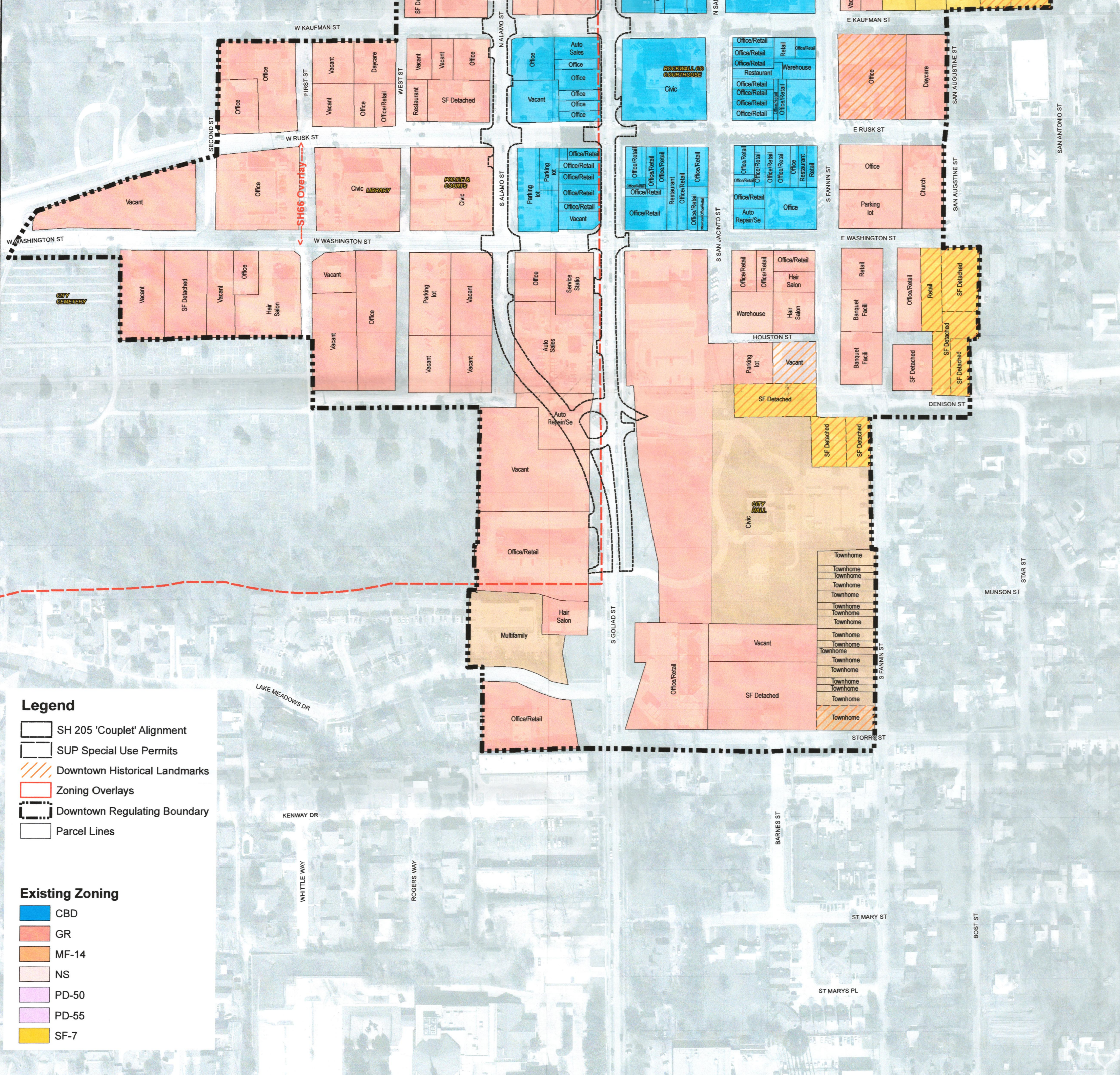
APRIL 5, 2007

1 inch equals 100 feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may vary.

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
 The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and/or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided "As Is" with no warranty being made, either expressed or implied.



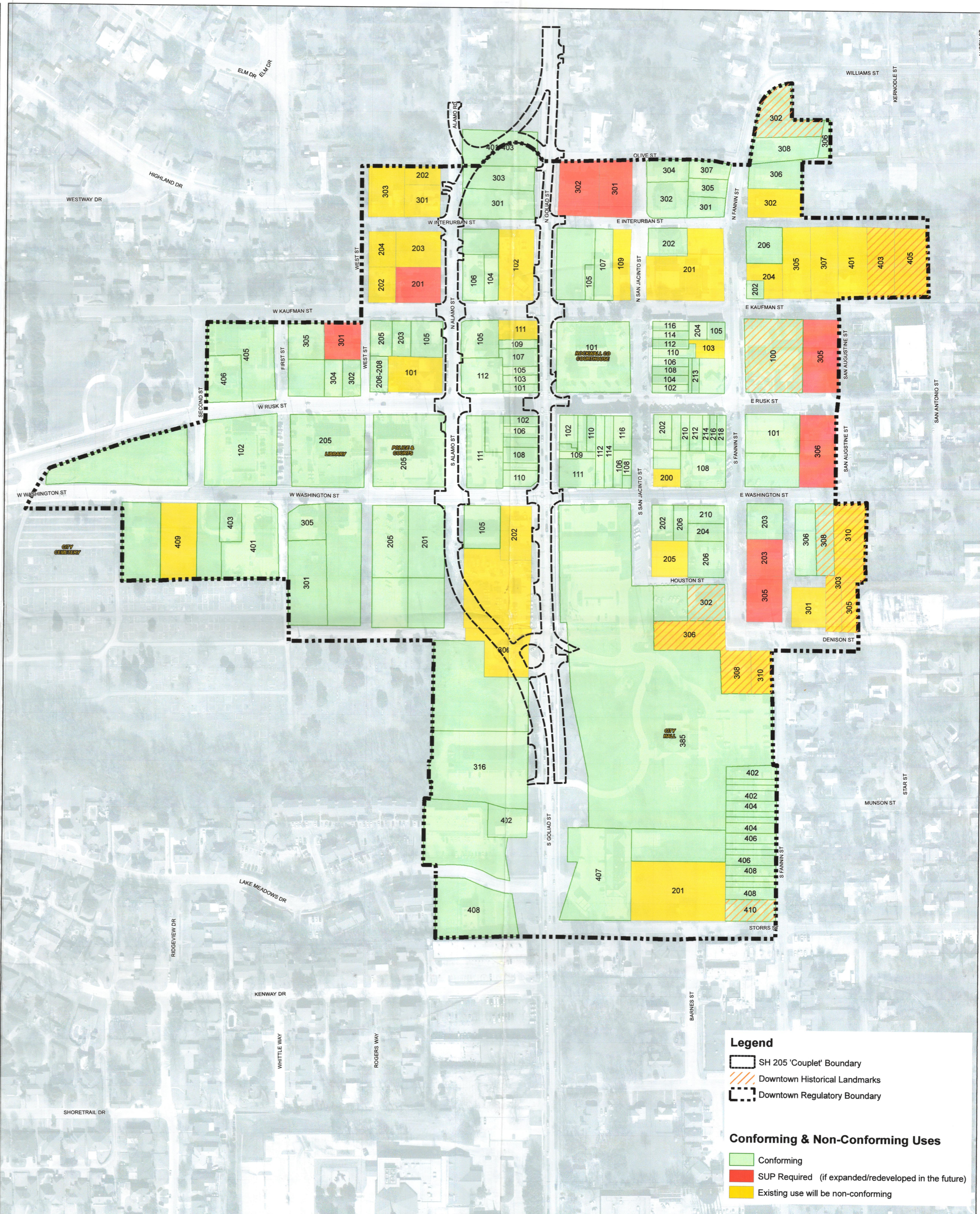
Legend

- SH 205 'Couplet' Alignment
- SUP Special Use Permits
- Downtown Historical Landmarks
- Zoning Overlays
- Downtown Regulating Boundary
- Parcel Lines

Existing Zoning

- CBD
- GR
- MF-14
- NS
- PD-50
- PD-55
- SF-7

EXISTING ZONING



Legend

- SH 205 'Couplet' Boundary
- Downtown Historical Landmarks
- Downtown Regulatory Boundary

Conforming & Non-Conforming Uses

- Conforming
- SUP Required (if expanded/redeveloped in the future)
- Existing use will be non-conforming

NON CONFORMING



City of Rockwall
The New Horizon

PROPOSED ZONING CHANGE

Downtown Regulating Plan

For more information contact:

City of Rockwall
Department of Planning & Zoning

Ph. (972) 771-7745

71.88 +/- Acres



FILE COPY

www.rockwall.com